

# **Town of Drumheller COUNCIL MEETING AGENDA**

**December 15, 2014 at 4:30 PM**  
**Council Chamber, Town Hall**  
224 Centre Street, Drumheller, Alberta



Page

## **1.0 CALL TO ORDER**

- 1.1 Councillor Lisa Hansen-Zacharuk to be sworn in as Deputy Mayor for the months of January and February, 2015

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

- 2.1 Motion to Cancel Regular Council Meeting of December 29, 2014

## **3.0 PUBLIC HEARING**

## **4.0 ADOPTION OF AGENDA**

## **5.0 MINUTES**

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

- 3-6 5.1.1 Regular Council Meeting Minutes of December 1, 2014

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

- 7-12 5.2.1 Municipal Planning Commission Meeting Minutes of October 9, 2014
- 13-17 5.2.2 Municipal Planning Commission Meeting Minutes of October 23, 2014
- 18-22 5.2.3 Municipal Planning Commission Meeting Minutes of November 6, 2014

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

## **6.0 DELEGATIONS**

- 6.1 John Shoff - President and Heather Bitz - General Manager, Drumheller Chamber of Commerce

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

**8.0 REQUEST FOR DECISION REPORTS**

**8.1. CAO**

23-27 8.1.1 Bylaw 10.14 - Utility Rate Bylaw - first reading

**8.2. DIRECTOR OF INFRASTRUCTURE SERVICES**

**8.3. DIRECTOR OF CORPORATE SERVICES**

**8.4. DIRECTOR OF COMMUNITY SERVICES**

8.4.1 Business License Schedule A Discussion

**8.5. DIRECTOR OF PROTECTIVE SERVICES**

**9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION**

**10.0 PUBLIC HEARING DECISIONS**

**11.0 UNFINISHED BUSINESS**

11.1 MO2014.166 Zariski, Hansen-Zacharuk moved that Hope College receive a contribution of \$2,500 in 2014 and another \$2,500 contribution in early 2015.

**12.0 NOTICE OF MOTION**

**13.0 COUNCILLOR REPORTS**

28

13.1 Mayor Terry Yemen - Red Deer River Municipal Users' Group

13.2 Councillor Tara McMillan - Valley Bus Society 2015-2017 Budget

**14.0 IN-CAMERA MATTERS**

14.1 Personnel Matter

**Town of Drumheller  
COUNCIL MEETING  
MINUTES**

**December 1, 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

**DIRECTOR OF PROTECTIVE SERVICES:**

Greg Peters

**RECORDING SECRETARY:**

Linda Handy

**ABSENT:** Councillor Tara McMillan

**1.0 CALL TO ORDER**

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

**2.0 MAYOR'S OPENING REMARK**

**3.0 PUBLIC HEARING**

**4.0 ADOPTION OF AGENDA**

**Deletion:** Item 13.1 Valley Bus Society Budget 2015-2017

**MO2014.162** Garbutt, Shoff moved to adopt the agenda as amended. Carried unanimously.

**5.0 MINUTES**

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

**5.1.1 Regular Council Meeting Minutes of November 17, 2014**

**MO2014.163** Hansen-Zacharuk, Zariski moved to adopt the regular Council meeting minutes of November 17, 2014. 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**

**8.1.1 Bylaw 09.14 to amend the Land Use Bylaw No. 10.08 Part VI Land Use District**

R. Romanetz advised that Bylaw 09.14 proposes to amend the Land Use Bylaw 10.08 by adding "hazardous materials storage" as a discretionary use in M1 – Light Industrial District. He recommended that Council proceed to first reading to allow for the advertising of a public hearing to be held on January 12, 2015.

**MO2014.164** Shoff, Hansen-Zacharuk moved first reading of Bylaw 09.14. Carried unanimously.

**8.2. DIRECTOR OF INFRASTRUCTURE SERVICES**

**8.2.1 RFD - Street Sweeper Award**

A. Kendrick advised that seven quotes were received for a new 2014 street sweeper to replace the existing 16 year old unit. The quotes ranged from \$287,615.00 to \$230,278.00 (excluding GST). The Town was approved for grant funding in the amount of \$245,000 as proposed in the capital plan.

**MO2014.165** Kolafa, Hansen-Zacharuk moved that the 2014 Street Sweeper low tender be awarded to Superior Road Solutions in the amount of \$230,278.00 (excluding GST). Carried unanimously

**8.3. DIRECTOR OF CORPORATE SERVICES**

**8.4. DIRECTOR OF COMMUNITY SERVICES**

**8.4.1 RFD - Hope College Request for Support**

P. Salvatore explained that a delegation representing Hope College attended Council on June 3, 2014 and requested funding for their ongoing operations. Council requested that the Economic Development budget be reviewed for options in consideration of Hope College's request. The Economic Development Task Force discussed this item at their meeting on November 12, 2014 and recommends that Council provide Hope College with \$2,500 this fiscal year and early in the 2015 fiscal year another contribution of \$2,500 contingent upon examination of their business plans and financial documents.

**MO2014.166** Zariski, Hansen-Zacharuk moved that Hope College receive a contribution of \$2,500 in 2014 and another \$2,500 contribution in early 2015.

Councillor S. Shoff asked if Hope College has provided their business plans to the Town of Drumheller. P. Salvatore stated that they have not done so as of yet. Council agreed that the motion be tabled until the financial documents have been provided to the Town of Drumheller.

**MO2014.167** Zariski, Hansen-Zacharuk moved to table MO2014.166 until Hope College's Business Plan has been provided to the Town of Drumheller. Carried unanimously.

**8.5. DIRECTOR OF PROTECTIVE 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**

**~~13.1 Councillor Tara McMillan - Valley Bus Society Budget 2015-2017~~**

**14.0 IN-CAMERA MATTERS MO2014.168** Shoff, Kolafa moved to go in camera at 4:45 PM. Carried unanimously.

**14.1 Land Matter**

**MO2014.169** Garbutt, Zariski moved to revert to regular Council meeting 5:15 PM.  
Carried unanimously.

There being no further business, the Mayor declared the meeting adjourned at 5:15 PM.

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Mayor

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Chief Administrative Officer



**Municipal Planning Commission  
Minutes  
Meeting of Thursday, October 9, 2014**

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**Present:** Shawn Francis, Chairperson  
Cindy Woods, Development Officer  
Brad Wiebe, PRMS  
Tom Zariski, Councillor/Member  
Donna Kittridge, Recording Secretary  
Sharon Clark – Vice Chair  
Scott Kuntz, Member  
Paul Salvatore, Director of Community Services

**Absent:** Sharel Shoff, Councillor/Member – with regrets  
Linda Taylor- Recording Secretary- with regrets  
Stacey Gallagher, Member - with regrets  
Clayton Gillis, Member – with regrets

**1.0 CALL TO ORDER – 12:10 P.M.**

**Motion** to Approve Agenda: Tom Zariski  
Seconded by Scott Kuntz - Carried

**2.0 MINUTES FROM PREVIOUS MEETINGS**

Thursday, July 17, 2014

**Motion:** Scott Kuntz moved to approve the minutes of July 17, 2014 as presented.  
Seconded by Sharon Clark - Carried

**3.0 DEVELOPMENT PERMITS**

**3.1 T00088-14D – Tara Rosen – Moved on Single Family Dwelling – “R-1”**

C. Woods presented Development Permit T00088-14D submitted by Tara Rosen for a Moved on Single Family Dwelling located at 137 – 9<sup>th</sup> Street on Plan; 1410628; Block 2; Lot 4, Drumheller. Zoning is “R-1”. Moved on dwellings is a discretionary use in this district.

C. Woods advised this is the second home the applicant(s) have moved into the area and they have supplied a photo of the first home with the exterior finish upgraded. The Nacmine Community Association was advised of the request for the moved on dwelling by email however due to staff holidays the circulation to the neighbouring properties has not yet been done.



C. Woods read Land Use Bylaw 10-08 Part VI Section 18; Section 56 b; Section 53.

### 53. Relocation of Buildings

- (a) Where a development permit has been granted for the relocation of a building on the same site or from another site, the Municipal Planning Commission shall require the applicant to provide a Performance Bond in an amount suitable to complete any renovations required as set out as a condition of development permit approval and may be determined by a quote provided from a certified contractor. The amount of a performance bond shall not be less than \$10,000 (\$1,000 where the building to be relocated is accessory to a dwelling) to ensure completion of any renovations set out as a condition of approval of the permit and repair or replacement of any damaged municipal infrastructure as a result of the building relocation (may include curb stops, valve boxes, manhole cover, catch basins, culverts, pipelines, sidewalks, curbs and gutters, lanes, roads and any surface or underground improvement on or abutting the land).
- (b) All renovations to a relocated building are to be completed within one year of the issuance of the development permit.
- (c) Prior to approving a development permit for a moved in building, The Development Authority may obtain the views in writing of the adjacent registered property owners at a distance deemed appropriate for the proposed development.
- (d) The Development Officer may request that an application to relocate a building or structure be accompanied by recent photographs of the building/structure, and wherever possible the Development Officer may inspect the building/structure. If the relocated building is not in compliance with the photographs provided the Town may require the building to be removed.
- (e) The design, external finish and architectural appearance of any relocated building/ structure shall be similar to and complement the existing structures on the parcels adjacent to the parcel onto which the building/structure is to be located.
- (f) It is the owner's or agent's responsibility to ensure, prior to commencement of construction or demolition, there is no previous damage to any Town infrastructure. If there is existing damage, it shall be reported to the Town before the work commences and verified by Town personnel.
- (g) The property owner or agent shall apply to the Development Officer for the refund of the bond/ deposit.
- (h) The deposit/ performance bond shall be refunded as follows:
  - (i) 75% at the completion of all exterior renovations to the satisfaction of the Development Authority; and
  - (ii) the final 25% at the completion of final landscaping to the satisfaction of the Development Authority.
  - (iii) If no damage has occurred and all conditions are met, the deposit/ bond shall be refunded in full.
- (i) The property owner or agent is responsible to have the development visible for the initial and final inspection by the Town.





- (j) If damage has occurred or renovations have not been completed within the time frame determined, the deposit shall be used to cover the cost of completion/ repair and any outstanding amount shall be directed to the property owner.
- (k) If the deposit/ bond is not sufficient to cover the costs of work completed by the Town, or agents of the Town, the additional costs shall be added to the tax roll of the property.
- (l) The deposit/ bond is not transferable to another property or property owner.

C. Woods advised MPC that the set back to the front of the house is 25', the front of the house will have an 8' deck, 17' from the front property line. The side yard setback requires a relaxation to 4'. The home being moved in was built in 1976 and will receive upgrades to the exterior, similar to what was done to the previous home.

T. Zariski noted that if we are approving something that goes against the bylaw, relaxations, then these applications should be circulated before approval is given. C. Woods noted that because moved on dwellings are a concern for the Nacmne Community Association was promised notice when applications are received. Most of the problems stem from applicants not completing the upgrades detailed in their applications; the bond we now require has alleviated these concerns. S. Clark noted we could approve conditionally subject to comments received after circulation. MPC discussed the process of circulating documents and when applications should be reviewed by neighbours.

The application T00088-14D – Tara Rosen – Moved on Single Family Dwelling – located at 137 – 9<sup>th</sup> Street on Plan; 1410628; Block 2; Lot 4, Drumheller be tabled until the circulation is done and set for the next MPC meeting.

### **3.2 T00091-14D – Dillan Blasken – Detached Double Car Garage – "R1-A"**

C. Woods presented Development Permit T00091-14D submitted by Dillan Blasken for a detached garage located at 723 2<sup>nd</sup> Street SW on Plan 4159CP; Block 5; Lot 27 & 28 Drumheller. Accessory buildings are a permitted use in this area.

C. Woods advised the property owner recently consolidated the property as the garage would have been constructed on a separate title. C. Woods stated the garage meets setback requirements however the garage is over 728 sq ft and requires a relaxation.

C. Woods read Land Use Bylaw 10-08 Section 19, 2.

The purpose of this district is to provide for single-detached residential development at densities higher than those in the R-1 District.

#### **2. Site Coverage:**

- (b) Accessory buildings shall not exceed the lesser of 67 m<sup>2</sup> (728 sq. ft.) or 15% of lot coverage unless otherwise approved by the Municipal Planning Commission, relaxations to lot coverage greater than 20% may be permitted with consideration for:
  - (i) the size and configuration of the lot; and
  - (ii) shall not exceed the floor area of the principal building.

C. Woods advised the square footage is less than the single family dwelling as per requirements of the bylaw. MPC discussed the application and a question was raised about the rationale behind not building an accessory



building larger than the dwelling. C. Woods advised control is required for aesthetics and B. Wiebe added that many times larger buildings are used for commercial purposes. S. Francis stated that although the building will be a third again larger it fits in with buildings on other adjacent properties.

**Motion:** Tom Zariski moved Development Permit T00091-14D submitted by Dillan Blasken. for a detached garage located at 723 2<sup>nd</sup> Street SW on Plan 4159CP; Block 5; Lot 27 & 28, 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 884 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

Sharon Clark seconded the motion. - Carried

### 3.3 T00094-14D – Banorte Capital Inc. – Detached Garage – “R1-A”

C. Woods presented Development Permit T00094-14D submitted by Banorte Capital Inc., for a Detached Garage located at 609 – 1<sup>st</sup> Street SW on Plan 4159CR; Block 2; Lots 1 & South half of lot 2, Drumheller. Accessory buildings are a permitted use in this area.

C. Woods read Land Use Bylaw 10-08 Section 19, 2.

2. Site Coverage:
  - (a) 30% for dwellings;
  - (b) Accessory buildings shall not exceed the lesser of 67 m<sup>2</sup> (728 sq. ft.) or 15% of lot coverage unless otherwise approved by the Municipal Planning Commission, relaxations to lot coverage greater than 20% may be permitted with consideration for:
    - (i) the size and configuration of the lot; and
    - (ii) shall not exceed the floor area of the principal building.
  - (c) The maximum site coverage must be reduced by 21 m<sup>2</sup> (226 sq. ft.) for each required vehicle parking stall that is not located within a private garage;
  - (d) Other uses at the discretion of the Municipal Planning Commission.



MPC discussion noted that the 896 sq ft detached garage was oversized 23% but fit the 15% lot coverage bylaw. There are no setback concerns and the property has access from the alley. MPC discussed the application.

**Motion:** Scott Kuntz moved Development Permit T00094-14D submitted by Banorte Capital Inc., for a Detached Garage located at 609 – 1<sup>st</sup> Street SW on Plan 4159CR; Block 2; Lots 1 & South half of lot 2, 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 896 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

Tom Zariski seconded the motion – Carried

#### 4.0 Palliser Regional Municipal Services

B. Wiebe stated there was nothing specific to report today, he hopes to have flood map information done soon and will bring to MPC for discussion when it is ready.

#### 5.0 Other Discussion Items

C. Woods advised there has been a request to build a cabin in Midland, which is zoned R-1 district. This type of building is not a defined use in the R-1 district however, the property owner was persistent. The building would come in a "kit" and put together on site, the size would depend on setback requirements. S. Clark noted the use does not comply with zoning and would be inconsistent with current development in the area. MPC members would not recommend approval of the use in the R-1 district or support a bylaw amendment.

The Chairs position was brought forward by S. Francis. S. Francis stated he will be away quite often due to employment responsibilities and does not like to leave meetings without a chair and asked if anyone like to step in to the position? S. Clark stated she is happy to stay as the vice chair and would decline the Chair position for much the same reasons as S. Francis. It was noted that Councilors on MPC could not take the position of chairpersons. T. Zariski is willing to chair meetings as needed but not sit as the Chairperson. It was decided S. Francis will remain as Chair and does apologize, as he will miss some meetings.



# DRUMHELLER

COMMUNITY SERVICES



Agenda Item # 5.2.1

## 6.0 Adjournment – Meeting adjourned by S. Francis at 1:20 pm.

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Chairperson

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Development Officer



➤ **Municipal Planning Commission  
Minutes  
Meeting of Thursday, October 23, 2014**

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**Present:** Cindy Woods, Development Officer  
Brad Wiebe, PRMS  
Tom Zariski, Councillor/Member  
Donna Kittridge, Recording Secretary  
Sharon Clark – Vice Chair  
Scott Kuntz, Member  
Paul Salvatore, Director of Community Services  
Sharel Shoff, Councillor/Member  
Stacey Gallagher, Member  
Cody Glydon – Community Services

**Absent:** Linda Taylor- Recording Secretary- with regrets  
Shawn Francis, Chairperson – with regrets  
Clayton Gillis, Member – with regrets

**1.0 CALL TO ORDER – 12:05 P.M.**

**Motion** to Approve Agenda: Scott Kuntz  
Seconded by Tom Zariski - Carried

**2.0 MINUTES FROM PREVIOUS MEETINGS**

Thursday, September 18, 2014

**Motion:** Scott Kuntz moved to approve the minutes of September 18, 2014 as presented.  
Seconded by Sharel Shoff – Carried

Thursday, October 9, 2014

**Motion:** Tom Zariski moved to approve the minutes of October 9, 2014 as presented.  
Seconded by Scott Kuntz

**3.0 DEVELOPMENT PERMITS**

**3.1 T00088-14D – Tara Rosen – Placement of Moved on Dwelling – “R-1”**

C. Woods presented Development Permit T00088-14D submitted by Tara Rosen for a Moved on Single Family Dwelling located at 137 – 9 Street on Plan 1410628; Block 2; Lot 4, Nacmine. Zoning is R-1 Residential District. Moved on dwellings are discretionary in this district.

C. Woods advised this permit is being resubmitted after circulation was completed to neighbors and the Nacmine Community Association. Responses have been received from the Nacmine Community Association and one neighbor. C. Woods read the response letters. The letter from the community association asked the question



about front setbacks, normally R-1 is 20 ft but this application C. Woods advised MPC that the set back to the front of the house is 25', the front of the house will have an 8' deck, 17' from the front property line. The side yard setback requires a relaxation to 4'. The home being moved in was built in 1976 and will receive upgrades to the exterior, similar to what has been done to previous homes. The letter from the neighbor was read and the concerns with possible damages that could occur and other concerns were noted. The concerns of the closest neighbor could not be addressed by MPC or the development officer.

C. Woods read Land Use Bylaw 10-08 Part VI Section 18; Section 56 b; Section 53.

### 53. Relocation of Buildings

- (a) Where a development permit has been granted for the relocation of a building on the same site or from another site, the Municipal Planning Commission shall require the applicant to provide a Performance Bond in an amount suitable to complete any renovations required as set out as a condition of development permit approval and may be determined by a quote provided from a certified contractor. The amount of a performance bond shall not be less than \$10,000 (\$1,000 where the building to be relocated is accessory to a dwelling) to ensure completion of any renovations set out as a condition of approval of the permit and repair or replacement of any damaged municipal infrastructure as a result of the building relocation (may include curb stops, valve boxes, manhole cover, catch basins, culverts, pipelines, sidewalks, curbs and gutters, lanes, roads and any surface or underground improvement on or abutting the land).
- (b) All renovations to a relocated building are to be completed within one year of the issuance of the development permit.
- (c) Prior to approving a development permit for a moved in building, The Development Authority may obtain the views in writing of the adjacent registered property owners at a distance deemed appropriate for the proposed development.
- (d) The Development Officer may request that an application to relocate a building or structure be accompanied by recent photographs of the building/structure, and wherever possible the Development Officer may inspect the building/structure. If the relocated building is not in compliance with the photographs provided the Town may require the building to be removed.
- (e) The design, external finish and architectural appearance of any relocated building/ structure shall be similar to and complement the existing structures on the parcels adjacent to the parcel onto which the building/structure is to be located.
- (f) It is the owner's or agent's responsibility to ensure, prior to commencement of construction or demolition, there is no previous damage to any Town infrastructure. If there is existing damage, it shall be reported to the Town before the work commences and verified by Town personnel.
- (g) The property owner or agent shall apply to the Development Officer for the refund of the bond/ deposit.
- (h) The deposit/ performance bond shall be refunded as follows:
  - (i) 75% at the completion of all exterior renovations to the satisfaction of the Development Authority; and
  - (ii) The final 25% at the completion of final landscaping to the satisfaction of the Development Authority.
  - (iii) If no damage has occurred and all conditions are met, the deposit/ bond shall be refunded in full.
- (i) The property owner or agent is responsible to have the development visible for the initial and final inspection by the Town.



- (j) If damage has occurred or renovations have not been completed within the time frame determined, the deposit shall be used to cover the cost of completion/ repair and any outstanding amount shall be directed to the property owner.
- (k) If the deposit/ bond is not sufficient to cover the costs of work completed by the Town, or agents of the Town, the additional costs shall be added to the tax roll of the property.
- (l) The deposit/ bond is not transferable to another property or property owner.

T. Zariski noted the difficulty in setting a building in the space visible from the aerial shots available. Discussion followed on the process of moving on homes and the company's responsibilities. The sites are evaluated prior to placement, utility companies are contacted and roads closed.

The issue of circulating before this type of development takes place was raised at the last meeting and S. Clark mentioned it would be prudent of us to make sure we have avoided a situation like the example of a campground up north that has now ended up in appeals court.

T. Zariski raised a question about why it was circulated to the Community Association. C. Woods advised she promised the association communication after complaints were received that previous moved on dwellings in their neighbourhood were never completed. It was noted that some community associations only have a few members and don't necessarily represent all residents of the community. C. Woods stated circulations are done to property owners as well.

**Motion:** Sharel Shoff moved the application T00088-14D submitted by Tara Rosen for a Moved on Single Family Dwelling located at 137 -9 Street on Plan 1410628; Block 2; Lot 4, Nacmine be approved subject to the following conditions:

1. Must conform to Land Use Bylaw 10-08.
2. Proper placement of foundation walls -- as per application -- to be determined by a Registered Alberta Land Surveyor. Real Property Report to be submitted to the Town of Drumheller upon completion.
3. Make provisions for installation of water meter as per the Town of Drumheller water/sewer bylaw. Offsite levies to be paid prior to the issuance of Safety Codes permits.
4. Relaxation granted to side yard setback as per plans submitted.
5. All necessary Safety Codes Permits (building, electrical, gas, plumbing, etc.) to be in place prior to construction/installations.
6. External appearance of residence to meet to the satisfaction of the Development Officer after placement. Repairs/upgrades as/if deemed required to be completed within one year of placement.
7. Prior to commencement of construction applicant must submit to the Town of Drumheller a cashiers cheque or cash in the amount \$10,000.00 (held in trust) that will be returned to applicant when so deemed by Development Officer that the development has been satisfactorily completed. A payment will be returned to applicant in the amount of 75% when so deemed that building placement, exterior finishing and/or upgrading is to the satisfaction of the development officer with the balance payable when landscaping of site has been completed to the satisfaction of the development officer.
8. Must conform to Land Use Bylaw 10-08; Part VII; Sec 53 Relocation of Buildings (copy attached), including but not limited to; (j) *If damage has occurred or renovations have not been completed within the time frame determined, the deposit shall be used to cover the cost of completion/repair and any outstanding amount shall be directed to the property owner. And; (k) If the deposit/bond is not sufficient to cover the costs of work completed by the town, or agents of the Town, the additional costs shall be added to the tax roll of the property.*
9. An over-weight/over-dimensional permit from Road-Data 1-888-830-7623 must issued prior to relocating structures within the municipality.



10. If the holder of the permit/property owner wishes to make any changes in the proposed development or additions to same from application as approved, the holder of the permit must first obtain permission of the Development Officer/Municipal Planning Commission. An additional development permit may be necessary.
11. All local improvements at owner's expense including, however not limited to, driveways, frontage charges, water/sewer services.
12. Development to conform to any and all Municipal, Provincial and Federal legislation or guidelines that may apply.
13. Contractor and subcontractors to have a valid business license with the Town of Drumheller.

T. Zariski seconded the motion. - Carried

### 3.2 T00089-14D – Sung Bin Park – Hoo Doo RV Resort & Campground – "R-CH"

C. Woods presented Development Permit T00089-14D submitted by Sung Bin Park to add 85 additional serviced sites to the Hoodoo RV Resort located at 5075 Hwy 10 on Plan 0412557; Block 4; Lot 3; Drumheller. Zoning is R-CH - Residential Cottage Housing District. Campgrounds are a discretionary use in this district.

C. Woods advised the applicant is applying for an additional 85 serviced sites and plans a future expansion of a Spray Park. The Hoodoo RV Resort has recently connected to town water and the owner is going to be putting in a private sewage system to service all sites. C. Woods noted a circulation was done to Health Services, Infrastructure and Transportation. The applicant will be required to provide the specifications of the private sewage system prior to expanding the campground. This system must meet Health and Safety Code standards and requirements. Transportation and Highways did not require a permit and had no concerns with the expansion. C. Woods advised the expanded sites are not located in the flood fringe area.

MPC discussed the application.

**Motion:** Sharel Shoff moved Development Permit T00089-14D submitted by Sung Bin Park to add 85 additional serviced sites to the Hoodoo RV Resort located at 5075 Hwy 10 on Plan 0412557; Block 4; Lot 3; Drumheller be approved subject to the following conditions:

1. Must conform to Land Use Bylaw 10-98.
2. Expansion of additional sites as per site plan submitted excluding Spray Park. Additional Development Permit is required prior to addition of Spray Park.
3. Applicant to submit specifications and placement of private sewage system prior to construction of additional sites to the satisfaction of Public Health and the Town of Drumheller Development Authority. Private Sewage System to meet the requirements of the Alberta Safety Codes Act.
4. Development to meet with all requirements of the Alberta Environmental Protection Act and Alberta Public Health Act.
5. All necessary Safety Codes permits (building, electrical, gas, plumbing, PSDS, etc) to be in place prior to start of construction.
6. Applicant to provide an emergency evacuation plan to the satisfaction of the Town of Drumheller Protective Service Department.
7. Garbage and waste material must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares including lanes. Garbage collection as per bylaws and/or policies.
8. Roadway system ("Internal") within the development area shall be constructed and maintained to a standard satisfactory to the Town of Drumheller.
9. Access to and within the development area shall be to the satisfaction of Protective Services Department.
10. Installation of fire-pits and/or fireplaces shall be in accordance with the Town of Drumheller "Fire Bylaw".
11. All signage shall be under a separate development permit application.





12. Landscaping shall be in accordance with the Town of Drumheller Landscaping Policy and to the satisfaction of the Development Authority.
13. Any onsite temporary or special events may require a separate development permit application.
14. Applicant to ensure protection of the Environmental Reserve adjacent to the lands is maintained at all times.
15. All local improvements at owner's expense including, however not limited to, approaches, frontage charges, water/sewer services. Contact Public Works at 403.823.1330 for additional information and specifications.
16. Development to conform to any and all Municipal, Provincial and Federal legislation or guidelines that may apply.

Sharon Clark seconded the motion. - Carried

#### 4.0 Palliser Regional Municipal Services

The attached reports were distributed for MDP review. The MDP generally provides an eight year growth program. Volume 1 will require mapping revisions for minor changes where growth areas have become saturated.

The Volume 2 MDP policy everything is still consistent and valid related to future growth and development.

Please go through these documents and anything MPC would like to address please bring forward.

MPC discussion followed regarding the flood mitigation changing the mapping, dyking would not change the mapping of flood hazard areas, mitigation would still be required. Development is still available in these areas with adjustments to electrical and other services. The Province looks at these areas as natural flow and the town looks at them as flood fringe.

#### 5.0 Other Discussion Items

**Road Trips** – T. Zariski mentioned for the MPC members to check out the topography at the ATCO sight it is very impressive and way beyond what he had envisioned. A suggestion was made that when applications for removal of hills come in we look closer at the applications and perhaps visit the site areas. Some areas are environmental reserves and require special attention. Aerial photography is a good resource but is not always adequate. C. Woods questioned when these trips would occur as it would be difficult to do and review applications at the same time. It was felt that only larger applications would warrant this as a group and would have to be facilitated on a separate meeting date. Individuals may go out at any time to view projects on their own. The ATCO sight is the first recommended visit as a group.

#### 6.0 Adjournment – Meeting adjourned by S. Clark at 1:45 pm.

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Chairperson

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Development Officer

#### Attachments:

- Response letter from Nacmine Community Assoc.
- Response letter from Melissa Thomas



### Municipal Planning Commission Minutes Meeting of Thursday, November 6, 2014

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**Present:** Cindy Woods, Development Officer  
Shawn Francis, Chairperson  
Tom Zariski, Councillor/Member  
Donna Kittridge, Recording Secretary  
Sharon Clark – Vice Chair  
Stacey Gallagher, Member  
Clayton Gillis - Member  
Garry Wilson - PRMS

**Absent:** Brad Wiebe, PRMS – with regrets  
Scott Kuntz, Member – with regrets  
Paul Salvatore, Director of Community Services  
Sharel Shoff, Councillor/Member- with regrets  
Linda Taylor- Recording Secretary- with regrets

#### **1.0 CALL TO ORDER – 12:05 P.M.**

**Motion** to Approve Agenda: Sharon Clark  
Seconded by Tom Zariski - Carried

#### **2.0 MINUTES FROM PREVIOUS MEETINGS**

Thursday, October 23, 2014

**Motion:** Clayton Gillis moved to approve the minutes of October 23, 2014 as presented.  
Seconded by Stacey Gallagher– Carried

#### **3.0 DEVELOPMENT PERMITS**

##### **3.1 T00098-14D – Rogers Communication – Telecommunication Structure – “M-2”**

C. Woods presented Development Permit T00098-14D submitted by Rogers Communications for a Telecommunication Structure located at 870 – South Railway Avenue on Plan 971251S; Block 2; Lot 1, Drumheller. Zoning is M-2 Medium Industrial District. Communication structures are discretionary in this district.

C. Woods advised this permit is being submitted for placement of the communications tower at this site as there are no other existing tower sites available for Rogers to buddy up with. Industry Canada has final say but they do have expectations that the applying company do their diligence in considering sharing an existing tower and/or attempting to use any existing infrastructure such as roof tops, water towers etc. Rogers will welcome future sharing opportunities on this proposed tower as per Industry Canada's guidelines. A circulation has been sent out and no return comments have been received to date. The deadline is November 7, 2014.

C. Woods read the following information on existing structures from Cavalier Land Ltd. and the Land Use Bylaw 10-08 Part VI Section 18; Section 34 b; Sec 86 and part of proposal letter from Cavalier.



**86. Communication Structures**

- (1) Industry Canada is responsible for regulating radio communication in Canada and for authorizing the location of radio communication facilities, including communication towers and antenna's. In making its decision regarding the communication structure and related facilities, Industry Canada considers the following:
  - (a) the input provided by the Approving Authority;
  - (b) compliance with Transport Canada's painting and lighting requirements for aeronautical safety;
  - (c) Health Canada's safety guidelines respecting limits of exposure to radio frequency fields; and
  - (d) an environmental impact assessment may be required in order to comply with the ***Canadian Environmental Assessment Act***.
- (2) The participation of the Town in the consultation process does not transfer any Federal decision making authority, nor does it confer a right of veto in the location of the communication structure.
- (3) Unless demonstrated to be impractical, transmission antennae shall be mounted on existing structures (including buildings or towers) or within transportation and utility corridors.
  - (a) The tower base shall be setback from abutting parcels and roadways by a distance of 10 percent of the tower height or the distance between the tower base and guy wire anchors, whichever is greater.
  - (b) Guy wire anchors shall be setback at least 28.0 m (91.9 ft) from the property line.
  - (c) Communication towers must have the least practical adverse visual effect on the environment. This may be mitigated through design features, landscaping and/or fencing.
- (4) Communication structures shall be located in a manner that minimizes the impact on the natural environmental and residential communities while recognizing the unique location requirement for siting communication structures.
- (5) All equipment shelters must meet Town setback distances to roads and property lines.
- (6) Appropriate access/ egress shall be provided to the satisfaction of the development authority.
- (7) All applicants requesting a new telecommunication structure shall be required to identify any other such structure within an 8.05 km (5 mi) radius of the proposed site location. Each request shall also provide documentary evidence that co-location of the existing structures within that 8.05 km (5 mi) radius is not a viable alternative to a second structure.
- (8) Where Transport Canada requires that a telecommunication tower be lighted, the following procedures shall be encouraged to minimize visual impacts:
  - (a) the lighting of equipment structures and any other facilities on site shall be shielded from adjacent properties where possible without interfering with the requirements of Transport Canada;
  - (b) all lighting shall be a minimum number of low intensity white lights; and
  - (c) the strobe interval shall be the maximum allowable by Transport Canada, and the strobe lights shall only be used if absolutely necessary.
- (9) The Town of Drumheller may adopt policies specific to Communication Structure placement in accordance with best practices and guidance documents.



### Cavalier Land

#### Existing Structures

As requested by The Town of Drumheller and as mandated by Industry Canada, Rogers Communications has evaluated the existing telecommunications facility (TELUS Mobility tower AB0511) located at Plan Drumheller 7611210, Block 1, Lot 2 (Ptn. SE 10-29-20 W4M), to determine if there is available space on the tower that would meet Rogers network needs.

Rogers requested and received from TELUS a preliminary information package that included an elevation plan and antenna list that details all current and future antenna and elevation plans. The existing TELUS Mobility tower is 54m tall. After a detailed review of the provided information and discussions with TELUS, it was determined that space would not be available on the existing tower above 29m for Rogers to utilize for antenna mounting.

Rogers requires a tower height of 40m to meet the coverage objectives within the town of Drumheller. An elevation of 29m or below on the TELUS tower would not provide adequate coverage to the area for Rogers. The TELUS tower has been disqualified as a candidate due to available elevations and proximity to downtown Drumheller.

T. Zariski noted the proximity to residential housing and it was established the distance is approximately 85 meters. The question was also raised if the height of the tower would be an issue for the Drumheller airport and it was noted that Navigation Canada would be responsible for addressing the requirements in this case. The only other concern was the lease agreement between Peterson and Rogers Communications. The documentation provided appears to be well put together so this should not be an issue.

**Motion:** C.Gillis moved the application T00098-14D submitted by Rogers Communication for a new communications structure located at 870 South Railway Avenue on Plan 9712515; Block 2; Lot 1, Drumheller be approved subject to the following conditions:

1. Development shall conform to Town of Drumheller Land Use Bylaw 10-08.
2. All local improvements including, however not limited to driveways, approaches, 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.
3. Development to adhere to Industry Canada's process as well as general and technical requirements.
4. 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.
5. Development to conform to any and all Federal, Provincial and/or Municipal regulations, and/or guidelines that may apply.
6. Operation shall comply with environmental and public health performance standards of the Provincial Government.

S. Gallagher seconded the motion. – Carried



### **3.2 T00100-14D – Performance Steam Ltd. – Automotive Service & Repair/Oilfield Service – “M-1”**

C. Woods presented Development Permit T00100-14D submitted by Performance Steam Ltd. to occupy RV Service & Repair/Oilfield Service located at 240 Grove Place on Plan 8710867; Lot 4; Drumheller. Zoning is “M-1” Light Industrial District. Automotive, truck and recreation vehicle service and repair establishments are a discretionary use in this district.

C. Woods advised the applicant is applying to use the existing office and two bays for his oilfield service as well as RV servicing. The applicant previously held a Home Occupation for a mobile RV Service and Repair and does possess an AMVIC license currently on file. There will not any outdoor storage of equipment other than the vac trucks used for the oilfield service.

MPC discussed the application.

**Motion:** S. Clark moved Development Permit T00100-14D submitted by Performance Steam Ltd. to occupy RV Service & Repair/Oilfield Service located at 240 Grove Place on Plan 8710867; Block; Lot 4; 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. Authorization from property owner required for any building renovations/modifications.
4. All contractors and/or sub-trades to possess a valid Town of Drumheller Business License.
5. If the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other condition or restrictions imposed, the holder of the permit must obtain prior permission of the Development Officer/Municipal Planning Commission. An additional development application may be necessary.
6. Development application is required for signage placement and made under separate application prior to placement.
7. Development to conform to any/all Municipal, Provincial and Federal regulations, guidelines and/or legislation that may apply.
8. Commercial and Industrial Developments abutting a residential district shall be screened from view to the satisfaction of the Development Authority.
9. 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.
10. Provincial license required from Alberta Motor Vehicle Industry Council (AMVIC). Copy of license to be submitted annually to the Town of Drumheller.
11. Annual Business License is required.

T. Zariski seconded the motion. – Carried



#### **4.0 Palliser Regional Municipal Services**

Welcome to Gary Wilson, Palliser has nothing to review at this time.

#### **5.0 Other Discussion Items**

T. Zariski brought forward the document that was sent out in regards to Brownfield development and what can be done with these areas. It was considered that due to high contamination and leaching issues, these properties are posing a huge problem. They are unsightly and the property values are not high enough to facilitate clean up. Should the landowners be held responsible to actively clean up these areas and would an incentive plan be helpful in facilitating this? The Municipal Development plans just had some revisions and corrections and need updating. It is felt that Ray should attend and speak to this, the town does have an inventory of all of these properties but we do not necessarily have the legal documents for these properties. C. Woods would like to find out if any of these properties could be utilized. This would also apply to the land that CN owns and is currently removing tracks from. The areas are unsightly and may continue to get worse without the cooperation of CN Rail.

T. Zariski wanted to express how impressed he was with the engineering to bring the D.A.R.T.S house in to be placed on the crawlspace. The only issue was how the detours were handled to enable the placing of the house; C. Woods will go over this issue with Kevin at public works. C. Woods took pictures and the house looks great with the faux front as requested by MPC.

S. Gallagher brought forward a discussion on some of the old dilapidated houses in town and how could they be cleaned up. C. Woods advised that ordering removal of these buildings is very difficult unless they are determined to be unsafe. C. Woods noted we do try to give incentives with a tax credit if property owners demolish the buildings and many have utilized this policy.

#### **6.0 Adjournment – Meeting adjourned by S. Francis at 1:10 pm.**

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Chairperson

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Development Officer

**TOWN OF DRUMHELLER**

**BYLAW NO. 10.14**

**A BYLAW OF THE TOWN OF DRUMHELLER TO ESTABLISH UTILITY RATES.**

This Bylaw shall be cited as the "Utility Rate Bylaw".

The Council for the Town of Drumheller, duly assembled enacts as follows:

**1. Definitions**

"Commercial Premises" or "Industrial Premises" for the purpose of this bylaw shall mean one or more spaces useable for business purposes and having its own sanitary facilities connected to a single meter.

"Dwelling Unit" shall mean a complete building or self contained portion of a building containing a room or suite of rooms operated as a single housekeeping unit, intended to be used as a permanent or semi-permanent domicile by one or more persons and usually containing cooking, eating, living, sleeping, and sanitary facilities, and including serviced lots in a manufactured home park, and not necessarily connected to an individual meter, excluding institutional premises.

"Group 1" includes connections with meters 1" and under

"Group 2" includes connections with meters from 1 1/4" to 2"

"Group 3" includes connections with meters from 3" to 4"

"Group 4" includes connections with meters from 6" to 8"

"Institutional Premises" shall mean a complete building that operates as a school, hospital, nursing home, or seniors lodge.

"Manufactured Home Park" means a parcel of land under one title which has been planned, divided into manufactured home lots and improved for placement of manufactured homes for permanent residential use and may include convenience stores, parking facilities, home occupations and other accessory uses;

"Unit" shall mean a Dwelling Unit, Commercial Premises, Industrial Premises, or Institutional Premises.

## ***Agenda Item # 8.1.1***

### **2. Monthly Meter Charges – zero (0) consumption included**

Rate Group	Water	Wastewater
Group 1	\$12.13	\$12.32
Group 2	\$41.67	\$82.47
Group 3	\$567.24	\$297.74
Group 4	\$1,067.34	\$992.82

### **3. Water Rate**

Per cubic meter (Per thousand gallons)                      \$1.5446

### **4. Waste Water Rate**

Per cubic meter (Per thousand gallons)                      \$1.9819

Sewage volume is calculated at 80% of water consumption

Or

Properties with only a sewer connection                      \$35.88 monthly

5. Bulk Water per cubic meter                                      \$5.0936

6. Recycling Fee per unit    \$2.00

### **7. Penalty Rate**

All accounts are subject to a penalty of 2% per month compounded monthly (effective rate of 26.82% per annum) if unpaid within thirty (30) days from the date the account is rendered.

### **8. Utility Deposit**

Tenant    \$150.00

To apply to all new applications or reconnections.

### **9. Disconnection/Reconnection**

Disconnection notice service fee                                      \$25.00

Reconnection/Disconnection during business hours                      \$50.00



## ***Agenda Item # 8.1.1***

Reconnection/Disconnection during non-business hours      \$150.00

If the water supply has been disconnected for non-payment of accounts, all fees and costs must be paid prior to reconnection

10. Bylaw 13.13 is hereby repealed.

This bylaw comes into effect on January 1, 2015.

READ A FIRST TIME this 15th day of December, 2014

READ A SECOND TIME this      day of December, 2014

READ A THIRD AND FINAL TIME as amended this      day of December, 2014

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER

# Agenda Item # 8.1.1

## Town of Drumheller Summary of Water Rates

		1% =	1Mo =
Drumheller Rate Increase	5.00%	20,702	6,507
Regional Rate Increase	5.00%	8,084	3,371
Number of months at the new rate	12	28,786	9,878

### Base Rates

	Count per Month	Premiums		Charges 2015		
		Old Rate	New Rate	Old Rates	New Rates	Total
Group 1	2,908	11.55	12.13	-	423,201.24	423,201
Group 2	101	39.69	41.67	-	50,504.04	50,504
Group 3	9	540.23	567.24	-	61,261.92	61,262
Group 4	-	1,016.51	1,067.34	-	-	-
	3,018			-	534,967	534,967

### Metered Rates

	2014 Projected Annual Consumption	Premiums		Charges 2015		
		Old Rate	New Rate	Old Rates	New Rates	Total
Commercial	324,475	1.4710	1.5446	-	501,184	501,184
Residential	576,276	1.4710	1.5446	-	890,116	890,116
Town Metered	32,674	1.4710	1.5446	-	50,469	50,469
Unmetered	30,100	1.4710	1.5446	-	46,492	46,492
Bulk Water	29,568	4.8510	5.0936	-	150,606	150,606
Penitentiary	-			-	-	-
	993,093		Total Town	-	1,638,867	1,638,867
W11 Starland/Munson*	87,350	1.3430	1.410	-	123,181	123,181
W10 Kneehill/Churchill*	10,031	1.5100	1.586	-	15,904	15,904
W12 Kneehill/Aqua7*	550,000	1.2290	1.291	-	709,775	709,775
	1,640,474		Total Regional	-	848,860	848,860
			Total Water Consumption.	-	2,487,727	2,487,727
			Annual Totals	-	3,022,694	3,022,694

\* Wholesale rates, DOES NOT INCLUDE LOCAL DISTRIBUTION COSTS. Demarc at edge of Town Limits

Alberta Utilities Commission Utility Pricing Model (Page 1) (C-RevReq!E14)  
Deficit

4,612,601  
(1,589,907)

#### Consisting of:

Cash Expenditures (C-RevReq!E5)  
Amortization of Non Contributed Capital (Net Assets)(C-RevReq!E10)  
Return on Capital Investment

2,050,857  
896,632  
75,205  
3,022,694

#### Town FMW-Budget

Water Sales - Drumheller (Budget!L6)  
Water Sales - Regional (Budget!L7)  
Return on Investment

2,160,000  
810,000  
52,694  
3,022,694

# Agenda Item # 8.1.1

	A	B	C	D	E	F	G	H	I
1	<b>Town of Drumheller</b>								
2	<b>Summary of Sewer Rates</b>								
3			Rate Increase	2.00%	1% =	1Mo =			
4			Number of months at the new rate	12	20,168	3,359			
5									
6	<b>Base Rates</b>								
7		Count per	Premiums		Charges 2015				
8		Month	Old Rate	New Rate	Old Rates	New Rates	Total		
9	Group 1	2,742	12.08	12.32	-	405,377.28	405,377		
10	Group 2	94	80.85	82.47	-	93,026.16	93,026		
11	Group 3	9	291.90	297.74	-	32,155.92	32,156		
12	Group 4	-	973.35	992.82	-	-	-		
13	Base w/o water	130	35.18	35.88	-	55,901.04	55,901		
14		2,975			-	586,460	586,460		
15	<b>Metered Rates</b>								
16		2014 Annual	Premiums		Charges 2015				
17		Consump 80%	Old Rate	New Rate	Old Rates	New Rates	Total		
18	Commercial	259,580	1.9430	1.9819	-	514,462	514,462		
19	Residential	461,021	1.9430	1.9819	-	913,698	913,698		
20	Town Metered	21,445	1.9430	1.9819	-	42,502	42,502		
21		742,046			-	1,470,662	1,470,662		
22				Total Town	-	2,057,122	2,057,122		
23	<b>Cost Recovery</b>								
24	Annual Totals						2,057,122		
25	Alberta Utilities Commission Pricing Model (C-RevReq!AK14)						2,069,500		
26	Deficit						(12,377)		
27									
28	<b>Consisting of:</b>								
29	Cash Expenditures (C-RevReq!AK5)						1,152,187		
30	Amortization of Contributed Capital (C-RevReq!AK10) (Reserves + Debenture)						606,261		
31	Return on Capital Investment						298,675		
32							<u>2,057,122</u>		
33									
34	<b>Drumheller Budget</b>								
35	Budgeted Sales - Drumheller					1,995,000			
36	Budgeted Sales - East Coulee					50,000			
37	Total Budgeted Sales						2,045,000		
38	Return on Investment						12,122		
39							<u>2,057,122</u>		
40									
41									
42									
43									
44									

<b>VALLEY BUS SOCIETY BUDGET 2015-2017</b>			
<b>REVENUE</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Charters	26250	\$27,038	27849
Darts	67	69	71
Schools/Fixed Runs	6961	7170	7385
Deferred Revenue	0	0	0
Dial-A-Bus	51228	52764	54347
Donations	12000	12360	12731
Town of Drumheller	72978	74438	75926
Other Income	87	90	93
Grants	3192	3287	3386
Fundraising Income	0	0	0
Memberships	46	47	49
Advertising Income	18128	18672	19232
<b>TOTAL REVENUE</b>	<b>\$ 190,937</b>	<b>\$ 195,935</b>	<b>\$ 201,069</b>
<b>EXPENSES</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Wages/Benefits	114626	118061	120607
Fuel/Maintenance	50290	51070	52854
Office supplies/Postage	1441	1484	1529
Professional fees	4325	4455	4588
Advertising/Promotion	3501	3606	3714
Insurance	6627	6826	7031
GST Expense	41	44	45
Rent	4602	4740	4882
Telephone	1587	1635	1684
Workers' Compensation	1400	1442	1486
Supplies/Small Tools	1287	1326	1366
Fees/Dues/Memberships	695	716	737
Bad Debt Account	515	530	546
Training	0	0	0
Amortization	0	0	0
<b>TOTAL EXPENSES</b>	<b>\$ 190,937</b>	<b>\$ 195,935</b>	<b>\$ 201,069</b>
<b>PROFIT/LOSS</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>OTHER INCOME</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Casino	\$ 0	\$ 50,382	\$ 0
Interest	\$ 175	\$ 180	\$ 185
Dividends	\$ 1,455	\$ 1,470	\$ 1,485
Total Other Income	\$ 1,630	\$ 52,032	\$ 1,670
Other Expense (Casino)	\$ 0	\$ 4,950	\$ 0
<b>NET PROFIT/LOSS</b>	<b>\$1,630</b>	<b>\$47,082</b>	<b>\$1,670</b>