



AGENDA
Regular Council Meeting
4:30 PM – Monday May 31, 2021

Virtual Remote Meeting & Live Stream on Drumheller Valley YouTube Channel

1. CALL TO ORDER

2. OPENING REMARK

2.1 Correctional Service of Canada Appreciation Day – June 1

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 Agenda for May 31, 2021 Regular Council Meeting

Proposed Motion: That Council adopt the agenda for the May 31, 2021 Regular Council meeting as presented.

5. MINUTES

5.1 Minutes for the May 17, 2021 Regular Council Meeting

Proposed Motion: That Council adopt the minutes for May 17, 2021 Regular Council meeting as presented.

[Regular Council Meeting Minutes – 2021 May 10](#)

5.2 Municipal Planning Commission – March 25, 2021 and April 22, 2021 Minutes

Proposed Motion: That Council accept as information the meeting minutes for the March 25 and April 22, 2021 Municipal Planning Commission as presented.

[Municipal Planning Commission – March 25 & April 22 2021](#)

6. REQUEST FOR DECISION AND REPORTS

6.1. CHIEF ADMINISTRATIVE OFFICER

6.1.1 Fireworks Bylaw 09.21

Proposed Motion: That Council give second reading of Fireworks Bylaw 09.21 as presented.

Proposed Motion: That Council give third reading of Fireworks Bylaw 09.21 as presented.

Fireworks Bylaw 09.21 – Second Reading Version

6.1.2 Town of Drumheller - Downtown Area Revitalization Bylaw 10.21
Presentation Matt Knapik, O2 Design + Design Inc.

6.1.3 Request for Decision - Drumheller Downtown Area Revitalization Bylaw 10.21
Proposed First Reading and Public Hearing

Proposed Motion: That Council give first reading to the Town of Drumheller Downtown Area Revitalization Plan Bylaw 10.21 and set a public hearing for June 28, 2021.

RFD - Downtown Area Revitalization Bylaw 10.21 – First Reading

6.1.4 Request for Decision - Community Assistance Grant – DVSS Resurfacing the Courts

Proposed Motion: That Council approve \$10,000.00 of the 2021 Community Assistance Grant to DVSS Society for the resurfacing of the outdoor sport courts at the Drumheller Valley Secondary School.

RFD – Community Assistance Grant – DVSS Resurfacing the Outdoor Courts

6.2 DIRECTOR OF EMERGENCY AND PROTECTIVE SERVICES

6.2.1 Covid Update

7. ADJOURNMENT



MINUTES

Regular Council Meeting

4:30 PM – Monday May 17, 2021

Virtual Remote Meeting & Live Stream on Drumheller Valley YouTube Channel

IN ATTENDANCE

Mayor Colberg
Councillor Kristyne DeMott
Councillor Jay Garbutt
Councillor Lisa Hansen-Zacharuk
Councillor Tony Lacher
Councillor Fred Makowecki
Councillor Tom Zariski

Chief Administrative Officer (CAO): Darryl Drohomerski
Chief Resiliency and Flood Mitigation Officer (CRFMO):
Darwin Durnie
Director of Emergency and Protective Services: Greg Peters
Director of Infrastructure Services: Dave Brett
Utilities Manager: Bill Adams
Manager of Recreation, Arts and Culture: Darren Goldthorpe
Communication Officer: Erica Crocker
Legislative Assistant: Denise Lines

1. CALL TO ORDER

1.1 Mayor Colberg called the meeting to order at 4:31pm.

2. OPENING REMARK

2.1 61st National Public Works Week, May 16 – May 22

Many thanks to all of our Public Works staff for all that you do.

2.2 Meeting Cancellation – Committee of the Whole, May 25, 2021

2.3 Alberta Health Services – Philanthropy Month – Drumheller and Area Health Foundation

For more information or to donate to the Drumheller and Area Health Foundation, please go to www.drumhellerhealthfoundation.com

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 Agenda for May 17, 2021 Regular Council Meeting

M2021.106 Moved by Councillor Garbutt, Councillor Zariski; that Council adopt the agenda for the May 17, 2021 Regular Council meeting as presented.

Carried unanimously

5. MINUTES

5.1 Minutes for the May 10, 2021 Regular Council Meeting

M2021.107 Moved by Councillor Lacher, Councillor Makowecki; that Council adopt the minutes for May 10, 2021 Regular Council meeting as presented.

Carried unanimously

5.2 Drumheller and District Seniors Foundation

M2021.108 Moved by Councillor Zariski, Councillor DeMott; that Council accept as information the meeting minutes for December 16, 2020, February 18 and March 25, 2021 Drumheller and District Seniors Foundation as presented.

Carried unanimously

5.2 Valley Bus Society

M2021.109 Moved by Councillor DeMott, Councillor Makowecki; that Council accept as information the meeting minutes for the April 14, 2021 Valley Bus Society as presented.

6. DELEGATION

6.1. Friends of DVSS Society – Koren McDougald, President
Community Assistance Grant Request – Resurfacing the Outdoor Courts at DVSS

The Society has applied for the Community Assistance Grant to assist with the cost of resurfacing the outdoor tennis, basketball and pickleball court that are used by the high school and, when they are available, the public. They have applied for \$17,090.00.

The cost of resurfacing the courts will be \$44,180.85. Friends of DVSS (Drumheller Valley Second School) Society has applied for a Community Facility Enhancement Program (CFEP) grant for \$22,000.00 and DVSS Society will contribute \$5000.00.

In 2014, the Town and DVSS worked together to construct the courts. The original cost was approximately \$314,000.00 with the Town contributing over \$100,000.00 of in-kind work.

7. REQUEST FOR DECISION AND REPORTS

7.1. CHIEF ADMINISTRATIVE OFFICER

7.2 CHIEF RESILIENCY & FLOOD MITIGATION OFFICER

7.2.1 Flood Mitigation Update - Time Stamp 23.22
Darwin Durnie, CRFMO

Subject matter and questions included:

- Dickson Dam + Flood Season– waiting to hear from the province if the Dickson Dam will be recognized in order to classify the Red Deer River flow as a regulated flow; annual orientation with the Dickson Dam; monitoring the snow pack
- Berm Design – field checking some of the designs and having discussions with the land owners
- Work on Dyke D - BCF and Schumacher Lift Station – cleaning and clearing of the area done under the acts, legislation and regulations
- Bird Survey, Migratory Bird Act and associated legislation – work being done in a natural area is covered under specific rules and regulations; other wildlife is also protected under government regulations.

7.4 DIRECTOR OF INFRASTRUCTURE UTILITIES MANAGER COMMUNICATIONS OFFICER

7.4.1 Federal and Provincial Regulations – Lead Management Program Information

Utility Manager Bill Adams presented information about the Lead Management Program. B. Adams gave an overview of why the program was being initiated, a summary of the requirements, the sampling process, the next steps in the program and how the program will be communicated to the public. Information will be available on the Drumheller.ca website.

7.3 DIRECTOR OF EMERGENCY AND PROTECTIVE SERVICES

7.3.1 Covid Update

8. PUBLIC HEARING TO BEGIN AT 5:30pm

Public Hearing for Bylaw 09.21

1. Mayor Open Public Hearing. Time: 5:31pm
2. Mayors Introduction of Matter
3. Darryl Drohomerski, CAO - Fireworks Bylaw 09.21
4. Rules of Conduct
5. Announcement of Public to Speak
6. Public - Registered to Present Remotely / Phone - 5 minute time limit
7. Public - Written Submission Read Aloud - 5 minute time limit
Perry Logan, Executive Director -Canadian National Fireworks Association
8. Mayor Call for Public Hearing to Close. Time 5:42pm

9. CLOSED SESSION

- 9.1 Leasing of Town Owned Land – FOIP 16 (1) – Disclosure harmful to business interests of a third party

M2021.110 Moved by Councillor DeMott, Councillor Zariski; that Council close the meeting to the public to discuss the lease of Town owned land as per FOIP 16 (1). Time 5:42pm

Carried unanimously

M2021.111 Moved by Councillor Garbutt, Councillor DeMott; that Council open the meeting to the public. Time 6:40pm

Carried unanimously

10. ADJOURNMENT

M2021.112 Moved by Councillor Makowecki, Councillor Zariski; that Council adjourns the meeting. Time 6:40pm

Carried unanimously

Mayor

Chief Administrative Officer

Drumheller Valley YouTube Live Stream Link:
https://www.youtube.com/watch?v=hj1D4pbj6_A

**Municipal Planning Commission
MINUTES
Meeting of Thursday March 25, 2021**

Present: Darryl Drohomerski, CAO/Development Officer
Antonia Knight, Development Officer in Training
Linda Taylor, Recording Secretary
Tom Zariski, Chair - Councillor/Member - online
Tony Lacher, Councillor/Member - online
Shelley Rymal, Member - online
Stacey Gallagher, Member – in person and online
Scott Kuntz, Member - online
Andrew Luger, Member – online
Art Erickson, Member - online
Darwin Durnie - Chief Resiliency & Flood Mitigation Officer – exit 12:25
Albert Frootman - Senior Advisor, Resiliency and Flood Mitigation
Devin Diano, Palliser Regional Municipal Services Rep. – Planner
Garry Wilson, Palliser Regional Municipal Services Rep. – Subdivision Planner

Attendee(s): Daniel MacGregor – B&A Planning Group – Senior Planner – exit 1:05
Bob Doornenbal – Project Manager – exit 1:05
Marty Fletcher – exit 1:05

1.0 CALL TO ORDER – 12:01 pm

T. Zariski presented the Agenda for the March 25, 2021 meeting.

1.1 Agenda – Additions, Deletions or Amendments

Addition - none

Deletion - none

Amendment -

1.2 Acceptance of Agenda

Motion: - S. Rymal moved to accept the agenda for the March 25, 2021 meeting

Second: – A. Luger - Carried

2.0 MINUTES FROM PREVIOUS MEETINGS

2.1 February 11, 2021

Motion: A. Luger moved to accept the minutes of February 11, 2021

Second: – T. Lacher – Carried A. Erickson abstained

2.2 Summary of Development Permits

Motion: S. Rymal moved to accept the Summary of Development Permits for information only

Second: – A. Erickson - Carried

3.0 DEVELOPMENT PERMITS

No development permits were presented in this meeting

4.0 PALLISER REGIONAL MUNICIPAL SERVICES

4.1 File 80-160 – Raptor Ridge

SUBDIVISION REPORT

FILE No. 80/160

PRMS No. 2021-003

APPLICANT : Daniel MacGregor, B & A Planning Group (Agent)

OWNERS: Raptor Ridge RV Resort Inc.

PROPOSAL: 155 Bareland Condominium Units including common property, and one Municipal Reserve lot as seen in the attached Tentative Plan (Appendix 1.0).

LOCATION: Covering two quarter sections on the South side of Highway 576 and on the north side of the Red Deer River (Appendix 2.0).

LEGAL DESCRIPTION:

"Parcel B"- That portion of the NW1/4- Sec 12-Twsp 29- Rge 20- W4 which lies to the south west of the north east limit of the roadway as shown on plan 7042BM containing 58.4 hectares (144.3 acres) more or less

"Parcel C"- That portion of the SW1/4- Sec 12-Twsp 29- Rge 20- W4 which lies to the north of the left bank of the red deer river as shown on township plan containing 48.84 (120.60 acres) more or less

TITLE AREA:

"Parcel B"- 58.4 Ha (144.3 Ac) more or less

"Parcel C"- 48.84 Ha (120.60 Ac) more or less

PROPOSED SUBDIVISION AREA: Area affected by proposed tentative plan contains 105.Ha (259.0 Ac) more or less

NUMBER OF PROPOSED PARCELS: 155 Bareland Condominium Units including common property and 1 Municipal Reserve Parcel

EXISTING USE: Agriculture-General

PROPOSED USE: Recreation Vehicle Resort

LAND USE CLASSIFICATIONS: Rural Development District & Badlands District

RESERVE STATUS: Subject to section 661 of the Municipal Government Act (*MGA*) an owner of a parcel of land subject of a proposed subdivision must provide land for municipal reserve to a maximum of 10% of the parcel of land (excepting road plans).

The amount of reserve owing on the combined titles to a maximum of 10% of the parcel size would be 10.48 Ha (25.9 Ac).

The submitted Tentative Survey Plan has proposed a Municipal Reserve dedication of 10.48 Ha (25.9 Ac) along the Red Deer River.

APPEAL STATUS: Provincial - Proximity to Highway 576 and named body of water (Red Deer River) [Municipal Government Act, RSA 2000 Section 678(2)(a)].

The Secretary
Municipal Government Board
2nd Floor, Summerside Business Centre
1229 91 Street SW
Edmonton, Alberta
T6X 1E9

PURPOSE:

The purpose of this subdivision is to create 155 Bareland Condominium Units (and 1 Municipal Reserve Unit) for the purpose of establishing a Recreational Vehicle Resort. The 155 bareland units would include 150 units for the purchase and use as RV lots. 1 Unit has been established for the RV resort office, and the remaining 3 large Bareland Condominium Units have been set aside as block planning for the future phases. The remainder of the parcel is proposed as common property or Municipal Reserve land which will contain parks or natural open spaces throughout the resort.

This proposed application is for Phase 1 of an anticipated 4 phase development with a potential total of 420 lot RV Resort as seen in the attached Concept Plan (Appendix 3.0).

Surrounding Area Features: The parcels are bordered by Provincial Highway 576 to the north, and the surrounding properties to the north, west and east contain land used predominately for agricultural purposes. The parcels are bordered to the south by the Red Deer River with Downtown Drumheller located across the river.

Land Use Considerations:

The current lands proposed for the development footprint of RV lots are designated as Rural Development District within the Towns Land Use Bylaw 16.20 (LUB). The remainder portions of the Parcels B and C contain lands designated as Badlands District as they predominately consist of the river valley, coulees and badlands (Appendix 4.0).

Recreation Vehicle Resort is currently a discretionary use under the Rural Development District. The proposed subdivision meets all LUB requirements for a Recreation Vehicle Resort including ensuring that a designated vehicle lot shall be a minimum of 140 square metres in size, and a maximum of 62 designated recreational vehicle lots shall be permitted per gross developable hectare.

Phase 1 is approximately 10.47 Ha of developable land and the lots will range from 40ft, 45ft, and 50ft lot widths X 80ft lengths which would result in a minimum of 3,200 Sq feet per lot.

The Intent of the Badlands District is to:

"To protect, conserve, and enhance natural areas and their scenic or aesthetic values, and retain a healthy ecological function throughout the Valley. The Badlands District consists of lands that remain in or are reverting to a wilderness condition, including lands unsuitable for development due topography, hydrology, or vegetation."

Uses allowed on Badlands District land are limited to non-intensive recreation and general agriculture. The current proposed footprint of RV lots has been restricted to the Rural Development District.

The application also aligns with the Drumheller Municipal Development Plan 17.20 (MDP) as will be discussed in several sections this report.

CIRCULATIONS:

Adjacent landowners: Application was circulated to adjacent landowners and no responses have been received to date regarding the application.

External Agencies:

Agencies with no concerns or no response: Atco Electric, ALTA Gas, TELUS, ATCO Gas, Golden Hills School Division, Alberta Culture and Tourism and Alberta Environment.

Alberta Transportation – Responded with questions regarding the drainage / storm water plans, specifically wanting to ensure there are no negative potential impacts as a result of water drainage on the highway. Their questions were regarding the amount of permeable surface area (whether lots and road ways are paved or graveled) and wanting to ensure that the highway (including ditch) would not be effected by runoff and scouring as a result of the site improvements. Alberta Transportation also wanted to confirm the design met the Stormwater Management Guideline for the Province of Alberta. Alberta Transportation also stated that in general, they do not have any issues with the subdivision as proposed.

These comments were circulated to the applicant, and their engineers provided additional information and a revised stormwater design to ensure there are no impacts to highway. The final redesign of stormwater was completed on March 23rd, so PRMS is awaiting final confirmation from Alberta Transportation that they are satisfied with the revised stormwater system design. The conditional approval of the subdivision will not be issued without confirmation from Alberta Transportation.

Starland County:

Starland County submitted a letter regarding the proposal. In summary:

Land Use Impacts:

Starland County did not have any major concerns regarding the proposed use of the land and felt the projected impact is limited given the neighboring properties are used for agricultural operations with minimal occupation. However due to the scope of the use, the County did express that there is potential for concerns to arise from area residents and landowners with respect to nuisance issues, particularly, the potential liability or risk from unauthorized persons entering private lands.

Waterline Connection and Utility Right of Way:

The County identified that the CLV Rural Water transmission line has a registered "blanket" easement upon the property and is situated within the proposed subdivision area. The existing blanket easement for the water line indicates the location of these facilities for the purpose of protection of the facilities and future

access by the County. The developers do propose to access the Starland County water line for water supply and services to the development, and the development has incorporated the existing pipeline alignment as part of the overall design and layout while allowing a utility corridor within.

The applicants have proposed the utility right of way for the water line to be accommodated within a narrow path or roadway with a width of 6 meters or 20 feet. However, Starland County policy for water easements and registered plans is typically 15 meters in width. This is to allow sufficient workspace and separation from adjacent properties or improvements. As such, Starland County will require:

1. The Blanket Utility Easement to remain in place on the property for protection and continued access to the water line by Starland County, OR allowance for a 15-meter easement within the parcel as described for the purpose of making repairs or maintenance operations
2. A Letter of Understanding between the Developer and Starland County with respect to the location of Starland County facilities within the property and understanding of those limitations and restrictions upon Starland County due to the development in proximity to existing waterline
3. Developer to enter into a "Water Use Agreement" with Starland County for provision of water services.

Overall, the County feels the proposed subdivision does not appear to adversely impact surrounding properties and existing use of lands. The expressed concerns for Starland are in regard to the water transmission line and any limitation or risk they may incur as a result of the location and proximity to the proposed development.

These concerns have been discussed with the applicant who is supportive of leaving the blanket utility right of way in place to ensure Starland County access to the water transmission line. A condition of subdivision approval will be for the utility right of way to remain in place on title for Parcel B and also registered on Parcel C, and for the developer to enter into the requested agreements with the County.

Big Country Gas Co-op:

PRMS did circulate to Big Country Gas Co-op however we have not received a response back with any concerns. The applicants have been in contact with Big Country Gas Co-op and there will be a utility right of way registered on title to provide access to the existing gas line as seen in the proposed tentative plan.

Alberta Health Services:

AHS does not recommend or support septic sewage or open discharge whenever possible. The mismanagement or irresponsible use of open discharge of sewage can contribute to nuisance issues and contamination of ground water including drinking water aquifers. Our office has received complaints about the mismanagement of private sewage system in the surrounding area. AHS would support the concept of communal, regional or municipal collection and treatment of waste water, if this is made available to the subject area.

Require that all setbacks of the Nuisance and General Sanitation Regulation (NGS) must be met including not locating a pump out septic tank within 10m of an existing water well.

Applicants are proposing a private sanitary system including underground septic lines and tanks. Sanitary holding tanks will be located near the main entrance to the site, to be pumped out by truck as required.

Access:

Legal and physical access to the parcel will be provided from Provincial Highway 576. A Traffic Impact Assessment was completed by Alberta Transportation confirming a Type IIA intersection would be required

for the proposal. Intersection designs have been completed by the developers. The Town will require this construction prior to the Construction Completion Certificate issued through the Development Agreement (as indicated in the Towns Engineering review).

6m internal roadways are proposed by applicant and shown on the plan as common property. Internal roads must be constructed to the satisfaction of the Town and the Development agreement will require roads to be built to the standards of the Town.

Landscape Sensitive Development:

Section 9.2 of the Towns MDP outlines the importance of the badlands to the Drumheller valley and the major draw the landscape has for residents and visitors. The MDP requires that critical views of the landscapes are considered and protected as the Town grows. Section 9.2 also includes high level mapping to identify areas of significant views in the valley, where development could have an impact on the overall experience of the valley, and where these impacts will need to be mitigated.

An on-ground viewshed test was completed in conjunction with the applicants, the Town of Drumheller staff, and PRMS which identified that there are few areas that may be visible from various highway locations within the Valley. The applicants proposed screening and berming as a mitigation measure to ensure sensitive views are protected.

Through discussions with Town administration, it was determined that berming and screening would be supported as an approach to ensure development sensitive views are protected. Further, this would be under the condition that any proposed berm or screening is integrated and fits naturally into the landscape, and is constructed with native vegetation.

The applicants have submitted proposed berming and screening plans to ensure significant views are protected (Appendix 5.0 & 6.0). The berm plans were designed by a professional Landscape Architect and reviewed and signed off on by the applicants Geotechnical Engineer confirming the berm can be safely constructed. The final berm and screening designs will be required to be completed and constructed to the satisfaction of the Town through a development agreement to ensure critical views are protected.

Emergency Response Plan:

Section 12.2 of the MDP has the intent of ensuring community and protective services are provided to ensure safety of residents. Further, section 12.2 requires subdivision and development to ensure safe and efficient access is provided for emergency vehicles. Comments were received back from the Fire chief and Director of Protective Services in conjunction with the Towns CAO. The applicants were requested to provide an Emergency Response Plan (ERP) completed by a qualified professional for the resort to the satisfaction of the Town. The larger items that were requested to be identified for this site included:

1. How access/egress will occur for residents and emergency response
2. How water supply and fire suppression will be handled for the proposed lots, including showing sufficient water supply for fire suppression for the amount of lots approved
3. Procedures followed by the resort residents in the case of a local disaster
4. Ensuring proper signage occurs on lots
5. And all other requirements of an ERP to the satisfaction of the Town.

A Draft ERP was created by the applicants and has been sent to the Town for its review and approval. A condition of approval will be a final approved ERP to the satisfaction of the Towns standards.

Abandoned Well Map:

There is currently one existing ConocoPhillips abandoned well located within "Parcel B". The abandoned well is located within proposed Phase 4 that would be later considered under a future application. The applicants and PRMS have been in contact with ConocoPhillips who have confirmed that as long as development activities are not within a 5m buffer there are no concerns with any activities commencing. ConocoPhillips has also requested to complete an additional gas mitigation test and well review in the spring. They have stated that "If both gas migration test and well review result in a no impacts or concerns, which is the majority of the outcomes, the Energy company will have no concerns with the development commencing as long as directive 79 is followed".

For the purpose of Phase 1 and this current proposal, the abandoned well is not anticipated have any impact on the development. The overall concept plan for the resort has taken into consideration 5m buffer for the lot layout in Phase 4. However, should future development of Phase 4 occur, the developers will need to ensure all tests required by ConocoPhillips are completed and Directive 79 (AER regulations on Surface Development in Proximity to Abandoned Wells) is followed.

Environmental and Historic Resource Considerations:

Applicants have completed multiple environmental studies including:

1. Environmental Desktop Review

Notable recommendations included:

- *"Initiate dialogue with the wellsite licensees to determine if a gas detection survey is required and if the minimum 5 m setback is acceptable, given development plans."*

In responses the applicants completed a Electromagnetic Survey and report for the RecCertified ConocoPhillips wellsite located within the development area and it was determined through the survey and report that no further environmental investigation would be required. Further, the applicant noted that correspondence with ConocoPhillips took place in November and December and no further issues were noted.

- *"If buried debris, stained soils, or soils of unknown quality are encountered during development, contract a qualified environmental professional."*

2. Biophysical Impact Assessment

Notable recommendations included:

- *"Conduct a site visit to confirm the status of the wetland and if required, prepare documents as required under the Alberta Wetland Policy and submit a Water Act application"*
- This site visit was completed by Tannas Conservation Services on November 6, 2020. Their site visit confirmed that the area identified by Trace is not a wetland.
- *"Conduct a site visit to confirm the status of the on-site watercourses"*
- This site visit was completed by Tannas Conservation Services on November 6, 2020. Their site visit confirmed that the areas identified by Trace are not watercourses.
- *"Conduct site clearing, and stripping and grading work during the period of September 1 to April 14 to avoid general nesting period."*

Historic Resources:

Historic Resource Act Clearance was granted by the Province on December 11, 2020 with the condition that *"a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery."*



Title Encumbrances:

Tower Site:

There are existing caveats forbidding registration (Registration Number 542JB and 3808JC) on title from 1964 for a tower site under the Caveator of "CICT Sub Inc". The caveat states that "Calgary Television Limited" claims an interest in said lands. The Caveats overlaps approximately 3 of the proposed RV units and a portion of an internal roadway as seen in the proposed tentative plan. The applicants have provided a copy of a letter from the Calgary Television Centre dated April 18, 1988, stating that "Calgary Television Limited" no longer holds an interest in said lands. Since this letter in 1988 the Caveat was not removed from the title and the Caveator "CICT Sub Inc" is believed transferred ownership. The applicants have been working since last year to trace the chain of ownership and reasonably believe the successor in interest (if there is any successor in interest) to the original caveator is "Corus". However they have gotten limited responses or interest from Corus in taking any steps towards discharging the caveat from the title.

Typically we would want to see any caveat forbidding registration discharged before the endorsement of a new lot or unit on the effected area. However PRMS has run into issues at times with old caveats on titles, and we do recognize that it is not always possible to follow through with discharge of old caveats on title in a reasonable amount of time. The applicants have since proceeded with a legal process where they can begin discharging the caveat in 60 days if they have not heard back from Corus within that time and have also provided significant information in this respect identifying that efforts have been made for months to discharge the caveat.

PRMS would be comfortable moving forward with the proposed conditional approval however, we have requested that the developers legal counsel provided a letter releasing PRMS and the Town from any liability regarding the final endorsement of the plan with the existing caveat on title.

Geotechnical Considerations:

Section 3.1.2 of the Town of Drumheller Land Use Bylaw includes regulations regarding Development Near Slopes and requires the completion of a Geotechnical Analysis. The applicant has submitted a detailed Geotechnical Report prepared by McIntosh Lalani Engineering Ltd. The primary consideration of the Report was to ensure the consistency of surficial soils to support utilities and surface improves and the stability of sloping lands adjacent to the development area.

The Geotechnical Report was reviewed by the Towns third party engineer (MPE) who did not identify any major issues in relation to the report and the proposed development. MPE did recommended that the lot layout adhere to the 10m setback from the top of slope as recommended in the report, and the applicants have confirmed through a submitted plan that all lots are setback a minimum of 10m from the top of slope. Additionally, MPE's review recommended the Geotechnical Engineer sign off on the Stripping and Grading Plan prior to any construction occurring and this confirmation must be provided to the Town prior to signing a Development agreement. The applicants engineers have since provided this confirmation.

Sewage System Details:

The applicant is proposing a private sewer septic system which would include piped services form lots connected to holding tanks. The proposal has been reviewed by MPE and determined to be feasible. The developer will be required to enter into a development agreement to ensure the final sewage system will be constructed to Town standards.

Water System Details:

Water will be supplied through a connection to Starland County's water line and run through a private piped system to each site. Developers will be required to enter into a "Water Use Agreement" with Starland County for provision of water services. The proposed water system has been reviewed by MPE and no concerns were raised regarding the proposed water system. The developer will be required to enter into a development agreement to ensure the final water system will be constructed to Town standards.

Stormwater Drainage:

Applicants have submitted a detailed stormwater management plan that has been reviewed by MPE. There were concerns expressed regarding the initial stormwater design, particularly regarding the permeable service area and run off with paved roads. These plans have since been revised and MPE has not expressed any major concerns. The developer will be required to enter into a development agreement to ensure the final storm water drainage system will be constructed to Town standards.

Further, as previously discussed Alberta Transportation raised concerns regarding the initial proposed stormwater drainage plan. The revised stormwater drainage plan has since be resubmitted to Alberta Transportation for their additional review. Conditional approval will not occur until final sign off from Alberta Transportation.

PRMS RECOMMENDATIONS:

Pending final sign off from Alberta Transportation, that the application be approved, subject to the following conditions:

- (1) Registration of the subdivision by means suitable to the Registrar of the Land Titles Office, [Section 81 and 89 of the Land Titles Act];
- (2) All outstanding taxes to be paid to the municipality, [Section 654 (1)(d) of the Municipal Government Act];
- (3) Concurrent registration of utility easements and rights-of-way as required by relevant authorities [Section 654(1)(a) of the Municipal Government Act].
- (4) Arrangements with Big County Gas Co-op for the concurrent registration of proposed utility right-of-way and the discharge of existing utility right-of way (registration number 751061474) if required. [Section 654(1)(a) of the Municipal Government Act].
- (5) Arrangements made with Starland County for the waterline utility right of way (Registration number 89118879) to be remain in place on "Parcel B" and to be concurrently registered on "Parcel C". [Section 654(1)(a) of the Municipal Government Act].
- (6) The developer shall enter into a Water Use Agreement and Letter of Understanding with Starland County regarding the provision of water services and development in proximity to existing waterline. [Section 655 of the Municipal Government Act].
- (7) The developer shall enter into a Development Agreement with the Town of Drumheller in accordance with Section 655 of the MGA, at the cost of the developer, and shall include (without restriction) the following provisions:
 - a. Design and construction of all infrastructure in accordance with the submitted servicing plans and to Standards of the Town of Drumheller

- b. Access and roadway construction to the Standards of the Town of Drumheller and Alberta Transportation
 - c. Provision of security to the satisfaction of the Town of Drumheller
- (8) Through the development agreement with the Town of Drumheller, ensure essential services (water, sewer and power) are in place prior to occupancy of Units or issuance of a development permit. [Section 655 of the Municipal Government Act].
 - (9) Through the development agreement with the Town of Drumheller, ensure the construction of berms and screening are designed to the standards of the Town to ensure sensitive viewshed landscapes are protected. [Section 655 of the Municipal Government Act].
 - (10) Emergency Response Plan completed to the satisfaction of the Town. [Section 655 of the Municipal Government Act].
 - (11) Dedication of 10.48 Ha (25.9 Ac) Municipal Reserve as shown on the proposed tentative plan [Section 666 of the Municipal Government Act].

D. McGregor and B. Doornenbal spoke to the development of Raptor Ridge.

Al Frootman spoke to the berms noted in the plans; careful consideration should be taken so as to protect the view from the valley floor.

Discussion items:

- Are there any permanent spaces at the resort?
 - This is only going to be a 3-season resort
- Traffic turning off the highway into the resort
 - Impact study was done on the traffic
 - There will be a bump out for vehicle passing by going west
 - A turning lane for the traffic coming from the west into the resort
 - Most traffic is thought to be coming in from the west
- Sewage from the resort
 - Sewage will be contained in holding tanks located near the entrance
 - Sewage will be trucked out about once per week
 - Sewage details will be included in the development agreement
- Historic resources
 - Clearance was granted, however any findings shall be reported to the Minister
- Berms for screening
 - Work with the developer to minimize the view of the Raptor Ridge development on the top of the valley
 - A pathway is to be created on the top of the berm
- Relaxations for development
 - There is no relaxations required for this development as it meets the Land Use Bylaw 16.20

Motion: by S. Gallagher for Municipal Planning Commission to support Palliser Regional Municipal Services recommendations and conditions as stated in the Raptor Ridge subdivision report: file number 80-160, PRMS number 2021-003.

Second: A. Luger – Carried

4.2 File 80-161 – Castonguay

SUBDIVISION REPORT

FILE No. 80/161

PRMS No. 2021-007

PROPOSAL: Residential

LOCATION: Located along the south side of 6 Avenue East, between 12 Street East and 14 Street East on the former site of the Saint Anthony School. Civic address: 1311, 1321 & 1331 Sixth Avenue East.

LEGAL DESCRIPTION: Lots 5, 6 & 7, Block 2, Plan 161 1903
All within the NW 1/4 Sec.01 - Twp. 29 - Rge 20 W4M
C. of T. 161 187 644; C. of T. 161 187 644 +1 and C. of T. 161 187 644 +2

APPLICANT: Grant Wallace - ALS Hunter Wallace Surveys Ltd.

OWNERS: 1962860 Alberta Ltd.

TITLE AREA: Three (3) existing Lots

Existing Lot 5	5,996.5 sq. ft. (557.09 m ²)	0.138 ac. (0.056 ha.)
Existing Lot 6	5,400.0 sq. ft. (501.7 m ²)	0.124 ac. (0.050 ha.)
Existing Lot 7	5,419.1 sq. ft. (503.5 m ²)	0.124 ac. (0.050 ha.)
Total Title Area	16,815.6 sq. ft. (1,562.29 m²)	0.386 ac. (0.156 ha.)

PROPOSED SUBDIVISION AREA:

Proposed Lot 20	4,088.4 sq. ft. (379.83 m ²)	0.094 ac. (0.038 ha.)
Proposed Lot 21	3,964.1 sq. ft. (368.27 m ²)	0.091 ac. (0.037 ha.)
Proposed Lot 22	3,963.4 sq. ft. (368.21 m ²)	0.091 ac. (0.037 ha.)
Proposed Lot 23	4,779.4 sq. ft. (444.02 m ²)	0.110 ac. (0.044 ha.)

Total Title Area 16,795.3 sq. ft. (1,560.33 m²) **0.386 ac. (0.156 ha.)**

NUMBER OF PROPOSED PARCELS: Four (4)

EXISTING USE: Residential/ Vacant

PROPOSED USE: Residential

LAND USE CLASSIFICATION: "ND" – Neighbourhood District

RESERVE STATUS: Not required [Municipal Government Act, RSA 2000 Section 663(a)]
A subdivision authority may not require the owner of a parcel of land that is the subject of a proposed subdivision to provide reserve land or money in place of reserve land if
(c) one lot is to be created from a quarter section of land,

APPEAL STATUS: Provincial (Proximity to a Highway 10 and the Red Deer River [Municipal Government Act, RSA 2000 Section 678(2)(a)]). Deferred by Alberta Transportation to the local or municipal level.

The Clerk
Subdivision & Development Appeal Board
Town of Drumheller
224 Centre Street
Drumheller, AB, T0J 0Y4

CIRCULATION: One adjacent landowner called the office and was curious as to the type of housing that was to be placed on the proposed lots and expressed that when he moved into the area and constructed his home, he was under the impression that the area would be single detached dwellings.

An email was received by the PRMS office with the following comments as a follow-up to an earlier telephone conversation.

1. I was calling on behalf of a friend who had received a letter regarding the noted proposed subdivision. Her concern is that if the subject property is subdivided, and duplexes built, will the status quo in this development area....notably, that owners, must be 55 years of age, or older....apply to the duplex owners. If there is to be any change to the age requirement, she wants to be notified and given an opportunity to speak to the issue.
2. I live within this 55-plus development area as well. Although, not immediately adjacent to the subject property, we believe we might be affected by the proposed subdivision, for the same reason as noted above.

Alberta Health Services (AHS) received notification of the application and are satisfied that it poses minimal risk to the public health. AHS recommends consideration of the following items be made in order to ensure that the development of this property does not create a nuisance as defined in the Public Health Act; *Nuisance and General Sanitation Regulation, NGS Reg, (AR 243/2003)*:

- The setback distances outlined in Section 15(1) and (2) the *NGS Reg* must be met, these include:
 - No person shall locate a water well with in:
 - a) **10 m** of a watertight septic tank, pump out tank or other water tight compartment of a sewage or waste water system,
 - b) **15 m** of a weeping tile field, evaporation treatment mound, or other outdoor pit privy.
 - c) **30 m** of a leaching cesspool,
 - d) **50 m** of a sewage effluent on the ground surface,
 - e) **100 m** of a sewage lagoon,
 - f) Or **450 m** of any area where waste is or may be disposed of at a landfill within the meaning of the Waste Control Regulation (AR 192/96)
 - Nor shall you locate any of the aforementioned items in a-f within the stipulated distances of an existing well.

Additional mapping of the current surrounding land use, existence use of neighbor's wells and sewage systems should be done in order to ensure compliance with Section 15 of the *NGS Reg*. At this time AHS have no objections to the approval of this application. (Contact: Balraj Deol, Public Health Inspector/Executive Officer – Alberta Health Services, PH: 403-820-7953, E-mail: Balraj.Deol@albertahealthservices.ca)

Alberta Transportation (AT) noted the proposed subdivisions are located within the Town of Drumheller and are serviced by a local road. Alberta Transportation expresses no concerns with the proposed subdivision. Any appeals regarding this proposal may be dealt with at the local government level. (Contact: Michele Buchwitz, Development and Planning Technologist, Alberta Transportation, Central Region, P.O. Box 1300, Hanna, AB T0J 0Y0, PH: 403-854-5560).

ATCO Electric has no comments or concerns with this application. (Contact: Lisa Takacs, Land Administrator, Land Administration Environment and Land Development Electricity, 10th Floor AC-EDM, 10035 – 105 St. Edmonton, AB T5J 1C8, PH: 780-508-4986, E-mail: landinquiries@atcoelectric.com)

Telus Communication Inc. (TELUS) has no objections to the mentioned circulation. (Contact: Chris Rvachew, Real Estate Specialist, Customer Network Implementation, TELUS, Rights of Way, 2930 Centre Avenue NE, Calgary, AB T2A 4Y2, PH: 403-384-3066, E-mail: circulations@telus.com)

Canada Post has responded that they wish to be advised when the addresses are assigned to the new lots. (Contact: Wendy Bauer, Officer, Delivery Planning Canada Post Corporation, PH: 403-974-2000 Ext 42106, Cell: 587-284-4225, E-mail: wendy.bauer@canadapost.postescanada.ca.)

Review of the **Alberta Energy Regulator (AER)** website and map viewer indicates there are no abandoned wells that should have any bearing on the development within the proposed parcel.

Abandoned well information is now found on the AER website under Directive 079: Surface Development in Proximity to Abandoned Wells. The AER has released an Abandoned Well Viewer for proponents of a subdivision or development to use to locate abandoned wells. Bulletins 2012-20 provides additional information and can be found on the AER website

<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html> Questions regarding Directive 079 should be submitted to directive079@ercb.ca.

Questions concerning the wells and/or pipelines listed on the enclosure to this letter should be directed to the licensee. Questions about this reply may be directed to the Emergency Preparedness and Audit Help Line at (403) 297-2625 or Inquiries@ aer.ca.

STAFF COMMENTS: The purpose of this subdivision is to create four (4) new lots by re-configuring three (3) existing lots. The original three lots were created as part of a subdivision that was originally applied for in 2016 (File No. 80/139; PRMS # 2016-002) subdividing the 1.05 hectare (2.55 acre) area into fourteen (14) residential lots and one (1) centrally located municipal reserve (1MR) lot. The site was the former athletic grounds of the Saint Anthony School block. Before undertaking the multi-lot subdivision "infill", the area was subject to an area structure plan being completed which also included the rezoning of the site to the appropriate land use district. By means of this subdivision, the applicant is looking at creating an additional lot resulting in an even number of lots so that two (2) semi-detached structures can be built in a manner so that the common wall of the units are built on the lot line.

Surrounding Area Features: The Red Deer River is about 200 meters to the north-east, however these subject parcels are well outside the "Conveyance Zone" as well as outside the edge of the "Protected Zone". The Conveyance Zone is to have no development with the potential to obstruct floodwaters and used only for agricultural or non-intensive recreation. Within the "Protected Zone" buildings shall be designed and constructed with the ground floor elevation at or above the flood constructed level. The Area Structure Plan makes note of there having been no history of flooding in this location. To the south, across 7 Avenue East, is the discontinued Canadian National Railway right of way with its extra widening for a railway yard, where the tracks have been removed. Running parallel and south of the rail bed is Highway 10.

Access: Legal access to all parcels will be by the local street network within the Town. All four of the new parcels will front onto Sixth Avenue East, which lies along the northern boundary. All the proposed lots have

a laneway adjacent to their southern boundary and proposed Lot 23 will have an existing laneway along its eastern boundary as well.

Land Use Considerations: Within the current Town of Drumheller Land Use Bylaw 16-20, which was recently adopted and replaces the former Bylaw: 10-08 this property is currently zoned as "ND" – Neighbourhood District. This area was also the subject of the Previous St. Anthony's School Site – East Drumheller District Area Structure Plan (ASP). As part of this ASP and moving forward with the subdivision and development of this property this area, Lot 4, Block 2, Plan 131 0788, was re-classified to "R-1" – Single Family Residential District under the former Bylaw 10-08.

3.5 NEIGHBOURHOOD DISTRICT

3.5.1 General Intent

To enable primarily ground-oriented residential development with an emphasis on diverse, walkable neighbourhoods with varying built forms and housing typologies. To achieve complete communities, as envisioned in the Municipal Development Plan, select non-residential uses such as small-scale Restaurants/Cafes, Offices, Home Occupations, Education, and personal services are allowed.

Development shall be predominantly residential and may have a wide range of building types: single detached, duplex, rowhouses, and secondary suites. All development, regardless of use, shall have a built form that is consistent with surrounding residential properties, with the exception of uses listed in the Institutional Use Category in Subsection 3.4.2.

3.5.2. Uses

Use Category	Permitted Uses	Discretionary Uses
(1) Residential	Dwelling Units(s)	Dwelling Unit - temporary
(2) Lodging Tourist Dwelling	Bed & Breakfast	Campground
(3) Commercial Home Occupation – Urban Home Occupation – Basic	Artist Studio Restaurant/Café Retail & Service – General Office Culture	Restricted Substance Retail
(4) Institutional Education	Government Health Services Human Services Recreation - Intensive Recreation – Non-Intensive	
(5) Other Uses Structure	Accessory Building or Freestanding Sign Projecting Sign Solar Energy System Communication Structure	Fascia Sign
Restaurant/Café (a) (b)	The maximum use area for a Restaurant/Café is 300 square metres. 1 Sign is permitted, in accordance with part 4.	

- Retail and Service (a) The maximum use area for Retail & Service is 300 square metres.
 (b) Permanent outdoor display, service, and/or outdoor storage is not permitted.
 (c) 1. Sign is permitted, in accordance with Part 4.

Additional Standards (a) No use shall cause or create any nuisance, by way of noise, vibration, smoke, dust, fumes, odors, heat, light, or traffic generation, at the discretion of the Development Authority.

3.5.4 Setbacks for Principal Buildings

- | | | |
|-----|--|--|
| (1) | Front Setback | Minimum 3 metres – Maximum 6 metres |
| (2) | Secondary Front Setback | Minimum 3 metres – Maximum 6 metres |
| (3) | Side Setback | Minimum 1.2 metres |
| (4) | Rear Setback | Minimum 6 metres |
| (5) | Projections into Setbacks | The following features may project into a setback; |
| (a) | Unenclosed steps and wheelchair ramps; | |
| (b) | Signs; | |
| (c) | Fences; | |
| (d) | An unenclosed deck, porch or other similar structure below 0.6 metres in height; | |
| (e) | An unenclosed deck, porch or other similar structure above 0.6 metres in height may project 50 % in a front setback or rear setback; | |
| (f) | Eaves, chimneys, cantilevers, bay windows, or other similar architectural features may project up to 0.6 metres in a front setback or side setback and up to 1.5 metres in a rear setback; and | |
| (g) | Balconies may project up to 1.5 metres in a front setback or rear setback. Balconies may project into a side setback but must maintain a minimum, of 1.2 metres from the side parcel boundary. | |

3.5.5 Setbacks for Accessory Buildings

- | | | |
|-----|-------------------------|---|
| (1) | Front Setback | Principal building front setback plus 1 metre |
| (2) | Secondary Front Setback | Minimum 3 metres |
| (3) | Side Setback | Minimum 1.2 metres |
| (4) | Rear Setback | Minimum 1.2 metres |

3.5.6 Parcel Coverage Standards

- | | | |
|-----|-------------------------|-----|
| (1) | Maximum parcel coverage | 70% |
|-----|-------------------------|-----|

3.5.7 Building Height Standards

- | | | |
|-----|----------------------------|--|
| (1) | Principal Building | Maximum 11 metres |
| (2) | Accessory Building | Maximum 7.5 metres |
| (3) | Additional Building Height | There is no maximum building height for uses listed in the Standards |
- Institutional Use Category in Subsection 3.5.2.

3.5.11 Additional Standards

- | | | |
|-----|-------------|--|
| (1) | Subdivision | A development requiring subdivision shall not be issued a development permit until approval of the subdivision application by the Subdivision Authority or, upon appeal, the Subdivision and Development Appeal Board. |
|-----|-------------|--|

(2) Stormwater Management (a) Unless otherwise determined by the Development Authority, the applicant shall be required to grade a parcel in such a way that all surface water will drain from the parcel to the back lane, the street, and/or a stormwater management system.

(b) A stormwater management plan shall be required for all subdivision and development applications for industrial and commercial properties.

3.1 RULES THAT APPLY TO ALL LAND USE DISTRICTS

3.1.1 Specific Use Standards

(1) Accessory Buildings (a) No Accessory Building shall be used as a Dwelling Unit unless the building meets the requirements of the Alberta Safety Codes Act.

(b) A structure which is attached to the principal building by a roof, floor, or a foundation is not an Accessory Building, it is considered part of the principal building and shall comply with all requirements applicable to the principal building.

3.1.5 Design, Character, and Appearance of Buildings and Landscaping

(1) The design, siting, external finish, architectural appearance, and landscaping of any building or structure requiring a development permit shall be to the satisfaction of the Development Authority having due regard to:

- (a) The policies and objectives contained within the Town's Statutory Plans;
- (b) The character of existing development in the Land Use District;
- (c) The effect on adjacent Land Use District(s) and parcels;
- (d) The effect on natural site features, views, streetscapes, mobility, and historic resources; and
- (e) Other factors such as sunlight and privacy.

DRUMHELLER MUNICIPAL DEVELOPMENT PLAN (MDP)

Bylaw 17.20

9.3 RESIDENTIAL NEIGHBOURHOODS

9.3.1 General

General residential neighbourhood policies apply to both infill neighbourhoods and new neighbourhoods in Drumheller.

b) Encourage a mix of uses in all residential neighbourhoods.

d) Through the Land Use Bylaw, support the development of a wide variety of housing forms and densities scaled to fit within traditional single-unit areas, such as cottages, courtyard housing, row housing, duplexes, triplexes, and stacked flats.

e) Encourage the development of attached and detached secondary residences.

j) Support the development of seniors' housing and age-in-place facilities.

n) Ensure the location, design, and scale of residential development is sensitively integrated with adjacent parks, open space, pathways and trails in a comprehensive and supporting manner.

9.3.2 INFILL NEIGHBOURHOODS

Infill areas allow future development to capitalize upon the assets and amenities in Drumheller's existing neighbourhoods. The following provides direction on how infill areas may be developed to compliment existing neighbourhoods and character. Over time, new development should move above 2100 cms.

- a) Allow infill development in existing neighbourhoods and the construction of already planned neighbourhoods within the protected zone.
- b) Ensure infill development within existing neighbourhoods is compatible with existing development, including consideration for:
 - i. Compatibility in height and scale;
 - ii. Continuity with existing lot patterns, laneways, and streetscapes;
 - iii. Preservation of existing vegetation;
 - iv. Integration of buildings considered to have historical significance; and
 - v. Capacity of municipal utilities and infrastructure
- c) Develop Area Redevelopment Plan to support community revitalization efforts or redevelopment of major sites.
- d) Consider the provision of specific neighbourhood overlays in the Land Use Bylaw, to retain and enhance the characteristics and/or built form of neighbourhoods.

AREA STRUCTURE PLAN (ASP)

Previous St. Anthony's School Site East Drumheller District

The ASP was prepared in December 2015 to examine the development potential of a former School site by studying the history, existing development and the land uses of the surrounding neighbourhood with the intent to the best, orderly economical and beneficial long term use of the property.

Prior to any further subdivision of this property into lots, land use district amendments or development, a concept plan/ ASP was to be required in accordance with the Town of Drumheller Municipal Development Plan (MDP) to provide a planning framework and public consultation to determine the future land use potential of the site.

1.4 FLOOD PLAIN:

The highest know flood water levels occurred in 1948 and 1952. This area was not affected by these floods and is above the current 1:00 year regulated flood risk fringe as defined by Alberta Environment. The elevation of this property varies from 683.3 to 684.4 metres. The 1:100 year regulated flood risk plain on this site is 682.3 metres.

In view of this no special flood mitigation measures should be required for the development of this land except for the good construction practice of installing back flow preventer valves in sanitary sewer services.

4.1 EXISTING DEVELOPMENT NORTH:

This north side of the subject site is serviced by a paved public street (6th Avenue East) including the Town of Drumheller water, sanitary and storm sewer services. The adjacent subdivision to the north is fully developed into single family fully serviced dwellings with a public lane in the rear of these lots. With one or two exceptions, garages are detached with access from the lane. This subdivision was created in 1962 and is classified as R-1 (Single Family Residential). Lot frontages are 55 feet.

6.1 SITE DRAINAGE:

Surface drainage of this site into the Storm Sewer at the north east corner of this site seems possible. However, this issue will be dealt with during the detailed engineering design study including consulting the Town of Drumheller.

7.0 SITE DESIGN:

After due consideration and to be compatible with the surrounding existing development; all proposed lots are facing the front existing houses. Similarly lanes are proposed to allow for detached lane entry garages, attached lane entry garages or front drive attached garages.

7.1 LOT SIZES:

Proposed lots are a minimum of 45 feet in width and a 120 foot depth resulting in a minimum lot size of 5,400 sq. ft. Street corner lots are made larger to provide for additional side yard widths required on corner lots.

7.2 PUBLIC RESERVE:

Municipal Reserve requirements to be dealt with during the subdivision application process.

7.3 PUBLIC RESERVE DEDICATION:

Tentative Plan proposes a 0.29 Acre Municipal Reserve dedication which is subject to a subdivision application approval process.

7.4 WALKWAYS:

Walkways are provided to allow access between 6th and 7th Avenues and to the Municipal Reserve.

9.0 SUMMARY:

In view of our findings and after giving due consideration to the character of the adjacent residential development in this area; we believe this proposed subdivision and development have captured the best long term use of this property.

Title Encumbrances: There are two documents of note as encumbrances which were placed on title of all the affected parcels when they were created as part of the original subdivision process back in 2016 when Plan 161 1903 was created (File No. 80/139; PRMS # 2016-002).

The first is Registered Document No. 161 176 394 which was a Development/Servicing Agreement caveat between the Town of Drumheller and the Developer which deals with the requirements of the municipality in regard to servicing, construction and road standards of the subject area.

The second is Registered Document No. 171 025 478 which is a Restrictive Covenant registered January 27, 2017 between the Developer (owner and representative of The Residences of Riverside Estate Association) and the registered owners of Lots 5 to 18, Block 2, Plan 161 1903. It is an agreement that the development is marketed to provide property and housing for the exclusive use, enjoyment and security of citizens who have exceeded the age of Fifty-five (55).

Seniors-only housing

- Seniors-only housing is allowed so that older Albertans can choose to live together in a community of people at a similar life stage.

- The minimum age cut-off for seniors-only housing is 55 years of age. Communities can set age restrictions that are older than 55 as well.
- This applies to housing where all units are reserved for one or more people, at least one of whom is 55.

<https://www.albertahumanrights.ab.ca/services/Pages/age.aspx#:~:text=Seniors%20Only%20housing%20is%20allowed,older%20than%2055%20as%20well.>

Sewage and Water System Details: municipal services are available and within the area.

STAFF RECOMMENDATIONS:

That the application be approved, subject to the following conditions:

- (12) Registration of the subdivision by means suitable to the Registrar of the Land Titles Office, [Section 81 and 89 of the Land Titles Act];
- (13) All outstanding taxes to be paid to the municipality, [Section 654 (1)(d) of the Municipal Government Act];
- (14) Satisfactory arrangement to be made with the municipality for the provision of services, at the cost of the developer, [Section 655 of the Municipal Government Act].
- (15) Concurrent registration of utility easements and rights-of-way as required by relevant authorities [Section 654(1)(a) of the Municipal Government Act].

Discussion items:

- Area Structure Plan
 - Bylaw 02.16
 - Minimum lot sizes
- Resident concerns
 - The homes were to be single detached homes
 - The homes were to be for seniors over 55

Municipal Planning Commission would like clarification on the Area Structure Plan and Bylaw 02.16 before making a recommendation.

5.0 OTHER DISCUSSION ITEMS

- 5.1 Chickens in the Land Use Bylaw and where they are allowed

4.0 PALLISER REGIONAL MUNICIPAL SERVICES**4.1 File No. 80/161**

D. Diano presented an update to File No. 80/161.

An amendment to the Area Structure Plan for the former St Anthony's Site (Riverside Estates) has been proposed.

First Reading of Bylaw 08.21 presented at council on Monday, April 19 2021. Public Hearing planned for Monday, May 3 2021. Discussion will be brought back to MPC for Thursday, 6 May 2021.

5.0 OTHER DISCUSSION ITEMS*Prior to the Call to Order*

Chairman T. Zariski wanted to express the gratitude of the Municipal Planning Commission members to Scott Kuntz for his commitment, dedication and outstanding work over many years as a member of the board. Scott is an excellent volunteer who asked many questions and added insight on many developments during his terms on the board.

5.1 In Camera

Motion: A. Erickson to go In Camera at 12:40pm

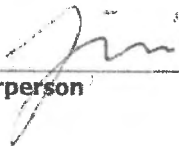
Second: S. Gallagher – Carried

Motion: T. Lacher to go out In Camera – 1:30pm

Second: A. Erickson

6.0 NEXT MEETING DATE – May 6, 2021**7.0 Adjournment – Meeting adjourned** by T. Lacher at 1:30 pm.

Second by A. Erickson - Carried



Chairperson

Development Officer**Attachments:**

- Agenda
- Summary of development permits

**Municipal Planning Commission
MINUTES
Meeting of Thursday April 22, 2021**

Present: Darryl Drohomerski, CAO/Development Officer
Antonia Knight, Development Officer in Training
Linda Taylor, Recording Secretary
Tom Zariski, Chair - Councillor/Member - online
Tony Lacher, Councillor/Member - online
Shelley Rymal, Member - online
Stacey Gallagher, Member - online
Art Erickson, member - online
Darwin Durnie - Chief Resiliency & Flood Mitigation Officer - online
Albert Frootman - Senior Advisor, Resiliency and Flood Mitigation Office - online
Devin Diano, Palliser Regional Municipal Services Representative – Planner- online

Absent: Andrew Luger, Member - Regrets
Scott Kuntz – Regrets

Attendee(s): Michelle Tetreault – Drumheller Resiliency and Flood Mitigation Office
Hazel Jocson - Drumheller Resiliency and Flood Mitigation Office

1.0 CALL TO ORDER – 12:03 pm

T. Zariski presented the Agenda for the April 22, 2021 meeting.

1.1 Agenda – Additions, Deletions or Amendments

Addition – Palliser Regional Municipal Services File 80/161 update

Deletion - none

Amendment –Development Permit T00039-21D to be presented first, T00038-21D to follow.

1.2 Acceptance of Agenda

Motion: - T. Lacher moved to accept the agenda for the April 22, 2021 meeting

Second: – S. Rymal - Carried

2.0 MINUTES FROM PREVIOUS MEETINGS

2.1 March 25, 2021

Motion: A. Erickson moved to accept the minutes of March 25, 2021

Second: – S. Rymal - Carried

2.2 Summary of Development Permits

Motion: S. Gallagher moved to accept the Summary of Development Permits for information only

Second: – S. Rymal - Carried

3.0 DEVELOPMENT PERMITS

3.2 T00039-21D – Vending Unit – Beadles Beads

D. Drohomerski presented Development Permit T00039-21D submitted by Applicant for Vending Unit – Artist Studio - located on HWY 10 East at the Hoodoos Parking Lot on Plan 0012223; Block 1. Zoning is RDD - Rural Development District.

D. Drohomerski advised the applicant is proposing a permanent vendor unit at the Hoodoos Parking Lot for gemstone, beads and supply business along with the items for Do It Yourself crafts. Proposed hours of operation are Thursday to Monday 11am-6:00pm. The business applicant has 40 plus years of experience in owning and operating a business. D. Drohomerski advised the development will compliment the other vendors at the Hoodoos Parking Lot.

D. Drohomerski stated that a cube van will be used temporarily until a sea-can can be painted and brought into location.

Municipal Planning Commission discussed the application. Discussion on the possible future development of a Plaza at the Hoodoos Parking Lot as outlined in the vision of the Municipal Development Plan. It was noted that the application states the proposed commencement date of Sea Can placement as July 1, 2021.

The following condition was requested to be added in the Request for Decision;

1. *Should the request for use of a cube van exceed July 1, 2021, an amendment to the development permit will be required.*

Motion: S. Rymal moved to approve Development Permit T00039-21D submitted by Applicant for vending unit – Artist Studio - located on HWY 10 East at the Hoodoos Parking Lot on Plan 0012223; Block 1 subject to the following conditions;

1. Business License and all other required permits and licenses must be clearly visible at the Unit at all times.
2. Town of Drumheller business license is required.
3. Vendor shall carry on Business daily within the hours approved.
4. Vendor shall operate their business within the permitted area approved by the Development Authority.
5. Vendor shall not impede traffic and/or pedestrians, endanger public safety or cause and unwelcome disturbance.
6. Vendor shall conform to Town of Drumheller Land Use Bylaw 16.20.
7. Vendor shall conform to the Town of Drumheller Community Standards Bylaw 06.19.
8. Advertising or signage for a Vendor is limited to the space available on the Mobile Vending Unit at the location(s) as indicated on the approved Mobile Vendor Permit. One (1) A-Board Sign that complies with the requirements in the Town of Drumheller Land Use Bylaw 16.20 will be allowable at the discretion of the Municipal Planning Commission. Any other signage will require an additional Development permit.

9. Vendor shall provide garbage and recycling receptacles at the Vending Unit. Each night the garbage and receptacles are to be emptied and the site around the Unit is to be cleaned up.
10. Vendor shall not discard water from the daily activities, on the Unit site; it shall be discarded in the appropriate manner.
11. The Development Authority may suspend or revoke a permit issued under the Land Use Bylaw 16-20 should the holder of the permit, employee, agent or representative fail to comply with the provisions of the Bylaw.
12. A lease agreement with the Town of Drumheller to be completed.
13. Should the request for use of a cube van exceed July 1, 2021, an amendment to the development permit will be required.

Second: A. Erickson -- Carried.

3.1 T00038-21D – Mobile Vending Unit – Dino Donuts

D. Drohomerski presented Development Permit T00038-21D submitted by Applicant for a mobile vending unit for multiple sites, Drumheller. Zoning is varied.

D. Drohomerski advised all Mobile Vendor Permits are required to go through the Municipal Planning Commission. Locations requested are Rotary Park, Suspension Bridge, Newcastle Beach and the Hoodoo Parking Lot. However, no Mobile Vendor parking areas are open at the Hoodoo Parking Lot, the three spots have been filled by sea-cans. The applicant would like to leave the trailer at the Rotary Splash Park overnight and noted this has been done in the past in order to reduce congestion and maintain integrity of the area.

Municipal Planning Commission discussed the application.

The following condition was requested to be added in the Request for Decision;

1. *The Mobile Vending Unit must be moved at least once per 7-day cycle.*

An amendment was requested by the Municipal Planning Commission for the Hoodoos Parking Lot as not approved as a mobile vending location as three permanent vendors are already in place.

Motion: T. Lacher moved to approve presented Development Permit T00038-21D submitted by Applicant for a mobile vending unit for multiple sites, Drumheller subject to the following conditions;

1. Vendor shall provide the Development Authority with a current Alberta Health Services Food Handling Permit.
2. Town of Drumheller business license is required.
3. Proof of Insurance (minimum of \$2 million) naming the Town of Drumheller additionally insured to be provided to the Development Authority.
4. A Mobile Vendor Permit/ Business License and all other required permits and licenses must be clearly visible at the Mobile Vending Unit at all times.
5. Vendor shall carry on Business daily within the hours approved on the Mobile Vending Permit.
6. Vendor shall operate their business within the permitted area(s) approved by the Development Authority, as indicated on the approved Mobile Vendor Permit.
7. Vendor shall not impede traffic and/or pedestrians, endanger public safety or cause and unwelcome disturbance.
8. Vendor shall conform to the Town of Drumheller Community Standards Bylaw 06.19.
9. Vendor shall conform to the Town of Drumheller Mobile Vendor Bylaw 01.18.
10. Advertising or signage for a Vendor is limited to the space available on the Mobile Vending Unit at the location(s) as indicated on the approved Mobile Vendor Permit. One (1) A-Board Sign that complies with the requirements in the Town of Drumheller Land Use Bylaw 16.20 will be allowable at the discretion of the Municipal Planning Commission. Any other signage will require an additional Development permit.

11. Vendor shall provide garbage and recycling receptacles at the Mobile Vending Unit. Each night the garbage and receptacles are to be emptied and the site around the Unit is to be cleaned up.
12. Vendor shall not discard water from the daily activities, on the Unit site; it shall be discarded in the appropriate manner.
13. The Development Authority may suspend or revoke a permit issued under the Mobile Vendor Bylaw 01.18 should the holder of the permit, employee, agent or representative fail to comply with the provisions of the Bylaw.
14. This permit expires on December 31, 2021.
15. The Mobile Vending Unit must be moved at least once per 7-day cycle.

Second: S. Rymal - Carried



**DRUMHELLER
VALLEY**

6.0 NEXT MEETING DATE – April 8, 2021

7.0 Adjournment – Meeting adjourned by A. Erickson at 2:00 pm.
Second by A.Luger - Carried



Chairperson



Development Officer

Attachments:

- Agenda
- Summary of development permits

**TOWN OF DRUMHELLER
BYLAW NUMBER 09.21**

A BYLAW OF THE TOWN OF DRUMHELLER TO REGULATE AND CONTROL THE SALE
AND SETTING OFF OF FIREWORKS WITHIN THE MUNICIPALITY OF DRUMHELLER IN
THE PROVINCE OF ALBERTA.

WHEREAS pursuant to section 7 of the *Municipal Government Act*, R.S.A. 2000, c. M-26 as amended, a council may pass bylaws for municipal purposes respecting the safety, health and welfare of people and the protection of people and property;

AND WHEREAS pursuant to section 8 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended, a council may, in a bylaw, regulate or prohibit and provide for a system of licenses, permits or approvals;

AND WHEREAS Council for the Town of Drumheller recognizes that fireworks are explosive devices which are classified as dangerous goods under the *National Fire Code – 2019 Alberta Edition* and present a risk to the safety, health, and welfare of persons and the safety of property within the geographic limits of the Town of Drumheller, particularly when sold, possessed, and used by persons not properly trained and certified;

NOW THEREFORE, the Council for the Town of Drumheller, duly assembled, hereby enacts as follows:

SECTION 1. NAME OF BYLAW

- 1.1 This bylaw may be cited as the “Fireworks Bylaw”.

SECTION 2. PURPOSE

- 2.1 The Town wishes to enact a bylaw for the purpose of providing for the sale, possession, storage and discharge of Fireworks in compliance with:
- i. Any applicable municipal bylaws, policies, procedures and guidelines;
 - ii. The *National Fire Code – 2019 Alberta Edition*, as amended;
 - iii. The *Safety Codes Act*, RSA 2000, C S-1, as amended; and
 - iv. The *Explosives Act* and *Explosives Regulations*.

SECTION 3. DEFINITIONS

- 3.1 “CAO” shall mean the Chief Administrative Officer for the Town of Drumheller or their designate.
- 3.2 “Consumer Fireworks” means fireworks which are designed for recreational use and are classified as low-hazard fireworks within the *Explosives Act*;
- 3.3 “Discharge” means to fire, ignite, explode or set-off or cause to be fired, ignited, exploded or set-off;
- 3.4 “Display Fireworks” means fireworks that are designed for professional use and are classified as such high-hazard within the *Explosives Act*;

- 3.5 “*Explosives Act*” means the *Explosives Act*, R.S.C., 1985, c E-17 and the regulations enacted thereunder, as amended or repealed and replaced from time to time;
- 3.6 “Explosives Regulations” means the *Explosives Regulations, 2013*, SOR/2013-211
- 3.7 “Fire Ban/Advisory” means a prohibition/restriction on all burning, including the Discharge of all Fireworks, issued by the Town;
- 3.8 “Firecracker” has the same meaning as in the *National Fire Code 2019 – Alberta Edition*;
- 3.9 “Fireworks” means Consumer Fireworks, Display Fireworks, Special Effect Pyrotechnic, or Firecrackers;
- 3.10 “Fireworks Inspector” means the Town of Drumheller Fire Chief or designate, the Chief Administrative Officer, any peace officer, municipal enforcement officer or a person designated and authorized in writing by the CAO to administer and enforce the requirements of this Bylaw;
- 3.11 “Fireworks Permit” means any one or more of the two (2) documents issued by the Fireworks Inspector which constitutes written permission for purposes of the *National Fire Code – 2019 Alberta Edition*:
- i. Display Fireworks (high-hazard) permit, the National Fire Code 2019 – Alberta Edition which requires conformance with the Natural Resources Canada 2010 “Display Fireworks Manual”, as may be amended; or
 - ii. Fireworks Vendor permit;
- 3.12 “Fireworks Supervisor” also known as “Display Supervisor” means a person who holds a fireworks operator certificate issued under the *Explosives Act*;
- 3.13 “Prohibited Fireworks” includes Firecrackers and the items included on the most recent list of prohibited fireworks as published from time to time under the *Explosives Act*;
- 3.14 “Pyrotechnician” means an individual who is certified and authorized to purchase and supervise the display of Special Effect Pyrotechnics Fireworks under the *Explosives Act*;
- 3.15 “Safety Codes Act” means the *Safety Codes Act*, R.S.A. 2000, c. S-1, as amended; and
- 3.16 “Special Effect Pyrotechnics” shall mean those Fireworks listed as Class F.3 in Part 17 of the *Explosives Regulations*;
- 3.17 “Violation Ticket” shall mean a ticket issued pursuant to the *Provincial Offences Procedure Act*, RSA 2000, C. P-34, as amended and any regulations thereunder.

SECTION 4. RESTRICTIONS & REQUIREMENTS FOR THE SELLING OF FIREWORKS

- 4.1 No person shall sell, display or possess any Prohibited Fireworks.
- 4.2 No person shall knowingly sell any Fireworks to a person who is under the age of 18 years.

- 4.3 No person shall display, offer for sale or sell Fireworks without a valid Fireworks Vendor Permit
- 4.4 All requirements for Fireworks sales found in the *National Fire Code – 2019 Alberta Edition*, *Explosives Act*, and *Explosives Regulations* are deemed to constitute terms and conditions of any Firework Vendor Permit.
- 4.5 Any Vendor applying for a Firework Vendor Permit must provide, to the satisfaction of the Fireworks Inspector;
- i. a completed Firework Vendor Permit application form;
 - ii. if the applicant is not the owner of the building you must provide written confirmation from the property owner/lessee/agent of building, if applicable;
 - iii. the application fee, as set out in Schedule “A” attached hereto and forming part of this Bylaw;
 - iv. must display visible signage at all entrances, stating that fireworks are on the premises
 - v. any additional information required by the Fireworks Inspector.
- 4.6 Upon receipt of a completed application for a Fireworks permit the Fire Inspector may, in his discretion:
- i. issue a Fireworks Permit with or without conditions; or
 - ii. refuse to issue a Fireworks Permit
- 4.7 The Fire Inspector may suspend or revoke a Fireworks Permit if, in the opinion of the Fire Inspector acting reasonably:
- i. the holder of the Fireworks Permit has contravened this Bylaw, the *National Fire Code – 2019 Alberta Edition*, any applicable legislation or the terms and conditions of the Fireworks Permit; or
 - ii. the suspension or revocation of the Fireworks Permit is necessary or desirable for the protection of persons or Property.
- 4.8 The Fire Inspector may, at any reasonable hour of the day, and with reasonable notice to the permit-holder, conduct an inspection of:
- i. a fireworks storage site;
 - ii. a fireworks sales or distribution site;
 - iii. the area surrounding any of the above sites;
 - iv. fireworks sales and records;
 - v. any documents related to a permit or a permit application; or
 - vi. any one or more of the above.
- 4.9 The Fire Inspector shall discuss safety and safety training options with the vendor at the time of initial premise inspection and shall follow up within a reasonable time to determine if safety training has been engaged and that safe practices are being followed on the premise.

SECTION 5. POSSESSION, HANDLING AND DISCHARGE OF CONSUMER FIREWORKS

- 5.1 No person shall; have in that person's possession give away, distribute, discharge, fire, use, or set off any Prohibited Fireworks.
- 5.2 Property damage or injury as a result of the firing or setting off of Fireworks shall be the responsibility of the Person setting off the Fireworks.
- 5.3 Any person who purchases, possesses, handles, discharges or sets off Fireworks must comply with all requirements for the use of Fireworks found in the *National Fire Code – 2019 Alberta Edition, Explosives Act, and Explosives Regulations*.
- 5.4 No Person shall store, handle or set off Fireworks in an unsafe manner or in a manner that creates a nuisance, taking into account the noise, danger of fire and explosion, risk of death, injury and damage to Persons and property inherent in the storage, handling or use of Fireworks
- 5.5 No person under the age of 18 years shall purchase, possess, handle, discharge, fire or set off Fireworks.
- 5.6 The Fireworks Inspector may require a person to cease the discharging, firing or setting off of fireworks when considered necessary to do so for reason of safety
- 5.7 Consumer Fireworks shall only be permitted to be set off on privately-owned property
- 5.8 Any person who purchases, possesses, handles, discharges or sets off Fireworks to whom a Display Fireworks Permit is issued shall:
 - i. ensure that no fire or other damage occurs as a result of Fireworks or Fireworks debris;
 - ii. in the event that a fire occurs, extinguish the fire immediately or contact the Fire Department without delay;
 - iii. ensure that no Fireworks debris or other waste is left behind after the Fireworks are discharged
- 5.9 No Person shall discharge, fire or set off Fireworks
 - i. on or into any highway, street, lane, park or any other public place within the Town unless authorized to do so by way of a Special Events Permit.
 - ii. Within 10 metres of any building, tent, trailer, canvas shelter or motor vehicle
 - iii. Within 200 meters of any place where explosives or flammable liquids or combustible liquids or substances are manufacture or stored,
 - iv. When the wind velocity exceeds 45 km/h or when, in the opinion of the municipal fire department, weather conditions create an undue fire hazard, or
 - v. **Where a municipal or provincial fire ban or fire advisory is in effect**
 - vi. Within 250m of
 - a. A correctional institution as defined in the Alberta Corrections Act,
 - b. A nursing home within the meaning of the Alberta Nursing Homes Act,
 - c. a hospital as defined in the Alberta Hospitals Act,
 - d. an educational institutionunless deemed acceptable to a Fire Inspector.

SECTION 6. POSSESSION, HANDLING AND DISCHARGE OF DISPLAY FIREWORKS

- 6.1 No Person shall discharge or set off Display Fireworks without a valid Display Fireworks Permit
- 6.2 An application for a Display Fireworks Permit must be submitted in the form prescribed by the Municipality a minimum of 5 business days prior to the Event, and be accompanied by the application fee set out in Schedule "A"
- 6.3 **Every Person applying for a Display Fireworks Permit must provide, to the satisfaction of the Fireworks Inspector:**
 - i. **a valid fireworks operator certificate display supervisor qualification;**
 - ii. a completed Fireworks Permit application form;
 - iii. written confirmation that the property owner/lessee/agent of the land where the event will occur consents to the discharge of Fireworks on the land, if applicable;
 - iv. the application fee, as set out in Schedule "A" attached hereto and forming part of this Bylaw;
 - v. Proof of insurance in the minimum amount of \$2,000,000.00 naming the Town of Drumheller as an additional insured
 - vi. any additional information required by the Fireworks Inspector.
- 6.4 Upon receipt of a completed application for a Display Fireworks Permit the Fire Inspector may, in his discretion:
 - i. issue a Display Fireworks Permit with or without conditions; or
 - ii. refuse to issue a Display Fireworks Permit
- 6.5 The Fireworks Inspector may suspend or revoke a Display Fireworks Permit if, in the opinion of the Fireworks Inspector acting reasonably:
 - iii. the holder of the Display Fireworks Permit has contravened the requirements as set out in the *National Fire Code – 2019 Alberta Edition*, *Explosives Act*, and *Explosives Regulations*, or the terms and conditions of this Bylaw or the Display Fireworks Permit; or
 - iv. the suspension or revocation of the Display Fireworks Permit is necessary or desirable for the protection of persons or Property.
- 6.6 The person to whom a Display Fireworks Permit is issued shall:
 - i. ensure that no fire or other damage occurs as a result of Fireworks or Fireworks debris;
 - ii. in the event that a fire occurs, extinguish the fire immediately or contact the Fire Department without delay;
 - iii. ensure that no Fireworks debris or other waste is left behind after the Fireworks are discharged; and
 - iv. ensure that:
 - a. where Display Fireworks are to be discharged, all requirements of the most recent version of the Display Fireworks Manual published by Natural Resources Canada, are complied with;

- b. where Special Effect Pyrotechnics are to be discharged, all requirements of the most recent version of the Special Effect Pyrotechnics Manual, published by Natural Resources Canada, are complied with; and
- c. all *National Fire Code – 2019 Alberta Edition* and Display Fireworks Permit requirements are complied with.

SECTION 7. ENFORCEMENT

- 7.1 A person who contravenes or fails to comply with a provision of this bylaw is guilty of an offence.
- 7.2 Any person who interferes with or obstructs a Fireworks Inspector in the execution of their duties under this bylaw is guilty of an offence
- 7.3 Where a Municipal Enforcement Officer has reasonable grounds to believe that a person has violated any provision of this bylaw, that Municipal Enforcement Officer may serve that person with a Violation Ticket.
- 7.4 A Violation Ticket shall be served upon the person named therein in accordance with the provisions of the *Provincial Offences Procedure Act*.
- 7.5 When a Municipal Enforcement Officer has reasonable grounds to believe that a person has violated any provision of this bylaw, that Municipal Enforcement Officer may serve that person with a Violation Tag by personal service or by registered mail.
- 7.6 A Violation Tag issued pursuant to this bylaw, shall specify the penalty in lieu of prosecution payable in respect of the contravention of this bylaw as set out in Schedule "B" to this bylaw for penalties in lieu of prosecution.
- 7.7 A person who has been issued a Violation Tag pursuant to this bylaw and has paid the penalty to the Town by the date specified on that Violation Tag, shall not be liable to prosecution for the subject of contravention.
- 7.8 Nothing in this bylaw shall prevent a Municipal Environment Officer from issuing a Violation Ticket for the mandatory Court appearance of any person who contravenes any provision of this bylaw, or from laying an information.

SECTION 8. PENALTIES

- 8.1 A person who is convicted of an offence pursuant to this bylaw is liable upon summary conviction to a penalty in an amount not less than the amount specified in Schedule "B" of this bylaw, or if not prescribed in Schedule "B", not more than \$10,000.00, and any other penalties as may be prescribed in default of payment in relation to proceedings taken under Part 2 or Part 3 of the *Provincial Offences Procedure Act*.

SECTION 9. SEVERABILITY

- 9.1 Each provision of this bylaw is independent of all other provisions. If any provision of the bylaw is declared invalid for any reason by a Court of competent jurisdiction, all other provisions of this bylaw shall remain valid and enforceable.

SECTION 10. COMMENCEMENT

This Bylaw shall become effective on the date of the final passing thereof.

READ A FIRST TIME ON THE 3rd DAY OF MAY, 2021

READ A SECOND TIME ON THE ____ DAY OF ____, 2021

READ A THIRD AND FINAL TIME ON THE ____ DAY OF ____, 2021

MAYOR

CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A"
Bylaw Number 09.21
FIREWORKS BYLAW
PERMIT FEES

Permit Type	Fee
Permit for the sale of fireworks (up to 1 year)	\$100
Permit for Display Fireworks (per event)	\$50

**SCHEDULE “B”
Bylaw Number 09.21
FIREWORKS BYLAW
SPECIFIED PENALTIES**

Section	Description of Offence	First Offence	Second Offence	Third and Subsequent Offences
4.1	Sell, display or possess Prohibited Fireworks	\$250	\$500	\$750
4.3	Display, offer for sale or sell, without a valid Fireworks Vendor Permit	\$250	\$500	\$750
4.5 iv	Failure to display proper signage	\$250	\$500	\$750
4.6	Failure to comply with a Fireworks Vendor Permit	\$500	\$2,000	\$5,000
5.1	Purchase, possess, handle, discharge or set off Prohibited Fireworks	\$250	\$500	\$750
5.3	Store, handle or discharge fireworks in an unsafe manner or manner that creates a nuisance	\$250	\$500	\$750
5.7 i	Discharge of fireworks on or into a highway, street, lane, park or any other public place without approval	\$500	\$1,000	\$5,000
6.1	Discharge or set off Display Fireworks without a valid Display Fireworks Permit	\$500	\$1,000	\$5,000
7.2	Interfere with or obstruct a Fireworks Inspector in the execution of their duties under this bylaw	\$500	\$1,000	\$5,000

REQUEST FOR DECISION

TITLE:	Drumheller Downtown Area Revitalization Plan
DATE:	May 28, 2021
PRESENTED BY:	Darryl Drohomerski C.E.T, CAO
ATTACHMENT:	Bylaw 10.21 + Schedule A

SUMMARY:

The Downtown Area Revitalization Plan (DARP) project was initiated in December of 2019. An initial background assessment was conducted in the Spring of 2020 including a preliminary market analysis.

The Town convened a DARP Committee made up of members of the public, downtown business owners and Chamber of Commerce that met multiple times with O2 Design + Planning as well as Town Administration throughout 2020 and were instrumental in the planning and guidance of the project.

Online public engagement was run through August and September of 2020 and again in February of 2021 to establish implementation strategies for the DARP actions and the creation of the Town of Drumheller Area Revitalization Plan.

The Downtown Area Revitalization Plan is a long-term planning document. It promotes a vision for the area and puts in place policies and guidelines that work toward achieving that vision over time.

RECOMMENDATION:

It is the recommendation of Administration that Council give first reading to the Town of Drumheller Downtown Revitalization Plan Bylaw 10.21.

DISCUSSION:

The Town of Drumheller Downtown Area Revitalization Plan (DARP) is a statutory area redevelopment plan enabled in Part 17 of the Municipal Government Act. Area Redevelopment Plans are used to designate an area of land for the purpose of improving land, buildings, or other infrastructure in the area.

The DARP fits within a hierarchy of Town plans and policies and is directed by the Municipal Development Plan, which outlines a vision for Drumheller from a planning and development perspective and provides direction for how and where the town should grow.

The DARP is to be used in conjunction with the Land Use Bylaw, which establishes rules and regulations for land development as well as the process of making decisions for development permit applications within the Town. This Plan replaces the 1991 Downtown Area Plan.

FINANCIAL IMPACT:

There is no financial impact of the Bylaw 10.21. Outcomes from the action plan will require funding and will be dealt with through future capital budgets.

STRATEGIC POLICY ALIGNMENT:

In alignment with Council's Strategic priority of DARP and economic development priorities.

COMMUNICATION STRATEGY:

The DARP Bylaw will be posted on our website and links to it through our social media platforms. A public hearing will be scheduled 4 weeks from first reading.

MOTION:

That Council give first reading to Town of Drumheller Downtown Area Revitalization Plan Bylaw 10.21 and set a public hearing for June 28, 2021

SECONDED:

Prepared By:

Denise Lines

Denise Lines
Senior Administrative Assistant

Approved By:



Darryl Drohomerski, C.E.T
Chief Administrative Officer

**TOWN OF DRUMHELLER
BYLAW NUMBER 10.21**

Repealed Bylaw 6-91

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

WHEREAS pursuant to the provision of Section 634 of the ***Municipal Government Act***, R.S.A. 2000, Chapter M-26, the Council of the Town of Drumheller may, by Bylaw, adopt an area redevelopment plan.

AND WHEREAS a Public Hearing was held on _____, 2021, as required by Section 230 of the Municipal Government Act.

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

1. This Bylaw may be cited as "Town of Drumheller Downtown Area Revitalization Plan"
2. Council adopts the Town of Drumheller Downtown Area Revitalization Plan for those lands contained within the Plan Area, its text and accompanying schedules as set out in Schedule A, attached to and forming part of this bylaw
3. Upon third reading of Bylaw 10.21, Bylaw 6-91 and all amendments are hereby repealed.
4. This Bylaw takes effect on the date of the third and final reading.

READ A FIRST TIME THIS ____ DAY OF _____, 2021.

READ A SECOND TIME THIS ____ DAY OF _____, 2021.

READ A THIRD TIME AND PASSED THIS ____ DAY OF _____, 2021.

MAYOR

CHIEF ADMINISTRATIVE OFFICER



DRUMHELLER

DOWNTOWN AREA REVITALIZATION PLAN

May 2021 | **DRAFT 1 - Schedule A**

Town of Drumheller
224 Centre Street
Drumheller AB T0J 04Y

Drumheller Downtown Area Revitalization Plan

2021-05-26_v1

Contents

1	Introduction	1	5	Actions	63
1.1	Plan Structure	3	5.1	The Action Library	64
1.2	Plan Authority	3	5.2	Upgrades	65
1.3	Plan Area	4	5.3	Incentives	69
1.4	Plan Development	6	5.4	Activities	73
1.5	The Case for Revitalization	7	5.5	Supports	76
2	Vision	9	6	Plan Implementation	79
2.1	A New Vision for Downtown	10	6.1	Priority Places	80
2.2	Five Pillars	12	6.2	Action Prioritization	81
2.3	Spatial Concept	14	6.3	Assessing Future Opportunities	84
3	Policies	27	6.4	Plan Amendment	86
3.1	Mobility Policies	28	6.5	Additional Administrative Actions	86
3.2	Public Space Policies	36	6.6	Plan Monitoring	87
3.3	Land Use Policies	40			
4	Places	49			
4.1	Centennial Park	51			
4.2	Rotary Park	52			
4.3	Centre Street North Plaza	53			
4.4	Coal Miner's Memorial Park	54			
4.5	Third Avenue & Promenade Intersection	55			
4.6	Spur Line Trail Connection	56			
4.7	Highway at 3rd Avenue (Munchie Park)	57			
4.8	Triangle Plaza	59			
4.9	New Road Connection	60			
4.10	Fifth Street Gateway	61			



1 Introduction

Downtown Drumheller sits inside a small arc of the Red Deer River, nestled deep between the valley walls of Alberta's badlands. Over the last century, it has been shaped by rise and fall – the rise and fall of flood waters, of the coal industry, and of the settlement that followed.

Just as millions of years are documented on the cliff faces that loom above the town, so the history of the downtown is inscribed in its streets and buildings. There have been good times and bad times. Rail times and highway times. World-changing discoveries. Ideas that lasted, and ideas that did not.

Many Drumheller residents have called the valley home for decades. They remember a time when the downtown was the core of the community. Today, they mostly see potential. Potential for the downtown to reclaim its role as a civic heart, to be an amazing place to live, to be a thriving business hub, to reconnect to the badlands landscape, and to become an unmissable destination.

Downtowns are as important as ever – not just as great neighbourhoods, but also as signals of the social and economic health of the entire region. Fortunately, this plan is built upon significant momentum toward revitalizing downtown Drumheller. Successful new enterprises have arrived and joined the ranks of well-established local businesses.

Flood mitigation investment is reducing risk, increasing resiliency, and leveraging new opportunities for connectivity in downtown and across the valley. The nearby Royal Tyrrell Museum continues to carry its reputation as an international destination. Most importantly, the citizens and their local government have a driving passion to help their downtown live up to its unmistakable potential.

This revitalization plan offers policies and actions that work together to achieve coordinated change for the downtown area. It is a roadmap that will help the community navigate the next 15 years of evolution – and ensure the next chapter in the story of downtown Drumheller is one of growth and discovery.

The plan itself is only a small component of revitalization. Its vision needs to invite collaborators and stakeholders to gather around a core idea – ***that a vital and thriving downtown benefits the entire Drumheller Valley.***

1.1 Plan Structure

The Downtown Area Revitalization Plan aims to harness existing momentum and revitalization efforts into a coordinated strategy toward a thriving and self-sustaining place.

Chapter 1 outlines the plan's purpose and authority. It locates the plan both in space and in the decision-making hierarchy.

Chapter 2 sets out a new vision, focused through five key pillars of change and offers a concept that makes this vision tangible

Chapter 3, supports the vision and concept through policy in four categories: land use, mobility, open space, and built form.

Chapter 4, identifies and provides direction for key places within downtown.

Chapter 5 provides a library of strategic actions and initiatives, inspired and vetted by the community, that can be deployed to fulfill a range of opportunities

Chapter 6 closes the plan by providing more detailed direction for implementation.

1.2 Plan Authority

The Downtown Area Revitalization Plan (DARP) is a statutory area redevelopment plan enabled in Part 17 of the Municipal Government Act. This means that the policies of the DARP3 are legally enforceable under the Act. Area Redevelopment Plans are used to designate an area of land for the purpose of improving land, buildings, or other infrastructure in the area. Though the policies are enforceable, the plan does not bind the municipality to proposed investments. Any capital projects in the DARP must be passed through regular budgetary approvals process.

The DARP fits within a hierarchy of Town plans and policies and is directed by the Municipal Development Plan, which outlines a vision for Drumheller from a planning and development perspective and provides direction for how and where the town should grow. The DARP is to be used in conjunction with the Land Use Bylaw, which establishes rules and regulations for land development as well as the process of making decisions for development permit applications within the Town.

This Plan replaces the 1991 Downtown Area Plan.

1.2.1 Limitations of the Plan

The Downtown Area Revitalization Plan is a long-term planning document. As such, it promotes a vision for the area and puts in place policies and guidelines that work toward achieving that vision over time. The policies and guidelines in the plan are not to be interpreted as an approval for a use on a specific site as the policies do not address the specific situation or condition of each site within the plan area. Specific site conditions and constraint must be assessed on a case-by-case basis as part of an application for subdivision, land use, or development permit approval.

1.2.2 Policy Interpretation

The policies in this plan provide the framework and requirements for all new development and built improvements to downtown. These serve as the key statutory component of the Downtown Area Revitalization Plan.

The following key terms outline how the DARP's policies should be interpreted and implemented.

Shall/Will/Must - Where “shall”, “will”, or “must” is used in a policy, the policy is considered mandatory. Exceptions may be allowed when a policy includes quantities or numerical standards. The quantities or standards may be deviated from, as determined by Council, provided that the deviation is necessary to

address unique circumstances that will otherwise render compliance impractical or impossible, and the intent of the policy is still achieved.

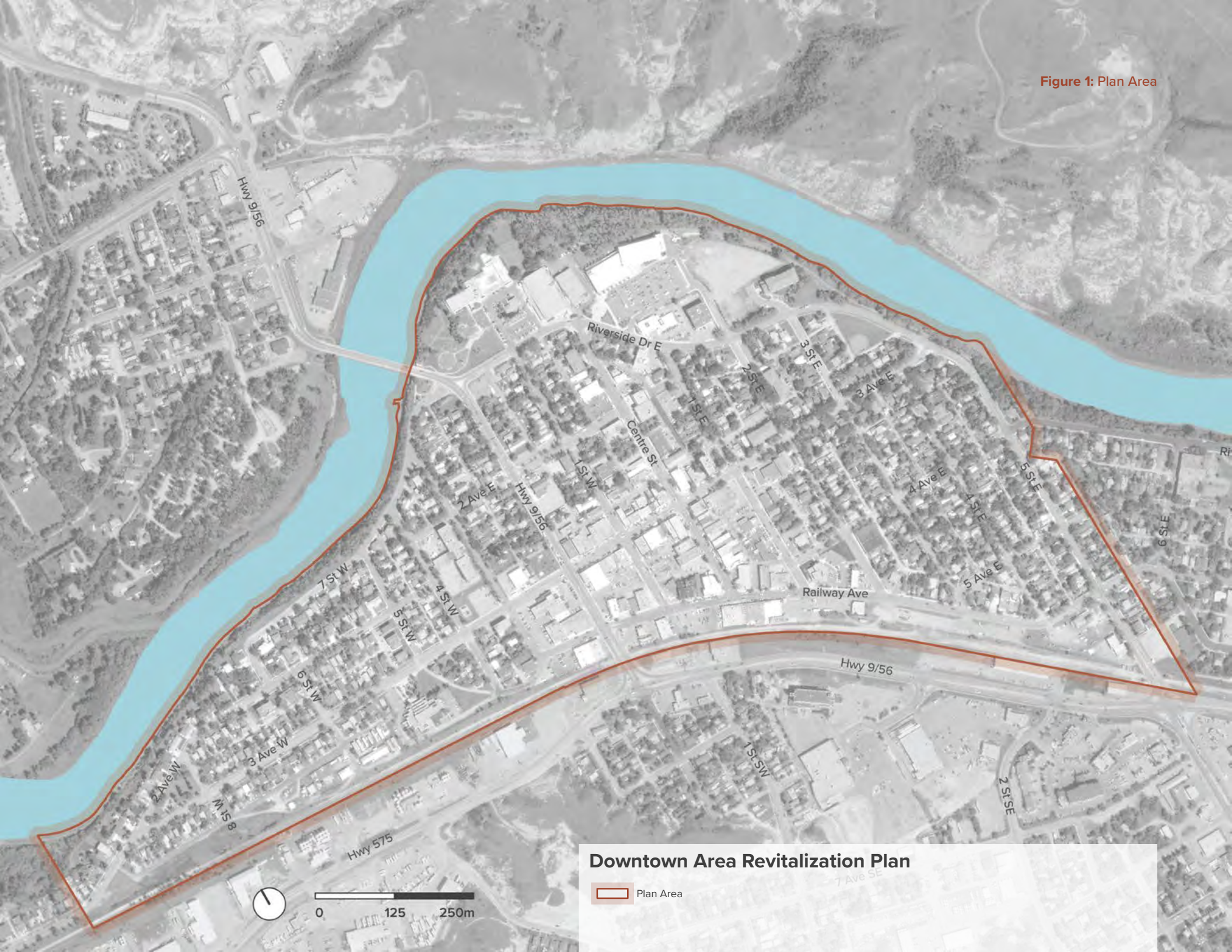
Should - Where “should” is used in a policy, the policy is not mandatory, but still relates to a strongly preferred course of action.

May – Where ‘may’ is used in a policy, the policy is not mandatory and is up to the discretion of the Town.

1.3 Plan Area

The plan area for the Downtown Area Revitalization Plan is shown in Figure 1. It is bounded to the east by the properties that flank 5th Street E, to the north by the Red Deer River, and to the south by the former CN rail corridor. To the west, the plan area closes where the river bends down to meet the rail corridor.

Figure 1: Plan Area



Downtown Area Revitalization Plan

 Plan Area

1.4 Plan Development

The Downtown Area Revitalization Plan (DARP) project was initiated in December 2019. An initial background assessment was conducted in the Spring of 2020, including a preliminary market analysis (Appendix A). This background assessment provided a critical baseline of information and helped to identify preliminary opportunities. At this time, the Town convened a DARP Advisory Committee and solicited applications for membership from the public. The Advisory Committee was appointed in March 2020. The DARP Advisory Committee consists of:

- the Mayor
- members of Town Administration and the Resiliency and Flood Mitigation Office
- members of the Chamber of Commerce
- downtown business owners
- local residents

The Advisory Committee met virtually for the first time on July 11, 2020 and a total of seven times throughout the development of the plan. The Committee was instrumental in testing the plan concepts and providing ongoing inspiration and guidance for the project.

The next phase of the project involved the development of the five pillars of the plan and initial concepts for open space, land use, and mobility. These pillars and initial concepts were confirmed with the

Advisory Committee, and informed policies within Drumheller's Municipal Development Plan and Land Use Bylaw, which were developed in parallel. Due to social gathering restrictions caused by the COVID-19 pandemic, Phase 1 Public Engagement was run online through August and September of 2020. This engagement affirmed the five pillars with the public and provided a forum to capture what Drumhellerites want to see for the future of their downtown.

Following Phase 1 Public Engagement, the project team generated a library of actions for downtown revitalization. These were vetted by the Advisory Committee and provided to the public for assessment and input via the project website in February 2021. This Phase 2 Engagement saw broad uptake, with over 325 survey respondents. Throughout March, the team workshopped the actions with the Advisory Committee to further prioritize them and establish an implementation strategy for the DARP actions.

The first draft of the Plan was received by Council for first reading on May 31, 2021. The public hearing was held on June 28, 2021. Following revision, the Plan received second and third reading on XXX 2021. The DARP came into effect on XXX 2021. Full reports outlining the engagement strategy, engagements, and subsequent public inputs can be found in Appendix B.

1.5 The Case for Revitalization

Drumheller's magnetism is inextricably linked to its geology. The discovery of coal seams in the 1880s drew significant settlement that grew with the industry through the mid-twentieth century. As that wave of resource development slowly receded, it left behind a community that retained close ties to each other and to the badlands landscape. The area's world-class fossil beds, discovered alongside the coal, set Drumheller on a course to also become a global hotspot for palaeontology. Both coal and dinosaurs have become entrenched components of the Valley's identity, anchored by its museums and scattered throughout its names, art, and amenities. The valley's historical and prehistorical riches continue to draw hundreds of thousands of visitors every year.

Unfortunately, this magnetism has largely bypassed Drumheller's downtown. If revitalization has a single driver it is this: **downtown Drumheller has not capitalized consistently on the magnetism of the Valley.** Today, the downtown faces a range of challenges that build the case for revitalization. Some of these challenges, like perception of inactivity or seasonal business peaks, are self-perpetuating. Their feedback loops need to be carefully reoriented to

work in the downtown's favour. Other challenges are structural, like fragmentation or wayfinding, and need coordinated schemes that help reorganize space and people. Other issues may be addressed through the tactical application of investment and policy over time.

Fortunately, the DARP does not need to start from scratch. Though there are challenges ahead, several initiatives, such as the introduction of public patios, improvement grants, programming, and the commitments to the creation of new public spaces have already begun to establish momentum towards downtown revitalization. The time is right for downtown Drumheller to leverage its enviable position.



2 Vision

Many of Drumheller’s citizens have lived in the Valley for decades, and they remember a time when downtown was the place’s thriving social heart.

In their memories, downtown was a place to linger, to gather, to explore, and to play. It was the place to connect with friends and family, and to enjoy these connections in the company of food, art, and everyday life. There was always something happening.

While this reflection offers an attractive blueprint for downtown, revitalization cannot look only to the past for answers. **It must also be premised on new ideas, new opportunities, new modes of public life, new technologies, and new economies.**

A clear and inspiring vision is a core ingredient in revitalization because it provides a solid departure point – recognizing where downtown has emerged from while setting a course for what it can become. The vision sets the tone and provides base criteria to evaluate projects and initiatives.

In brief, this chapter answers the question, “What does it look like for downtown Drumheller to live up to its potential?”

2.1 A New Direction for Downtown

The vision in this plan sets out an aspirational future for downtown. It provides a central idea toward which all initiatives and improvements must be aligned. The vision for the Drumheller DARP draws on a range stakeholder conversations and public engagements. It imagines a downtown that is thriving, vibrant, clean, charming, and inviting for people of all ages. It imagines a downtown that is not closed, vacant, dated, and inactive.

DOWNTOWN TODAY

- Dying / ghost town / not prospering / struggling
- Nothing to do / lack of activity
- Closed / vacant
- Old / dated / uncared for
- Rustic / quaint
- Historic
- Expensive Rent
- Tourist-oriented / tacky
- Better than it was / becoming more vibrant
- Too many services

DOWNTOWN TOMORROW

- Booming / open for business / all-hours
- Vibrant / busy / foot traffic
- Clean / cared for / beautiful
- Unique eclectic / odd
- Historic / vintage charm
- Inviting for all ages / for tourists and locals
- Accessible / affordable
- Collaborative
- Fun
- Green
- Pre-historic theme
- Gainful Employment
- Where the adventure starts

Figure 2: Downtown Today vs Downtown Tomorrow, Phase 1 engagement results

Downtown Vision

Downtown Drumheller will capitalize on the magnetism of the Drumheller Valley.

- **affirming its role as the heart of public life;**
- **becoming an unmissable part of the visitor experience;**
- **hosting diverse and thriving businesses;**
- **supporting a growing community of residents**
- **and connecting people to the river and badlands landscape.**



2.2 Five Pillars

Five pillars emerge from the project vision to help focus the plan. These pillars, which were developed closely with the DARP Advisory Committee, are woven throughout the plan to ensure consistency and clarity in direction. They will function as a valuable touchpoint to ensure that the plan's policies are applied in service of its vision.

Taken together, the five pillars work toward a vibrant, beautiful, comfortable, inclusive, and welcoming downtown that enhances the quality of life for residents, supports economic development, and boosts visitor experience.



The Heart of Public Life

Downtown is the bustling heart of public life. It is a place for gathering and celebrating, where people can be connected to the greater Drumheller community through shared experience. Public spaces in downtown are high quality, setting the stage for seasonal events and everyday gatherings with friends, family, and strangers

Goals

1. Increase the activity level and number of people in downtown in all seasons.
2. Beautify Downtown's streets and public spaces.
3. Improve residents' perceptions of downtown and boost community pride.
4. Create spaces that enable festivals, events, and other large gatherings and celebrations.
5. Provide amenities (like washrooms, change rooms, and water fountains) that allow people to linger in the downtown area.



A Place to Discover

Downtown Drumheller becomes an unmissable destination for visitors to the Drumheller Valley. Improved wayfinding, careful coordination of new landmarks and trail systems, and diverse attractions animate the downtown, drawing visitors to the vibrant centre year-round. Downtown becomes a launching point for adventures throughout the valley.

Goals

1. Increase the number of visitors that stop in Downtown and the length of their stay during their visit to the Drumheller Valley.
2. Make it easy to walk downtown and navigate between destinations and surrounding neighbourhoods.
3. Improve vehicle wayfinding and access to parking throughout the downtown, in coordination with overall wayfinding for the Valley.
4. Make downtown the central stop in Drumheller's visitor experience, and the base for exploring all other natural and cultural attractions in the Valley.
5. Foster programs and events that draw visitors to the downtown throughout the year.



A Prosperous Centre of Business

Downtown is the commercial core of the valley and a showcase of local creativity and entrepreneurship. There is an innovative, collaborative, and coordinated business community that explores ways to leverage space, resources, and marketing.

Goals

1. Increase the year-round active frontage along Main Streets.
2. Develop a thriving mix of retail options that appeals to both residents and visitors.
3. Catalyze local business development and enterprise downtown.
4. Decrease the number of vacant or inactive properties in Downtown.
5. Locate downtown amenities and activities in ways that benefit downtown businesses.



A Growing Community

Downtown is a great place to live. A variety of housing types are available throughout downtown, supporting a diverse range of residents, including families and seniors. Shopping, services, childcare, parks, and other amenities are developed and enhanced in the downtown, bolstering the allure for residents and residential developers.

Goals

1. Increase the number of residents living and working downtown.
2. Increase choice in dwelling unit types, and support a mix of ownership and rental housing.
3. Improve the safety and accessibility of downtown spaces.
4. Create a downtown where residents can walk or bike to meet everyday needs.



A Landscape Connection

Downtown Drumheller is immersed in the Canadian Badlands and celebrates its connection to the Red Deer River. Views, connections, and access to the river and landscapes surrounding downtown are celebrated and enhanced, inviting these incredible natural features into the everyday life of the downtown.

Goals

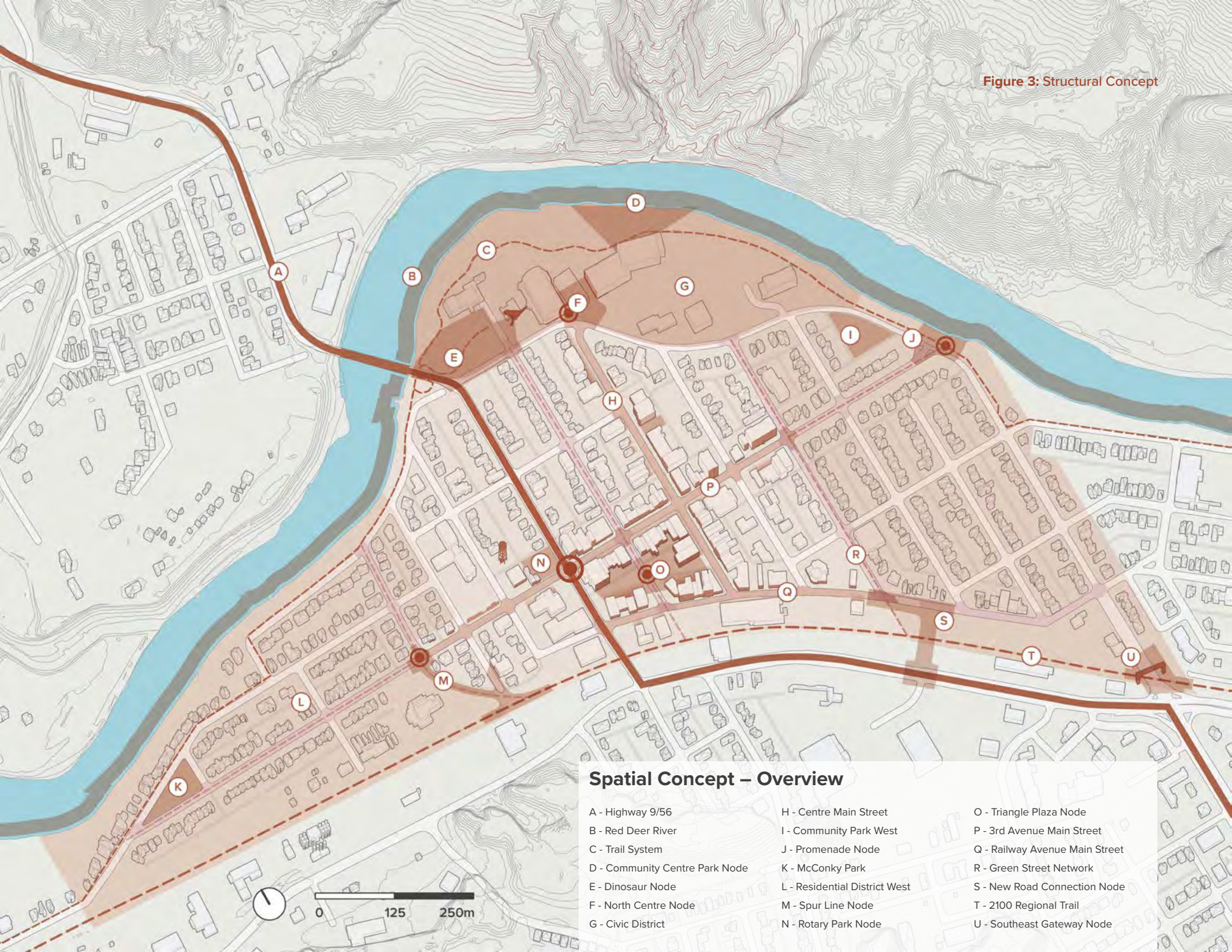
1. Increase access and visual links to the River within Downtown.
2. Foster a sense of immersion within the badlands by enhancing views of natural spaces from Downtown.
3. Support the downtown's role as a 'basecamp for the valley' by providing amenities that link to the valley-wide trail system.



2.3 Spatial Concept

The plan's spatial concept draws Downtown Drumheller's assets and opportunities together into a functional urban fabric (Figure 3). It weaves together key nodes and places, reconnecting fragmented areas, rerouting flows, and refocusing the downtown experience. This section provides a high-level overview of the structural concept. Chapter 3 introduces policies that reinforce the concept, and Chapter 4 provides greater detail about the specific place opportunities that emerge from the vision of Downtown Drumheller.

Figure 3: Structural Concept



Spatial Concept – Overview

- | | | |
|--------------------------------|-------------------------------|--------------------------------|
| A - Highway 9/56 | H - Centre Main Street | O - Triangle Plaza Node |
| B - Red Deer River | I - Community Park West | P - 3rd Avenue Main Street |
| C - Trail System | J - Promenade Node | Q - Railway Avenue Main Street |
| D - Community Centre Park Node | K - McConky Park | R - Green Street Network |
| E - Dinosaur Node | L - Residential District West | S - New Road Connection Node |
| F - North Centre Node | M - Spur Line Node | T - 2100 Regional Trail |
| G - Civic District | N - Rotary Park Node | U - Southeast Gateway Node |

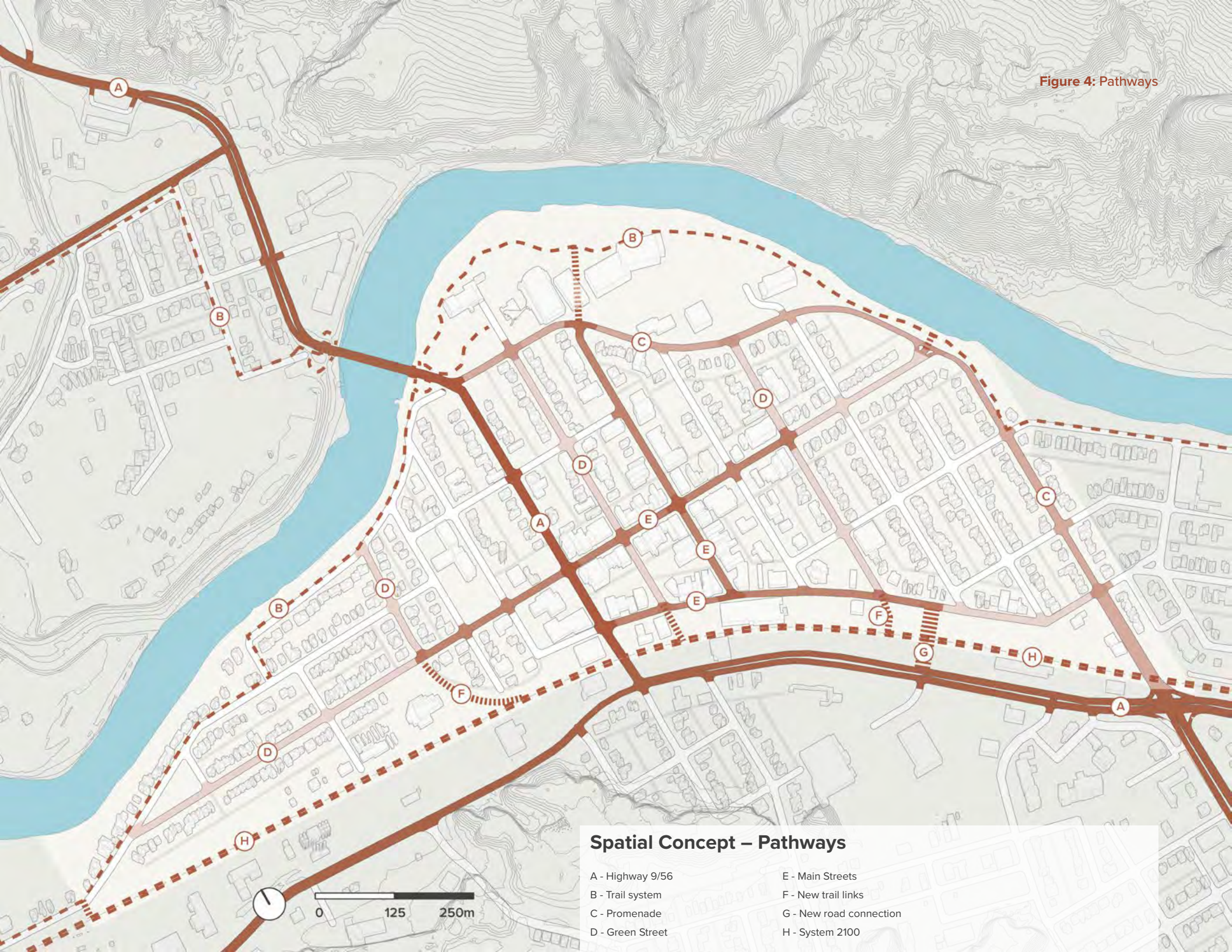


2.3.1 Pathways

Pathways, including both roads and trails, are the lifeblood of urban places. They define movement, hierarchy, connection, legibility, and experience. In their best forms, pathways enable both highly planned movement and unscripted exploration. Downtown Drumheller is home to a well-ordered street grid, framed by the riverside trail to the north and the planned System 2100 trail to the south (Figure 4).

The structural concept has four priorities within this system. First, it establishes a stronger hierarchy between street types within the regular grid, emphasizing the role of main streets and Riverside Avenue. Second, it 'strings the harp' by identifying a regular pattern of pedestrian-oriented green streets that link the two trail systems, on 2nd Street E, 1st Street W, and 5th Street West. Third, it seeks to relink the street grid to the trail systems throughout the perimeter of downtown. Finally, it identifies a new road connection from Railway Avenue south to Highway 9/56. Together, these gestures create a clearer and more connected system for all modes of transportation, providing additional choice and a better frame for future growth.

Figure 4: Pathways



Spatial Concept – Pathways

A - Highway 9/56
B - Trail system
C - Promenade
D - Green Street

E - Main Streets
F - New trail links
G - New road connection
H - System 2100

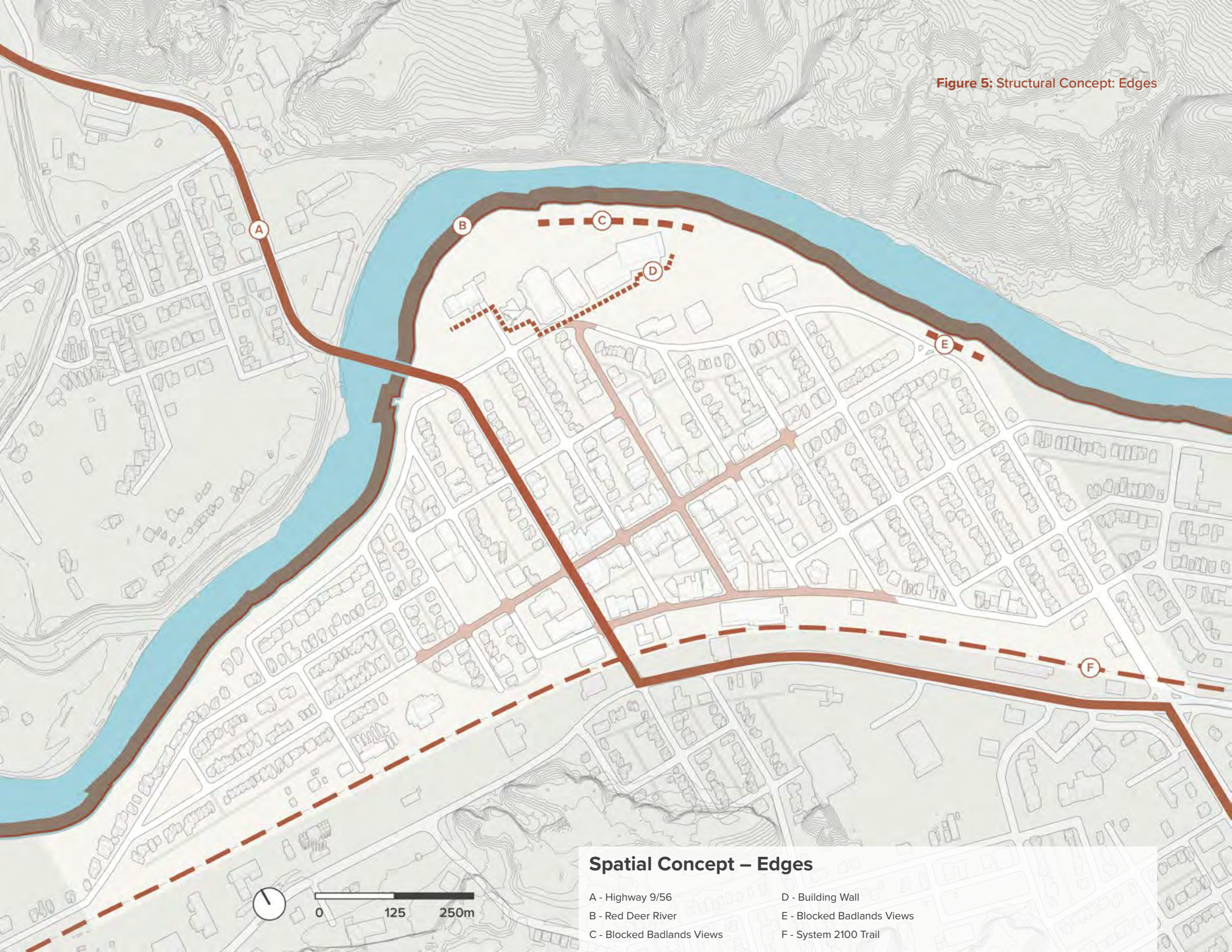


2.3.2 Edges

Spatial 'edges' can have many roles in urban structure. They define space, carry important flows, and sometimes act as unwanted barriers. At a broad scale, three key edges give shape to Downtown Drumheller: the Red Deer River, wrapping the north edge of Downtown; Highway 9/56, driving north-south alongside the core; and the planned System 2100 Trail, arcing along the downtown's south edge in the former CN right-of-way (Figure 5). Each of these edges acts as a conduit, carrying vital flows that will help fuel downtown's revitalization. The concept addresses each of these edges as a key source of value to the downtown.

Not all existing edges in the downtown have a positive impact. The community facilities north of Riverside Drive are arranged in a tight row, creating a physical and perceived barrier that hides the park space to the north. In a similar fashion, vegetation along the riverbank creates a visual barrier to the badlands landscapes to the north and east. In both cases, the concept seeks to open these barriers and provide better access and visual connection.

Figure 5: Structural Concept: Edges



Spatial Concept – Edges

A - Highway 9/56

B - Red Deer River

C - Blocked Badlands Views

D - Building Wall

E - Blocked Badlands Views

F - System 2100 Trail

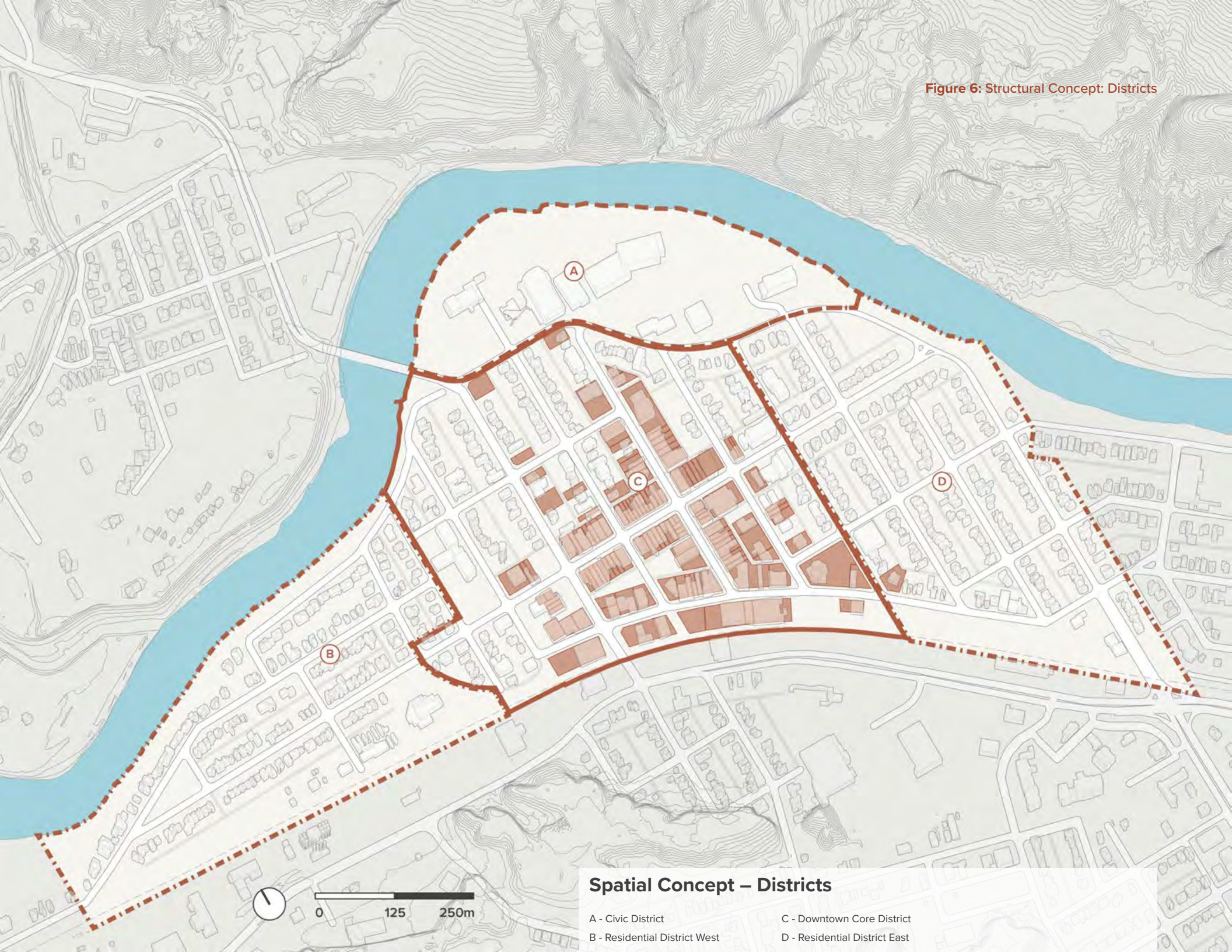


2.3.3 Districts

Districts are defined areas that share a consistent spatial character and function. Strong districts help create legible urban places, and diverse district types can work together to address a variety of different needs. Downtown Drumheller is read as having four districts: the Downtown Core District at the centre, which contains most of the commercial retail space and main street activity; the Civic District to the north, which contains visitor amenities, community recreation amenity and civic park space; and two residential areas, flanking the downtown core to the east and west (Figure 6).

Each of these districts provides the Downtown area with unique benefits that are vital to the pillars of revitalization. The downtown core district houses the Main Street experiences that support great businesses and the heart of civic life. The civic district includes amenities and green spaces that enhance the liveability of the downtown area and create great opportunities to enrich the visitor experience. The residential districts act as the green lungs of downtown; providing quiet, walkable streets that are residentoriented and will grow with the downtown over time.

Figure 6: Structural Concept: Districts



Spatial Concept – Districts

A - Civic District

B - Residential District West

C - Downtown Core District

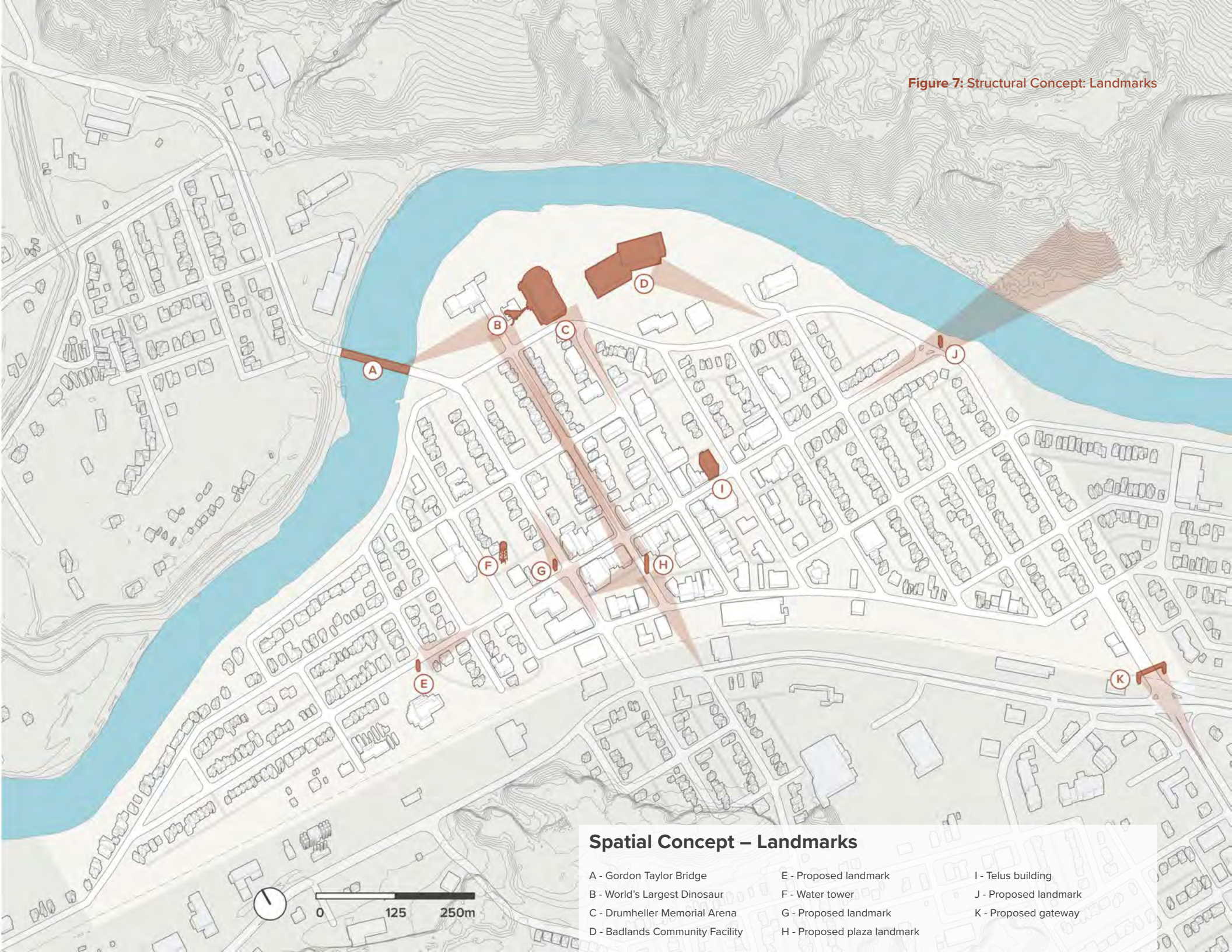
D - Residential District East



2.3.4 Landmarks

Landmarks are critical components urban structure, impacting both wayfinding and identity. Downtown Drumheller has a variety of strong landmarks (Figure 7), including the water tower and the World's Largest Dinosaur. These landmarks have great bearing on the downtown's identity, but they are not located in ways that produce intuitive wayfinding or allow main street businesses to capitalize on their magnetism. The concept identifies several points that would be well served by landmark elements that reinforce the downtown's spatial structure, invite visitors into the downtown, and help people find their way through its reconnected networks. Key among these proposed landmarks are three points: a signage element at the intersection of 3rd Avenue and Highway 9/56; a gateway element where 5th Street E meets the highway; and a visual 'magnet' on 1st Street W south of 3rd Avenue. These three locations provide notable opportunities to signal – both implicitly and explicitly – that downtown is a worthwhile destination.

Figure 7: Structural Concept: Landmarks



Spatial Concept – Landmarks

A - Gordon Taylor Bridge

B - World's Largest Dinosaur

C - Drumheller Memorial Arena

D - Badlands Community Facility

E - Proposed landmark

F - Water tower

G - Proposed landmark

H - Proposed plaza landmark

I - Telus building

J - Proposed landmark

K - Proposed gateway

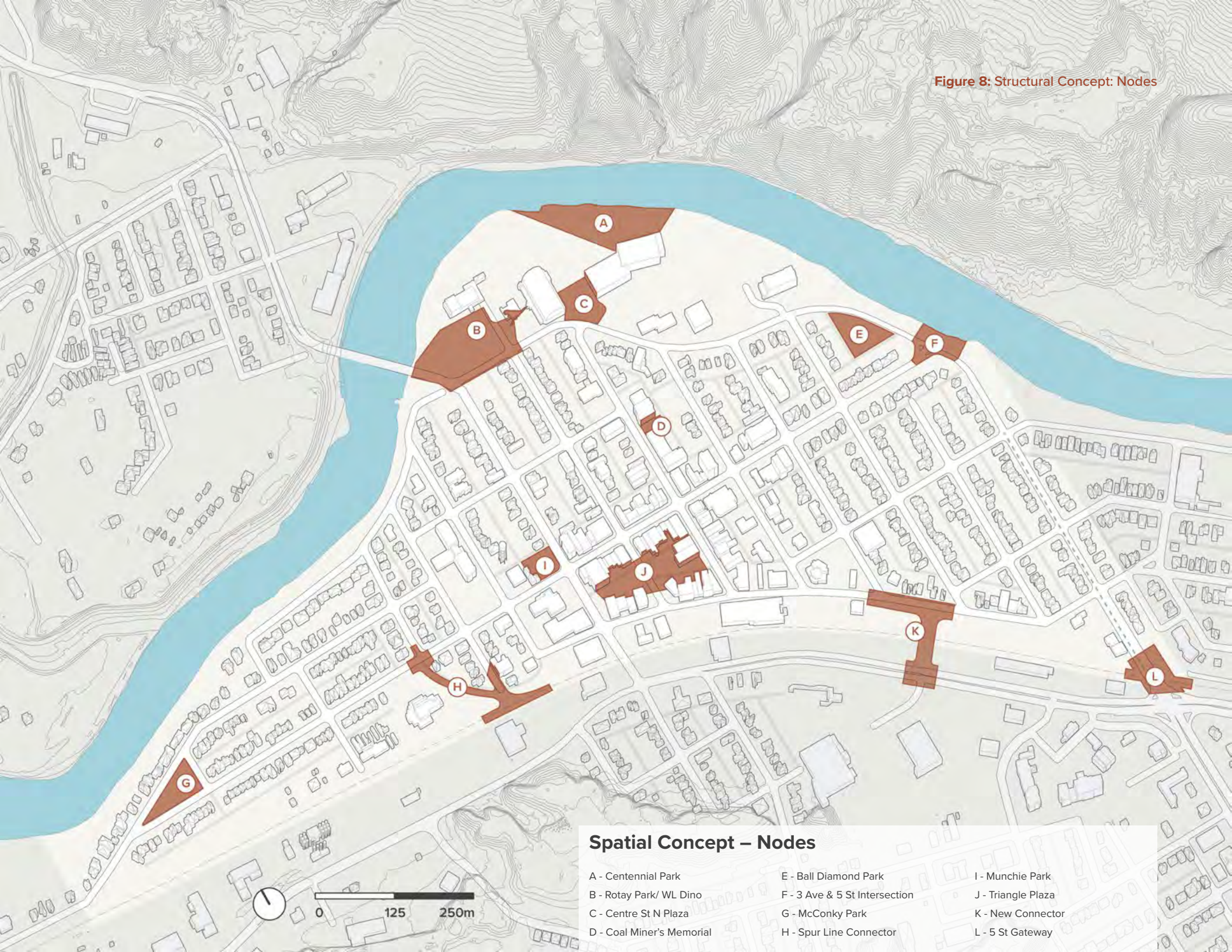


2.3.5 Nodes

Nodes are places that provide a strategic focus within the urban landscape. They can be intersections, gathering spaces, parks, plazas, or new connections. The structural concept identifies twelve key nodes throughout Downtown Drumheller (Figure 8).

These nodes vary in scale, but each one plays a special role in ensuring that the urban structure provides a diverse and connected experience, reinforcing the downtown structure and serving the five pillars of revitalization. In some cases, the nodes already exist and require slight renovations to point them in the right direction. In other cases, the nodes are entirely new places that can emerge over time as the plan takes root.

Figure 8: Structural Concept: Nodes



Spatial Concept – Nodes

A - Centennial Park

B - Rotay Park/ WL Dino

C - Centre St N Plaza

D - Coal Miner's Memorial

E - Ball Diamond Park

F - 3 Ave & 5 St Intersection

G - McConky Park

H - Spur Line Connector

I - Munchie Park

J - Triangle Plaza

K - New Connector

L - 5 St Gateway



3 Policies

Revitalization is driven by a consistent application of strategy over time.

This chapter provides the direction for that strategy in the form of policies, organized into four layers:

- Land Use Policies
- Mobility Policies
- Parks and Public Space Policies
- Built Form Guidelines

These policies work together with the Municipal Development Plan and Land Use Bylaw to inform and regulate development toward a revitalized downtown. As noted in Section 1.3.2, the policies of the Downtown Area Revitalization Plan are statutory and must be interpreted and implemented as such. The policy chapter includes with an overall structural concept for the Downtown. This concept combines the intent of all four policy layers to show how they work together to produce a coherent high-level framework for downtown.

3.1 Mobility Policies

The main mobility corridors through downtown are streets and trails. The overall intent of the mobility concept and policies is to improve connectivity and safety for all modes of transportation along these corridors. When looking at key modes of transportation downtown, this includes everything from active modes like walking, biking, and even paddling in addition to vehicular modes like driving a personal car or motorcycle. Planning for multiple modes requires an understanding that each mode has its own needs and user experience, requiring different approaches to ensure safety, accessibility, and wayfinding.

3.1.1 Mobility Concept

The mobility concept for downtown provides direction for streets and trails, the main corridors throughout downtown (Figure 9). The concept provides an overall hierarchy of these corridors, which includes:

- Highway 9/56
- Main Streets
- Riverside Drive Promenade
- Green Streets
- Trails

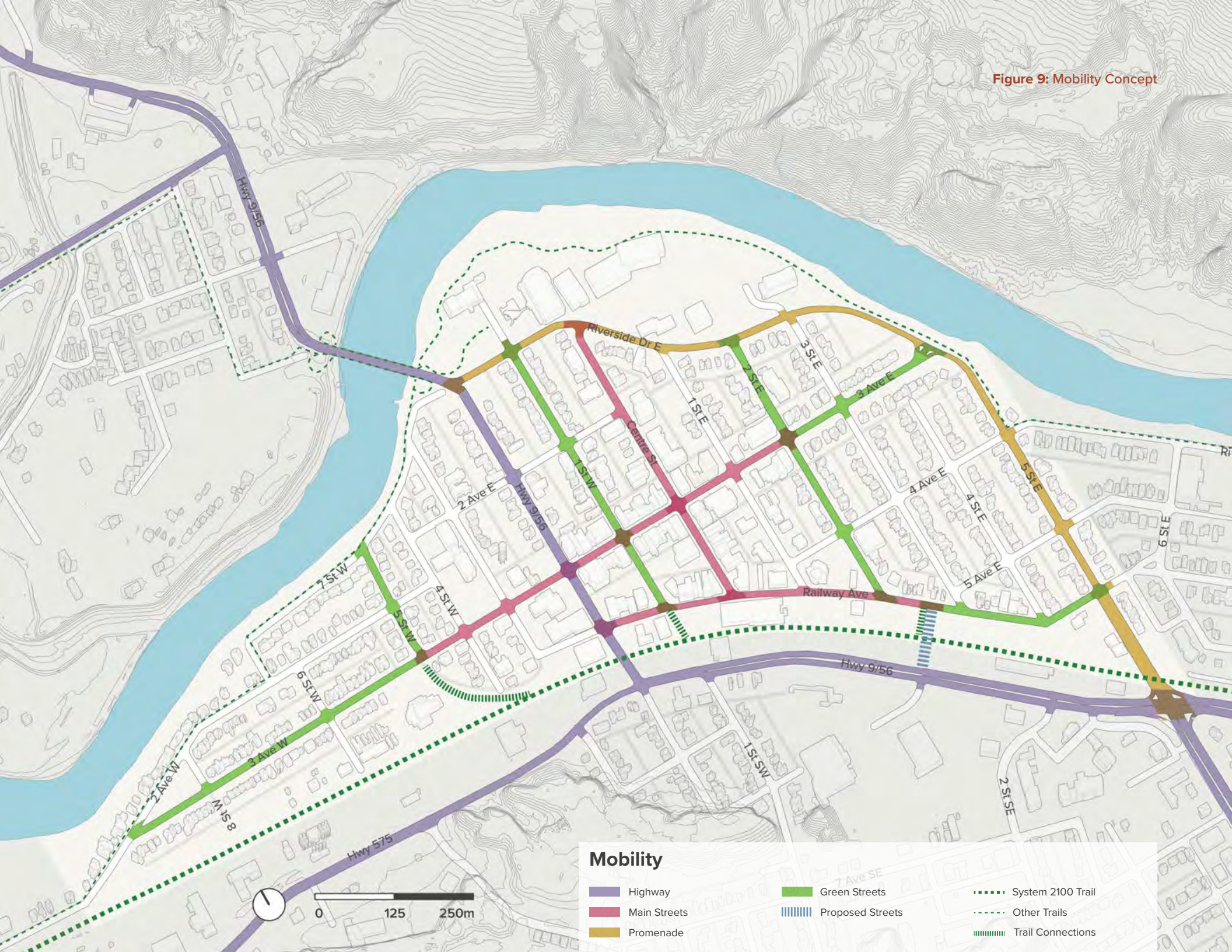
Connectivity for active modes is enhanced in the mobility concept by creating continuous loops and linkages that allow for both everyday movement and exploration. The riverside trails and System 2100 Trail provide framing arcs that bound the Downtown Core and provide connections to the river and badlands. Between these trails, key north-south Green Streets provide active modes linkages through downtown to the trails network. The three Main Streets form the central pedestrian frame of the downtown core, with Centre Street serving as the central north-south connection and 3rd Avenue and Railway Avenue linking east to west. These main streets will serve not only as connections, but as vibrant public spaces. Within this hierarchical network, key intersections will be enhanced to provide intuitive wayfinding and opportunities for programming. Protected crossings will also be enhanced to ensure greater permeability across the highway.

Highway 9/56, as the highest order corridor through downtown, brings most vehicular traffic. This key route connects downtown north-south to key destinations, including the Royal Tyrrell Museum. Visitors travelling along this corridor will be encouraged to visit

downtown with improved wayfinding into downtown and views of several key attractions and landmarks teased from the highway.

Riverside Drive Promenade will provide a different user experience into downtown. This street will provide a park-like promenade experience for drivers and pedestrians. Significant street tree canopy and landscaping will make the edge feel more like a park edge. The concept and accompanying policies will guide all future transportation improvements and upgrades, establishing the structure for the public realm and land use concepts. Intersections between each of the different corridors also have specific functions within the mobility concept and associated policies.

Figure 9: Mobility Concept



3.1.2 Complete Streets Design

All streets within downtown should be complete streets, meaning that they support all modes of transportation through their design. The complete streets design policies provide direction for sidewalks, vegetation, street furniture, and public parking. These policies apply to all public streets within downtown.

Sidewalks

- a) Provide an even, and clear sidewalk surface to ensure pathways remain safe, accessible, and easy to maintain/clear of snow and ice.
- b) Remove driveway curb cuts where they are no longer required in order to make sidewalks level and more accessible.
- c) Consolidate traffic and parking signage where possible to reduce the total number of freestanding signposts on sidewalks.
- d) Locate utility infrastructure, municipal signage, and lighting standards so that they do not impede pedestrian flow on sidewalks.

Trees and Vegetation

- e) Use hardy tree and plant species that are well adapted to Drumheller's climate and winter conditions. Where possible, use native vegetation in landscaping or xeriscaping to reduce watering requirements.

- f) Consider clustering trees and vegetation for easier maintenance and irrigation.
- g) Ensure street trees are provided with ample soil for root growth and protection from soil compaction.
- h) Where possible, integrate trees and vegetation as part of green stormwater management infrastructure, such as bioswales or rain gardens.
- i) Ensure vegetation does not impede driver and pedestrian sightlines at intersections.
- j) Locate street trees so that they do not block business signage, where possible.

Street Furniture

- k) Where possible, provide waste/recycling receptacles near street corners for ease of use and maintenance.
- l) Use public art strategically to:
 - i) break up impermeable building façades;
 - ii) activate leftover spaces;
 - iii) screen vacant lots;
 - iv) signal important intersections; and
 - v) mitigate setbacks from the street.

- m) When providing lighting on a street, consider the use of light fixtures that can be used for interchangeable displays such as festive signage/displays/banners.

Public Parking and Drop-offs

- n) Provide off-street surface public parking that is easily to access, clearly signed, and located to minimize impact on the pedestrian experience of downtown.
- o) Provide Recreational Vehicle parking on the periphery of the Downtown Core where it has minimal impact on the pedestrian experience of downtown.
- p) Demarcate street parking areas with curb bumpouts, where possible.
- q) Integrate bus drop off and pickup into the design of public streets near activity centres.



3.1.3 Highway 9/56

The Highway is the primary vehicular corridor through Downtown, connecting it to the Royal Tyrell Museum and beyond. Vehicular traffic travelling along this corridor is a source of great value to the downtown. Traffic should be slowed as it moves through the Downtown Core to enable enticing views into downtown and better connectivity between the east and west segments of downtown.

Efforts should be made to increase pedestrian safety along this corridor. All modes should see better wayfinding that is suited to the scale of the place.

- a) Encourage more visitors travelling along Highway 9/56 to stop and visit downtown by:
 - i) Considering additional traffic calming measures or reduced speeds on Highway 9/56 through downtown; and

- ii) Enhancing wayfinding, gateways, and views of key downtown landmarks from Highway 9/56.
 - iii) Change the sign currently directing southbound traffic left onto 2nd Ave for visitor information. This sign should direct traffic to turn left on the 3rd Avenue Main Street.
- b) Enhance the safety and experience of Highway 9/56 for activemodes by:
 - i) Widening sidewalks where feasible; and
 - ii) Enhancing active mode crossings at key intersections to increase east-west permeability.

3.1.4 Main Streets

Main Streets are the central pedestrian frame within the Downtown Core. Main Streets include Centre Street running north-south and both 3rd Avenue and Railway Avenue running east-west within the Downtown Core. In addition to be corridors for movement and exploration, these streets will also serve as destinations, inviting people to gather and spend time. Main Streets will be reinforced by active uses along their edges. Sidewalks displays, parklets, patios, public art, and other street furnishings and activities should be supported to make these streets feel vibrant and alive. Here, sidewalks will be wider with narrow drive lanes to calm traffic. On street parking will provide valuable parking spaces in front of businesses while also providing a buffer between pedestrians and vehicular traffic. Seating, public art, and other furniture and amenities will be provided to encourage people to linger and enjoy Main Streets as public space.

- a) Re-establish Main Streets as the highest order pedestrian and commercial streets in the downtown by:
 - i) Minimizing the width of vehicle travel lanes, where possible;
 - ii) Maximizing the width of sidewalks;
 - iii) Maintaining street parking on both sides of the street, as angled parking where possible;
- b) Make Main Streets safe and accessible for all users and modes by:
 - i) Providing adequate pedestrian scaled lighting;
 - ii) Placing accessible seating at approximately 30 metre intervals or closer along main streets;
 - iii) Providing designated accessible street parking on every block;
 - iv) Providing bike racks at regular intervals along main streets;
 - v) Designing sidewalks and streets to account for snow and ice removal; and
 - vi) Prioritizing snow clearance of main streets and main street sidewalks in the winter.
- c) Conduct an accessibility review of downtown Main Streets to inform accessibility improvements.
- d) Retain existing trees on Main Streets, where possible.
- e) Providing a consistent program of pedestrian amenities and street furnishings; and
- f) Enabling active frontages to populate the sidewalk with seating, signage, and product display, while maintaining a minimum clear space of 1.5 metres.



3.1.5 Green Streets

Green Streets offer a secondary network of pedestrian routes that connect downtown to the Badlands River Parks and Trails system and the System 2100 Trail. The intent of these streets is to provide a quieter and more shaded walking/riding experience than the concentrated activities along Main Streets. In addition to prioritizing pedestrians, these streets are also intended as the north-south bicycle routes within downtown.

- a) Establish Green Streets as the main cycling and pedestrian connections to the Badlands River Parks and Trails System through downtown by:
 - i) Maintaining a minimum sidewalk width of 2 metres on Green Streets;
 - ii) Maintaining parallel parking on both sides of Green Streets to serve as a buffer between pedestrians and vehicles;
 - iii) Retaining the green boulevard between the sidewalk and the road on Green Streets where it already exists;
 - iv) Preserving and enhancing the existing tree canopy on Green Streets to provide shade for pedestrians in the summer; and
 - v) Providing cycling infrastructure and amenities.

- b) Conduct a cycling mobility study of the downtown to inform new cycling routes and infrastructure on Green Streets.
- c) Place accessible seating at least every 30-metres along the street along 1st Street W.

3.1.6 Riverside Drive Promenade

Meandering from Railway Avenue at the southeast corner of downtown along the river to the south edge of the Civic and Recreation Precinct, Riverside Drive provides unique opportunities within the downtown. The intent of this street is to create a district identity for the Civic and Recreation Precinct to the north, provide a park-like experience for vehicles and pedestrians, and engage with downtown's northern amenities and destinations, including the World's Largest Dinosaur and community recreation facilities. As it meets the river to the east, this street will also play a role in providing access to the flood mitigation measures in emergencies.

- a) Create a park-like multi-modal experience into downtown along the Riverside Drive Promenade by:
 - i) Maintaining a minimum sidewalk width of 2 metres;
 - ii) Widening the sidewalk to 3 or more metres on the north side of the street within the Civic and Recreational Precinct to establish a promenade, where possible;

- iii) Creating a green setback from the street to any surface parking in the Civic and Recreation Precinct; and
 - iv) Establishing tree cover along the street to help provide shade and screen existing surface parking.
- b) Consider making Riverside Drive one-way travelling east between Highway 9/56 and Centre Street to route vehicular traffic leaving the Civic and Recreational Precinct through the Downtown Core and its Main Streets.

3.1.7 Trails

Trails provide safe, enjoyable routes for bicycles and pedestrians through the Downtown Core. They also connect the downtown to the System 2100 Trail and other local trails, establishing the Downtown as a key node within the valley wide Badlands River Parks and Trails System. Improvements to trails will focus on connectivity, safety, and linking key amenities, while also creating a sense of immersion within the natural badlands landscapes.

- a) Reinforce downtown's role as the primary node within the Badlands River Parks and Trails System by:
 - i) Extending existing valley-wide wayfinding systems to ensure trails are adequately signed with distances and destinations.
 - ii) Connecting trail fragments to produce a continuous system, wherever possible;
 - iii) Creating well-signed pathway routes on Green Streets to connect existing and planned trail networks; and
 - iv) Providing new amenities for trail users, including shade, seating, viewpoints, and drinking water refill stations.
- b) Reinforce a trail connection along the former rail spur from 3rd Avenue W to 4th Street SW by paving the lane and providing wayfinding.

- c) Enhance views of the badlands along the riverside trails in the north-east within Centennial Park by clearing or reducing the density of vegetation along sections of the trail.

3.1.8 Key Intersections, Landmarks, and Wayfinding

Intersections between streets and trails must be considered to enable safe crossings and determine which corridors are given priority within the hierarchy. Planning for landmarks and views of them helps with the overall legibility of downtown and navigating the destinations within it. The mobility concept identifies key landmarks in downtown and directs the creation of major gateway features to announce arrival in downtown at key intersections. The following policies provide direction for these key intersections and landmarks.

Gateway Features and Wayfinding

- a) Develop a signature gateway feature at the intersection of Highway 9/56 and 3rd Avenue W to signal the arrival at Main Street and encourage traffic along the highway to turn off and explore the Downtown Core. Consider coordinating this entrance feature with upgrades to Munchie Park.
- b) Provide a significant downtown gateway feature at the CN rail ROW crossing over 5th Street E at Highway 9/56.



- c) Retain views of the World's Largest Dinosaur from the Gordon Taylor Bridge and the intersection of Highway 9/56 and Riverside Drive.
- d) Move the visitor information sign on southbound Highway 9/56 off 2nd Avenue and instead direct traffic along 3rd Avenue to Centre Street

Intersections Types

- e) Where trails meet streets, ensure that trail entrances are well marked so that pedestrians, bicycles, and vehicles are alerted to the possibility of oncoming traffic. In heavier traffic areas, consider crossing signals.
- f) Provide high-quality pedestrian focused treatment at all intersections with Main Streets, including:
 - i) curb extensions;
 - ii) directional curb cuts;
 - iii) street braille;
 - iv) high-visibility crosswalk markings on the roadway; and
 - v) pedestrian-scale lighting.
- g) Where green streets meet main streets, provide pedestrian oriented signage/wayfinding.
- h) Develop a new multi-modal connection into downtown across the CN Right of Way that links Highway 9/56 to Railway Avenue between 2nd and 3rd Street E.
- i) Investigate the addition of traffic signals at the intersection of Highway 9/56 and Railway Avenue to enable east-west travel across the highway.
- j) Enhance the under-bridge pedestrian crossing at the Gordon Taylor Bridge or provide an alternate connection.
- k) Where Riverside Drive Promenade and 3rd Avenue E intersect:
 - l) Establish emergency vehicle access to the flood mitigation system that will also serve as a pedestrian ramp onto the trail; and
 - m) Narrow the vehicular right of way at the intersection and create a clearly marked crossing for pedestrians and cyclists.

3.2 Public Space Policies

Public spaces are the stage for activities in downtown, and are key to inviting more civic life and vitality. These spaces should serve as the outdoor living room of downtown, facilitating informal gathering and providing amenities for residents. Some of these spaces should also enable hosting of larger civic events and festivities, inviting visitors to experience the downtown and its culture. Vibrant public spaces will signal activity in downtown, encouraging people travelling by to stop and participate in what Downtown has to offer.

3.2.1 Public Spaces Concept

Public spaces should serve as activity nodes along the streets and trails network and provide amenities for both residents and visitors. In this way, the Public Spaces Concept is highly tied to the Mobility Concept. In downtown the primary public spaces, in addition to streets, are parks and plazas. There are different types of parks and plazas that each have their own roles within the overall public places concept for downtown (Figure 10, Public Spaces Concept).

Parks are public lands dedicated for leisure and recreation. They primarily provide open spaces where people can rest, play, connect with nature, and participate in a variety of outdoor pursuits and sports. Parks tend to have a significant amount of green open space.

The Parks in downtown are divided into four types:

- Civic Parks
- Neighbourhood Parks
- Linear Parks
- Pocket Parks

Civic Parks include Centennial Park and Rotary Park. These are the major riverfront open spaces within downtown, providing large scale amenities for residents and visitors. Serving as major activity nodes, these spaces have the greatest connection to the river and badlands. The Public Spaces Concept for downtown sees enhancements to the Civic Parks along the riverfront which will entrench them as the central launching point for those exploring the Badlands River Parks and Trails network.

Neighbourhood Parks include McConkey Park and the Riverside Drive Ball Diamond. The primary role of neighbourhood parks is to provide leisure and recreational amenities for the growing community of downtown residents.

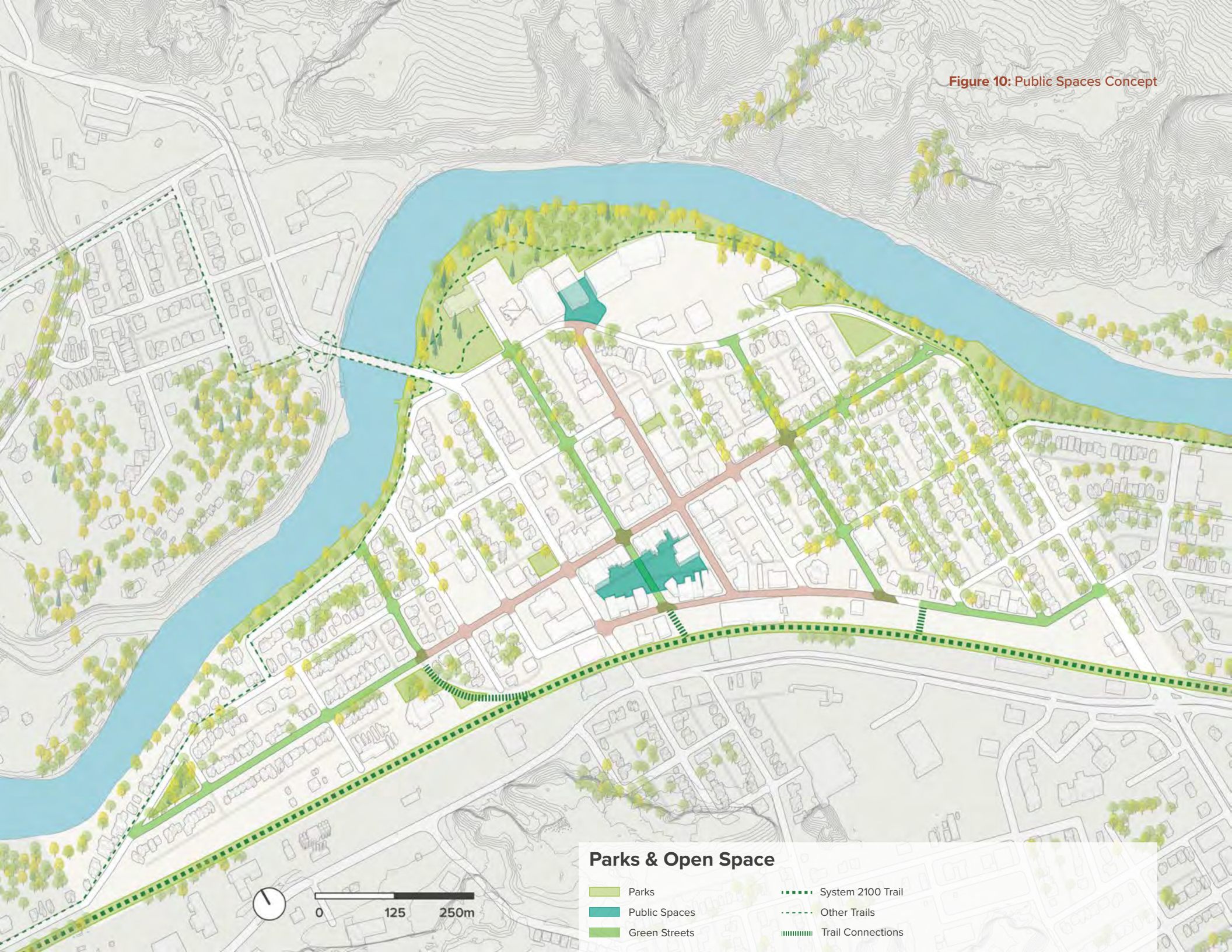
Linear Park refers to the proposed park along the former railway corridor. This park will contain the System 2100 Trail, which will connect downtown to the rest of the Valley. The primary purpose of the linear park is to provide trail connectivity and some amenities or points of interest along the way.

Pocket Parks include Miner's Memorial Park beside Town Hall and Munchie Park at the intersection of Highway 9/56 and 3rd Avenue. These parks serve as mini green respites within the Downtown Core. They provide amenities for both visitors and residents, and offer spaces for people to sit and linger.

Plazas main functions are as central gathering spaces. Downtown plazas include the temporary Plaza at Centre Street and the planned Triangle Plaza between 3rd Avenue and Railway Avenue. The new plaza will be able to support large celebrations and gatherings, while also providing amenities and programming for non-event days. The plaza will be more urban than park spaces, with increased hardscaping to enable a greater capacity of people. The plaza will benefit greatly from active frontage its edges, and adjacencies to busy public streets.

There are also **privately owned public spaces** in downtown, which can function similarly to public parks or plazas, but are maintained by a private landowner.

Figure 10: Public Spaces Concept



3.2.2 General

The following public space policies apply to all public spaces, including parks and plazas.

Safety and Inclusivity

- a) Engage with First Nations, residents, community organizations, business owners, visitors, and other relevant stakeholders in the design or upgrading of public spaces.
- b) Ensure that parks invite and support a wide range of activities for diverse users.
- c) Design public spaces to be welcoming and accessible to all users by:
 - i) Avoiding the use of defensive architecture intended to exclude certain groups or activities;
 - ii) Designing spaces to be universally accessible for people of all ages and abilities; and
 - iii) Providing positive signage that speaks to what types of activities are encouraged in public spaces, rather than signage on what activities are prohibited.
- d) Implement Crime Prevention Through Environmental Design (CPTED) principles in the design of public spaces, including:
 - i) Ensuring all public spaces are well lit;

- ii) Creating or incentivizing active frontage or street edges along public spaces to enable passive surveillance; and
- iii) Maintaining clear pedestrian sightlines throughout public spaces.

- e) Use directional lighting to mitigate light impacts on the surrounding residential and natural areas.
- f) Consider access to public washrooms (temporary or permanent) in the design of public spaces.
- g) Provide clusters of accessible seating in all public spaces with accessible paths leading to them.

Four Season Design

- h) Design pathways and hardscaped spaces to accommodate snow removal and storage.
- i) Provide a mix of spaces with shade and shelter from the elements as well as sunny open spaces.
- j) Provide a mix of vegetated and hardscaped areas to increase water infiltration and reduce urban heat island impacts.
- k) Consider providing temporary and/or movable seating in highly trafficked public spaces or to support events.
- l) Ensure infrastructure is provided for electrical and or water hookups to support activities like food trucks, events, and seasonal lighting/and or music.

- m) Integrate stormwater management into the design of public places, and investigate opportunity for water capture, storage, and recycling for irrigation.

Wayfinding

- n) Ensure all public space has visible/defined entrances on public streets with pedestrian-scaled signage.
- o) Use public art and other landmark features to assist in wayfinding.
- p) Coordinate wayfinding in public spaces with wayfinding on streets.
- q) Work with online mapping platforms or search engines to update/provide the most accurate wayfinding information and park names.

Amenities and Furnishings

- r) Where possible, use similar street furnishings or elements as public streets for continuity of the public realm, such as benches, bicycle racks, and waste receptacles.
- s) Collaborate with local artists and fabricators in the design of park amenities, public art, and furnishings.
- t) Ensure frequent waste and recycling receptacles are provided and are located where they can be easily collected/maintained.

- u) Consider the multifunctionality of amenities, such as planters that also serve as seating.
- v) Incorporate innovative features and technologies into furnishings, such as tables with phone-charging capabilities or QR Codes that provide links to park information and maps.
- w) Design any surface parking for parks to be easily adapted as programmable event space.

3.2.3 Parks

The parks policies only apply to the parks identified in the Public Spaces Concept. Parks provide critical respite within downtown, providing spaces to connect with nature and participate in leisure pursuits. Different scales of parks exist throughout downtown, each serving their own functions. Large Civic Parks serve as gathering spaces for both residents and visitors, while smaller neighbourhood and pocket parks provide more amenities for residents living in downtown.

- a) All parks must have a clear linkage to streets and pathways, and associated amenities for those travelling along these corridors.
- b) Civic Parks, including Centennial Park and Rotary Park will continue to host significant amenities for both tourists and residents, serving as a major activity node within the Civic and Recreation Precinct.

- c) Neighbourhood Parks will provide a range of amenities to support the growing community of residents in downtown, such as playgrounds, sports facilities, and leisure spaces.
- d) Pocket Parks will provide green space within the Downtown Core for rest and leisure, appealing to downtown employees, residents, and visitors.

3.2.4 Plazas

The plaza policies apply to the triangle plaza and the temporary plaza on Centre Street. Plazas serve as central gathering spaces within downtown, providing opportunities for events and every day programming. These spaces will often contain more permanent amenities and hardscape to enable them to support a larger capacity of people in a concentrated space. Plazas should be a hub of downtown activity.

- a) Work closely with adjacent landowners in the design of the triangle plaza.
- b) The Triangle Plaza will support larger events in addition to providing seating and amenities for everyday use and social gathering.
- c) Once the triangle plaza is completed, consider decommissioning the temporary plaza on Centre Street.

3.2.5 Privately-Owned Public Spaces

The Privately-Owned Public Space policies apply to spaces located on private property that are not operated by the Town.

- a) Privately-owned public spaces should follow the general parks and public space policies in Section 1.1.1.
- b) Operators of privately-owned public spaces are encouraged to coordinate programming with Town events and other downtown revitalization initiatives.

3.3 Land Use Policies

The Land Use Policies provide direction for the types of uses that are supported in downtown and how those uses should be developed. To fulfill the vision for a vibrant and active downtown, uses need to support a high level of pedestrian activity and provide a mix of services and functions for residents and visitors. The form of buildings and their setback, height, and building design also influence a building's relationship to public streets and spaces.

The plan provides general land use policies that apply to all three of these land use area types as well as specific direction for each of the areas. The Land Use Policies of the DARP will be implemented through the Land Use Bylaw districts and overlays.

3.3.1 Land Use Concept

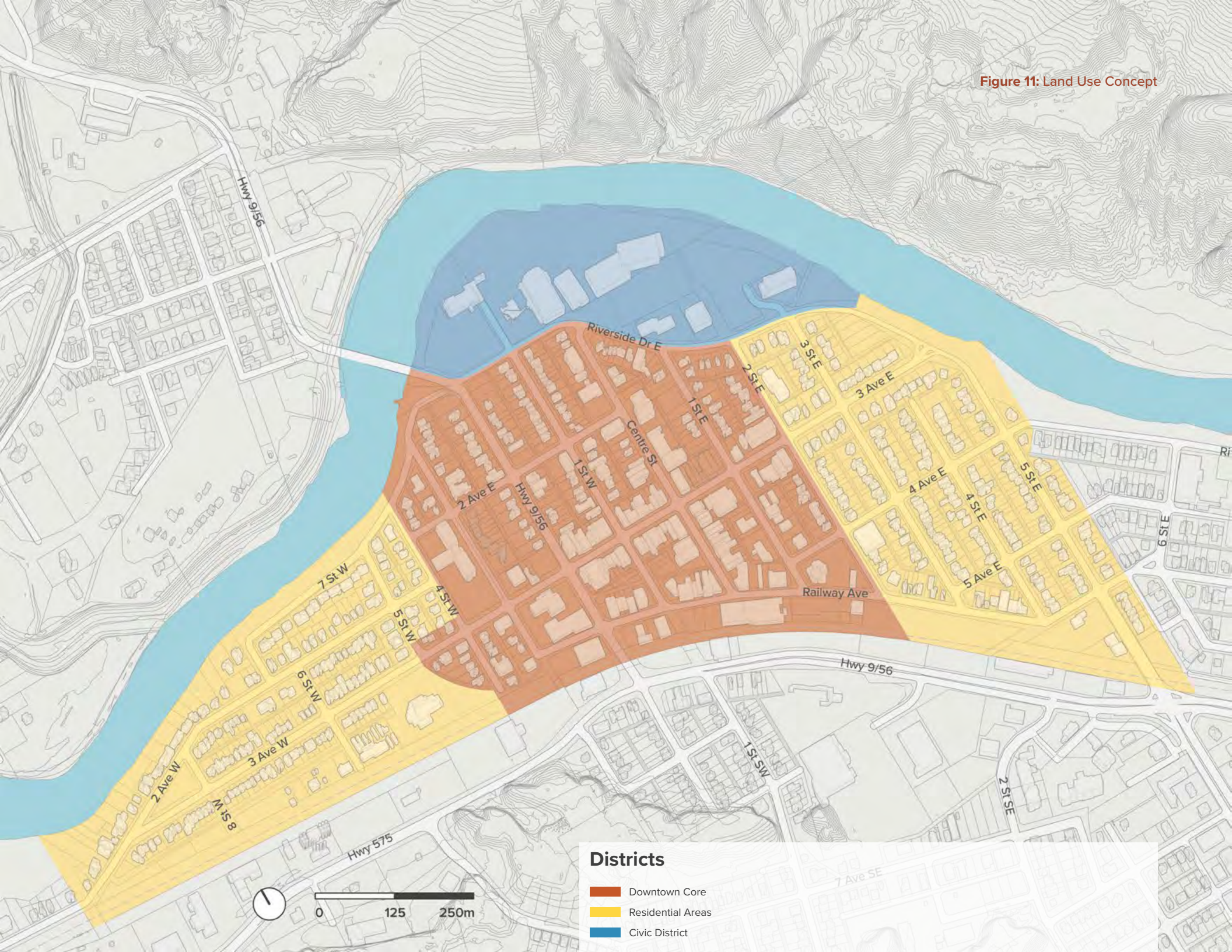
To address the different intensities of uses and their locations within the plan area, the DARP establishes a land use concept with three main land use areas (Figure 11):

- Downtown Core
- Civic and Recreation Precinct
- Downtown Neighbourhoods

The Land Use Concept concentrates activity within the Downtown Core by ensuring new development along Main Streets provides active ground floor uses and by guiding how existing properties can further support a vibrant pedestrian experience in downtown. To the north, the Civic and Recreation Precinct continues to facilitate major recreation and tourism destination functions, while ensuring that future development or renovations fosters a more cohesive relationship with the river, new trails, and the surrounding badlands landscapes. To the east and west of the Downtown Core, Downtown Neighbourhoods continue to support residential uses, with increased opportunities for infill, live-work, and home-based businesses as well as focused commercial development at the east and west transition of Main Streets.



Figure 11: Land Use Concept



3.3.2 General Land Use

The general policies apply to all of the Land Use Areas within downtown. The general policies provide direction on overall conformance, flood resilient development requirements, heritage, and specific policies for residential dwellings and commercial development throughout the Plan Area.

Conformance

- a) All existing development shall be considered conforming to this Plan.
- b) Future development must conform to the policies of the relevant Land Use Area.
- c) Future land use re-designation must conform to the policies of the relevant Land Use Area.

Flood Resilient Development

- d) All development must comply with the relevant flood overlay regulations in the Land Use Bylaw.

Heritage

- e) The heritage value and character of existing properties should be retained and enhanced through adaptive re-use and retrofit where feasible.

- f) The Town will support the municipal designation of heritage properties where there is interest from the landholder.
- g) Development next to an identified heritage property should be developed in a manner that is contextually sensitive to the heritage property.
- h) Development should avoid 'fake' or 'mock' heritage.
- i) Retain historic or 'ghost' signs, where possible.

Residential Dwellings

- j) Dwelling units in new mixed-use buildings should be located above or behind commercial uses.
- k) Entrances to dwelling units within mixed-use buildings should be accessed via a separate lobby on the street, with a potential secondary access from a lane.
- l) Where dwelling units are located on the main floor in a multi-family residential development along a public street, the dwelling units should have separate dedicated entrances on the street. Patios and porches are encouraged.

- m) Residential and mixed-use development should provide a range of dwelling types to accommodate different income levels, age groups, households, tenures, and lifestyles, including larger family units, seniors' units, rental units, and accessible units.
- n) New multi-family residential and mixed-use developments are encouraged to provide rooftop amenity areas and balconies that capitalize on the incredible views of the river and badlands.
- o) New multi-family residential and mixed-use developments are encouraged to provide modern amenities and services for residents.

Commercial Uses

- p) Commercial buildings with frontages exceeding 15 metres wide should provide multiple entrances on the street.
- q) Restaurants, drinking establishments, and entertainment establishments are encouraged to provide outdoor patio extensions onto streets and public spaces.
- r) When patios are located along a street, a minimum 1.5 metre unobstructed pedestrian pathway must be maintained per the Town's Seasonal Patios on Public Lands Bylaw.

- s) Clear glass windows and doors should be provided on the ground floor to maximize transparency of frontage on public streets and break up longer building facades. Mirrored glass should be avoided.
- t) New blank walls should be avoided. Murals should be used to activate existing blank walls.
- u) Roll shutters are highly discouraged. If provided, they must be located on the inside of windows.



3.3.3 Downtown Core

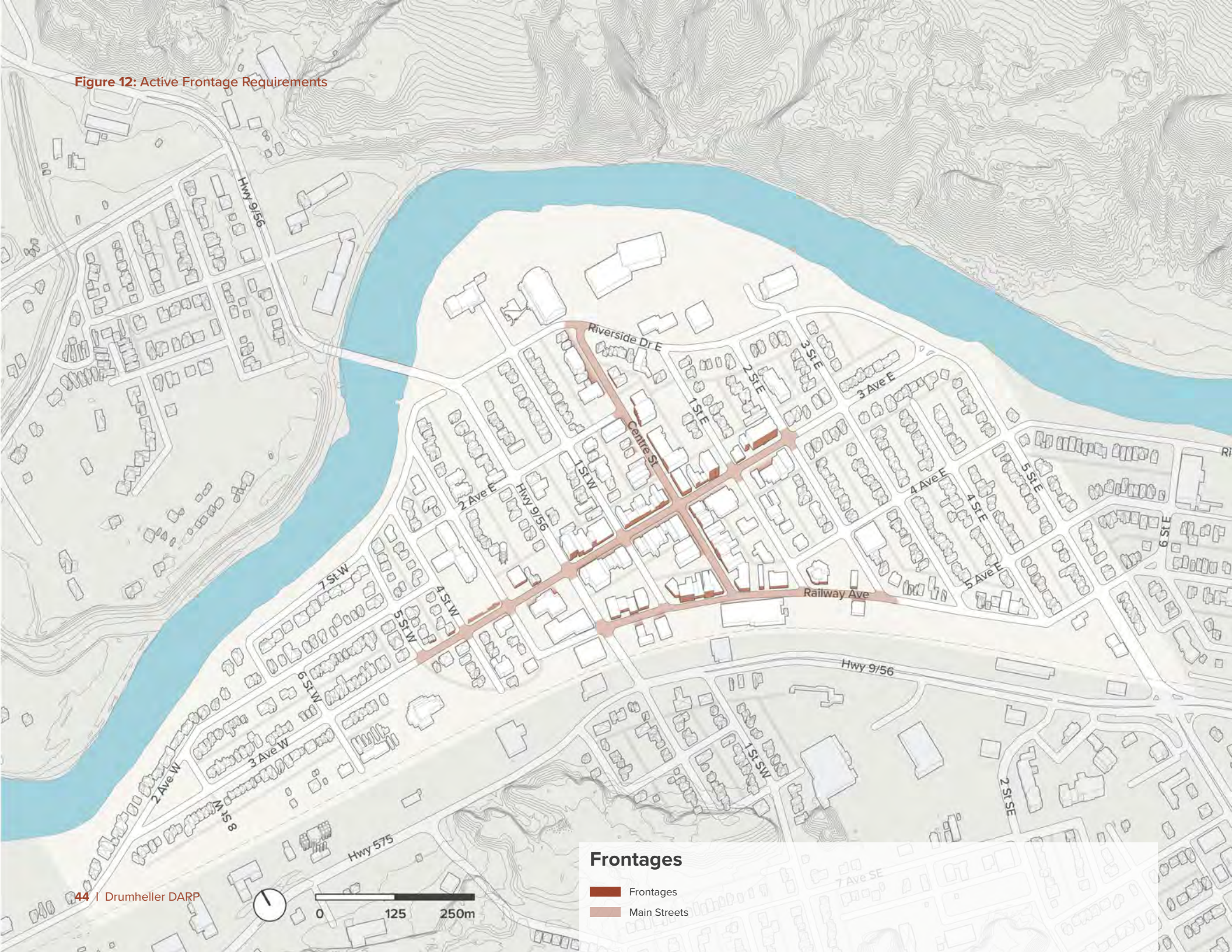
The Downtown Core is the commercial heart of downtown, which includes the Centre Street, 3rd Avenue, and Railway Avenue main streets. This will be where the highest concentration of commercial and mixed-use development is, and the highest percentage of active frontage along public streets. Active frontage means first level shopfronts and businesses that can be seen walking along the street. These spaces should have frequent entrances onto the street and generate a lot of foot traffic in and out. Ideally, uses from these frontages will spill out onto the street in the form of patios or sidewalk displays, adding to the interest and overall vibrancy of the area. New vacant or less active spaces, such as surface parking lots, will be avoided, and existing ones programmed or screened to create consistent activity and vibrancy along main streets.

In addition to active uses on the ground floor of buildings, professional services and residential uses will be encouraged throughout the core to increase the number of people living and working here. New development will capitalize on the strengths of the existing main streets, including adaptive re-use of heritage buildings where possible.

Land Use

- a) Encourage mixed use buildings in the Downtown Core to increase active frontage and the number of residential dwelling units in downtown.
- b) Encourage active uses, that are generally open on evenings and weekends throughout the year, in the Downtown Core to create a sense of destination, such as restaurants, microbreweries, gyms/studios, and artist galleries/collectives.
- c) Allow for new single-use commercial buildings in the Downtown Core if they contribute to a high-quality public realm and meet any applicable active frontage requirements of Main Streets Identified in Figure 13.
- d) Allow for single-use residential buildings in the Downtown Core in areas not subject to active frontage requirements of Main Streets identified in Figure 13.
- e) Do not allow new single-unit detached dwellings in the Downtown Core.
- f) Do not allow new, large format commercial uses or auto-oriented uses, that are disruptive to the pedestrian experience of downtown, in the Downtown Core.

Figure 12: Active Frontage Requirements



Active Frontage

- g)** g) Increase the active frontage and uses along the Main Streets identified in Figure 12 by:
 - i)** Requiring a minimum of 60% visible active commercial frontage, such as retail, consumer/tourist service, artist gallery, or restaurant on the ground floor of new buildings;
 - ii)** Locating less active uses, such as office, residential, and institutional uses behind or above active frontage uses in new mixed use buildings, unless they are occupying the additional 40% of ground floor frontage not dedicated to active uses;
 - iii)** Encouraging existing development to provide permanent or temporary active frontage uses, such as a small retail/food vendor, interactive game, artist display, outdoor seating area, photo opportunity, etc.; and
 - iv)** Screening vacant lots and buildings from the street or activating them through temporary programming, such as park space, pop ups, public art, etc.
- h)** To support the programming of vacant spaces, the Town may negotiate agreements with landowners to address legal liability.
- i)** Encourage rooftop and ground floor patios along the Triangle Plaza.

- j)** Development facing the Triangle Plaza should provide plaza access, coordinated with loading and servicing requirements.

Height and Setbacks

- k)** Ensure new development in the Downtown Core is a minimum of two storeys (6 metres) in height above grade. Exception may be granted if the one storey development will contribute significantly to the pedestrian realm and/or if it involves the revitalization of a building deemed to have heritage value.
- l)** New development shall be set back 0-3 metres from the street to allow for expansion of the pedestrian realm while maintaining an active interface for pedestrians. The front yard setback applies to both street-facing lot lines on corner lots.

Parking and Servicing

- m)** Provide new on-site parking at the rear of properties, accessible from the lane. Where there is no lane, driveways providing site access should be as narrow as possible and consolidated to minimize impacts on street parking and the pedestrian environment.
- n)** Discourage the provision of new on-site surface parking lots along public streets, except for along the south side of Railway Avenue.

- o)** Encourage existing development with on-site surface parking lots adjacent to the street to provide a landscaped edge or other pedestrian amenities along the sidewalk.
- p)** Locate servicing and loading access where it is least disruptive to the pedestrian environment, such as at the rear of buildings with access from a lane, where feasible.
- q)** Locate utilities, vents, and other utilitarian elements away from the lower levels of building facades adjacent to the public realm. Where they are already located on the lower levels, they should be screened.

Façade Design Guidelines

- r)** Front entrances should face the street and be easily identifiable through:
 - i)** Material changes and/or colour accents;
 - ii)** Accent paving in front of entrances; and
 - iii)** Lighting.
- s)** Corner properties should provide entrances on both public streets or a feature corner entrance.
- t)** High-quality materials, such as wood, masonry, metal, and textured concrete should be used in façade design.
- u)** Architectural features of a building façades, including the base, middle, and cap, should be highlighted with material changes.

- v) The number of materials and colours used in one façade should be limited.
- w) The façades of multi-tenant buildings should provide a consistent and robust repetition of the materials, details, styles, and shapes that provide visual interest to the streetscape.
- x) Storefronts and upper storeys of buildings should be illuminated at night for pedestrian safety and to provide visual interest.

Signage and Weather Protection

- y) Snow, wind, and rain protection should be provided such as canopies, awnings, recessed entrances. Weather protection should:
 - i) be provided at a consistent height;
 - ii) be designed to compliment the building design, material, and colour; and
 - iii) may encroach over the sidewalk if it does not obstruct pedestrian movement.
- z) Signage should:
 - i) be limited in number;
 - ii) compliment the architectural style of the building;
 - iii) be visible from the sidewalk;
 - iv) not impede pedestrian movement; and
 - v) not obstruct the view into the building from the sidewalk.

3.3.4 Civic and Recreation Precinct

The Civic and Recreation Precinct is located to the north of the Downtown Core, along the Red Deer River. The area will continue to support a range of civic and recreation uses and attractions for residents and visitors, serving as a major activity node. In contrast to the gridded development in the Downtown and Downtown Neighbourhoods, the Civic and Recreation Precinct is more of a campus-like area, with buildings surrounded by amenities and pathways in a park-like setting. All future development and retrofits within the area will emphasize downtown's connection to the river and the surrounding badlands, encouraging frontage that activates river pathways and contributes to a more inviting pedestrian experience. Care will need to be taken to ensure that existing and future development are resilient to flooding, given the area's location within the floodplain.

- a) Existing and new public recreation, cultural, tourism, and institutional uses are supported in the Civic and Recreation Precinct.
- b) Small-scale private recreation uses are encouraged in the Civic and Recreation Precinct, such as watercraft rentals and e-bike rentals, to increase mobility options and usage of the river and trails systems.



-
- c) Commercial uses and services may be allowed in the Civic and Recreation Precinct if they meet the overall intent of activating the area and providing amenities for visitors and residents.
 - d) All development in the Civic and Recreation Precinct must consider building orientation and design that engages the river, river trail system, and views of the badlands.
 - e) Development along Riverside Drive must provide a landscaped edge along Riverside Drive.
 - f) The Town will review opportunities to establish a pedestrian connection north-south through the Civic and Recreation Precinct to connect the river and Riverside Drive at Centre Street.

3.3.5 Downtown Neighbourhoods

Downtown Neighbourhoods are the primarily residential areas located on the east and west sides of the Downtown Core. These areas are anticipated to remain primarily residential, with contextual infill development gradually providing additional density over time. Live-work opportunities and home-based businesses will be encouraged throughout, with focused local commercial at the transition of Main Streets from the Downtown Core. Development in Downtown Neighbourhoods will take advantage of the area's walkable grid of public streets, residential lanes,

and lush existing tree canopy, and will benefit from enhanced connections along green streets to the Badlands River Parks and Trails System.

Residential

- a) Existing small lot and scale single-family residential is supported throughout Downtown Neighbourhoods, including the preservation of heritage residences.
- b) Ground-oriented infill residential development is encouraged throughout Downtown Neighbourhoods, such as duplexes, four-plexes, and townhouses.
- c) Front yard gardens and landscaping is encouraged.

Commercial

- d) Local commercial uses are encouraged at the transition of Main Streets from the Downtown Core into Downtown Neighbourhoods.
- e) Live-work uses and home occupations (minor and urban) are encouraged throughout Downtown Neighbourhoods.



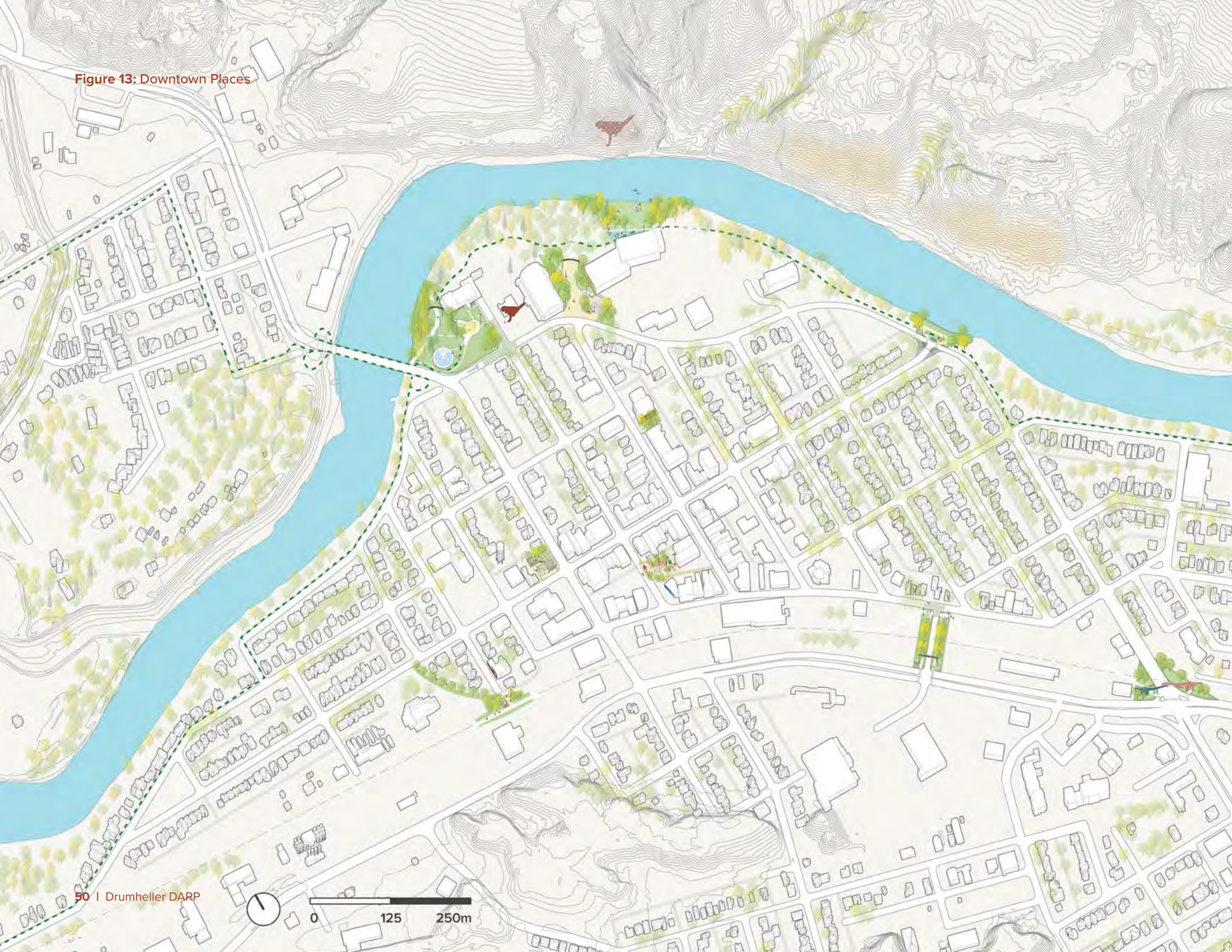
4 Places

Revitalization relies on specific places – pressure points with small footprints that can have big impacts. These places are focal points that catalyze change, and they play special roles that supplement the broader downtown strategies.

The previous chapter outlined policies that are applied broadly through the downtown, along streets, in open spaces, and across districts. It presented critical directives that will guide long-term development in the Downtown, creating the base conditions for renewal. But revitalization also relies on specific places. This plan has identified 12 key places that present opportunities – big and small – to enable the plan and allow it to live up to its aspirations.

The following chapter outlines opportunities observed for each place, including a series of design guidelines that support the place's potential. These guidelines should be interpreted as departure points; more specific design direction for each site will emerge through more detailed analysis, constraint mapping, and community input.

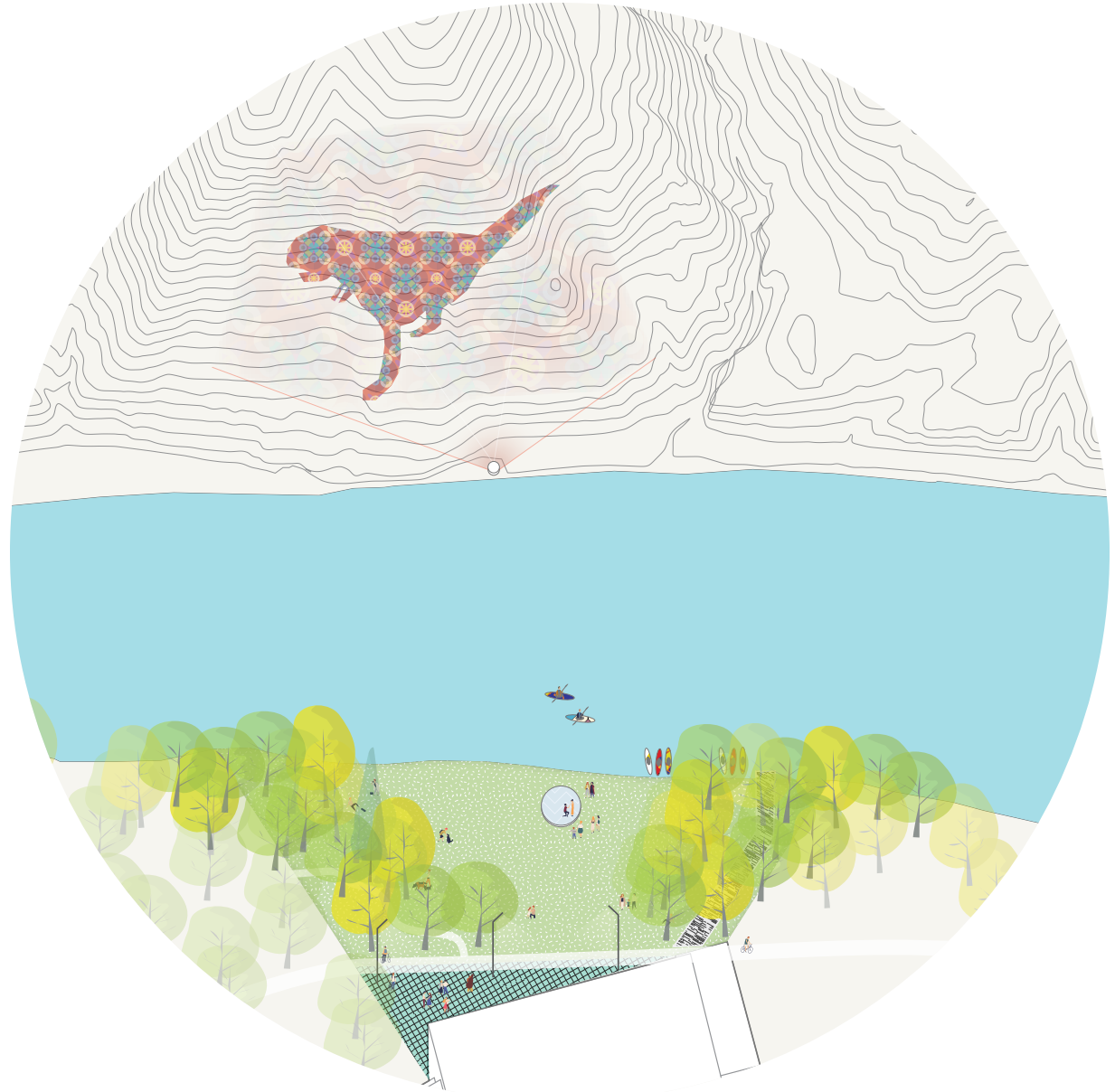
Figure 13: Downtown Places



4.1 Centennial Park

Centennial Park is the Drumheller Valley's premiere riverfront park space. Adjacent to several community and recreation facilities in the civic district, the park is an important space for social gathering and community events. Its location presents a key opportunity to reconnect downtown to the dramatic badlands cliffs to the north and east. Planned flood mitigation improvements through the park space present an unparalleled chance to re-emphasize the park's connection to the Badlands Community Facility, provide access to the river, and to open the park to the badlands cliffs to the north.

- a) Clear vegetation in strategic areas along the riverbank to establish viewpoints to the badlands cliffs.
- b) Explore Son et Lumiere projections or more basic uplighting on the cliffs in the evening to make them a stronger landmark, provide a rich experience for people on the river and river trails, and entice visitors to stay later into the evening, particularly in the shoulder seasons.
- c) Provide regular seating at viewpoints and along pathways.
- d) Establish a river access point for watercraft to get on and off the River.
- e) Provide picnicking facilities, including tables and/or barbeques.
- f) Consider additional opportunities for winter programming, such as toboggan hills, fire pits, light displays, warming huts, etc.



4.2 Rotary Park

The Rotary Park is a highly visible space east of Highway 9/56 just south of the Gordon Taylor Bridge. It includes several public amenities, including a water feature, an outdoor spray park, and the World's Largest Dinosaur. The space provides excellent amenities for both residents and visitors, and the World's Largest Dinosaur is a strong and well-rated attraction. It forms the western gateway to the civic district and the western extent of the promenade street. Efforts should be made to ensure that this space is well-kept, as it is a key signal of downtown for southbound traffic across the bridge.

- a) Repair and reactivate the fountain near the highway.
- b) Consider all-season presence of the fountain space through lighting, public art, and pedestrian amenities.
- c) Leverage flood mitigation work to bring attention to the new trail system that leads into Centennial Park.
- d) Explore designating Riverside Drive as a one-way eastbound road so that visitor traffic is routed south along Centre Street into the commercial core before returning to the highway.
- e) Explore alternative intersections configurations at Riverside Drive and Highway 9/56 that improve pedestrian safety and reduce vehicle speed in the area.





4.3 Centre Street North Plaza

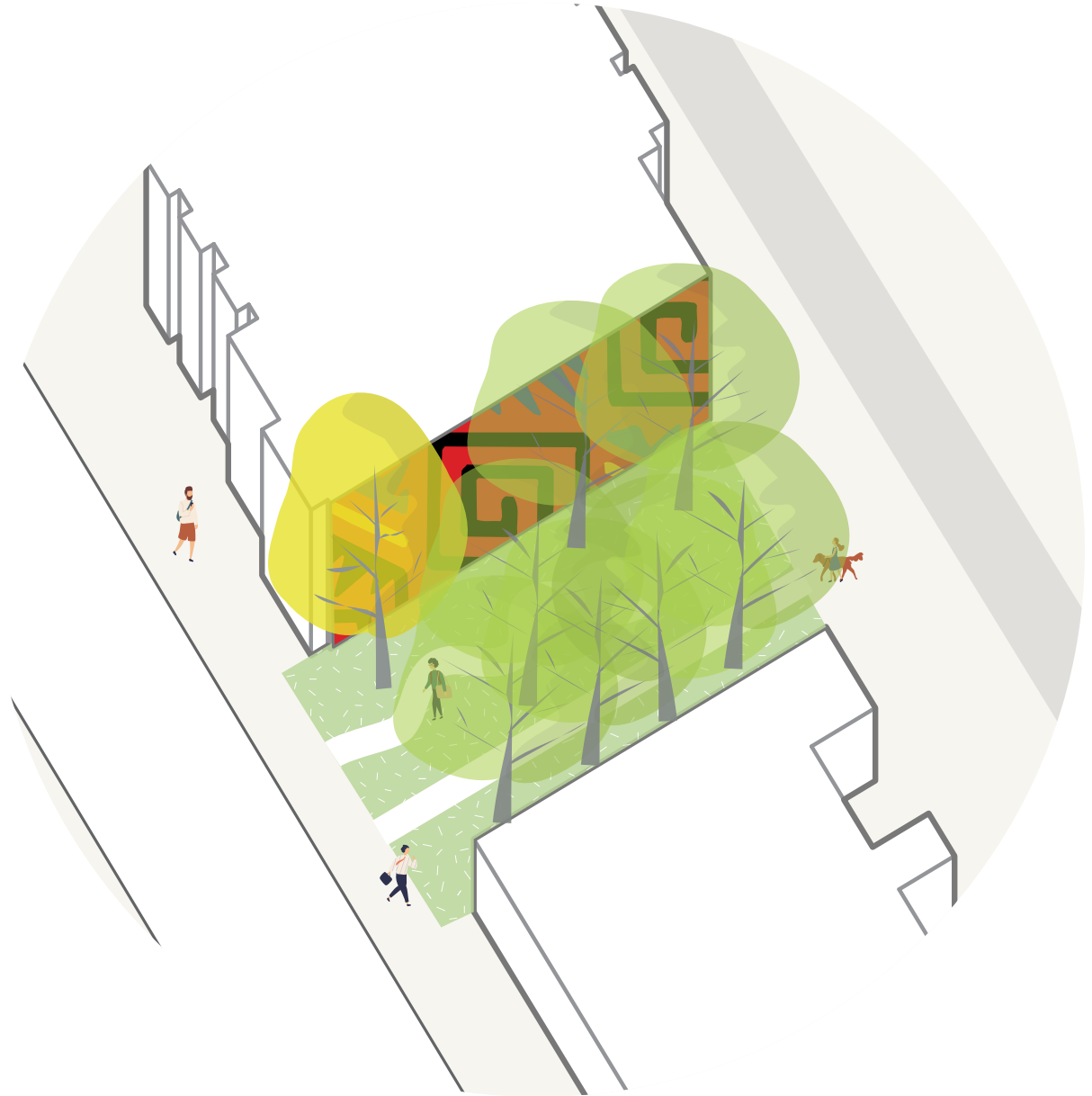
Centre Street currently terminates to the north at Riverside Drive. A small plaza sits at this node, but the existing recreation facilities form a barrier that separates Centennial Park from the rest of the downtown. This space is a key intersection between a main street (Centre Street) and promenade street (Riverside Drive) and should become an open and intuitive gateway to Centennial Park.

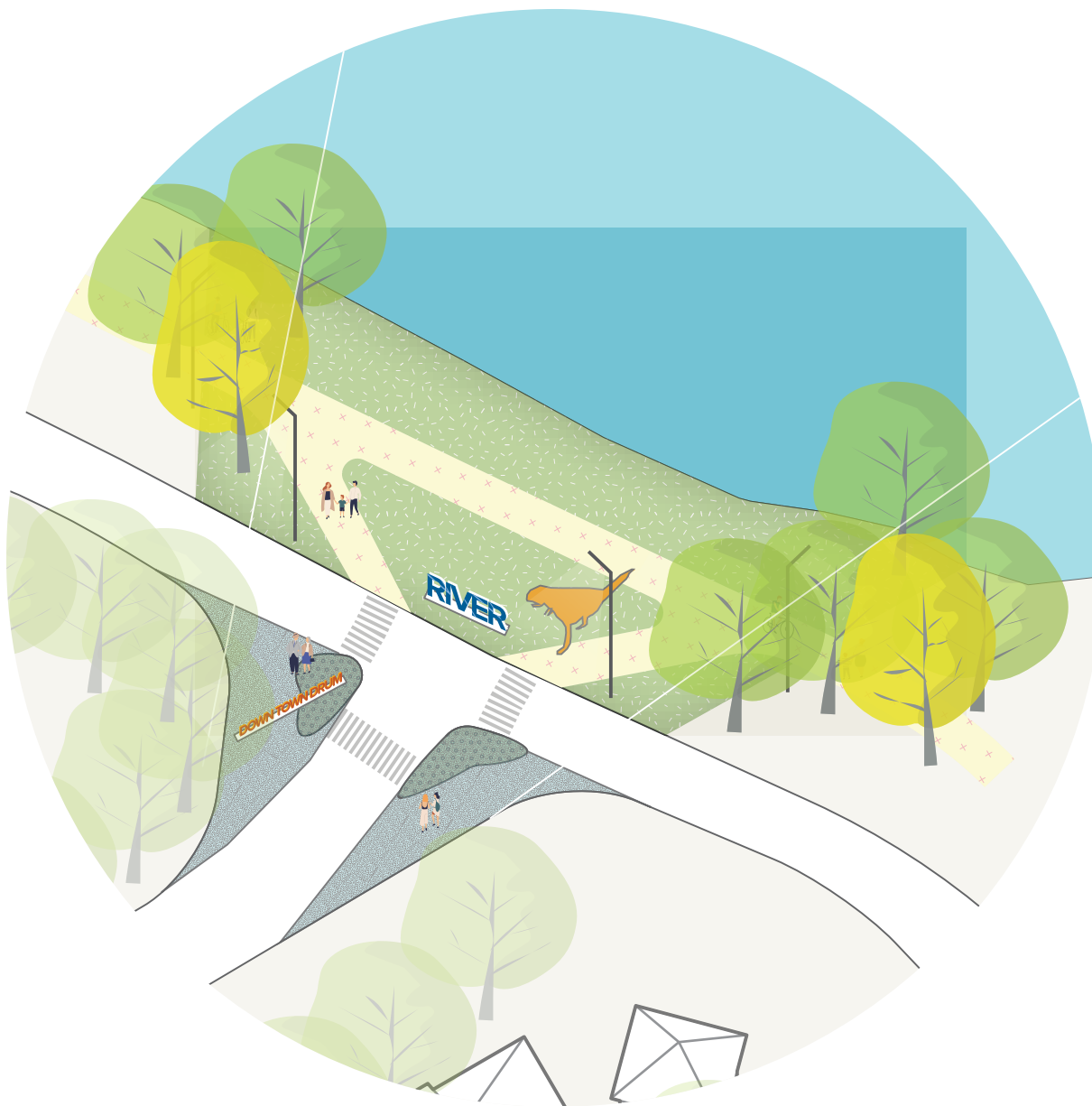
- a) When the curling rink building reaches the end of its lifespan, consider demolishing the structure and replacing it with a public connector that effectively extends Centre Street for pedestrians up into the park and to the river.
- b) Use strategic plantings to hide the back-of-house facades on the ice rink and Community Facility.
- c) If the site is redeveloped with a new building, site the building so that there is clear, outdoor pedestrian access through this corridor.
- d) Explore gateway elements that invite people into Centennial Park to the north.
- e) Ensure the space is well lit, safe, and inviting.
- f) Leverage the nearby community facilities and parking to activate this space with a range of programming, including small markets or other events.

4.4 Coal Miner's Memorial Park

Miner's Memorial Park is a pocket green space adjacent to Town Hall on Centre Street. It contains seating, trees, a paved walkway, and interpretive information about the history of coal mining in the Valley. It serves to anchor the Town Hall with a public space and provides a small green respite between the commercial streets and Centennial Park to the north.

- a) Continue to maintain this park as a key component of the open space system downtown.
- b) Future improvements to the roads or sidewalks of this block of Centre Street should find ways to enhance Miner's Memorial Park and draw its greenery out onto the street.
- c) Consider adding seating with tables.
- d) Consider a mural feature on the side of the Town Hall adjacent to the park to brighten the space.
- e) Ensure the space is well-lit at night.





4.5 Third Avenue & Promenade Intersection

The 3rd Avenue main street terminates at Riverside Drive/5th Street on the east. This T-intersection presents an opportunity to achieve a range of outcomes for the downtown. The intersection is a key node within the street network and should signal to Riverside Drive traffic that 3rd Avenue is a main street and leads to the core. For the active mobility system, it is a bridging point between the riverside trail system and the street grid, which can be configured to double as emergency access to the berm top in a flood. For both vehicles and pedestrians looking eastbound along 3rd Avenue, the intersection is an opportunity to frame a view of the badlands.

- a) Fill in the turn lanes in the intersection's concrete 'pork chops' to create a safer crossing condition for pedestrians.
- b) Establish wayfinding and other landmark elements that signal the importance of this intersection for both vehicles and active modes.
- c) Create an access route from the riverside trail that connects smoothly to the intersection crossings. Explore the opportunity for this route to double as emergency vehicle access to the trail/berm top.
- d) Clear vegetation from the riverside at this node to open views east to the badlands.

4.6 Spur Line Trail Connection

The Spur Line Trail Connection describes a future node that draws together the System 2100 and the residential street grid west of Highway 9/56. It reimagines the laneway that arcs east of the Provincial Courthouse, connecting the 2100 north to the terminus of the main street at 3rd Avenue and onward to the riverside trail system. It draws into this node the small piece of commercial development on 4th Street, which is a unique moment in the otherwise mostly residential district.

- a) Widen, pave, and mark the laneway that arcs between 4th and 5th Streets W, and connect this route to the System 2100 trail.
- b) At the trail intersection, create a small landing space and consider adding signage with trail system mapping and interpretive information.
- c) Create a well-marked pedestrian crossing at the intersection of 3rd Avenue and 5th Street W.
- d) Explore a small landmark element that signals the importance of the intersection at 3rd Avenue and 5th Street W.

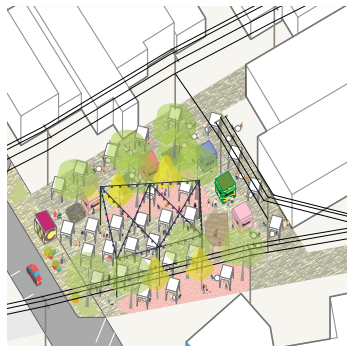
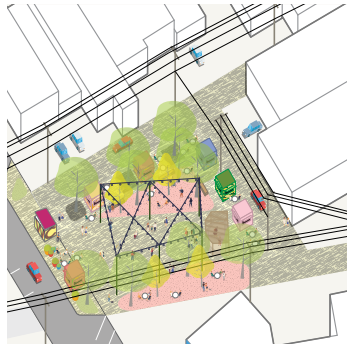
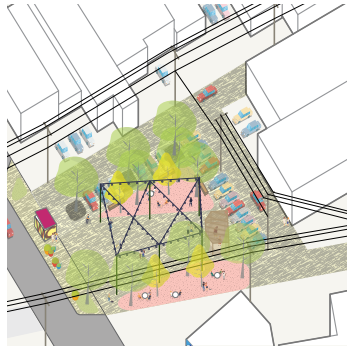




4.7 Highway at 3rd Avenue (Munchie Park)

Munchie Park sits on the northwest corner of the entrance to downtown at Highway 9/56 and 3rd Avenue W. It is the primary public open space on the west side of the highway in the Downtown Core. The space is leased in perpetuity to the Town. Munchie Park will invite continued use as a green gathering space, with improvements that facilitate flexible programming. As a highly visible component of downtown, Munchie Park should be well-kept through all seasons. It presents a strong opportunity to provide wayfinding and landmark elements that signal the intersection of 3rd Avenue W from both directions of the highway.

- a) Establish a strong landmark that signals the intersection of Highway 9/56 and 3rd Avenue and provides some identity for Downtown Drumheller. Consider a structure that extends the main street form westward from the east side of the highway.
- b) Continue to support outdoor patio activity along the west side of the park and consider hardscaping this edge.
- c) Create a more inviting and permeable interface between the park and the adjacent sidewalks.
- d) Explore integrating the rear lane into the design of the space.
- e) Provide inviting lighting in the park, and on the entry sign.



4.8 Triangle Plaza

The Triangle Plaza is a Town-owned space framed by main streets in the downtown core. It is comprised of two parcels that flank 1st Street W, between Centre Street and Railway Avenue. There is a strong opportunity to develop a plaza here that will become a new civic anchor in the south of downtown, creating a focal point for events and other daily use. Highly visual elements within the Plaza will also signal to travellers on Highway 9/56 that downtown is a hub of activity, drawing them in along the main streets. Over time, development on the plaza's laneway perimeter can leverage the opportunities the plaza presents for frontage and use.

- a) Ensure plaza design accounts for the servicing and access needs of surrounding properties, universal design and accessibility, safety and inclusivity, and event planning.
- b) Consider providing public washrooms at this location as an additional magnet and an amenity that enables longer downtown visits and events.
- c) Explore multi-use configurations that allow for a mix of event scales, everyday use, and parking.
- d) Review 1st Street W to identify opportunities to expand the plaza space and create more effective parking configurations.
- e) Work with adjacent property owners to coordinate and screen servicing and garbage disposal.
- f) Provide a significant landmark feature or that can be seen from Highway 56.
- g) Provide infrastructure to support programming and events, such as electrical outlets, water outlets, and lighting.
- h) Consider designs that enable food trucks and/or market stalls.

4.9 New Road Connection

Currently, the CN right-of-way that runs along the south edge of downtown acts as a visual and physical barrier between the highway and the downtown. Nearby areas, including the commercial and hotel clusters to the south, have limited options to connect to the downtown grid. For pedestrians in these areas, there are few highway crossings and limited infrastructure to bring them north to Railway Avenue and into downtown. The addition of the System 2100 Trail along this right-of-way invites new consideration of the corridor and potential crossing points. There is a strong opportunity to draw a new road connection across at the intersection of Highway 9/56 and 6th Avenue E (near the Freson Brothers & Canadian Tire). The intersection is already signalled and provides a range of landing points on Railway Avenue to the north.

- a) Explore connecting 6th Avenue to the northeast across the former CN right-of-way to Railway Avenue.
- b) Alter the route of the 2100 to create a safe crossing point for the pathway at an intersection.
- c) Plant trees that provide shade and provide a transition to the downtown street grid.
- d) Explore wayfinding and signage options that activate this space.





4.10 Fifth Street Gateway

Traffic near Downtown Drumheller is largely directed along the highway corridors, with limited invitations to exit these main routes between key destinations in the Valley. One underutilized opportunity exists at the intersection of Highway 9/56 and 5th Street E. To invite traffic arriving from the south (a main access point from Calgary) into downtown. From here, vehicles can choose to access parking along Railway Avenue, drive along the Mainstreet, or carry northwest along the promenade route on Riverside Drive to Centennial Park and the World's Largest Dinosaur. With the System 2100 trail crossing 5th Street E here, there is a chance to create a safe crossing, establish a large gateway landmark that invites visitors into the downtown, and create an attractive destination along the trail system.

- a) Create an attractive visual gateway element that draws vehicles north on 5th Street into the downtown.
- b) Create a safe east-west crossing for the 2100 Trail at this intersection.
- c) Leverage the opportunity to create a photo-opportunity and additional wayfinding node through the creation of the gateway elements.



5 Actions

This chapter identifies a suite of tools that can help achieve the goals of the DARP.

These tools are the projects and initiatives that enable investment and will work together to kickstart momentum in the Downtown. Actions include:

- **build** upgrades, like street improvements and the creation of public places,
- **incentives**, which encourage specific forms of private investment,
- **activities**, which bring life and vitality to public spaces, and
- **supports**, which provide the administrative resources and communications to maintain coordination across all of the work.

The actions in this chapter arose from best practice research, ideas generated by the community in Phase 1 of the project's engagement, and feedback from the project Advisory Committee. The action list was refined by the project team and then tested and prioritized through public and stakeholder engagement in the project's Phase 2 engagement.

The list of actions is not exhaustive. Many additional ideas and initiatives are likely to arise throughout the 15 year life of the DARP as new information and opportunities present themselves. The intent of this chapter is to provide the basis for a growing library of revitalization actions and tools, which can be used to attract funding and generate momentum towards revitalization.

5.1 The Action Library

The Action Library is a curated collection of implementation projects and tools for realizing the goals of the Drumheller DARP. Actions in the library are classified into four overall types based on their function. These types are: Upgrades, Incentives, Activities, and Supports.

5.1.1 Types of Actions

Upgrades

Upgrades are physical built improvements to public realm, infrastructure, and building. They are usually enabled by the Town and are often done in partnership with organizations or levels of government. Many of these improvements are related to the Places identified in Chapter 4.

Incentives

Incentives are mechanisms or grants that change the conditions of investment toward a particular goal. Generally, incentives are provided by the Town to enable the private sector to do something considered desirable for downtown, such as encouraging a certain type of development, or to promote active uses.

Activities

Activities are programs or events that are intended to bring life to downtown and its public spaces. Activities can be small informal daily programs like sidewalk games, or they can be larger organized activities like civic events and parades.

Supports

Supports enable facilitation and coordination of all other actions. These include hiring of specific Town staff or changes to policies and other regulations that will enable and support implementation of other actions.

5.1.2 Ranking and Support

Each of the actions are provided with their description, level of resident support from Phase 2 Engagement, and overall priority within the revitalization of downtown. Throughout the life of the DARP, additional actions should be added to the library, informed by new ideas, innovations, lessons learned, and opportunities. Preliminary phasing of actions is provide in Chapter 6.

Resident Support Score

♥♥♥ 67-100% of survey participants

♥♥ 34-66% of survey participants

♥ 1-33 % of survey participants

-- not included in engagement

Priority

S Short term (1-5 years)

M Medium term (6-10 years)

L Long term (11-15 years)

★ **Leverage opportunity:** this project should be prioritized if another project emerges that reduces its cost or complication.

5.2 Upgrades

Upgrades provide the vital infrastructure and public realm improvements to support downtown revitalization. They enable activities to take place throughout downtown and contribute to a more vibrant pedestrian experience. The following upgrades are intended to be conducted throughout downtown. In some cases, targeted locations are provided to help inform where these actions should be focused first.



S

Recycling Bins

Provide recycling bins to keep the downtown clean and provide a much-needed pedestrian amenity. Could be themed/branded.

Targeted Locations: Main Streets, Parks and Plazas



S★

Public Washrooms

Provide access to public washrooms in the downtown.

Targeted Locations: Triangle Plaza ★



S

Street Beautification

Upgrade intersection sidewalks, landscaping, benches, and other amenities.

Targeted Locations: Main Streets, Green Streets



M

Mural Project

Establish program to add murals to blank walls downtown and support artists.

Targeted Locations: Downtown Core





M★

Urban Tree Canopy

Plant trees along the downtown streets to provide visual interest, shade, and stormwater management.

Targeted Locations: Downtown Core



M★

Cycling Infrastructure

Conduct a cycling study of downtown. Design and sign routes and install bicycle racks.

Targeted Locations: Downtown-wide (★ street upgrades)



M

Parklet Program

Develop a program to turn small, unused spaces into public spaces for people to spend time in.



S★

Universal Accessibility Upgrades

Conduct an accessibility study of downtown and improve universal accessibility throughout the downtown public realm.



L★

Pedestrian-Cyclist Bridge

Build a pedestrian and cyclist dedicated crossing/bridge to improve the connection across the Red Deer River.



M★

Seating

Increase the amount of seating (benches, movable chairs, shared tables, etc.) throughout the downtown.



**M**

Shared Street

Establish a shared street that can be closed to cars at designated times or designated days.

Targeted Locations: 2nd Street between 3rd Avenue and Railway Avenue

**L**

Off-Leash Dog Park

Provide enclosed space where dogs can socialize and exercise, for locals and visitors.

Targeted Locations: Centennial Park

**M**

Cross-Country Ski Trails

Establish cross-country ski trails and connections.

Targeted Locations: Centennial Park, System 2100 Trail

**M**

Downtown Playground

Create a top-notch playground to make the downtown more family- and kid-friendly.

Targeted Locations: Centennial Park



Resident Support Score

♥♥♥♥ 67-100% of survey participants

♥♥ 34-66% of survey participants

♥ 1-33 % of survey participants

-- not included in engagement

Priority

S Short term (1-5 years)

M Medium term (6-10 years)

L Long term (11-15 years)

★ **Leverage opportunity:** this project should be prioritized if another project emerges that reduces its cost or complication.

**M**

Temporary Placemaking

Add temporary low-cost interventions to enliven public spaces.

**M**

Trailer/RV Parking

Create an area in the downtown with long parking stalls for camper vans and trailers.

Targeted Locations: South of Railway Avenue

**M**

Tourist Info Centre Relocation/Satellite

Relocate the tourist information centre to Centre Street, or create a small kiosk downtown, to draw visitors into downtown.



5.3 Incentives

The incentives aim to encourage additional private investment and participation in downtown revitalization. The incentives may either be downtown-wide or may be piloted or targeted in specific areas and priority places.

Resident Support Score

♥♥♥ 67-100% of survey participants

♥♥ 34-66% of survey participants

♥ 1-33 % of survey participants

-- not included in engagement

Priority

S Short term (1-5 years)

M Medium term (6-10 years)

L Long term (11-15 years)

★ **Leverage opportunity:** this project should be prioritized if another project emerges that reduces its cost or complication.



S★

Designated Food Truck Zones

Relax the Mobile Vendor Bylaw to encourage mobile vendors with a permit/food license in the downtown area.



S

Seasonal Patios Incentives

Share information about the Town's Seasonal Patios Bylaw and provide incentives for providing patios throughout the year.

Targeted Locations: Main Streets



M

Co-working Spaces

Build co-working spaces in older buildings to support small start-up businesses.

Targeted Locations: Main Streets



M

Bike/Scooter Share Program

Incentivize shared bikes or scooters to enhance movement along the valley trail system.



**M**

Pop-up Business Program

Work with property owners to accommodate "pop-up" businesses to occupy empty commercial spaces or vacant lots temporarily.

**O**

Storefront Enhancement Grant

Continue to provide support for downtown property owners/tenants to improve the exterior aesthetic appearance of downtown in accordance with DARP policies.

**L**

Downtown Campus

Partner with post-secondary institutions to establish additional satellite campuses downtown to bring a larger student population to live and work in the area.

**M**

Waive Fees for New Businesses in Vacant Buildings

Waive development fees for new businesses in non-residential buildings that have been vacant for 3 months.

**O**

Vacant Building Tax Incentive

Renew and promote program to incentivize businesses to use non-residential buildings that have been vacant for more than a year. Provide a tax exemption for one year of business operations.

**O**

Downtown Event Grant

Develop a program to administer grants for downtown events run by community organizations and businesses.



Resident Support Score

♥♥♥♥ 67-100% of survey participants

♥♥ 34-66% of survey participants

♥ 1-33 % of survey participants

-- not included in engagement

Priority

S Short term (1-5 years)

M Medium term (6-10 years)

L Long term (11-15 years)

★ **Leverage opportunity:** this project should be prioritized if another project emerges that reduces its cost or complication.



L

Business Incubator

Develop a business incubation program to subsidize lease rates in vacant storefronts for start-up businesses, to remove/lower the occupancy expenses.



O

Non-residential Development Program

Renew and promote programs to incentivize permanent business improvements or expansion that creates significant return on investment for the Town.



M

Residential Development Grant

Provide funding to build new housing of a certain size in target areas.

Targeted Locations: All Districts



S

Coordinated Store Hours

Coordinate open hours amongst all businesses in the downtown.

Targeted Locations: Main Streets



**M**

Interior Business Improvement Grant

Provide support for downtown property owners/tenants to restore, rehabilitate, enhance or beautify the interior appearance of downtown buildings.

Targeted Locations: Main Streets

**M**

Mixed-Use Development Grant

Provide funding to build housing units of a certain size in target areas, including redeveloping existing properties for mixed-use or converting floors above commercial storefronts into residential units.

Targeted Locations:
Residential Districts

**—****L**

Inter-municipal Bus Service or Shuttle

Investigate incentives for a bus service from Downtown Drumheller to Calgary and/or a shuttle between locations within the Valley.

**L**

Downtown Grocery Store

Incentivize a downtown grocery store to help support a growing residential community in the downtown.



5.4 Activities

Activities are the ‘what’s happening’ of downtown. These include events and programming, including large annual events as well as smaller everyday opportunities for play and gathering. Activities are integral to downtown becoming the heart of public life and a place to discover.

Resident Support Score

♥♥♥♥ 67-100% of survey participants

♥♥ 34-66% of survey participants

♥ 1-33 % of survey participants

-- not included in engagement

Priority

S Short term (1-5 years)

M Medium term (6-10 years)

L Long term (11-15 years)

★ **Leverage opportunity:** this project should be prioritized if another project emerges that reduces its cost or complication.



S

Festival of Lights

Explore opportunities for feature lighting to draw visitors to the downtown in the evening hours year-round. Host a winter festival with beautiful lights and winter activities.



S

Outdoor Concerts & Busking

Host free outdoor concerts in public places and/or shared streets. Could be supported by food trucks and/or an outdoor market. Designate busking stations throughout downtown.



S

Year-round Farmers' Market

Establish a year round farmers' and artisan market space downtown.

Targeted Locations: Triangle Plaza



M

Dino Fest

Host a dinosaur themed outdoor event in the downtown.



**S**

Outdoor Movie

Host free outdoor movie showing in public places in collaboration with the local theatre. Could be supported by food trucks and/or a night market.

**S**

Santa Claus Parade

Host a holiday parade with activities hosted by local businesses.

**M**

Watersport Rentals

Partner with local business to provide additional kayaking, canoeing rentals and tour opportunities.

**M**

Outdoor Skating

Support outdoor skating area by combining a rink with skate rentals, a warm up hut, and potential food truck support.

**M**

Downtown Stories Project

Collect stories (historic or present day) about downtown in an interactive community map

**L**

Library Pop-ups

Host outdoor, pop-up reading events or reading room to support the local downtown public library.





M

Community River Float

Host a community float down the Red Deer River to/from downtown.



L

Playable Installations

Increase opportunities for spontaneous play, such as outdoor ping pong tables or chess.



S

Outdoor Games

Increase opportunities for spontaneous play, such as outdoor ping pong tables or chess.



L

Alley Activation

Transform alleys to become mobility connections and destinations.



Resident Support Score

♥♥♥ 67-100% of survey participants

♥♥ 34-66% of survey participants

♥ 1-33 % of survey participants

-- not included in engagement

Priority

S Short term (1-5 years)

M Medium term (6-10 years)

L Long term (11-15 years)

★ **Leverage opportunity:** this project should be prioritized if another project emerges that reduces its cost or complication.

5.5 Supports

Supports are the behind-the-scenes actions that enable downtown revitalization. These include communications about downtown initiatives and additional studies and strategies to advance other actions in the plan.

Resident Support Score

♥♥♥ 67-100% of survey participants

♥♥ 34-66% of survey participants

♥ 1-33 % of survey participants

-- not included in engagement

Priority

S Short term (1-5 years)

M Medium term (6-10 years)

L Long term (11-15 years)

★ **Leverage opportunity:** this project should be prioritized if another project emerges that reduces its cost or complication.



S

Downtown Initiatives Website

Provide an online hub of information about downtown events, funding availability, engagement opportunities, and spotlight all initiatives by the Town and other organizations.



M

Downtown District Branding

Establish new downtown branding to encourage people to check out the heart of their community and turn around perceptions of the area.





Downtown Coordinator

Hire a municipal employee to collaborate with municipal staff, Council, the public, local community groups, and local businesses and manage downtown programming.



Wayfinding Strategy

Develop new signage and wayfinding strategy.



Heritage Inventory

Maintain and publish a heritage inventory of downtown that identifies buildings that have historic value.





6 Plan Implementation

The Downtown Area Revitalization Plan offers a coordinated approach to downtown revitalization, bringing together existing revitalization efforts with future inspiration and direction.

Sustained effort and investment throughout the course of implementation will be key to the plan's overall success. The following chapter outlines the key implementation actions required upon adoption of the plan, general phasing, and measures of success that will need to be monitored over the life of the plan.

6.1 Priority Places

Some of the most important interventions in the downtown are the places introduced in Chapter 4. These places are nodes that produce unique experiences and enable additional upgrades and activities. Specific upgrades and direction for each of the Priority Places are described in Chapter 4. Improvements to these places should be prioritized according to leveraging opportunity – they should be built on coordinated work wherever possible. An anticipated timeframe (short, medium, and long-term) is provided for the places, based on current information, but is subject to change. The following table indicates at a high level what leveraging opportunities should trigger consideration of all or some of the improvements to the places listed in the plan.

PLACE	LEVERAGING OPPORTUNITY	EXPECTED PHASE
Centennial Park Upgrades	Flood mitigation and trails infrastructure	S-M
Rotary Park Upgrades	Flood mitigation and Rotary Partnership	S-M
Centre Street North Plaza	End of life curling rink	M-L
Coal Miner's Memorial Park	Centre Street upgrades	L
3rd Avenue and Promenade Intersection	Flood mitigation and trails infrastructure	M
Spur Line Trail Connection	System 2100 Trail	M-L
Munchie Park	Flexible	S-M
Triangle Plaza	Provincial Grant Funding	S
New Road Connection	System 2100 Trail, other provincial grants	S-M
5th Street Gateway	System 2100 Trail	M-L

6.2 Action Prioritization

Downtown Revitalization will require sustained and strategic action. The recommended implementation strategy consists of three phases:

Short Term (0-5 years): Make it visible.

Test new ideas on the ground and showcase change

Medium Term (5-10 years): Keep it going

Sustain momentum and solidify success

Long Term (10-15 years): Go big

Reinforce investment through large scale projects and partnerships

Each phase is explained in further detail in the following subsections, with an initial list of places projects and actions to be conducted during the phases.

6.2.1 Short Term (0-5 Years)

Test new ideas on the ground and showcase change.

Within the first five years of DARP implementation, actions should generally focus on upgrades and activities. Engagement with the project Advisory Committee, the public, and Town Staff identified that the initial focus of revitalization efforts should generally be on the refurbishment of public places in Downtown and amenities that will make Downtown more welcoming. The intent is to attract more visitors and residents to Downtown and provide reasons for them to linger longer. Upgrades should be piloted and tested in visible locations and well communicated through Town channels and a Downtown website. Where possible, upgrades should start small and be low cost to begin with and can then be scaled or re-tooled depending on their level of success.

Upgrades to select priority places will help to demonstrate visible change in downtown and catalyze other activity and investment. This will also unlock the ability to implement additional activity actions, such as events, in new and retrofit public places.

SHORT TERM RECOMMENDATIONS

UPGRADES

Public Washrooms

Universal Accessibility Upgrades

Temporary Placemaking

Street Beautification

Recycling Bins

ACTIVITIES

Coordinated Store Hours

Festival of Lights

Outdoor Concerts and Busking

Outdoor Movies

Year-round Farmers' Market

Santa Claus Parade

Outdoor Games

INCENTIVES

Seasonal Patios Incentives

Designated Food Truck Zones

SUPPORTS

Downtown Initiatives Website

Tourist Info Centre Relocation/ Satellite

6.2.2 Medium Term (5-10 Years)

Sustain momentum and solidify success.

With exciting and visible revitalization projects and activities from the first phase continuing, medium term implementation should focus on sustaining momentum for downtown revitalization and encouraging private sector participation through targeted incentives. Additional upgrades should be trialed, and successful pilots from the short term phase should be expanded or made permanent.

With more activity and a greater sense of place, it is also recommended that this medium term phase includes the creation of Downtown branding and wayfinding systems. The new branding and wayfinding should be integrated into completed an in-progress revitalization projects and coordinated with overall branding and wayfinding strategy for the Drumheller Valley.

Actions from this list that find a particularly sound leveraging opportunity could also be considered in the short term.

MEDIUM TERM RECOMMENDATIONS

UPGRADES

Mural Project

Urban Tree Canopy

Cycling Infrastructure

Parklet Program

Additional Seating

Cross-country Ski Trails

Downtown Playground

Trailer/RV Parking

Playable Installations

Alley Activation

INCENTIVES

Coworking Spaces

Popup Business Program

Bike/Scooter Share Program

Mixed-Use Development Grant

Residential Development Grant

Waive Fees for New Businesses in Vacant Buildings

Interior Business Improvement Grant

SUPPORTS

Downtown District Branding

Wayfinding Strategy



6.2.3 Long Term (10-15 Years)

Reinforce investment through large scale projects and partnerships.

Demonstrated success and relationship building from the first ten years of revitalization will provide the capacity and buy-in for the completion of significant capital initiatives in the final long term phase. These actions include significant infrastructure upgrades and connections, incentives for new institutional and commercial uses, and additional upgrades to the public realm. Given that new information will be available by this time, these actions will need to be reviewed to ensure their continued relevance.

LONG TERM RECOMMENDATIONS

UPGRADES

Shared Street
New Pedestrian-Cyclist Bridge
Off-leash Dog Park

ACTIVITIES

Library Pop-ups

INCENTIVES

Post-secondary Downtown Campus
Business Incubator
Downtown Grocery Store
Inter-municipal Bus Service or Shuttle

6.2.4 Ongoing

As of the publication of this plan, the following actions have already been deployed in Drumheller. They should be continued, further tailored to Downtown, or expanded with public support.

ONGOING

UPGRADES

Triangle Plaza

INCENTIVES

Storefront Enhancement Grant

Vacant Building Tax Incentive

Downtown Event Grant

Non-residential Development Program

SUPPORTS

Downtown Coordinator

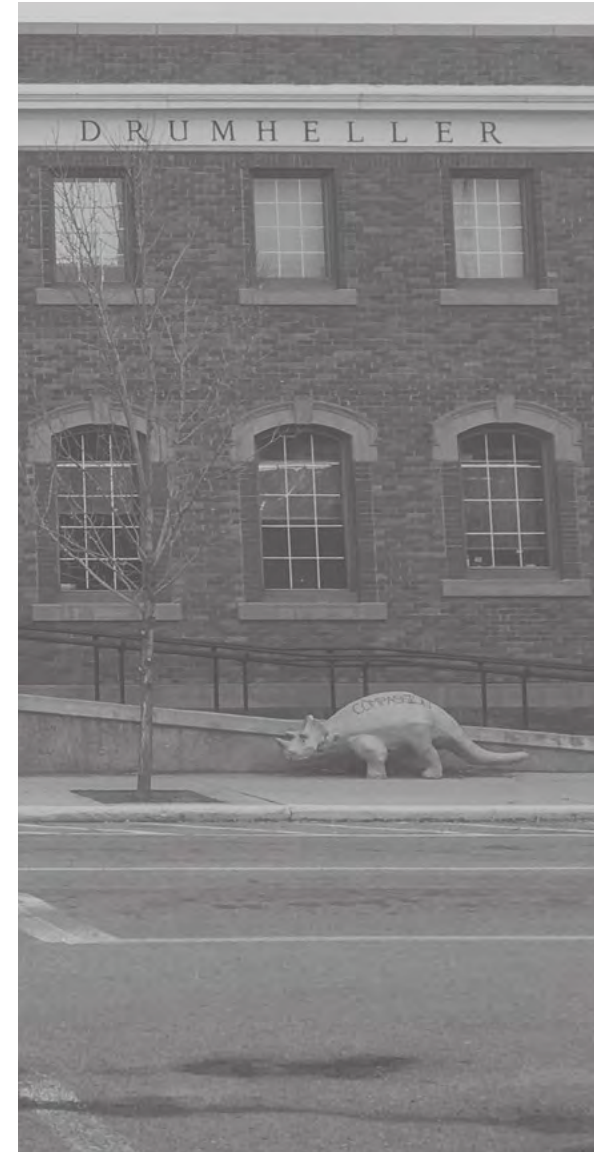
6.2.5 Leveraging & Clustering

In many cases, revitalization activities and upgrades can become more feasible by clustering them with larger projects and infrastructure upgrades. In the case of some elements, like curb bump-outs, the cost of the new elements can be reduced by 50% or more when housed within general streetscape upgrades. For this reason, the plan recommends that all actions and places (short, medium, and long-term) should be assessed for opportunities as infrastructure, maintenance, and ongoing upgrades change the shape of the downtown.

6.3 Assessing Future Opportunities

The actions and places outlined in this plan provide a strong overview of today's opportunities. There will undoubtedly be new strategic moves, places, and actions that emerge through the life of the plan. How should these new opportunities be evaluated?

The goals outlined under the five pillars outlined in Chapter 2 provide a strong basis for evaluation of future projects. They are organized here as a scorecard. In addition to these criteria, project priorities should be influenced by resident support as well as opportunities to leverage other public or private investments.



Future Project Scoresheet

 HEART OF PUBLIC LIFE	 A PLACE TO DISCOVER	 A PROSPEROUS CENTRE OF BUSINESS	 A GROWING COMMUNITY	 A LANDSCAPE CONNECTION
<p>Does the project...</p> <ul style="list-style-type: none"> <input type="checkbox"/> Increase the activity level and number of people in downtown in all seasons? <input type="checkbox"/> Beautify Downtown's streets and public spaces? <input type="checkbox"/> Improve residents' perceptions of downtown and boost community pride? <input type="checkbox"/> Create spaces that enable festivals, events, and other large gatherings and celebrations? <input type="checkbox"/> Provide amenities (like washrooms, change rooms, and water fountains) that allow people to linger in the downtown area? 	<p>Does the project...</p> <ul style="list-style-type: none"> <input type="checkbox"/> Increase the number of visitors that stop in Downtown and the length of their stay during their visit to the Drumheller Valley? <input type="checkbox"/> Make it easy to walk downtown and navigate between destinations and surrounding neighbourhoods? <input type="checkbox"/> Improve vehicle wayfinding and access to parking throughout the downtown, in coordination with overall wayfinding for the Valley? <input type="checkbox"/> Make downtown the central stop in Drumheller's visitor experience, and the base for exploring all other natural and cultural attractions in the Valley? <input type="checkbox"/> Foster programs and events that draw visitors to the downtown throughout the year? 	<p>Does the project...</p> <ul style="list-style-type: none"> <input type="checkbox"/> Increase the year-round active frontage along Main Streets? <input type="checkbox"/> Develop a thriving mix of retail options that appeals to both residents and visitors? <input type="checkbox"/> Catalyze local business development and enterprise downtown? <input type="checkbox"/> Decrease the number of vacant or inactive properties in Downtown? <input type="checkbox"/> Locate downtown amenities and activities in ways that benefit downtown businesses? 	<p>Does the project...</p> <ul style="list-style-type: none"> <input type="checkbox"/> Increase the number of residents living and working downtown? <input type="checkbox"/> Increase choice in dwelling unit types, and support a mix of ownership and rental housing? <input type="checkbox"/> Improve the safety and accessibility of downtown spaces? <input type="checkbox"/> Create a downtown where residents can walk or bike to meet everyday needs? 	<p>Does the project...</p> <ul style="list-style-type: none"> <input type="checkbox"/> Increase access and visual links to the River within Downtown? <input type="checkbox"/> Foster a sense of immersion within the badlands by enhancing views of natural spaces from Downtown? <input type="checkbox"/> Support the downtown's role as a 'basecamp for the valley' by providing amenities that link to the valley-wide trail system?

6.4 Plan Amendment

There will always be new concepts and ideas that arise that may be constrained by or contradictory to certain policies that are not anticipated by this plan. Where such new concepts and ideas respond to and meet the intent of the Vision and Pillars, or offer a creative solution to a particular problem, efforts shall be made to find ways to allow for their implementation, including, where necessary, amendments to the plan.

To make any change to the text or maps within the plan, an amendment to the plan that includes a Public Hearing of Council shall be required in accordance with the Municipal Government Act. Where an amendment to the plan is requested, the applicant shall submit the supporting information necessary to evaluate and justify the potential amendment and ensure its consistency with the Municipal Development Plan and other relevant policy documents.

6.5 Additional Administrative Actions

In addition to the actions presented in the Action Plan, Town administration will need to ensure that necessary updates are made to existing Plans, Bylaws, and other policies to ensure alignment with the Downtown Area Revitalization Plan. The following updates will be required as part of plan implementation.






- Updates to the Land Use Bylaw
- Updates to the Tourism Master Plan
- Updates to the Community Standards Bylaw



6.6 Plan Monitoring

Consistent monitoring of the Downtown Area Revitalization Plan is key to ensuring its success in the long term. The plan should be reviewed, and a report provided to Council, every five years. Amendments should be made at this time if necessary, to ensure the plan responds to new information and opportunities.

In addition to a comprehensive review every five years, there should be consistent reporting on the plan and its goals. The following measures of success are suggested as a framework for this reporting. Additional measures may be determined throughout the implementation of this plan. Early information gathering for these metrics will provide a useful baseline to evaluate progress.

PILLAR	POTENTIAL METRICS
All	<ul style="list-style-type: none"> › DARP projects completed/piloted › Overall public perception of downtown (survey)
A Landscape Connection 	<ul style="list-style-type: none"> › New trees/landscaping › Formalized viewpoints (river/badlands)
A Place to Discover 	<ul style="list-style-type: none"> › Number of visitors at the tourist information centre › Number of visitors to the triangle plaza › Change in visitor experience (survey) › Number of vehicles turning into Downtown from the highway
The Heart of the Public Life 	<ul style="list-style-type: none"> › Number of events hosted in downtown per year and per season › Number of event attendees › Change in perception of activity downtown (survey)
A Growing Community 	<ul style="list-style-type: none"> › Growth in the number of residential units downtown › Total population growth in downtown › Uptake of municipal incentives › Affordability of living downtown
A Prosperous Centre of Business 	<ul style="list-style-type: none"> › Number of new local businesses/startups located downtown › Business retainment downtown › Composition of businesses (service vs active) › Uptake of municipal incentives › Vacancy rates



REQUEST FOR DECISION

TITLE:	Community Assistance Grant Application: Friends of DVSS - Resurfacing of Outdoor Courts at Drumheller Valley Secondary School
DATE:	May 18, 2021
PRESENTED BY:	Darren Goldthorpe, Manager of Recreation, Arts and Culture Dave Brett, Director of Infrastructure Services

SUMMARY:

The Town of Drumheller Community Assistance Grant Program receives several applications for funding each year. The total annual amount of grant funds available for this program are \$20,000.00 cash and \$30,000.00 for in-kind work.

The Friends of DVSS Society has requested Community Assistance Grant funding for the resurfacing of the outdoor sport court at the Drumheller Valley Secondary School. They provided a presentation to Council on May 17, 2021 regarding this request.

This project would benefit the community by improving the courts for use by the public as well as the DVSS students. The requested amount to proceed with the project is \$17,070.00. To-date this is the only request for cash funding; all other requests have been in-kind in their scope.

The options to respond to this request are:

- a) Approve the request for the full amount of \$17,070.00. Approving the full amount of the request would leave \$2,930.00 for other funding requests that may be received.
- b) Choose not to fund the request.
- c) Approve an amount of \$10,000, which allows a reasonable amount to fund other community projects.

RECOMMENDATION:

It is Administration's recommendation that Council approve Option c); the recommended amount is \$10,000.00, which would allow the Town to also approve up to \$10,000.00 for any additional cash funding requests that may be received.

FINANCIAL IMPACT:

Funds for the Community Assistance Grant Program has been approved by Council through the 2021 Operating Budget.

STRATEGIC POLICY ALIGNMENT:

This recommendation aligns with Council's strategy of providing safe and inclusive recreation opportunities for residents and visitors, with the beautification initiative, as well as fiscal responsibility.

COMMUNICATION STRATEGY:

A letter outlining the decision will be provided to the Friends of DVSS Society.

MOTION:

That Council approve \$10,000.00 of the 2021 Community Assistance Grant to DVSS Society for the resurfacing of the outdoor sport courts at the Drumheller Valley Secondary School.

SECONDED:

Libby Vant

Prepared by:
Libby Vant
Sr. Administrative Assistant

Darren Goldthorpe

Dave Brett
Reviewed by:
Darren Goldthorpe and Dave Brett
Mgr. Recreation, Arts and Culture /
Director of Infrastructure Services



Approved by:
Darryl Drohomerski, C.E.T.
Chief Administrative Officer