

# Town of Drumheller COUNCIL MEETING AGENDA

Tuesday, February 18, 2020 at 4:30 PM  
Council Chamber, Town Hall  
224 Centre Street, Drumheller, Alberta



Page

**1. CALL TO ORDER**

**2. MAYOR'S OPENING REMARK**

2.1. Kin Canada Proclamation:

"I, Heather Colberg, Mayor of the Town of Drumheller, feel that each citizen would welcome the opportunity to pause and reflect with pride on the rich heritage of accomplishment throughout the 100 years Kinsmen, Kinette and Kin Clubs have been in existence in Canada.

And with the express idea of honouring our local club, The Kinsmen Club of Drumheller, I do hereby declare Thursday, February 20, 2020 Kin Canada Day and declare the week of February 16 to 22, 2020 Kin Canada Week a celebration of Kinsmen, Kinettes, and Kin in Canada and urge all citizens to salute their local Kinsmen members."

**3. ADOPTION OF AGENDA**

3.1. The Agenda for the February 18, 2020 Regular Meeting of Council

MOTION:

That Council adopt the agenda for the February 18, 2020 Regular Meeting of Council as presented.

**4. MINUTES**

**4.1. ADOPTION OF MINUTES**

3 - 8

4.1.1. The Minutes for the February 3, 2020 Regular Council Meeting.

MOTION:

That Council adopt the minutes of the February 3, 2020 Regular Council Meeting as presented.  
[Regular Council - 3 Feb 2020](#)

**4.2. CAO**

4.2.1. Public Hearing for Bylaw 02.20 Land Use Bylaw Amendment - Cannabis Terminology & Definitions

MOTION:

That Council set a Public Hearing for the March 16, 2020 Regular Council Meeting regarding Bylaw 02.20 Land Use Bylaw Amendment - Cannabis Terminology & Definitions.

**4.3. DEPUTY CAO / DIRECTOR OF CORPORATE SERVICES**

9 - 11

4.3.1. Bylaw 06.20 Supplementary Assessment

MOTION:

That Council give first reading to Bylaw 06.20 Supplementary Assessment as presented.  
[Bylaw 06.20 Supplementary Assessment](#)

- 12 - 14**
- 4.4. DIRECTOR OF INFRASTRUCTURE SERVICES**
- 4.4.1. RFD - Aquaplex Roof - Extra Work Costs and Additional Funds
- MOTION:  
That Council approve the allocation of an additional \$61,724 in funds to Operating Budget 1.2.7202.255, Aquaplex Roof Repairs to be funded from the Facility Reserve account.
- MOTION:  
That Council approve the additional work of Option B in the amount of \$92,974 excluding GST to be funded from the Facility Reserve account and paid to Canterbury Roofing for the scope increase of the Aquaplex Roof Repairs work.  
[RFD-Aquaplex Roof - Replacement DCB](#)
- 15 - 19**
- 4.5. HUMAN RESOURCES MANAGER**
- 4.5.1. RFD - Wellness Spending Account Policy No. C-03-02
- MOTION:  
That Council adopt Wellness Spending Account Policy No. C-03-20 as presented, repealing C-02-09.  
[RFD-Wellness Spending Account Policy No. C-03-20](#)  
[Wellness Spending Account Policy C-03-20](#)
- 20 - 47**
- 5. PUBLIC HEARING TO COMMENCE AT 5:30 PM**
- 5.1. Public Hearing - Bylaw 01.20 - Land Use Bylaw Amendment to Rezone RV Sands.
- MOTION:  
That Council move into a Public Hearing regarding Bylaw 01.20 - Land Use Bylaw Amendment to Rezone RV Sands.  
[Notice of Public Hearing - Bylaw 01.20](#)  
[Bylaw 01.20 - Land Use Bylaw Amendment to Rezone RV Sands](#)  
[PRMS Public Hearing Report - Bylaw 01.20](#)
- 48 - 63**
- 6. BYLAWS**
- 6.1. Bylaw 01.20 LUB Amendment - Rezone RV Sands - Second Reading (after Public Hearing)
- MOTION:  
That Council give second reading to Bylaw 01.20 Land Use Bylaw Amendment to Rezone RV Sands.  
[Bylaw 01.20 - LUB Amendment - Rezone RV Sands](#)
- 7. COUNCILLOR REPORTS**
- 8. CLOSED SESSION**
- 8.1. Drumheller Resiliency and Flood Mitigation Office
- MOTION:  
That Council close the meeting to the public to discuss the Municipal Development Plan and Land Use Bylaw, per Section 23(1)(b), FOIP.
- 8.2. Town of Drumheller Branding
- MOTION:  
That Council close the meeting to the public to discuss proprietary branding proposals, per Section 16(1), FOIP.

**Town of Drumheller  
COUNCIL MEETING  
MINUTES**

**February 3, 2020, 2018 at 4:30 PM**  
Council Chamber, Town Hall  
224 Centre Street, Drumheller, AB, T0J 0Y4



**PRESENT:**

**PRESIDING CHAIR:**

Deputy Mayor Tom Zariski

**COUNCIL:**

Kristyne DeMott

Jay Garbutt

Lisa Hansen-Zacharuk

Fred Makowecki

**STAFF:**

**CHIEF ADMINISTRATIVE OFFICER:**

Darryl E. Drohomerski

**DEPUTY CAO / DIRECTOR OF CORPORATE SERVICES:**

Barb Miller

**DIRECTOR OF EMERGENCY AND PROTECTIVE SERVICES:**

Greg Peters

**DIRECTOR OF INFRASTRUCTURE SERVICES:**

Dave Brett

**COMMUNICATIONS OFFICER:**

Julia Fielding

**MANAGER OF ECONOMIC DEVELOPMENT:**

Sean Wallace

**FAMILY AND COMMUNITY SUPPORT SERVICES COORDINATOR:**

April Harrison

**MANAGER OF ARTS, RECREATION AND CULTURE:**

Darren Goldthorpe

**SENIOR ADMINISTRATIVE ASSISTANT:**

Denise Lines

**RECORDING SECRETARY:**

Mike McLean

**ABSENT:**

Heather Colberg

Tony Lacher

Regular Council Meeting Minutes  
February 3, 2020

**10 CALL TO ORDER**

Deputy Mayor Zariski called the meeting to order at 4:32 p.m.

**20 MAYOR'S OPENING REMARK**

Deputy Mayor Zariski noted ongoing efforts by the Town of Drumheller and health authorities to monitor the outbreak of the Coronavirus. He also highlighted the nomination of Mayor Heather Colberg for *Canada's Top Mayor* award.

**30 ADOPTION OF AGENDA**

30.1 Agenda for the February 3, 2020 Regular Meeting of Council

**M2020.28** Moved by J. Garbutt, L. Hansen-Zacharuk that the Agenda for the February 3, 2020 Regular Meeting of Council be adopted with the addition of a closed session item.

CARRIED UNANIMOUSLY

**40 MINUTES**

**40.1 ADOPTION OF REGULAR COUNCIL MEETING MINUTES**

40.1.1 Minutes of the January 20, 2020 Regular Council Meeting

**M2020.29** Moved by L. Hansen-Zacharuk, K. DeMott to adopt the minutes of the January 20, 2020 Regular Council Meeting as presented.

CARRIED UNANIMOUSLY

**40.2 ADOPTION OF SPECIAL COUNCIL MEETING MINUTES**

40.2.1 Minutes of the January 27, 2020 Special Council Meeting

**M2020.30** Moved by J. Garbutt, K. DeMott to adopt the minutes of the January 27, 2020 Special Council Meeting with amendments, including the addition of the following motion:

**SP2020.11** – J. Garbutt, T. Zariski moved that Council adopt the 2020 operating budget for Sandstone Manor as presented.

CARRIED UNANIMOUSLY

**40.3 MINUTES OF MEETING PRESENTED FOR INFORMATION**

40.3.1 Municipal Planning Commission Minutes of December 5, 2019 Meeting

**M2020.31** Moved by L. Hansen-Zacharuk, J. Garbutt that the minutes of the December 5, 2019 Meeting of the Municipal Planning Commission be accepted for information.

CARRIED UNANIMOUSLY

**60.1 CAO**

60.1.1 The Town of Drumheller-Wheatland County Intermunicipal Development Plan  
– First Reading

**M2020.32** Moved by L. Hansen-Zacharuk, F. Makowecki that Council give first reading to Bylaw No. 03.20 Town of Drumheller-Wheatland County Intermunicipal Development Plan and set a Public Hearing for Monday, March 2, 2020 at the regularly scheduled Council Meeting for the Town of Drumheller.

CARRIED UNANIMOUSLY

60.1.2 The Town of Drumheller-Kneehill County Intermunicipal Development Plan  
Bylaw – First Reading

**M2020.33** Moved by F. Makowecki, J. Garbutt that Council give first reading to Bylaw No. 04.20 Town of Drumheller-Kneehill County Intermunicipal Development Plan and set a Public Hearing for Monday, March 2, 2020 at the regularly scheduled Council Meeting for the Town of Drumheller.

CARRIED UNANIMOUSLY

60.1.3 The Town of Drumheller-Special Areas Intermunicipal Development Plan  
Bylaw – First Reading

**M2020.34** Moved by K. DeMott, L. Hansen-Zacharuk that Council give first reading to Bylaw No. 05.20 Town of Drumheller-Special Areas Intermunicipal Development Plan Bylaw and set a Public Hearing for Monday, March 2, 2020 at the regularly scheduled Council Meeting for the Town of Drumheller.

CARRIED UNANIMOUSLY

**60.3 DEPUTY CAO / DIRECTOR OF CORPORATE SERVICES**

Regular Council Meeting Minutes  
February 3, 2020

60.3.1 RFD: 2020 – 2023 Operating Budget - Tax Supported

*Director of Corporate Services Barb Miller presented the 2020–2023 tax supported operating budget.*

**M2020.35** Moved by J. Garbutt, L. Hansen-Zacharuk that Council adopt the 2020 tax supported operating budget with a municipal requisition of \$9,062,125 – representing a two percent annual increase – and the draft 2021-2023 tax supported operating financial plan as presented.

CARRIED UNANIMOUSLY

5:43 – F. Makowecki left the room

5:45 – F. Makowecki returned

5:56 p.m. – meeting recessed

6:05 p.m. – meeting resumed

**60.4 DIRECTOR OF INFRASTRUCTURE SERVICES**

60.4.1 Policy – C-02-02 – Town App

*Director of Infrastructure Services Brett and Communications Coordinator Julia Fielding presented information on the Town App.*

**M2020.36** Moved by J. Garbutt, F. Makowecki that Council adopt Policy C-02-20 – Town App as presented.

CARRIED UNANIMOUSLY

60.4.2 Policy C-01-20 Persons with Disability Parking on Public Land

*Director of Infrastructure Services Brett presented Policy C-01-20.*

**M2020.37** Moved by L. Hansen-Zacharuk, K. DeMott that Council adopt Policy C-01-20 – Persons with Disability Parking on Public Land as presented.

CARRIED UNANIMOUSLY

**60.6 MANAGER OF ECONOMIC DEVELOPMENT**

60.6.1 Bylaw No. 02.20 Land Use Bylaw Amendment – Cannabis Terminology and Conditions

Regular Council Meeting Minutes  
February 3, 2020

*Economic Development Manager Sean Wallace presented Bylaw No. 02.20 for first reading.*

**M2020.38** Moved by L. Hansen-Zacharuk, F. Makowecki that Council give first reading to Bylaw No. 02.20, which amends Land Use Bylaw No. 10.08 by updating definitions, additions and deletions of items related to the legalization of cannabis and set a Public Hearing for Tuesday, February 18, 2020 at the regularly scheduled Council Meeting for the Town of Drumheller.

CARRIED UNANIMOUSLY

**60.7 OTHER REPORTS FROM ADMINISTRATION**

60.7.1 Family and Community Support Services – Poverty Reduction Alliance

*FCSS Coordinator April Harrison spoke to Council about the Poverty Reduction Alliance.*

**M2020.39** Moved by L. Hansen-Zacharuk, F. Makowecki to enter a closed session to discuss ongoing negotiations of a land agreement as per Section 16, FOIP at 6:48 p.m.

CARRIED UNANIMOUSLY

CLOSED SESSION: 6:48 p.m. to 7:02 p.m.

PRESENT:

Council: H. Colberg, T. Zariski, L. Hansen-Zacharuk, K. DeMott, F. Makowecki, J. Garbutt  
Staff: CAO Drohomerski

**M2020.40** Moved by F. Makowecki to return to open session at 7:02 p.m.

CARRIED UNANIMOUSLY

**M2020.41** Moved by L. Hansen-Zacharuk, F. Makowecki that Council delegate the responsibility to enter into an agreement between the Town of Drumheller and the Drumheller Solar Corporation to the Mayor and the Chief Administrative Officer.

CARRIED UNANIMOUSLY

Regular Council Meeting Minutes  
February 3, 2020

**140 ADJOURNMENT**

Moved by L. Hansen-Zacharuk, K. DeMott to adjourn the meeting at 7:05 p.m.

CARRIED UNANIMOUSLY

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Chief Administrative Officer

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Mayor

**TOWN OF DRUMHELLER  
BYLAW 06.20**

BEING A BYLAW TO AUTHORIZE THE SUPPLEMENTARY ASSESSMENT FOR IMPROVEMENTS WITHIN THE TOWN OF DRUMHELLER FOR THE PURPOSE OF IMPOSING A TAX UNDER PART 10 OF THE MUNICIPAL GOVERNMENT ACT FOR THE 2020 TAX YEAR.

**THE COUNCIL OF THE TOWN OF DRUMHELLER, DULY ASSEMBLED  
ENACTS AS FOLLOWS:**

1. In this Bylaw unless the context otherwise requires:
  - (a) “Act” means the Municipal Government Act;
  - (b) “assessor” means the assessor for the Town of Drumheller;
  - (c) “improvement” means:
    - (i) a structure,
    - (ii) any thing attached or secured to a structure, that would be transferred without special mention by a transfer or sale of the structure,
    - (iii) a designated manufactured home, and
    - (iv) machinery and equipment;
  - (d) “linear property” and other words and phrases defined in the Act have the meanings provided in the Act.
  - (e) “Town” means the Town of Drumheller;
2.
  - (a) The assessor is authorized to prepare the supplementary assessments contemplated in Part 9 Division 4 of the Act for the purpose of imposing a tax under Part 10 of the Act for the 2018 tax year.
  - (b) The improvement tax contemplated in Section 2(a) shall be imposed on all improvements.
  - (c) The assessor shall not prepare supplementary assessments for linear property.
3.
  - (a) The assessor shall prepare supplementary assessments for machinery and equipment used in manufacturing and processing if those improvements are completed or begin to operate in the year in which they are to be taxed under Part 10 of the Act.

- (b) The assessor shall prepare supplementary assessments for other improvements if:
    - (i) they are completed in the year in which they are to be taxed under Part 10 of the Act;
    - (ii) they are occupied during all or any part of the year in which they are to be taxed under Part 10 of the Act; or
    - (iii) they are moved into the Town during the year in which they are to be taxed under Part 10 of the Act and they will not be taxed in that year by another municipality.
  - (c) A supplementary assessment shall reflect:
    - (i) the value of an improvement that has not been previously assessed; or
    - (ii) the increase in value of an improvement since it was last assessed.
  - (d) Supplementary assessments shall be prepared in the same manner as assessments are prepared under Division 1 of Part 9 of the Act, but must be pro-rated to reflect only the number of months during which the improvement is complete, occupied, located in the municipality or in operation, including the whole of the first month in which the improvement was completed, was occupied, was moved into the municipality or began to operate.
4. Before the end of the year in which supplementary assessments are prepared, the municipality shall prepare a supplementary assessment roll in accordance with section 315 of the Act.
5. Before the end of the year in which supplementary assessments are prepared, the municipality shall:
- (a) prepare a supplementary assessment notice for every assessed improvement shown on the supplementary assessment roll; and
  - (b) send the supplementary assessment notices to the assessed persons
- in accordance with section 316 of the Act.

**AGENDA ITEM #4.3.1.**

6. Town of Drumheller Bylaw No 05.19 is hereby repealed.
7. This Bylaw shall take effect on the day of the final passing thereof.

READ A FIRST TIME ON THE 18th day of February, 2019.

READ A SECOND TIME ON THE \_\_\_\_ day of \_\_\_\_, 2019.

READ A THIRD AND FINAL TIME ON THE \_\_\_\_ day of \_\_\_\_, 2019

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER



**Town of Drumheller  
REQUEST FOR DECISION**

<b>TITLE:</b>	Aquaplex Roof Replacement - Extra
<b>DATE:</b>	February 13, 2020
<b>PRESENTED BY:</b>	Dave Brett, P.Eng. PMP., Director of Infrastructure Services

**SUMMARY:**

In October the Town awarded the Aquaplex Roof replacement and maintenance project to Canterbury Roofing Ltd. The work awarded was additional torch applied roof layer to the facility complete with a 10-year warranty period; the warranty period was contingent upon a pre-work inspection to confirm no moisture penetration of the roof system to the underlying insulation.

Upon commencement of work the inspection of the existing roof system was carried out and through thermal imaging and core samples it has been determined by Canterbury Roofing Ltd and Swan Roof Consulting Inc. (Town consultant for this specialized work) that since the last roofing inspection in 2017, upon which the scope of work was based, moisture has penetrated into the insulation cover board and insulation in two of the five work areas (equivalent to 75% of the roof). As such the original scope of work is deemed inadequate to resolve the issues in these areas.

Upon review with Swan, the Town has requested pricing from Canterbury Roofing for two options.

<b>NAME</b>	<b>AMOUNT (excluding GST)</b>	<b>Notes</b>
Option A – full roof replacement	\$132,647.00	
Option B – partial roof replacement	\$92,974.00	

**FINANCIAL IMPACT:**

The current cost of the work is \$5,000 (consultant) + \$258,750.00 (contractor) from Operating Budget 1.2.7202.255, Aquaplex Roof Repairs. The currently allocated budget has a float of \$31,250.00. To fund the additional recommended work an additional \$61,724 will need to be allocated to this budget item from the Facility Reserve account.

**DISCUSSION:**

The identified options have been evaluated by Town Administration and specialty consultant Swan Roof Consulting Inc. Evaluation was carried out based on work efficiency, ensuring the specified warranty and protecting the integrity of the roof system. On this basis the recommendation is Option B – Partial roof replacement.

Request for Decision

**ALTERNATIVES:**

The alternatives are:

- 1) Option A – Remove existing roofing in the areas fully down to wood (roofing material, insulation cover and insulation) and rebuild completely.
- 2) Option B – Remove existing roofing in the areas, remove deteriorated or moist insulation as necessary, rebuild roof as required.
- 3) Carry out original scope of work (No Extra) – warranty on these sections will be nullified. Consultant indicates that this will result in deterioration of the roof, likely result in mold and mildew, most likely result in complete removal and replacement of these sections of roof in the future.
- 4) Delay the work until 2021. – Cancel these sections of roof from this contract. This would result in needing to carry out this work in the future (2021 or 2022), possibly with greater increases to scope.
- 5) Cancel work altogether – stop work on these areas of roof and do nothing, resulting in roof failure at some point in the future
- 6) Change roof design – design and install a new roof style; additional engineering and installation costs will be needed that are not currently know. This is not recommended by Swan as additional structural work would be needed.

**COMMUNICATION PLAN:**

A letter approving the scope change will be sent to the Consultant and Contractor.

**STRATEGIC POLICY ALIGNMENT:**

Approving the scope change with Option B, will extend the cost of the Aquaplex roof replacement by Canterbury Roofing in the amount of \$92,974.00 excluding GST to a total of \$351,724 excluding GST, while ensuring that the 10 year warranty will be in place.

**RECOMMENDATION:**

It is our recommendation that the scope of work for Aquaplex Roof Repairs be extended by \$92,974.00 excluding GST to provide for Option B.

**Motion 1:**

That Council approve the allocation of an additional \$61,724.00 in funds to Operating Budget 1.2.7202.255, Aquaplex Roof Repairs to be funded from the Facility Reserve account for the additional required work.

**Motion 2:**

That Council approves the additional work of Option B in the amount of \$92,974.00 excluding GST to be funded from the Facility Reserve account for Canterbury Roofing for the scope increase of the Aquaplex Roof Repairs work.



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Prepared By: Dave Brett, P.Eng., PMP.  
Director of Infrastructure Services



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Reviewed By: Darryl Drohomerski, C.E.T.  
Chief Administrative Officer



**Town of Drumheller  
REQUEST FOR DECISION**

<b>TITLE:</b>	Wellness Spending Account Policy
<b>DATE:</b>	February 14, 2020
<b>PRESENTED BY:</b>	Barbara Miller, CPA, CGA, CLGM
<b>ATTACHMENT:</b>	Policy No. C-03-20

**SUMMARY**

Administration is seeking adoption of Policy No. C-03-20 Wellness Spending Account Policy.

**BACKGROUND**

Recognizing the importance of employee wellness and the benefit(s) realized by organizations that support employee wellness, in 2009 Council adopted Policy No. C-02-09 that lead to the introduction of a new benefit that provides for an annual allocation of \$500 per (PFT) employee, to be used towards the cost of eligible activities that promote personal health and wellness.

Now, having been in effect for 10 years, administration has refreshed the policy to reflect current health and wellness trends and expand the listing of items eligible for reimbursement.

**RECOMMENDATION:**

Administration recommends adoption of Policy No. C-03-20 Wellness Spending Account.

**DISCUSSION (OPTIONS / BENEFITS / DISADVANTAGES):**

Options include

- Adopt the policy as recommended (repealing Policy No. 02-09)
- Adopt the policy with amendments (repealing Policy No. 02-09)
- Status quo – Policy No. 02-09 remains in effect

The greatest benefit to be realized from adopting the refreshed policy as presented or as amended, is the clear message to employees and other stakeholders that - Council continues to recognize the importance of these benefits and is encouraging annual utilization to enhance employees health and wellness by expanding the eligible options.

As written, the refreshed policy expands the available options and eliminates ambiguity around eligible expenses that is being expressed by employees on a regular basis when accessing the benefit.

**FINANCIAL IMPACT:**

On a budget perspective, there is no financial impact for the annual allocation amount has not changed and we currently budget on the assumption that all eligible employees will fully access their annual allocation.

Request for Decision  
Page 2

In actuality, it is anticipated that the expansion of eligible expenses in combination with increased clarity, will result in an increase in annual usage – the goal set out to achieve.

**STRATEGIC POLICY ALIGNMENT:**

Improved health and wellness of employees support all other strategic initiatives.

**COMMUNICATION PLAN:**

On adoption, news of the updated policy will be distributed to eligible employees and posted on the Drumheller Civicweb site along with other Human Resources policies.

**Motion:**

That Council adopt Policy No. C-03-20 Wellness Spending Account, repealing Policy No. C-02-09.

Barbara Miller

Prepared By: \_\_\_\_\_

Reviewed By: \_\_\_\_\_



Approved By: Darryl Drohomerski  
Chief Administrative Officer



# **DRUMHELLER**

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## **COUNCIL POLICY**

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### **COUNCIL POLICY # C-03-20**

#### **WELLNESS SPENDING ACCOUNT POLICY**

##### **THE PURPOSE OF THIS POLICY IS TO:**

To provide guidelines to employees regarding the Wellness Spending Account.

##### **POLICY STATEMENT:**

The Town of Drumheller believes that the Health and Wellness of its employees is a key priority and provides a variety of benefits in support of this. The Wellness Spending Account is offered as a flexible compliment to regular group benefits and provides opportunities for employees to enhance or maintain personal health, wellness and continuous learning and development.

##### **Eligibility:**

All Permanent Part-time and Permanent Full-time employees become eligible upon successful completion of their probationary period.

##### **Amount:**

- Full-time employees will be allocated a maximum of \$500.00 per calendar year. Unspent allocations do not carry forward into the next calendar year.
- Part-time employee's allocation will be prorated based on their FTE.
- Employees who transfer from a part-time to fulltime position will receive additional benefits based on the date of transfer.
- Employee's hired throughout the year will have benefits prorated based on date of hire.
- Employees who go on an unpaid LOA will maintain their current credits. New credits will be allocated and prorated for the following year based on their date of return.

##### **Eligible Expenses:**

This benefit applies to eligible expenses incurred by the employee only (expenses for dependents are not eligible). Receipts must be in the employee's name. Family fitness memberships held in the employee's name are the only exception to this rule.

**Health Support**

Products and Services that improve health and wellbeing\*

- Smoking cessation programs (including audiobook)
- Stress management programs
- Weight management program fees
- Nutritional Counselling
- Cosmetic procedures (IE: Botox, tattoo removal, dermabrasion)
- Health Assessments
- Sleeping aids (IE: orthopedic mattresses, pillows, white noise machines)
- Life Coach services
- Alternative healing therapies not covered by group benefits (IE: Iridologist, Herbalist, Reiki, Rolfing and Light therapy)

**Fitness and Sports Activities**

Participation in physical activity that promotes good health

- Annual fitness club memberships or daily passes to athletic facilities (IE: gym drop in, golf courses, racquet clubs, ski hills/lift tickets, etc.)
- Sports league or team memberships
- Instruction for physical activities and fitness related programs (aerobics, yoga, dance, martial arts)
- Certified Personal trainer fees
- Registration fees for athletics, physical fitness, health and wellness events or sports leagues

**Fitness and Sports Equipment**

Purchase of fitness equipment that promotes good health

- Purchase or rental of fitness equipment (treadmill, elliptical, indoor bike trainer, weight bench, etc.)
- Purchase or rental of sports equipment (skates, hockey stick, bike helmet, life jacket, athletic footwear, etc.)
- Purchase of cross-trainers, court shoes, hiking boots, aqua shoes etc.

\*excludes clothing

**Professional Development**

Supporting continuous learning and career development

- Course, conferences and seminars
- Software and books for professional development courses

**Personal Interest**

Supporting continuous learning through personal interest courses

- Art classes and supplies\*
- Driving instruction
- Photography courses
- Pottery classes and supplies\*
- Library memberships
- Textbooks and required supplies for personal interest courses

*\*Supplies are only covered when included within the course fee. They are not eligible when purchased outside of the course fee*

**Health Related Technology**

Products and Services that promote continuous wellness

- Wearable items that either measure your fitness activity or are primarily focused on fitness and health.
- Smartwatches (IE: Fitbit, Apple Watch, Garmin)
- Fitness and health related apps (IE: MyFitnessPal, Training Peaks)

*\*Excludes products and services deemed a non-taxable medical expense by CRA.*

**Submitting a Claim**

Claims must be submitted within 60 days of incurring the expense, with the exception of expenses incurred in December, which must be submitted before January 15<sup>th</sup> of the following year.

Paid claims are a taxable benefit under CRA guidelines and will be reported on T4's.

To make a claim, please complete the WSA claim form, attach the original receipts and submit to payroll for review and processing.

**Adopted by Council**

**Date: February \_\_2020**

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**Mayor of Drumheller**

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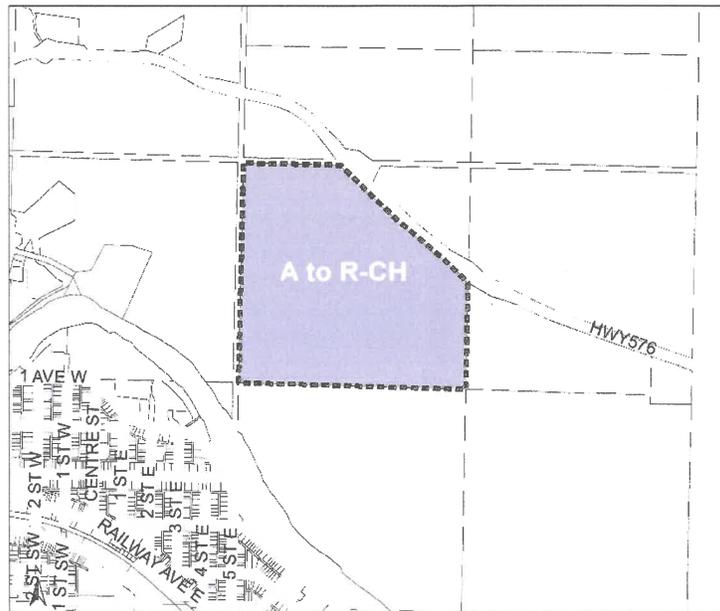
**Chief Administrative Officer**

**TOWN OF DRUMHELLER  
NOTICE OF PUBLIC HEARING**

**BYLAW 01.20 PROPOSES TO AMEND LAND USE BYLAW 10-08**

**PURPOSE:** The purpose of Bylaw 01.20 is to consider an application to amend Land Use Bylaw 10-08, Schedule A "Land Use District Map", by re-designating that portion of the NW-12-29-20-W4 which lies to the south west of the north east limit of the roadway as shown on plan 7042 BM containing 58.4 hectares (144.3 acres) more or less, in the Town of Drumheller, from Agricultural District (A) to Residential-Cottage Housing District (R-CH) as shown on the map below:

**PROPOSED LAND USE BYLAW AMENDMENT  
BYLAW 01.20**



 Amendment Area

**LEGAL:** That portion of the NW-12-29-20-W4 which lies to the south west of the north east limit of the roadway as shown on plan 7042 BM containing 58.4 hectares (144.3 acres) more or less

**From:** Agricultural District (A)  
**To:** Residential-Cottage Housing District (R-CH)

A Public Hearing will be held in the Town of Drumheller Council Chambers, at 224 Centre Street, Drumheller, Alberta on **February 18<sup>th</sup>, 2020 commencing at 5:30pm**. Council will hear from any person claiming to be affected by the proposed bylaw. The time limit of oral presentations is subject to the direction of the Chairperson.

Persons wishing to submit a letter, petition or other communication concerning these matters in advance of the Public Hearing, may do so provided they are legibly written. Submissions will be received up to **Friday, February 14, 2020, at 4:00 p.m.** Submissions should be addressed to: Town of Drumheller 224 Centre Street, Drumheller, Alberta T0J-0Y4. A copy of the proposed bylaw may be inspected by the public during regular office hours, from 8:00am to 4:30pm, at Town of Drumheller 224 Centre Street.

# **AGENDA ITEM #5.1.**

This notice is given pursuant to Sections 606 and 692 of the Municipal Government Act.

First Publication: February 5, 2020

Second Publication: February 12, 2020



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Chief Administrative Officer

**Town of Drumheller**

**BYLAW NUMBER 01.20**

BEING A BYLAW TO AMEND LAND USE BYLAW 10-08 FOR THE TOWN OF DRUMHELLER IN THE PROVINCE OF ALBERTA.

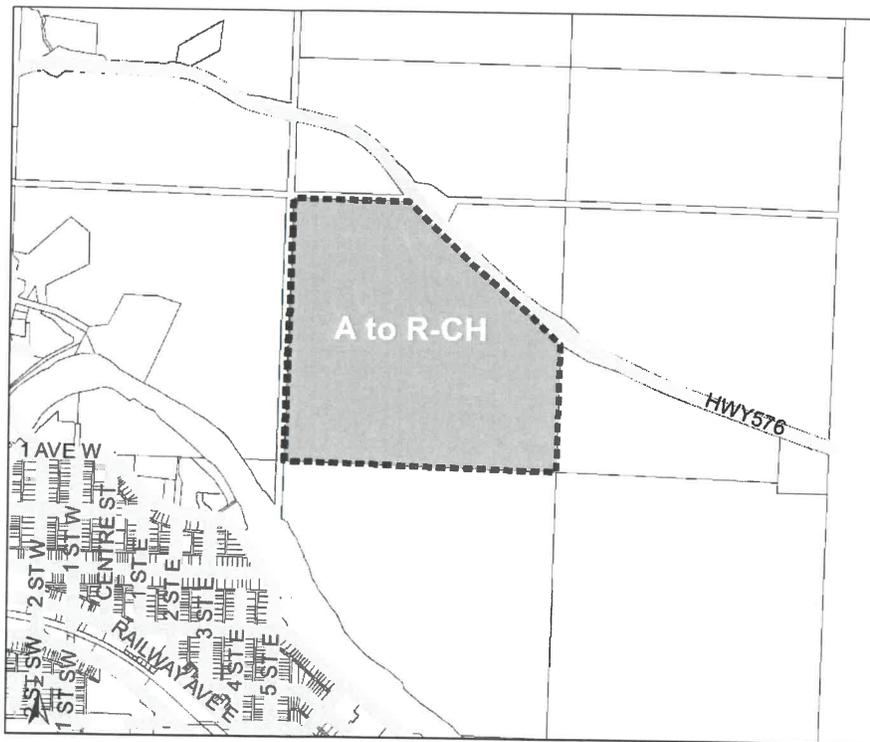
**WHEREAS** pursuant to the provision of Section 639 of the *Municipal Government Act*, RSA 2000, Chapter M-26, the Council of the Town of Drumheller (hereinafter called the Council), has adopted Land Use Bylaw No. 10-08;

**AND WHEREAS** the Council deems it desirable to amend Land Use Bylaw 10-08; and

**NOW THEREFORE** the Council hereby amends Land Use Bylaw 10-08 as follows:

In Schedule A, Land Use Districts Map, re-designate that portion of the NW-12-29-20-W4 which lies to the south west of the north east limit of the roadway as shown on plan 7042 BM containing 58.4 hectares (144.3 acres) more or less, in the Town of Drumheller, from Agricultural District (A) to Residential-Cottage Housing District (R-CH) as shown on the plan below:

**PROPOSED LAND USE BYLAW AMENDMENT  
BYLAW 01.20**



 Amendment Area

**LEGAL:** That portion of the NW-12-29-20-W4 which lies to the south west of the north east limit of the roadway as shown on plan 7042 BM containing 58.4 hectares (144.3 acres) more or less

**From:** Agricultural District (A)  
**To:** Residential-Cottage Housing District (R-CH)

**AGENDA ITEM #5.1.**

READ A FIRST TIME THIS 20<sup>th</sup> DAY OF January, 2020

READ A SECOND TIME THIS 18<sup>th</sup> DAY OF February, 2020.

READ A THIRD TIME AND PASSED THIS \_\_\_<sup>th</sup> DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER



**Date:** February 14, 2020  
**To:** Town of Drumheller Council  
**From:** Devin Diano, Planner  
**Re:** Bylaw 01.20. – A Proposed Bylaw to Amend Land Use Bylaw 10-08

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**Purpose:**

The purpose of Bylaw 01.20 is to consider an application to amend Land Use bylaw 10-08 (LUB) by changing the land use classification for that portion of the NW-12-29-20-W4 which lies to the south west of the north east limit of the roadway as shown on roadway plan 7042 BM containing 58.4 hectares (144.3 acres) more or less (see attached map).

An application was submitted to Palliser Regional Municipal Services (PRMS) to redistrict (rezone) the subject property from Agricultural District (A) to Residential-Cottage Housing District (R-CH) as seen in the attached maps. The application was submitted by Bob Doornenbal, the agent authorized to act on behalf of the registered landowner M & D Sands Inc.

**Background Information:**

The applicant is applying to rezone the property for the purpose of developing a private recreational community consisting of RVs, park models and cottages. The property is located on the north side of the Red Deer River Valley, on top of the valley and along Highway 576, all within the Town of Drumheller municipal boundary. Adjacent properties are zoned as Urban Transition District (UT) and Agricultural District (A) and are used for extensive agriculture operations.

The following information considers the proposed R-CH District, and whether all uses and requirements within the R-CH District are appropriate for the given location and fits within the vision, goals, and policies outlined in the Town of Drumheller Municipal Development Plan (MDP).

**Current Agricultural District**

The purpose of Agricultural District (Appendix 1) is to provide a range of agricultural uses as well as recognizing the need for residential and other uses. The current Agricultural District contains discretionary uses including (but not limited to) Bed and Breakfast Establishments, Campgrounds, Extensive Agriculture, Dwellings, Gravel, Sand and Material Excavation and Storage, Recreational Facilities, Restaurants and Work Camps.

The current Agricultural District does contain similar discretionary uses to the proposed R-CH District, however, the current Agricultural District does not accommodate residential/recreational multi-lot subdivisions or bare land condominium plans. Further, the Agricultural District does not contain Clustered Dwellings, Recreational Vehicles or Park Models as a use. As such, the applicant has applied to rezone the



property to R-CH District which includes permitted and discretionary uses which would better accommodate the development proposal.

**Proposed R-CH District:**

The purpose of the proposed R-CH District (Appendix 2) is to provide for comprehensively designed cottage dwelling development and associated buildings and uses that may be seasonal or year-round occupancy within or adjacent to appropriate residential and/ or agricultural areas within the Town boundaries. Additionally, the R-CH District provides the opportunity for subdivision to be accomplished by means of a bare land condominium plan, cluster development on a single parcel with no individual titles, or fee-simple lots.

Rezoning the subject property to R-CH District would allow all permitted and discretionary uses as outlined in the R-CH District to be applied for on the property. In relation to the proposed recreational resort, the R-CH district may allow for Cottage Dwellings and Cottage Dwelling Clusters, Recreational Vehicles, Park Models, Dwelling-Modular, Parks and Playgrounds, and Common Buildings such as recreation buildings, laundromat, washroom/shower facilities and similar uses.

Further, any future development of the R-CH District would be required to meet all minimum, maximum and special requirements as outlined in the R-CH District, as well as all other relevant policies in the LUB and MDP.

**Town of Drumheller Municipal Development Plan**

The MDP has the purpose of providing a basis for dealing with land use activities within the Town and includes policies intended to provide a framework for future land use planning and development, and act as a guide for planning and managing growth in an efficient, economic and orderly manner. The following MDP policies need to be considered while evaluating if the proposed R-CH district is appropriate on the subject property.

***Section 4.1 Future Development Pattern:***

***4.1.1. Objectives:***

- *“To ensure urban expansion is compatible with existing development to avoid environmental and land use conflicts.”*
- *“To ensure planning applications are dealt with transparently with appropriate public consultation opportunities.”*

***4.1.2. Policies:***



- *“The Future Land Use Maps identified as Figure 2, as amended from time to time, shall be adopted as the guide for the future development of new areas in accordance with the policies of this Plan”*
- *“Proposed Land Use Bylaw amendments shall conform to the land uses identified in Figure 2 and all provisions of the Municipal Development Plan”*
- *“Applicants for planning approvals including subdivision, Area structure Plans, Area Concept Plans, and development may be required to hold a public meeting with the community to provide a detailed overview of the proposal and to create a more transparent planning process with relevant public input”*

The Future Land Use Map (Figure 2 in the MDP but attached to this report as Appendix 3) identifies the future land use for the subject property as residential development. The proposed R-CH District would be consistent and conform to the identified future residential area identified within the MDP.

Additionally, the applicant held a public meeting on February 6<sup>th</sup>, 2020, at the Badlands Community Facility where he provided an overview of the proposal and answered questions from the public. The applicant also indicated at this meeting that the Public Hearing would be occurring on February 18<sup>th</sup> to provide residents the opportunity to voice their concerns to Council. This was not a mandatory requirement under the MDP but was a beneficial process to ensure public transparency.

#### **Section 4.2 Area Planning Documents**

##### 4.2.1. Policies:

*“For more complex applications as determined by Planning staff and Council an Area Structure Plan or Area Concept Plans may be required. Complexity may be determined by:*

- a) *Number of parcels proposed;*
- b) *Potential for future development subsequent to the proposal;*
- c) *Nature of the proposed land use and potential environmental constraints or effects;*
- d) *Nature of the proposed land use and potential land use conflicts with adjacent land uses;*
- e) *Requirements of infrastructure or servicing;*
- f) *Presence of nuisance factors;*
- g) *Previous land uses that may conflict with the application;”*

An Area Structure Plan or Area Concept Plan is not a mandatory requirement under the MDP or LUB, however staff and Town Council do have the ability to request these documents if they feel additional information is needed to ensure all requirements of the LUB and MDP are being met. These documents can be requested at the subdivision and development application stages.



**Section 5.2 Environmental Protection**

5.2.2. Policies:

- *“Protect, maintain and enhance the unique landscape features that contribute to the visual continuity and aesthetic quality of the Valley by establishing setback zones from the top of an escarpment in any new development or redevelopment area”*
- *“Preserve undeveloped major escarpments as natural open space areas to preserve the natural environment in recognized tourist area corridors”*

These policies aim to preserve the unique landscape and natural features that create the aesthetic quality and visual continuity that defines the Red Deer River Valley and creates a desired tourism experience.

The LUB does include setback and regulations in regards to building close to the escarpment of the valley. If a development permit is applied for, it will be important to review the development proposal and ensure the development meets all setback requirements in the LUB and the above MDP policies.

**Future Subdivision and Development Applications**

Should Council approve the proposed rezoning, both the MDP and LUB contain additional policies that will need to be considered at the time of future subdivision and development of the property. While the following is not an exhaustive list, the major considerations that will need to be addressed include:

- Site Drainage
- Servicing / servicing agreements
  - Sewage treatment system (private systems built to provincial standards)
  - Water (agreement with Starland County)
  - Power (agreement with Atco Electric)
- Setbacks from the escarpment and natural features
- Undermining, soil stability, site grading (Geotechnical)
- Impacts on adjacent properties & mitigation measures
- Subdivision & lot design
- Architectural controls & design, character and appearance of buildings

In order to satisfy that these considerations are met PRMS will recommend that the Town Development Authority require the applicant to submit a detailed concept plan including information that addresses all of the above considerations for the proposed development and any additional information as requested by the Development Authority.

**Statutory Requirements for Advertising & Referral Responses:**

The bylaw was granted first reading by Council on February 3, 2020. A public hearing date was set for February 18, 2020, providing an opportunity for those individuals who deem themselves affected by the proposed amendment to address Council.

Administration confirmed that newspaper advertising for the public hearing was completed in accordance with Sec. 606 (2) of the MGA which requires notice of the bylaw to be published at least once per week, for two consecutive weeks in the local paper prior to the public hearing date.

Additionally, notices of the proposed bylaw were sent directly to adjacent landowners and external referral agencies including (but not limited to) Alberta Environment, Alberta Health Services, Alberta Transportation, Atco Electric and Starland County. This provided an opportunity for those who may be affected to comment on the proposed rezoning. At the time of writing of this staff report, PRMS has received the following comments on the proposal:

**Adjacent Landowners:**

- **Jason James** (letter attached as Appendix 4)- Main concerns:
  - o Resort users trespassing onto his adjacent farmland (walking, hiking, biking and using motorized vehicles along the river valley on his property)
  - o Interference with farming operations
  - o Traffic impacts on Highway 576
  - o Sewage system and treatment
  - o Water capacity
  - o Site Drainage
  - o Impacts on the Michichi Creek, Red Der River and tributaries
  - o Impacts on natural environment and wildlife
  - o Intermunicipal Development Plan with Starland County

**External Referral Agencies:**

- **Alberta Transportation** (letter attached as Appendix 5)- Comments included:
  - o Future development because of this rezoning does have the potential to effect the highway network. Alberta Transportation will require that potential access improvements to this parcel be considered, as well as roadside development setbacks and standards as development occurs. The applicant has been in contact with Alberta Transportation regarding this requirements.
  - o Alberta Transportation has also completed a Traffic Impact Assessment (TIA) for the applicant. All requirements of this assessment will need to be addressed at the development permit stage.



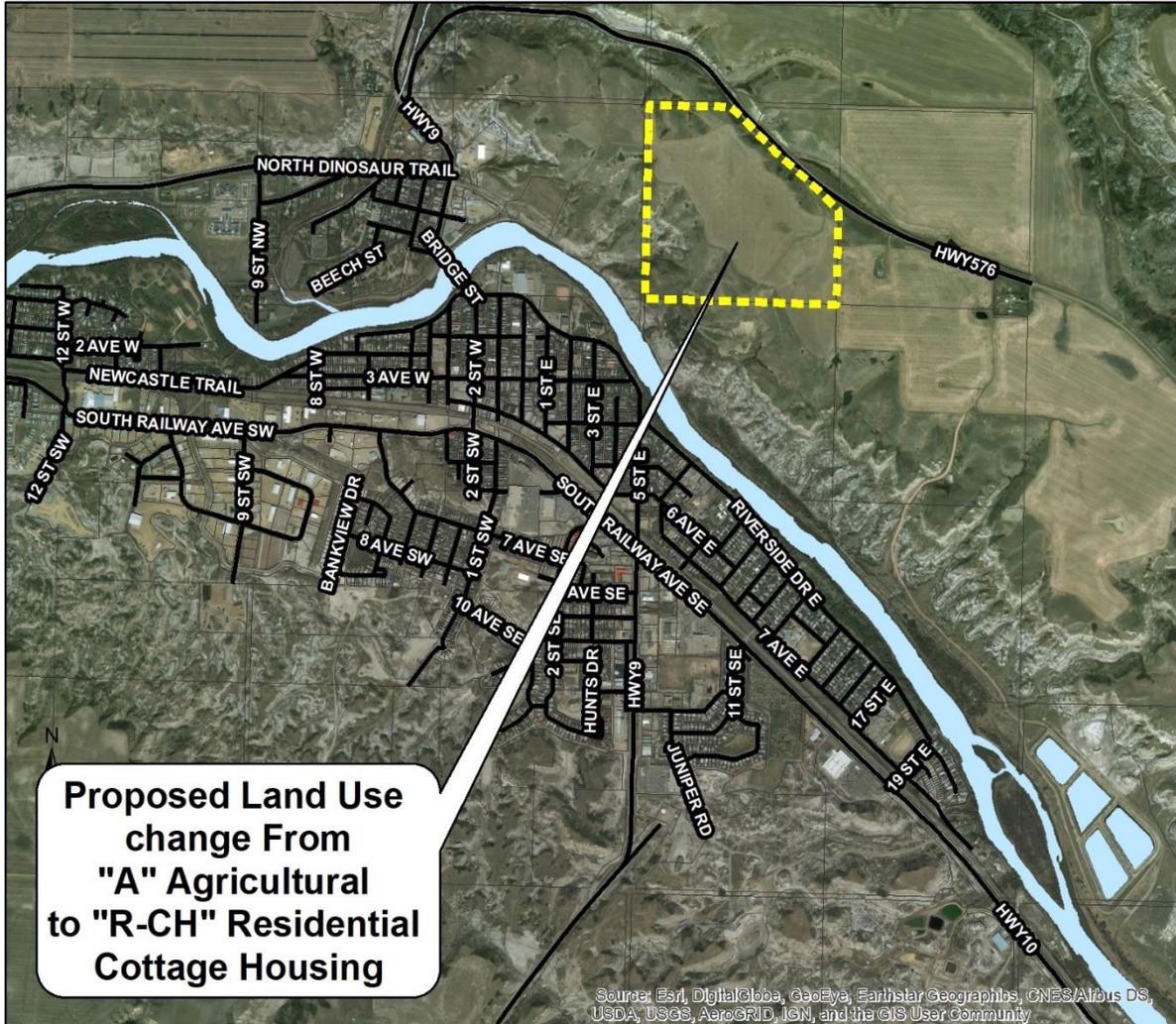
- **Alberta Health Services** (Letter attached as Appendix 6)- Comments included:
  - o No objections to the proposal provided that the development of this site includes an approved communal or municipal water and wastewater system.

**Recommendation to Council:**

The proposed redistricting is consistent with the MDP and LUB, as such PRMS recommends that Town Council approve Bylaw 01.20.

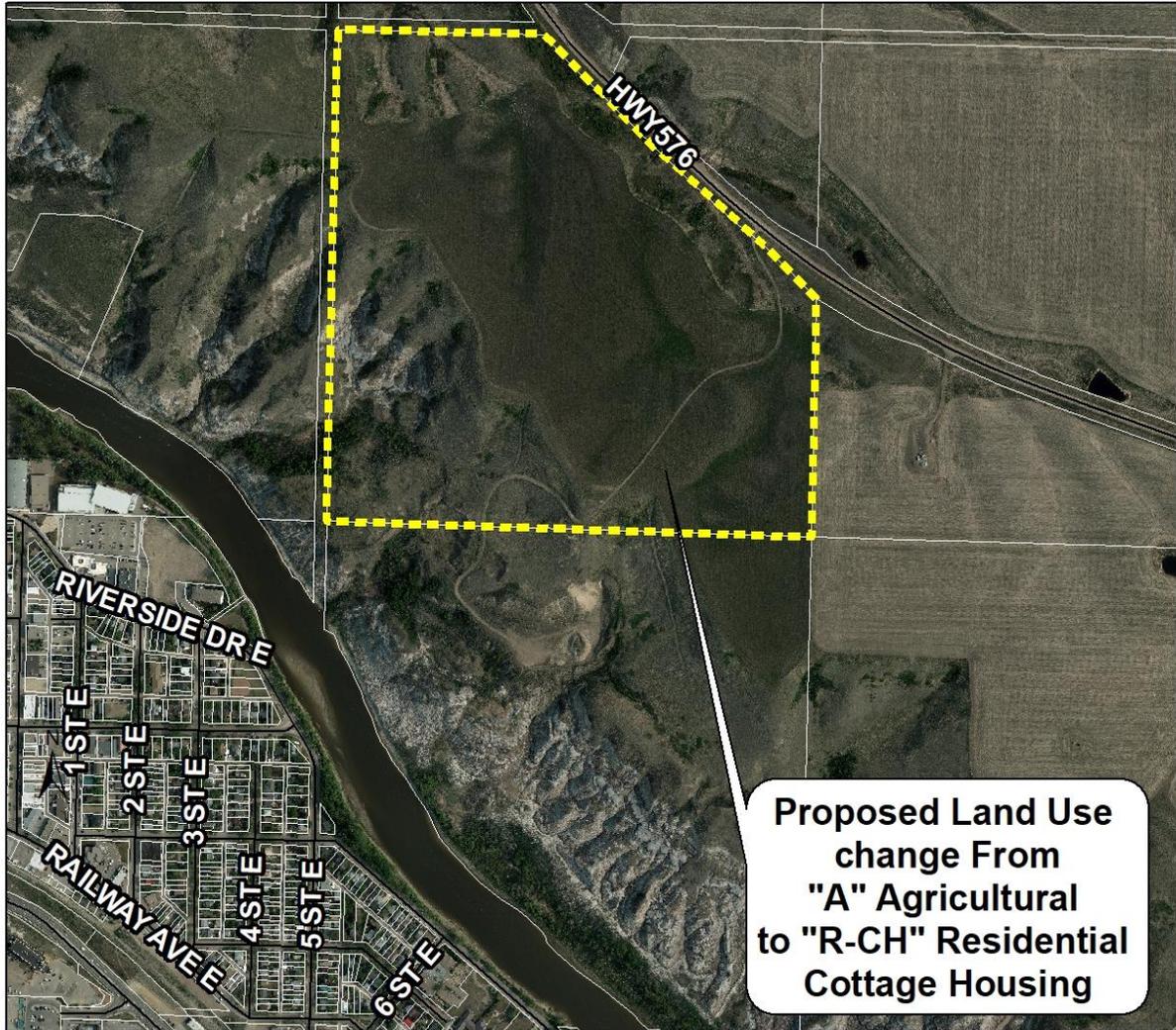


## Site Location





**PROPOSED LAND USE CHANGE A to R-CH**



## 37. A—Agricultural District

The purpose of this district is to provide a range of agricultural uses as well as recognizing the need for residential and other uses

### (a) Permitted Uses

- None

### (b) Discretionary Uses

- Accessory Buildings and uses
- Accessory Building – Portable
- Active and Passive Recreational Uses, where consistent with the general purpose of this district
- Agricultural Building
- Bed and Breakfast Establishment
- Boarding or Lodging House
- Commercial Tourist Development
- Communication Structure
- Campground
- Drinking Establishment – accessory to an associated principal use
- Dwelling - Manufactured home
- Dwelling - Modular home
- Dwelling – Moved on
- Dwelling – Ready to Move home (RTM)
- Dwelling - Single-detached
- Extensive agriculture, but not including confined feeding operations
- Fabric covered building
- Granny Suite

Amended:  
Bylaw # 06-09  
March 16, 2009

Amended:  
Bylaw # 17-10  
August 30, 2010

Amended:  
Bylaw # 05-14  
May 20, 2014

Amended:  
Bylaw # 18-12  
Jan 14, 2013

- Government institutions
- Gravel, sand and material excavation and storage
- Home occupation
- Horticulture nurseries
- Keeping of livestock in accordance with **Section 75, Table B**
- Kennel
- Market garden
- Media Production Services
- Natural resource extractive industries
- Permitted sign
- Public and Quai-public buildings and facilities
- Public utility building
- Radio, television and other communication towers
- Recreational facilities
- Recycling facility
- Restaurant – accessory to an associated principal use
- Secondary Suite
- Small Animal Care Centre
- Small Wind Energy System
- Storage Structure
- Veterinary clinic
- Work camp

Amended:  
Bylaw # 11-10  
April 23, 2010

Amended:  
Bylaw # 05-14  
May 20, 2014

**(c) Minimum Requirements**

1. Site Area:
  - (a) 8 ha (20 acres).

2. Width of Site:
  - (a) 100 m (330 ft.).
3. Front Yard:
  - (a) 7.6 m (25 ft.) adjacent to a municipal road; and
  - (b) 41 m (135 ft.) adjacent to a provincial highway without an intervening service road.
4. Side Yards:
  - (a) 4.57 m (15 ft.).
5. Rear yard:
  - (a) 7.6 m (25 ft.).

**(d) Maximum Limits**

1. One residential building per site except where the site is used exclusively for agriculture and the use requires an additional dwelling for farm help.

**(e) Accessory Buildings**

1. The location of accessory buildings shall conform to the minimum requirements and maximum limits of the “A”—Agricultural District.
2. Accessory buildings shall not be erected or placed within the minimum required front yard in accordance with the minimum requirements of the district.
3. The maximum gross floor area of an accessory building in this district shall be 232.25 m<sup>2</sup> (2500 ft<sup>2</sup>).
3. On corner lots, the distance between an accessory building and the street flanking the lot shall not be less than the side yard requirement for the principal building.
4. An accessory building shall not be used as a dwelling.
5. A structure that is attached to the principal building by a roof, floor or foundation is not an accessory building and is to be considered part of the principal building.
6. An accessory building shall be located at least 4.57 m (15 ft.) from any principal building.

Amended:  
Bylaw # 06-09  
March 16, 2009

7. The General Land Use Regulations (Section 48 a-f) shall not apply to the “A” - Agricultural District.
8. Agricultural Buildings are a separate land use and shall not be considered as accessory buildings.

**(f) Parking**

1. Parking and loading requirements shall be provided as determined necessary by the Municipal Planning Commission.

### 28. R-CH – Residential Cottage Housing District

The purpose and intent of this district is to provide for comprehensively designed cottage dwelling development and associated buildings and uses that may be seasonal or year-round occupancy within or adjacent to appropriate residential and/ or agricultural areas within the Town boundaries. Subdivision may be accomplished by means of a bare land condominium plan, cluster development on a single parcel with no individual titles, or fee-simple lots.

#### (a) Permitted Uses

- Common buildings such as recreation building, Laundromat, washroom/ shower facility and similar uses
- Cottage dwelling

#### (b) Discretionary Uses

- Accessory buildings and uses
- Accessory building - Portable
- Bed and breakfast establishment
- Communication structure
- Campground
- Cottage Dwelling Cluster
- Dwelling - Modular Home
- Home occupation
- Park Model
- Public utility building
- Parks and playgrounds
- Recreational Vehicle
- Small Animal Care Centre
- Small Wind Energy System

Amended:  
Bylaw # 05-14  
May 20, 2014

Amended:  
Bylaw # 06-09  
March 16, 2009

Amended:  
Bylaw # 11-10  
April 23, 2010

#### (d) Minimum Requirements

1. Site Area:
  - (a) Fully serviced cottage dwelling lots: 232 m<sup>2</sup> (2,500 sq. ft);

- (b) Fully serviced Cottage dwelling cluster: 186 m<sup>2</sup> (2,000 sq. ft) for each living unit;
  - (c) Non-residential uses at the discretion of the Municipal Planning Commission.
  - (d) Site areas may be modified at the discretion of the Development Authority provided compliance with the Building Regulations.
2. Front Yard:
- (a) 6.1 m (20 ft) for individual lots from a public road allowance;
  - (b) 3.5 m (12 ft.) from an internal road or parking area;
  - (c) At the discretion of Alberta Infrastructure and Transportation adjacent to Provincial Highways with a speed limit greater than 70 km/hr;
  - (d) 15.24 m (50 ft.) from service roads and highways with speed limits less than 70 km/hr.
  - (e) Other uses at the discretion of the Municipal Planning Commission.
3. Side Yard:
- (a) 1.2 m (4 ft) for individual residential lots;
  - (b) 3 m (10 ft) between recreational vehicles or park models within a cottage dwelling cluster and no recreational vehicle or park model shall be placed closer than 1.5 m (5 ft.) from a side property line;
  - (c) 0.91 m (3 ft) for accessory buildings;
  - (d) 3 m (10 ft) for any building on the street side of a corner lot.
4. Rear Yard:
- (a) 6.1 m (20 ft) for individual residential lots;
  - (b) 3 m (10 ft.) for bare land condominium parcels where a public open space is located adjacent to the rear property line;
  - (c) 3 m (10 ft) for accessory buildings accessing a laneway, otherwise 0.91 m (3 ft).
5. Floor Area:
- (a) 29.74 m<sup>2</sup> (320 sq. ft) for dwellings;

- (b) Minimum floor area may be reduced at the discretion of the Development Authority;
- (c) Other uses at the discretion of the Development Authority.

**(d) Maximum Requirements**

- 1. Height:
  - (a) 7.5 m (25 ft);
  - (b) 4.57 m (15 ft) for accessory buildings;
  - (c) Other uses at the discretion of the Development Authority.
- 2. Site Coverage:
  - (a) Dwelling units – 50%
  - (b) Accessory buildings – 15%
  - (c) Other uses at the discretion of the Development Authority

**(e) Parking**

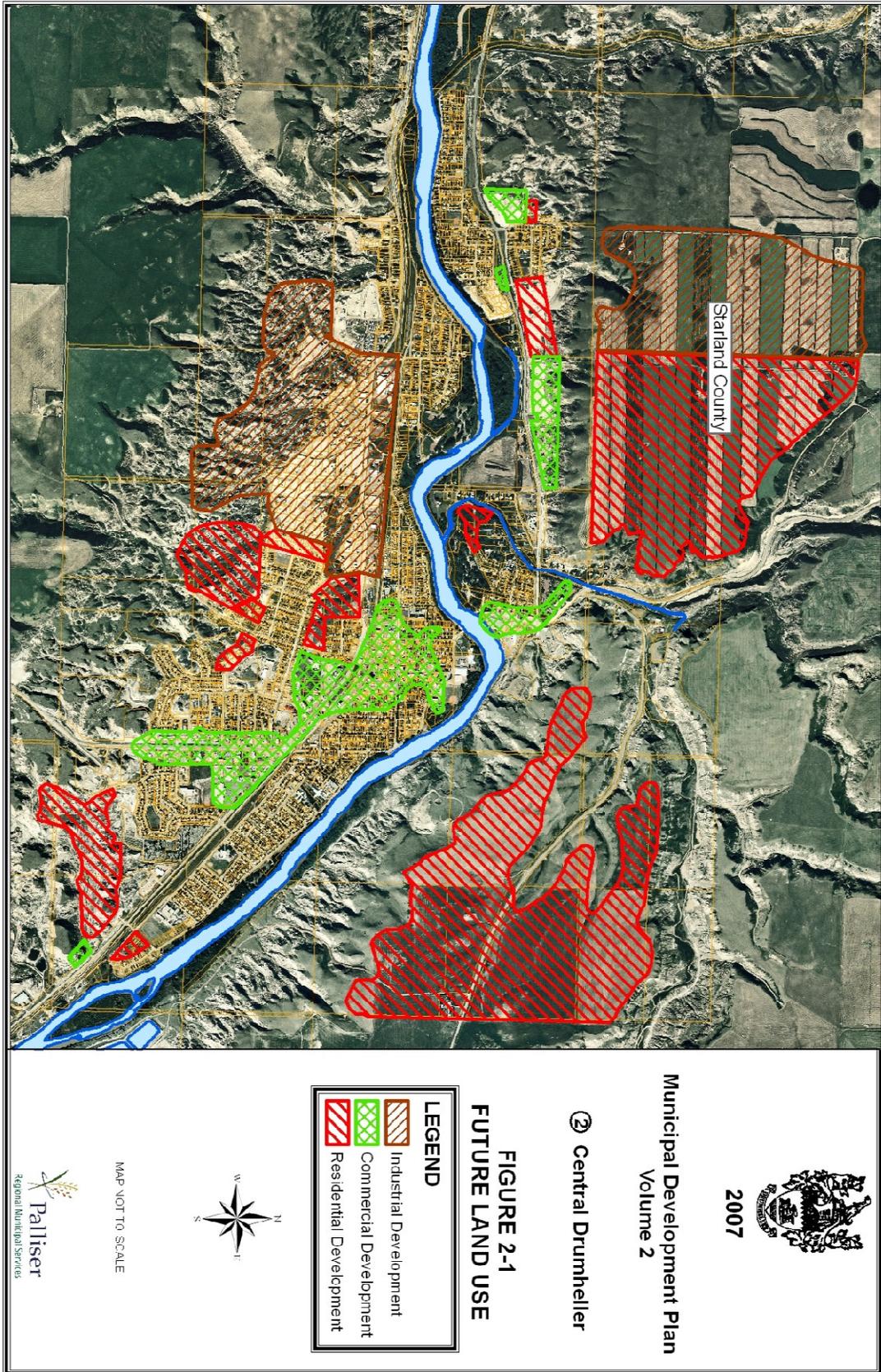
- 1. Parking shall be provided in accordance with Section 52.

**(f) Special Requirements**

Development and land use redesignation requests for the R-CH Residential Cottage Housing District shall require and/ or be characterized by:

- (a) The provisions of cottage dwellings which are smaller in scale than other low density residential developments;
- (b) Cottage dwellings may be seasonal or year –round occupancy and this should be a consideration for appropriate locations (i.e. flood risk area, low density residential areas);
- (c) Submission of a concept plan detailing all aspects of the development including adjacent land use compatibility and interfaces;
- (d) A high quality of aesthetics, building design, function, landscaping, materials and site design;
- (e) Comprehensively planned development that uses site and building design to integrate and interface with the surrounding low density residential district context, and
- (f) Location to be on a parcel that is immediately adjacent to other parcels that have a low density residential or agricultural land use designation.

- (g) No Permanent structures may be permitted on lands within the 1:100 year flood plain elevation.
- (h) All parcels shall be serviced by a public water and sanitary system and may, if a seasonal use proposal, be shallow depths with a similar design to a campground.



Randy, Mary, Shelley, Lisa and Jason James

██████████  
Drumheller, AB T0J0Y0

Palliser Regional Municipal Services  
115 Palliser Trail, PO Drawer 1900  
Hanna, AB T0J1P0

February 9, 2020

Devin Diano

Dear Sir,

Rezoning File No. 80-2020-001 NW 12-29-20-W4. Applicant Bob Doornenbal to rezone 58.4 hectares from A (Agriculture district) to R-CH (Residential-Cottage housing district).

Proposed rezoning NW 12-29-20-W4 to R-CH by Randy, Mary, Shelley, Lisa and Jason James.

We are writing in connection with the above application. We have attended a presentation on the proposed land zoning change and the construction of residential-cottage housing district. We wish to object to the rezoning and development of this residential-cottage housing. We are owners and farm operators of the E1/2 12-29-20-W4.

The NW 12-29-20-W4 has been agriculture area throughout history and up until recently has been crop land and a few years ago this land changed into hay ground. It has been an action by the provincial government that agriculture is the primary use of land throughout the province. The rezoning of this land could negatively impact normal farming practices in the area. Non farming neighbours may not understand farm practices and may object to odour, noises, dust and other realities of farming. This may result in negative interactions or neighbour disputes about normal farm practices. Farmers are facing greater challenges in local decision making as an increasing number of citizens have limited understanding of agriculture.

It is stated that these cottages can be used year round then according to bylaws all parcels shall be serviced by public water and sanitary systems. This is a major infrastructure development and if not done right, will impact the environment negatively. The land in this area is sandy and it will take a lot of water to keep the grass green and trees growing in each one of the lots. What is the water demand of a subdivision this big? And how is the sanitary systems going to be designed to not pollute the environment? This land is part of the Red Deer River watershed/Michichi Creek watershed and changes to the land will have a huge effect on these watersheds. This land is all sloped to the northeast and storm water and spring run off goes down the Verdant Valley and runs into the Michichi Creek. The run off due to changes of the land from agriculture to residential subdivision will be immense. The affect of human activity will create erosion on NW 12-29-20-W4 and in the ditches along highway 576 down the Verdant Valley hill. This may also add to flooding issues of the Michichi Creek areas that have already been experienced in the pass number of years. The impact of the changes to the land will affect wildlife species in the area. The Michichi Creek Watershed areas are home to burrowing owls and there has not been a species study that we know of to determine if there are burrowing owls on that land. This land

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is home to many other common animals from the area; such as deer, moose, coyotes, rabbits, hawks and bald headed eagles. This rezoning is going to impact all of these species. Also, if this area gets rezoned the new land uses (residential cottages) will affect the Michichi watershed through run off of people over fertilizing and spraying their lots.

We would also like to point out that the entrance of the NW12-29-20-W4 is half way up the Verdant Valley hill on highway 576. The proposed changes to the highway that would include having a small turning lane will not safely address the land farm equipment, farm super B grain trailers, gravel truck and oil tanks that use the road on a daily basis. These units are over 75 feet in length and it is common to see 2 or three of them climbing the hill at a time. It is unsafe for these trucks to stop on a hill (because there is a bunch of vehicles trying to enter their cottages) at any time. The busy time of year for farm activity (May long weekend, July long weekend, Aug long weekend and Sept long weekend) are also the busiest time for recreational property owners. I have travelled by a lot of different recreational areas and people have pedal bikes and like to go for walks and runs in the country. The Verdant Valley hill on Hiway 576 is narrow and not a safe place for people to bike ride and walk down the side of the road. Also, where the Highway 576 and Highway 56 and 9 north meet is now going to be an extremely busy intersection. This intersection getting used by that many people will not be safe. Big changes will need to happen (double lane through the intersection and maybe lights).

Farms all across Canada are experiencing issues of trespassers. This is a huge concern of ours if this rezoning occurs and the residential cottage development goes ahead. We are concerned with people entering our workplace and interfering with our lives. How do we keep that many people off our land? There is about 1 mile of our property (from Hiway 576 to the Red Deer River) that people can trespass onto our land. This is not safe. At seeding time (May), spraying time (May to Sept) and harvest time (Aug to Sept) we have large equipment operating in the field and do not have to worry about adults, children and pets being out in our field. Also, the pasture land down by the Red Deer River has been home to cattle over the years and could be used for cattle in the future, this is a dangerous area to take a walk if there are cattle over there. Also, a short walk down by the Red Deer River to the east will put people by the water lagoons and future solar farm. This is not a safe area for anyone (especially kids out exploring).

In the bylaws there is talk about setbacks (land left undisturbed for valley breaks). In the presentation there was talk about 200 feet - that is not sufficient enough. This should be at least 1000 feet plus, as the hills are always sliding and changing. Look at the large hill slide across from Nacmine area. The town and province is dealing with flood risk areas all over. I do not think in 20 years if the town rezones this area that they will want to deal with hill sliding areas and cottages. This setback is here to protect everyone. Also there is an old gravel pit on the hill side there is a setback of 300 m from the nearest residents in the current bylaws.

We would like to know if this rezoning is identified in the MDP that the Town of Drumheller has completed. And, how this rezoning will positively affect the natural environment (wildlife and Red Deer Watershed). This rezoning needs to be carefully considered as it will alter the natural area and the farming community forever. Also, has Starland County been contacted to discuss the proposed land rezoning changes as these changes will affect them? As this land is only ½ mile away from their county boundary. Starland county and Town of Drumheller should have an intermunicipal development plan (IDP) that would deal with any proposed changes to reduce conflicts and provide opportunities for collaboration and communication. Maintaining a healthy watershed to ensure a legacy of ecological integrity and environment sustainability is very important. Canada has a plan to reduce its carbon

footprint, and combat climate change but this development does not do that. It creates more of a footprint by disrupting the natural environment and expanding urban sprawl. There are other sites in Drumheller than would make more sense and would not disrupt the environment and farming region.

For the aforementioned reasons, we urge you to vote against this proposed rezoning of NW 12-29-20-W4 from Agricultural to R-CH.

Thanks for your consideration.

Sincerely,

Randy, Mary, Shelley, Lisa and Jason James

██████████  
Drumheller, AB T0J 0Y0  
██████████



February 13, 2020

Palliser Regional Municipal Services  
 115 Palliser Trail  
 P.O. Drawer 1900  
 HANNA, Alberta  
 T0J 1P0

ATTENTION: Devin Diano  
Planner

Dear Mr. Diano:

RE: Town of Drumheller Rezoning Application  
 Legal Description:

That portion of the NW-12-29-20-W4M which lies to the south west of the north east limit of the roadway as shown on plan 7042 BM containing 58.4 hectares (144.3 acres) more or less  
 Applicant: Bob Doornenbal (Authorized Agent)  
File No. 80-2020-001

I have no objections to the above-noted application to amend the Town of Drumheller Land Use Bylaw 10-08 by redistricting the subject property from A (Agricultural District) to R-CH (Residential-Cottage Housing District), provided that the development of this site includes an approved communal or municipal water and wastewater system.

If you have any questions regarding my comments, please do not hesitate to call me at the Drumheller office of Alberta Health Services 1-403-823-3341.

Yours truly,

A handwritten signature in black ink, appearing to read "K Lee".

Keith Lee, CPHI(C)  
 Executive Officer/  
 Public Health Inspector



Office of the Operations Manager  
Central Region  
Hanna District

P.O. Box 1300  
Hanna, Alberta  
Canada T0J 1P0

Telephone 403/854-5550  
Fax 403/854-3086

February 12, 2020

Our File: 2512-1  
Your File: 80-2020-001

Devin Diano  
Palliser Regional Municipal Services  
P.O. Drawer 1900  
HANNA, AB T0J 1P0

Dear Mr. Diano:

Re: Proposed Rezoning Application  
NW 12-29-20-W4M  
Plan 7042 BM  
Town of Drumheller  
Applicant: Bob Doornenbal (Authorized Agent)

Thank you for your letter dated February 3, 2020 requesting comments and recommendations regarding the rezoning application.

This proposed rezoning should have no significant impact on the highway network therefore the department has no concerns with the rezoning. Future development because of this rezoning does have the potential to affect the highway network. Alberta Transportation will require that potential access improvements to this parcel be considered, as well as roadside development setbacks and standards as development occurs. The applicant has been in contact with Alberta Transportation regarding these requirements.

Alberta Transportation requires that any appeal of this subdivision be referred to the Municipal Government Board (section 678(2) of the Municipal Government Act). If you have any questions, please call me at (403) 854-5560.

Yours truly,

Michele Buchwitz  
Development and Planning Technologist

MB:lg



February 3<sup>rd</sup>, 2020

File No. 80-2020-001

**RE: Town of Drumheller Rezoning Application**

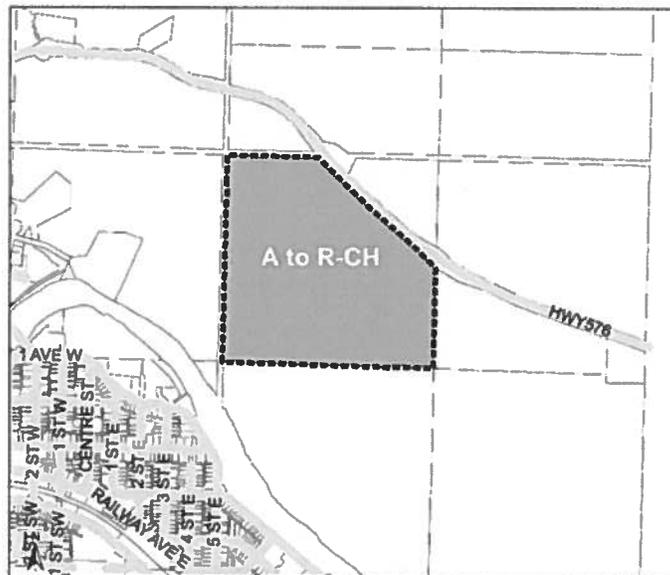
**Legal Description:** That portion of the NW-12-29-20-W4 which lies to the south west of the north east limit of the roadway as shown on plan 7042 BM containing 58.4 hectares (144.3 acres) more or less

**Applicant:** Bob Doornenbal (Authorized Agent)

You are being circulated this application as a service supplier or agency that may potentially be affected by a redistricting (rezoning) proposal at the legal description of that portion of the NW-12-29-20-W4 which lies to the south west of the north east limit of the roadway as shown on plan 7042 BM containing 58.4 hectares (144.3 acres) more or less, in the Town of Drumheller. We respectfully request your comments on the application by **Friday, February 14<sup>th</sup>, 2020.**

The application proposes to amend The Town of Drumheller Land Use Bylaw 10-08 by redistricting the subject property from A (Agricultural District) to R-CH (Residential-Cottage Housing District). The purpose of the rezoning is to accommodate the development of a three-season private recreational community consisting of recreational vehicles, park models and cottages. The location of the rezoning is identified below:

**PROPOSED LAND USE BYLAW AMENDMENT  
BYLAW 01.20**



 Amendment Area

**LEGAL:** That portion of the NW-12-29-20-W4 which lies to the south west of the north east limit of the roadway as shown on plan 7042 BM containing 58.4 hectares (144.3 acres) more or less

**From:** Agricultural District (A)  
**To:** Residential-Cottage Housing District (R-CH)



Should you wish to address Council in person regarding the application, a Public Hearing date has been set for **Tuesday, February 18<sup>th</sup>, 2020 at 5:30pm** in the Town of Drumheller Council Chambers - 224 Centre Street, Drumheller, Alberta T0J-0Y4.

Please be advised that the personal information in submissions made, is collected under the authority of the Alberta Freedom of Information and Protection of Privacy \*FOIP) Act, Section 33(c) and subsequent versions of the Act. All submissions provided to the Village Council will be publicly available, in accordance with Section 40(1) of the FOIP Act.

Please submit your response with reference to the above noted file number to:

**Via Email:**

Devin Diano

[ddiano@palliserservices.ca](mailto:ddiano@palliserservices.ca)

or

**Via mail:**

Palliser Regional Municipal Services

115 Palliser Trail, P.O. Drawer 1900

Hanna, AB, T0J-1P0

If you have any questions regarding this proposal, please do not hesitate to contact our office.

Regards,

A handwritten signature in blue ink that reads "D. Diano".

Devin Diano

*Planner*

Palliser Regional Municipal Services

Email: [ddiano@palliserservices.ca](mailto:ddiano@palliserservices.ca)

Phone: 1-877-854-3371 – Ext 6



**Town of Drumheller**

**BYLAW NUMBER 01.20**

BEING A BYLAW TO AMEND LAND USE BYLAW 10-08 FOR THE TOWN OF DRUMHELLER IN THE PROVINCE OF ALBERTA.

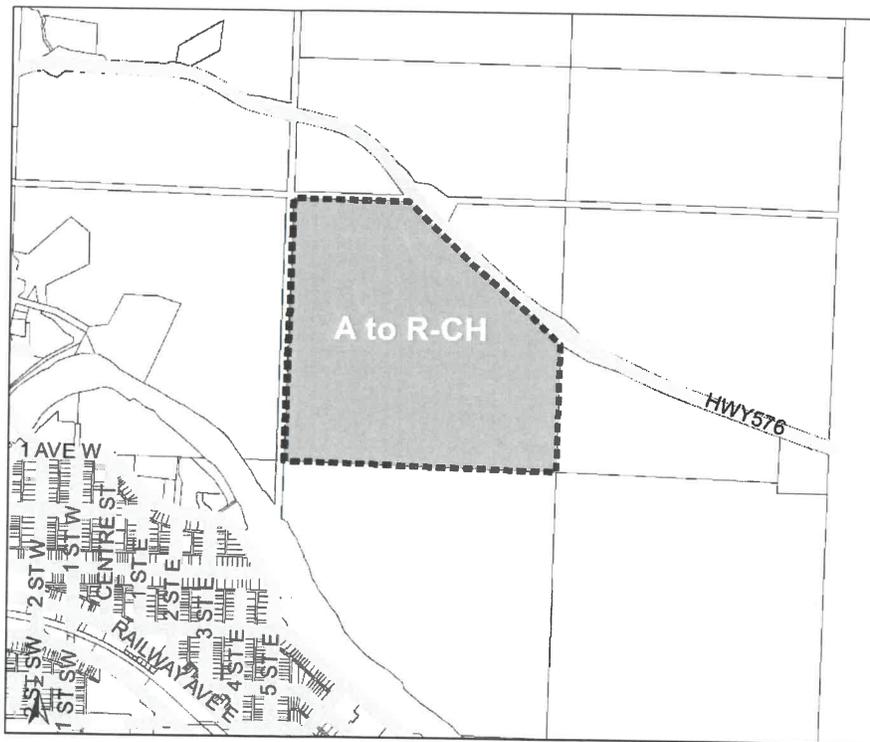
**WHEREAS** pursuant to the provision of Section 639 of the *Municipal Government Act*, RSA 2000, Chapter M-26, the Council of the Town of Drumheller (hereinafter called the Council), has adopted Land Use Bylaw No. 10-08;

**AND WHEREAS** the Council deems it desirable to amend Land Use Bylaw 10-08; and

**NOW THEREFORE** the Council hereby amends Land Use Bylaw 10-08 as follows:

In Schedule A, Land Use Districts Map, re-designate that portion of the NW-12-29-20-W4 which lies to the south west of the north east limit of the roadway as shown on plan 7042 BM containing 58.4 hectares (144.3 acres) more or less, in the Town of Drumheller, from Agricultural District (A) to Residential-Cottage Housing District (R-CH) as shown on the plan below:

**PROPOSED LAND USE BYLAW AMENDMENT  
BYLAW 01.20**



**LEGAL:** That portion of the NW-12-29-20-W4 which lies to the south west of the north east limit of the roadway as shown on plan 7042 BM containing 58.4 hectares (144.3 acres) more or less

**From:** Agricultural District (A)  
**To:** Residential-Cottage Housing District (R-CH)

**AGENDA ITEM #6.1.**

READ A FIRST TIME THIS \_\_\_<sup>th</sup> DAY OF \_\_\_\_\_, 2020

READ A SECOND TIME THIS \_\_\_<sup>th</sup> DAY OF \_\_\_\_\_, 2020.

READ A THIRD TIME AND PASSED THIS \_\_\_<sup>th</sup> DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER



**Land Use Bylaw/ Statutory Plan Amendment  
Application Form**

FOR OFFICE USE ONLY			
Date received:		File Number	
Date accepted as complete:		Receipt Number:	Fee Paid:

**OWNER AND APPLICANT INFORMATION**

Name of Registered Owner : <u>M &amp; D Sands Inc</u>			
Phone: Home /Cell: <u>403-823-0050</u>	Address: <u>Box 810</u>		
Work / Fax: _____	City: <u>Rosedale</u>	Province <u>AB</u>	
Email Address: <u>dssands84@gmail.com</u>	Postal Code <u>T0J 2V0</u>		
Name of Agent Authorized to Act On Behalf of Registered Owner : <u>Bob Doornenbal</u>			
Phone: Home /Cell: <u>403-671-3291</u>	Address: <u>672 River Heights Crescent</u>		
Work / Fax: _____	City: <u>Cochrane</u>	Province <u>AB</u>	
Email Address: <u>mrbobdoo@gmail.com</u>	Postal Code <u>T4C 0R7</u>		

**LEGAL LAND DESCRIPTION**

Qtr / LSD	Sec.	Twp.	Rge.	Meridian	Lot:	Block:	Plan:
NW	12	29	20	W 4 <sup>th</sup> M			
<b>MUNICIPALITY</b>					Drumheller		

**LAND USE**

Existing Use of Land	<input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Recreational Other: _____
Proposed Use of Land	<input type="checkbox"/> Agriculture <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Recreational Other: <u>Residential Cottage Housing District</u>
<b>TO THE COUNCIL AND PALLISER REGIONAL MUNICIPAL SERVICES, PLEASE ACCEPT THIS APPLICATION TO:</b> Amend from <u>Agriculture</u> to <u>Residential Cottage Housing District</u>	

<b>SIZE OF THE EXISTING PARCEL (S)</b> <u>139 acres</u>  <b>PROPOSAL:</b> <u>To build a 3 season private recreational community consisting of recreational vehicles, park models and cottages. Development, servicing and maintenance will be the sole responsibility of the developer and subsequently the Co-owners Association upon completion</u>  I / WE SUBMIT THE FOLLOWING IN SUPPORT OF MY/OUR APPLICATION: _____  <div style="text-align: right;">(Attach any additional information.)</div>
--

I / We certify that the information given on this form and attachments hereto are full and complete and are to the best of my/our knowledge a true statement of the facts concerning this application, and I / we are the registered owner(s).

**REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF**

I Bob Doornenbal hereby certify that  I am the registered owner, or  
 (Print Full Name)  I am the agent authorized to act on behalf of the registered owner  
 and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

Address Cochrane, AB (Signed) [Signature]  
 Phone No. 1-403-671-3291 Date January 8, 2020

**RIGHT OF ENTRY**

I hereby authorize representatives of Palliser Regional Municipal Services and referral agencies to enter my land for the purpose of conducting a site inspection with respect to my subdivision application.  
 This right is granted pursuant to Section 653(2) of the Municipal Government Act.

\_\_\_\_\_  
Registered Owner's Signature

*Further information may be provided by the Applicant on the reverse of this form.*

**Mail or deliver the completed application form, detailed sketch and required fee to:**

115 Palliser Trail, P.O. Drawer 1900, Hanna, Alberta T0J 1P0  
 tel 403-854-3371 fax 403-854-4684 toll free 1-877-854-3371 www.palliserservices.ca



**Land Use Bylaw/ Statutory Plan Amendment  
Application Form**

**PURPOSE OF THE PROPOSED AMENDMENT (Attach a detailed sketch if related to a specific parcel of land)**

In the space below please provide a detailed summary of the purpose of your amendment application. Then attach a detailed sketch that **must show the location, dimensions, and boundaries of the proposed amendment** in relation to the existing title. The sketch should also **show all buildings, structures and other improvements on the land**, and indicate if they are to remain or to be demolished; the location of any existing sewage disposal systems on the land, the location of any wells, and the location of other features such as shelter belts, railways, creeks or other waterbodies, low land, other significant natural features, and any rights of way.

The currezoning of this land as Agriculture does allow for campground as a discretionary use. Campground is defined as "a recreational development for the purpose of providing temporary accomodation for recreational vehicles or tents". Camping has changed from the transient weekender to families who want to get in the car and go without hooking up and hauling the large RV's they have today. Upgrading this zoning to RCHD allows families to own title to their RV, park model or recreational cottage site for sporadic or extended use throughout spring, summer and fall. Having title to a small recreational property adds pride of ownership and belonging to a likeminded community, all within well defined boundaries and regulations set forth in both the zoning requirements and the Co-owners Association bylaws. Re-zoning to RCHD will also greatly benefit the Drumheller area both economically and in the practical sense that long term recreational site owners do indeed contribute to and become part of the greater community as well.

See attached aerial photo and land perimeters. Parcel B is the land for proposee rezoning

**THE FOLLOWING SHOULD ACCOMPANY THIS APPLICATION**

1. A photocopy of the title for the property.
2. A non-refundable **application fee** made **payable to Palliser Regional Municipal Services**

**THIS SECTION FOR OFFICIAL USE:**

**DECISION: Circulated (date)** \_\_\_\_\_

**Public Hearing (date)** \_\_\_\_\_

**1<sup>st</sup> Reading of Bylaw No.** \_\_\_\_\_ **(date)** \_\_\_\_\_

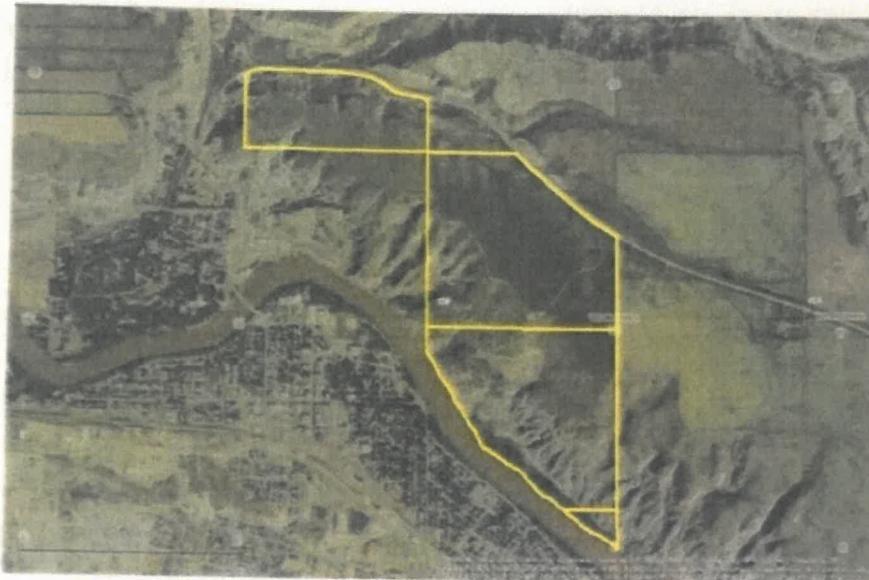
**2<sup>nd</sup> Reading of Bylaw No.** \_\_\_\_\_ **(date)** \_\_\_\_\_

**The reasons for this decision are stated in the attached memorandum**

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
(Authorized Officer of Approving Authority)

**Mail or deliver the completed application form, detailed sketch and required fee to:**

115 Palliser Trail, P.O. Drawer 1900, Hanna, Alberta T0J 1P0  
tel 403-854-3371 fax 403-854-4684 toll free 1-877-854-3371 www.palliserservices.ca



Reference #: C12593

Type of Property: Vacant Land (Currently used for Agriculture)

Date of Valuation: August 9, 2016

Size of Land:  
 Parcel A: SE 14-29-20-W4M  
 Parcel B: NW 12-29-20-W4M  
 Parcel C: SW 12-29-20-W4M  
 Parcel D: Ptn. NW 1-29-20-W4M

and Use Classification:  
 Parcel A, C and D are UT – Urban Transitional District  
 Parcel B is A – Agricultural District

estimated Highest and Best Use: See discussion of Highest and Best Use in the body of this report

Parcel	Legal	Size (acres)	CLI Rating	Value
A	SE 14-29-20-W4M	60.91	7 <sup>8t</sup> , 6 <sup>2m</sup>	
B	NW 12-29-20-W4M	138.857	7 <sup>8t</sup> , 6 <sup>2m</sup> , 4t	
C	SW 12-29-20-W4M	120.60	7 <sup>8t</sup> , 6 <sup>2m</sup> , 4t, 8b	
D	Ptn. NW 1-29-20-W4M	4.30	8b	



January 14, 2020

To whom it may concern:

Please allow this to serve as notice that we, Dale and Suzanne Sands, owners of M & D Sands Inc., appoint Bob Doornenbal as agent on our behalf for all matters, costs, liabilities and information relating to any development permits and applications for the following properties:

SE 14-29-20-W4M  
NW 12-29-20-W4M  
SW 12-29-20-W4M  
Ptn. NW 1-29-20-W4M



Dale Sands



Suzanne Sands



January 8, 2020

To whom it may concern,

Pease allow this to serve as notice that we, Dale and Suzanne Sands, have given first right of refusal to Bob Doornenbal any corporations or subsidiaries he represent to purchase and develop the following properties:

- SE 14-29-20-W4M
- NW 12-29-20-W4M
- SW 12-29-20-W4M
- Ptn. NW 1-29-20-W4M

As the legal owners we hereby appoint them as agent on our behalf for all matters, costs, liabilities and information relating to any development permits and applications for all of these properties.

Regards,

---

Dale Sands

---

Suzanne Sands





<b>Abandoned Well Map</b>	Base Data provided by: Government of Alberta	
	Author      XXX	Printing Date:    1/9/2020
<b>Legend</b> ◆ Abandoned Well (Large Scale) ○ Revised Well Location (Large Scale) — Revised Location Pointer — Road Paved — Road Gravel — Road Other — Driveway - - Winter Road or Truck Trail — Unimproved or Unclassified Road Rail Line + Rail Line	Date Date (if applicable)	
	The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <a href="http://www.aer.ca/copyright-disclaimer">http://www.aer.ca/copyright-disclaimer</a> .	
	Scale:      9,027.98 0.14 Kilometers    0 	Projection and Datum: WGS84 Web Mercator Auxiliary Sphere





**LAND TITLE CERTIFICATE**

**S**  
**LINC**                      **SHORT LEGAL**                      **TITLE NUMBER**  
 0032 175 540              4;20;29;12;NW                      071 012 235 +6

**LEGAL DESCRIPTION**

THAT PORTION OF THE NORTH WEST QUARTER OF SECTION 12  
 IN TOWNSHIP 29  
 RANGE 20  
 WEST OF THE FOURTH MERIDIAN  
 WHICH LIES TO THE SOUTH WEST OF THE NORTH EAST LIMIT OF  
 THE ROADWAY AS SHOWN ON PLAN 7042 BM  
 CONTAINING 58.4 HECTARES (144.3 ACRES) MORE OR LESS  
 EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES (MORE OR LESS)
ROAD	8311244	2.06	5.1
ROAD	0710107	0.139	0.343

EXCEPTING THEREOUT ALL MINES AND MINERALS

**ESTATE: FEE SIMPLE**

**MUNICIPALITY: TOWN OF DRUMHELLER**

**REFERENCE NUMBER: 931 223 394 +3**

-----  
**REGISTERED OWNER(S)**  
**REGISTRATION      DATE (DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION**  
 -----

071 012 235      09/01/2007      ROAD PLAN

**OWNERS**

M & D SANDS INC.  
 OF BOX 810  
 ROSEDALE  
 ALBERTA T0J 2V0

-----  
**ENCUMBRANCES, LIENS & INTERESTS**

**REGISTRATION**  
**NUMBER      DATE (D/M/Y)      PARTICULARS**  
 -----

283IR      .      27/11/1962 CAVEAT

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 071 012 235 +6

REGISTRATION

-----  
 NUMBER      DATE (D/M/Y)      PARTICULARS  
 -----

CAVEATOR - CANADIAN UTILITIES LIMITED.

542JE .      12/11/1964 CAVEAT  
 CAVEATOR - CICT SUB INC.  
 222-23 STREET N.E.  
 CALGARY  
 ALBERTA T2E7N2  
 AFFECTED PLAN:              3032JK  
 "PTN WITHIN TELEVISION TOWER SITE"  
 (DATA UPDATED BY: CHANGE OF NAME 001217234)  
 (DATA UPDATED BY: TRANSFER OF CAVEAT  
 001217241)

3808JC .      18/11/1964 CAVEAT  
 CAVEATOR - CICT SUB INC.  
 222-23 STREET N.E.  
 CALGARY  
 ALBERTA T2E7N2  
 AFFECTED PLAN:              3032JK  
 "PTN DESCRIBED"  
 (DATA UPDATED BY: CHANGE OF NAME 001217234)  
 (DATA UPDATED BY: TRANSFER OF CAVEAT  
 001217240)

751 061 474      19/06/1975 UTILITY RIGHT OF WAY  
 GRANTEE - BIG COUNTRY GAS CO-OP LTD.

891 118 879      26/06/1989 UTILITY RIGHT OF WAY  
 GRANTEE - STARLAND COUNTY.  
 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
 OF WAY 061340301)

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
 ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
 TITLE REPRESENTED HEREIN THIS 8 DAY OF  
 JANUARY, 2020 AT 04:34 P.M.

ORDER NUMBER:      38612281

CUSTOMER FILE NUMBER:      80-2020-001



\*END OF CERTIFICATE\*

( CONTINUED )

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