

Town of Drumheller

COMMITTEE OF THE WHOLE MEETING

AGENDA

Monday, November 18, 2019 at 4:30 PM
Council Chambers, Town Hall
224 Centre Street, Drumheller, Alberta



Page

1. CALL TO ORDER
2. REVIEW OF STRATEGIC PLAN WORK PRIORITIES
3. DELEGATIONS

- 2 - 4
- 3.1 Badlands Amphitheater - Vance Neudorf
[Badlands Federal Grant Letter](#)
[Badlands Art Centre](#)
[Badlands Arts Centre Donation Form](#)

4. REPORTS FROM ADMINISTRATION

4.1 CAO'S REPORT

- 5 - 7
- 4.11 Offsite Levy By-law Discussion
[Off-site Levy Comparison](#)
[Bylaw 31-98 Offsite Levy](#)

4.2 DEPUTY CAO/DIRECTOR OF CORPORATE SERVICES' REPORT

4.3 DIRECTOR OF INFRASTRUCTURE SERVICES' REPORT

- 4.31 Parking Sign Policy (Handicap) Discussion - Dave Brett

4.4 DIRECTOR OF EMERGENCY / PROTECTIVE SERVICES' REPORT

4.5 MANAGER OF ECONOMIC DEVELOPMENT

4.6 COMMUNICATIONS OFFICER

5. ANNUAL BUDGET REVIEW

6. IN-CAMERA MATTERS

7. ADJOURNMENT



Badlands Amphitheatre
Box 457, Drumheller
Alberta, T0J 0Y0
403-823-2001

October 18, 2019

The Canadian Badlands Passion Play Society recently secured a \$200,000 Federal Grant to construct a Badlands Amphitheatre Event Hall at the site (see attached Executive Summary of the project). When completed the new building will open many new avenues for the Badlands Amphitheatre to create new year-long events in Drumheller.

In order to complete the building we need to raise a matching amount in cash donations to the project. We would respectfully request that the Town assist us in this project with a donation of \$20,000 (5% of the overall project).

If you have any questions I would be pleased to join you for a council meeting or you can call my cell phone at 403-425-0303.

Sincerely yours,

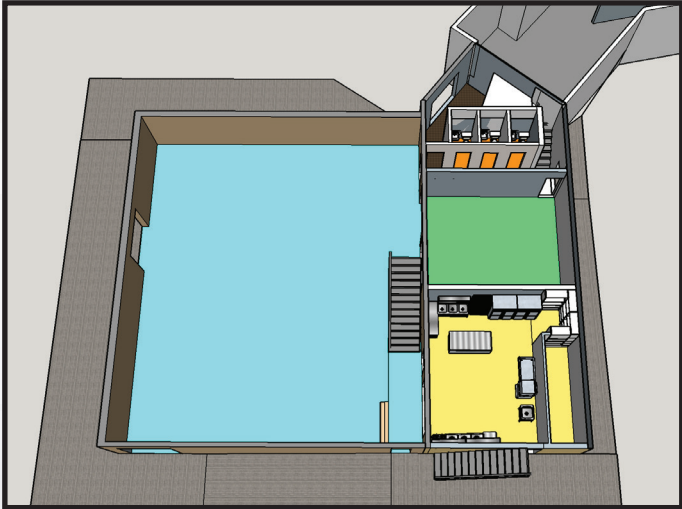
Vance Neudorf
Executive Director

BADLANDS ARTS CENTRE



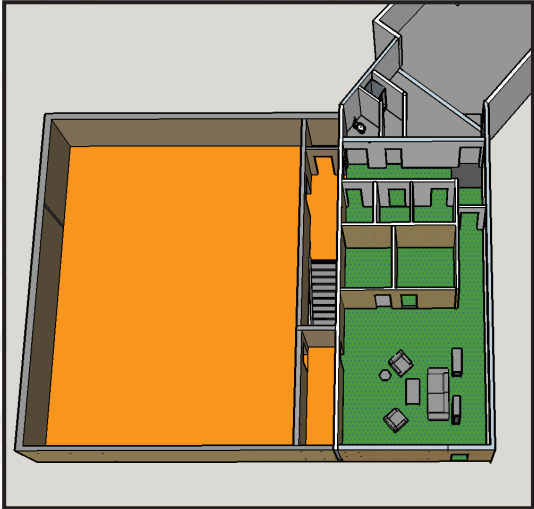
Thanks to a matching federal government grant, the new Badlands Arts Centre is being built adjacent to our existing Production Center. This addition, along with an improved kitchen and added washrooms will allow the Arts Centre to develop year round events at Badlands Amp site. The Arts Centre will open up many new possibilities in serving our growing audiences which in turn will increase our economic impact in the heart of the Canadian Badlands. The Badlands Arts Centre will provide weather protection for both our audience and our actor rehearsals. It will enable us to protect our audience in a safe, indoor space if we need to wait for a storm to pass by.

The Arts Centre is an important addition to ensure the ongoing success of the Badlands Amphitheatre. To build it we are raising \$200,000 in matching funds and another \$200,000 in volunteer labour and gift-in-kind donations. We would appreciate your assistance in this milestone project at the Badlands Amp.



GROUND FLOOR SPACES

The new Event Centre (teal) is connected to the existing building which will be renovated to house the new kitchen (yellow), gift shop (green), and washrooms (orange).



SECOND FLOOR SPACES

The existing production offices (gray) will be connected to the upper seminar and rehearsal spaces (orange) through to the production offices and washroom spaces (green).

BADLANDS ARTS CENTRE

Key Donor form

Personal Name: _____

Company Name: _____

Address: _____

City: _____ Prov. _____ Postal Code: _____

Donations under \$1000 will be recognized on a listing in the 2020 Badlands Passion Play program. There will also be a Key Donor Plaque in the reception area of the new building listing all donations of \$1000 or more.

Please indicate your recognition preference below.

- Please list our donation under the Company name.
- Please list our donation under the Personal name.
- Please list the donation in memory of: _____
- Please do not list our donation and keep it anonymous.

The donation categories on the Key Donor Plaque will be as follows:

- \$1,000 - \$4,999
- \$5,000 - \$9,999
- \$10,000 - \$19,999
- \$20,000 - \$29,999
- \$30,000 - \$49,999
- \$50,000 - \$99,999
- \$100,000 and over.

Enclosed please find our donation to the new Event Hall in the amount of \$ _____

Thank you for your support. Your donations to this project are greatly appreciated.

The Canadian Badlands Passion Play Society is a not-for-profit charitable organization, and will send you a tax receipt.
Charitable registration number - 13148 8223 RR0001

Off-Site Levy Comparison

Community		Total
Town of Blackfalds (2015)		\$90,124/Ha
Town of Devon (2014)		\$98,687/Ha
City of Lacombe (2014)		\$18,874 to \$123,485/Ha
Town of Sylvan Lake (2007)		-\$133,000/Ha
Lacombe County Joint Economic Area (2014)		-\$80,000/Ha (Wat. and San. Only)
City of Red Deer (2013)		\$197,379/Ha
City of Camrose (2008)		\$61,997/Ha
Town of Rocky Mountain House	Residential	\$33,631/Ha
	Commercial	\$28,855/Ha
Town of Penhold (2012)		-\$65,000/Ha
City of Wetaskiwin (2005)		-\$30,510/Ha

TOWN OF DRUMHELLER

BY-LAW NO. 31-98

BEING A BY-LAW OF THE TOWN OF DRUMHELLER, IN THE PROVINCE OF ALBERTA TO AUTHORIZE A LEVY OF OFF-SITE COSTS ON UNDEVELOPED LANDS WITHIN THE TOWN THAT ARE TO BE DEVELOPED FOR RESIDENTIAL, COMMERCIAL OR INDUSTRIAL PURPOSES.

WHEREAS new development of residential, commercial and industrial sites within the Town have required and will continue to require expansion of water supply, treatment of sewage facilities, sanitary sewage treatment and disposal facilities, storm drainage facilities or for land in connection with any of the foregoing;

AND WHEREAS it is deemed just and reasonable that new development should bear a fair portion of the cost of expanding such facilities;

NOW THEREFORE the Council of the Town of Drumheller, duly assembled and under the authority of Section 76 (1) of the Planning Act being Chapter P-9 of the Statutes of Alberta 1989 enacts as follows:

- (a) The Town is hereby authorized to impose and collect against land that is being developed for residential, commercial, industrial or other purposes an off-site levy in an amount equal to the greater of:
 - (i) \$500.00 for each unit of housing provided, or
 - (ii) 50 cents a square foot of the total gross floor area of each unit of housing or other building calculated on the basis of the external dimensions of the building,
 - (iii) \$2,000.00 an acre on the gross acreage of the lands being developed.unless otherwise authorized by Council.
- (b) That such fees shall be levied and paid prior to the issuance of a development permit or a building permit or that the party applying for the development permit or building permit enter into an agreement with the Town with respect to the payment of the levy.
- (c) That such fees shall be in addition to any fees required for the development and building permit;

- (d) That all funds derived from the application of this By-law shall be set up as a reserve fund for use in retiring in part of the annual payment of debenture and interest on borrowing for the treatment facilities as outlined in this By-law and for such other further capital expenditures as Council may deem necessary.
- (e) This By-law shall repeal Bylaw 19-95 of the City of Drumheller.

READ A FIRST TIME this 14th of September, A.D., 1998.

READ A SECOND TIME this 14th of September, A.D., 1998.

READ A THIRD AND FINAL TIME this 14th of September, A.D., 1998.

Mayor

Chief Administrative Officer