



**TOWN OF DRUMHELLER**  
REGULAR COUNCIL MEETING

**AGENDA *Version 2***

TIME & DATE: 4:30 PM – Monday March 6<sup>th</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 March 6, 2023, Regular Council Meeting

**Proposed Motion:** That Council adopt the agenda for the March 6, 2023, Regular Council meeting as presented.

5. MEETING MINUTES

5.1 Minutes for February 21, 2023, Regular Council as presented.

[Regular Council Meeting – February 21, 2023 - Minutes](#)

**Proposed Motion:** Move that Council approve the minutes for the February 21, 2023, Regular Council meeting as presented.

6. COUNCIL BOARDS AND COMMITTEES

6.1 Rails to Trails Task Force Report

[Presentation and Report](#)

**Proposed Motion:** Move that Council extend the term of the CN Rails to Trails Fundraising Task Force to May 31, 2023.

That Council approve the revised Terms of Reference for the CN Rails to Trails Fundraising Task Force as presented.

7 REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

7.1 Chief Administrative Officer

- 7.1.1 Request For Decision: Proposed East Coulee East Road Closure Bylaw 21A.22 and Set a Public Hearing for April 3

RFD

Bylaw + Schedule

**Proposed Motion:**

That Council repeal motion M2022.247 that passed first reading of Bylaw 21.22.

That Council give first reading to East Coulee East Road Closure Bylaw 21A.22 and set a Public Hearing for April 3, 2023

- 7.1.2 Request For Decision: Resolution and Notice of Intention to Expropriate Land Title 101 073 610; RW334; RLY; OT and Title 101 073 610 +1; RW334; RLY; OT

RFD

Resolution + NOITE

**Proposed Motion:** That Council approve the Resolution Approving Expropriation of the properties identified as Short Legal RW334; RLY; OT Title Number 101 073 610 and Short Legal RW334; RLY; OT, Title Number 101 073 610 +1 as presented.

- 7.1.3 Request For Decision: Municipal Development Plan Amendments-B Bylaw 17.22 – Third Reading

RFD

Bylaw

**Proposed Motion:** That Council give third and final reading to MDP 2022 Amendments-B Bylaw 17.22.

7.1.4 Request For Decision: Land Use Bylaw Amendments-B Bylaw 16.22 - Third Reading

[RFD](#)  
[Bylaw](#)

[Link to Consolidated Land Use Bylaw – Third Reading](#)

**Proposed Motion:** That Council give third and final reading to LUB 2022 Amendments-B Bylaw 16.22

7.2 Flood Resiliency Program Project Director

7.2.1 Flood Program Update  
Briefing Note: East Coulee Berm Alignment

[Presentation](#)  
[Briefing Note](#)

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

EMERGENCY AND PROTECTIVE SERVICES

INFRASTRUCTURE DEPARTMENT

7.3 Director of Infrastructure

7.3.1 Briefing Note: CN Rail to Pedestrian Bridge Conversion - Midland

[Briefing Note](#)

8. CLOSED SESSION

- 8.1 Personnel and Facilities; Third Party Contracts and Process;  
FOIP 16 – Disclosure harmful to business interests of a third party  
FOIP 23 – Local public body confidences  
FOIP 24 – Advice from Officials

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

9. ADJOURNMENT

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



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

**MINUTES**

TIME & DATE: 4:30 PM – Tuesday February 21<sup>st</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=sDCzlhPwqtg>

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**IN ATTENDANCE**

Mayor Heather Colberg  
Councillor Patrick Kolafa  
Councillor Stephanie Price  
Councillor Tom Zariski  
Councillor Tony Lacher

Chief Administrative Officer: Darryl Drohomerski  
Director of Corporate and Community Services: Mauricio Reyes  
Director of Infrastructure (Remote): Dave Brett  
Flood Resiliency Project Director: Deighen Blakely  
Communication Officer:  
Legislative Services: Denise Lines  
Reality Bytes IT: David Vidal

**REMOTE**

Councillor Crystal Sereda  
Councillor Lisa Hansen-Zacharuk

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1. CALL TO ORDER

The Mayor called the meeting to order at 4:30pm.

2. OPENING COMMENTS

Boil Water Advisory: Alberta Health Services has reduced the area under the boil water advisory. Extra testing is being completed at this time.

Deputy Mayor Swearing In – March and April 2023 - Councillor Lacher

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 Agenda for February 21, 2023, Regular Council Meeting

M2023.42 Moved by Councillor Zariski, Councillor Price;  
that Council adopt the agenda for the February 21, 2023, Regular Council meeting as presented.

Carried unanimously

5. MEETING MINUTES

5.1 Minutes for February 06, 2023, Regular Council as presented.

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

M2023.43 Moved by Councillor Kolafa, Councillor Lacher;  
That Council approve the minutes for the February 06, 2023, Regular Council meeting as presented.

Carried unanimously

COUNCIL BOARDS AND COMMITTEES

DELEGATION

6. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

6.1 Manager of Recreation and Arts and Culture

Time Stamp: <https://www.youtube.com/live/sDCzlhPwqtg?feature=share&t=224>

6.1.1 Briefing Notes - 2023 Calendar of Events

Presented by Darren Goldthorpe, Alicia Smith

Information was shared about upcoming events hosted by the Town and local organizations.

Agenda attachment: Briefing Note

Table 1 – Community Events

Table 2 – Community Organized Special Events

Table 3 – Consideration and Opportunities

## EMERGENCY AND PROTECTIVE SERVICES

### 6.2 Director of Emergency and Protective Services

Time Stamp: <https://www.youtube.com/live/sDCzlhPwqtg?feature=share&t=1745>

#### 6.2.1 Royal Canadian Mounted Police (RCMP) Quarterly Report Presented by Staff/Sgt Robert Harms

Agenda attachment: Letter to the Mayor

Explanation of RCMP Provincial Operational Communications Centres (OCC)

Letter to Council about Priorities

RCMP Municipal Policing Report

Statistics

## INFRASTRUCTURE DEPARTMENT

### 7. CLOSED SESSION

#### 7.1 Third Party Proposal and Contract Negotiations.

FOIP 16 – Disclosure harmful to business interests of a third party

FOIP 23 (1) – Local public body confidences

FOIP 24 (1) – Advice from Officials

M2023.44 Moved by Councillor Lacher, Councillor Price;  
that Council close the meeting to the public to discuss third party proposal and  
contract negotiations 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. Time 5:39pm

Carried unanimously

M2023.45 Moved by Councillor Lacher, Councillor Hansen-Zacharuk;  
that Council open the meeting to the public. Time 8:05pm

Carried unanimously

8. ADJOURNMENT

M2023.46 Moved by Councillor Zariski, Councillor Price;  
that Council adjourn the meeting. Time 8:06pm

Carried unanimously

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER



1



Goal: Useable path for our community built in 2023/24

Double the pathway available for walking, biking, scooting, etc.

Community volunteers

Extend term to May 31, 2023



2



3

# DESIGN CONCEPTS Rails to Trails



Create a world-class experience

- Railway history
- Amenities
- Site Characteristics
- Minimal maintenance

**MAIN STATION** CONCEPT FOR DISCUSSION PURPOSES ONLY

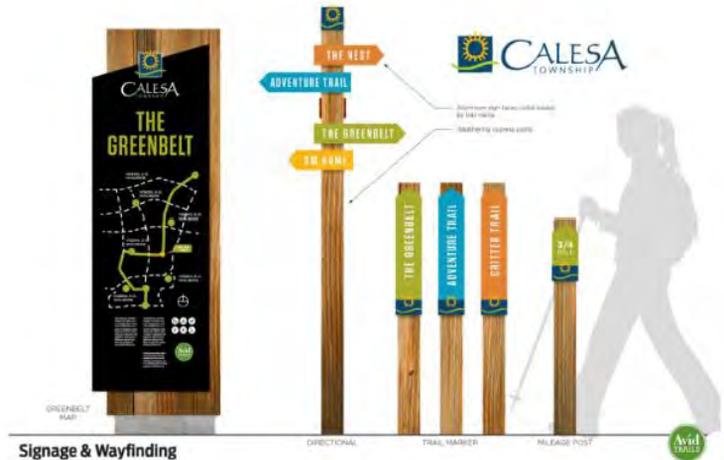


4

# WAYFINDING *Rails to Trails*

## Cohesive experience across the Valley

- Design standards: when, where, why and how
- Process for consistent implementation



5

# FUNDRAISING *Rails to Trails*

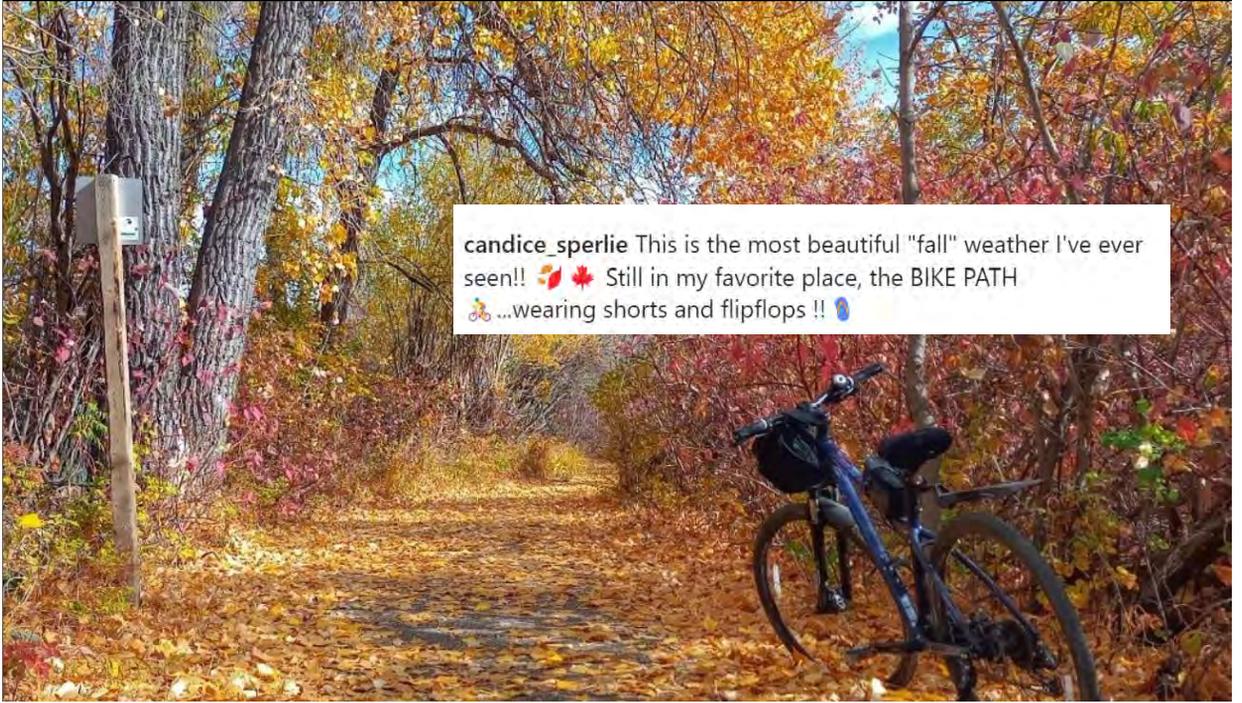
\$282,125 raised

- General donations essential for the project
- Sponsored: Midland Bridge, Main Station, Stations (3 of 5)



<b>Platinum \$100,000+</b>	<b>Midland Bridge \$125,000</b>
<b>Gold \$25,000+</b>	<b>Rosedale and Wayne Bridges \$20,000 each</b>
<b>Silver \$10,000+</b>	<b>Main Station \$35,000</b>
<b>Bronze \$5,000+</b>	<b>Stations \$25,000 each</b>
<b>Friend of the Trail \$1,000+</b>	<b>Stops \$7,500 each</b>

6



7



## Executive Summary

The Rails to Trails Task Force is fundraising for a legacy project to build 19 kilometers of pathway on the former CN Rail right-of-way. Since the Task Force's conception in the Fall of 2022, the Task Force has raised \$282,125 in support of this project. The Pathway will connect the iconic Midland Bridge to Wayne by way of Drumheller and Rosedale. The Pathway is a community amenity that provides space to move, along with places to rest and gather. The concept plan recognizes the route's railway history and the beauty of the Badlands.

This report shares the Task Force's progress to date. The Task Force is requesting an extension to its term (May 31, 2023) to continue its fundraising efforts. With funding, the intention is that the Pathway will be completed within the next 2 years.

## Rails to Trails Task Force

The Rails to Trails Task Force, made up of 14 community members (Appendix A), was established by the Town of Drumheller in the Fall of 2022 for the purpose of raising funds to build the Rails to Trails Pathway. A 25-year lease, acquired by the Town, allows the CN Rail right-of-way to be used as a community asset.

## Rails to Trails Pathway

The Rails to Trails Pathway will run from north of Drumheller, across the Red Deer River, through Drumheller and east to Rosedale, and south to Wayne. When completed, the Pathway will double the distance of paths in the Valley for people looking to walk, run, and cycle.

This legacy project will provide economic and health benefits by improving recreation opportunities, providing alternative transportation options, and increasing access to the beauty of the Valley and other amenities like parks and businesses. The Pathway helps Drumheller

become a world-class destination. Studies show that the positive impacts to a community through trail development far outweigh the costs<sup>1</sup>.

The Task Force encourages the Town to open the Pathway in phases over the next two years. The exact timing will be dependent on the fundraising efforts needed to complete this project. In addition, capital budget funds allocated over the next five years will support building the Pathway within Drumheller.

- **To Date (2022):** Construction of the path in Drumheller started in 2022 with the completion of the first section from 19th Street East (Walmart) to 5th Street East (Liquorland). This section provides a safe walking connection to Walmart and is regularly being used by our Community.
- **This Year (2023):** In 2023, opening of the Midland Bridge and Pathway in Drumheller, including sponsored Stations and Stops. The Town has funded the construction of the next section from 5th Street East (Liquorland) to the Highway 56 intersection (Dollarama).
- **Next Year (2024):** construction of the pathway extending to Rosedale and Wayne, including sponsored Stations and Stops

## Progress to Date

Since November 2022, fundraising efforts have resulted in community contributions totaling \$282,125. This project launch included a webpage and materials available to the public (Appendix B). Task Force members continue to reach out across Drumheller and beyond to advocate for this project and help raise additional funds. The Task Force is thankful for the generosity of our Community and their commitment to this project.

The table below outlines the distribution of the funds raised and the remaining opportunities. General donations are essential to construct the Pathway. To fully construct the Rails to Trails Pathway and amenities, significant additional funds are required.

Rails to Trails Funds Raised (as of 20 Feb 2023)		
<b>TOTAL</b>	\$282,125	
<b>General Donations</b>	\$38,000	Contributions of local companies, individuals, and visitors that support the construction of the Pathway, including the profits from the Community Christmas Party. Sponsorship of any amount is appreciated.  Additional in-kind contributions are supporting the work of the Task Force in marketing and conceptual design.
<b>Midland Bridge</b>	\$125,000	Kohut Crossing - sponsored by the Kohut family
<b>Wayne Bridges (7)</b>	\$0	Seven available for sponsorship

<sup>1</sup> <https://conservationtools.org/guides/97-economic-benefits-of-trails>

<b>Main Station</b>	\$35,000	Sponsored by Community Futures Big Country
<b>Stations (5)</b>	\$75,000	Two available for sponsorship Three sponsored to date: Dinosaur Valley Half Marathon Committee, Wayne and Donna Powell and Hi-Way 9.
<b>Stops (12)</b>	\$7,500	Eleven available for sponsorship One sponsored to date by Kerr Wood Leidal Associated Ltd.

The Community Christmas Party held on December 2, hosted by the Task Force, raised about \$30,000 in general donations. The party was a wonderful kick-off to fundraising and provided an opportunity for our Community to celebrate together while contributing to this project.

## Concept Plan

The Task Force developed the Concept Plan for the Pathway to drive our fundraising. The Concept Plan (Appendix C) honours rail history with a series of Stations and Stops.

Stations provide places to gather at key locations. A Station includes amenities such as shade, a sitting area, garbage and recycling bins, bike racks, and wayfinding.

Stops provide places to rest at decision points. Smaller in size, a Stop can include a bench, garbage and recycling bins, and a dog relief station.

The donor wall, located at the Main Station in Drumheller, will recognize contributors. The design of the donor wall is a creative opportunity.

Concept drawings and photos provide a picture of how the Pathway can be developed (Appendix D). Through good design, the Pathway will:

- reflect the railway history;
- have amenities that adapt to the site location and local environment;
- provide clear and consistent wayfinding and signage to help people access community amenities; and
- have minimal long-term maintenance needs.

The design will evolve as the Pathway, Stations and Stops are constructed. Site conditions and budget will impact design. The key is that the users have a consistent experience along the Pathway.

Wayfinding and signage are critical to providing our community and visitors with a cohesive experience in the Valley. Currently, the Valley has many approaches to the design and implementation of signage along our paths and roadways. Community members, organizations,

and the Town's own policies reinforce the value of well-designed and implemented signage. Wayfinding and signage for the community can be improved by:

- design standards that outline when, where, why and how wayfinding and signs should be installed; and
- documented and enforced internal processes and procedures that ensure consistency in the removal, changing or adding of signs.

Through regular meetings, the Task Force has engaged with Town staff sharing the vision for the Rails to Trails Pathway and details to inform the design and construction. Task Force members will continue to be an advisory resource to the Town as this project moves forward.

## Recommendations

To enable the Town of Drumheller to develop the Rails to Trails Pathway within the targeted timeline and aligned with the Concept Plan, the following recommendations are put forward:

1. The term of the Task Force (officially referred to as the CN Trail System Fundraising Task Force) be extended from February 28, 2023 to May 31, 2023.
2. The Terms of Reference be updated to reflect the term extension and include the Task Force in advisory function in the design of the Pathway, amenities and wayfinding.
3. The Town of Drumheller utilizes a portion of the funds raised to support outside expertise for key components of the Pathway including:
  - a. Detailed design from the Stations, Stops, and key intersections to create places for our Community; and
  - b. Wayfinding and sign design and installation standards that take a holistic and systematic approach to provide people using active transportation easy navigation throughout the Valley.

## Appendices

- A. Membership List
- B. Sponsorship Materials
- C. Concept Plan
- D. Design Concepts
- E. Updated Terms of Reference

# Appendix A - Membership List

## Rails to Trails Task Force Members (as of 24 February 2023)

Name	Task Force Role
Barb Lubinski	Member
Becky Kowlachuk	Member
Courtney Bell	Member
Crystal Sereda	Council Representative and Treasurer
Heather Colberg	Council Representative and Liaison with Town Administration
Jason Blanke	Chair
Josh Bhikoo	Member
Justin Bhatia, BFA, MLArch	Conceptual Design
Lana Phillips, RPP	Secretary and Concept Plan Lead
Lisa Orton	Past Member
Madison Colberg	Member
Patick Kolafa	Council Representative
Ryan Schmechuk	Marketing Support
Tyler Eddy	Member

# Appendix B - Sponsorship Materials

## Snapshot of the Rails to Trails webpage

<https://www.drumheller.ca/play/trails/rails-to-trails-project>



- Aquaplex
- Badlands Community Facility +
- Ball Diamonds
- Conference & Meeting Spaces
- Newcastle Beach
- Memorial Arena
- Rotary Spray Park
- Trails -
- Rails to Trails Project
- Wedding Facilities
- Recreation Programs
- Book a Facility
- Visit Drumheller
- Parks and Recreation Master Plan



### What is the Rails to Trails Project?

The Rails to Trails pathway system, when complete, will connect the Midland Bridge to Wayne, doubling the distance of pathway available for active transportation (walking/jogging/running, biking, skiing, snowshoeing) in the Drumheller Valley!

[Read the media release here>>](#)

[Have questions? Access our FAQ here>>](#)

### Social Media Post



# Rails TO Trails

## SPONSORSHIP

**Help build a community legacy project that will transform the Drumheller Valley!** Your support, no matter how big or small, will help open the pathway as quickly as possible. Making the whole Valley corridor into a community path is based on a thoughtful concept of grading, paving with recycled asphalt, benches, shade, garbage and recycling bins, dog relief stations, bike racks, repair stations, safety upgrades, and signage. To recognize your generous donation (>\$1,000), your name, business, or organization will be listed on the donor wall located at the Main Station.

### Sponsorship options:

FRIEND OF THE TRAIL	BRONZE	SILVER	GOLD	PLATINUM	STOP (11 available)	ROSEDALE & WAYNE BRIDGES with naming (7 available)	STATION with naming (5 available)	MAIN STATION with naming (1 available)	MIDLAND BRIDGE with naming (1 available)
\$1K+	\$5K+	\$10K+	\$20K+	\$100K+	\$7.5K	\$20K	\$25K	\$35K	\$125K

Sponsors can choose from one of the above pre-determined options or contribute to the general pool of funds for the overall project construction. All opportunities are available on a first come first serve basis, based on funds received.

**MAIN STATION** - One available, includes naming opportunity. Located at the edge of downtown Drumheller, this central station will include the donor wall and enhanced amenities.

**STATION** - Five available, includes naming opportunity. Located at key locations along the pathway, these stations provide a location to gather with shade, seating, garbage and recycling, and more.

**STOP** - Eleven available, spread along the path, at key decision points to access community amenities and the existing pathway. Stops are a place to rest with a bench, garbage and recycling and dog relief station.

**MIDLAND BRIDGE** - One available, includes naming opportunity. Iconic of the landscape, the Midland Bridge provides a critical connection across the Red Deer River.

**ROSEDALE AND WAYNE BRIDGES** - Seven available, includes naming opportunity. Rugged badlands landscapes crossing over the Rosebud River.

### How to Donate

E-Transfer to [etransfer@drumheller.ca](mailto:etransfer@drumheller.ca) | Cash / Cheques / Debit – at Town Hall (224 Centre St, Drumheller, AB T0J 0Y4) | Direct Deposit (EFT) – contact the Town (banking info required). Donation must include a label or memo: Rails to Trails Donation, plus information for tax receipts and donor wall.

**Tax receipts available for donations over \$25.**

**Contact us for more details.**

[railstotrails@drumheller.ca](mailto:railstotrails@drumheller.ca) | 403.823.6300  
[www.drumheller.ca/play/trails/rails-to-trails-project](http://www.drumheller.ca/play/trails/rails-to-trails-project)





# DONATION FORM

## THANKS FOR BEING A PART OF OUR STORY

Date	Phone	Email
First Name		Last Name
Organization Name		Tax receipt required <input type="checkbox"/> yes <input type="checkbox"/> no
Mailing Address		
<b>Donation Type</b> <input type="checkbox"/> Platinum (100K+) <input type="checkbox"/> Gold (25K+) <input type="checkbox"/> Silver (10K+) <input type="checkbox"/> Bronze (5K+) <input type="checkbox"/> Friend of the Trail (1K+) <input type="checkbox"/> Midland Bridge Naming (125K) <input type="checkbox"/> Main Station Naming (35K) <input type="checkbox"/> Station Naming (25K) <input type="checkbox"/> Wayne Bridge Naming (20K) <input type="checkbox"/> Stop (7.5K) <input type="checkbox"/> Other _____		
Donation Amount	Payment Type* <input type="checkbox"/> Cash <input type="checkbox"/> E-transfer <input type="checkbox"/> Cheque <input type="checkbox"/> EFT	
Donor Wall Message (50 characters max. All messages will be reviewed & approved by the committee):		
Notes/Comments		
Task Force Contact		

Signature

Date

\*Your donation must include a label or memo: "Rails to Trails Donation" to track the funds. Please send e-transfers to [e-transfer@drumheller.ca](mailto:e-transfer@drumheller.ca) | Cash/Cheques/Debit/Credit – Town Hall (224 Centre St, Drumheller, AB T0J 0Y4) | Direct Deposit (aka EFT) – contact the Town for this option (banking information needed). Cheques to be made out to "Town of Drumheller".

Tax receipts available for donations over \$25.



Scan the QR code to visit our website

E [railstotrails@drumheller.ca](mailto:railstotrails@drumheller.ca)

T 403.823.6366

March 6 2023



# DRUMHELLER VALLEY

# Rails TO Trails

Help build a community legacy project that will transform the Drumheller Valley!

Your support, no matter how big or small, will help open the pathway as quickly as possible. Making the whole Valley corridor into a community path is based on a thoughtful concept of grading, paving with recycled asphalt, benches, shade, garbage and recycling bins, dog relief stations, bike racks, repair stations, safety upgrades, and signage. To recognize your generous donation (>\$1,000), your name, business, or organization will be listed on the donor wall located at the Main Station.

## How to Donate

- E-Transfer to [etransfer@drumheller.ca](mailto:etransfer@drumheller.ca)
- Cash / Cheques / Debit – at Town Hall (224 Centre St, Drumheller, AB T0J 0Y4)
- Direct Deposit (EFT) – contact the Town (banking info required).

Donation must include a label or memo: Rails to Trails Donation, plus information for tax receipts and donor wall if applicable

**Tax receipts available for donations over \$25.**



- 20K Length of Suspension Bridge
- 19K
- 18K
- 17K
- 16K
- 15K
- 14K
- 13K
- 12K
- 11K
- 10K Height of Tyra
- 9K
- 8K
- 7K
- 6K
- 5K Length of a Locomotive
- 4K
- 2.5K Length of a Railcar
- 2K
- 1K Height of Little Church
- \$900
- \$800
- \$700
- \$600
- \$500
- \$400 Bicycle
- \$300
- \$200 A Step (\*It costs roughly this to pave this much path)
- \$100
- \$50

# SPONSORSHIP TRACK

Contact us for more details.

[railstotrails@drumheller.ca](mailto:railstotrails@drumheller.ca) | 403.823.6300  
[www.drumheller.ca/play/trails/rails-to-trails-project](http://www.drumheller.ca/play/trails/rails-to-trails-project)





**Rails  
TO Trails**

THANK YOU  
TO OUR  
CONTRIBUTORS



Contact us for more details  
[railstotrails@drumheller.ca](mailto:railstotrails@drumheller.ca) | 403.823.6300  
[www.drumheller.ca/play/trails/rails-to-trails-project](http://www.drumheller.ca/play/trails/rails-to-trails-project)



## Appendix D - Design Concepts

The Drumheller Rails-to-Trails Project is an incredible opportunity to improve the quality of life for residents and visitors alike; this transformation of the former rail corridor into a recreational destination will connect pedestrians, cyclists, and wheeled users of all sorts through Drumheller's neighbourhoods, and to local businesses, amenities, as well as many of the region's natural and cultural points of interest.

The intent of the concept sketches is to inspire the imagination, to illustrate how a series of thoughtfully designed stops and stations would reinforce the trail system's legibility, improve the safety, accessibility, and overall user comfort, as well as to create inviting places for the community, with features that celebrate Drumheller's unique history and reinforce its identity.

### Stations and Stops

Stations and Stops are designed with sensitivity to their context. Located near points of access, interest, or amenity, they are integrated with their surroundings - they include access to and from the nearby neighbourhoods, they are designed to frame views, and capitalize on comfortable microclimates with opportunities to sit in the shade or bask in the sun.

Stations and Stops also serve as landmarks and gathering spaces along the trail system, offering a place for users to pause, to socialize, and to learn about the region.

### Materials

Materials have been selected to express the local identity, tell the story of the railway history, and to balance durability, cost of installation and ongoing maintenance requirements. Repetition of materials unites stations and stops (each with their own context specific design considerations) across the system. The system's materiality can provide trail users the simple reassurance that they are still on the right track and in the right place. Change in material can signify a place of importance and a kink in the alignment of the path can alert trail users to an upcoming intersection while reducing the need for mid-block crossings.

Higher quality, more durable materials, such as concrete, are proposed for the areas of highest importance and of highest traffic. Compacted granular surface areas, with repurposed railway ties as an edger - a more cost-effective surfacing solution - are used for areas that are less active, offering an expanded useable surface to accommodate flexible and variable uses. Proposed shade structures also borrow from the aesthetic of the railway using large timbers and steel to provide places of rest; with integrated signage and wayfinding elements, these structures serve double-duty.

## Revegetation

Thoughtful selection and placement of vegetation reinforce the legibility of the trail system, with trees and other plantings designed to create shelter from the elements and add multi-sensory interest throughout the seasons. New plantings of trees and shrubs also contribute to the Town of Drumheller's goal of enhancing the urban forest throughout the valley. Targets, strategies and appropriate plant species can be found in *Drumheller Valley: Preserving & Enhancing the Urban Forest: Standards & Techniques, November 2021*. There exists the opportunity to use the trail system as an area to provide vegetation compensation in conjunction with Drumheller's flood mitigation efforts. Revegetating areas along the trail system will help to soften the highway condition and help beautify one of Drumheller's primary corridors.

## Amenities

Thoughtful design of stops and stations can support existing amenities in a way that enhances user comfort and reduces conflict between user groups. The design of stations also offers the chance to develop future amenities along the trail. Dog parks, disc golf courses, outdoor sculpture parks, open-air museums, public art, performance spaces, and flexible open lawns are some examples of amenities that exist or could be included in the overall trail design.

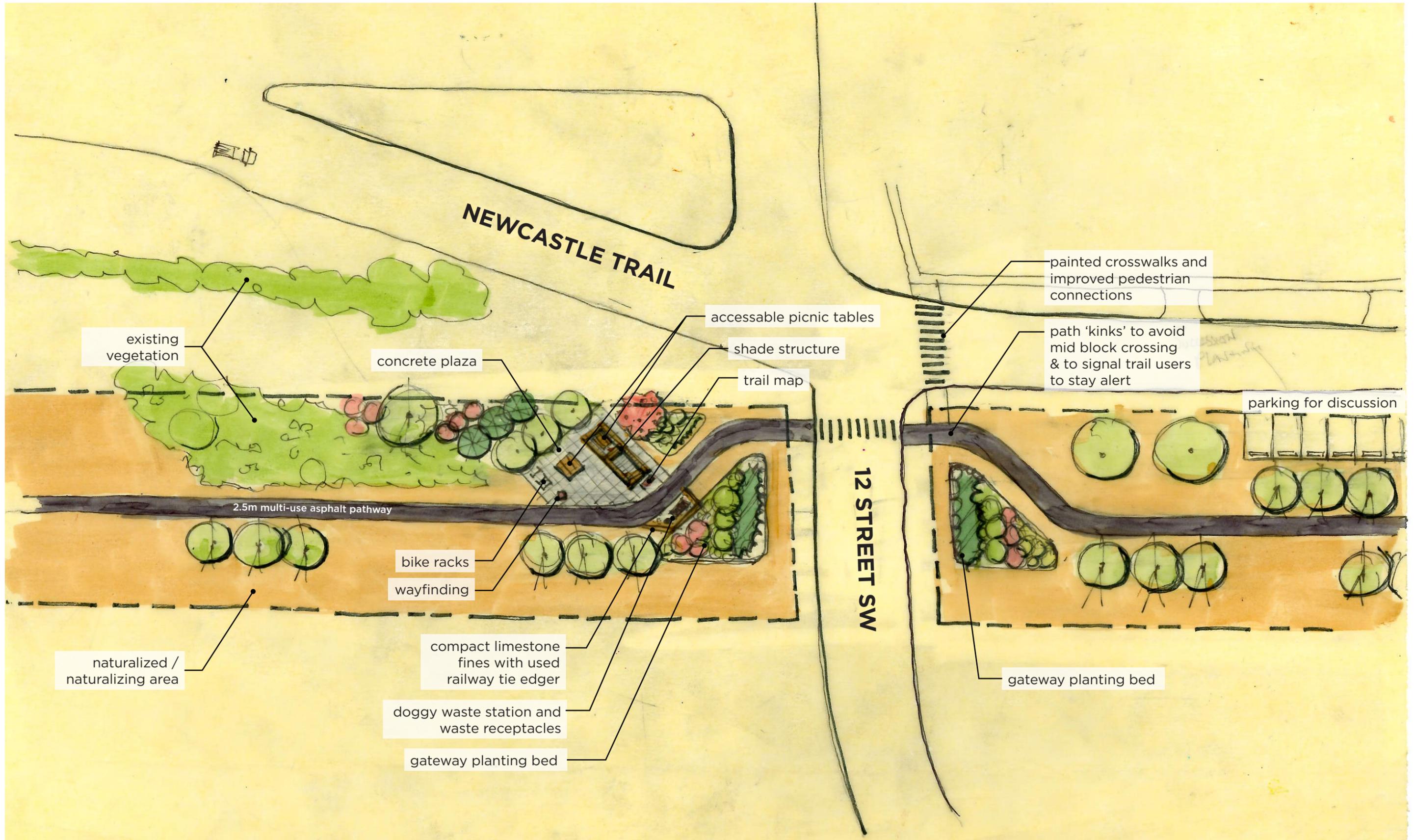
Through the strategies outlined above the trail system can become more than just a pathway with benches. It can become a gem in Drumheller's park and open space network, one that provides locals and tourists with active transportation options, places to gather and recreate, connections with nature, and a new way of experiencing Drumheller Valley's natural beauty and sense of place.



# MAIN STATION

CONCEPT FOR DISCUSSION PURPOSES ONLY

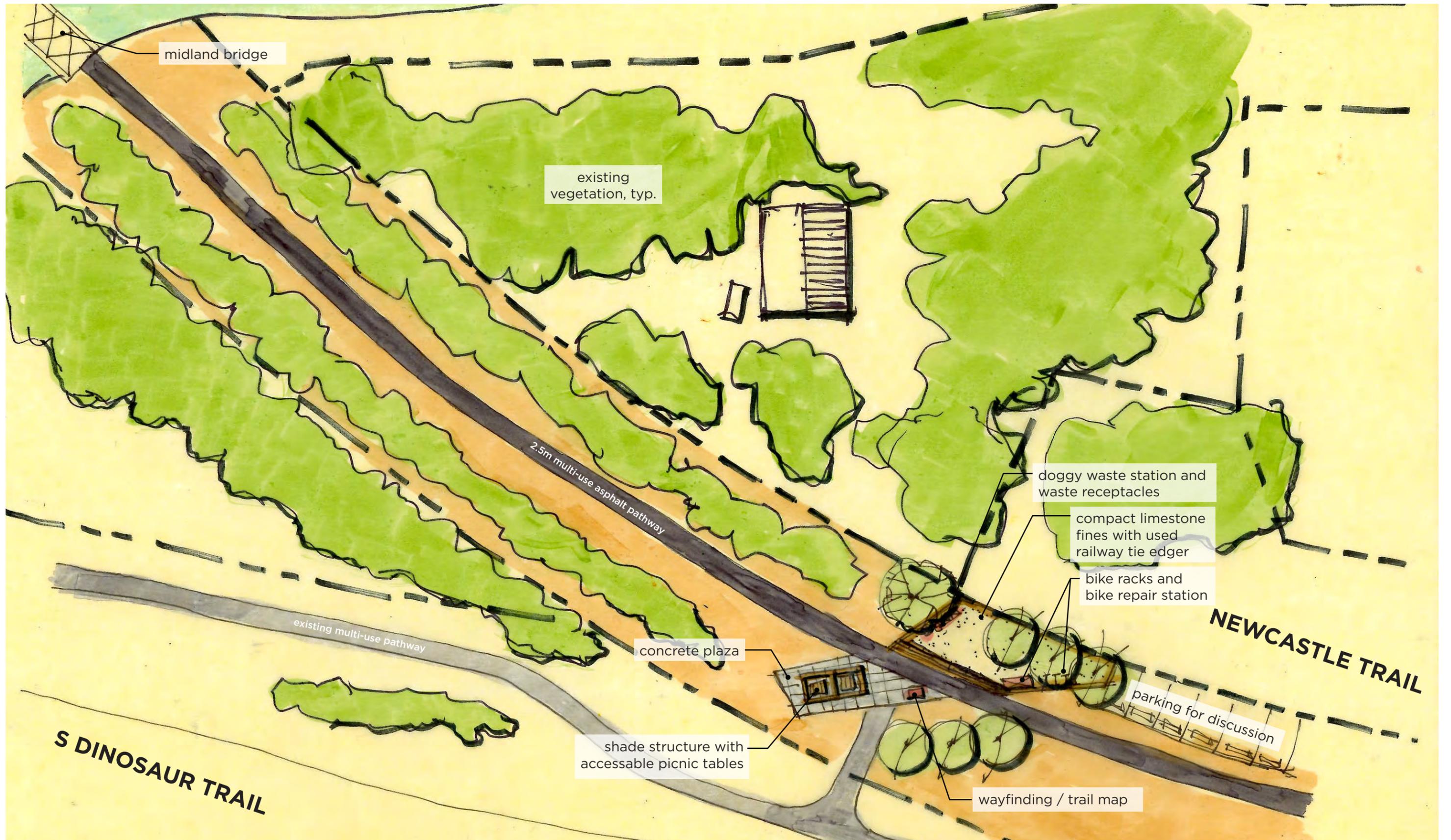
Agenda Monday March 6 2023



# NEWCASTLE STATION

CONCEPT FOR DISCUSSION PURPOSES ONLY

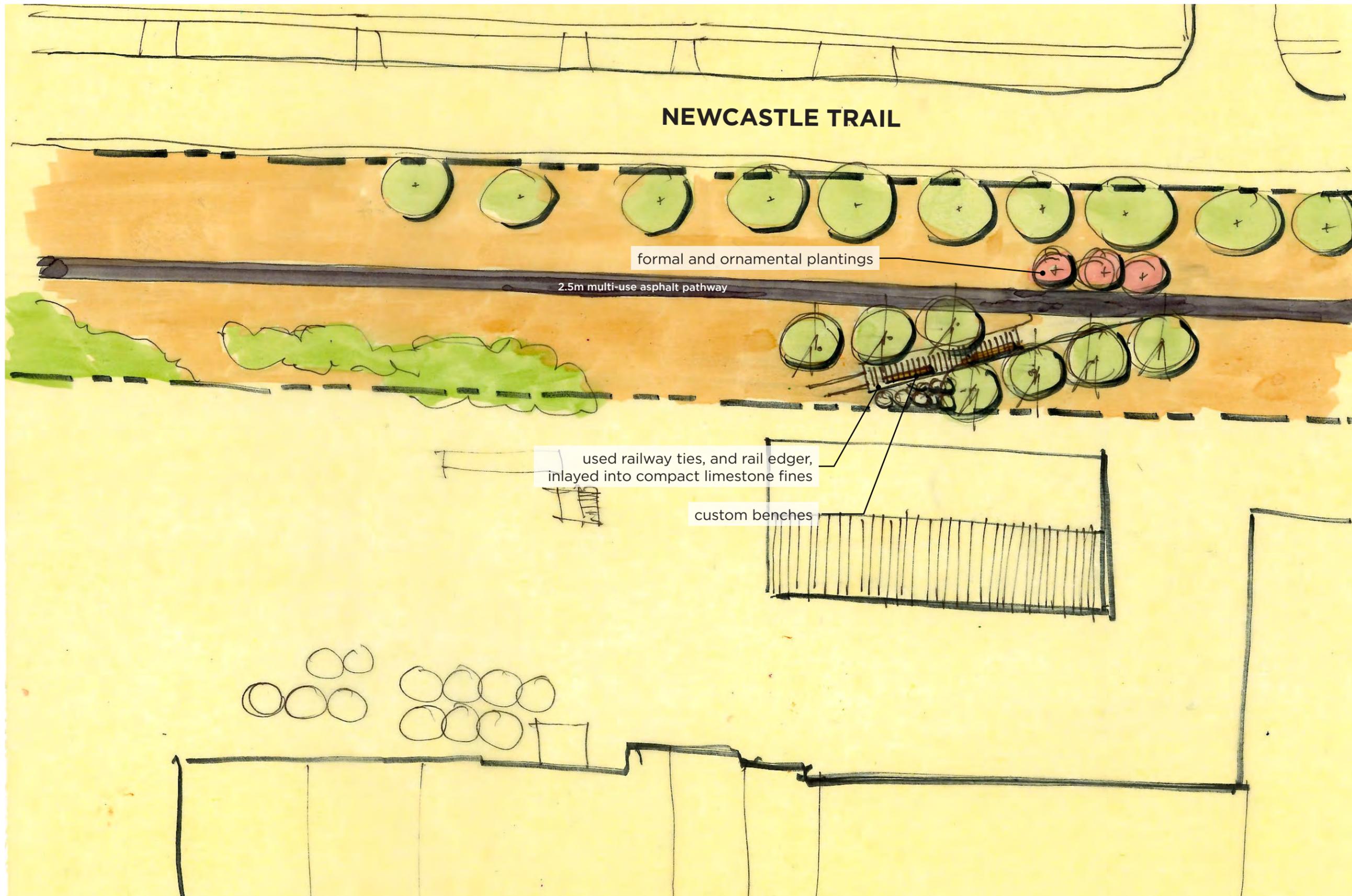
Agenda Monday March 6 2023



# MIDLAND BRIDGE STATION

CONCEPT FOR DISCUSSION PURPOSES ONLY

Agenda Monday March 6 2023



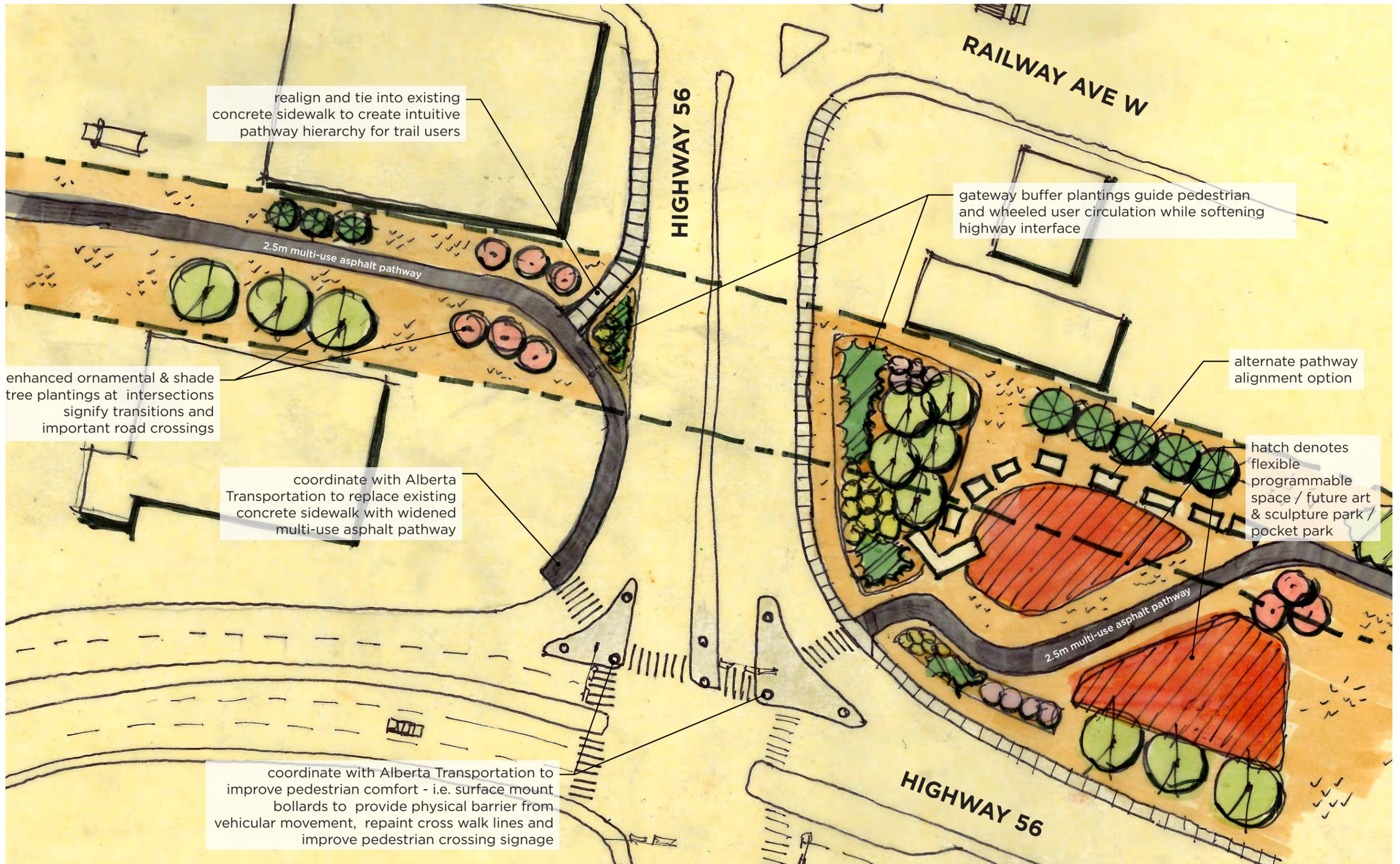
**NEWCASTLE TRAIL**

formal and ornamental plantings

2.5m multi-use asphalt pathway

used railway ties, and rail edger,  
inlaid into compact limestone fines

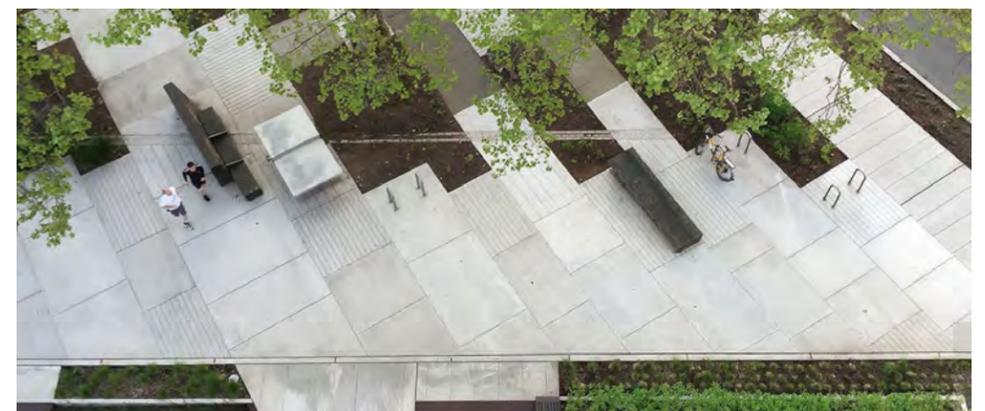
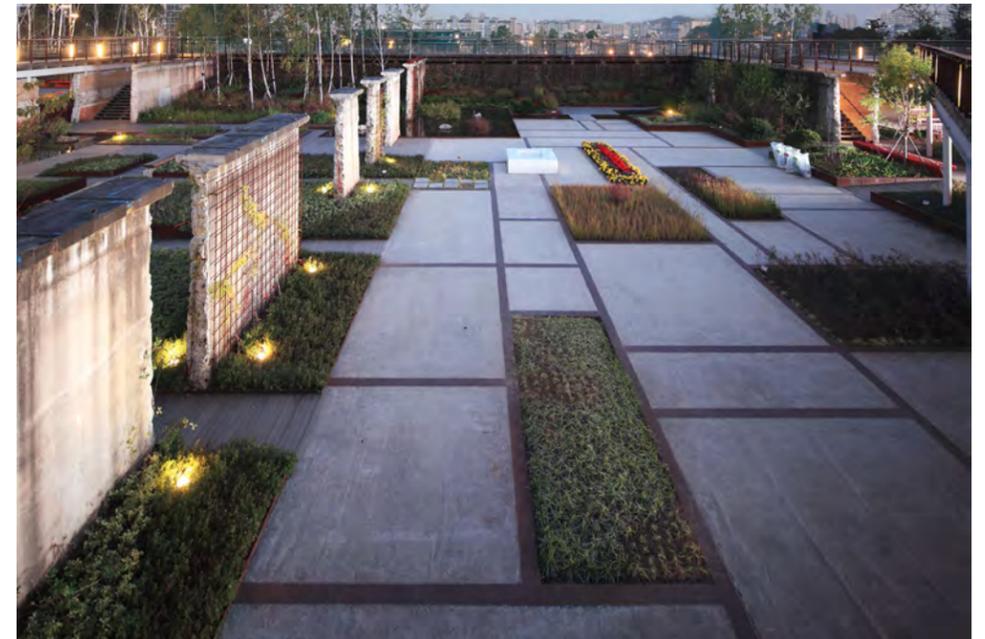
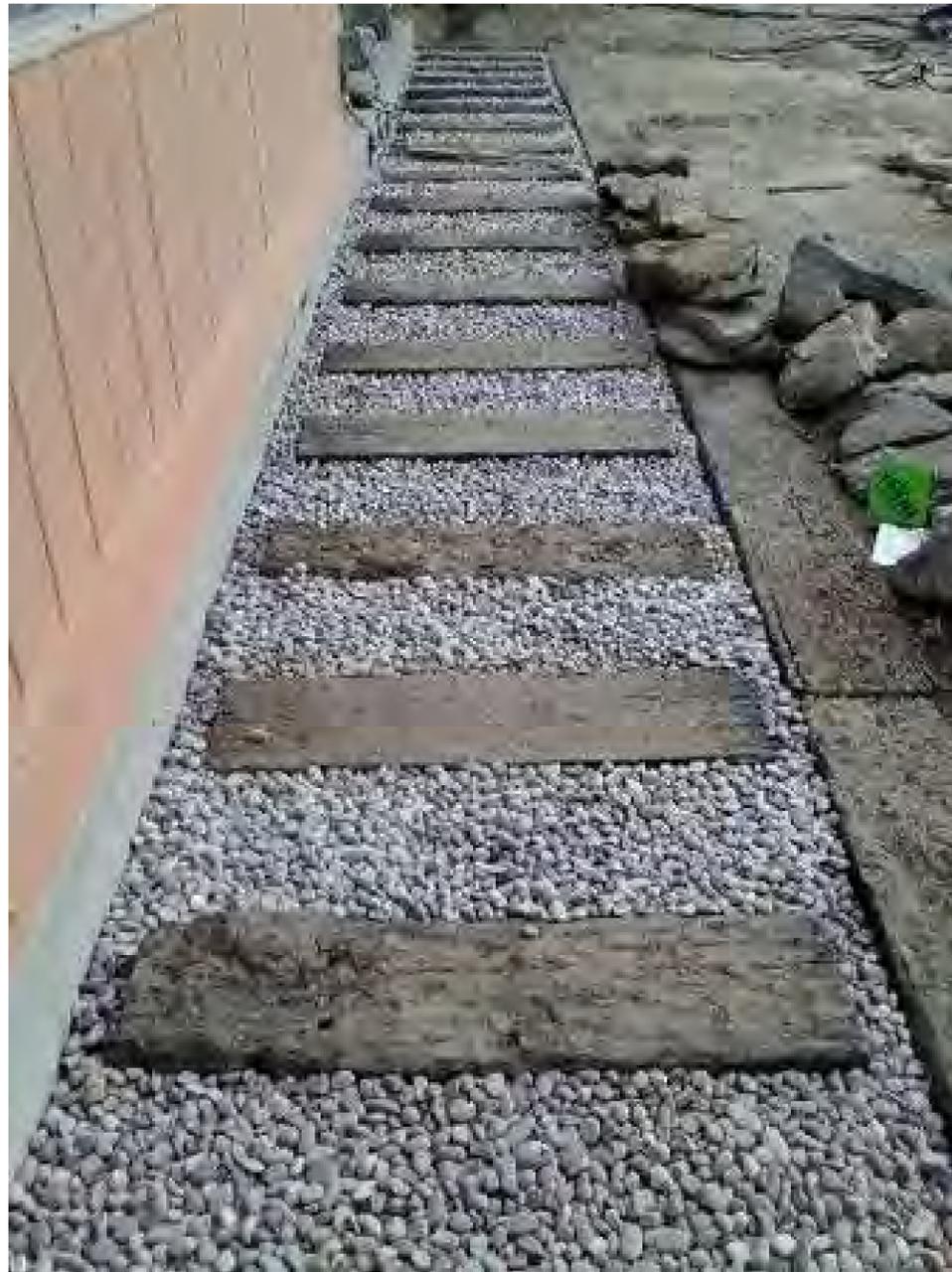
custom benches



# HIGHWAY CROSSING

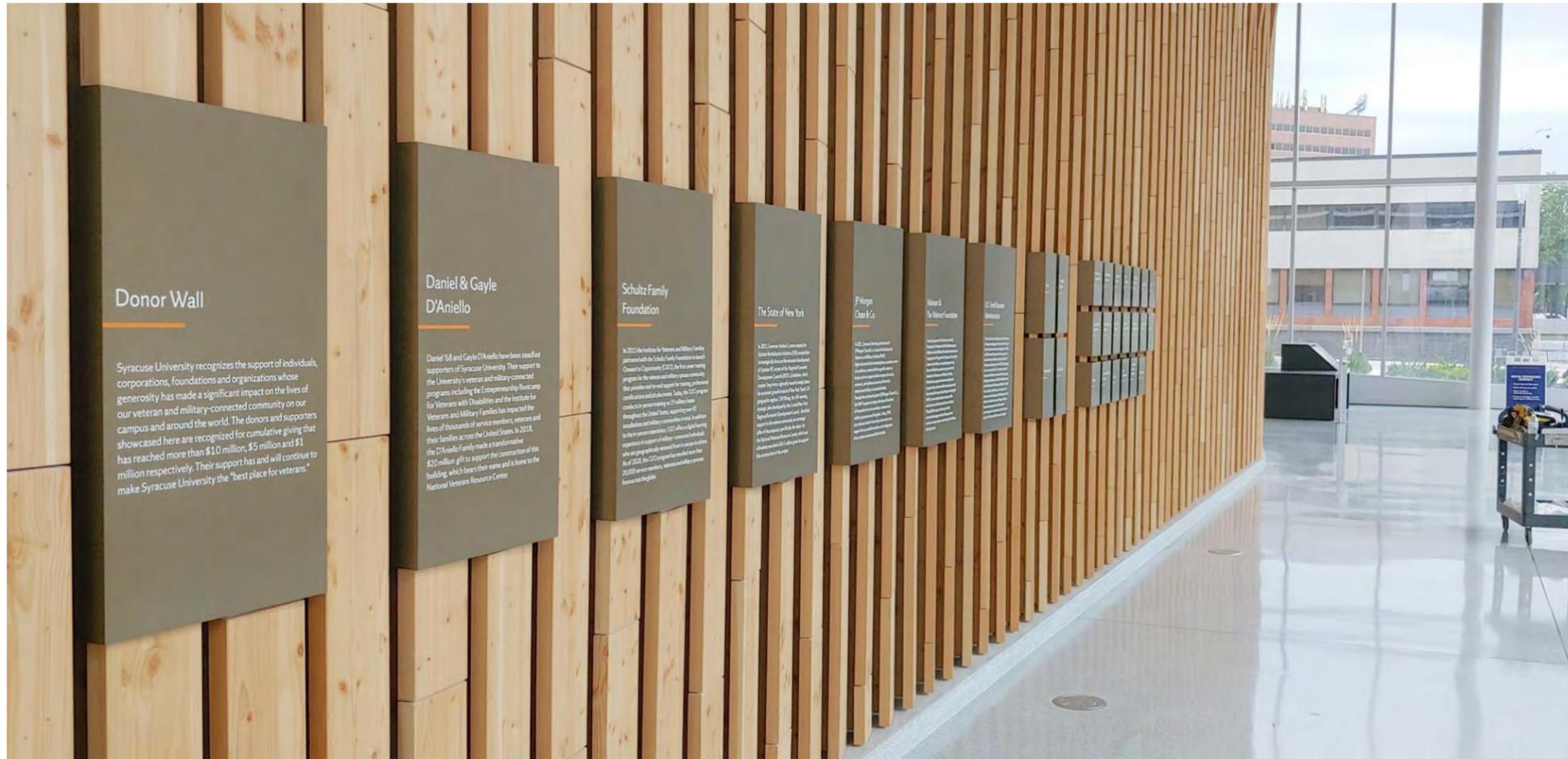
CONCEPT FOR DISCUSSION PURPOSES ONLY

Agenda Monday March 6 2023



# SURFACING EXAMPLES

Agenda Monday March 6 2023

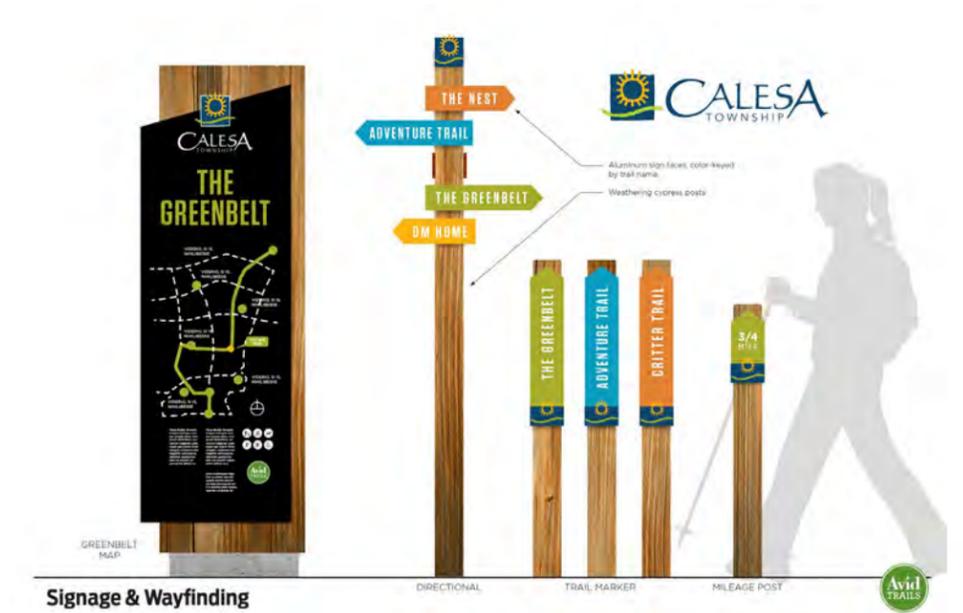


# DONOR WALL EXAMPLES

Agenda Monday March 6 2023



Chambers Park Signage and Wayfinding



Signage & Wayfinding



# WAYFINDING & SITE FURNISHING EXAMPLES

Agenda Monday March 6 2023



opportunity exists to integrate station names / signage into shade structure



# SHADE STRUCTURE EXAMPLES

Agenda Monday March 6 2023

## Appendix E - Updated Terms of Reference

Terms of Reference with the updates proposed in the recommendations.

Town Of Drumheller  
CN Trail System Fundraising Task Force  
(Commonly referred to as Rails to Trails Task Force)

### Purpose:

The purpose of the Taskforce is to fundraise for the development specifically to the CN Trail system throughout Drumheller Valley. Starting September 6, 2022 - May 31, 2023; at which time the Terms of Reference will be re-evaluated.

### Objectives:

Efforts to focus on:

- Create and implement an approach to fundraise (with a marketing plan) to cover the costs of trail enhancements including bridges, signage, paving, garbage cans, benches, shade structures, naming rights, etc working with the Director of Infrastructure and CAO
- Work with the Town of Drumheller communications department
- Engage with individuals, businesses, museums, Travel Drumheller, Travel Alberta, community groups, and any other organizations including the Town of Drumheller to contribute to the development of the trail
- Provide an advisory function to the Town of Drumheller and Director of Infrastructure as the approach to trail and its enhancements move from concept to construction.

### Membership:

The Taskforce should consist of a minimum of six (6) members, with representation from the community and Council.

The Taskforce will appoint from within its members, through consensus, the following positions: Chair, Vice-Chair and Secretary.

The role of the Secretary is to:

- i. With the Chair, prepare agendas for meetings and keep minutes.
- ii. Prepare reports, letters and documents as requested by the Taskforce.

### Term:

Members of the Taskforce will commit to involvement starting September 6, 2022 – May 31, 2023, at which time the Taskforce will be re-evaluated.

### Meetings:

1. Meetings shall be held at the call of the Chair.

2. A simple majority of regular members of the Taskforce will constitute a quorum.

**Structure:**

The Taskforce shall function on a collaborative/consensus committee process, meaning that all parties should participate equally, and that decision-making will aim to have full agreement on the course of action to be followed. Formal voting is required only as a last option.

**Communication:**

The Chair shall be the contact for the Taskforce, unless there is an alternate designate, such as Vice-Chair and will ensure that approved messages and actions of the Taskforce are communicated to residents by way of newspaper, municipal websites, or other forms of communication.

**Code of Conduct:**

Members are expected to abide by the Town of Drumheller's core values which include accountability, integrity, respect, and trust.

**Limitations:**

Neither the Taskforce nor any individual member or Council shall have the power to pledge the credit of the Town in connection with any matter whatsoever, nor shall the Taskforce or any of its members have any power to authorize i) any expenditure(s) or ii) policy change(s).

**Authority:**

The Taskforce will provide recommendations to Council, but Council is responsible for decisions that fall within their municipal purview.

**Term:**

- a) (2-3) Council members may be appointed by Council to the Taskforce. The length of term for each Councillor begins September 6, 2022 and ends May 31, 2023.
- b) The term of all other members shall begin September 6, 2022 – May 31, 2023. There is no maximum number of times citizens that can be appointed.
- c) Where a member ceases to be a member of the Taskforce before the expiration of his or her term, Council may appoint another eligible person for the remainder of that term.

**Council's Responsibilities:**

Council will have final approval of all recommendations. It is the responsibility of Council to pre-approve any financial expenditures requested by the Taskforce not already specifically in the Terms of Reference. In addition, Council may:

- Appoint or dismiss members of the Taskforce in accordance with the Town of Drumheller's Procedural Bylaw.
- Add to, delete, or alter the Terms the Reference.

**Budget:**

- a) Resources from the Town in support of the Taskforce or any member thereof are limited to available meeting space, stationary, photocopier & coffee supplies expense to a maximum of \$1000.00
- b) Neither the Taskforce nor any member thereof, has any power to authorize any expenditure to be charged against the Town of Drumheller.

**Staffing Input as required:**

CAO, Director of Infrastructure, Manager of Recreation,  
Administrative assistant, Communications

## REQUEST FOR DECISION

<b>TITLE:</b>	Proposed East Coulee East End Road Closure Bylaw 21A.22
<b>DATE:</b>	February 28, 2023
<b>PRESENTED BY:</b>	Darryl Drohomerski, C.E.T., CAO
<b>ATTACHMENT:</b>	Bylaw 21A.22; Schedule 8

**SUMMARY:**

As part of the Town's Flood Mitigation Project and provincial funding agreement, the Province is requiring the Town of Drumheller owns the land that current or proposed berms will be placed, including those berms that currently or would sit on Public road rights-of-way. A portion of these rights-of-way need to be closed for the construction of the new berms. This Bylaw deals with closing a portion of the right of way at the west end of River Drive in East Coulee to facilitate berm placement. The previous Bylaw 21.22 recommended a closure that was approximately 30 meters shorter than the length that is now required because of a change in berm alignment.

**RECOMMENDATION:**

That Council gives first reading to East Coulee East End Road Closure Bylaw 21A.22 and sets the Public Hearing date for April 3, 2023. Council will first need to repeal motion M2022.247 that passed first reading of Bylaw 21.22.

**DISCUSSION:**

Under the funding agreement between the Town and Alberta Environment, the construction of any new berms shall be placed on land owned by the Town of Drumheller, including any road rights of way. This road closure bylaw will accomplish that task for the East Coulee Berm that parallels River Drive at the east end of East Coulee as well as closes a portion of an unnamed original road allowance.

There is a difference between a right of way and a road. A road is the surface that is contained within the right of way and is generally 7-9 meters wide. A right of way is a legal entity under the ownership of the Province and is varies from 6 meters (for an alley) to 20-40 meters for a street or avenue. Many rights of way, at least in Drumheller area, may not have a road contained within the boundary. In the case of rights of way adjacent to the Red Deer River, the right of way extends to the water's edge as shown in the attached drawing.

These portions of road closures are necessary in order to wrap the berm around, and protect, the east end, and ultimately all, of East Coulee.

The lands where the berm is being placed will be converted into Public Utility Lot to align with the other land in the valley that berms currently or will reside upon.

**FINANCIAL IMPACT:**

The costs to convert this land is included with the Flood Mitigation project and is a requirement of the provincial funding agreement.

**STRATEGIC POLICY ALIGNMENT:**

Flood Mitigation is the key strategic priority of this Council and Administration.

**COMMUNICATION STRATEGY:**

A notice of the proposed Road Closure and Public hearing will be provided via;

- Newspaper ads in the Drumheller Mail will run on November 30 and December 7
- Letters to properties in the adjacent area will be mailed out by November 25
- Posting on the Town Website, DrumhellerOnline Community Events Page.

**MOTION:**

That Council repeal motion M2022.247 that passed First Reading of Bylaw 21.22.

That Council give first reading to East Coulee East End Road Closure Bylaw 21A.22 and set the Public Hearing date for April 3, 2023.

**SECONDED:**

Prepared By:



Darryl Drohomerski, C.E.T.  
Chief Administrative Officer

Reviewed By:

*Denise Lines*

Denise Lines  
Legislative Services

Approved By:



Darryl Drohomerski, C.E.T.  
Chief Administrative Officer

**TOWN OF DRUMHELLER  
BYLAW NUMBER 21A.22  
DEPARTMENT: FLOOD MITIGATION / DEVELOPMENT**

*East Coulee East End Road Closure*

**THIS IS A BYLAW of the TOWN OF DRUMHELLER**, in the Province of Alberta for the purpose of closing portions of undeveloped roads and undeveloped original road allowance as depicted on the attached:

**SCHEDULE – ‘8’**; being a portion of the Original Road Allowance between the S.W. ¼ Section 28 and the S.E.1/4 Sec. 29 and portions of 1<sup>st</sup>. and 2<sup>nd</sup>. Streets on Plan 801 1334 all within Township 27, Range 18, West of the 4<sup>th</sup>. Meridian to public travel and acquiring title to these lands in the name of the TOWN OF DRUMHELLER pursuant to Sections 22 and 23 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000, as amended.

**WHEREAS**; the Town of Drumheller, the Province of Alberta and the Government of Canada have entered into an agreement to construct flood mitigation berms along portions of the Red Deer River in the Town of Drumheller to protect properties and the citizens of Drumheller from the ravages of flood waters, and

**WHEREAS**; it has been found that construction of flood mitigation berms in the subject area is impossible without encroaching upon and using parts of the aforementioned undeveloped roads, and

**WHEREAS**; the parties to this flood mitigation project have agreed that land used for berm construction must be in the name of the Town of Drumheller, and

**WHEREAS**; the Council of the Town of Drumheller is satisfied that this activity is in the best public interest and no one will be adversely affected by this road closure Bylaw; and

**WHEREAS**; a notice of this undeveloped road closure was published in the Drumheller Mail once a week for two consecutive weeks; on \_\_\_\_\_ and again on \_\_\_\_\_ the last of such publications being at least five days before the day fixed for the passing of this Bylaw; and

**WHEREAS**; the Council of the Town of Drumheller held a public hearing on the ..... day of ....., 2022 at their regular or special meeting of Council in which all interested parties were provided an opportunity to be heard;

**NOW THEREFORE**; be it resolved that the COUNCIL of the TOWN OF DRUMHELLER, in the Province of Alberta does hereby enact to close a portion of the Original Road Allowance between the S.W. ¼ Section 28 and the S.E.1/4 Sec. 29 and portions of 1<sup>st</sup>. and 2<sup>nd</sup>. Streets on Plan 801 1334 all within Township 27, Range 18, West of the 4<sup>th</sup>. Meridian as shown depicted on the attached Schedule – ‘8’ which is more particularly described as:

PLAN .....  
AREAS ‘ A’, ‘B’ and ‘C’  
EXCEPTING THEREOUT ALL MINES AND MINERALS

to public travel and acquiring three titles to these lands in the name of the TOWN OF DRUMHELLER with a mailing address of; 224 Centre Street, DRUMHELLER, Alberta T0J 0Y4 pursuant to Sections 22 and 23 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 200, as amended.

**SHORT TITLE**

This Bylaw may be cited as East Coulee East End Road Closure Bylaw 21A.22

**TRANSITIONAL**

This Bylaw takes effect on the day of the third and final reading.

READ AND PASSED THE FIRST TIME BY THE COUNCIL OF THE TOWN OF DRUMHELLER, THIS \_\_\_ DAY OF \_\_\_, 2023.

\_\_\_\_\_  
MAYOR: HEATHER COLBERG

\_\_\_\_\_  
DARRYL E DROHOMERSKI, C.E.T  
CHIEF ADMINISTRATIVE OFFICER

**APPROVED BY: ALBERTA INFRASTRUCTURE and TRANSPORTATION**

Seal

\_\_\_\_\_  
MINISTER OF ALBERTA INFRASTRUCTURE AND TRANSPORTATION  
ROOM 425, LEGISLATIVE BUILDING,  
10800 97<sup>TH</sup>. AVENUE, EDMONTON, ALBERTA. T5K 2B6

READ AND PASSED THE SECOND TIME BY THE COUNCIL OF THE TOWN OF  
DRUMHELLER, THIS \_\_ DAY OF \_\_, 2023.

---

MAYOR: HEATHER COLBERG

---

DARRYL E DROHOMERSKI, C.E.T  
CHIEF ADMINISTRATIVE OFFICER

READ AND PASSED THE THIRD TIME BY THE COUNCIL OF THE TOWN OF  
DRUMHELLER, THIS \_\_ DAY OF \_\_, 2023.

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MAYOR: HEATHER COLBERG

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DARRYL E DROHOMERSKI, C.E.T  
CHIEF ADMINISTRATIVE OFFICER

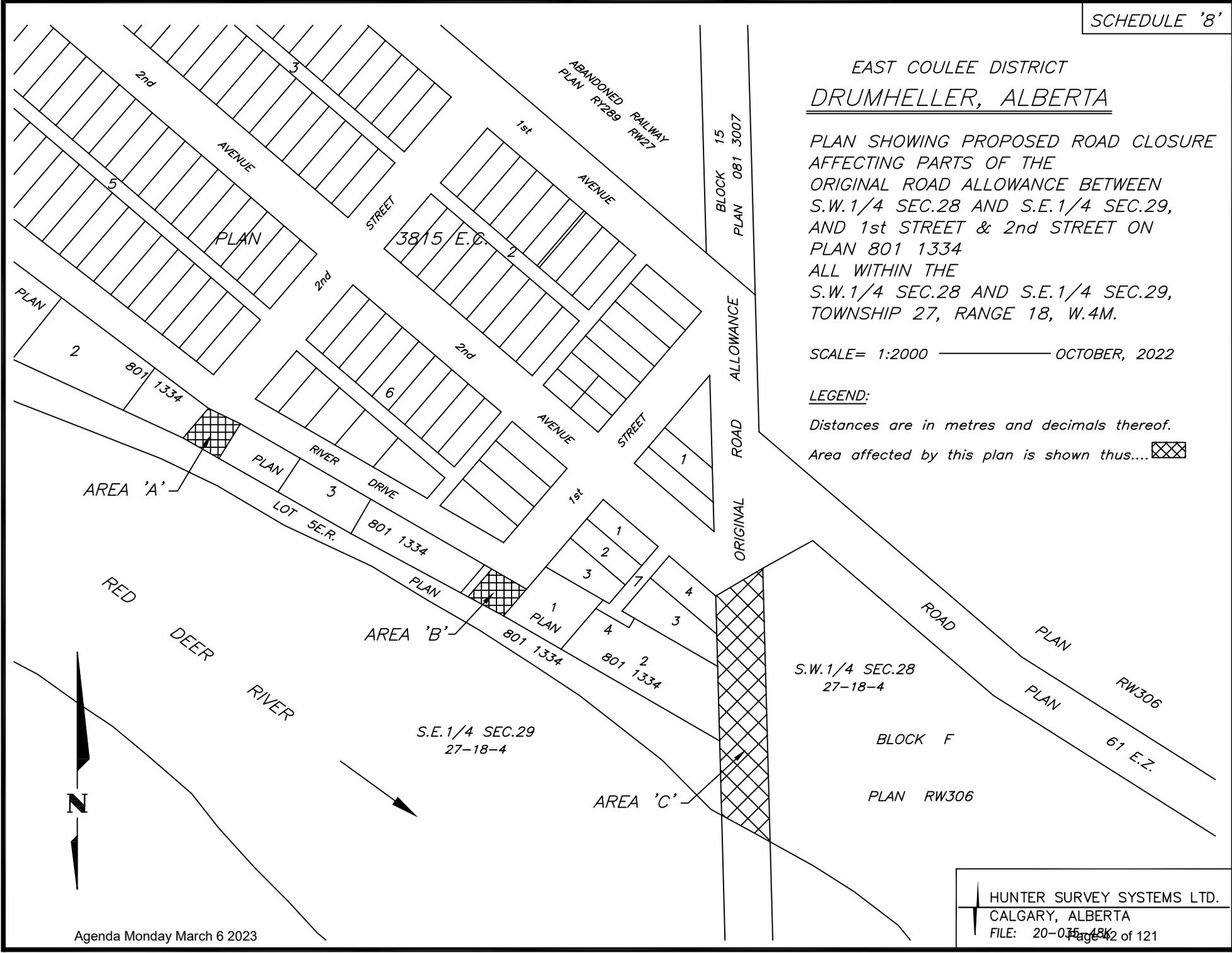
EAST COULEE DISTRICT  
DRUMHELLER, ALBERTA

PLAN SHOWING PROPOSED ROAD CLOSURE  
AFFECTING PARTS OF THE  
ORIGINAL ROAD ALLOWANCE BETWEEN  
S.W.1/4 SEC.28 AND S.E.1/4 SEC.29,  
AND 1st STREET & 2nd STREET ON  
PLAN 801 1334  
ALL WITHIN THE  
S.W.1/4 SEC.28 AND S.E.1/4 SEC.29,  
TOWNSHIP 27, RANGE 18, W.4M.

SCALE= 1:2000 ————— OCTOBER, 2022

LEGEND:

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



## REQUEST FOR DECISION

<b>TITLE:</b>	Resolution for Expropriation of Land adjacent to and under the Star Mine Suspension Bridge
<b>DATE:</b>	March 2, 2023
<b>PRESENTED BY:</b>	Darryl Drohomerski, C.E.T. CAO
<b>ATTACHMENT:</b>	Resolution for Expropriation Notice of Intention to Expropriate Documents Schedule A – Location of Intended Parcels

### **SUMMARY:**

The Province of Alberta, through Alberta Transportation, owns: the Star Mine Suspension Bridge, land north of the Bridge and the parking lot south of the bridge. In 1998, as part of amalgamation, the Town of Drumheller signed an agreement with the Province for the ‘Administration, Control and Maintenance’ of these items in exchange for monetary considerations. What was not contemplated at the time, or perhaps, was simply assumed, is that the land immediately north of the river, including underneath the bridge structure, was included as part of this agreement. However, this is not the case as a narrow strip of land immediately north of the river was owned by CP Rail as part of the rail spur line for the Star Mine site. In effect, this means the north bridge supports of a public bridge as well as the egress from the bridge are on lands not under the Administration, Control or Maintenance of the Town of Drumheller.

CP Rail divested itself of its rail line within the town boundary in the early 2000’s. The normal process for divesting of rail lines is to ask the provincial and municipal governments if they require the land and if they do not, the lands may be offered for private sale. While this occurred for most of the CP line in Drumheller, for whatever reason, the lands north of the Red Deer River from Highway 849 west to Roper Road were not offered to this municipality and were then sold to private interests.

In 2020 the north bridge support was determined to be failing structurally, which prompted the closure of the bridge to the public. While the parties attempted to negotiate either an access agreement to replace the expired agreement or the outright sale of the parcels to the Town in order to repair the bridge, this has been unsuccessful as noted below.

The Town, Alberta Transportation, and their respective agents have been in negotiations with the current landowner for several years but cannot reach an agreement as the landowner wishes to trade for land that neither party owns nor controls. As such, the next step in obtaining the property required for repair of the bridge is expropriation. It also makes sense to own the lands that the bridge sits on to ensure permanent access to these grounds. In October 2022, the town started proceedings on expropriation through this exact process, however the landowners approached the town solicitor asking to negotiate further. Ultimately, these negotiations have failed, and the solicitor is recommending the town proceeds with expropriation.

A Resolution Approving Expropriation must be passed by Council directing its officers and solicitors to take all necessary steps to complete the expropriation.

**RECOMMENDATION:**

Administration recommends that Council approve the Resolution Approving Expropriation as presented.

**DISCUSSION:**

In short, the Star Mine Suspension Bridge has the north end of the bridge structure on private property which originally was part of the CP rail right of way. The normal process for disposition by CP was probably not followed and this land ended up being sold to private interests instead of the municipality. As the Town is responsible for the Administration, Care and Control of the bridge and associated lands, it is in the best interest of the Town to own these parcels outright. The Town has had temporary access agreements to repair the bridge structure with the current owners with the understanding that there would be a land swap with these parcels being given to the Province in exchange for lands owned by Alberta Environment given/sold to the property owner. However, neither the Town nor Alberta Transportation own nor control the land the current owner wishes to swap the rail right of way and negotiations have again reached an impasse. As time to repair is of the essence, the town solicitor has recommended expropriation as the only remaining option.

With the land purchase at an impasse, the bridge must remain closed to the public as a safety measure. As this bridge and area is one of the larger draws for locals and tourism for walking and hiking, repairing the structure and re-opening this bridge is a key initiative of administration and Council.

Note that registration delays with the Land Titles Office (up to 4 months at present) may require discussion between the Town lawyers and landowners' lawyers to assure a timely process can be agreed upon and followed for the taking inquiry process. Failing that, an application may be made to the Lieutenant Governor In Council to seek a dispensing of the taking inquiry process on the basis of urgency. Otherwise repairs may be delayed by the time needed to obtain the registered Notices of Intention to Expropriate.

**FINANCIAL IMPACT:**

The costs for this expropriation have been included within the budget for the repair of the Suspension Bridge.

**STRATEGIC POLICY ALIGNMENT:**

Completing the expropriation is required to obtain the property necessary for the bridge repair and will allow the Town free access to manage and maintain the bridge and associated lands moving forward.

**COMMUNICATION STRATEGY:**

Direct notice of the intended expropriations will be provided to the affected land owner via their legal representatives as soon as practicably possible given the legislated considerations and the registration delays at Land Titles. Concurrent with the Land Owners 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 Approving Expropriation of the properties identified as Short Legal RW334; RLY; OT, Title Number 101 073 610 and Short Legal RW334; RLY; OT, Title Number 101 073 610 +1 as presented.

**SECONDED:**

*Darryl Drohomerski*

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



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

EXPROPRIATION ACT  
R.S.A. 2000, Chapter E-13, as amended

**RESOLUTION**

REGARDING EXPROPRIATION FOR THE PURPOSE OF ACQUIRING CERTAIN  
LANDS LOCATED WITHIN THE TOWN OF DRUMHELLER

---

WHEREAS the **TOWN OF DRUMHELLER** is desirous of acquiring certain lands for the purpose of owning, operating, repairing, and maintaining a historical public work known as the Star Mine Suspension Bridge including the adjacent abandoned railway beds; more particularly described as:

**PLAN RW334  
RAILWAY RIGHT OF WAY AND EXTRA LAND  
(SE 28-28-19-W4TH)  
CONTAINING**

<b>LEGAL SUBDIVISION</b>	<b>PLAN</b>	<b>ACRES MORE OR LESS</b>
LSD 1	RAILWAY R/W	3.07
LSD 2	RAILWAY R/W	0.16
LSD 7	RAILWAY R/W	2.06
LSD 1	EXTRA LAND	1.83
LSD 7	EXTRA LAND	1.24

**EXCEPTING THEREOUT ALL MINES AND MINERALS**

-and-

**Legal Description  
PLAN RW334  
RAILWAY AND EXTRA LAND  
(SE 28-28-19-W4TH)  
THAT PORTION OF THE SOUTH EAST QUARTER OF LEGAL SUBDIVISION 7  
CONTAINING 0.91 ACRES MORE OR LESS  
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 the Lands by expropriation;

AND WHEREAS the **TOWN OF DRUMHELLER** deems it to be in the best public interest that the Lands be acquired by expropriation;

AND WHEREAS the **TOWN OF DRUMHELLER** is desirous of acquiring the said 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.

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

CERTIFIED TO BE A TRUE COPY

\_\_\_\_\_  
Darryl Drohomerski,  
Town of Drumheller

\_\_\_\_\_  
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 as depicted on the attached Schedule ‘B’ or more particularly described as:

**PLAN RW334**

**RAILWAY RIGHT OF WAY AND EXTRA LAND**

**(SE 28-28-19-W4TH)**

**CONTAINING**

<b>LEGAL SUBDIVISION</b>	<b>PLAN</b>	<b>ACRES MORE OR LESS</b>
<b>LSD 1</b>	<b>RAILWAY R/W</b>	<b>3.07</b>
<b>LSD 2</b>	<b>RAILWAY R/W</b>	<b>0.16</b>
<b>LSD 7</b>	<b>RAILWAY R/W</b>	<b>2.06</b>
<b>LSD 1</b>	<b>EXTRA LAND</b>	<b>1.83</b>
<b>LSD 7</b>	<b>EXTRA LAND</b>	<b>1.24</b>

**EXCEPTING THEREOUT ALL MINES AND MINERALS**

(such lands to be the subject of the taking are 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 Land is required is:
- Maintaining care and control of the Star Mine Suspension Bridge and related facilities and public works.
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: \_\_\_\_\_  
(c/s)

Per: \_\_\_\_\_

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)

DRUMHELLER, ALBERTA

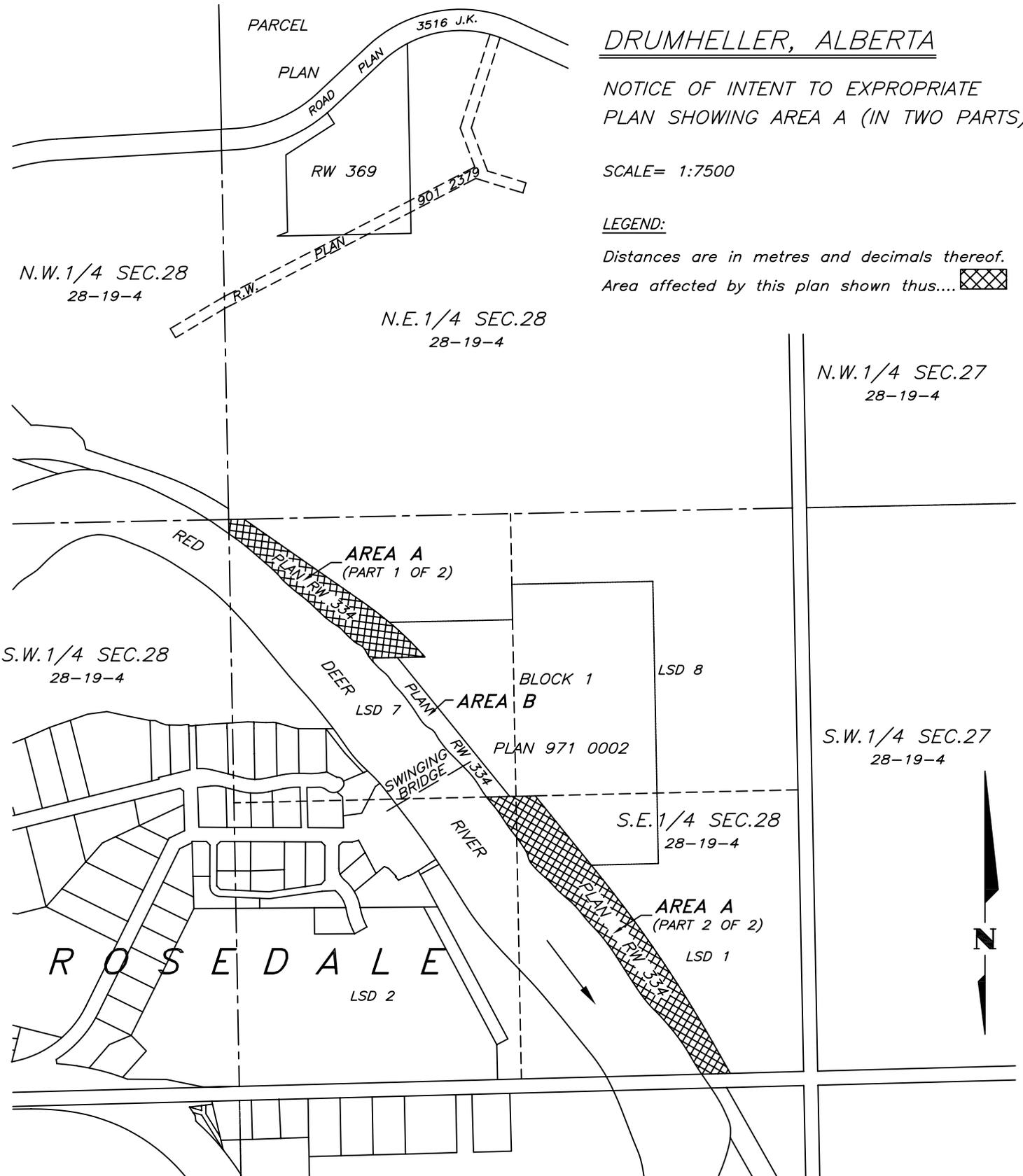
NOTICE OF INTENT TO EXPROPRIATE  
PLAN SHOWING AREA A (IN TWO PARTS)

SCALE= 1:7500

LEGEND:

Distances are in metres and decimals thereof.

Area affected by this plan shown thus.... 



HUNTER SURVEY SYSTEMS LTD.  
 CALGARY, ALBERTA  
 FILE: 20-035 CARSON  
 Page 50 of 121

*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 as depicted on the attached Schedule 'C' or more particularly described as:
2. :

**PLAN RW334  
RAILWAY AND EXTRA LAND  
(SE 28-28-19-W4TH)  
THAT PORTION OF THE SOUTH EAST QUARTER OF LEGAL SUBDIVISION 7  
CONTAINING 0.91 ACRES MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS**  
(such lands to be the subject of the taking are 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 Land is required is:
  - Maintaining care and control of the Star Mine Suspension Bridge Bridge and related facilities and public works.
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: \_\_\_\_\_  
(c/s)

Per: \_\_\_\_\_

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)

DRUMHELLER, ALBERTA

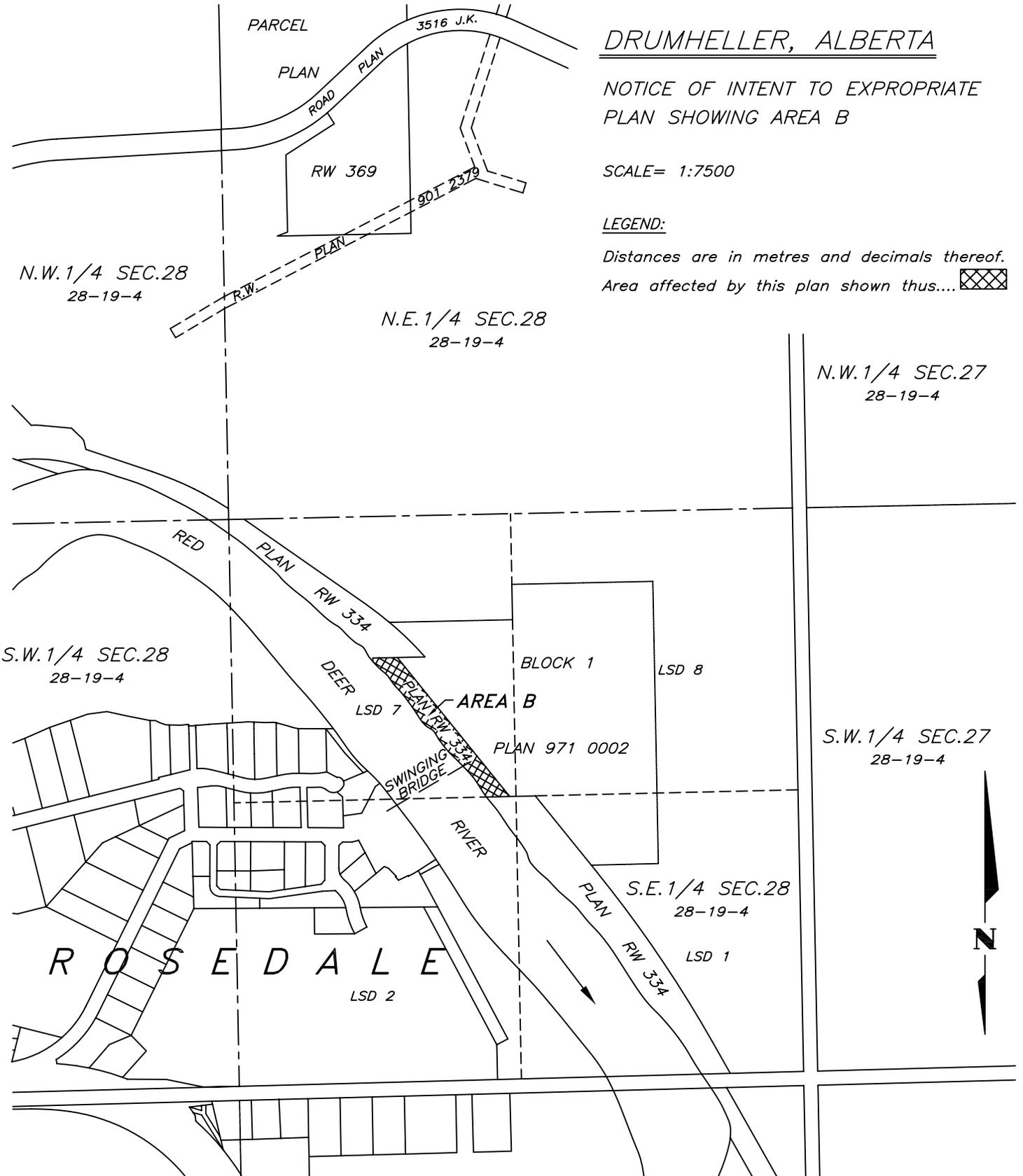
NOTICE OF INTENT TO EXPROPRIATE  
PLAN SHOWING AREA B

SCALE= 1:7500

LEGEND:

Distances are in metres and decimals thereof.

Area affected by this plan shown thus.... 



N.W. 1/4 SEC. 28  
28-19-4

N.E. 1/4 SEC. 28  
28-19-4

N.W. 1/4 SEC. 27  
28-19-4

S.W. 1/4 SEC. 28  
28-19-4

S.W. 1/4 SEC. 27  
28-19-4

S.E. 1/4 SEC. 28  
28-19-4

ROSEDALE  
LSD 2

DRUMHELLER, ALBERTA

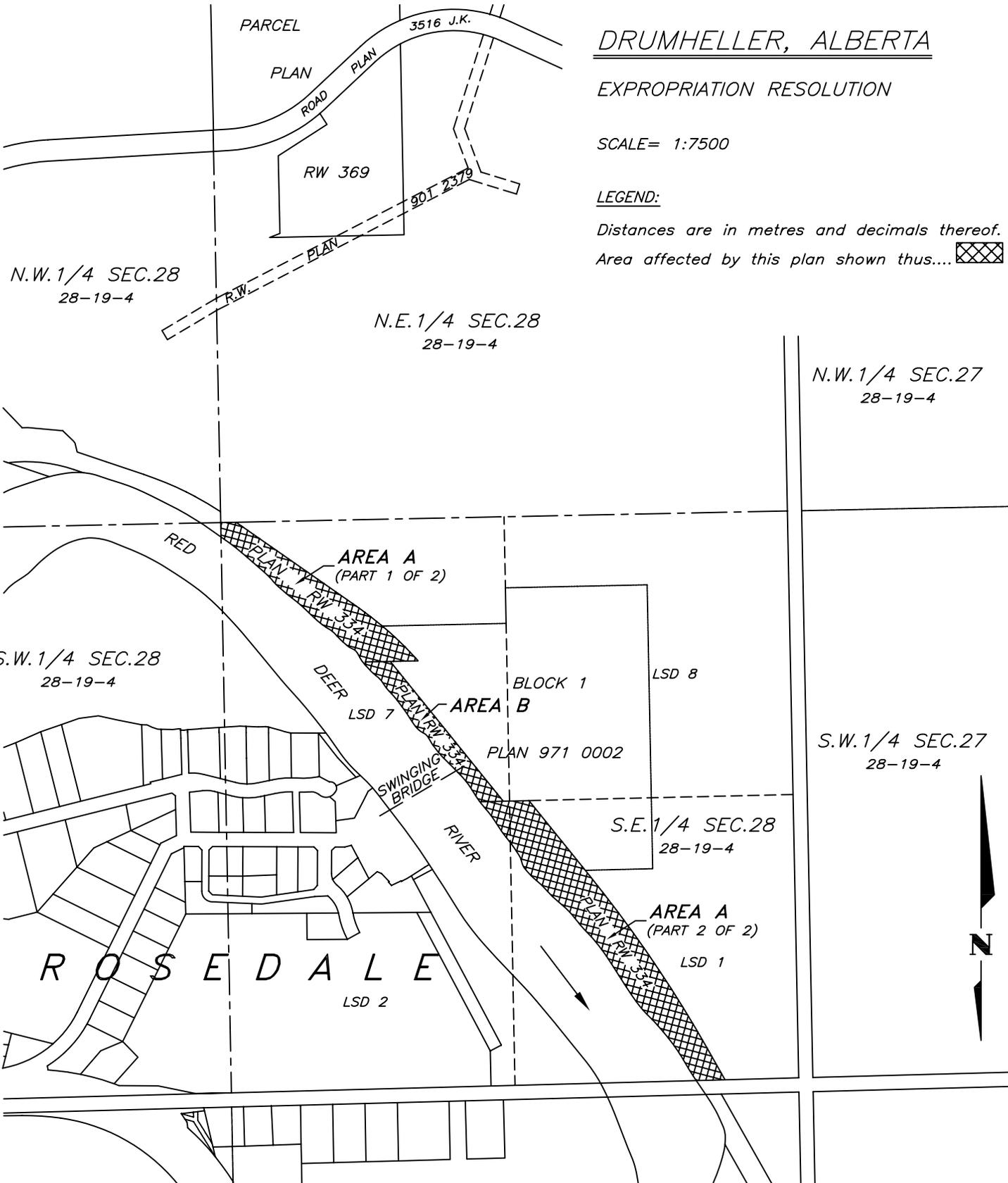
EXPROPRIATION RESOLUTION

SCALE= 1:7500

LEGEND:

Distances are in metres and decimals thereof.

Area affected by this plan shown thus... 



## REQUEST FOR DECISION

<b>TITLE:</b>	Proposed Amending Bylaw 17.22 – Amending Municipal Development Plan Bylaw 17.20 Public Consultation and Feedback Review
<b>DATE:</b>	March 6, 2023
<b>PRESENTED BY:</b>	Antonia Knight, Development Officer in Training
<b>ATTACHMENT:</b>	MDP 2022 Amendments - A Bylaw 17.22

### **SUMMARY:**

On October 23, 2022 a draft Proposed Amending Bylaw 17.22 – Amending Municipal Development Plan Bylaw 17.20 was given first reading by Council. A Public Engagement session was held on November 17, 2022, as well as engagement sessions hosting the Municipal Planning Commission and Realtors working within the Town. On December 5, 2022 a Public Hearing was held to hear feedback from the community regarding the proposed amendments to the Bylaw.

No feedback was heard from Public Engagement Session, Public Hearing or submitted directly to the Development Office.

There have been no changes to the proposed amendments since second reading.

### **RECOMMENDATION:**

That council gives Third and Final Reading to Amending Bylaw 17.22 – Amending Municipal Development Plan Bylaw 17.20.

### **DISCUSSION:**

At the June 6, 2022 Regular Council Meeting, Council approved modifications to the Standard Berm Design including a reduced top width and freeboard measurement in order to optimize the available project funding.

All references to the top width of any berm being referenced to 6.0 meters have been amended to 4.0 meters.

All references to the minimum freeboard requirement being referenced to 0.75 meters have been amended to 0.50 meters.



**FINANCIAL IMPACT:**

There is no financial impact by amending this Bylaw.

**STRATEGIC POLICY ALIGNMENT:**

This aligns with Council's priority of good and proper governance, and Council's strategic priority of protecting the people and property of Drumheller from future floods.

**COMMUNICATION STRATEGY:**

Further Public Engagement sessions will be held on February 9<sup>th</sup>, 2023 at the Badlands Community Facility from 6:00pm-8:00pm to gather feedback from the public on the proposed Second Reading amendments.

The final version of the Municipal Development Plan once amendments have passes third reading will be published on the Town website and advertised through Media Release

**PROPOSED COUNCIL MOTION:**

That Council gives third and final reading to MDP 2022 Amendments -B Bylaw 17.22 amending Municipal Development Plan Bylaw 17.20.

**SECONDED:**

Prepared By:

*Antonia Knight*

Antonia Knight  
Development Officer in Training

Approved By:

Darryl Drohomerski  
Chief Administrative Officer

**TOWN OF DRUMHELLER  
BYLAW NUMBER 17.22  
DEPARTMENT: DEVELOPMENT**

*Amending Bylaw 17.20*

BEING A BYLAW OF THE TOWN OF DRUMHELLER IN THE PROVINCE OF ALBERTA TO  
AMEND MUNICIPAL DEVELOPMENT PLAN BYLAW 17.20

**WHEREAS**, pursuant to the provisions of Clause 639 of the Municipal Government Act, RSA 2000, c.M. 26, the Council of the Town of Drumheller (hereinafter called the Council, has adopted Municipal Development Plan Bylaw 17.20;

**AND WHEREAS** the Council deems it desirable to amend Municipal Development Plan Bylaw 17.20;

**AND WHEREAS**, a notice was published once a week for two consecutive weeks on November 2, 2022, and again on November 23, 2022 the last of such publications being at least five days before the day fixed for the passing of this Bylaw, including the date and location of a public hearing meeting where concern can be heard; and

**NOW THEREFORE** the Council hereby amends Municipal Development Plan Bylaw 17.20 as follows:

**1. SHORT TITLE**

1.1. This Bylaw may be referred to as MDP 2022 Amendments -A Bylaw 17.22.

**2. PURPOSE**

2.1 The purpose of this bylaw is to establish amendment to the Town of Drumheller Municipal Development Plan Bylaw 17.20.

**3. CHANGES/DELETIONS**

3.1 Remove any reference to freeboard being 0.75m and replace with 0.50m.

3.2 Remove any reference to the minimum berm elevation being 1,640 cms and replace with 1850 cms.

3.2 Remove any reference to the minimum berm width from 6.0 meters and replace with 4.0 meters.

**The following specific sections are affected;**

**3.1 DRUMHELLER: A FLOOD COMMUNITY**  
Section 3.1.6 MUNICIPAL FLOOD PROGRAM [...]

The typical dike cross section is planned to be at least ~~6 m~~ 4 m wide (at the top), with 3:1 horizontal to vertical side slopes, built to a minimum of ~~1,640 cms~~, 1850 cms with an adaptable plan to have safe zones, strategic evacuations and rapidly increase dike heights on an emergency response basis for floods in excess of those up to ~~1850 cms~~-2100 cms.

[...]

For reference, The City of Calgary uses 0.5 m of freeboard, the Town of High River uses 1.0 m of freeboard, and the BC Dike Design and Construction Guide: Best Management Practices suggests 0.6 m of freeboard. The Town of Drumheller has selected ~~0.75m~~ 0.50 m as the minimum freeboard to be included in required dike heights.

### 3.2 CHANGING THE CHANNEL

#### Section 3.2.1 KNOW YOUR FLOW

[...]

Figure 6 Red Deer River Conveyance (1850 CMS + 0.75 M 0.50 M Freeboard) shows the space the river needs when it flows at a 1850 cms flow rate (including 0.75 m 0.50 M of freeboard), a possible flood scenario.

#### 3.2.3 MAKE EXISTING DEVELOPMENT SAFER

Graphic references minimum berm width of 6 meters and minimum berm design height of 1640 cms. Amend image to reference minimum berm width of 4 meters and a minimum berm height of 1850 cms.

[...]

Structural measures create a 'Protected Zone' between the river and System 2100, providing enhanced access to finance and insurance for existing properties as Drumheller gradually grows out of the river. Figure 8 - Proposed Structural Measures, shows at a high level where structural measures will be implemented in existing neighbourhoods. These structural measures will need to be built to protect to a minimum flow rate of 1,620 cms 1850 cms plus a freeboard of 0.75 meters 0.50 metres to account for challenging topography or uncertainty

## 7 FLOOD MITIGATION AND CLIMATE ADAPTION

### 7.1 CONVEYANCE CAPACITY

- a) Conveyance capacity for the Red Deer River within Drumheller shall be defined at a rate of 1850 cms plus ~~0.75m~~ 0.50 m of freeboard.

## 7.2 DESIGN AND CONSTRUCTION OF STRUCTURAL MEASURES

- c) Structural measures should be designed to:
- i. protect to a minimum flow rate of 1850 cms;
  - ii. include a freeboard of ~~0.75m~~ **0.50 m** beyond the target flow rate elevation;
  - iii. have a suitable top width of ~~6 meters~~ **4 meters** or more, making the system adaptable by allowing vehicle access to add material that raises the barrier elevation in response to higher flow;

### MAPS AND OVERLAYS

#### FIGURE 6 RED DEER RIVER CONVEYANCE (1850 CMS + ~~0.75M~~ **0.50M** FREEBOARD)

##### Legend

- 1850 cms + 0.75m **0.50 m** freeboard Limits  
1850 cms + 0.75m **0.50 m** freeboard Conveyance  
1850 cms + 0.75m **0.50 m** freeboard Conveyance – Under Review

#### FIGURE 7 EXISTING DEVELOPMENT IN CONFLICT WITH RIVER CONVEYANCE (1850 CMS)

##### Legend

- 1850 cms + 0.75m **0.50 m** freeboard Limits  
1850 cms + 0.75m **0.50 m** freeboard Conveyance  
1850 cms + 0.75m **0.50 m** freeboard Conveyance – Under Review

#### FIGURE 8 - PROPOSED STRUCTURAL MEASURES

##### Legend

- 1850 cms + 0.75m **0.50 m** freeboard Limits  
1850 cms + 0.75m **0.50 m** freeboard Protected Overlay  
1850 cms + 0.75m **0.50 m** freeboard Protected Overlay – Under Review  
  
1850 cms + 0.75m **0.50 m** freeboard Conveyance Overlay  
1850 cms + 0.75m **0.50 m** freeboard Conveyance Overlay – Under Review

**PART 4 TRANSITIONAL**

- 4.1 Town of Drumheller Bylaw 17.20 is hereby amended.
- 4.2 Bylaw 17.22 comes into force on the date of the third and final reading.

READ A FIRST TIME THIS 24<sup>TH</sup> DAY OF OCTOBER, 2022.

PUBLIC HEARING HELD THS 5<sup>TH</sup> DAY OF DECEMBER, 2022

READ A SECOND TIME THIS 23<sup>RD</sup> DAY OF JANUARY, 2023

READ A THIRD AND FINAL TIME THIS 6<sup>TH</sup> DAY OF MARCH, 2023.

MAYOR

CHIEF ADMINSTRATIVE OFFICER

## REQUEST FOR DECISION

<b>TITLE:</b>	Proposed Amending Bylaw 16.22 – Amending Land Use Bylaw 16.20 Public Consultation and Feedback Review
<b>DATE:</b>	March 6, 2023
<b>PRESENTED BY:</b>	Antonia Knight, Development Officer in Training
<b>ATTACHMENT:</b>	Bylaw 16.22 – Third Reading, Schedules 1-6

**SUMMARY:**

On October 23, 2022 a draft of Proposed Amending Bylaw 16.22 – Amending Land Use Bylaw 16.20 was given first reading by Council. A Public Engagement session was held on November 17, 2022, as well as engagement sessions hosting the Municipal Planning Commission and Realtors working within the Town. On December 5, 2022 a Public Hearing was held to hear feedback from the community regarding the proposed amendments to the Bylaw. On January 23, 2023 the bylaw was amended including changes suggested by the public. A second public Open House session was held on February 9, 2023 at this meeting the changes made between first and second reading were well received. No further changes have been made between second and third reading.

This is the final proposal of the Proposed Amending Bylaw 16.22 – Amending Land Use Bylaw 16.20

**RECOMMENDATION:**

That council gives third and final Reading to Proposed Amending Bylaw 16.22 – Amending Land Use Bylaw 16.20.

**DISCUSSION:**

Land Use Bylaw 16.20 took effect on March 1, 2021, and since then one round of amendments has been approved in September 2021. While working with the document since March 1<sup>st</sup> 2021, Administration has identified a number of inconsistencies while working with the document which can be misinterpreted. Definitions for Specific Uses and General Regulations for these Uses have also been previously overlooked, leaving too little regulations for some developments. This proposed bylaw deals with some of these items that have been unclear for both Administration and the general public and provide further clarity and guidelines for these uses.

## KEY POINTS

Feedback was gathered through a public Open House session on Nov 17, 2022 and December 5, 2022 Public Hearing for Bylaw 16.22. Written submissions and phone calls received directly to Administration have also been taken into consideration. Much of the feedback received was requests for additional clarification around what is being proposed.

The following are comments received from these sessions and how administration has amended the bylaw for Second Reading these have been maintained for third reading.

1. **Terminology used in the Flood Hazard Overlay is new to Drumheller, is not adequately defined currently, and is inconsistent with Alberta Flood Hazard Terminology. If we intend to direct people to the provincial maps for development information, terminology should be consisted with Alberta Government and properly defined within the Land Use Bylaw.**

Administration has been working with the Flood Office to redefine the terminology to more accurately reflect the wording used by the Alberta Government Provincial Flood Hazard Terminology, and better reflect the status of the berms as they are completed. Second Reading of Bylaw 16.22 sees the removal of “Conveyance Zone and Protected Zone” introduces terminology to reflect the Alberta Flood Hazard terminology – Flood Way, Flood Fringe, High Hazard Flood Fringe and Protected Flood Fringe.

2. **It is difficult to identify which specific properties fall under the Flood Hazard Overlay section of the LUB.**

Administration is proposing removing these completely and referring only to the Alberta Government Provincial Flood Hazard Mapping.

3. **Flood Construction Level are not identified in the Land Use Bylaw, nor is it specified where to find them or how to find or calculate them.**

The wording for Flood Construction Level is proposed to be removed and replaced with Design Flood Cross Sections – This terminology is defined and explained in the proposals for Second Reading. Many other undefined terms have also been included in the final version.

4. **Members of the public voiced concerns with Section 3.4.1 (j) relating to Tourist Dwellings. Citizens would like to see additional regulations capping a maximum number of guests per house and/or capping maximum guests per bedroom.**

Ensuring that Tourist Dwellings do not have a negative impact on the surrounding neighbourhood is a priority when monitoring. By capping each bedroom to have a maximum of 2 occupants per room shall assist decreasing the impacts on surroundings. While discussing with the Municipal Planning Commission, suggestions were made to limit the number of adults occupying rooms, however allowing additional children. Occupancy caps on bedrooms have been added in to Tourist Dwelling requirements.

5. **Concerns were raised that the wording for Murals in the Downtown District is prohibiting religious viewpoints. This is could be detrimental to the Town's places of worship.**

The intent of adding in Murals is to provide inclusive, local art into our vibrant Downtown District, not to discriminate against any specific faith. That being said, while the Town permits religious icons to be located on places of worship, public Murals is not the same category as figures on a worship building.

6. **Citizens were concerned that not permitting small scale advertising in Murals hinders small local businesses from being able to sponsor and use artwork which already has link to the Valley. Examples were provided of Murals downtown which incorporate local branding into the design.**

7.

Administration suggests introducing a maximum of 10% of the design face to include the highlight of local businesses which have sponsored the mural providing that logos are incorporated into the design.

8. **Citizens were concerned that the changes to the Employment District may allow a Mobile Asphalt Plant in the Rosedale Industrial Area.**

There are no changes to the use as Industrial – Heavy which is what a Mobile Asphalt Plant has been classified as.

There are minimal changes to the regulations to Industrial developments within the Employment District. This may affect properties areas in Rosedale and areas in Drumheller industrial areas. These changes include the additional definitions and regulations for Work Camps, Natural Resource extraction and Industrial – Cannabis Production both as Discretionary Uses, as well as changes to signage regulations.

9. **Proposed increased restrictions for Portable Signs will decrease emergency advertising opportunities for our businesses.**

The Municipal Planning Commission directed administration to review the current requirements for sign placement in terms of sign density, concentration and duration of placement specifically in the Tourism Corridor. Concerns at this meeting were raised that increased density of Portable Signs could detract from the Town's ongoing beautification.

During the January 23, 2023 Council meeting, suggestions were made to ensure signage density within the Tourism corridor is increased. As the Tourism corridor is made of three districts – Tourism Corridor District, Employment District and Neighbourhood Centre District, the 100m distances recommended has been maintained.

No further changes have been made between second and third reading.

**FINANCIAL IMPACT:**

There is no financial impact to granting this request

**STRATEGIC POLICY ALIGNMENT:**

This aligns with Council's priority of good and proper governance.

**COMMUNICATION STRATEGY:**

The final version of the Land Use Bylaw once amendments have passed third reading will be published on the Town website and promoted through a Media Release.

**PROPOSED COUNCIL MOTION:**

That council gives Third and final Reading to Proposed Amending Bylaw 16.22 – Amending Land Use Bylaw 16.20.

**SECONDED:**

Prepared By:

*Antonia Knight*  
Antonia Knight  
Development Officer in Training

Approved By:

  
Darryl Drohomerski  
Chief Administrative Officer

**TOWN OF DRUMHELLER**  
**BYLAW NUMBER 16.22**  
DEPARTMENT: DEVELOPMENT

*Amends Bylaw 16.20*

BEING A BYLAW OF THE TOWN OF DRUMHELLER IN THE PROVINCE OF ALBERTA TO  
AMEND LAND USE BYLAW 16.20

**WHEREAS**, pursuant to the provisions of Clause 639 of the Municipal Government Act, RSA 2000, C.M. 26, the Council of the Town of Drumheller (hereinafter called the Council, has adopted Land Use Bylaw 16.20;

**AND WHEREAS** the Council deems it desirable to amend Land Use Bylaw 16.20;

**AND WHEREAS**, a notice was published on November 2, 2022 and once a week for two consecutive weeks on November 16, 2022, and again on November 23, 2022 the last of such publications being at least five days before the day fixed for the passing of this Bylaw, including the date and location of a public hearing meeting where concern can be heard; and

**AND WHEREAS**, the Council of the Town of Drumheller held a public hearing on the 5<sup>th</sup> day of December, 2022 at their regular or special meeting of Council in which all interested parties were provided an opportunity to be heard;

**NOW THEREFORE** the Council hereby amends Land Use Bylaw 16.20 as follows:

**1. SHORT TITLE**

1. 1 This Bylaw may be referred to as LUB 2022 Amendments - B Bylaw 16.22.

**2. PURPOSE**

- 2.1 The purpose of this bylaw is to establish amendments to the Town of Drumheller Land Use Bylaw 16.20.

**3. CHANGES/DELETIONS**

**3.1 Changes to 1. Purpose and Authority**

- 3.1.1 Within Section 1.4 Transition Add Clause 1.4.3  
Where a Land Use Designation in a previously approved Area Structure Plan or other Statutory Document does not align with this Land Use Zoning of this Bylaw, an application for subdivision or development shall be considered by the Development Authority and the most similar Land Use District considered.

**3.2 Changes to 2. Maps and Overlays**

- 3.2.1 Land Use Maps Add Clause 2.1.2  
The Land Use Districts in Section 2.1.1 are delineated on the Palliser Web GIS Portal which shall be known as the "Land Use Map."

For the most current interactive view of the Land Use Districts scan the QR code below or enter the web address <http://dlu.palliserwebmap.ca/>

### 3.2.2 Remove Maps - Overview Map Pages 10 - 16

Map 1: Nacmine

Map 2: Midland, Newcastle, Bankview, and North Drumheller

Map 3: Rosedale

Map 4: Wayne and Cambria

Map 5: Willow Creek and Lehigh

Map 6: East Coulee

### 3.2.3 Remove Maps from Section 2.5 Flood Hazard Overlay

The maps are inconsistent with the actuality of the land as it stands

Remove Overview Map

Map #1

Map #2

Map #3

## 3.3 Changes to FLOOD HAZARD OVERLAYS

**3.3.1 Remove and replace the entire Section 2.5 FLOOD HAZARD OVERLAY with FLOOD HAZARD AREAS replace with the following 2.5 FLOOD HAZARD AREAS**

### “2.5 Flood Hazard Areas

#### 2.5.1 Floodway, Flood Fringe and Protected and High Hazard Flood Fringe

##### 2.5.1 General Intent

To identify lands within the **Town** that are susceptible to flooding during high water events and to regulate the **use** and **development** of land within areas susceptible to flooding.

##### 2.5.2 General Regulation

- (1) For **parcels** located in the **Flood Hazard Areas (Floodway, Flood Fringe, Protected Flood Fringe or High Hazard Flood Fringe)**, the requirements of Section 2.5 apply and prevail when there is any conflict between the requirements of this Section and any other requirements of this Bylaw.
- (2) Each development and subdivision application shall be reviewed against the Government of Alberta Flood Hazard Maps ([floods.alberta.ca](http://floods.alberta.ca)) and existing protection reviewed to confirm the suitability of the site for development.

- (3) The elevation of the **flood construction level** is variable along the length of the Valley and is determined by the interpolation of **Design Flood Cross Sections**
- (4) No new Cemeteries shall be constructed within the **Flood Hazard Areas**
- (5) All electrical, heating, air conditioning, and other mechanical equipment shall be located at or above the specified elevation of the **flood construction level**
- (6) **Outdoor storage** of chemicals, explosives, flammable liquids, and/or toxic or waste materials that cannot be readily removed in the event of a flood is prohibited.
- (7) All new **buildings** and structures within the **Flood Hazard Areas** shall be setback by a minimum of 7.5 metres from the toe or base of a flood mitigation **structure**.
- (8) No subdivision of any parcel greater than 1.2 hectares shall be approved unless undertaken in conformity with an approved Area Structure Plan, or if the development is considered **infill**.
- (9) No **habitable area** within a **building** or **structure** shall be constructed, reconstructed, altered, moved, or extended below the specified elevation of the **flood construction level**

### 2.5.3 Floodway Use and Regulations

- (1) For **parcels** located in the **Floodway** on which a **building** exists and the use of that **parcel** have been previously approved, the use may continue as a **permitted** or **discretionary use** provided that the **use** is listed in the land use district that the **parcel** is designated.
- (2) The following **uses** shall be allowed in the **Floodway**, when listed as a permitted **use** or **discretionary use** in the underlying Land Use District:
  - a) **Agriculture – General;** and
  - b) **Recreation – Non-Intensive.**
  - c) **Natural Areas**
  - d) **Parks;**
  - e) **Utilities**
- (3) No **development** shall be allowed within the **Floodway** that has the potential to increase the obstruction of floodwaters or potential for a detrimental effect on the hydrological system, water quality, or on existing **development**.
- (4) New **development** and **structural alterations** to existing **development** is not allowed except to:
  - a) Accommodate **public utilities**, including **flood mitigation structures** and erosion control measures;

- b) Replace an existing **building** or **structure** on the same location and footprint, and for the same **use**, provided that the flood hazard can be overcome, as demonstrated by a member in good standing of the Association of Professional Engineers and Geoscientists of Alberta, and in a manner that is acceptable to the **Town**, including meeting **flood construction level** requirements; and
- c) Renovate an existing **building** or **structure**, provided that:
  - i. There is no increase to the **floor area** below the **flood construction level**; and
  - ii. The renovation does not create a new **Dwelling Unit**.
  - iii. The renovation may not construct decks, docks, fences, patios, walls, riprap or other obstructions unless being constructed by or on behalf of the Town for the purpose of erosion control where the primary purpose is to protect public infrastructure.

#### 2.5.4 Flood Fringe and High Hazard Flood Fringe Use and Regulations

- (1) For lands within the **Flood Fringe** and **High Hazard Flood Fringe**, the permitted **uses** and **discretionary uses** listed in the underlying Land Use District shall apply.
- (2) All **buildings** shall be designed and constructed with the first-floor elevation at or above the **flood construction level**.
- (3) No **habitable area** within a **building** or **structure** shall be constructed, reconstructed, altered, moved, or extended below the specified elevation of the **flood construction level**.
- (4) **Building** height shall be measured from the specified elevation of the **flood construction level**.
- (5) An application for a **development permit** for a **parcel** located within the **Flood Fringe** must be accompanied by a report prepared by a qualified professional demonstrating how the regulations of the Flood Hazard and the **Flood Construction Level** are met.
- (6) All **buildings** must be set back 6.0 metres from the edge of the **Floodway**.
- (7) Only those goods that are easily moveable may be stored on a **parcel** in the **Flood Fringe**.

#### 2.5.5 Building Design in the Flood Fringes

- (1) All **buildings** in the **flood fringe** must be designed in the following manner:

- a. the first floor of all **buildings** must be constructed at or above the **Flood Construction Level**;
  - b. all electrical and mechanical equipment within a **building** shall be located at or above the **flood construction level**; and
  - c. a sewer back-up valve must be installed in every building.
- (2) The rules regarding **building** design referenced in subsection (1) do not apply to:
- a. an addition that does not increase the **gross floor area** of the **building** by more than 20.0 per cent of the **gross floor area** legally existing as of March 1, 2021
  - b. a **fence**, gate, **deck, landing, patio, ramp**, air conditioning unit, satellite dish, hot tub, and/or above or in ground private swimming pool.
- (3) Notwithstanding subsection (3); to **buildings** that increase the **gross floor area** of the **building** over 20 per cent of the **gross floor area** legally existing as of March 1, 2021 must:
- a. fully mitigate as per subsection (1) and (2).

## 2.5.6 Protected Flood Fringe Use and Regulations

### General Intent

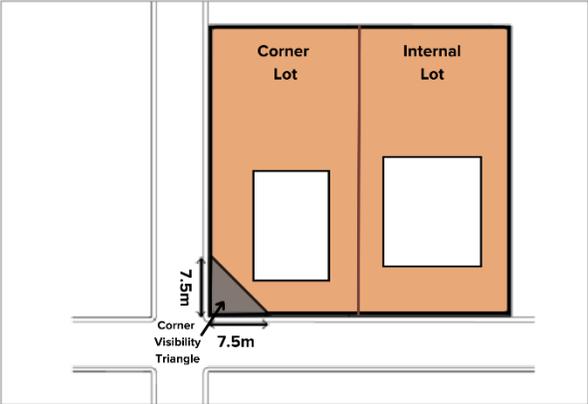
These areas include lands within either the **Floodway** or **Flood Hazard**, protected by a permanent berm and may also include areas protected by planned temporary adaptive measures provided by the Town of Drumheller. **Protected Flood Fringe** areas may be updated at the discretion of the Town of Drumheller as berms are constructed.

- (1) For lands within the **Protected Flood Fringe**, the permitted uses and discretionary uses listed in the underlying Land Use Districts shall apply.
- (2) All **buildings** and structures within the **Protected Flood Fringe** shall be setback by a minimum of 7.5 metres from the toe or base of a flood mitigation **structure**.
- (3) The first floor of all **buildings** shall be constructed with first floor to the 1:20 year flood, as determined by the Government of Alberta Flood Hazard Maps ([floods.alberta.ca](https://floods.alberta.ca));”

## 3.4 Changes to 3. Land Use Districts

3.4.1 Additions to Section 3.1 Rules that apply to all Land Use Districts as follows

(a) Accessory Buildings	<p>a) No <b>Accessory Buildings</b> or uses shall be located in the <b>Front Yard</b> of a residential district. The <b>Development Authority</b> may permit the development of an <b>Accessory Building</b> and/or use in the front yard under special circumstances dictated by site conditions.</p> <p>b) An <b>Accessory Building</b> shall be located at least 2 meters from any <b>Principal Building</b> unless otherwise stated within this Bylaw</p>
(b) Accessory Building - Portable	<p>c) shall not exceed 18 sqm lot coverage</p>
(d) Bed & Breakfast	<p>a) <b>Bed &amp; Breakfast</b> establishments shall conform to the following or such standards as the Alberta Building Code may have, whichever is greater:</p> <ul style="list-style-type: none"> <li>i. no cooking facilities in guest rooms;</li> <li>ii. minimum room size of 7 m<sup>2</sup> per single occupant and 4.6 m<sup>2</sup> per person for multiple occupants;</li> <li>iii. window compulsory for guest room;</li> <li>iv. sanitation and potable water as required by Health Unit;</li> <li>v. smoke alarms required for each level of buildings; and</li> <li>vi. portable fire extinguisher required for each level of building.</li> </ul>
(f) Drive Through Facility	<p>(a) Appropriately screened and / or designed so that noise from the speaker does not adversely affect adjacent residential land uses at the discretion of the approving authority.</p> <p>(e) Shall provide queuing space for 5 vehicles on site per order board or order window at the discretion of the <b>Development Authority</b></p>

<p>(g) Fences</p>	<p>(a) Unless otherwise approved, no fence, wall, tree, hedge or other structure, object, or plant exceeding 1.2m in height shall be permitted within the <b>Corner Visibility Triangle</b>.</p>  <p>(b) In all district's materials used to construct fences can be wood, brick, stone, concrete, metal, vinyl, or other professionally finished materials at the discretion of the Development Authority.</p> <p>(c) Barbed wire and/or electric fences are prohibited in all Residential Districts and for all other land use districts shall be considered at the discretion of the Development Authority.</p> <p>(d) Fences shall not alter or disrupt the drainage pattern as established in the approved surface drainage plan.</p>
<p>(h) Kennel</p>	<p>a) Must be a minimum of 150 metres from an approved <b>Dwelling Unit</b> at the time of approval of the kennel use unless the <b>Dwelling Unit</b> is located on the same parcel as the <b>Kennel</b></p> <p>b) All animals to be kept indoors during quiet hours of the Town of Drumheller Community Standards Bylaw</p>
<p>(i) Storage Structure</p>	<p>e) A <b>Storage Structure</b> shall be for cold storage only and shall not connect to utilities.</p>
<p>(j) Tourist Dwelling</p>	<p>e) Maximum occupancy to be limited by the number of rooms available for sleeping accommodation and shall be determined by the <b>Development Authority</b> based on number of bedrooms.</p> <ul style="list-style-type: none"> <li>i. no cooking facilities in guest rooms;</li> <li>ii. minimum room size of 7 m<sup>2</sup> per single occupant and 4.6 m<sup>2</sup> per person for multiple occupants. The</li> </ul>

	<p>maximum occupants in one room shall be two (2) adults;</p> <ul style="list-style-type: none"> <li>iii. window compulsory for guest room;</li> <li>iv. sanitation and potable water as required by Health Unit;</li> <li>v. smoke alarms required for each level of buildings; and</li> <li>vi. portable fire extinguisher required for each level of building.</li> </ul>
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3.4.2 The complete addition of Section 3.1.2 Specific Design Standards – Dwelling Units

<p><b>Dwelling Unit – Garden</b></p>	<ul style="list-style-type: none"> <li>a) Only one shall be permitted per lot and must be detached from the <b>Primary Building</b> as a standalone structure, or as a <b>Dwelling Unit</b> (loft) above an <b>Accessory Building</b>. Secondary Dwelling Units attached to an existing <b>Primary Building</b> in any manner shall be considered <b>Dwelling Unit – Secondary</b>.</li> <li>b) Lots with an existing <b>Dwelling Unit - Secondary</b> are prohibited to have a <b>Dwelling Unit – Garden</b> and vice versa</li> <li>c) The subdivision of the property to create two (2) lots, one for the primary structure and one for the <b>Dwelling Unit – Garden</b> is prohibited.</li> <li>d) Shall be restricted to a single storey dwelling (max. 5 meters in height) and may include an attached single car garage, unless the <b>Dwelling Unit – Garden</b> is located in the loft of an <b>Accessory Building</b>.</li> <li>e) With all applications, <b>Development Authority</b> will take into consideration the potential effect of the development on the privacy of adjacent properties in regard to such potential issues as window placement, landings for entrances, outdoor amenity space, and height.</li> <li>f) Shall be designed to complement the existing <b>Primary Building</b> on the site. The appearance and quality of the finishing materials of the <b>Dwelling Unit – Garden</b> must reflect the fact that it is a <b>Dwelling Unit</b>.</li> <li>g) Shall be separated from the <b>Primary Building</b> by a minimum of 4.0 meters and a minimum of 1.2 meters from all other <b>Accessory Buildings</b>.</li> <li>h) <b>Rear Setbacks</b> and <b>Side Setbacks</b> must meet requirements for <b>Accessory Buildings</b></li> <li>i) Only one servicing connection per utility will be permitted (water, sewer) per lot. The Utilities must be first connected to the <b>Primary Building</b>, and then fed to the <b>Dwelling Unit – Garden</b>. Installation of all services and</li> </ul>
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	<p>utilities are at the cost of the developer.</p> <p>j) Shall not be constructed within the <b>Front Setback</b> of the <b>Primary Building</b>.</p> <p>k) All lots with a <b>Dwelling Unit – Garden</b> shall have a driveway that provides access to the <b>Dwelling Unit – Garden</b> from <b>Side Yard</b> or <b>Rear Yard</b>.</p> <p>l) Shall only be permitted to have one civic address.</p>
<p><b>Dwelling Unit – Manufactured</b></p>	<p>1) Will be a Discretionary Use unless established within a Manufactured Home Park defined under this Land Use Bylaw</p> <p>The following criteria apply to all Dwelling Units - Manufactured;</p> <p>a) In determining the suitability of a <b>Manufactured Dwelling</b> for placement on a <b>parcel</b>, consideration shall be given to its condition and appearance in context with the <b>adjacent parcels</b>.</p> <p>b) The undercarriage of a <b>Manufactured Dwelling</b> shall be screened from view by the foundation or by skirting within 30 days of placement of the <b>Manufactured Dwelling</b>.</p> <p>c) All accessory <b>structures</b> such as stairways and <b>landings, patios, decks</b>, and skirting shall be of complementary quality and design to the <b>Manufactured Dwelling</b>.</p> <p>d) All <b>Manufactured Dwellings</b> shall be provided with stairways and <b>landings</b> to all entrances within 45 days of their placement.</p>
<p><b>Dwelling Unit - Secondary</b></p>	<p>a) A maximum of one secondary suite may be permitted per parcel where a detached dwelling unit exists.</p> <p>b) A separate entrance door to a secondary suite shall not be located on any front building elevation facing a public street. Notwithstanding this, a single-entry door providing access to an enclosed, shared landing area from which both the main dwelling unit and the secondary suite gain access, may be located on any front building elevation facing a public street.</p> <p>c) A principal building containing a secondary suite may not be converted into condominiums.</p> <p>d) Lots with an existing <b>Dwelling Unit – Garden</b> are prohibited to have a <b>Dwelling Unit - Secondary</b> and vice versa</p> <p>e) A secondary suite shall have a maximum of two (2) bedrooms. Alberta Building code for bedrooms in basements must be met.</p> <p>f) A secondary suite shall not be permitted on the same parcel as a bed and breakfast establishment or home</p>

	occupation.
<b>Relocation of Buildings</b>	<ul style="list-style-type: none"> <li>a. Notwithstanding Section <u>5.10 When a Development Permit is Not Required</u> a <b>development permit</b> shall be required for the relocation of any <b>building</b> to any <b>parcel</b> in the Town of Drumheller</li> <li>b. A <b>development permit</b> for the relocation of a <b>building</b> may include conditions of approval that: <ul style="list-style-type: none"> <li>i. the <b>building</b> and the proposed location of the <b>building</b> meets the requirements of the Land Use District in which the <b>building</b> is to be located;</li> <li>ii. the <b>building</b> is compatible with the character of the neighbourhood in which the <b>building</b> is to be relocated to; and</li> <li>iii. the <b>building</b> be renovated to a satisfactory condition within a specified time.</li> </ul> </li> </ul>

3.4.3 The complete addition of Section 3.1.6 Objects Prohibited or Restricted in Yards

1. No persons shall allow a motor vehicle for stock car races, a motor vehicle which has all or part of its superstructure removed, or a motor vehicle which is in a dilapidated or unsightly condition to remain or be parked on a parcel unless it is suitable housed or screened to the satisfaction of the **Development Authority**.
2. Not more than two **Recreational Vehicles** shall be stored or parked on a parcel unless associated with an approved **Retail and Service – Heavy** development. Where possible all **Recreational Vehicle** shall be stored to the rear of a parcel.
3. A holiday trailer parked on a parcel may be used for living and sleeping
4. accommodation by a bona fide tourist for a period not to exceed three weeks.
5. No livestock shall be kept in any district unless otherwise permitted in the Responsible Pet Ownership Bylaw.
6. Industrial and Commercial equipment including vehicles shall not be stored within 50 meters of a residential parcel unless screened to the satisfaction of the Development Authority.
7. No person shall keep or permit in any part of a yard in any residential district:
  - i. Any dilapidated vehicle for more than 14 days
  - ii. No more than one unregistered/uninsured vehicle shall be kept on a residential parcel and it shall not be located within the front yard;
  - iii. Any object or chattel which, in the opinion of the **Development Authority**, is unsightly or tends to adversely affect the amenities of the district; and
  - iv. Any excavation, storage or piling up of material required during the construction stage unless all safety measures are undertaken; the owner of such materials or excavations assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work.

3.4.4 The complete addition of Section 3.1.7 Special Requirements

- (1) All private sewage systems shall comply with setback provisions of the Alberta Private Sewage Disposal System Standard of Practice, 1999 or a successor thereto.
- (2) The Development Authority may prescribe screening and landscaping requirements for any development.
- (3) Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares.
- (4) Livestock shall not present a public health problem.

3.4.5 The complete addition of Section 3.1.8 Architectural Controls and Guidelines

- (1) In addition to the land use rules for permitted and discretionary uses in the appropriate land use district, the Town may impose conditions on a development permit as provided for in Architectural Guidelines attached to the title by caveat.

**3.5 Changes to Section 3.3 Rural Development District.**

- 3.5.1 The Dwelling Unit classifications will be changed to reflect the additional definitions added.
- 3.5.2 Remove “Fascia Sign” from the Discretionary Use category and add to the Permitted Use category with the following clarification;

<b>Use Category</b>	<b>Permitted Uses</b>	<b>Discretionary Uses</b>
<b>(1) Residential</b>	<del>Dwelling Unit</del> Dwelling – Single-detached	<del>Dwelling Unit – Temporary</del> <del>Dwelling Unit – Manufactured</del> <del>Dwelling Unit – Move On</del> <del>Dwelling Unit – Secondary</del> <del>Dwelling Unit – Garden</del>
<b>(6) Other Uses</b>	Fascia Sign associated with an approved Lodging, Commercial, or Institutional development on the same lot.	<del>Fascia Sign</del>

### 3.3.3 Specific Use Standards

<p><b>Dwelling Unit - Manufactured</b></p>	<ul style="list-style-type: none"> <li>a. The minimum width of a <b>Manufactured Dwelling</b> shall be 7.3 m.</li> <li>b. <b>Manufactured Dwellings</b> constructed greater than ten (10) years from the time of <b>development permit</b> application may only be approved at the discretion of the <b>Development Authority</b>.</li> <li>c. The massing, design and appearance of a <b>Manufactured Dwelling</b> shall be consistent with <b>adjacent development</b> to the satisfaction of the <b>Development Authority</b>, and may be required to include enhanced design elements that add visual interest such as:             <ul style="list-style-type: none"> <li>i. a porch or veranda on the front façade;</li> <li>ii. horizontal wall articulation on the front façade;</li> <li>iii. the use of thick columns or brackets on roof overhangs;</li> <li>iv. dormers, gables, cross gables or varied pitches for articulated roof lines;</li> <li>v. large or <b>bay windows</b> on the front façade, with strong window trim;</li> <li>vi. architectural features or other detailing over entrances;</li> <li>vii. changes in exterior siding materials, textures and colors to break up long wall expanses; and</li> <li>viii. the use of trim and moldings that contrast the exterior siding.</li> </ul> </li> </ul>
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### 3.6 Changes to Section 3.4 Countryside District.

- 3.6.1 The Dwelling Unit classifications will be changed to reflect the additional definitions added.
- 3.6.2 Remove “Fascia Sign” from the Discretionary Use category and add to the Permitted Use category with the following clarification;

Use Category	Permitted Uses	Discretionary Uses
<p><b>(2) Residential</b></p>	<p>Dwelling Unit Dwelling – Single-detached</p>	<p>Dwelling Unit – Temporary Dwelling Unit – Manufactured Dwelling Unit – Move On Dwelling Unit – Secondary Dwelling Unit – Garden</p>

<b>(6) Other Uses</b>	Fascia Sign associated with an approved Lodging, Commercial, or Institutional development on the same lot.	<del>Fascia Sign</del>
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3.6.3 Addition of Section 3.3.3 *Specific Use Standards* for Dwelling Unit - Manufactured

<b>Dwelling Unit - Manufactured</b>	<ul style="list-style-type: none"> <li>a. The minimum width of a <b>Manufactured Dwelling</b> shall be 7.3 m.</li> <li>b. <b>Manufactured Dwellings</b> constructed greater than ten (10) years from the time of <b>development permit</b> application may only be approved at the discretion of the <b>Development Authority</b>.</li> <li>c. The massing, design and appearance of a <b>Manufactured Dwelling</b> shall be consistent with <b>adjacent development</b> to the satisfaction of the <b>Development Authority</b>, and may be required to include enhanced design elements that add visual interest such as: <ul style="list-style-type: none"> <li>i. a porch or veranda on the front façade;</li> <li>ii. horizontal wall articulation on the front façade;</li> <li>iii. the use of thick columns or brackets on roof overhangs;</li> <li>iv. dormers, gables, cross gables or varied pitches for articulated roof lines;</li> <li>v. large or <b>bay windows</b> on the front façade, with strong window trim;</li> <li>vi. architectural features or other detailing over entrances;</li> <li>vii. changes in exterior siding materials, textures and colors to break up long wall expanses; and</li> <li>viii. the use of trim and moldings that contrast the exterior siding.</li> </ul> </li> </ul>
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3.6.4 Amendments to fence standards to Section 3.4.12 **Screening** and Fences

<p><b>(3) Fences</b></p>	<p>a) A fence located in a front yard <del>or secondary front yard</del> shall be a maximum height of 1.2 metres.</p> <p>b) All other fences shall be a maximum height of 1.8 metres.</p> <p>c) no fence, wall, tree, hedge or other structure, object, or plant exceeding 1.2m in height shall be permitted within the <b>Corner Visibility Triangle</b>.</p>
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**3.7 Changes to Section 3.5 Neighbourhood District.**

- 3.7.1 The Dwelling Unit classifications will be changed from to reflect the additional definitions added;
- 3.7.2 Remove “Recreation - Intensive” from the Permitted Use category and add to the Discretionary Use category with the following clarification;
- 3.7.3 Add “Bench Sign” to the Discretionary Use category;

Use Category	Permitted Uses	Discretionary Uses
(4) Residential	<p>Dwelling Unit                      Dwelling – Duplex                      Dwelling – Multi Unit (apartment)                      Dwelling Unit – Multi Unit (Attached)                      Dwelling – Single-detached</p> <p>Dwelling Unit – Manufactured located within an established and approved Manufactured Home Park</p>	<p><del>Dwelling Unit – Temporary</del>                      Dwelling Unit – Manufactured                      Dwelling Unit – Move On                      Dwelling Unit – Secondary                      Dwelling Unit – Garden                      Manufactured Home Park</p>
(4) Institutional	<del>Recreation – Intensive</del>	Recreation- Intensive
(5) Other Uses		Bench Sign

3.7.4 Section 3.5.4 Setbacks for Principal Buildings, add in the following defining clause for decks below 0.6 meters in height;

(5) Projections Into Setbacks	(d) An unenclosed deck, porch or other similar structure below 0.6 metres in height may project 50 percent in a front setback or rear setback.
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3.7.5 Add in parcel coverage standards for Accessory Buildings within Section 3.5.6 Parcel Coverage Standards

(2) Accessory Building	Foot print of Accessory Building must not exceed 80% footprint coverage of principal building
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3.7.5 Add in building height standards for Accessory Buildings with Section 3.5.7 Building Height Standards

(2) Accessory Building	<ul style="list-style-type: none"> <li>(a) Must not exceed height of Principal Building</li> <li>(b) Maximum of 7.5 meters if associated with a Dwelling Unit - Garden.</li> <li>(c) Maximum 5 meters if no Dwelling Unit - Garden is associated. Must not have overhead doors greater that 3 meters in height</li> </ul>
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3.7.6 Add in Specific Use Standards for Dwelling Unit – Manufactured

<p><b>Dwelling Unit - Manufactured</b></p>	<ul style="list-style-type: none"><li>a. The minimum width of a <b>Manufactured Dwelling</b> shall be 7.3 m.</li><li>b. <b>Manufactured Dwellings</b> constructed greater than ten (10) years from the time of <b>development permit</b> application may only be approved at the discretion of the <b>Development Authority</b>.</li><li>c. The massing, design and appearance of a <b>Manufactured Dwelling</b> shall be consistent with <b>adjacent development</b> to the satisfaction of the <b>Development Authority</b>, and may be required to include enhanced design elements that add visual interest such as:<ul style="list-style-type: none"><li>i. a porch or veranda on the front façade;</li><li>ii. horizontal wall articulation on the front façade;</li><li>iii. the use of thick columns or brackets on roof overhangs;</li><li>iv. dormers, gables, cross gables or varied pitches for articulated roof lines;</li><li>v. large or <b>bay windows</b> on the front façade, with strong window trim;</li><li>vi. architectural features or other detailing over entrances;</li><li>vii. changes in exterior siding materials, textures and colors to break up long wall expanses; and</li><li>viii. the use of trim and moldings that contrast the exterior siding.</li></ul></li></ul>
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3.7.7 Amendments to fence standards to Section 3.45.10 **Screening** and Fences

<p><b>(7) fences and Hedges</b></p>	<p>d) A fence located in a front yard <del>or secondary front yard</del> shall be a maximum height of 1.2 metres.</p> <p>e) All other fences shall be a maximum height of 1.8 metres.</p> <p>f) no fence, wall, tree, hedge or other structure, object, or plant exceeding 1.2m in height shall be permitted within the <b>Corner Visibility Triangle</b>.</p>
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3.7.6 The complete addition of the following;

**Section 3.5.12 Neighbourhood District - Manufactured Home Park Standards**

General Intent

The purpose of this section is to permit the placement of manufactured homes in rental parks within the Neighbourhood District. Once approved as a Manufactured Home Park within the Neighbourhood District, the following requirements overrule those of the Neighbourhood District;

**3.5.13 Uses**

Use Category	Permitted Uses	Discretionary Uses
1. Residential	Manufactured Home	
2. Commercial	Home Occupation – Basic Home Occupation - Urban	Retail and Service - General
3. Institutional	Recreation – Non-Intensive	
4. Other Uses	Accessory Building or Structure	Accessory Building - Portable

**3.5.14 Parcel Standards**

<b>(1) Site Area</b>	2 hectares (5 acres) for Site Area
<b>(2) Density</b>	Maximum of 10 units per acre
<b>(3) Lot Area</b>	325 square meters (3500 sqft) for single wide manufactured homes

	370 square meters (4000 sqft) for double wide manufactured homes
<b>(4) Building Height Standards</b>	<ol style="list-style-type: none"> <li>1. 5 meters for manufactured homes;</li> <li>2. 5 meters for accessory buildings; and</li> <li>3. (c) Other uses at the discretion of the Development Authority.</li> </ol>

### 3.5.15 Setbacks for Manufactured Homes

<b>(1) Front Setback</b>	Minimum 3 meters from any internal road or common parking area
<b>(2) Secondary Front Setback</b>	Minimum 3 meters from any internal road or common parking area
<b>(3) Side Setback</b>	Minimum 1.2 meters
<b>(4) Rear Setback</b>	Minimum 1.2 meters
<b>(5) Other Setbacks</b>	<ol style="list-style-type: none"> <li>(a) Minimum 4.5 meters between manufactured homes including any porch or addition</li> <li>(b) Minimum 10.5 meters from a boundary of a park abutting a public street or highway and 3 meters from remaining park boundaries – these setbacks shall be landscaped and or fenced and protected from any further development.</li> </ol>

### 3.5.16 Parking, Roads and Walkways

<b>(1) Vehicle Parking</b>	<ol style="list-style-type: none"> <li>a. No on-street parking shall be permitted.</li> <li>b. A minimum of one (1) car parking shall be provided on each manufactured home lot.</li> <li>c. Visitor parking shall be one off-street parking stall for every four (4) manufactured home lots. Visitor parking shall be dispersed throughout the park and clearly identified.</li> </ol>
<b>(2) Roads and Walkways</b>	<ol style="list-style-type: none"> <li>a. All roads in the manufactured home park shall be paved and constructed to the municipality's specifications.</li> <li>b. Internal pedestrian walkways shall be hard-surfaced and have a minimum width of 1.5 meters</li> <li>c. Each manufactured home lot shall abut a park roadway and have an access way with a minimum width of 4.3 m (14 ft.).</li> <li>d. The removal of snow from all internal pedestrian walkways and park vehicular areas, excluding individual parking areas, shall be the responsibility of the park owner.</li> </ol>

### 3.5.17 Landscaping Standards

	1. Each application for a manufactured home park shall be accompanied by a landscaping and site development plan.
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### 3.5.18 Additional Standards

	<ul style="list-style-type: none"> <li>a. No accessory building or use shall be located in the front yard of a manufactured home lot.</li> <li>b. A screened storage compound shall be provided for trucks, campers, travel trailers, snowmobiles, boats, etc. at a location and in a manner satisfactory to the <b>Development Authority</b>.</li> <li>c. All utility lines shall be placed underground.</li> <li>d. A minimum of ten (10%) percent of the total area of the manufactured home park shall be set aside for recreational uses.</li> <li>e. Identification and directional signs shall be of a size, height and type satisfactory to the <b>Development Authority</b>.</li> </ul>
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### 3.8 Changes to Section 3.6 Neighbourhood Centre District.

- 3.8.1 The Dwelling Unit classifications will be changed from to reflect the additional definitions added;
- 3.8.2 Remove “Recreation - Intensive” from the Permitted Use category and add to the Signs Discretionary Use category with the following clarification;
- 3.8.3 Add “Bench Sign” to the Discretionary Use category;
- 3.8.4 Remove “A-Board, Fascia Sign, Freestanding Sign and Projecting Sign” from the Discretionary Use category and add to the Permitted Use category with the following clarification;

Use Category	Permitted Uses	Discretionary Uses
(1) Residential	<del>Dwelling Unit</del> Dwelling – Duplex Dwelling – Multi Unit (apartment) Dwelling Unit – Multi Unit (Attached) Dwelling – Single-detached	<del>Dwelling Unit – Temporary</del> Dwelling Unit – Manufactured Dwelling Unit – Move On Dwelling Unit – Secondary Dwelling Unit - Garden
(4) Institutional	<del>Recreation – Intensive</del>	Recreation - Intensive
(5) Other Uses	The following sign forms when associated with an approved Lodging, Commercial, or Institutional development on the same lot; A-Board Sign	<del>A-Board Sign</del> <del>Fascia Sign</del> <del>Freestanding Sign</del> <del>Projecting Sign</del> Bench Sign

	Fascia Sign Freestanding Sign Projecting Sign	
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### 3.6.3 Specific Use Standards

<p><b>Dwelling Unit - Manufactured</b></p>	<ul style="list-style-type: none"> <li>d. The minimum width of a <b>Manufactured Dwelling</b> shall be 7.3 m.</li> <li>e. <b>Manufactured Dwellings</b> constructed greater than ten (10) years from the time of <b>development permit</b> application may only be approved at the discretion of the <b>Development Authority</b>.</li> <li>f. The massing, design and appearance of a <b>Manufactured Dwelling</b> shall be consistent with <b>adjacent development</b> to the satisfaction of the <b>Development Authority</b>, and may be required to include enhanced design elements that add visual interest such as: <ul style="list-style-type: none"> <li>i. a porch or veranda on the front façade;</li> <li>ii. horizontal wall articulation on the front façade;</li> <li>iii. the use of thick columns or brackets on roof overhangs;</li> <li>iv. dormers, gables, cross gables or varied pitches for articulated roof lines;</li> <li>v. large or <b>bay windows</b> on the front façade, with strong window trim;</li> <li>vi. architectural features or other detailing over entrances;</li> <li>vii. changes in exterior siding materials, textures and colors to break up long wall expanses; and</li> <li>viii. the use of trim and moldings that contrast the exterior siding.</li> </ul> </li> </ul>
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- 3.8.5 Amend Typographical Error within Section 3.6.3 Setbacks for Principal Buildings, where standards are set for Accessory Buildings, though should be for Carwashes;
- 3.8.6 Within Section 3.6.3 Setbacks for Principal Buildings, add in the following defining clause for decks below 0.6 meters in height;

(5) Additional Setback Standards	(a) There is no maximum front setback, secondary front setback, side setback, or rear setback for <del>Accessory Buildings</del> Carwashes and Gas Stations
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	(b) The minimum front setback, secondary front setback, side setback, or rear setback is 3.0 metres for <del>Accessory Buildings</del> Carwashes and Gas Stations
(6) Projections Into Setbacks	(d) An unenclosed deck, porch or other similar structure below 0.6 metres in height may project 50 percent in a front setback or rear setback.

3.8.7 Add in parcel coverage standards for Accessory Buildings within Section 3.6.5 Parcel Coverage Standards

(2) Accessory Building	Foot print of Accessory Building must not exceed 80% coverage of principal building
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3.8.8 Add in building height standards for Accessory Buildings with Section 3.6.6 Building Height Standards

(2) Accessory Building	<p>Maximum 7.5 Meters</p> <ul style="list-style-type: none"> <li>(a) Must not exceed height of Principal Building</li> <li>(b) Maximum of 7.5 meters if associated with a Dwelling Unit - Garden.</li> <li>(c) Maximum 5 meters if no Dwelling Unit - Garden is associated. Must not have overhead doors greater that 3 meters in height</li> </ul>
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3.8.9 Within Section 3.6.9 Screening, Fences, and Hedges, add in the following defining clauses

(2) Fences and Hedges	<ul style="list-style-type: none"> <li>(a) <del>Remove section - Fences are not permitted in a front yard or a secondary front yard.</del></li> <li>(b) A fence or hedge located in a front yard shall be a maximum height of 1.2 metres.</li> <li>(c) All other fences or hedges shall be a maximum height of 1.8 metres.</li> <li>(d) No fence, wall, tree, hedge or other</li> </ul>
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	structure, object, or plant exceeding 1.2m in height shall be permitted within the <b>Corner Visibility Triangle</b> at the discretion of the Development Authority
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**3.9 Changes to Section 3.7 Downtown District.**

- 3.9.1 Within Section 3.7.2, The Dwelling Unit classifications will be changed from to reflect the additional definitions added;
- 3.9.2 Within Section 3.7.2, Remove “A-Board, Fascia Sign, Freestanding Sign and Projecting Sign” from the Discretionary Use category and add to the Permitted Use category with the following clarification;

<b>Use Category</b>	<b>Permitted Uses</b>	<b>Discretionary Uses</b>
(1) Residential	<del>Dwelling Unit</del> Dwelling – Duplex Dwelling – Multi Unit (apartment) Dwelling Unit – Multi Unit (Attached) Residential accommodation accessory to a principal commercial use	<del>Dwelling Unit – Temporary</del> Dwelling Unit – Secondary Dwelling Unit – Ready-to-move (RTM) Dwelling – Single-detached Dwelling Unit – Move On
(5) Other Uses	The following sign forms when associated with an approved Lodging, Commercial, Industrial development on the same lot; A-Board Sign Fascia Sign Freestanding Sign Projecting Sign	<del>A-Board Sign</del> <del>Fascia Sign</del> <del>Freestanding Sign</del> <del>Projecting Sign</del> Murals

3.9.3 The complete addition of the Section 3.7.10 (3) Additional Standards

(3) Character, design & appearance of Buildings	<ul style="list-style-type: none"> <li>a. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Authority. The finish of buildings should complement other structures and natural site features.</li> <li>b. Roller shutters must be located on the inside of windows and screened from the outside if provided.</li> </ul>
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**3.10 Changes to Section 3.8 Tourism Corridor District**

- 3.10.1 Within Section 3.8.2, remove typographical error of Accessory Buildings within Discretionary Uses category and replace with Car Wash;
- 3.10.2 Within Section 3.8.2, Remove “A-Board and Fascia Sign” from the Discretionary Use category and add to the Permitted Use category with the following clarification;

Use Category	Permitted Uses	Discretionary Uses
(2) Commercial		Car Wash Accessory Building
(5) Other Uses	The following sign forms when associated with an approved Lodging, Commercial, Industrial development on the same lot; A-Board Sign Fascia Sign	<del>A-Board Sign</del> <del>Fascia Sign</del>

- 3.10.3 Within Section 3.8.9 Screening, Fences, and Hedges, add in the following defining clauses

(2) Fences and Hedges	<ul style="list-style-type: none"> <li>(a) Remove Section <del>Fences are not permitted in a front yard or a secondary front yard.</del></li> <li>(b) A fence located in a front yard shall be a maximum height of 1.2 metres. Fences within Front Yards with a height of over 1.2 meters shall be setback from the road at a distance at the discretion of the Development Authority</li> <li>(c) All other fences or hedges shall be a maximum height of 1.8 metres.</li> <li>(d) All sites which abut a residential neighbourhood shall provide visual screening of at least 1.5 meters.</li> </ul>
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### 3.11 Changes to Section 3.9 Employment District

- 3.11.1 Within Section 3.9.2, add Lodging – Work Camp within Discretionary Uses. This is a new Use within the Land Use Bylaw and will be added into the Specific Use Standards.
- 3.11.2 Within Section 3.9.2, remove typographical error of Accessory Buildings within Discretionary Uses category and replace with Car Wash;
- 3.11.3 Within Section 3.9.2, add Industrial – Cannabis Production within Discretionary Uses. This is a new Use within the Land Use Bylaw and will be added into the Specific Use Standards.
- 3.11.4 Within Section 3.9.2, Remove “Fascia Sign and Freestanding Sign” from the Discretionary Use category and add to the Permitted Use category with the following clarification;

Use Category	Permitted Uses	Discretionary Uses
(1) Lodging		Work Camp
(2) Commercial		<del>Accessory Building</del> Car Wash
(3) Industrial	<del>Light Industrial</del> Industrial - Light	<del>Heavy Industrial</del> Industrial – Heavy Industrial – Cannabis Production
(6) Other Uses	The following sign forms when associated with an approved Lodging, Commercial, Industrial development on the same lot; Fascia Sign Freestanding Sign Sign (as per Section 4)	<del>Fascia Sign</del> <del>Freestanding Sign</del>

- 3.11.5 The complete addition of the following Section 3.9.3 Specific Use Standards

<b>(3) Work Camp</b>	An application for a <b>Development Permit</b> for a <b>Work Camp</b> must provide the following information: <ul style="list-style-type: none"> <li>(a) the location, type, and purpose of the camp; adjacent land uses;</li> <li>(b) the method of supplying water, sewage and waste disposal to the camp. If a private sewage system is proposed, the proposed method of sewage disposal must comply with the current Alberta Private Sewage Systems Standard Practice and be to the satisfaction of the health authority; the number of persons proposed to reside in the camp;</li> </ul>
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	<ul style="list-style-type: none"> <li>(c) demonstrated approval from Alberta Environment if the camp is located on Crown land;</li> <li>(d) the start date of the development, date of occupancy, and removal date of the camp; and</li> <li>(e) reclamation measures once the work camp is no longer needed.</li> </ul> <p>A <b>Development Permit</b> for a <b>Work Camp</b> shall not be approved unless:</p> <ul style="list-style-type: none"> <li>(a) it is directly associated with a <b>Development</b> or business situated within the area;</li> <li>(b) it is deemed compatible with surrounding development and land uses by the <b>Development Authority</b>;</li> <li>(c) sufficient screening is provided from surrounding land uses as determined by the <b>Development Authority</b>;</li> <li>(d) it shall be for a temporary period of time in accordance with the timelines of a work project as specified by the <b>Development Authority</b>;</li> <li>(e) all required access provisions are provided to the satisfaction of the <b>Development Authority</b> at the sole cost of the developer;</li> <li>(f) the developer provides undertakings and guarantees acceptable to the <b>Development Authority</b>, that the <b>Work Camp</b> will be removed and the subject <b>Site</b> returned to its original condition upon completion as it was before the <b>Work Camp</b> was developed</li> </ul>
<p><b>(4) Industrial – Cannabis Production Facility</b></p>	<p>Must adhere all Federal, Provincial and Municipal laws and regulations and shall comply with the following conditions:</p> <ul style="list-style-type: none"> <li>(a) As a condition of development and prior to the operation of the facility, the owner must provide a copy of the current license for all activities associated with cannabis production as issued by the Health Canada.</li> <li>(b) The owner or applicant must obtain any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable federal, provincial or other municipal legislation</li> <li>(c) The <b>Development</b> must be done in such a manner where all of the processes and functions are fully enclosed within a stand-alone building including all loading stalls and docks, garbage containers and</li> </ul>

	<p>waste material.</p> <p>(d) The <b>Development</b> shall not include an outdoor area for the storage of goods, materials or supplies.</p> <p>(e) The <b>Development</b> shall not operate in conjunction with another approved use.</p> <p>(f) The <b>Development</b> must include equipment designed and intended to remove odors from the air where it is discharged from the building as part of a ventilation system.</p> <p>(g) The <b>Development Authority</b> may require as a condition of a development permit, a waste management plan completed by a qualified professional, which includes but is not limited to, details on:</p> <ul style="list-style-type: none"> <li>i. the quantity and characteristics of liquid and waste material discharged by the facility,</li> <li>ii. the method and location of collection and disposal of liquid and waste material discharged by the facility; and</li> <li>iii. the disposal of waste products and mitigation of airborne emissions, including smell.</li> </ul>
<p><b>(5) Natural Resource Extraction</b></p>	<ul style="list-style-type: none"> <li>a. Any application must include plans of the proposed site showing: <ul style="list-style-type: none"> <li>i. the area to be excavated;</li> <li>ii. the roads and access points to the site;</li> <li>iii. the phasing of the development and estimated operation time frame;</li> <li>iv. reclamation proposals; and</li> <li>v. any other information considered necessary by the Development Authority.</li> </ul> </li> <li>b. Must be a minimum of 300 metres from an approved <b>Dwelling Unit</b> at the time of approval.</li> <li>c. In a commercial soil stripping operation, the area stripped shall be seeded to a grass or legume mixture at the discretion of the Development Authority.</li> <li>d. Applications within the Flood Hazard Overlay may be referred to Alberta Environmental Protection, in order to assist in determining whether river channel integrity or fisheries will be jeopardized by the proposal.</li> <li>e. The Development Authority may require a letter of credit from a financial institution to guarantee that these requirements are carried out.</li> </ul>
<p><b>(7) Additional Standards</b></p>	<ul style="list-style-type: none"> <li>a. Storage piles of natural resources less than 4 meters</li> </ul>

	<p>in height must be at least 6 meters from any right of way.</p> <p>b. Storage piles of natural resources over 4 meters in height must be at least 30 meters from any right of way.</p>
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3.11.6 Within Section 3.9.9 Screening, Fences, and Hedges, add in the following defining clauses

(2) Fences and Hedges	<p>(a) A fence or hedge located in a front yard shall be a maximum height of 1.2 metres. Fences within Front Yards with a height of over 1.2 meters may be required to be setback from the road at a distance at the discretion of the Development Authority</p> <p>(b) All other fences or hedges shall be a maximum height of 1.8 metres.</p>
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### 3.12 Changes to 4. SIGNS

3.12.1 Addition of 4.1.17

4.1.17 No digital sign shall be permitted in any location within 30 meters of any parcel boundary of a dwelling unit or parcel zoned for residential purposes. Notification shall be sent of any illuminated or digital sign application to residential properties within a 100-meter radius of the proposed location of the sign placement.

4.1.13 All signs shall be removed within 30 days of the *use* to which they relate ceasing to operate. The **Development Authority** may order the removal of the sign and the lawful owner of the sign or where applicable, the registered property owner, shall upon order either:

- i. remove the sign including all related structural components within 30 days from the date of receipt of such notice; and
  - ii. restore the immediate area around the sign to the satisfaction of the Town; and
  - iii. bear all the costs related to such removal and restoration;
- or*
- a. remove the sign copy, however leaving the related structural components within 30 days from the date of receipt of such notice; and
  - b. replacing the sign copy with a blank, white, non-illuminated face; and
  - c. bear all the costs related to such removal and restoration.

### 3.13 Changes to Section 4.6 Portable Signs

3.13.1 Change distancing within Subclause 4.6.6 “No portable sign shall be located within ~~30 metres~~ 100 meters of another portable sign.”

- 3.13.2 Add further guidelines within Subclause 4.6.7 “Portable signs shall have a maximum display period of 60 days per development permit and only permitted twice per calendar year per lot”
- 3.13.3 Remove Subclause 4.6.8 “A development permit for a portable sign may be extended upon application being made to the Development Authority.”

### **3.15 The complete addition of Section 4.10 Murals**

- “4.10.1 No more than one mural shall be permitted per building unless otherwise specifically authorized by the Development Authority.
- 4.10.2 The location, content, construction materials and size associated with the mural shall be to the satisfaction of the Development Authority.
- 4.10.3 No mural shall be applied to a building in a manner that has a negative effect on historically significant elements of a building or key architectural feature that define the overall appearance or character of a building.
- 4.10.4 The mural must be a painting or other decorative work (artistic rendering/scene) and no mural shall be created to solely display a commercial message or depiction.
- 4.10.5 Placement of Mural’s shall be encouraged on existing blank walls.
- 4.10.6 The Development Authority may require that the mural content be reflective of the Town’s history or heritage.
- 2.5.7 Display of text, including a business name or commercial message, within a mural shall;
  - (a) be incorporated into the design
  - (b) not exceed ten per cent (10%) of the mural surface area.
- 4.10.8 Murals must have a linkage to:
  - (a) historical events or periods that impacted the community;
  - (b) representative landscapes and physical environments;
  - (c) local culture.
- 4.10.9 No mural shall contain or portray the following:
  - (a) obscene or offensive language, symbols or messages;
  - (b) hateful language, symbols or messages;
  - (c) racist or exclusionary imagery or messages;
  - (d) political viewpoints;
  - (e) religious viewpoints; or
  - (f) any content that is or has the potential to cause divisiveness in the community.

4.10.10 The owner(s) of a building with a mural shall be responsible for maintaining the mural in a proper state of repair and shall:

- (a) keep it properly painted at all times;
- (b) ensure that all structural elements needed to support the mural are properly attached and meet applicable safety standards, and
- (c) clean all mural surfaces as it becomes necessary.
- (d) ensure any damage is repaired within 7 days of notification.

4.10.11 After placement, all Murals shall be reviewed at the discretion of the Development Authority. The Development Authority may require that any sign not in conformance with this section shall be renovated, repaired or removed at the expense of the property owner.

### **3.16 Amendments to Section 4.10 Signs Not Requiring a Development Permit**

3.16.1 Add in Additional Clarifications within Section 4.10.1

“4.10.1 The following Signs do not require a Development Permit if they comply with the Bylaw. Signs that do not comply with these development standards require a Development Permit with a Variance:”

- (a) 2 temporary on-site, not exceeding 1 sqm in size nor 1.2 metres in height, so long as the sign is intended for one of the following purposes:
  - (1) advertising the sale or lease of property;
  - (2) identifying a construction or demolition project, or
  - (3) a political sign 30 days prior to a federal, provincial, municipal election, by-election or referendum

4.10.2 1 A-board sign in accordance with Section 4.7

4.10.3 Any window sign or graphic painted on, attached to or installed on a window provided that no more than 50 percent of the subject window area is covered.

4.10.4 The alteration of an existing sign, which only includes routine maintenance, painting, or change in face, content or lettering and does not include modification to the sign structure or projection style.

### **3.17 Amendments to Section 5.11 Development Permit Applications**

5.11.1 1 copy and 1 digital copy of the site, floor, elevation, and landscaping plans, drawn to scale, in metric dimensions which show the following:

5.11.3 Notwithstanding Section 5.11.1 and Section 5.11.2 an application for a Development Permit for a sign or Mural shall be accompanied by the following;

- (a) the name and address of the applicant;
- (b) the name and address of the lawful owner of the property and/or building the sign or Mural is proposed to be affixed (if different from applicant);

- (c) location of the sign or mural, including legal description and civic address;
- (d) elevation drawing showing placement of the sign or mural on the building including dimensions for height, width and area of the sign or mural;
- (e) site plan of the property showing the sign or mural location relative to the property lines;
- (f) detailed illustration of the sign or mural indicating;
  - a. content and design of the mural including colours and materials;
  - b. if the sign or mural will be illuminated, and the proposed manner of illuminating;
  - c. means to affix the sign or mural to the building and;
- (g) a written artists statement that described the concept, message and interpretation of the mural; and
- (h) any such additional information the Development Authority deems necessary.

5.11.9 If a Development Permit application is refused, the Development Authority shall not accept another application for the same or similar use on the same parcel for twelve (12) months after the refusal.

### **3.18 The complete addition of Section 5.21 Discretionary uses**

“5.21.1 When deciding on a development permit application for a discretionary use, the Development Authority shall consider:

- (a) any plans and policies affecting the parcel;
- (b) the purpose statements in the applicable land use district;
- (c) the appropriateness of the location and parcel for the proposed development;
- (d) the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood;
- (e) the merits of the proposed development;
- (f) servicing requirements;
- (g) access and transportation requirements;
- (h) vehicle and pedestrian circulation within the parcel; and sound planning principles.

5.21.2 The Development Authority may:

- (a) approve the application unconditionally, or
- (b) approve the application permanently or for a limited period of time and impose conditions considered appropriate, or
- (c) refuse the application, stating reasons for the refusal.

5.21.3 Where a proposed specific use of land or a building is not provided for in a district, the Development Authority may determine that the use is similar in character and purpose to another use of land or building that is included in the list of permitted or discretionary uses prescribed for that district.”

THIRD READING

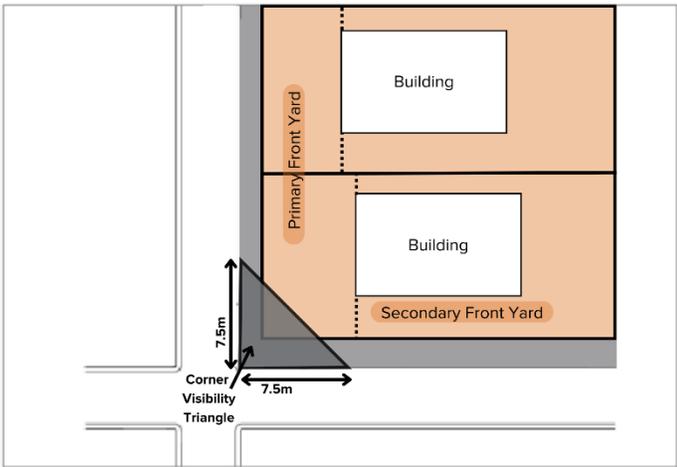
**3.18 The complete addition of the following definitions, within Section 6.2 Definitions**

<b>A</b>	
<b>Adaptive Fill</b>	Temporary fill material placed by the Town during a flood emergency to close gaps in existing berms and bring them to the <b>flood construction level</b> plus <b>freeboard</b>
<b>C</b>	
<b>Cannabis</b>	means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time and includes cannabis products that are ingested or applied as a topical.
<b>Corner Visibility Triangle</b>	means a triangular area formed on the corner site by the two street property lines and a straight line which intersects them at 7.5 meters from the corner where they meet.
<b>D</b>	
<b>Designated Design Event</b>	The designated design event is the 1 in 100-year return period flood event (1% annual exceedance probability event); as determined by the Province of Alberta. The <i>Designated Design Event</i> is a regulated flood on the Red Deer River considering the upstream benefit of Dickson Dam, and an unregulated flood event on the Michichi Creek, Rosebud River and Willow Creek.
<b>Design Flood Cross Sections</b>	The geodetic elevation determined by the nearest upstream cross section made available and determined from the Alberta Government Provincial Flood Hazard Mapping, available at <a href="https://floods.alberta.ca/">https://floods.alberta.ca/</a> .
<b>Drinking Establishment</b>	Means a use where: liquor is sold on the premises; where a license for the sale of liquor is issued by Alberta Gaming and Liquor Commission (AGLC). May include off sales though not considered Restricted Substance Retail and may include the preparation of food for the consumption on the premises
<b>Dwelling Unit – Duplex</b>	means a single building containing two dwelling units divided either vertically or horizontally, each of which is totally separated from the other by appropriate construction standards and may contain a common stairwell external to both dwellings.

<b>Dwelling Unit - Manufactured</b>	means a <b>use</b> where a transportable, single or multiple section <b>building</b> conforming to CSA standards at the time of construction that contains a <b>Dwelling Unit</b> and when placed on a permanent foundation is ready for <b>residential use</b> and occupancy. A <b>Manufactured Dwelling</b> includes such styles known as modular homes, manufactured homes and Ready to Move (RTM) Homes.
<b>Dwelling Unit – Moved On</b>	means a single detached dwelling that has previously been lived in, used as a residence or other purpose in a previous location, that has now been relocated to a new parcel for use as a dwelling;
<b>Dwelling Unit – Multiple Unit (Apartment)</b>	means a residential building comprising three or more dwelling units with shared entrances and other essential facilities and services;
<b>Dwelling Unit – Multiple Unit (Attached Housing)</b>	means a building designed and built to contain three or more dwelling units separated from each other by a fire rated wall with each unit having separate entrances from grade level. (For purposes of this Bylaw; linked, row, townhouses and multiplex units that meet these criteria are considered to be attached housing);
<b>Dwelling Unit – Single-Detached</b>	means a <b>use</b> where a <b>building</b> designed for <b>residential use</b> contains one <b>principal Dwelling Unit</b> .
<b>Dwelling Unit - Secondary</b>	Means an accessory <b>dwelling unit</b> that is located on the same parcel, and attached to or contained within, another <b>dwelling unit</b> which meets the requirements of this Bylaw and meets the requirements of the Alberta Safety Codes Act.  A Principal Building containing a <b>Dwelling Unit - Secondary</b> may not be converted into condominiums.
<b>Dwelling Unit - Garden</b>	Means a self-contained, secondary <b>Dwelling Unit</b> , installed in the <b>Rear Yard</b> or <b>Side Yard</b> of a lot with an existing, permanent, single-family dwelling, usually containing cooking, eating, living, sleeping, and sanitary facilities; <b>A Dwelling Unit – Garden</b> may take the form of a Garden Suite, Laneway Home, or Carriage House <b>A Dwelling Unit - Garden</b> may take the form of a park model or manufactured home, however must be designed to complement the existing <b>Primary Building</b> on the site.

<b>Heavy Industrial</b>	Means the procession, manufacturing, or compounding of materials, products, or any industrial activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts detectable beyond the parcel boundaries of the property
<b>I</b>	
<b>Industrial – Cannabis Production</b>	means the use of land or structures for the purpose of growing, processing, infusing, packaging, testing, destroying, storing and/or shipping of cannabis used for the purposes as authorized by a license issued from the Federal Government or any amendments thereto.
<b>Industrial - Heavy</b>	means the processing, manufacturing, or compounding of materials, products, or any industrial activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts detectable beyond the <b>parcel boundaries</b> of the property. This use may include <b>Natural Resource Extraction</b>
<b>Industrial - Light</b>	The manufacturing, fabrication, assembly, distribution, disposal, warehousing or bulk storage, trucking and equipment facilities, or any industrial activities primarily within a <b>building</b> and does not produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts. This use may include food production.
<b>F</b>	
<b>Freeboard</b>	Additional height added to a flood mitigation structure to account for level of accuracy of the flood model, debris jams, sediment deposition and superelevation of the river during a flood event. Freeboard within the Town of Drumheller is a minimum of 0.5 meters.
<b>Flood Hazard Area</b>	The <b>Flood Hazard Area</b> is the area of land flooded during the 1 in 100-year return period regulated flood event, as defined by the Province of Alberta. The <b>Flood Hazard Area</b> is comprised of the <b>Floodway, Flood Fringe, High Hazard Flood Fringe</b> and <b>Protected Flood Fringe</b> areas.
<b>Floodway</b>	The river channel and adjoining lands indicated on the <b>Flood Hazard Area</b> Maps that would provide the pathway for flood waters in the event of a flood of a magnitude likely to occur once in one hundred years. The <b>Floodway</b> is the portion of the <b>Flood Hazard Area</b> where the flows are deepest, fastest and most destructive.

<b>Flood Fringe</b>	Those lands abutting the <b>Floodway</b> , the boundaries of which are indicated on the <b>Flood Hazard Area</b> Maps that would be inundated by floodwaters of a magnitude likely to occur once in one hundred years. River flows in the <b>Flood Fringe</b> are typically shallower and slower flowing than the <b>Floodway</b> .
<b>H</b>	
<b>High Hazard Flood Fringe</b>	those lands within the <b>Flood Fringe</b> with deeper (typically > 1m) or faster moving water than the rest of the flood fringe.
<b>L</b>	
<b>Light Industrial</b>	<del>Means the manufacturing, fabrication, assembly, distribution, disposal, warehousing or bulk storage, trucking and equipment facilities, or any industrial activities, primarily within a building and does not produce noise, heat, glare, dust, smoke, fumes, odours, vibration, or other external impacts. This use may include food production.</del>
<b>M</b>	
<b>Manufactured Home Park</b>	A parcel of land under one title which has been planned, divided into manufactured home lots and improved for placement of manufactured homes for permanent residential use and may include accessory uses, including; convenience stores, parking facilities and other services.
<b>Mural</b>	means an artistic rendering applied to or affixed to any exterior permanent surface without minimal means of advertising. This definition does not include religious symbols affixed to worship facilities. A Mural shall be approved by the Town of Drumheller in accordance with Town policies;
<b>N</b>	
<b>Natural Resource Extraction</b>	Means the extraction of natural resources such as clay, sand, gravel, limestone, coal, petroleum and other minerals, and may include primary treatment into a raw, marketable form.
<b>P</b>	

<p><b>Protected Flood Fringe</b></p>	<p>those lands within the <b>Floodway</b> or <b>Flood Fringe</b> protected by structural mitigation in the form of a flood berm. These lands may be flooded if dedicated flood berms fail or do not work as designed during the 1:100-year return period design flood, even if they are not overtopped and areas in Protected Flood Fringe are still susceptible to groundwater and pluvial flooding.</p>
<p><b>R</b></p>	
<p><b>Retail &amp; Service – Heavy</b></p>	<p>means a <b>development</b> with permanent outdoor display, service, and/or storage areas. Including, but not limited to storage and warehousing facilities, vendors of lumber and building supplies, landscaping supplies and equipment, industrial equipment, vehicles, watercraft, and/or outdoor structures such as prefabricated sheds, <b>decks</b> and patios, swimming pools, and play equipment.</p>
<p><b>S</b></p>	
<p><b>Secondary Front Yard</b></p>	<p>means a yard extending across the full width of a parcel from the secondary front parcel boundary of the parcel to the wall of the principal building.</p> 
<p><b>W</b></p>	
<p><b>Work Camp</b></p>	<p>means a temporary residential complex used to house employees on a temporary basis to provide accommodations for large scale projects in the immediate area. Without restricting the generality of the above, the camp is usually made up of a number of mobile units, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities.</p>

<b>Window Sign</b>	a sign painted on, attached to or installed on a window intended to be viewed from outside the premises.
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**Part 2**

Land Use Zoning amendments. The attached schedules highlight areas that Administration has identified as either zoned inconsistently with the existing use of the land/ land potential, or that the boundaries between the developable land use and the Badlands District are inconsistent and require adjusting. The following figures show the changes proposed for these areas.

**TRANSITIONAL**

Town of Drumheller Bylaw 16.20 is hereby amended.  
 Bylaw 16.22 comes into force on the date of the third and final reading.

READ A FIRST TIME THIS 24<sup>TH</sup> DAY OF OCTOBER, 2022.

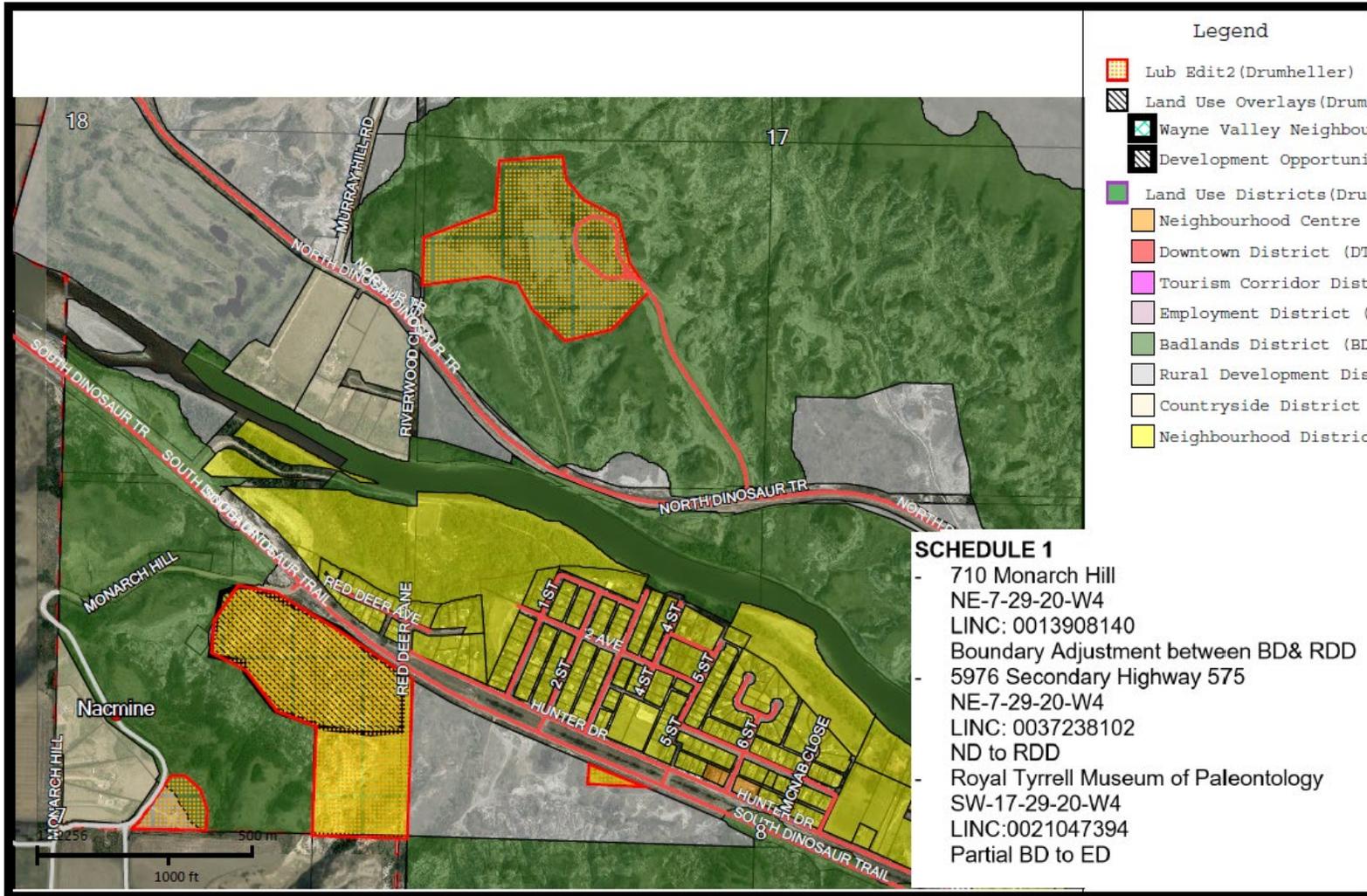
PUBLIC HEARING HELD THS 5<sup>TH</sup> DAY OF DECEMBER, 2022

READ A SECOND TIME THIS 23<sup>RD</sup> DAY OF JANUARY, 2023

READ A THIRD AND FINAL TIME THIS \_\_ DAY OF \_\_, 2023.

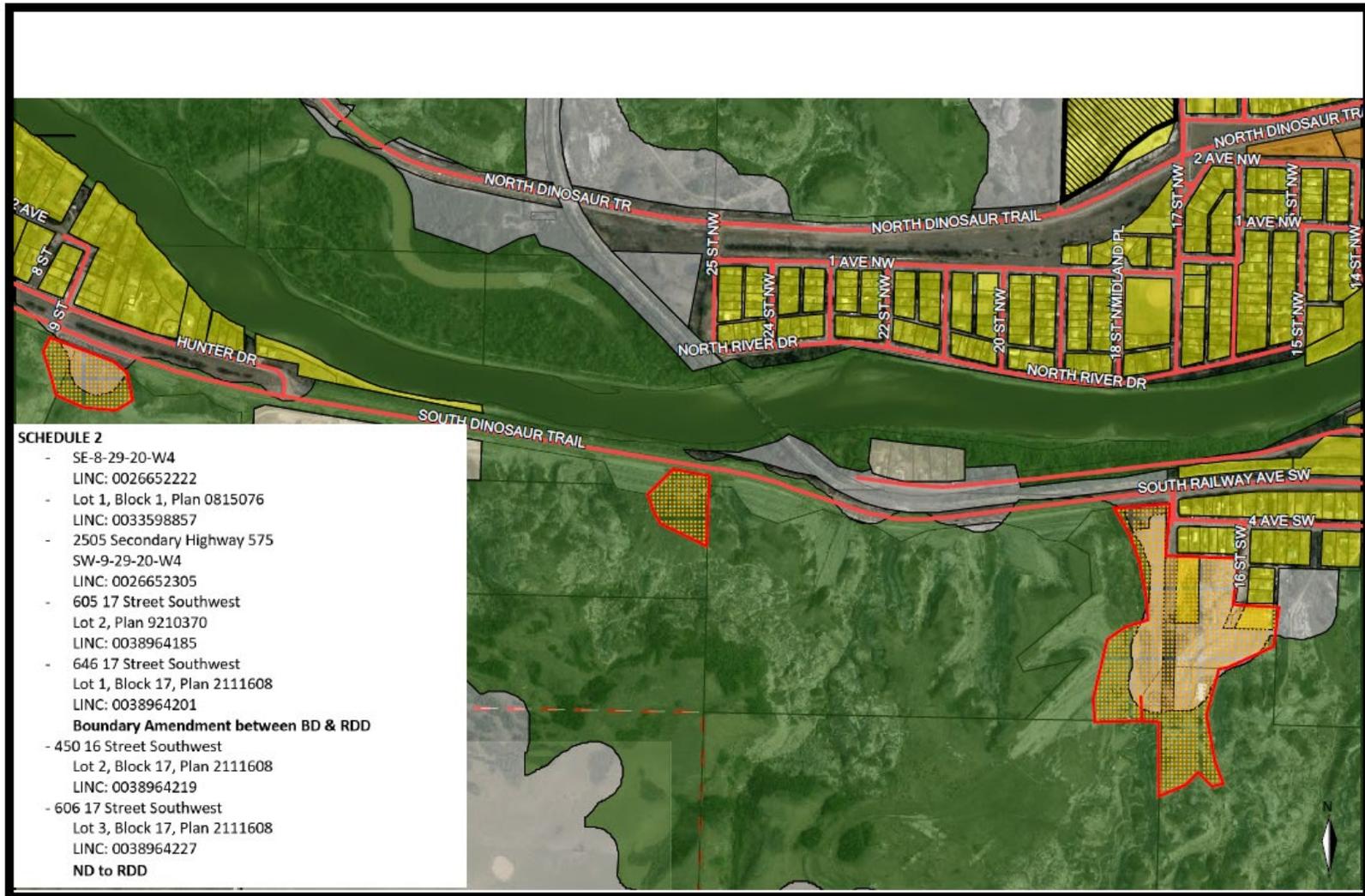
\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 CHIEF ADMINSTRATIVE OFFICER

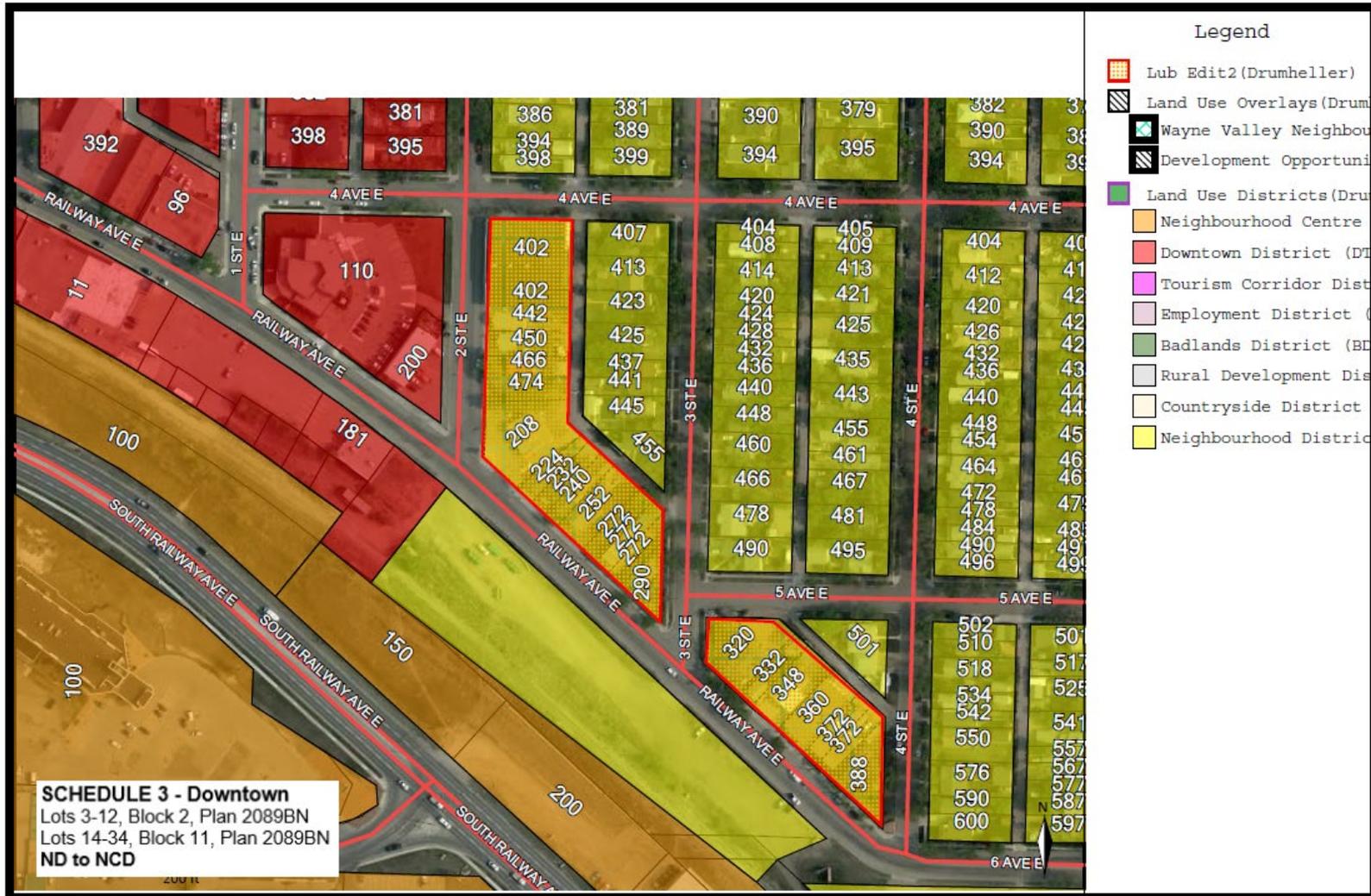


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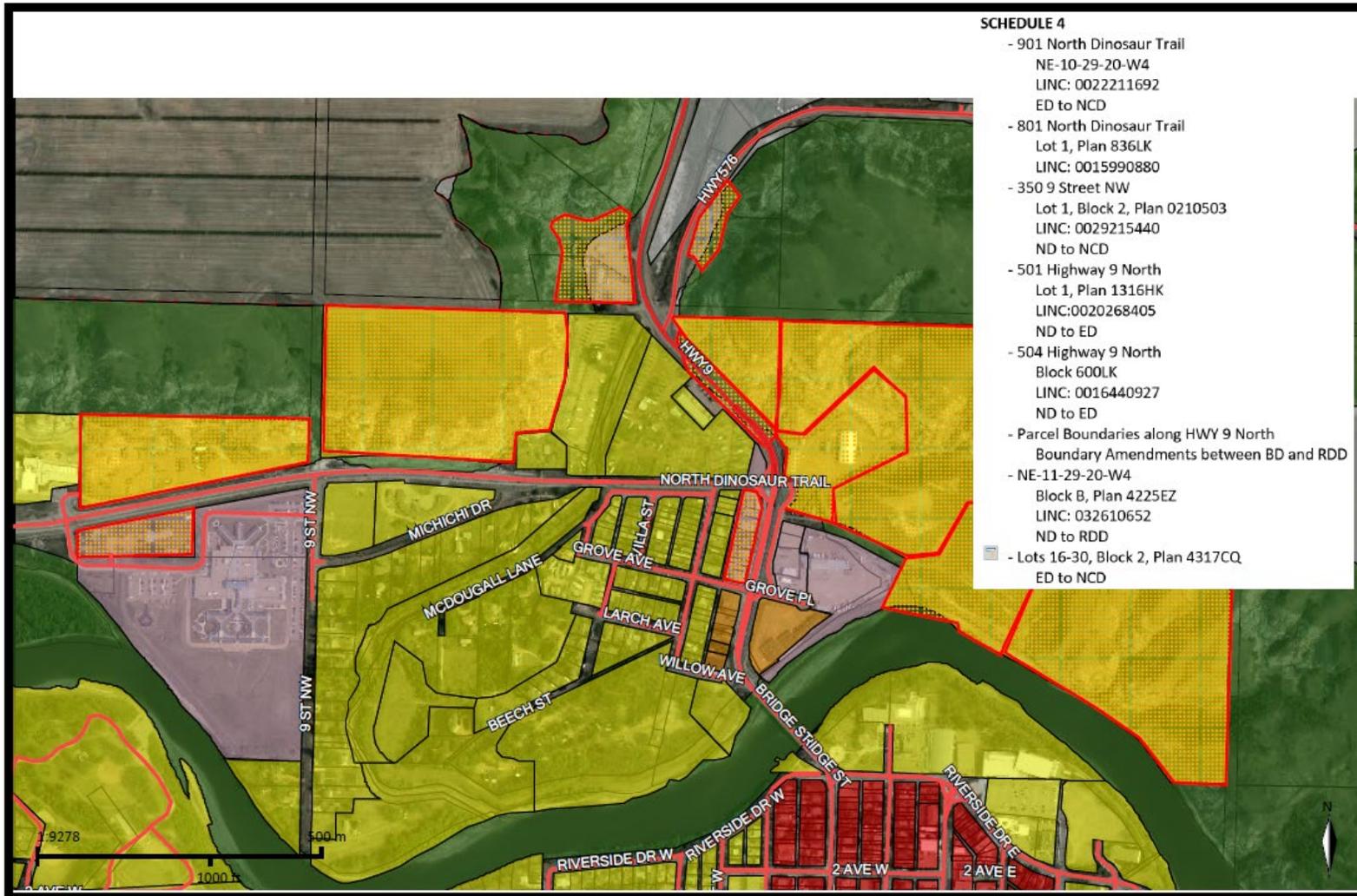




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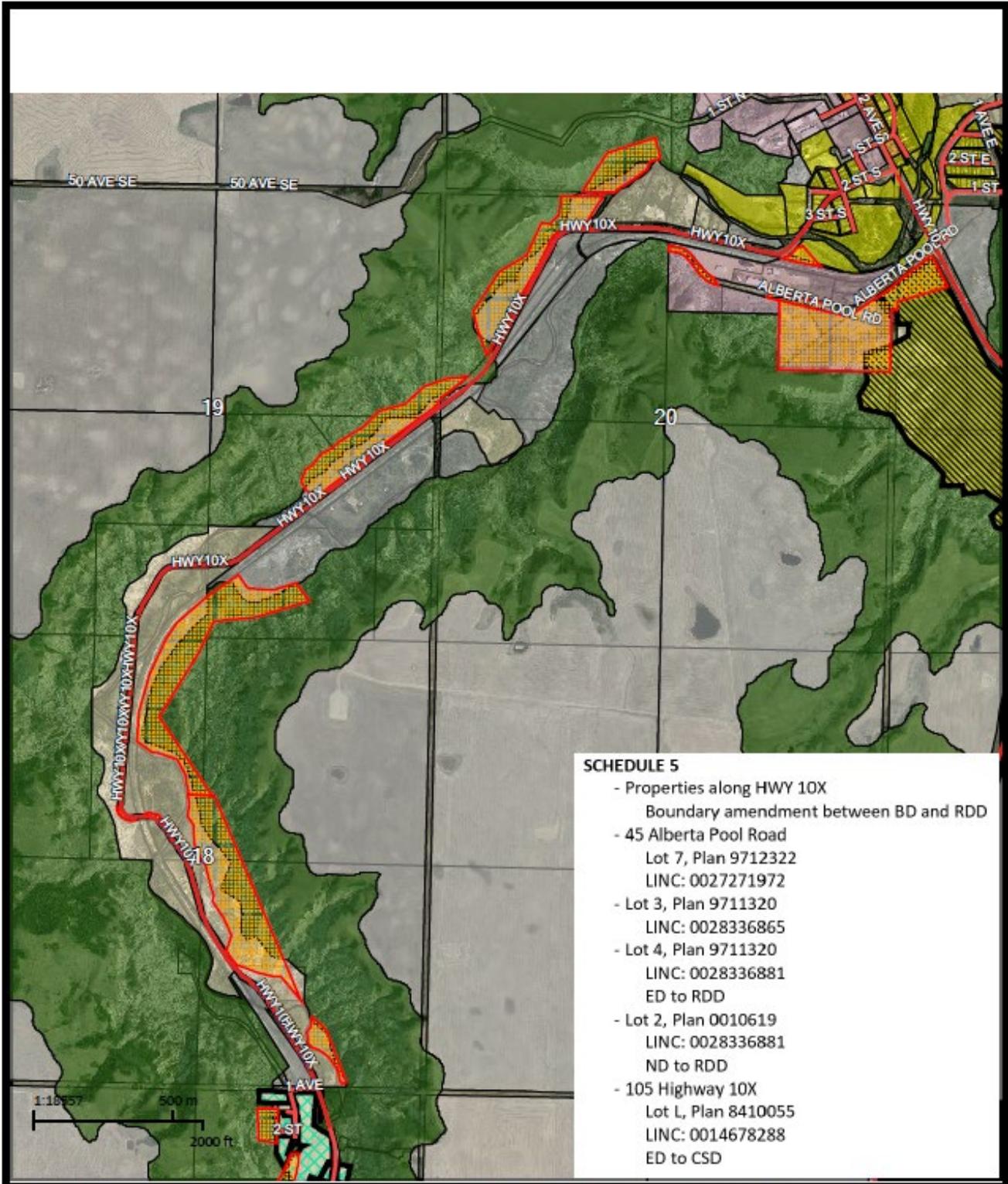


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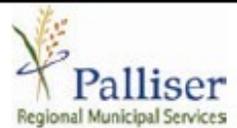


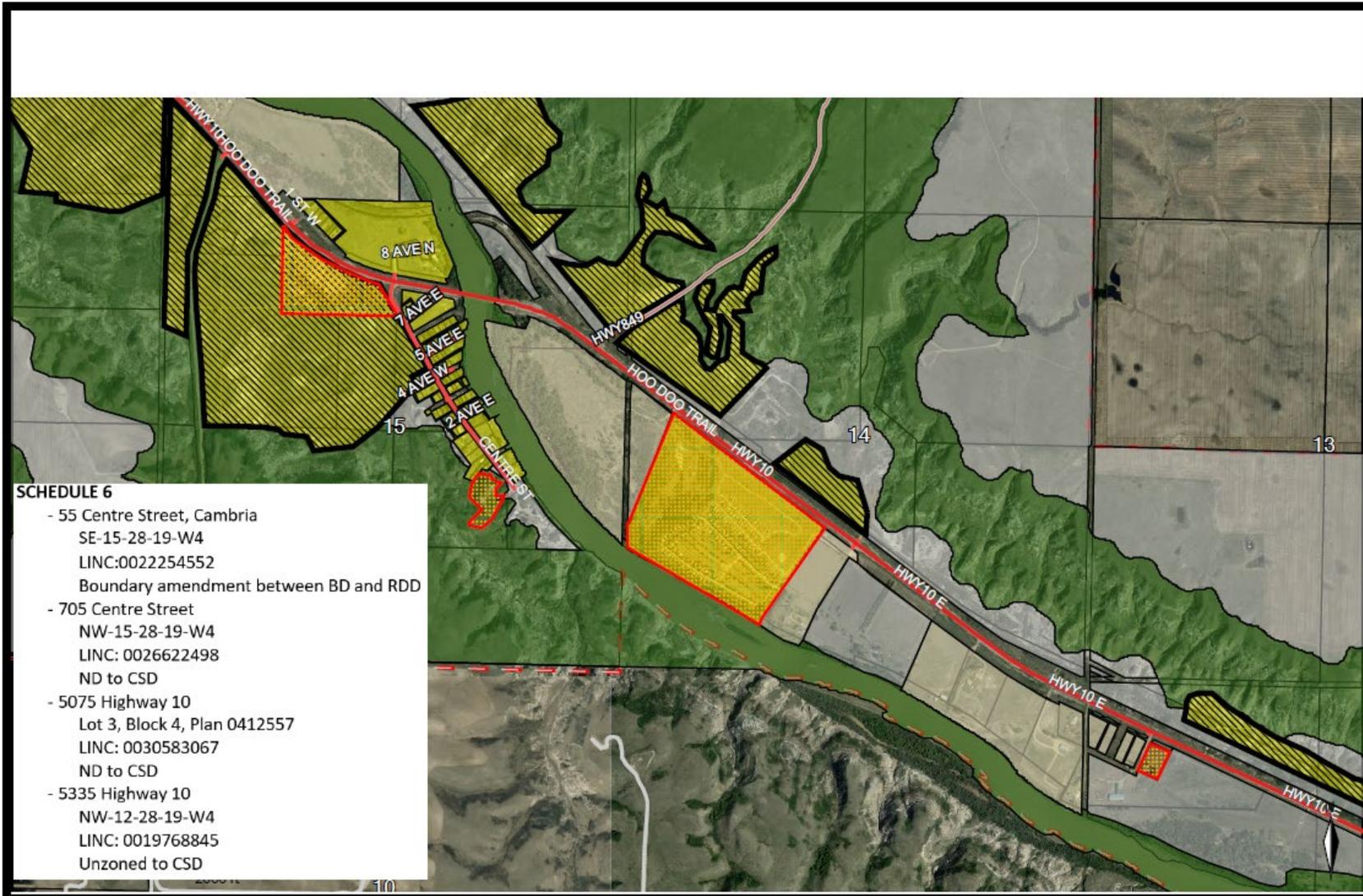
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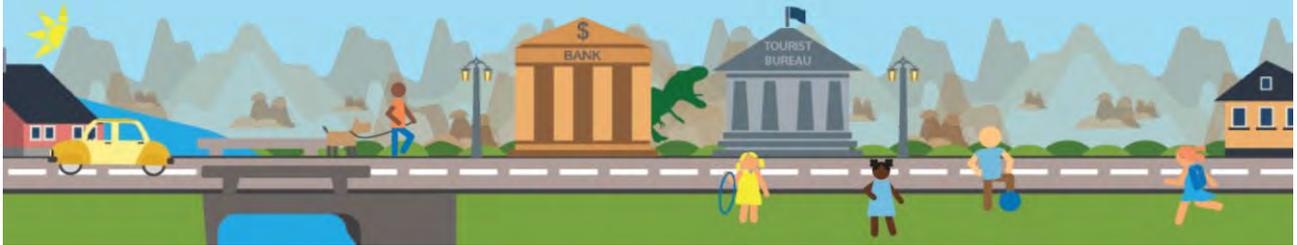
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# Drumheller Resiliency and Flood Mitigation Office

Project Update  
March 6, 2023



1

## Status of Berm Projects

Berm	Prelim. Design	Landowner 1:1	Community Info Session	Tender Package Ready	Land Acquisition complete	Tree Clearing Completed	Construction Underway (% done)
Nacmine	✓						
Midland	✓	✓	✓	✓	✓	✓	✓ 70%
Newcastle	✓	✓	✓	✓		✓	✓ 80%
Hospital Berm Extension	✓	✓	✓				
Michichi Creek West (Dike A)	✓		✓				
N. DH Michichi Creek (Dike B)	✓	✓	✓	✓			
N. DH Grove Plaza Berm (Dike C)	✓	✓	✓	✓	n/a	✓	✓ 90%
Downtown Berm	✓	✓	✓	March 2023	✓	March start	
Willow Estates	✓	✓	✓	✓	n/a	✓	✓ 80%
East Rosedale Berm	✓						
East Coulee Berm – Ph 1	✓	✓	✓	✓	✓	March start	
East Coulee Berm – Ph 2	✓	✓	✓	✓			

\*Lobbying on-going for unfunded berms – Riverwood Close, North Cambria, Rosedale West & Highway 10X

2

## Status of Floodway Buyout Program

- 27 Properties Targeted for Floodway Buyouts in Nacmine, Rosedale and Lehigh, 22 acquired to date, 5 remaining in Lehigh
- Two EOIs for Floodway Buyout House sales have been posted on the Drumheller Bids website – the first closed May 3, 2022, the current one closes April 11 and we expect to have at least one additional EOI to come
- Houses and outbuildings not sold via the EOI will be demolished and the lot will be levelled and seeded, with the area converted to Environmental Reserve, as specified in our funding agreements



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## Flood Program – Current House Relocation Sale

The Town of Drumheller is selling homes purchased as part of the Flood Mitigation Program.



Expressions of interest can be found [Bid Opportunities: Town of Drumheller](http://www.drumheller.ca/do-business/tenders)  
[www.drumheller.ca/do-business/tenders](http://www.drumheller.ca/do-business/tenders)



4

## Flood Program – Work to Come this Spring

- Regulatory approvals submissions for 2023 work
- Tendering 2023 work – East Coulee, Downtown Berm in Feb/March
- Tree clearing for 2023 construction work
- Re-start of fall 2022 – spring 2023 construction work – Midland, Newcastle, Grove Plaza and Willow Estates Berms
- Tree and shrub planting in 2022 project areas – May - July
- Continue land negotiations for late 2023/early 2024 work:
  - Hospital berm extension
  - Michichi Creek West and East Berms
  - East Coulee Phase 2
- Work with Alberta Transportation to complete their North Drumheller Michichi Creek Berm upgrades – start with a TOR in March 2023 for engineering design



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## Flood Program – Funding Update

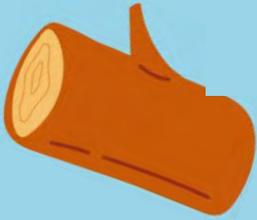
- Program committed funding consists of:
  - Town of Drumheller funding - \$5M
  - Province of Alberta (ACRP & Land Grant) funding – \$26.4M
  - Federal Disaster Mitigation and Adaptation Program funding - \$22M
- Government of Alberta Feb 28, 2023 funding announcement included \$27.3 M in new funding for the Drumheller Flood Program, details of the funding agreement to come



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## Flood Program – Tree Clearing

- Spring 2023 tree clearing work is set to run from March 1 – April 15 in East Coulee, North Drumheller and Downtown Drumheller
- Tree clearing is essential to allow for the construction of berms in the area. The trees slated for removal have been chosen carefully to avoid unnecessary clearing.



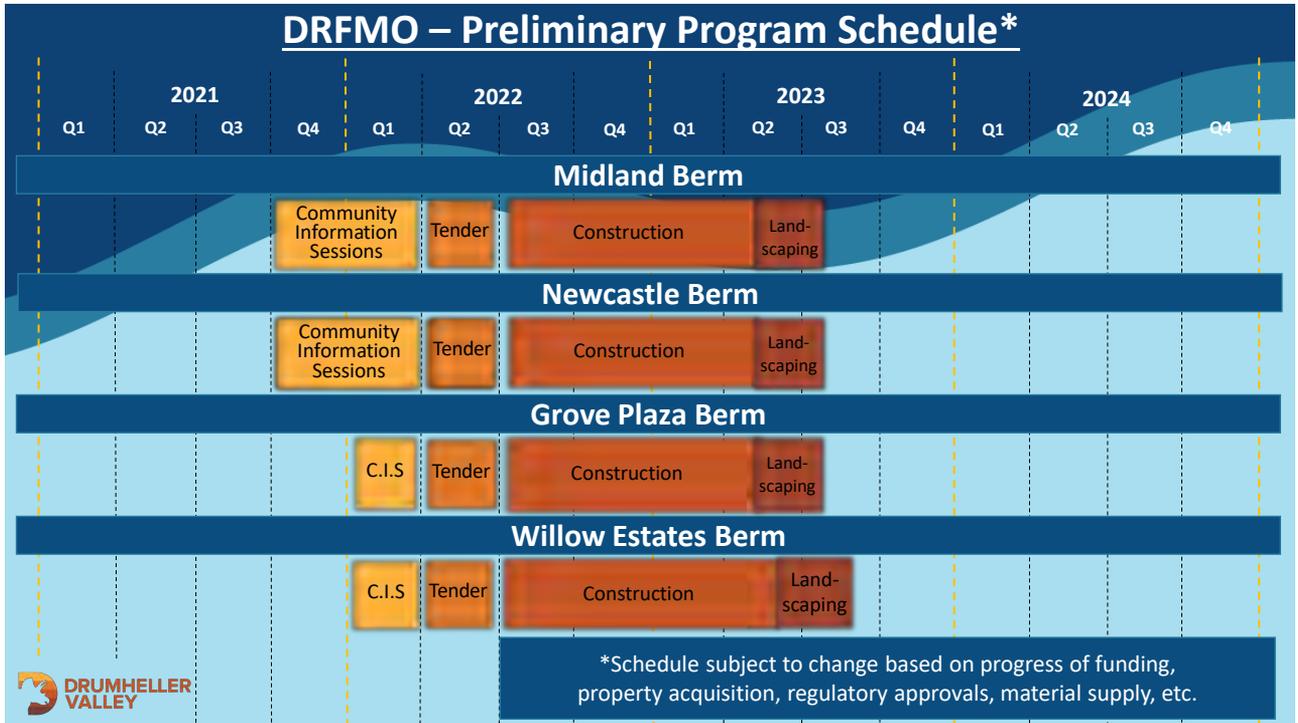
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## Flood Program – Tree Clearing Safety

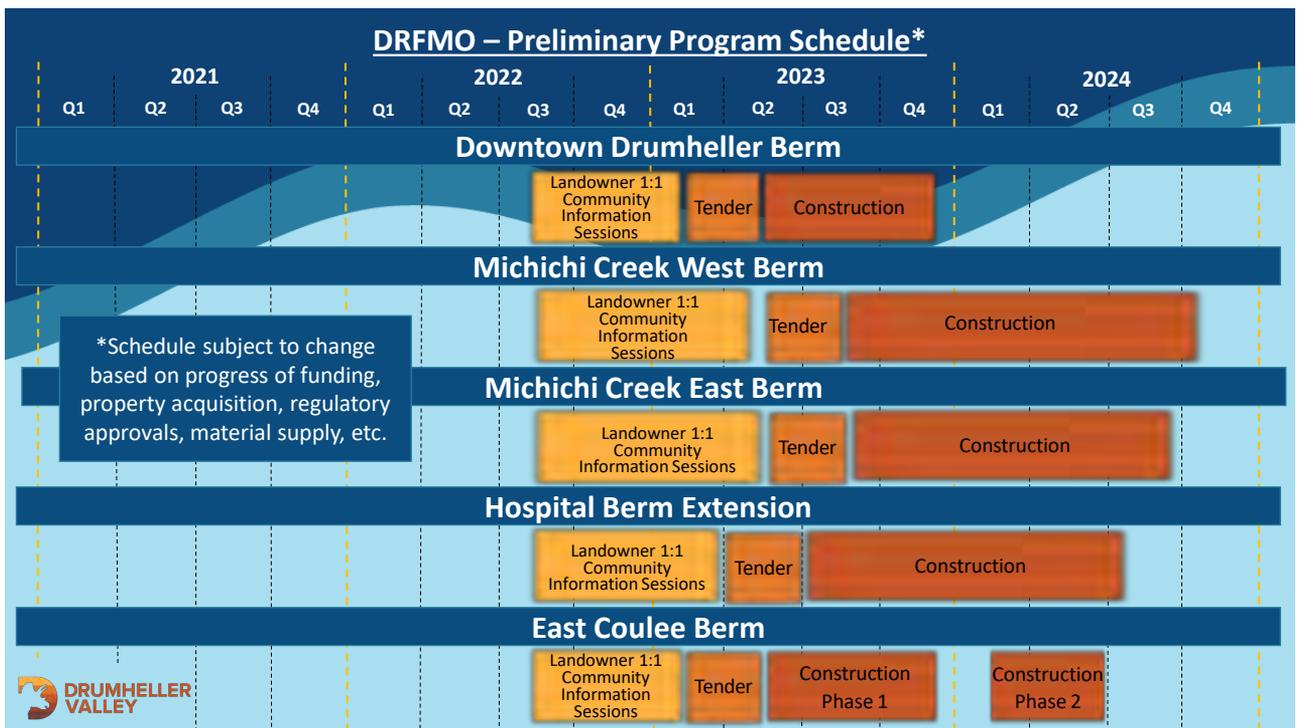
- In the interest of safety, the Flood Office would like to remind residents to stay out of the work areas.
- Upon completion of the work, wood chips and fire wood will be available for pickup. Please stay tuned for the schedule and locations.
- More information about this tree clearing project is available on the Flood Readiness website. For any questions about tree clearing, residents are invited to contact the Flood Office.



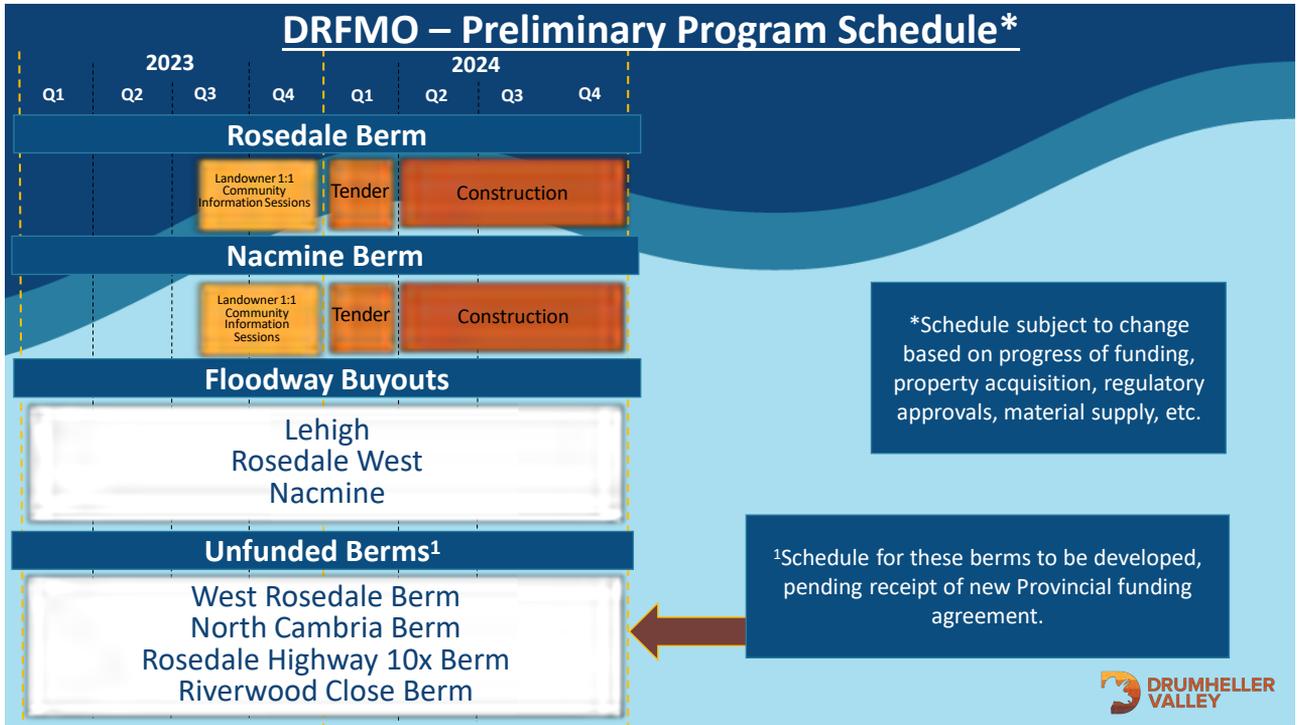
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## February 9 Community Information Event

On February 9<sup>th</sup>, the Flood Office hosted a Community Information Event for the East Coulee, Michichi Creek, Downtown, and Hospital Extension berm projects.

This event was an opportunity to show what residents how the berm plans had been changed since the previous Community Engagement Event. Residents were able to have their questions answered, and leave the event with finalized plan drawings.

This event saw slightly higher attendance that the Nov. 17, 2022 Community Engagement Event, with 49 residents registered, and approximately 125 residents in attendance.

Feedback on the event was captured in-person as well as through an online survey provided to registrants.

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# February 9 Community Information Event



## Community Feedback:

- Residents enjoyed the format of this event (tradeshow-style) over the format of past events (presentation-style). Specifically, they liked that they could drop in, gather the information pertinent to them, and then continue with their evening.
- Every resident that the communications team spoke with expressed their satisfaction with the information they received. They also noted that they received all the information they came to gather.
- Some residents expressed that they liked to see the 3D renderings prepared for the Downtown berm, rather than engineering maps, which they found challenging to understand.
- Residents appreciated that there were maps and drawings for them to bring home and examine.

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[floodreadiness@drumheller.ca](mailto:floodreadiness@drumheller.ca)

[floodreadiness.drumheller.ca](http://floodreadiness.drumheller.ca)

**Flood Office: 403-823-4878**



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## BRIEFING NOTE

<b>DATE:</b>	March 6, 2023
<b>TITLE:</b>	East Coulee Berm Alternate Alignment Selection and Road Closure Bylaw Amendment
<b>DEPARTMENT:</b>	Resiliency and Flood Mitigation Office
<b>PRESENTED BY:</b>	Deighen Blakely
<b>ATTACHMENT:</b>	Overview of East Coulee Berm with Alignment Alternates Marked-up (Nov. 17, 2022)

### INTRODUCTION / PURPOSE

The engineering design team for the East Coulee berm proposed two alternate alignments for the downstream end of the berm where it ties to higher ground – one that falls on the existing road allowance to tie to higher ground and one that crosses private land at RW306; D; F and ties to high ground at 1 Avenue. Following discussions with the landowners, public consultation and review of the costs for each alternate, the Flood Office has determined the preferred alignment is to run the downstream end of the berm along the road allowance. This alignment requires a slight adjustment to the area shown on the Road Closure Bylaw 21.22 plan drawing, which came to Council on November 7, 2022 for First Reading. As the change to the road closure area is small and does not impact an active roadway, it will be amended in the Alberta Transportation submission package and during the Second Reading of the bylaw at Council.

### BACKGROUND

The design of the East Coulee berm was prepared by WSP engineering consultants. The downstream/east end of the berm ties to higher ground adjacent the private land at RW306; D; F. The parcel at RW306; D; F is inundated during the 100-year design flood, with Alternate #1 alignment of the berm bisecting this lot at approximately on the diving line between where the flooding depth is less than 1 m and greater than 1 m (i.e. the diving line between where the land would be categorized as Flood Fringe or Floodway). This parcel does not at present have any residential dwellings. Without the berm in place, about half of the parcel is flooded by less than the 1m depth, so would be developable in future under the Flood Fringe regulations in the Town's Land Use Bylaw. As such, design team to prepared an alternate alignment for the berm, Alternate #2, which excluded this lot and ran along the adjacent road right of way. Alternate #2 uses 2000 m<sup>3</sup> less fill material and one less culvert crossing as well as reducing the required tree clearing area. The two alternates were reviewed with landowners for this parcel as well as being presented at the November 17, 2022 Community Engagement Session. Based on feedback received, and a review of the costs associated with each alternate, the Flood Office and Town Administration have decided to use Alignment #2 which follows the existing road right of way to tie to higher ground on 1 Avenue, versus purchasing a portion of the parcel in question and building the berm across the lot. Using Alternate #2 allows the landowner to retain control of their entire property, with future development still permitted on the lot, subject to Flood Fringe and Floodway development regulations. The landowners have been informed of development regulations and their flood risk and are in agreement with the plan. The alternate alignment on the road right of way is shorter so less costly (estimated savings ~ \$175,000) and the cost of property purchase is also eliminated, making Alternate #2 overall the lower cost alternate.

## KEY POINTS

- The Flood Office considered two alignment for the downstream end of the East Coulee berm.
- In consultation with the public, the landowners and Town Administration, Alternate #2 was selected, which runs along an existing road right-of-way and excludes one unoccupied property at the downstream end of the community.
- The excluded property will remain developable in the future under the Town's Land Use Bylaw Regulations for Flood Fringe for the portion of the lot where the flooding depth is less than 1m. The Floodway portion of the property will remain undevelopable.
- The Road Closure Bylaw 21.22 for this berm will be slightly adjusted in this area to include the additional land needed for the berm up to 2<sup>nd</sup> Ave.
- The portion of the berm which falls on the road right of way between 2<sup>nd</sup> Avenue and 1<sup>st</sup> Avenue is relatively low in height (0 to 1 m) and will be designed as a raised roadway to maintain traffic access to the area, including ramps up and over the berm.

## IMPLICATIONS / CONSEQUENCES

Selecting the alternate berm alignment at the east end of East Coulee will reduce construction and property acquisition costs for the berm, in keeping with Council's May 2022 direction to reduce overall program costs. The excluded property will remain developable under the Land Use Bylaw regulations for Flood Hazard Areas.

Why couldn't we do the same in Lehigh – leave the development regulations to take care of the parcels there? The entire residential community of Lehigh is flooded by a depth of greater than 1 m, and/or has a flood flow velocity of at least 1 m/s, making the whole community Floodway as defined by the Provincial Flood Hazard Mapping and the Town's Land Use Bylaw. Only very limited land uses are permitted Floodway areas, with no residential development allowed. With the Provincial Disaster Assistance program changes, the Town did not want to leave the residents of Lehigh unprotected - both financially and from the ravages of flooding. Thus, the Town determined the best option for flood protection in Lehigh was a full buyout of the community. Portions of the East Coulee parcel in question in this situation are flooded by less than 1 m water depth and less than 1m/s flood flow velocity, so would be developable as Flood Fringe property in the future, under the Land Use Bylaw regulations for Flood Fringe. The developable area with and without the berm in place would be similar for this lot as the proposed berm alignment on the lot falls on the dividing line between the anticipated Flood Fringe and Floodway dividing line.

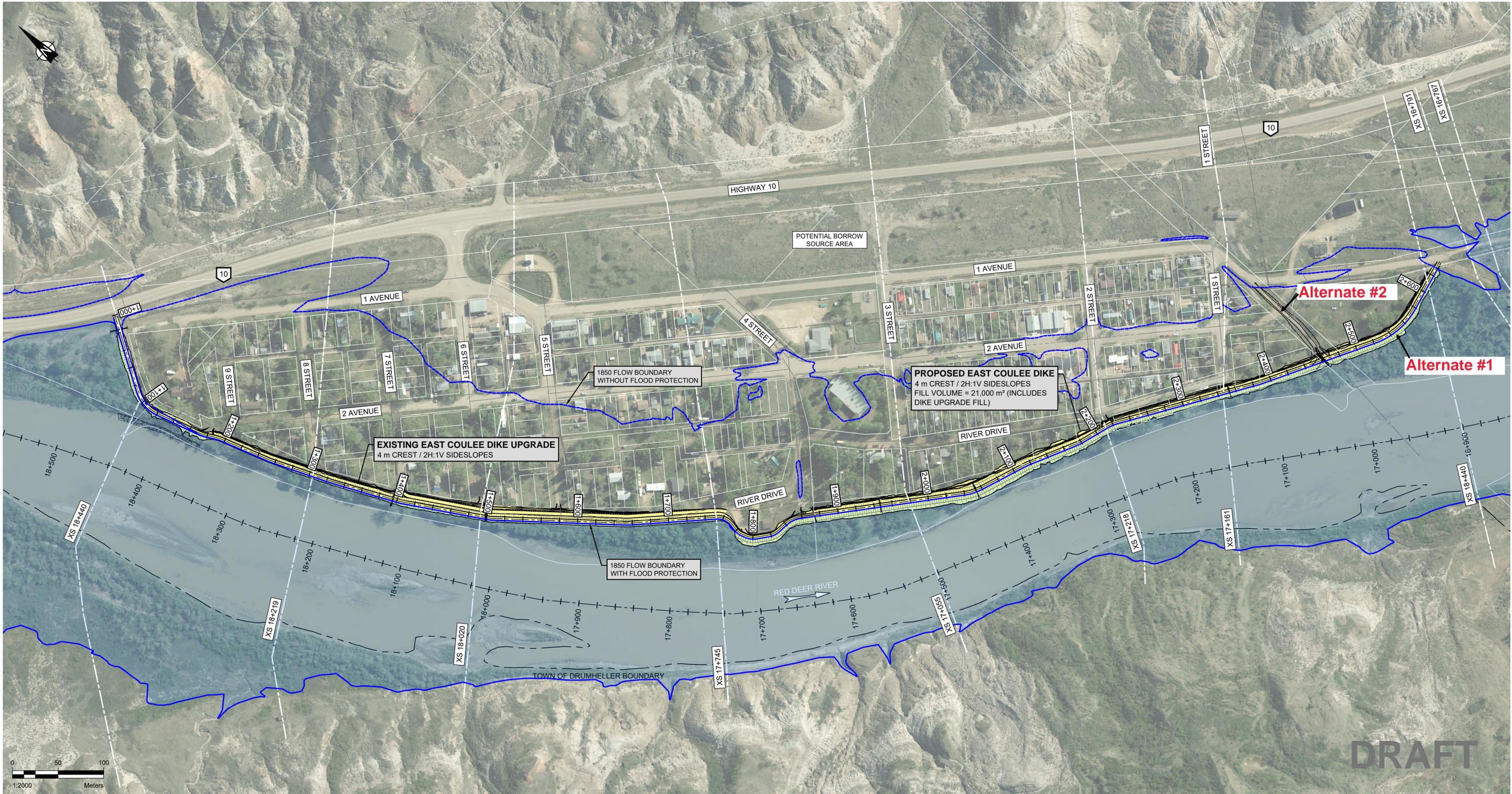
To implement Alternate #2 Road Closure Bylaw 21.22 for this berm will be slightly adjusted in this area to include the additional land needed for the berm up to 2<sup>nd</sup> Ave, which will be done for the Alberta Transportation submission package and during the Second Reading of the bylaw at Council.

## FINANCIAL

The anticipated overall cost savings is in the order of \$175,000, in addition to reducing the number of property acquisitions in East Coulee from nine to eight. The design and construction costs are eligible for funding under the Program's overall \$55M budget, supported by the Town, The Province and The Federal Government.

## **COMMUNICATIONS**

- The Flood Office Land Agent has spoken with the landowners at RW306; D; F to inform them of the selected berm alignment and they are happy with the selected option.
- The Flood Office Land Agent has spoken with the two adjacent landowners regarding the change of extents to Road Closure Bylaw 21.22, and no concerns were raised.
- A notice of the selected berm alignment will be posted on the Flood Readiness website, along with the current berm alignment map
- The Alberta Environment Flood Mapping team will be apprised of the change and will be sent a copy of the new berm alignment so it will be reflected accurately in the Provincial Flood Hazard Maps, once berm construction is complete.



**DRAFT**



**NOTES:**

1. EXISTING GROUND CONTOURS INFORMATION WAS DERIVED FROM LIDAR (2018) AND PROVIDED BY DRFMO.
2. HIGH RESOLUTION AERIAL PHOTO FROM 2019 AND PROVIDED BY DRFMO.
3. UPGRADE DIKE LENGTH = 730 m  
NEW DIKE LENGTH = 905 m
4. 9 PARCELS DIRECTLY IMPACTED
5. 121 HOMES PROTECTED

**LEGEND:**

- |  |                                   |  |                    |
|--|-----------------------------------|--|--------------------|
|  | PROPOSED DIKE AND SWALE EXTENTS   |  | STORM NETWORK      |
|  | FLOW BOUNDARY 1850 cms            |  | GAS SERVICE LINE   |
|  | RIVER CROSS SECTION STATION LABEL |  | POWER LINE         |
|  |                                   |  | WATER SERVICE LINE |
|  |                                   |  | SEWER NETWORK      |

Project Number: CW238404  
Date: OCTOBER, 2022



DRUMHELLER RESILIENCY AND FLOOD MITIGATION PROGRAM  
CONCEPTUAL DESIGN AND FEASIBILITY STUDY

## BRIEFING NOTE

<b>DATE:</b>	February 23, 2023
<b>TITLE:</b>	CN Rail to Pedestrian Bridge Conversion - Midland
<b>DEPARTMENT:</b>	Infrastructure
<b>PRESENTED BY:</b>	Kelcie Wilson, C.E.T.
<b>ATTACHMENT:</b>	NA

### INTRODUCTION / PURPOSE / PRIORITY

The Infrastructure Department has retained Sedulous Engineering (partnered with LEX3 Engineering) to complete the preliminary design, detailed design, and construction work to convert the CN Rail Bridge located across the Red Deer River near Midland (referred to as the Midland Bridge) into a Pedestrian Bridge. Sedulous Engineering has also partnered with LightSpace at SMP Engineering to complete the lighting design for the Midland Bridge.

### BACKGROUND / PROBLEM

The Midland Bridge carries the former CN rail line over the Red Deer River and is intended to provide pedestrian access from Midland into the western edge of Newcastle. This pathway will and bridge will connect central Drumheller with the Royal Tyrrell Museum, as well as residential areas North of the River.

Components of the conversion have been identified and are as follows:

1. Structural upgrades or repairs to the existing bridge elements
2. Addition of pedestrian/cyclist handrail
3. Addition of decking
4. Programmable multi-colored LED lighting
5. Pedestrian viewpoint utilizing existing worker "safe-zone" jut-outs."

The preliminary design of this project includes the following:

1. Bridge Inspection
2. Registration of Midland Bridge within Alberta Transportation and Economic Corridors (ATEC) Bridge Inspection System (BIS).
3. Completion of a basic desktop Environmental Evaluation
4. Complete preliminary lighting study, summarizing various options.
5. Basic Load comparison of the proposed pedestrian loading vs the design train loading to ensure structural adequacy. This will also be used to determine dead weight requirements in flood events.
6. Options development for the various sub-components such as the decking, railing, repairs, and lighting.
7. Class B Cost Estimate
8. Preliminary Design Report presenting all information above and making recommendations to the Town based on schedule, environment, constructability, and cost.

### KEY POINTS / STATUS

During the kick-off meeting it was noted that the programmable lights as seen on Calgary's Reconciliation Bridge may not suit the aesthetics of the Drumheller Valley and as such a stakeholder engagement session should be held with the parties that requested this type of lighting. The lighting along the Reconciliation Bridge cost the City of Calgary ~\$500,000.

A site visit was performed by Sedulous Engineering, LEX3 Engineering and Bow Valley Bridge Services February 15, 2023, to complete the bridge inspection, survey and take measurements of Midland Bridge. A Draft Preliminary Design Report is scheduled to be completed the end of March with the Final Preliminary Design Report being submitted to the Town April 7, 2023. If the Town can complete a quick turn on reviewing the recommendations within the Preliminary Design Report, then detailed design can commence by April 12, 2023, which would allow for the construction tender to be released at the beginning of July.

Administration has directed the Sedulous Engineering to consider a phased design approach once they enter the detailed design stage; one that would allow for all necessary construction items to be completed this year and have the rest completed in years to follow (i.e., lighting).

**IMPLICATIONS / CONSEQUENCES**

Administration would like to note the following concerns:

1. There is a budget concern and Administration may be asking Mayor and Council for more funds for this project. With this issue comes the concern of not having Midland Bridge open for November 2023.
2. Tendering for construction in late July could lead to higher construction costs as construction companies may be fully booked for the 2023 construction season creating a less competitive bidding process. This has a direct affect on construction inflation.
3. If it is determined that upon receipt of the Final Preliminary Design Report that the recommendations be presented to Mayor and Council at a Council Meeting, then that will cause a significant schedule delay and will ultimately affect the construction timeline.
4. Ultimately Mayor and Council should be aware that Midland Bridge may not be open for use for 2023.

**FINANCIAL**

A budget breakdown as of February 23, 2023, is as follows:

Description	Dollar Value
2023 Capital Budget	\$100,000.00
2023 Committed Costs – Preliminary Design	\$60,973.00
<b>Remaining Budget</b>	<b>\$39,027.00</b>
<b>Midland Bridge Naming Rights Donation</b>	<b>\$125,000.00</b>
Detailed Design & Construction Administration	Unknown
Construction	Unknown