



**TOWN OF DRUMHELLER**  
**REGULAR COUNCIL MEETING**

**AGENDA**

TIME & DATE: 4:30 PM – Monday April 3<sup>rd</sup>, 2023

LOCATION: Council Chambers, 224 Centre St and ZOOM Platform and Live Stream on Drumheller Valley YouTube Channel

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1. CALL TO ORDER

2. OPENING COMMENTS

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 Agenda for April 3, 2023, Regular Council Meeting

**Proposed Motion:** That Council adopt the agenda for the April 3, 2023, Regular Council meeting as presented.

5. MEETING MINUTES

5.1 Minutes for March 20, 2023, Regular Council as presented.

[Regular Council Meeting – March 20, 2023 - Minutes](#)

**Proposed Motion:** Move that Council approve the minutes for the March 20, 2023, Regular Council meeting as presented.

COUNCIL BOARDS AND COMMITTEES

DELEGATION

6. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

6.1 Flood Mitigation Project Manager

6.1.1 Request For Decision: Expropriation Documents – Resolution and Certificate of Approval, Technical Language Amendment to Legal Land Description

Portion of Lot 3, Block 7, Plan 2773GT; Title Number 081 420 693  
(1205 Riverside Ave W)

Portion of Lot 4, Block 7, Plan 2773GT; Title Number 851 115 628  
(1207 Riverside Ave W)

[Request for Decision](#)

[Resolution + Certificate of Approval](#)

**Proposed Motion:** moves that Council approve the Certificate of Approval and Resolution for Expropriation documents with the amendments made to clarify parcel description language, pertaining to a portion of land described as Lot 3, Block 7, Plan 2773GT; Title 081 420 693 and a portion of land described as Lot 4, Block 7, Plan 2733GT, Title 851 115 628.

6.1.2 Request For Decision: Expropriation Documents – Resolution and Notice of Intention to Expropriate, Technical Language Amendment to Legal Land Description

Lot 3, Block 3, Plan 801 1334; Title Number 901 092 160  
(135 Riverside Dr. East Coulee)

[Request for Decision](#)

[Resolution + Notice of Intention to Expropriate](#)

**Proposed Motion:** Moves that Council approve the Resolution for Expropriation and Notice of Intention to Expropriate documents with the amendment made to clarify parcel description language pertaining to the lands identified as Lot 3, Block 3, Plan 801 1334, Title Number 901 092 160.

6.2 Manager of Economic Development

2023 Drumheller Housing Strategy  
Next Steps and Online link to the Drumheller Valley Housing Strategy Final Report

[Presentation](#)

[Link to Drumheller Valley Housing Strategy Final Report](#)

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

## EMERGENCY AND PROTECTIVE SERVICES

### INFRASTRUCTURE DEPARTMENT

#### 6.3 Project Manager

Request for Decision: Water Master Servicing Study & Water Treatment Plant Master Plan – Request for Re-Allocation of Funds

#### [Request for Decision](#)

#### **Proposed Motion:**

1. Move that Council re-allocate the “WWTP Master Plan” in Wastewater to the “Water Master Servicing Study (MSS) and Water Treatment Plant (WTP) Master Plans” in Water Supply and Distribution.
2. Move that Council approve the re-allocation of \$25,000 from 2022 Capital Project 2.6.4100.611.7129, North Drumheller River Crossing – Water Main to complete this project.

#### 7. CLOSED SESSION

- 7.1 Facilities Project Planning; Third Party Contracts and Work Plan Process  
FOIP 16 – Disclosure harmful to business interests of a third party  
FOIP 23 (1) – Local public body confidences  
FOIP 24 (1) – Advice from Officials

**Proposed Motion:** That Council close the meeting to the public to discuss facilities project planning, third party contracts and third-party work plan process as per FOIP 16 – Disclosure harmful to business interests of a third party, FOIP 23 (1) – Local public body confidences, FOIP 24 (1) – Advice from Officials

#### 8. ADJOURNMENT

**Proposed Motion:** That Council adjourn the meeting.



**TOWN OF DRUMHELLER**  
**REGULAR COUNCIL MEETING**

**MINUTES**

TIME & DATE: 4:30 PM – Monday March 20<sup>th</sup> , 2023

LOCATION: Council Chambers, 224 Centre St and ZOOM Platform and Live Stream on Drumheller Valley YouTube Channel Link

<https://www.youtube.com/watch?v=NUWylpOmGMU>

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**IN ATTENDANCE**

Mayor Heather Colberg

Councillor Patrick Kolafa

Councillor Stephanie Price

Councillor Tom Zariski

Councillor Tony Lacher

Councillor Crystal Sereda

Councillor Lisa Hansen-Zacharuk

Chief Administrative Officer: Darryl Drohomerski (Regrets)

Acting Chief Administrative Office/ Director of Infrastructure:

Dave Brett

Director of Corporate and Community Services: Mauricio Reyes

Director of Emergency and Protective Services: Greg Peters  
(Regrets)

Flood Resiliency Project Director: Deighen Blakely

Communication Officer: Franciso Collantes

Legislative Services: Denise Lines

Reality Bytes IT: David Vidal

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1. CALL TO ORDER

The Mayor called meeting to order at 4:30pm

2. OPENING COMMENTS

Drumheller Dragons – Congratulations and Good Luck in the next round against Blackfalds.

Badlands Trail Society – Annual General Meeting at the Legion, Thursday March 30, 5pm.

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 Agenda for March 20, 2023, Regular Council Meeting

M2023.63 Moved by Councillor Kolafa, Councillor Hansen-Zacharuk;  
that Council adopt the agenda for the March 20, 2023, Regular Council meeting as  
presented.

Carried unanimously

5. MEETING MINUTES

Minutes for March 06, 2023, Regular Council as presented.

Agenda attachment: Regular Council Meeting – March 06, 2023 - Minutes

M2023.64 Moved by Councillor Sereda, Councillor Lacher;  
that Council approve the minutes for the March 06, 2023, Regular Council meeting  
as presented.

Carried unanimously

COUNCIL BOARDS AND COMMITTEES

6. DELEGATION

Drumheller and District Chamber of Commerce  
Deanna Hannem, Board Chair; Heather Bitz, Executive Director  
Presentation of the Queen Elizabeth II's Platinum Jubilee Medal; Patrick Bonneville

7. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

7.1 Flood Mitigation Project Manager

Time Stamp: <https://www.youtube.com/live/NUWylpOmGMU?feature=share&t=462>

Request For Decision: Resolution and Notice of Intention to Expropriate (NOITE) Plan  
801 1334, Block 3, Lot 3; Title Number 901 092 160; Civic Address 135 River Dr. East  
Coulee

Agenda attachment: RFD; Resolution + Notice of Intention to Expropriate

M2023.65 Moved by Councillor Zariski, Councillor Hansen-Zacharuk;  
that Council approve the Resolution Approving Expropriation of the lands  
identified as Plan 801 1334; Block 3; Lot 3; Title Number 901 092 160 as  
presented.

Carried unanimously

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

EMERGENCY AND PROTECTIVE SERVICES

INFRASTRUCTURE DEPARTMENT

8. CLOSED SESSION

- 8.1 Facilities Project Planning; Third Party Contracts and Work Plan Process  
FOIP 16 – Disclosure harmful to business interests of a third party  
FOIP 23 (1) – Local public body confidences  
FOIP 24 (1) – Advice from Officials

M2023.66 Moved by Councillor Sereda, Councillor Price;  
that Council close the meeting to the public to discuss facilities project planning,  
third party contracts and third party work plan process as per FOIP 16 –  
Disclosure harmful to business interests of a third party, FOIP 23 (1) – Local  
public body confidences, FOIP 24 (1) – Advice from Official. Time 4:42pm

Carried unanimously

M2023.67 Moved by Councillor Lacher, Councillor Kolafa;  
that Council open the meeting to the public. Time 8:15pm

Carried unanimously

9. ADJOURNMENT

M2023.68 Moved by Councillor Sereda, Councillor Hanse-Zacharuk;  
that Council adjourn the meeting. Time 8:15pm

Carried unanimously

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER

## REQUEST FOR DECISION

<b>TITLE:</b>	Drumheller Resiliency and Flood Mitigation Program – Certificate of Approval for Expropriation of Land from Two Parcels for Berm Construction - Revised
<b>DATE:</b>	April 3, 2023
<b>PRESENTED BY:</b>	Deighen Blakely, P.Eng., DRFMO Program Manager
<b>ATTACHMENTS:</b>	Certificate of Approval - Revised Resolution of Council to Proceed with Expropriation - Revised Schedule A Package 1: 1205 Riverside Ave W (2773GT; 7; 3) Package 2: 1207 Riverside Ave W (2773GT; 7; 4)

### **SUMMARY:**

Through the Drumheller Resiliency and Flood Mitigation Program, The Town of Drumheller is undertaking construction of structural flood mitigation in the form of berms. To proceed with construction of the Newcastle Berm between fall 2022 and spring 2023, portions of two privately-owned lots are required. The DRFMO was in discussions with these two landowners over the spring and summer of 2022 regarding purchase of portions of these two properties; however, these landowners have rejected our offers.

A Resolution approving the Certificate of Approval and Resolution for Expropriation was passed by Council on February 6, 2023. These documents were subsequently filed with the Alberta Land Titles Office but have recently been returned due to inconsistencies in the wording of the parcel description. Updated Resolutions and Certificates of Approval are attached for review by Council.

### **RECOMMENDATION:**

Administration recommends that Council approve the Certificates of Approval and Resolutions as presented, with updated parcel descriptions.

### **DISCUSSION:**

Council has previously passed the Certificates of Approval and Resolutions for these two properties; however due to their rejection by the Alberta Land Titles Office and subsequent revision of the descriptions, the Flood Office is bringing these updated documents back to Council.

### **FINANCIAL IMPACT:**

The costs of the land purchase and associated legal fees for the proceedings are eligible for 100% funding under the Alberta Government 18GRSTR41 Grant. Alberta Environment and Protected Areas has indicated that they will not compensate for land acquisition over and above the appraised value of the land which has been their practice for all other flood mitigation projects undertaken in the Province. Damages awarded to plaintiffs due to expropriation of their property may be considered for funding on a case-by-case basis by the Alberta Government. Alberta Environment and Protected Areas legal team will review the particulars behind any damage award before a decision on whether 18GRSTR41 can be used to support these costs. Any costs deemed ineligible will be the responsibility of the Town.

**STRATEGIC POLICY ALIGNMENT:**

Town Bylaw 11.21 states that Council's Vision is *"through a proactive flood-mitigation strategy, we are committed to changing the channel on flood readiness with a sustainable plan to protect Drumheller from future flooding. Together, we will shape the future of our community by protecting our people, our property, our economic growth, our environment and our cultural heritage"*. Completing the expropriation is required to obtain the property necessary for the berm construction and will allow the Town free access to manage and maintain the new berms and associated infrastructure moving forward.

**COMMUNICATION STRATEGY:**

Direct notice of the expropriation Certificate of Approval, Resolution and Notice of Proposed payment will be provided to the affected property owners via their legal representatives as soon possible.

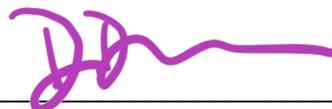
**MOTION:**

Councillor \_\_\_\_\_ moves that Council approve the Certificate of Approval and Resolution for Expropriation documents with the amendments made to clarify parcel description language, pertaining to a portion of land described as Lot 3, Block 7, Plan 2773GT; Title 081 420 693 and a portion of land described as Lot 4, Block 7, Plan 2733GT, Title 851 115 628.

**SECONDED:**



Prepared by:  
Deighen Blakely, P.Eng.  
DRFMO Project Director



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

**RESOLUTION OF COUNCIL OF THE TOWN OF DRUMHELLER**

Whereas a Notice of Intention to Expropriate was served by the Town of Drumheller on December 29, 2022, on the Landowner and all parties with a registered interest in the subject lands;

And whereas no Notice of Objection has been received from the Landowner or any party with a registered interest in the subject lands;

And whereas the period during which an Objection can be issued by the Landowner or any party with a registered interest in the subject land has expired;

And upon consideration of the Request for a Decision dated September 6, 2022 completed by the Town of Drumheller Flood Program Director, as well as the recommendations of the Town Administration, including the Town Solicitor;

Be it resolved that:

- 1. Pursuant to its authority under the *Municipal Government Act and the Expropriation Act*; the Town of Drumheller, as approving authority, hereby approves the expropriation of that portion of Lot 3, Block 7, Plan 2773 G.T. depicted as Area ‘B’ shown cross hatched on the attached Schedule ‘A’.

Containing 19.0 square metres (205 square feet) more or less.

WHICH IS MORE PARTICULARLY DESCRIBED AS:

THAT PORTION OF LOT 3, BLOCK 7, PLAN 2773 G.T.

WHICH LIES WITHIN:

PLAN 231 .....

AREA ‘B’

CONTAINING 0.0019 OF A HECTARE (0.005 OF AN ACRE) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS.

- 2. Administration for the Town is authorized and directed to take all such further steps as may be necessary in accordance with the provisions of the *Expropriation Act*

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

Motion Carried

**TOWN OF DRUMHELLER**

Per: \_\_\_\_\_  
Heather Colberg, Mayor

Per: \_\_\_\_\_  
Darryl Drohomerski, CAO

Form 4  
Expropriation Act  
(Section 18)  
**CERTIFICATE OF APPROVAL**

The TOWN OF DRUMHELLER, whose address is 224 Centre Street, Drumheller, Alberta. T0J 0Y4; hereby approves the expropriation of that portion of Lot 3, Block 7, Plan 2773 G.T. depicted as Area 'B' shown cross hatched on the attached Schedule 'A'.

Containing 19.0 square metres (205 square feet) more or less.

WHICH IS MORE PARTICULARLY DESCRIBED AS:

THAT PORTION OF LOT 3, BLOCK 7, PLAN 2773 G.T.

WHICH LIES WITHIN:

PLAN - 231 .....

AREA – 'B'

CONTAINING 0.0019 OF A HECTARE (0.005 OF AN ACRE) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS.

1. The nature of the interest in the land expropriated is: **fee simple**.
2. The work or purpose for which the interest in the land is expropriated is:
  - Construction and/or enhancement of existing dikes, berms, retaining walls, erosion protection, overland drainage courses, storm water outfalls, control structures and associated appurtenances; and
  - for the retention and development of Natural Areas, Environmental Reserves and other uses as approved by approval authorities; and
  - access for purposes of construction and/or maintenance of the above.
3. The expropriating authority is the: TOWN OF DRUMHELLER  
224 Centre Street,  
DRUMHELLER, Alberta. T0J 0Y4
4. The land stands in the Register of the South Alberta Land Registration District in the names of Duane K. Bolin and Laurie A. Bolin in Certificate of Title  
Number 081 420 693.

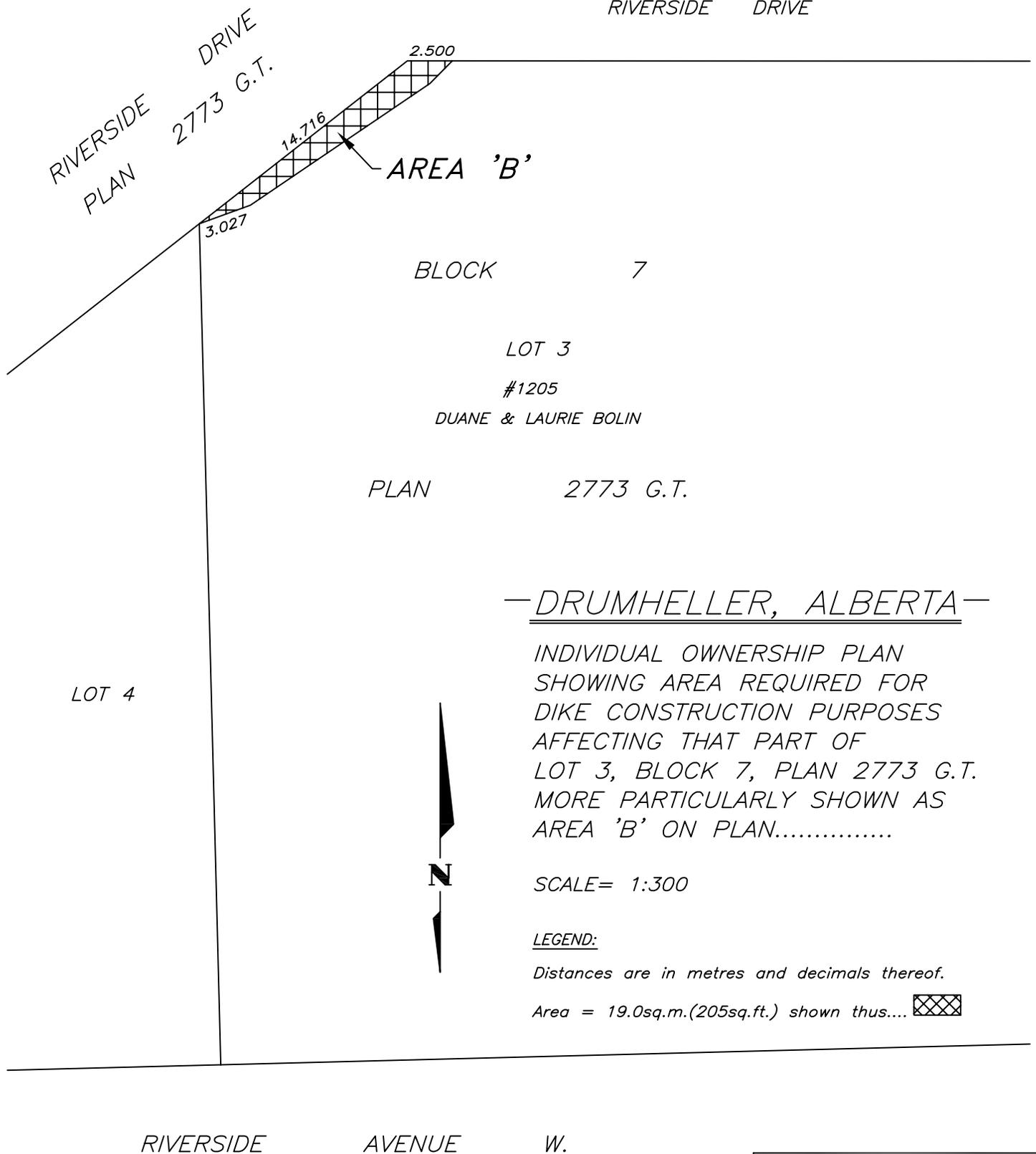
Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

Motion Carried

**TOWN OF DRUMHELLER**

Per: \_\_\_\_\_  
Heather Colberg, Mayor

Per: \_\_\_\_\_  
Darryl Drohomerski, CAO



—DRUMHELLER, ALBERTA—

INDIVIDUAL OWNERSHIP PLAN  
SHOWING AREA REQUIRED FOR  
DIKE CONSTRUCTION PURPOSES  
AFFECTING THAT PART OF  
LOT 3, BLOCK 7, PLAN 2773 G.T.  
MORE PARTICULARLY SHOWN AS  
AREA 'B' ON PLAN.....



SCALE= 1:300

LEGEND:

Distances are in metres and decimals thereof.

Area = 19.0sq.m.(205sq.ft.) shown thus.... 

**RESOLUTION OF COUNCIL OF THE TOWN OF DRUMHELLER**

Whereas a Notice of Intention to Expropriate was served by the Town of Drumheller on December 29, 2022, on the Landowner and all parties with a registered interest in the subject lands;

And whereas no Notice of Objection has been received from the Landowner or any party with a registered interest in the subject lands;

And whereas the period during which an Objection can be issued by the Landowner or any party with a registered interest in the subject land has expired;

And upon consideration of the Request for a Decision dated September 6, 2022 completed by the Town of Drumheller Flood Program Director, as well as the recommendations of the Town Administration, including the Town Solicitor;

Be it resolved that:

- 1. Pursuant to its authority under the *Municipal Government Act and the Expropriation Act*; the Town of Drumheller, as approving authority, hereby approves the expropriation of that portion of Lot 4, Block 7, Plan 2773 G.T. depicted as Area ‘A’ shown cross hatched on the attached Schedule ‘A’.

Containing 39.0 square metres (420 square feet) more or less.

WHICH IS MORE PARTICULARLY DESCRIBED AS:

THAT PORTION OF LOT 4, BLOCK 7, PLAN 2773 G.T.

WHICH LIES WITHIN:

PLAN 231 .....

AREA ‘A’

CONTAINING 0.0039 OF A HECTARE (0.010 OF AN ACRE) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS.

- 2. Administration for the Town is authorized and directed to take all such further steps as may be necessary in accordance with the provisions of the *Expropriation Act*

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

Motion Carried

**TOWN OF DRUMHELLER**

Per: \_\_\_\_\_  
Heather Colberg, Mayor

Per: \_\_\_\_\_  
Darryl Drohomerski, CAO

Form 4  
Expropriation Act  
(Section 18)  
**CERTIFICATE OF APPROVAL**

The TOWN OF DRUMHELLER, whose address is 224 Centre Street, Drumheller, Alberta. T0J 0Y4; hereby approves the expropriation of that portion of Lot 4, Block 7, Plan 2773 G.T. depicted as Area 'A' shown cross hatched on the attached Schedule 'A'.

Containing 39.0 square metres (420 square feet) more or less.

WHICH IS MORE PARTICULARLY DESCRIBED AS:

THAT PORTION OF LOT 4, BLOCK 7, PLAN 2773 G.T.

WHICH LIES WITHIN:

PLAN - 231 .....

AREA - 'A'

CONTAINING 0.0039 OF A HECTARE (0.010 OF AN ACRE) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS.

1. The nature of the interest in the land expropriated is: **fee simple**.
2. The work or purpose for which the interest in the land is expropriated is:
  - Construction and/or enhancement of existing dikes, berms, retaining walls, erosion protection, overland drainage courses, storm water outfalls, control structures and associated appurtenances; and
  - for the retention and development of Natural Areas, Environmental Reserves and other uses as approved by approval authorities; and
  - access for purposes of construction and/or maintenance of the above.
3. The expropriating authority is the: TOWN OF DRUMHELLER  
224 Centre Street,  
DRUMHELLER, Alberta. T0J 0Y4
4. The land stands in the Register of the South Alberta Land Registration District in the names of Patrick J. Mulgrew and Janet P. Mulgrew in Certificate of Title Number 851 115 628.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

Motion Carried

**TOWN OF DRUMHELLER**

Per: \_\_\_\_\_  
Heather Colberg, Mayor

Per: \_\_\_\_\_  
Darryl Drohomerski, CAO

—DRUMHELLER, ALBERTA—

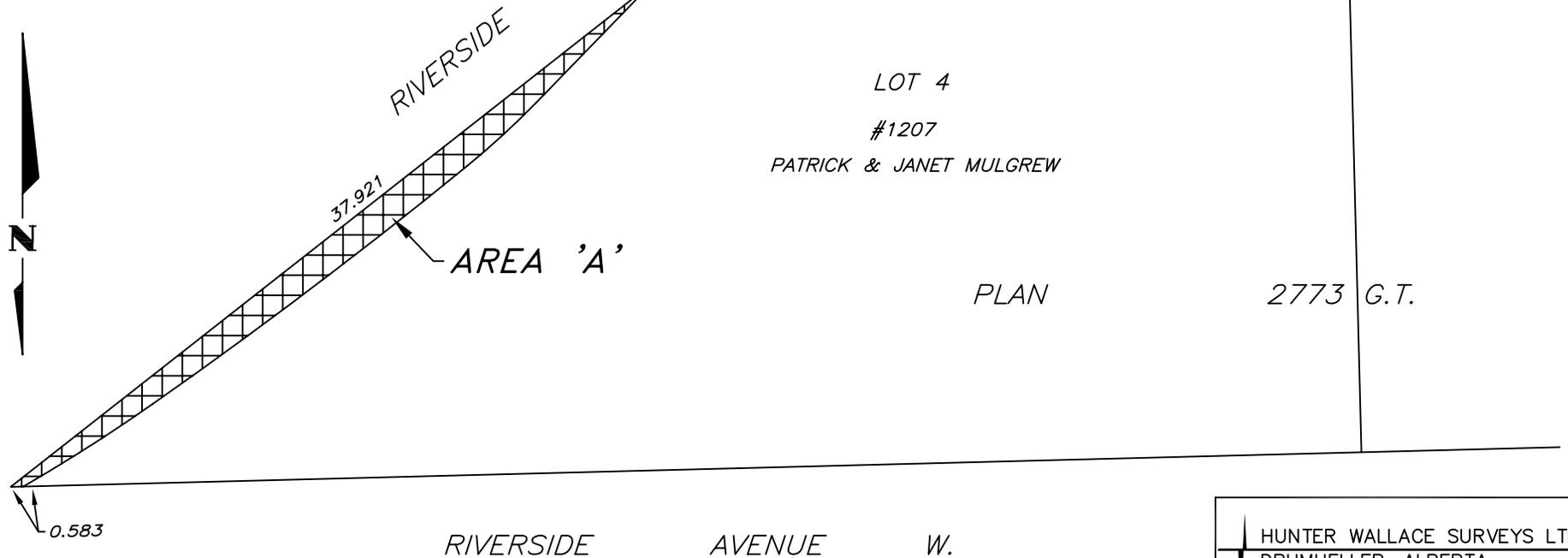
INDIVIDUAL OWNERSHIP PLAN  
SHOWING AREA REQUIRED FOR  
DIKE CONSTRUCTION PURPOSES  
AFFECTING THAT PART OF  
LOT 4, BLOCK 7, PLAN 2773 G.T.  
MORE PARTICULARLY SHOWN AS  
AREA 'A' ON PLAN.....

SCALE= 1:300

LEGEND:

Distances are in metres and decimals thereof.

Area = 39.0sq.m.(420sq.ft.) shown thus... 



## REQUEST FOR DECISION

<b>TITLE:</b>	Drumheller Resiliency and Flood Mitigation Program – Resolution for Expropriation of One Parcel for Berm Construction - Plan 801 1334, Block 3, Lot 3; 135 River Dr. East Coulee - AMENDED
<b>DATE:</b>	April 3, 2023
<b>PRESENTED BY:</b>	Deighen Blakely, P.Eng., Flood Resiliency Program – Project Director
<b>ATTACHMENTS:</b>	Draft Drawing of Berm Alignment Resolution to Expropriate - Revised Notice of Intent to Expropriate - Revised Parcel Map for 135 River Drive

### SUMMARY:

Through the Drumheller Resiliency and Flood Mitigation Program, The Town of Drumheller is undertaking construction of structural flood mitigation in the form of berms. To proceed with construction of the East Coulee Phase 2 Berm starting in the spring of 2024, partial or full acquisition of eight parcels is required. Negotiations with these impacted landowners began in November 2022, and have been on-going over the past several months. One of the full-buyout landowners has these landowners have rejected our full buyout offer at Fair Market Value for his property, as determined by an appraisal. As such, the next step in obtaining the property required for construction is expropriation.

A Resolution Approving Expropriation was passed by Council on March 20, 2023 directing its officers and solicitors to take all necessary steps to complete the expropriation. Given the recent rejection of other expropriation-related documents submitted to Alberta Land Titles Office based on the parcel descriptions, this Resolution is being returned to Council for review with an updated parcel description, to match the format required by the Land Titles Office.

### RECOMMENDATION:

Administration recommends that Council approve the updated Resolution Approving Expropriation for 135 River Drive (8011334;3;3) as presented.

### DISCUSSION:

Council has previously passed the Resolution and Notice of Intent to Expropriate for this property; however due to the recent rejection of another, similar document by the Land Titles Office, the Flood Office is bringing an update to these documents back to Council.

### FINANCIAL IMPACT:

The costs of the land purchase and associated legal fees for the proceedings are eligible for 100% funding under the Alberta Government 18GRSTR41 Grant. Alberta Environment has indicated that they will not compensate for land acquisition over and above the appraised value of the land which has been their practice for all other flood mitigation projects undertaken in the Province. Damages awarded to plaintiffs due to expropriation of their property may be considered for funding on a case-by-case basis by the Alberta Government. Alberta Environment and Protected Areas' legal team will review the particulars behind any damage award before a decision on whether 18GRSTR41 can be used to support these costs. Any costs deemed ineligible will be the responsibility of the Town.

**STRATEGIC POLICY ALIGNMENT:**

Town Bylaw 11.21 states that Council’s Vision is “*through a proactive flood-mitigation strategy, we are committed to changing the channel on flood readiness with a sustainable plan to protect Drumheller from future flooding. Together, we will shape the future of our community by protecting our people, our property, our economic growth, our environment and our cultural heritage*”. Completing the expropriation is required to obtain the property necessary for the berm construction, and will allow the Town free access to manage and maintain the new berms and associated infrastructure moving forward.

**COMMUNICATION STRATEGY:**

Direct notice of the intended expropriations will be provided to the affected property owner via legal representatives as soon as practicably possible given the legislated considerations and the registration delays at Land Titles. Concurrent with the affected property owner being served with Notice of the Intention to Expropriate, same will be advertised twice in the local newspaper 7-14 days apart, as contemplated in the Expropriation Act.

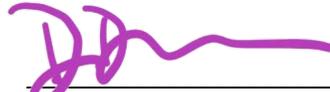
**MOTION:**

Councillor \_\_\_\_\_ moves that Council approve the Resolution for Expropriation and Notice of Intention to Expropriate documents with the amendment made to clarify parcel description language, pertaining to the lands identified as Lot 3, Block 3, Plan 801 1334 Title Number 901 092 160.

**SECONDED:**



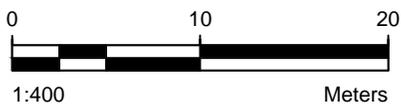
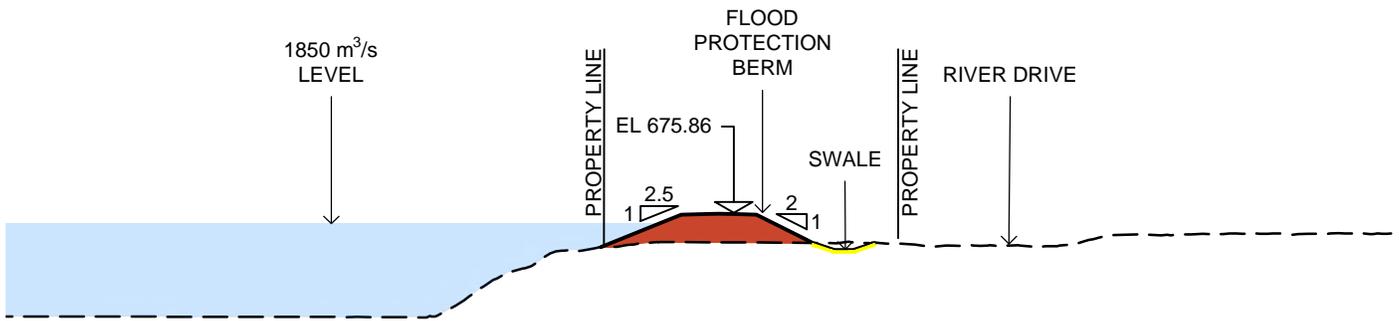
Prepared by:  
Deighen Blakely, P.Eng.  
DRFMO Project Director



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

# 135 River Drive

## Flood Protection Berm



**DRAFT**

	PROJECT NAME	RESILIENCY AND FLOOD MITIGATION PROGRAM	PROJECT NUMBER CW2384
	SHEET TITLE	EAST COULEE BERM 135 RIVER DRIVE; P8011334, B3, L3	DATE OCT 2022
CLIENT			FIGURE NUMBER 1
			ISSUE/REVISION A

**RESOLUTION**

REGARDING EXPROPRIATION FOR THE PURPOSE OF ACQUIRING A FEE SIMPLE INTEREST  
OVER CERTAIN LANDS LOCATED WITHIN THE TOWN OF DRUMHELLER

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WHEREAS the **TOWN OF DRUMHELLER** is desirous of acquiring the entire fee simple estate for the purposes of providing services, facilities, municipal or environmental reserves, public utility lots, or other things to provide flood mitigation to protect surrounding lands from future flooding events and that, in the opinion of council, are necessary or desirable for the benefit of all or a part of the Town, said lands being depicted on attached Schedule "A" and more particularly described:

**Short Legal  
8011334;3;3**

**Title Number  
901 092 160**

**PLAN 8011334  
BLOCK 3  
LOT 3  
EXCEPTING THEREOUT ALL MINES AND MINERALS**

(hereinafter referred to as the "**Lands**").

AND WHEREAS pursuant to the provisions of the *Municipal Government Act*, RSA 2000, c. M-26, as amended, the **TOWN OF DRUMHELLER** has the authority to acquire a fee simple interest with respect to the Lands by expropriation;

AND WHEREAS the **TOWN OF DRUMHELLER** deems it to be in the public interest and good that the estate in fee simple in the Lands be acquired by expropriation;

AND WHEREAS the **TOWN OF DRUMHELLER** is desirous of acquiring the Lands pursuant to the provisions of the *Expropriation Act*, RSA 2000, c. E-13, as amended;

**NOW THEREFORE BE IT RESOLVED:**

1. THAT the proceedings shall be commenced by the **TOWN OF DRUMHELLER**, its servants, officers or agents to expropriate the Lands, in fee simple.
2. THAT the officers, servants or agents of the **TOWN OF DRUMHELLER** and the solicitors for the **TOWN OF DRUMHELLER** be, and are hereby authorized and directed to do all things necessary to initiate, carry out and conclude the expropriation proceedings under the provisions of the *Expropriation Act*, and they are hereby authorized and empowered to sign, seal, serve and publish the necessary documents to initiate, proceed with and conclude the said expropriation, as applicable.

DONE AND PASSED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
TOWN OF DRUMHELLER

---

Heather Colberg, Mayor

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Darryl Drohomerski, Chief Administrative Officer

*THE EXPROPRIATION ACT*  
RSA 2000, Ch. E-13 (Section 8)

**NOTICE OF INTENTION TO EXPROPRIATE**

1. TAKE NOTICE that the **TOWN OF DRUMHELLER** as Expropriating Authority intends to expropriate the following lands depicted on Schedule “A” attached hereto and more particularly described as:

**PLAN 8011334**

**BLOCK 3**

**LOT 3**

**EXCEPTING THEREOUT ALL MINES AND MINERALS**

(hereinafter referred to as the "**Lands**")

2. The nature of the interest in the Lands intended to be expropriated is: the estate in fee simple.
3. The work or purpose for which the interest in the Lands is required is:
- Construction and/or enhancement of existing dikes, berms, retaining walls, erosion protection, overland drainage courses, storm water outfalls, control structures and associated appurtenances;
  - for the retention and development of Natural Areas, Environmental Reserves, Municipal Reserves, Public Utility Lots, and other uses as approved by approval authorities; and
  - access for purposes of construction and/or maintenance of the above.
4. Section 6 of the *Expropriation Act* provides that:
- “6(1) No person may in any proceedings under this Act dispute the right of an expropriating authority to have recourse to expropriate.
  - (2) In any proceedings under this Act the owner may question whether the taking of the land, or the estate or interest therein, is fair, sound and reasonably necessary in the achievement of the objectives of the expropriating authority.”
5. Section 10 of the *Expropriation Act* provides that:
- “10(1) An owner who desires an inquiry shall serve the approving authority with a notice of objection,
    - (a) in the case of an owner served in accordance with section 8(2), within 21 days after service on the owner of the notice of intention; and
    - (b) in any other case, within 21 days after the first publication of the notice of intention.

- (2) The notice of objection shall state:
- (a) the name and address of the person objecting;
  - (b) the nature of the objection;
  - (c) the grounds on which the objection is based; and
  - (d) the nature of the interest of the person objecting.

6. A person affected by the proposed expropriation does not need to serve an objection to the expropriation in order to preserve his right to have the amount of compensation payable determined by the Alberta Land and Property Rights Tribunal or the Court, as the case may be.
7. The Approving Authority with respect to this expropriation is the **TOWN OF DRUMHELLER** located at 224 Centre Street, Drumheller, Alberta, T0J 0Y4

Dated at the Town of Drumheller, in the Province of Alberta, this \_\_\_\_ day of \_\_\_\_\_, 2023.

**TOWN OF DRUMHELLER**

Per: \_\_\_\_\_  
Heather Colberg, Mayor (c/s)

Per: \_\_\_\_\_  
Darryl Drohomerski, Chief Administrative Officer

The full name and address of the expropriating authority is:

**TOWN OF DRUMHELLER**  
Attention: Darryl Drohomerski, C.E.T.  
Chief Administrative Officer  
224 Centre Street  
Drumheller, AB T0J 0Y4  
Phone: 403-823-1312  
Fax: 403-823-7739  
[ddrohomerski@drumheller.ca](mailto:ddrohomerski@drumheller.ca)

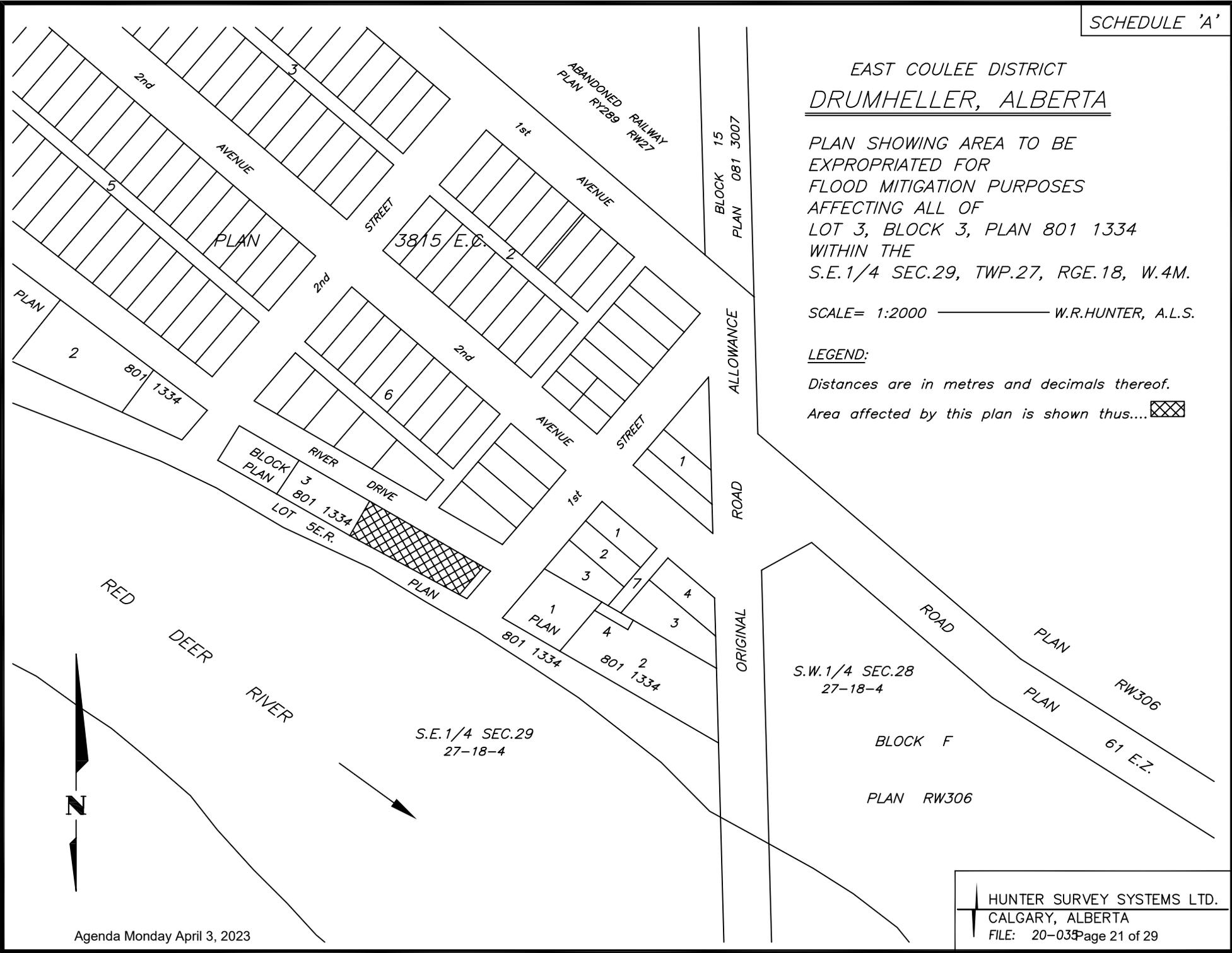
EAST COULEE DISTRICT  
DRUMHELLER, ALBERTA

PLAN SHOWING AREA TO BE  
EXPROPRIATED FOR  
FLOOD MITIGATION PURPOSES  
AFFECTING ALL OF  
LOT 3, BLOCK 3, PLAN 801 1334  
WITHIN THE  
S.E.1/4 SEC.29, TWP.27, RGE.18, W.4M.

SCALE= 1:2000 ————— W.R.HUNTER, A.L.S.

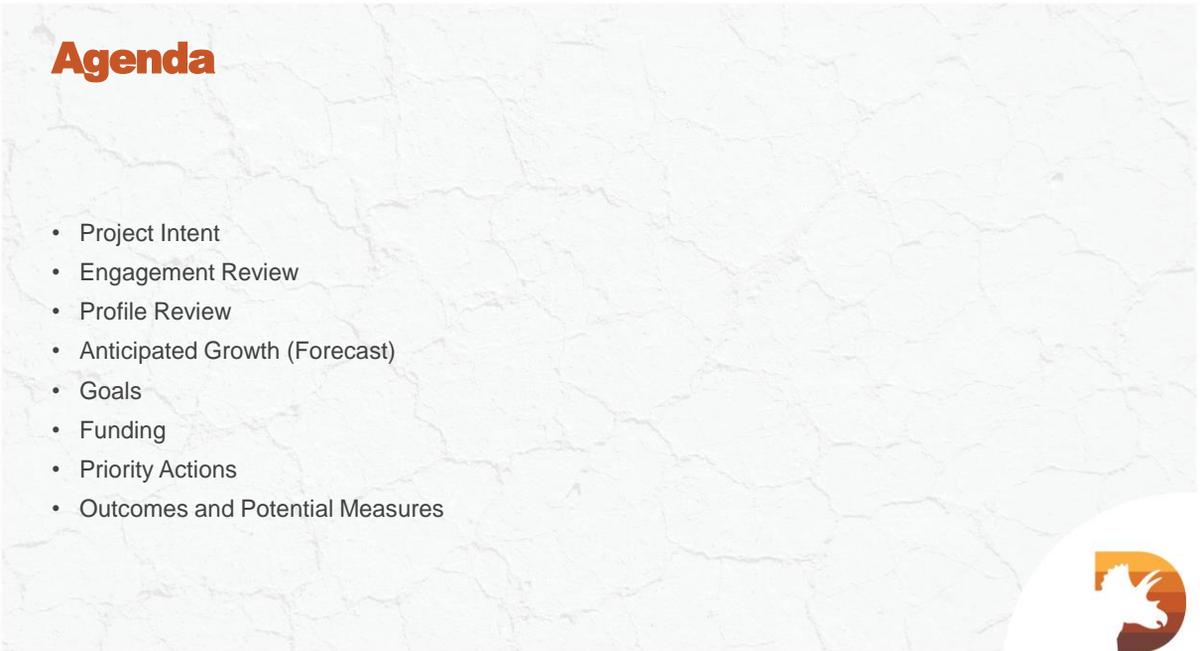
LEGEND:

Distances are in metres and decimals thereof.  
Area affected by this plan is shown thus... 





1



2

## Project Intent - Ten Years

- The Drumheller Valley Housing Strategy provides guidance on how the Town of Drumheller and community partners intend to move forward on addressing community housing needs to increase **housing choice, supply, diversity, and affordability**.
- It is a living document that will be updated – specifically the action plan.
- Next step is to review actions with a committee.

## Community Engagement + Needs Assessment Data Form the Basis

Implementation of the Housing Strategy is dependent on funding, capacity, and prioritization of actions. It is also important to recognize that implementation of the actions is not meant to be the sole responsibility of the Town.



3

## Community Engagement

- Two-phased process to collect input and validate findings from stakeholders and residents
- Engagement Approach
  - **Phase 1 (July-August):**
    - Council Workshop
    - Two Stakeholder Workshops (23 attendees)
    - Online Community Survey (78 responses)
    - Two Community Drop-in Sessions (6 attendees)
    - Interviews with persons with lived experience (3 interviewees)
  - **Phase 2 (November):**
    - Two Community Open Houses
- Communications
  - Segment on Drumheller's "2 Minutes on the Town" radio
  - Social media posts
  - Article in Drumheller Mail
  - Segment in Chamber newsletter
  - Email invites to stakeholders
  - Dedicated Housing Strategy page on Town website



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# Community and Housing Profile

## POPULATION



**7,909**  
(2021)  
**8,846-9,032**  
(Projected 2031)

## SIZE



**2.2**  
Average household size



**36.5%**  
1-person



**35.5%**  
2-person



**161**  
renter households in subsidized housing



**71%**  
own



**29%**  
rent

**3,195** Households

## INCOME



**\$74,000**  
Median household income (2021)  
Not keeping pace with inflation

## CORE HOUSING NEED

households do not have acceptable housing **1 in 4**

**1 in 5** households face affordability challenges

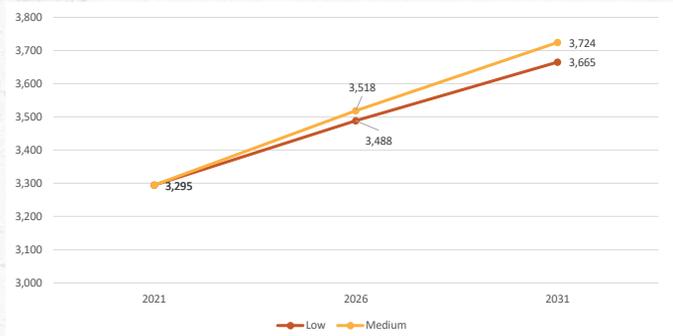


5

# Anticipated Growth

- The total population and number of households is anticipated to grow
- Population is anticipated to grow
  - Residents aged 65+ are anticipated to account for 1/4 of the population by 2031
- Number of households are anticipated to continue to grow as well

Household Projections, 2021, 2026, 2031



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## Goals and Actions

### 1. Encourage Diverse Mix of Housing Types

- Increase mix of housing options
- Small and large units
- Accessible and independent seniors housing
- Diversify tenure options (e.g., homeshare, co-ops)
- Priority locations
- Affordable housing options

### 2. Increase the Supply of and Maintain Existing Rental Housing

- STR regulations
- Increase purpose-built rentals and secondary suites
- Employee housing
- Landlord/tenant relations

### 3. Facilitate Housing with Support Services

- Coordinated access model
- Wraparound support services
- Increase in supports and subsidies
- Emergency and transitional housing

### 4. Strengthen Partnerships and Community Capacity

- Housing hub to share information
- Forum to bring stakeholders together
- Educational campaigns (e.g., incentives, secondary suites)
- Promote incentives and funding opportunities
- Tracking mechanisms



7

## Funding Opportunities

### Alberta

- **Indigenous Housing Capital Program**
  - Goal is to increase the supply of affordable housing units for Indigenous peoples in need through construction (including additions/extensions), purchase and repurpose
  - Units may be used for rental or lease-to-purchase
- **Affordable and Specialized Housing Program**
  - Creates new affordable housing projects that provide supportive social or health services for Albertans
  - Projects are focused on reducing homelessness and making housing available for Albertans with specialized needs

### Canada

- **Co-Investment Fund**
  - Low-cost loans and capital for repairs, renovations, and development of new affordable, transitional, and support housing
- **Rental Construction Financing**
  - Funding to eligible borrowers for the development of rental apartments
- **Reaching Home**
  - Canada's Homelessness Strategy and was launched in April 2019 to support the goals of the National Housing Strategy
  - Goal is to improve access to safe, stable and affordable housing; and to reduce chronic homelessness by 50% by 2027-2028
- **Rapid Housing**
  - Capital funding to address urgent housing needs of vulnerable residents for new rental housing or conversion/rehab of existing buildings



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## Implementation Plan – Priority Actions

Actions	Steps Currently Underway or to be Completed by Town	Anticipated Timing
1. Diversify housing stock (Goal 1 – Action 1)	<ul style="list-style-type: none"> <li>Develop and update developer marketing package and developer contact list</li> <li>Town to secure Real Estate Services through request for Proposals</li> <li>Promotion of existing residential development incentives</li> <li>Outreach to minimum of 10 residential developers per quarter</li> </ul>	Q2 2023
		Q2 2023
		Q3 2023
		Ongoing
2. Regulate Short-Term Vacation Rentals (Goal 2 – Action 1)	<ul style="list-style-type: none"> <li>Short-term vacation rental bylaw currently in development</li> </ul>	Q3 2023
3. Prioritize Town-owned land for residential development (Goal 1 – Actions 3 and 7, Goal 2 – Action 3)	<ul style="list-style-type: none"> <li>Compiling list of additional Town-owner land and other key locations</li> <li>Communication between Town and developers underway on Old Hospital site and Elgin Hill site</li> </ul>	Q2 2023
		Q3-Q4 2023
4. Secure housing in the near term for seasonal employees (Goal 2 – Actions 4 and 5)	<ul style="list-style-type: none"> <li>Collaborate with employee partners</li> <li>Identify and secure potential sites</li> <li>Identify and price modular housing options</li> <li>Explore partnership with Happipad for homeshare options</li> <li>Work with partners to secure funding</li> </ul>	Q2-Q3 2023
5. Promote secondary suites (Goal 2 – Action 2, Goal 4 – Action 1)	<ul style="list-style-type: none"> <li>Promotion of secondary suites to residents</li> <li>Update Land Use Bylaw with definition for secondary suites and provide additional clarification</li> </ul>	Q2 2023 By Q4 2024
6. Set-up tracking and monitoring process (Goal 4 – Action 5)	<ul style="list-style-type: none"> <li>Confirm indicators and set-up tracking and monitoring process (reference pages 31 and 32 for example measures)</li> </ul>	By Q4 2023
7. Convert underutilized and vacant buildings	<ul style="list-style-type: none"> <li>Identify interested property and building owners</li> <li>Identify community partners to provide services</li> </ul>	By Q2 2024
		By Q4 2024



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## Implementation Outcomes

There are three primary measures which will be used to evaluate the implementation of the Housing Strategy actions.

**Over the next 10 years:**

- Increase the percentage of homes that are not single detached to account for more than 30% of the total housing stock (currently at 76.4%)
- Reduce the number of households that have affordability issues by 25% (currently at 1 in 5)
- Aim for a minimum of 20 new residential homes built each year (more than double current building)

Indicators to be Tracked
• Number of new housing units (total)
• Number of new housing units by type (i.e., single detached, semi-detached, row house, etc.)
• Number of new detached and attached housing units and apartment units by size (i.e., number of bedrooms)
• Number of new units by tenure (i.e., rental and owner)
• Primary rental market (total) and net growth (units lost and gained)
• Number of secondary/additional housing units added to properties with an existing dwelling
• Number of new affordable units (both rental and ownership)
• Value of ownership houses, broken down by various income categories
• Amount of housing for sale that is affordable to various income categories
• Loss of affordable homes affordable to various income categories over past 5 years
• Number of new accessible units
• Number of housing units/program spaces with supports for people who have experienced homelessness
• Number of short-term vacation rentals
• Market trends, including vacancy rates, median rental rates, median sales prices, and inventory
• Ratio of household heads over 15 to total population over 15 in comparison to other communities



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## REQUEST FOR DECISION

<b>TITLE:</b>	<b>Water Master Servicing Study &amp; Water Treatment Plant Master Plan – Request for Additional Funds</b>
<b>DATE:</b>	March 28, 2023
<b>PRESENTED BY:</b>	Kelcie Wilson, C.E.T., Capital Project Manager Bill Adams, Utilities Manager
<b>ATTACHMENTS:</b>	

### SUMMARY:

The Town of Drumheller requires updated versions of our Water Master Servicing Study (MSS) and Water Treatment Plant (WTP) Master Plans. The Town's Water Planning documents date back to 2004 and 2006 and as such an update is crucial. These documents will guide the Town in reaching our long-range goals by addressing the needs of existing and future water distribution systems under key milestone growth scenarios and provide recommendations for long term planning considerations for upgrades to the WTP. These documents will ensure we continue to meet the regulatory requirements of Alberta Environment and the long-range sustainable objectives of the Town. The Water MSS and WTP Mater Plan set out long-term plans and strategies for providing water services to the over 15,000 residents serviced by the Drumheller WTP. These plans are then utilized in developing Capital Budgets from year to year.

In the 2023 Capital Plan the “WWTP Master Plan” was assigned for 2023 while the “Water Master Plan” was allocated for 2025. These projects should have been reversed in the 10 year plan.

### RECOMMENDATION:

Administration recommends that the Town reallocate the “WWTP Master Plan” to 2025 and instead conduct the “Water Master Plan” in 2023

Administration recommends that the Town approve additional funding of \$25,000 for the Water MSS and WTP Master Plan from Capital Project 2.6.4100.611.71219, North Drumheller River Crossing – Water Main.

### DISCUSSION:

Administration obtained an RFP from Associated Engineering through its Vendor of Record program. A breakdown of the costs for this project is as follows:

Description	Total Fee (\$) (upset limit)
Project Initiation, Background Data Collection and Project Management	\$14,545
Design Criteria Development	\$11,930
Water Servicing Master Plan	\$50,500
Water Treatment Master Plan	\$29,505
<b>Total Project Fee (excluding GST)</b>	<b>\$106,480</b>

**FINANCIAL IMPACT:**

Funding for this project will come from 2.6.4200.621.7143 (\$85,000). As seen above these funds are insufficient and Administration is requesting an additional \$25,000 and is presenting the following option:

**Option 1:**

Reallocate \$25,000 from 2022 Capital Project 2.6.4100.611.7129, North Drumheller River Crossing – Water Main where the engineering design work came in significantly under budget and a construction budget will be requested within the 2024 Capital Plan.

**WORKFORCE AND RESOURCES IMPACT:**

There will be no additional cost for Town Staff to oversee this project.

**STRATEGIC POLICY ALIGNMENT:**

This project is in alignment with the Town’s strategic goals of implementing plans to guide infrastructure improvement effectively.

**COMMUNICATION STRATEGY:**

There will be various stakeholder engagement sessions held with Town Staff.

**COUNCIL MOTIONS:**

That Council re-allocate the “WWTP Master Plan” in Wastewater to the “Water Master Servicing Study (MSS) and Water Treatment Plant (WTP) Master Plans” in Water Supply and Distribution.

That Council approve the re-allocation of \$25,000 from 2022 Capital Project 2.6.4100.611.7129, North Drumheller River Crossing – Water Main to complete this project.

**MOTIONS:**

**Councillor:** \_\_\_\_\_ moves that Council re-allocate the “WWTP Master Plan” in Wastewater to the “Water Master Servicing Study (MSS) and Water Treatment Plant (WTP) Master Plans” in Water Supply and Distribution.

**Councillor:** \_\_\_\_\_ moves that Council approve the re-allocation of \$25,000 from 2022 Capital Project 2.6.4100.611.7129, North Drumheller River Crossing – Water Main to complete this project.

**Seconded:**



Prepared by:  
Kelcie Wilson, C.E.T.  
Capital Project Manager



Reviewed by:  
Dave Brett, P. Eng, PMP  
Director of Infrastructure Services



Approved by: *Acting CAO on behalf*  
Darryl Drohomerski, C.E.T.  
CAO