



TOWN OF DRUMHELLER
REGULAR COUNCIL MEETING

AGENDA

TIME & DATE: 4:30 PM – Monday, August 11, 2025

LOCATION: Council Chambers, 224 Centre St., via Teams Platform, and
[Live Stream on Drumheller Valley YouTube Channel](#)

1. CALL TO ORDER

2. OPENING COMMENTS

Announcement of Special Council Meeting – August 18, 2025

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 **Agenda for the August 11, 2025, Regular Council Meeting**

Proposed Motion: That Council adopt the agenda for the August 11, 2025, Regular Council Meeting, as presented.

5. MEETING MINUTES

5.1 **Minutes for the July 21, 2025, Regular Council Meeting**

[Regular Council Meeting – July 21, 2025 – Draft Minutes](#)

Proposed Motion: That Council approves the minutes for the July 21, 2025, Regular Council Meeting, as presented.

COUNCIL BOARDS AND COMMITTEES

DELEGATIONS

6. PUBLIC HEARING AT 5:30 P.M.

6.1 **Proposed Municipal Development Plan Amending Bylaw #26.25**

[Briefing Note](#)

[Bylaw #26.25 - Municipal Development Plan Amending Bylaw \(1st Reading\)](#)

[Consolidated Municipal Development Plan Bylaw #17.20](#)

[\(Draft\) Consolidated Municipal Development Plan Bylaw #17.20 \(including proposed amendments from Bylaw #26.25\)](#)

[Written Submission – Wheatland County](#)

Proposed Motion: That the Public Hearing for proposed Municipal Development Plan Amending Bylaw #26.25 be opened at ____ p.m.

Proposed Motion: That the Public Hearing for proposed Municipal Development Plan Amending Bylaw #26.25 be closed at ____ p.m.

7. REPORTS FROM ADMINISTRATION

INFRASTRUCTURE SERVICES

7.1 **Director of Infrastructure Services**

7.1.1 **Infrastructure Services – 2025 Q2 Quarterly Report**

[Briefing Note](#)
[2025 Q2 Quarterly Report Presentation](#)

Proposed Motion: That Council accepts the 2025 Q2 Quarterly Report of the Infrastructure Services Department, as information.

7.1.2 **Downtown Streetscape Improvement Task Force Appointments**

[Request for Decision](#)
[Bylaw #22 – Downtown Streetscape Improvement Task Force Bylaw](#)
[Tracy Gendron Application – redacted](#)
[Patti Richardson Application – redacted](#)
[John Shoff Application – redacted](#)
[Chris Lorenz Application – redacted](#)
[Albert Ancis Application – redacted](#)
[Candace Lorenz Application – redacted](#)
[Michelle Fournier Application – redacted](#)
[Linnea Kenworthy Application – redacted](#)
[David Schinnour Application – redacted](#)
[Andrew Berdahl Application – redacted](#)

Proposed Motion: That Council appoints Tracy Gendron, Patti Richardson, John Shoff, Chris Lorenz, Candace Lorenz, Albert Ancis, Michelle Fournier, Linnea Kenworthy, Andrew Berdahl, and David Schinnour to the Downtown Streetscape Improvement Task Force for a term beginning August 11, 2025, and ending March 31, 2026.

7.1.3 **Memorial Bench Program**

[Request for Decision](#)
[Policy # CS-A-01 Memorial Bench](#)

Proposed Motion: That Council directs Administration to continue with a fulsome audit of the Memorial Bench Program and furthermore to develop and present an updated Memorial Program Policy for Council consideration by December 2025.

7.1.4 Bridge 11 Replacement – Additional Funding

[Request for Decision](#)

Proposed Motion: That Council approves the unbudgeted expense of \$231,475.50 to fund the completion of the Bridge 11 Project to be funded from the Transportation Reserve.

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

7.2 Chief Administrative Officer

7.2.1 General Design Standards and Construction Specifications

[Request for Decision](#)

[Town of Drumheller General Design Standards and Construction Specifications \(Draft\)](#)

Proposed Motion: That Council adopts the General Design Standards and Construction Specifications, as presented.

7.2.2 Natural Gas Distribution Franchise Agreement Bylaw #20.25 (2nd Reading)

[Request for Decision](#)

[Bylaw #20.25 – Natural Gas Distribution Franchise Agreement \(2nd\)](#)

[Bylaw #10.15 – Natural Gas Distribution System Franchise Agreement](#)

[AUC Disposition Letter 30192-D01-2025](#)

Proposed Motion: That Council gives second reading to Natural Gas Distribution Franchise Agreement Bylaw #20.25, as presented.

Proposed Motion: That Council gives third and final reading to Natural Gas Distribution Franchise Agreement Bylaw #20.25, as presented.

7.2.3 North Michichi Creek Land Designation Bylaw (1st Reading)

[Request for Decision](#)

[Bylaw #28.25 – North Michichi Creek Land Designation \(1st Reading\)](#)

Proposed Motion: That Council gives first reading to North Michichi Creek Land Designation Bylaw #28.25, as presented, and sets a Public Hearing date for Monday, September 8, 2025, at 5:30 p.m.

7.2.4 **Lehigh Land Designation Bylaw #29.25 (1st Reading)**

[Request for Decision](#)

[Bylaw #29.25 – Lehigh Land Designation Bylaw \(1st Reading\)](#)

Proposed Motion: That Council gives first reading to Lehigh Land Designation Bylaw #29.25, as presented.

Proposed Motion: That Council gives second reading to Lehigh Land Designation Bylaw #29.25, as presented.

Proposed Motion: That Council gives unanimous consent for third and final reading of Lehigh Land Designation Bylaw #29.25.

Proposed Motion: That Council gives third and final reading to Lehigh Land Designation Bylaw #29.25, as presented.

EMERGENCY AND PROTECTIVE SERVICES

8. CLOSED SESSION

8.1 **Capital Projects Discussion**

ATIA 29 – Advice from officials

ATIA 32 – Privileged information

Proposed Motion: That Council close the meeting to the public at _____ p.m. to discuss Capital Projects as per ATIA 29 – Advice from officials and ATIA 32 – Privileged information.

Proposed Motion: That Council open the meeting to the public at _____ p.m.

9. ADJOURNMENT

Proposed Motion: That Council adjourn the meeting at _____ p.m.



TOWN OF DRUMHELLER
REGULAR COUNCIL MEETING

MINUTES

TIME & DATE: 4:30 PM – Monday, July 21, 2025

LOCATION: Council Chambers, 224 Centre Street, via Teams platform and
[Live Stream on Drumheller Valley YouTube Channel](#).

IN ATTENDANCE:

Mayor Heather Colberg
Councillor Patrick Kolafa
Councillor Stephanie Price
Councillor Tony Lacher (regrets)
Councillor Crystal Sereda
Councillor Tom Zariski

Chief Administrative Officer: Darryl Drohomerski
Assistant Chief Administrative Officer: Esther Quiambao
Dir. of Corporate & Community Services: Victoria Chan (regrets)
Dir. of Infrastructure: Jared Brounstein
Dir. of Emergency & Protective Services: Greg Peters
Communications Officer: Erica Crocker
IT Support: Angela Keibel
Recording Secretary: Mitchell Visser

1. **CALL TO ORDER**

Mayor Colberg called the meeting to order at 4:30 PM.

2. **OPENING COMMENTS**

Councillor Zariski congratulated the Canadian Badlands Passion Play on their 30th anniversary and the success of their season and thanked the hundreds of volunteers who helped make the season a success.

Councillor Sereda congratulated the U15 AA Baseball Team, as they are hosting provincials this year, August long weekend, at the Newcastle Recreation Area Diamonds. Councillor Sereda encouraged residents to go down there and support our U15 AA Team.

3. **ADDITIONS TO THE AGENDA**

4. **ADOPTION OF AGENDA**

4.1 **Agenda for the July 21, 2025, Regular Council Meeting**

M2025.262 Moved by Councillor Kolafa, Councillor Price

That Council adopt the agenda for the July 21, 2025, Regular Council Meeting, as amended.

CARRIED UNANIMOUSLY.

5. MEETING MINUTES

5.1 **Minutes for the July 7, 2025, Regular Council Meeting**

Agenda Attachment: Regular Council Meeting – July 7, 2025 – Draft Minutes

M2025.263 Moved by Councillor Price, Councillor Kolafa
That Council approve the minutes from the July 7, 2025, Regular Council Meeting, as presented.

CARRIED UNANIMOUSLY.

6. COUNCIL BOARDS AND COMMITTEES

6.1 **Municipal Planning Commission**

Agenda Attachments: March 20, 2025 – Regular Meeting – Minutes; May 29, 2025 – Regular Meeting – Minutes.

M2025.264 Moved by Councillor Sereda, Councillor Price
That Council accepts the Municipal Planning Commission meeting minutes for the March 20, 2025, and May 29, 2025, Regular Meetings, as information.

CARRIED UNANIMOUSLY.

7. DELEGATIONS

7.1 **Colton's Place**

Agenda Attachment: Annual Report.

M2025.265 Moved by Councilor Zariski, Councillor Sereda
That Council accepts the presentation of the Annual Report by Colton's Place, as information.

CARRIED UNANIMOUSLY.

7.2 **Travel Drumheller**

Agenda Attachments: Drumheller & Region Business Survey Results Presentation
Drumheller and Region Business Survey Results and Analysis (2025 Update).

M2025.266 Moved by Councillor Price, Councillor Sereda
That Council accepts the Drumheller and Region Business Survey Results and Analysis 2025 Update, presented by Travel Drumheller, as information.

CARRIED UNANIMOUSLY.

PUBLIC HEARING

8. REPORTS FROM ADMINISTRATION

YouTube Timestamp: 40:38

8.1 **Chief Administrative Officer**

8.1.1 **Human Resources Management Policy #HR-C-08**

Agenda Attachments: Request-for-Decision; Human Resources Management Policy #HR-C-08; Personnel Policy #C-03-89.

M2025.267 Moved by Councillor Sereda, Councillor Price
That Council adopts Human Resources Management Policy #HR-C-08, as presented.

CARRIED UNANIMOUSLY.

8.1.2 **Office of the CAO – Q2 2025 Quarterly Report**

Agenda Attachments: Request-for-Decision; Q2 2025 Quarterly Report Presentation.

M2025.268 Moved by Councillor Price, Councilor Zariski
That Council accepts the 2025 Q2 Quarterly Report of the Office of the CAO, as information.

CARRIED UNANIMOUSLY.

8.2 **Flood Mitigation Project Director**

8.2.1 **Flood Mitigation Program Update**

Agenda Attachments: Briefing Note; Flood Mitigation Program Update Presentation.

M2025.269 Moved by Councillor Price, Councilor Zariski
That Council accepts the Drumheller Flood Mitigation Program update, as information.

CARRIED UNANIMOUSLY.

Mayor Colberg called a recess at 6:36 p.m.

Mayor Colberg resumed the meeting at 6:44 p.m.

CORPORATE AND COMMUNITY SERVICES

EMERGENCY AND PROTECTIVE SERVICES DEPARTMENT

YouTube Timestamp: 2:08:25

8.3 Director of Emergency and Protective Services

8.3.1 Emergency & Protective Services – Q2 2025 Quarterly Report

Agenda Attachments: Briefing Note; Q2 2025 Quarterly Report Presentation.

M2025.270 Moved by Councillor Price, Councillor Sereda
That Council accepts the 2025 Q2 Quarterly report of the Emergency & Protective Services Department, as information.

CARRIED UNANIMOUSLY.

INFRASTRUCTURE SERVICES

9. CLOSED SESSION

YouTube Timestamp: 2:40:05

M2025.271 Moved by Councillor Sereda, Councillor Kolafa
That Council table 9.2 – “Private Investment Opportunity ATIA 19 – Disclosure harmful to business interests of a third-party” to a future Council meeting.

CARRIED UNANIMOUSLY.

9.1 Legal Advice

ATIA 29 – Advice from officials
ATIA 32 – Privileged information

M2025.272 Moved by Councillor Kolafa, Councilor Zariski
That Council close the meeting to the public at 7:16 p.m. to discuss legal advice as per ATIA 29 – Advice from officials and ATIA 32 – Privileged information.

CARRIED UNANIMOUSLY.

M2025.273 Moved by Councillor Kolafa, Councillor Price
That Council open the meeting to the public at 8:37 p.m.

CARRIED UNANIMOUSLY.

10. ADJOURNMENT

M2025.274 Moved by Councilor Zariski, Councillor Sereda
That Council adjourn the meeting at 8:38 p.m.

CARRIED UNANIMOUSLY.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

DRAFT

BRIEFING NOTE

TITLE:	Municipal Development Plan Amending Bylaw #26.25 – Public Hearing
DATE:	August 11, 2025
PRESENTED BY:	Antonia Strilisky, Development Officer
ATTACHMENTS:	Bylaw #26.25 - MDP Amending Bylaw (1st Reading) Consolidated Municipal Development Plan Bylaw #17.20 (Draft) Consolidated Municipal Development Plan (including proposed amendments within Bylaw #26.25)

SUMMARY:

The Town of Drumheller, in partnership with Palliser Regional Municipal Services (PRMS), is in the process of preparing a bylaw to amend the Town's Municipal Development Plan (MDP), as established by Bylaw #17.20. The purpose of the proposed *MDP Amending Bylaw #26.25*, as presented at the July 7, 2025, Regular Council Meeting, is to undertake a targeted review and update of the MDP, specifically focused on updates to flood mitigation, parks, and trails.

In accordance with the requirements of section 692(e) of the *Municipal Government Act*, the Town is required to hold a Public Hearing in respect to a proposed bylaw amending a statutory plan, which includes amending bylaws for a municipality's MDP.

The Public Hearing was advertised in the Drumheller Mail on June 23, June 30, and July 6, 2025, and the proposed Bylaw was posted on the Town of Drumheller website. The Public Hearing is being held in accordance with the *Municipal Government Act* and the *Council & Committee Meeting Procedure Bylaw #04.21*. Any person who claims to be affected by the proposed Bylaw was invited to present their comments in person at the Public Hearing or to submit written submissions.

DIRECTION:

N/A

DISCUSSION:

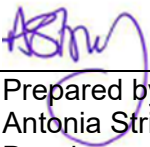
N/A

FINANCIAL IMPACT:

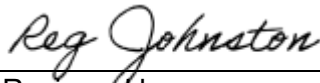
This project has no additional financial cost to the 2025 Operational Budget; it is included as part of the Municipal Planning and Development 2025 Professional Services Budget

COMMUNICATION STRATEGY:

Following the first reading of Bylaw #26.25, the proposed changes were circulated to neighbouring municipal stakeholders in accordance with Intermunicipal Development Plans including Kneehill County, Wheatland County, Starland County, and the Special Areas Board. The Public Hearing was advertised in the Drumheller Mail on June 23, June 30 and July 6, 2025, and the proposed Bylaw was posted on the Town of Drumheller website. A media release will be published following third and final reading of the Bylaw.



Prepared by:
Antonia Strilisky
Development Officer



Reviewed by:
Reg Johnston
Manager of Economic
Development



Approved by:
Esther Quiambao, CLGM
Assistant Chief Administrative
Officer

TOWN OF DRUMHELLER
BYLAW NUMBER 26.25
DEPARTMENT: PLANNING AND DEVELOPMENT

MUNICIPAL DEVELOPMENT PLAN AMENDING BYLAW #26.25

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

WHEREAS pursuant to the provision of section 632(1) of the *Municipal Government Act*, RSA 2000, Chapter M-26, the Council of the Town of Drumheller (hereinafter called the Council) has adopted the *Municipal Development Plan Bylaw #17.20*.

AND WHEREAS section 191 of the *Municipal Government Act* empowers the Council of the Town of Drumheller to amend its bylaws;

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

NOW, THEREFORE the Council of the *Town of Drumheller* in the Province of Alberta, enacts as follows:

1. CITATION

1.1 This Bylaw shall be cited as the "*Municipal Development Plan Amending Bylaw*".

2. BYLAW AMENDMENT

The *Municipal Development Plan Bylaw #17.20* Schedule 'A' is hereby amended as follows:

2.1 The entirety of "Part I Vision and Context", sections 1 through 6 are deleted and replaced by the attached Schedule 'A'.

2.2 Replace the diagram following the "Part II Policies" page with the diagram in the attached Schedule 'B'.

2.3 Delete Part II, section 7 in its entirety.

2.4 Rename Part II, section 8 to: "TRAILS, PARKS AND NATURAL AREAS" and delete the first four paragraphs under the new heading. Add the following paragraph under this heading:

"The Drumheller Badlands Parks Trail System is comprised of key components: trails, parks and natural areas. Access into Drumheller will be balanced with the preservation and restoration of natural areas for the long-term health of the region's ecological network. This will help to ensure future generations can delight in the discovery of Drumheller and experience the wonder of exploring its inscription on the landscape."

2.5 Delete the heading "8.1 Drumheller Badlands parks trail system", and the first paragraph that follows that heading, and policies 8.1 a) through h).

2.6 Delete Figure 18 Drumheller Badlands Parks Trail System.

2.7 Add a new heading “8.1 GENERAL POLICIES” following the paragraph added in section 2.4 above and add the following policies:

- a) Parks, trails and natural areas will be planned and managed by the Town in accordance with the Parks and Recreation Master Plan (2023).
- b) The Town will encourage opportunities to improve the Drumheller Badlands Parks Trail System to:
 - i. protect the integrity of significant badlands landscapes; and
 - ii. increase public access to and enjoyment of open space, trails and amenities.
- c) The design and management of the Drumheller Badlands Parks Trail System will include the following principles:
 - i. to provide sustainable and inclusive design, construction, maintenance and operation of the components for all ages and abilities;
 - ii. to provide an adequate supply, quality, diversity and distribution of parks, open spaces, pathways, trails and associated amenities throughout Drumheller;
 - iii. to preserve significant views, ecological features/corridors, cultural sites, and sensitive landscapes for monitoring and/or restoration;
 - iv. to provide suitable river access points; and
 - v. to respect unique neighbourhood identity and needs.
- d) The Drumheller Badlands Parks Trail System should integrate key entry points that announce visitors’ arrival into Drumheller and protect views of the badlands landscape and the rivers. These key entry points should integrate wayfinding elements to connect people to the open space, park and trail network.

8.1.1 COMMERCIAL USES

- a) Allow commercial activities within the Drumheller Badlands Parks Trail System, prioritizing commercial activities that support recreational services (e.g. equipment outfitters, watercraft and bicycle rental shops, food and beverage kiosks). Commercial uses and facilities should reflect the character and identity of Drumheller and should be sensitive to the landscape context.
- b) Locate new or expanded commercial services in disturbed areas where they will have the least impact to ecological and trail connectivity.

2.8 Delete section 8.2 VALLEY CONNECTIVITY in its entirety.

2.9 Delete the reference to “Figure 19” on the image below 8.2.1.

2.10 Renumber the heading “8.2.2 TRAILS” to “8.3 TRAILS”.

2.11 Delete the first paragraph below the heading 8.2.2 TRAILS and the policies a) through d) thereunder.

2.12 Under the new heading 8.3 TRAILS, add the following:

“Connecting a network of land trails provides multi-modal access throughout the Drumheller Valley. Plazas and pavilions will provide access, amenity, and legibility to the trail network. Plazas will be larger nodes along the trail system, serving as venues for larger events or gatherings. Pavilions will be smaller nodes located at intervals along the trail system, at key trail intersections and in neighbourhood parks.

- a) A system of trails should be established in Drumheller that connect parks, the badlands, neighbourhoods, and the river. The trail system should include:
 - i. A continuous, accessible regional trail that connects the length of Drumheller;
 - ii. A network of local trails which serve as neighbourhood-level paths, designed to be universally accessible; and
 - iii. natural or adventure trails, which facilitate lower-impact access in natural areas with higher sensitivity.
- b) Where a key trail or pathway connection is required through private land, the Town may pursue land acquisition, easements or partnerships to promote pedestrian connectivity throughout Drumheller.
- c) Encourage the placement of plazas and pavilions at key trail connections and points of interest to act as gathering areas, resting points and trailheads, including:
 - i. sites or structures with historical or cultural significance;
 - ii. significant environmental, geological or hydrological features;
 - iii. important archaeological or palaeontological discoveries; and
 - iv. areas of significance to communities and neighbourhoods in Drumheller.
- d) Plazas should be located near major landmarks or in regional parks. Plazas should be supported by amenities and infrastructure to support larger gatherings, such as parking lots, buildings/structures and washrooms.
- e) Pavilions should be provided as rest areas along a trail or at local trailheads. Pavilions may be supported by amenities such as signage, seating, waste receptacles, and bicycle amenities.”

2.13 Delete the heading 8.3 PLAZAS AND PAVILLIONS and policies a) through f).

2.14 Change the heading 8.3.1 PARKS to 8.4 PARKS and replace the first paragraph under that heading with the following:

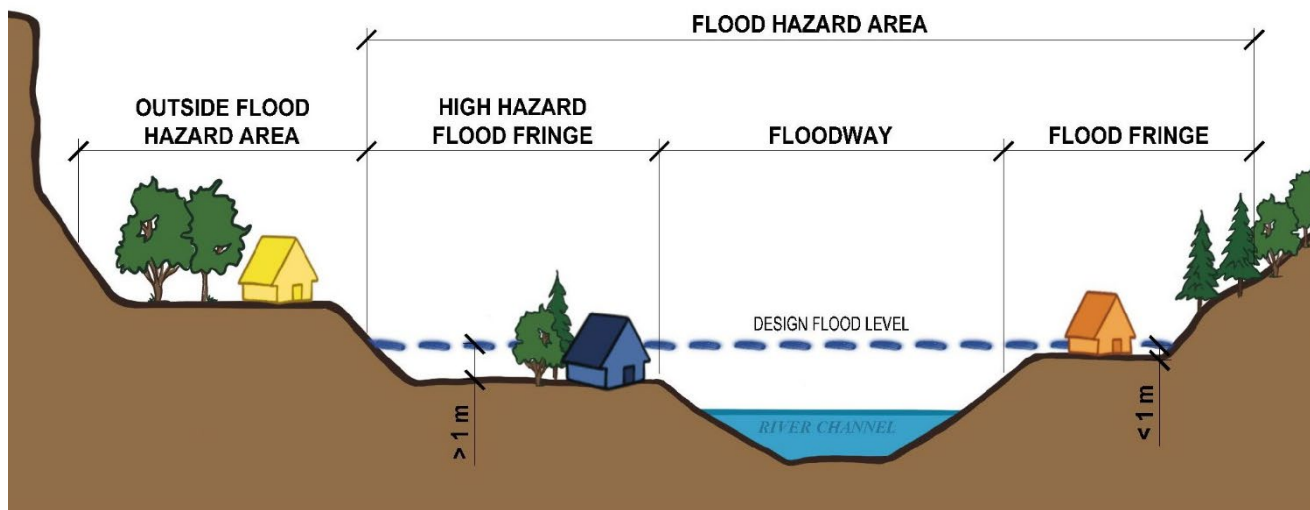
“Parks are open spaces for people – expressions of the Drumheller’s landscape that invite people to play, rest, celebrate and reflect. Drumheller’s existing leisure parks offer many recreational and open space amenities for residents to enjoy, such as splash pads, sports fields, playgrounds and gardens. At a local level, new growth areas will introduce additional neighbourhood parks and local open space connections.

2.15 Delete the heading 8.3.2 EXISTING PARKS and policies a) through c).

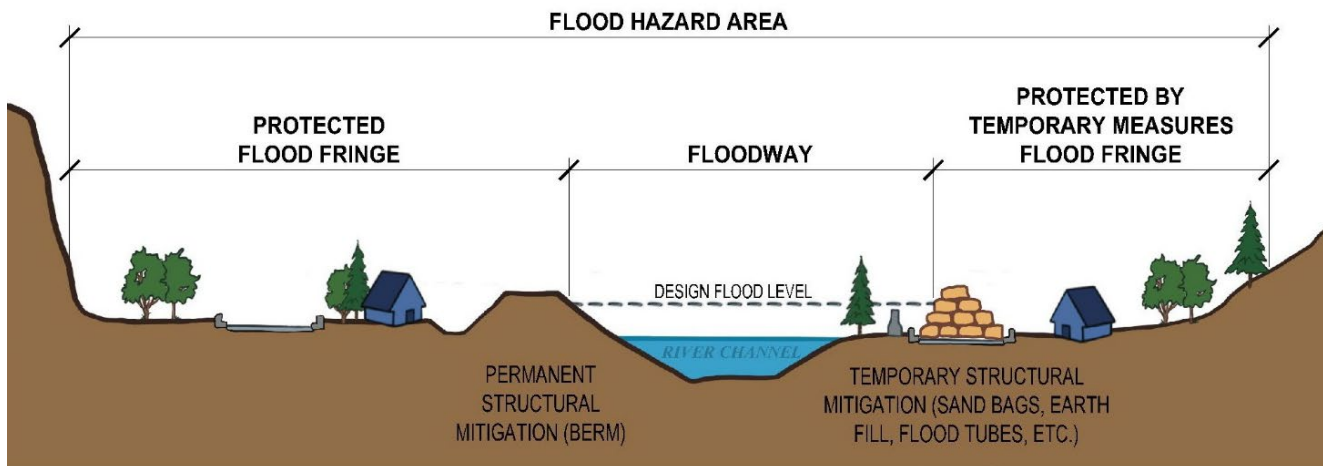
- 2.16 Delete the heading 8.3.3 FUTURE PARK DEVELOPMENT.
- 2.17 Replace policy b) under the heading 8.3.3 FUTURE PARK DEVELOPMENT with the following:
- b) River parks should accommodate activities appropriate to the site context. River parks should be designed to:
 - i. provide space for people to gather and celebrate the river valley;
 - ii. accommodate active and passive uses appropriate to the site with a focus on river activities; and
 - iii. minimize impacts to riparian areas.
- 2.18 Replace policy d) ii) under the heading 8.3.3 FUTURE PARK DEVELOPMENT with the following:
- ii. contribute to a greater understanding and appreciation of the history and natural character of Drumheller; and
- 2.19 Renumber “8.4.3 MUNICIPAL RESERVE” to “8.5.1 MUNICIPAL RESERVE”.
- 2.20 Renumber 8.4 NATURAL AREAS to 8.5 NATURAL AREAS and delete the second paragraph under the heading.
- 2.21 Delete the heading “8.4.1 General” and policy a) thereunder.
- 2.22 Replace 8.4.1 b) iii) with the following:
- “Preserve important natural viewsheds from transportation corridors and;”
- 2.23 Replace “Conveyance Zone” with “floodway” in 8.4.1 c).
- 2.24 Delete “and recreation” from 8.4.1 c) i).
- 2.25 Delete “channel conveyance capacity,” from 8.4.1 c) iii).
- 2.26 Renumber “8.4.2 SENSITIVE LANDS” to “8.5.2 SENSITIVE LANDS”.
- 2.27 Renumber “8.4.3 ENVIRONMENTAL RESERVE” to “8.5.3 ENVIRONMENTAL RESERVE”.
- 2.28 Delete section 8.6 Programming and Interpretive Elements in its entirety.
- 2.29 Delete section 8.7 Climate Adpatation in its entirety and move all headings and text to a new section 9.7.
- 2.30 Delete all five paragraphs under the section 9 GROWTH heading and replace with the following:
- “This MDP provides direction on how and where growth and future land uses should occur in Drumheller. In general, growth will occur in two main forms: through infill within existing neighbourhoods, and through the development of new neighbourhoods”.

- 2.31 Remove Figure 20 LAND USE MAP from section 9 and move to section 14 Figures as a new Figure 9 – LAND USE MAP.
- 2.32 Change the heading of 9.1 from Resilient Development to “DEVELOPMENT HAZARDS AND CONSTRAINTS” and delete the first paragraph under that heading.
- 2.33 Delete the first two paragraphs under the heading 9.1.1 FLOOD RESILIENCE and replace with the following:
- “To minimize social, environmental and economic impacts, the appropriate balance must be found between the preservation of the floodway, the construction of flood mitigation structures and managing risk in the flood fringe areas.”
- 2.34 Delete Figure 21 FLOOD HAZARD OVERLAY.
- 2.35 Replace policies a) through e) under the heading 9.1.1 with the following policies:
- a) The design flood within Drumheller is the 1:100 year return period flood as determined by the Province of Alberta Flood Hazard Study.
 - b) The flood hazard area in Drumheller includes the floodway, flood fringe, high hazard flood fringe, protected flood fringe and protected flood fringe by temporary measures as shown in Figures 2 to 4 - Flood Hazard Map. (Note: the Flood Hazard Map can be viewed in detail online at gis.palliserwebmap.ca/view.aspx)

FLOOD WAY, FLOOD FRINGE AND HIGH HAZARD FLOOD FRINGE



FLOOD WAY, PROTECTED FLOOD FRINGE AND PROTECTED FLOOD FRINGE BY TEMPORARY MEASURES



- c) The flood hazard mapping should be adjusted in the future to reflect changes in Provincial flood hazard mapping, river morphology, and berm construction.
 - d) Where physically and economically feasible, the Town will construct additional structural measures (berms) to protect existing development from the design flood.
 - e) Flood protection structural measures shall be constructed on lands owned by the Town of Drumheller.
 - f) The deployment of temporary measures for flood protection should be outlined in the Town's Flood Emergency Reference Manual.
 - g) In the absence of Provincial regulations, the Town will regulate flood hazards through the Land Use Bylaw and engineering design standards in accordance with the following:
 - i. Development within the floodway will be limited to uses such as natural parks, trails and essential utilities that do not materially impede the natural function of the floodway.
 - ii. Development within the areas identified as flood fringe, high hazard flood fringe, protected flood fringe, and protected flood fringe by temporary measures shall be designed to protect buildings and habitable spaces, such as establishing a minimum flood construction level and raising the level of electrical and mechanical equipment.
- 2.36 Add a new section 9.1.2 EROSION CONTROL AND BANK STABILITY and renumber the heading OTHER HAZARDS AND DEVELOPMENT CONSTRAINTS to 9.1.3.
- 2.37 Add the following under the new heading 9.1.2:
- "Even with the regulating influence of the Dickson Dam, erosion and bank stability is a concern along the waterways in the Town of Drumheller, particularly during high flow and ice jam events. Excessive erosion negatively impacts water quality and can pose a risk to

human life, property, and the environment. Erosion control and bank stabilization are critical components of a resilient flood mitigation strategy.

- a) The Town should identify and monitor potential and existing risk areas for erosion and scour along the waterways and develop a method for prioritizing bank stabilization projects.
- b) Where the potential for localized bank erosion along a waterway exists, the Town may require the submission of a report prepared by a qualified professional that evaluates the hazard of bank stability and erosion and the risk to the development, and propose mitigation to reduce the risk to an acceptable level.”

2.38 In the first paragraph under the heading 9.1.3 OTHER HAZARDS AND DEVELOPMENT CONSTRAINTS to 9.1.3, replace “Figure 22 Development Constraints” with “Figure 7- Development Constraints”.

2.39 Remove Figure 22 DEVELOPMENT CONSTRAINTS from section 9 and move to section 15 Figures as a new Figure 7 – DEVELOPMENT CONSTRAINTS.

2.40 In the first paragraph under the heading 9.2 LANDSCAPE SENSITIVE DEVELOPMENT to 9.1.3, replace “Figure 23 Significant Views” with “Figure 8 - Significant Views”.

2.41 Remove Figure 23 Significant Views from section 9 and move to section 15 Figures as a new Figure 8 – Significant Views.

2.42 Replace “Figure 20 Land Use Map” in 9.3.1 a) with “Figure 9 – Land Use Map”.

2.43 In the first paragraph under the heading 9.3.2 INFILL NEIGHBOURHOODS, delete the following sentence:

“Over time, new development should move above 2100 cms”.

2.44 Delete 9.3.2 a).

2.45 In the second paragraph under the heading 9.3.3 NEW NEIGHBOURHOODS, delete the following sentences:

“All new future growth areas are outside of the conveyance and protection zones of the Flood Overlay, making these areas the most resilient to flood risk and significant opportunities for new and innovative development. The potential growth areas are shown on Figure 24 Potential Growth Areas. The growth areas identified are not exhaustive, and it is anticipated that the Town will identify additional growth areas in the future.”

2.46 Replace 9.3.3 a) with the following:

“Encourage the establishment of new neighbourhoods in the potential growth areas identified in Figure 10 – Growth Areas.

2.47 Delete Figure 24 POTENTIAL GROWTH AREAS (ABOVE 2100 CMS).

2.48 Replace “Figure 20 Land Use Map” in 9.4 a) with “Figure 9 – Land Use Map”.

- 2.49 Replace “Figure 20 Land Use Map” in 9.6.1 a) with “Figure 9 – Land Use Map”.
- 2.50 Replace “Figure 20 Land Use Map” in 9.6.2 a) with “Figure 9 – Land Use Map”.
- 2.51 Replace “Figure 20 Land Use Map” in 9.6.3 a) with “Figure 9 – Land Use Map”.
- 2.52 Delete “Figure 25” text in the image heading.
- 2.53 Delete section 11.1 in its entirety.
- 2.54 Replace “Figure 26 Transportation Network” in the second paragraph in 11.2 with “Figure 11 – Transportation Network”.
- 2.55 Remove the text “, identified in Figure 27 Mode Heirarchy,” in 11.2.1 a) i).
- 2.56 Remove Figure 26 TRANSPORTATION NETWORK from section 11 and move to section 15 FIGURES as a new Figure 11.
- 2.57 Delete policy 11.2.1 h).
- 2.58 Delete the heading “FIGURE 27 MODE HEIRARCHY” and move the image below policy 11.2.1 a) i).
- 2.59 Add “(Figure 11 – Transportation Network)” to the end of the first sentence under 11.2.2 MAJOR CORRIDORS.
- 2.60 Delete “Figure 28” text in the image heading.
- 2.61 Replace “Community Services” with “Parks and Recreation” in 12.3 f).
- 2.62 Replace 13.2 a) with the following policy:

“Construct flood mitigation structural measures to protect existing development in Drumheller”.
- 2.63 Replace 13.2 b) with the following policy:

“Prepare and adopt Drumheller-specific engineering design and construction standards”.
- 2.64 Delete 13.2 j).
- 2.65 Delete 13.2 l).
- 2.66 Delete the definition for Adaptive structural measures in section 14.
- 2.67 Delete the definition for Conveyance capacity in section 14.
- 2.68 Replace the definition for Flood fringe in section 14 with the following:

“means the portion of the flood hazard area outside of the floodway and includes sub-zones such as high hazard flood fringe, protected flood fringe and protected flood fringe by

temporary measures. Water in the flood fringe is generally shallower and flows more slowly than in the floodway.

- 2.69 Add a new definition for Flood hazard area to section 14:

“means the area of land that will be flooded during the 1:100 year return period design flood. The flood hazard area is typically divided into two main zones, the floodway and the flood fringe, and may include flood fringe sub-zones”.

- 2.70 Replace the definition for “Floodway” in section 14 with the following:

“means the portion of the flood hazard area where flows are deepest, fastest and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area.”

- 2.71 Delete the definition for “Flow rate” in section 14.

- 2.72 Delete the definition for “Freeboard” in section 14.

- 2.73 Add the following definition for “High hazard flood fringe” to section 14:

“means a specific sub-zone of the flood fringe which experiences deeper or faster moving flows than the rest of the flood fringe. The high hazard flood fringe is the second highest flood risk category after Floodway.”

- 2.74 Delete the definition for “Open Space” in section 14.

- 2.75 Add the following definition for “Protected Flood Fringe” to section 14:

“means a sub-zone of the flood fringe area which could be flooded if berms fail or do not work as intended during the 1:100 year return period design flood.”

- 2.76 Add the following definition for “Protected Flood Fringe by Temporary Measures” to section 14:

“means a sub-zone of the flood fringe area that is intended to be protected by temporary measures. This sub-zone accounts for the residual risk if the temporary measures are not implemented or if the dedicated flood berms fail or do not work as designed during the 1:100 year return period design flood.”

- 2.77 Add the following definition for “Temporary Measures” to section 14:

“means measures which are temporarily implemented by the Town of Drumheller in advance of a flood to fill gaps in existing structural flood mitigation. Temporary measures are intended to be deployed in areas where permanent infrastructure was not feasible due to blocking access roads, space constraints or other factors and may include sandbags, water filled tubes, earthfill and other modular flood barriers.”

- 2.78 Add a new heading section 15 FIGURES.

- 2.79 Add a new Figure 1 – STRUCTURAL MEASURES as shown in the attached Schedule “C” to section 15.



Drumheller Municipal Development Plan

Bylaw 17.20 | December 7, 2020

Consolidated to include amendments to March 2023



BYLAW NO.	DATE (THIRD READING)	DESCRIPTION
17.22	MARCH 6, 2023	<p>Amendments to typical berm design – Effects all reference to conveyance capacity within plan.</p> <p>Includes;</p> <ul style="list-style-type: none"> • Changes to freeboard limits from 0.75m to 0.50m • Changes to minimum berm design width from 6.0m to 4.0m • Clerical errors Design Flood Event to 1,850 cms

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ACKNOWLEDGEMENT

The lands on which the Town of Drumheller is situated are on Treaty 7 territory and within Métis Nation of Alberta Region 3.

PART I

Vision and Context

1 INTRODUCTION

Drumheller provides an experience unlike any other. Located along the banks of the Red Deer and Rosebud Rivers in southern Alberta, the town captivates with its breathtaking badlands landscape, unique neighbourhoods, and vast layers of natural and human history. Drumheller is home to 8,000 residents and draws nearly 500,000 visitors each year.

The intent of this Municipal Development Plan is to protect, enhance, and leverage Drumheller's assets to harness its full potential as a place of resilience, growth, and discovery.

1.1 PURPOSE

The Municipal Development Plan sets the vision and direction for the growth of The Town of Drumheller over the next 30 years. Its policies set out priorities for the future land use, infrastructure, community services, and the physical development of the town.

The Plan weaves together the unique elements that form the Drumheller experience, ensuring protection and support for these elements while also enabling continued growth, adaptation, and change. Most importantly, this MDP redefines Drumheller's relationship to its rivers, directing the creation of new and improved protective flood mitigation infrastructure and an accompanying land use planning framework that ensures all future development is resilient and responsive to a changing climate.

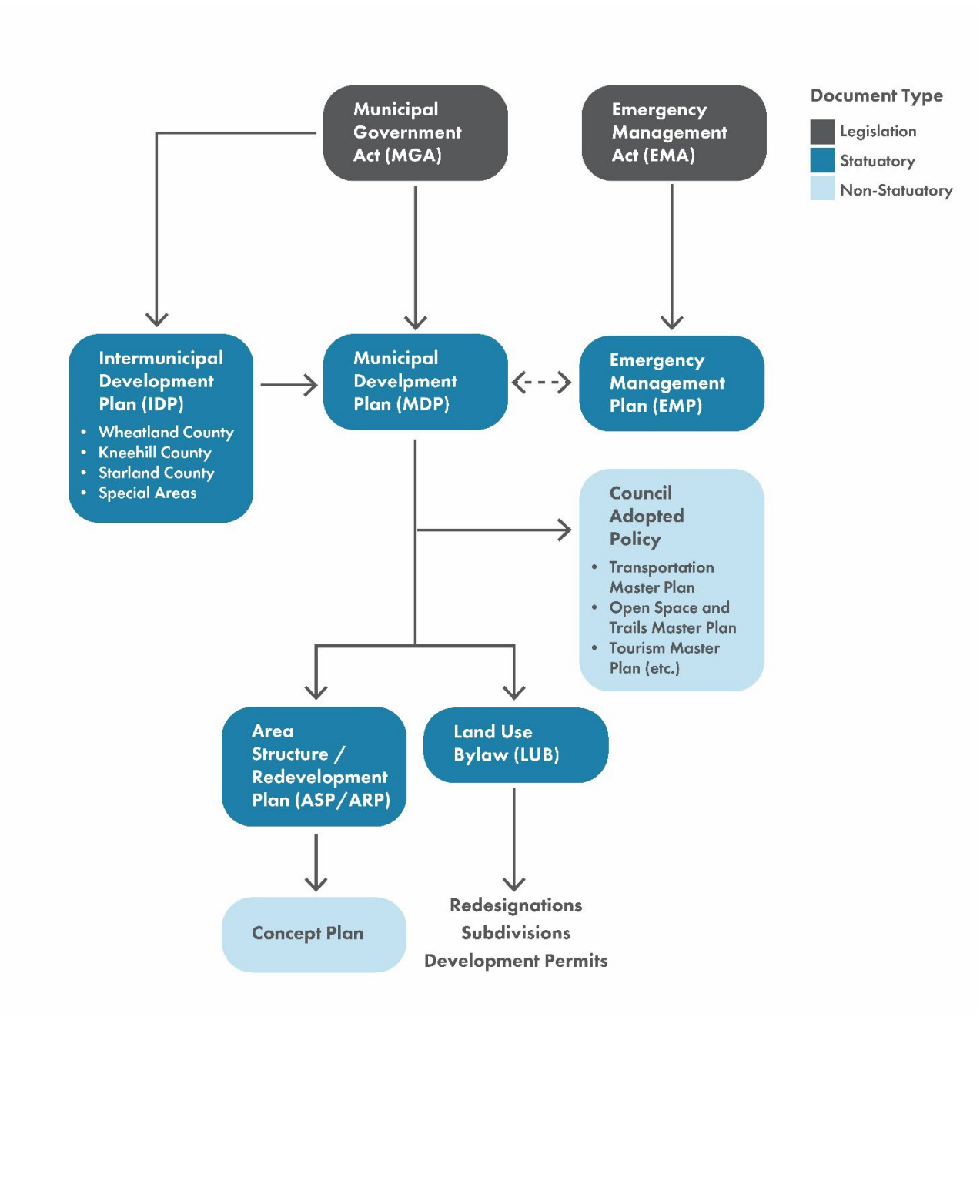
1.2 AUTHORITY

The authority of this Municipal Development Plan (MDP) is provided by the Municipal Government Act. The following section provides an overview of the legislative context and planning framework for all of Alberta, as well as guidance for interpreting the policies within the MDP.

1.2.1 PLANNING FRAMEWORK

The Planning Framework, as shown in Figure 1 Planning Framework, outlines the authority and hierarchy of legislation, regulation, and other planning documents that guide both land use planning and emergency management in the Province of Alberta.

FIGURE 1 PLANNING FRAMEWORK



MUNICIPAL GOVERNMENT ACT

The Municipal Government Act (MGA) provides the legislative framework under which all municipalities must operate. The MGA states that the purpose of a municipality is to:

- provide good government;
- foster the well-being of the environment;
- provide services, facilities or other things that, in the opinion of Council, are necessary or desirable for all or a part of the municipality;
- develop and maintain safe and viable communities; and
- work collaboratively with neighbouring municipalities to plan, deliver, and fund intermunicipal services.

Part 17 of the Municipal Government Act regulates planning and development and empowers municipalities to prepare plans:

- To achieve the orderly, economical and beneficial development, use of land and patterns of human settlement; and
- To maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta, without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

The MGA requires all municipalities to adopt and maintain a Municipal Development Plan. This Municipal Development Plan must be consistent with all Intermunicipal Development Plans established between the municipality and the municipalities adjacent to it.

INTERMUNICIPAL DEVELOPMENT PLANS

Intermunicipal Development Plans (IDP) provide coordinating policies to guide land use and growth management between the Town and the municipalities it shares a border with. These plans may include how the two municipalities will work together, develop joint lands, and/or co-ordinate parks, open space, recreation, transportation, water, utilities, and other municipal services across boundaries. IDPs must be approved by Council in both partnering municipalities.

The Town has approved or draft IDPs with Wheatland County, Kneehill County, Starland County, and Special Areas.

MUNICIPAL DEVELOPMENT PLAN

The Municipal Development Plan (MDP) directs all other Town Plans and Strategies. The Municipal Development Plan directs future growth, priorities, and management of the Town of Drumheller. It must be consistent with all IDPs, and provide policy direction for the following key items:

- Future land use within the town and how it is intended to be developed;
- Coordination of land use, growth, and infrastructure with adjoining municipalities;
- Policies regarding provision of transportation systems and municipal servicing;
- Guidance on land-use compatibility and regulation near sour gas facilities;
- Policies regarding municipal and school reserve; and
- Policies respecting the protection of agricultural operations.

Municipal Development Plans may additionally address environmental matters, development constraints, financing of municipal infrastructure, municipal programs, financial resources, economic development, conservation reserve, and other programs or matters relating to the physical, social, or economic development of the municipality. Though not required by the MGA, this MDP also provides a link to the municipal Emergency Management Plan to ensure that proactive disaster preparedness and mitigation are integrated and foundational to all planning within the Valley.

This MDP replaces the 2008 MDP and shall be cited as the 2020 Drumheller Municipal Development Plan.

AREA STRUCTURE PLANS AND AREA REDEVELOPMENT PLANS

As part of the municipal planning process, the Town may develop more specific Area Structure Plans (ASP) and Area Redevelopment Plans (ARP) to provide detailed direction for smaller areas within the town. ASPs and ARPs contain maps, goals, and policies that set out general locations for major land uses, major roadways, utility servicing, recreation areas, and development phasing. These ASPs and ARPs are subsidiary to the MDP and must be consistent with its policies.

LAND USE BYLAW

The Land Use Bylaw is a regulatory bylaw of the Town, required by the MGA, that implements the land use direction provided in the Municipal Development Plan. Every parcel of land in the Town has a land use district, which specifies which uses are permitted and discretionary and how buildings and land can be developed in the Town.

CONCEPT PLAN

A Concept Plan is a non-statutory plan, subordinate to an ASP, and may be adopted by bylaw or resolution. Concept Plans provide detailed land use direction, subdivision design, and development guidance to Council, administration, and the public. Concept Plans are meant to be developed within the framework of an ASP.

EMERGENCY MANAGEMENT ACT

The Emergency Management Act (EMA) provides the legislative framework for local and provincial management of emergencies and disasters. Through the powers granted by the EMA, the Local Authority Emergency Management Regulation provides direction on emergency

management roles and responsibilities and the requirements for municipal Emergency Management Plans.

EMERGENCY MANAGEMENT PLANS

A local Emergency Management Plan provides details on a municipality's emergency management program, including preparedness, response, and recovery activities. It must be based on a hazard risk assessment and clearly indicate who is responsible for what in an emergency or disaster. Emergency Management Plans must also identify internal training plans and communication strategies to ensure that staff and the public are prepared.

1.2.2 PLAN INTERPRETATION

The MDP's vision, goals, and objectives will be achieved by implementation of the policies within this Plan. The policies provide direction for decision making within the Valley and how it will grow and develop over the next 30 years.

The following language is used to determine interpretation of the plan:

Shall/will: Shall/will means that a policy is mandatory and must be complied with, without discretion, by administration, developers, Council, Municipal Planning Commission, and any other authority involved in land use and development approvals.

Should: Should is used when a policy is considered best practice that is only waived if there is a significant rationale for an exception being made.

May: May is discretionary, indicating that the Town could enforce the policy given specific circumstances.

1.3 PLANNING PROCESS

In August 2020, a Master Engineering Design and Assessment of Planning Impact was prepared as part of the Drumheller Flood Mitigation and Climate Adaptation System (DFMCAS) project. The assessment identified the need for modernization of the Town's two key planning documents: the Municipal Development Plan (MDP) and the Land Use Bylaw (LUB). The assessment determined that the existing plans were out of date, not aligned with the Town's flood resilience priorities, and lacked a clear vision for the future of Drumheller. To address these concerns, Town Council initiated the modernization of the MDP and LUB from summer to winter 2020.

Modernization of the MDP and LUB involved engagement with the public as well as internal and external stakeholders. The project team was guided by a Technical Advisory Committee, made up of community experts, Council representatives, Flood Resiliency and Mitigation Office Representatives, and Town staff. To ensure the new planning documents reflected community aspirations, the project team conducted eight public neighbourhood information sessions, and six targeted stakeholder meetings in fall 2020. Feedback was collected on the first reading draft planning documents and the public hearing was held on October 26, 2020. Additional comments were received by the Town throughout November, and were incorporated into the third reading version of the documents. In total, the project team heard from over 500 people.

1.4 HOW TO USE THE MUNICIPAL DEVELOPMENT PLAN

The Drumheller Municipal Development Plan is made up of two main parts:

Part I – Vision and Context provides the overall introduction, vision, and context for the Valley. It describes the current understanding of our community, where we have come from, and **where we want to be** in 30 years.

Part II- Policies contains the statutory policies of the MDP. It directs municipal priorities relating to flood mitigation, open space, land use, transportation, servicing, and other important Town functions. These policies describe how the Town will **achieve the vision for the Valley**.

FIGURE 2 VIEW SOUTHEAST OF RAYMOND HILL, AUGUST 2020



2 DRUMHELLER'S VISION

The vision sets out the aspirations for future growth and development in Drumheller. All other goals, objectives, and policies work towards achieving this vision.

The future of Drumheller's will be shaped by four key forces: rivers, badlands, existing neighbourhoods, and new growth. By understanding, respecting, and purposefully shaping these forces, the Drumheller's Valley's next chapter will be more prosperous, connected, and resilient.

THE RIVERS

Drumheller owes its existence to its rivers — the Red Deer and the Rosebud — which have been carving the badlands deep into the prairie for thousands of years. These rivers have no intention of giving up their sculptural project — to this day they continue to flow, slowly forming and reforming the Drumheller Valley. The rivers sit at the heart of this Plan, giving shape to its ideas, maps, and policies—they regain their status as the prime authors of the Drumheller Valley. The rivers draw lines that guide infrastructure, recreation, open space, and new development, directing the future of Drumheller and the form of its inhabitation.

THE BADLANDS

At Drumheller, the rivers have crafted a place unlike any other. The badlands, with their dramatic descent from the prairie, their pockets of solitude, and their sun-blasted cliffs, offer a striking and immersive landscape. Drumheller ability to capture the badlands feeling—the sense of losing oneself in time and history—is its signature experience. The future of Drumheller depends critically on maintaining the integrity of the badlands landscape and its vistas — and the experiential quality it provides.

DRUMHELLER'S NEIGHBOURHOODS

Over time, this landscape has been the setting for a rich history of inhabitation. From the earliest Indigenous encampments, to colonial settlement and the age of coal, the resource-rich Valley has been both a protector and a provider. Today, the Town of Drumheller encompasses seven unique neighbourhoods that represent diverse paths through Drumheller's history. These neighbourhoods now must become the anchors of Drumheller's future: grounded in their histories and open to the next chapter of opportunity.

THE OPPORTUNITY

Equipped with its rivers, landscapes, and neighbourhoods, Drumheller is embarking on a bold new chapter in its story. This future will be characterized by: (i) a new river-centric approach; (ii) reduced vulnerability of people, property, environment, and economy; (iii) increased confidence and investment; (iv) improved climate adaptation, and; (v) a renewed recognition that Drumheller is an unmissable and unforgettable part of the Alberta experience.

2.1 VISION

Drumheller is a place to grow and a place to discover.

A PLACE TO GROW

Drumheller will draw new residents, enterprise, and investment, enriching the region and unearthing its remarkable potential. Securing investment at a foundational level, the Valley will be equipped with a purposeful flood protection system and flood-smart growth, ensuring that new and existing development is attractive, financeable, and insurable. At the same time, the river will take on a renewed focus as a key regional amenity, unlocking new recreational opportunities and value. Drumheller's river, landscape, and unique neighbourhoods will anchor future growth, providing a wide range of choices and ensuring Drumheller retains a dynamic connection to its history.

A PLACE TO DISCOVER

Drumheller will leverage its dramatic river landscape, deep history, and unique neighbourhoods to become an unmissable part of the Albertan Experience. The rivers, at the heart of Drumheller, will anchor a regional network of pathways and trails that weave together Drumheller's amenities, prompting exploration and unlocking a world of unscripted adventure. Trails, gathering places, and bridges will articulate this network, providing functional loops, opportunities for storytelling, and virtually endless exploration potential. Visitors will be drawn to the immersive badlands landscape to explore, exercise, play, create, shop, and relax.

2.2 GOALS AND OBJECTIVES

The goals and objectives provide further direction on how the MDP will achieve the vision of being a place to grow and a place to discover. There are six MDP goals which set out at a high level priorities for the life of this Plan. The objectives provide further detail on how to achieve each of the Plan goals. The goals and objectives informed the development of the policies provided in Part 2 of the Plan.

1. Implement a comprehensive and adaptive flood mitigation strategy.

Drumheller's neighbourhoods remain vulnerable to flooding. Without adequate emergency response, structural measures, and regulatory action, people and property will remain at risk of catastrophic damage. A comprehensive and adaptive mitigation strategy will help Drumheller remain insurable, financeable, and attractive to investment.

- A. Create an adaptive system of structural measures to protect critical Town assets and development and respond to a changing climate.
- B. Implement a flood overlay system within the Land Use Bylaw to ensure all new development is resilient and responsive to Drumheller's rivers.
- C. Plan the retreat of development in areas with an unacceptably high level of flood hazard risk.

2. Develop a world-class open space and trails system throughout Drumheller that links landscapes, neighbourhoods, amenities, and major destinations, setting the stage for unscripted adventure.

Drumheller is rich in amenity but lacking in connective tissue. A comprehensive, well-connected trail system will unlock a new world of opportunity for both residents and visitors, providing new destinations, enriching growth, and supporting a new sector of enterprise.

- A. Promote the Red Deer River as the primary pathway through Drumheller.
- B. Identify, protect, and restore the function of the rivers, riparian land, and areas with high ecological and cultural value.
- C. Expand and connect a network of recreational opportunities and valley-wide network of trails that align with key destinations, contribute to environmental protection priorities, and leverage flood mitigation infrastructure.
- D. Comprehensively program the Drumheller Badlands Parks Trail System to celebrate the diverse history and stories of Drumheller and create a cohesive Drumheller experience that educates locals and visitors in flood mitigation and climate adaptation.

3. Support the growth of complete, sustainable neighbourhoods that enhance the diversity and livability of Drumheller.

There are growing demands for neighbourhoods and homes that are sustainable, affordable, and support a wide range of residents. Drumheller has a strong opportunity to provide innovative responses to these demands that stand out from conventional approaches.

- A. Direct infill growth within existing/established neighbourhoods, in alignment with flood protection priorities.
- B. Support a diverse mix of housing forms and compatible commercial and employment uses within all neighbourhoods.
- C. Ensure the fiscally responsible provision and expansion of municipal services and minimize infrastructure life-cycle costs.

4. Conserve and enhance the uniqueness of neighbourhoods in Drumheller as an integral part of Drumheller experience.

Drumheller Valley's unique neighbourhoods are a tremendous asset. They have the capacity to provide a network of diverse options, experiences, and histories.

- A. Enhance Downtown Drumheller's role as the centre of public life and visitor experience in Drumheller.

- B. Enable unique form and uses within neighbourhoods through the implementation of specific Land Use Bylaw overlay regulations.
- C. Establish mechanisms for the conservation and celebration of historic resources.
- D. Showcase the unique character of neighbourhoods through the design and programming of public spaces and the Drumheller Badlands Parks Trail System.

5. Enhance Valley-wide transportation systems to expand the reach and diversity of mobility options, providing a range of robust options for travelling within Drumheller.

Few places can rival Drumheller's dramatic sense of arrival. The descent from the prairie into the badlands provides a memorable experience of anticipation, immersion, and departure. This experience should be protected and celebrated among a broad range of modes, including better regional links.

- A. Enhance and protect the experience of a sense of arrival upon entering Drumheller at key road access points.
- B. Increase the modal share of active and alternative transportation.
- C. Support the development of regional transportation connections to Drumheller.

6. Leverage Drumheller's tourism and recreation industries and local talent to grow and diversify the economy.

Drumheller already hosts an enviable collection of attractions that draw a tremendous number of visitors every year. There is a strong opportunity to better leverage this profile to the benefit of Drumheller's residents and enterprise.

- A. Curate the overall visitor experience of Drumheller through coordinated branding, wayfinding, and storytelling.
- B. Support the continued growth of tourism, recreation, and entertainment industries.
- C. Foster local business retention and expansion by creating incentives and reducing barriers to business development.
- D. Diversify the economy by supporting the expansion of specialized manufacturing, high-tech, and other industries.

3 THE RIVERS

The Red Deer River is the primary architect of the Drumheller Valley. Its waters, and all those flowing toward it, have etched the valley deep into the open prairies over thousands of years. Each year, water and weather continue to erode and carve the gullies, coulees, and hoodoos that make up the extraordinary landscapes of the Drumheller badlands. This weathering and carving also uncovers many layers of natural and human history present here. From the times when dinosaurs walked the earth, to when the first peoples discovered the lush valley below the plains, the river has provided a place to grow and thrive. Today, it continues to serve this role, feeding the many natural and human systems within the valley and the stories that make Drumheller the incredible place it is today.

As the creator of the valley landscape, the river also has an integral part to play in our way of life today and growth of our community. Because the river is the source of water, food, and transportation, its riverbanks have historically been an attractive place to settle and an immense aesthetic and recreational asset. However, throughout the year, the flow rate and level of the Red Deer River changes significantly, often within a very short period of time. In the past, this has caused the river to flood its banks. Flooding has had devastating impacts on our neighbourhoods and infrastructure. With a changing climate and increasingly severe weather events, flooding will continue to be a critical piece of Drumheller's identity, and a critical variable to which all future development must respond and adapt.

Drumheller is a flood community. This MDP acknowledges this fundamental premise, and the need to change the channel on how we plan for and respond to flood risk. A healthy respect for the river and its tributaries means making room for the river, balancing the growth of existing communities, and leveraging new opportunities for growth.

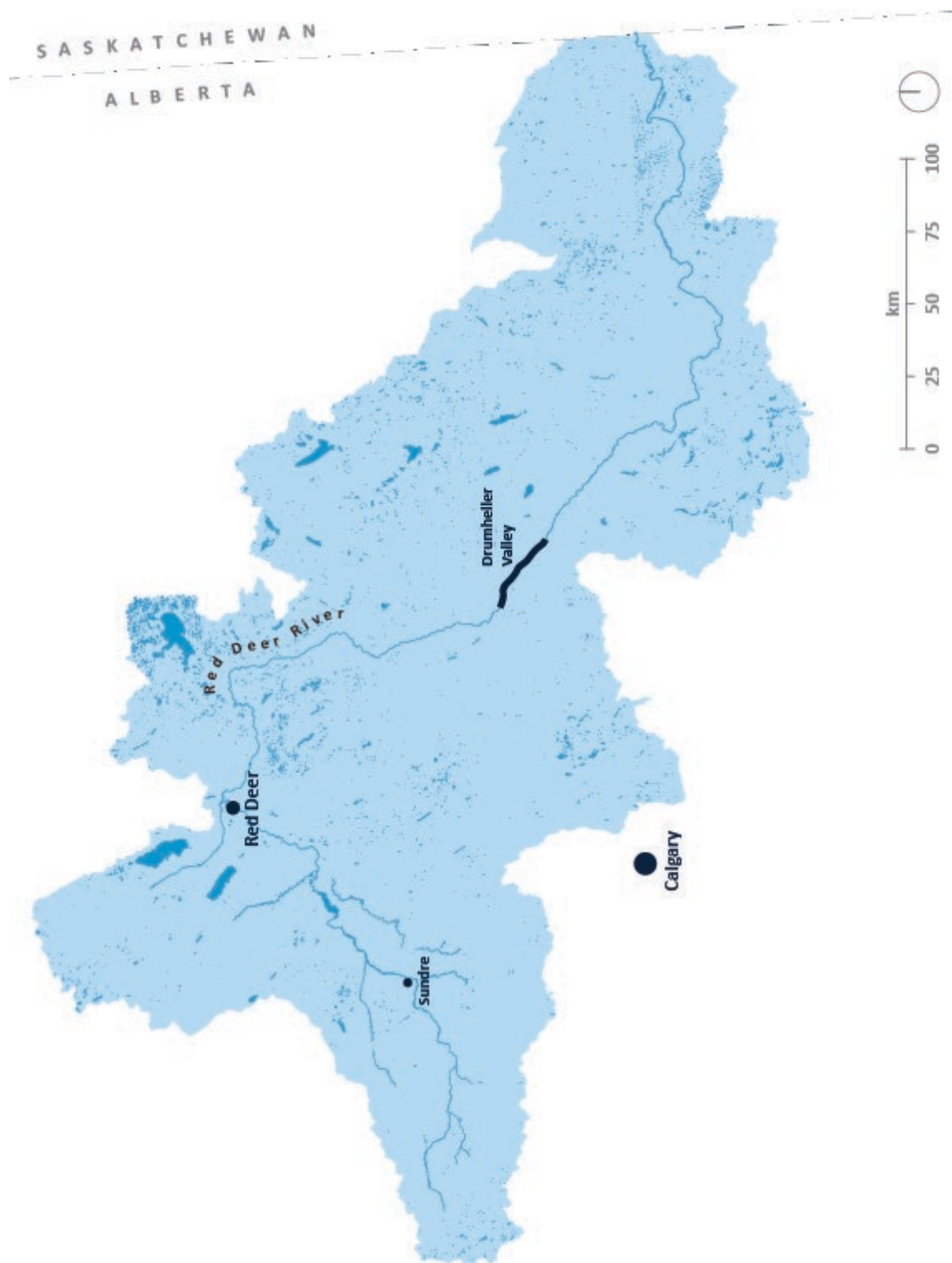
3.1 DRUMHELLER: A FLOOD COMMUNITY

Flood mitigation strategies must be based on a thorough understanding of the waterways that flow through the community. The following section discusses the current flood context of Drumheller, setting the stage for the next chapter of valley development that re-imagines the town's relationship to its rivers and embeds flood resiliency in the DNA of all Town decision making.

3.1.1 DRUMHELLER'S RIVERS

The Red Deer River is the primary waterway that flows through Drumheller. The river has many tributaries in the Drumheller region, including rivers, creeks and smaller drainage channels (Figure 3: Red Deer River Watershed). The stormwater system in Drumheller also discharges into the Red Deer River. This section provides an overview of the three waterways in Drumheller that cause the greatest flooding impact on the Town: the Red Deer River, the Rosebud River and Michichi Creek.

FIGURE 3: RED DEER RIVER WATERSHED



RED DEER RIVER

The Red Deer River is a major tributary of the South Saskatchewan River, which is part of the larger Saskatchewan-Nelson system that flows into the Hudson Bay. It originates on the eastern slopes of the Canadian Rockies and flows east, passing through the Foothills, Boreal Forest, Parkland and Grassland Natural Regions. The river supports a variety of natural systems, including vegetation and wildlife in the Northern Fescue Natural subregion in which Drumheller is situated.¹ The total length of the river is 724 km with an effective drainage area of 32,400 km².² Characteristics of the basin vary significantly from the headwaters in the Rocky Mountains to the prairies in the west. Sub-basins of the Red Deer River Basin include: the Headwaters Red Deer Basin, Blindman Basin, Little Red Deer Basin, Tail Basin, Rosebud Basin, Michichi Basin, Bullpound Basin, Matzhiwin Basin, Berry Basin and the Blood Indian Basin.³

The Red Deer River flow regime can be described as a near natural condition through much of the basin because it is less developed than other rivers in the area.⁴ The Red Deer River has an effective drainage area of 19,200 km² at the Town of Drumheller and has its headwaters in the Rocky Mountains by the Drummond Glacier within Banff National Park.⁵ The catchment area upstream of the Dickson Dam is 5,594 km².⁶ Over 50 percent of the total water yield in the Red Deer River originates in this area upstream of the Dickson Dam.⁷ Given the size and water yield of the catchment area upstream of the Dickson Dam, the river is subject to rapid changes in flow upstream of the Dickson Dam.⁸ The river flows in communities downstream of the Dam, including Drumheller, are more regulated. The river channel through Drumheller is confined by low terraces, alluvial fans, or valley walls and is relatively shallow. The river is sinuous with occasional islands and side bars and areas of fragmented shrub and forest growth.⁹

The character and flow of the river changes through the seasons and is highly dependent on climatic conditions. River flow is described here in terms of flow rates, which is measured in cubic metres per second (cms). This measures the volume of water (in cubic metres) passing through a specific location on the river in a one second time frame. In Drumheller, the flow rate that the Red Deer River channel can typically hold without overtopping the natural riverbank (the bankfull discharge) is about 1,000 cms.¹⁰ In major storm events, the flow rate in Drumheller tends to increase above the 1,000 cms level, which results in localized flooding. An example of this is the 2005 flood, when the water reached 1450 cms. The Dickson Dam aids in regulating

¹ Alberta Parks (2015). Natural Regions and Subregions of Alberta: A Framework for Alberta's Parks. Alberta Tourism, Parks and Recreation. Edmonton, Alberta. 72pp.

² Stantec (2014). Red Deer River Basin Flood Mitigation Study.

³ Ibid.

⁴ Ibid.

⁵ Matrix Solutions Inc (2007). Drumheller Flood Risk Mapping Study.

⁶ Stantec (2014) supra note 2.

⁷ Ibid.

⁸ Ibid.

⁹ Matrix Solutions Inc (2007). Drumheller Flood Risk Mapping Study.

¹⁰ Ibid.

river flow during these events by storing water in a reservoir and releasing it over a longer time period, thereby reducing the peak flows.¹¹

The largest floods in the Red Deer River Valley generally occur between May and August.¹² Discharge volumes peak in June and July, which is generally caused by the combination of snowmelt runoff with precipitation from major storms in the foothills region.¹³ Heavy rainfall was a major contributor to both the 2005 and 2013 floods. In addition to snowmelt and precipitation, ice jams and debris have contributed to localized flooding throughout the basin, but to a lesser degree. Creeks carrying snowmelt have also been known to flood when freshet water flows on top of the frozen surface of the Red Deer River, resulting in a back-up of water into communities along the bank.¹⁴

ROSEBUD RIVER AND MICHICHI CREEK

The Rosebud River and Michichi Creek are two major tributaries that join the Red Deer River in Drumheller. They contribute to the flood story in Drumheller, but their character and flows are regulated by different factors and hydrological events than those affecting the Red Deer River, mainly due to their smaller catchment size and aspect.¹⁵

The Rosebud River flows from the west through a valley that is over 100 m deep. The river channel has a riffle and pool sequence with occasional rapids, and the area where the Rosebud meets the Red Deer River is densely vegetated with willows, grasses and shrubs.¹⁶ The largest floods in the Rosebud River generally occur between late-March and early-April. Flooding in the Rosebud is typically a result of high amounts of snowmelt, with ice jams occasionally contributing to high water levels and velocities along the river.¹⁷

Michichi Creek flows south through Starland County and discharges into the Red Deer River northwest of Downtown Drumheller. Over one kilometre of the creek was channelized in 1951 near Highway 9, while the lower portion of the creek near its mouth was channelized in 2001 as part of the dike construction. For the most part, the dike slopes in this location are densely vegetated with grass and willows.¹⁸

3.1.2 A HISTORY OF FLOODING

The Red Deer River Basin has experienced flooding for thousands of years. The earliest recorded flood in the Drumheller area dates back to 1901¹⁹, coinciding with early industrial and post-industrial development along the Red Deer River in the early 1900's. Table 1 identifies major flooding events on the Red Deer River that have occurred in the Drumheller region, presented in increasing order of severity.

¹¹ Stantec (2014) supra note 2.

¹² Matrix Solutions Inc (2007). Drumheller Flood Risk Mapping Study.

¹³ Ibid.

¹⁴ Stantec (2014). Red Deer River Basin Flood Mitigation Study.

¹⁵ Matrix Solutions Inc (2007) supra note 12.

¹⁶ Ibid.

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ Ibid.

TABLE 1 MAJOR RED DEER RIVER FLOODS IN DRUMHELLER SINCE 1900²⁰

Year/ date	Maximum volume of flow in cms	Cause	Examples of Impacts
1928	1030 cms		
1923 - June 3	1,130 cms	Rainfall	No flood damage to most communities.
1932 - June 4	1,188 cms		
1929	1210 cms		
2013 June 21	1322 cms	Rain on snowmelt	State of Local Emergency was declared but due to Drumheller's proactive response and preparation very little damage occurred in the town.
1952 - June 25	approximately 1,360 cms	Heavy rainfall	Flooding in Midlandvale and Newcastle, 25 houses evacuated.
2005 - June 21	1,450 cms	Rain on snowmelt	3200 residents were evacuated. As a result of the permanent and temporary diking, only 85 homes were damaged. Some sewers were inoperable due to flooding of several lift station.
1948 - Apr 21	Water back up resulted in inconsistent data.	Recurring ice jams on the Red Deer River from Nacmine to East Coulee and on the Rosebud River and Michichi Creek	2,000 people evacuated in Wayne, Midlandvale, East Coulee, Star Mine, and Drumheller. 100 families were evacuated from North Drumheller. Residents remember that some people lost everything they owned in the 1948 flood. Water was estimated to be 21' above normal levels
1954 - Aug 27	approximately 1,530 cms	Rainfall.	Midlandvale and Newcastle flooded. Many families were evacuated in Drumheller including everyone from the lower flats.
1915 - June 28	approximately 2,020 cms	High rainfall	Midlandvale and Newcastle severely flooded; Nacmine, Drumheller, Rosedale and Cambria had minor flooding in the low-lying sections near the river.
1901	Measuring devices not in place.		Reported to be as large, or larger than, the 1915 flood.

²⁰ Source: Matrix Solutions Inc (2007). Drumheller Flood Risk Mapping Study.

Early development in Drumheller, which was supported by natural resource extraction and proximity to the river, among other factors, consisted of mining towns and residential neighbourhoods located along the Red Deer River and its tributaries. Because development has historically occurred in flood-prone areas, flood mitigation has been a consideration in the Drumheller Valley for over 100 years. When the railway entered the Valley in 1911, railway engineers referenced demarcations and debris in the landscape to ensure the rail line was constructed outside the area recently impacted by flooding. After the 1915 flood, much of the Town's infrastructure, including the rail line, roadways and bridges, were constructed on embankments or located outside the impacted flood areas. The historic stone flood wall located in Downtown Drumheller, much of which has now been removed, was also constructed after 1915.

Even with early flood mitigation infrastructure in place, floods continued to impact neighbourhoods located near waterways in Drumheller. In the 1970s, flood mitigation options on the Red Deer River were studied by Alberta Environment's Planning Division. A 1977 study by the Alberta Environment Conservation Authority (AECA) emphasized the importance of zoning regulations to protect residents and infrastructure in the Red Deer River Valley.²¹ In the same year, a study conceptualized a series of dikes throughout various Drumheller neighbourhoods in combination with upstream storage to reduce flooding impacts on the community.²²

The construction of the Dickson Dam and the creation of Gleniffer Lake occurred between 1979 and 1984. The Dam was constructed in response to the accelerated development in the Red Deer River Basin in the 1950s and the need to regulate river flow in both dry seasons and high flow events. The operation of the Dam ensures minimum in-stream flow needs are maintained during drought conditions. During high flow events, the Dam also attenuates peak river flows by storing water in the reservoir. The operation of the Dickson Dam has significantly reduced peak flow rates, water levels and associated flood damage in the Town of Drumheller.²³

The consolidation of the Municipal Government Act and the Planning Act in the early 1990's changed the subdivision and development approval process in Alberta, making it easier to develop in flood-prone areas.²⁴ However, the Provincial response during this time was to increase flood mitigation measures in Drumheller. More extensive dike systems were built in the 1980's and early 2000's to protect residential and industrial areas, especially in Midland, Newcastle, North Drumheller, Rosedale, East Coulee and Drumheller.

While recent flood impacts have been reduced by flow regulation at the Dickson Dam and proactive emergency response and preparation, flooding continues to impact neighbourhoods in Drumheller, resulting in social and financial hardships for the community. Work still needs to be done to protect existing neighbourhoods along the river and ensure safe, resilient development in the future.

²¹ Klohn Leonoff Consultants LTD. for the Environment Planning Division Alberta Environment (1977). Flood Protection in Drumheller Valley Dam at Site 6 Red Deer River.

²² Alberta WaterSmart Water Management Solutions (2014). Red Deer River: Historical Flood and Drought Mitigation Solutions. Retrieved from: <https://albertawater.com/historical-review-of-flood-detention-and-diversion-sites/red-deer-river-historical-report>.

²³ Stantec (2014). Red Deer River Basin Flood Mitigation Study.

²⁴ Ibid.

3.1.3 A CHANGING CLIMATE

The hydrological network in and around Drumheller is a complex system, and flooding in the Red Deer River Basin is influenced by many factors. Our changing climate is one factor that presents several unknowns in relation to future flooding impacts. Studies and trends point to the likelihood of more intense rainfall events throughout Canada due to the changing climate.²⁵

While there is potential for an increased frequency of floods along the Red Deer River and its tributaries due to greater storm events, it is also likely that drought frequencies will increase in the prairies. Drumheller may see both increased water scarcity in the coming years as a result of rising temperatures and evapotranspiration and increase in flood frequency and severity.²⁶

The impacts of a changing climate on Drumheller cannot be fully known. For this reason, it is important to implement adaptive and proactive flood mitigation solutions that will protect existing neighbourhoods and create a more sustainable, resilient community in the future.

3.1.4 ADAPTIVE, MULTI-BARRIER APPROACH

The most effective approach to flood mitigation is an integrated multi-barrier approach. A multi-barrier approach involves using a combination of communications and engagement (to warn and educate residents), land use planning considerations and regulations, the provision of structural mitigation measures, and emergency management systems for response and recovery. Structural mitigation measures include dams, dikes and erosion protection. An effective multiple-barrier approach also involves cooperation and integration of various levels of government, and supports mitigation at scales from individual property owner preparedness to large municipal flood infrastructure projects.

A Provincial Flood Recovery Task Force was established in response to the 2013 floods which had a significant impact on many Alberta communities. The Task Force identifies the following key elements of flood mitigation that should be included in a multi-barrier approach:

- Overall watershed management;
- Flood modelling, prediction, and warning systems;
- Flood risk management policies;
- Water management and mitigation infrastructure;
- Erosion control;
- Local mitigation initiatives; and
- Individual mitigation measures for homes.

The right balance of structural and non-structural solutions as part of a multi-barrier approach reduces the risk of basin-wide flooding.

As indicated in the multi-barrier protection diagram (Figure 4 Adaptive, Multi-Barrier Approach), the adaptive system is the responsibility of the Municipality, bridging between the immediate

²⁵ Stantec (2014). Red Deer River Basin Flood Mitigation Study.

²⁶ Ibid.

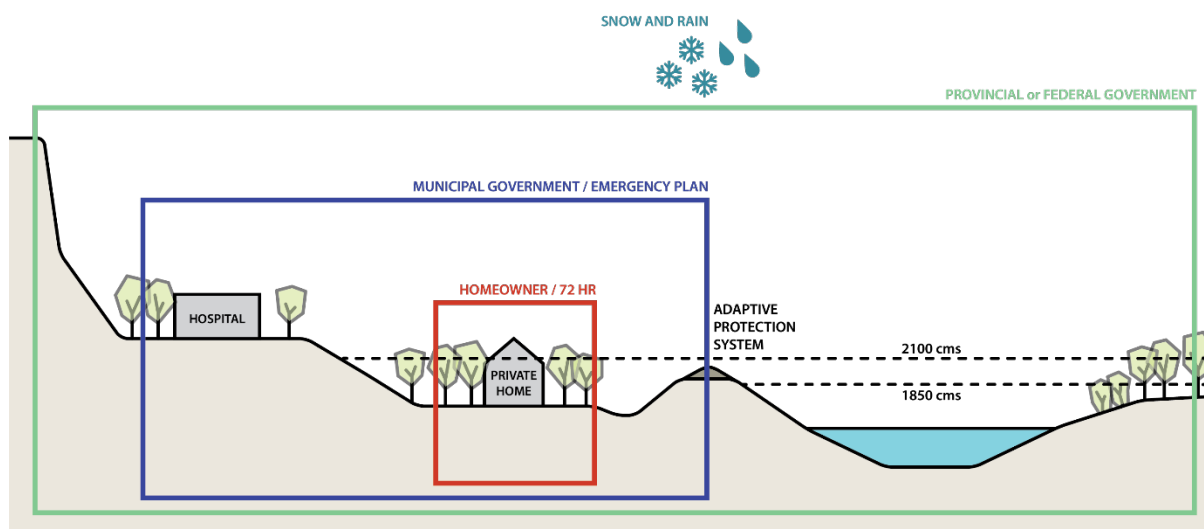
response of the homeowner, and the broader mitigation responsibilities of the Provincial and Federal governments.

An adaptive approach recognizes that floods are unpredictable. The most severe floods are also the most rare, which means that the most extensive and intrusive protective measures end up seeing the least use. The creation of an adaptive system avoids waste by constructing measures that can be quickly raised in response to given flow rates. This means that over the long periods where there is no flooding, measures are less expensive and less intrusive. When floods do occur, the adaptive system allows rapid deployment of temporary measures (e.g. piling dirt or sand bags on top of a smaller berm or next to a shorter flood wall). An adaptive system provides the best long-term protection and short-term cost and intrusion.

Making berms adaptable means they can typically be built to lower elevations. It also means that the berm tops need to be wider, so that they can accept sufficient material and be used as haul routes when the barrier is being raised.

Having flat, wide berm tops enables the adaptive system, but it also unlocks other potentials to leverage flood measures for public trails and open space. There is a strong synergy here between the first two goals of the MDP: protection and connection. By integrating new public connections on structural flood measures, Drumheller can realize two of its highest aspirations, and reinvent the way people relate to the river.

FIGURE 4 ADAPTIVE, MULTI-BARRIER APPROACH



3.1.5 PROVINCIAL FLOOD REGULATION

Flood mitigation in Alberta is a responsibility primarily shared between provincial and municipal governments, with the Province providing certain powers to municipalities for mitigation. The Emergency Management Act directs overall emergency management priorities and requirements in the Province, including a requirement for all municipalities to maintain an

Emergency Management Plan. These plans primarily focus on emergency response and recovery. Greater preventative flood mitigation powers come from the Municipal Government Act, which enables municipalities to create plans directing future growth and land use in the interest of public safety and wellbeing.

The Province currently provides mapping of the Provincial Floodway and Flood Fringe to help municipalities define and control development in the flood plain (Figure 5 - Provincial Floodway and Flood Fringe). It is recommended that no new development is allowed in the Floodway, and that development is restricted and subject to additional development conditions in the Flood Fringe. Significant areas of the Town of Drumheller's existing development are within the Provincial Floodway, requiring a more nuanced approach to flood mitigation that considers existing and forthcoming structural mitigation measures.

3.1.6 MUNICIPAL FLOOD PROGRAM

The Town of Drumheller recognizes that a multi-barrier, adaptive approach must be used at a municipal level of planning. In November 2019, the Drumheller Council approved Bylaw 15.19, which established the Drumheller Resiliency and Flood Mitigation Office to develop strategies to protect residents and properties from loss or injury resulting from flooding. A key component of the Flood Mitigation Office's approach is the establishment of an integrated Drumheller Flood Mitigation and Climate Adaptation System (DFMCAS). As a phased program that covers 100-km of riverbank, the DFMCAS mandate includes:

- making room for the river;
- reinforcing existing structural measures such as berms and dikes;
- building an adaptive system to protect the community into the 22nd century; and
- updating the municipal emergency plan.

This adaptive approach began with identifying the principles and targets that give priority and shape to the system. Drumheller has made the decision to depart from the return-period flood hazard model (i.e. 1:100 flood), in favour of an adaptive flow-rate model (i.e. 1850 and 2100 cubic metres/second). Instead of defining a single event intensity, an adaptive flow-rate model defines a range of potential flow rates. It then establishes responsive structural measures that allow the system to physically adapt to floods within this range. Among many advantages, this approach benefits Drumheller by reducing the intrusiveness of flood protection measures during non-flooding periods. The Town of Drumheller has identified two key flow rates for their system: 1850 and 2100 cms. These two flow rates capture a range of flooding scenarios, setting the adaptive system's extents. With the presence of the upstream Dickson Dam, Drumheller has the unique advantage of up to 3 days (72 hours) notice of impending flood flows (for the rain on alpine snow derived floods), providing time for the adaptive system to be deployed.

At the June 2, 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.

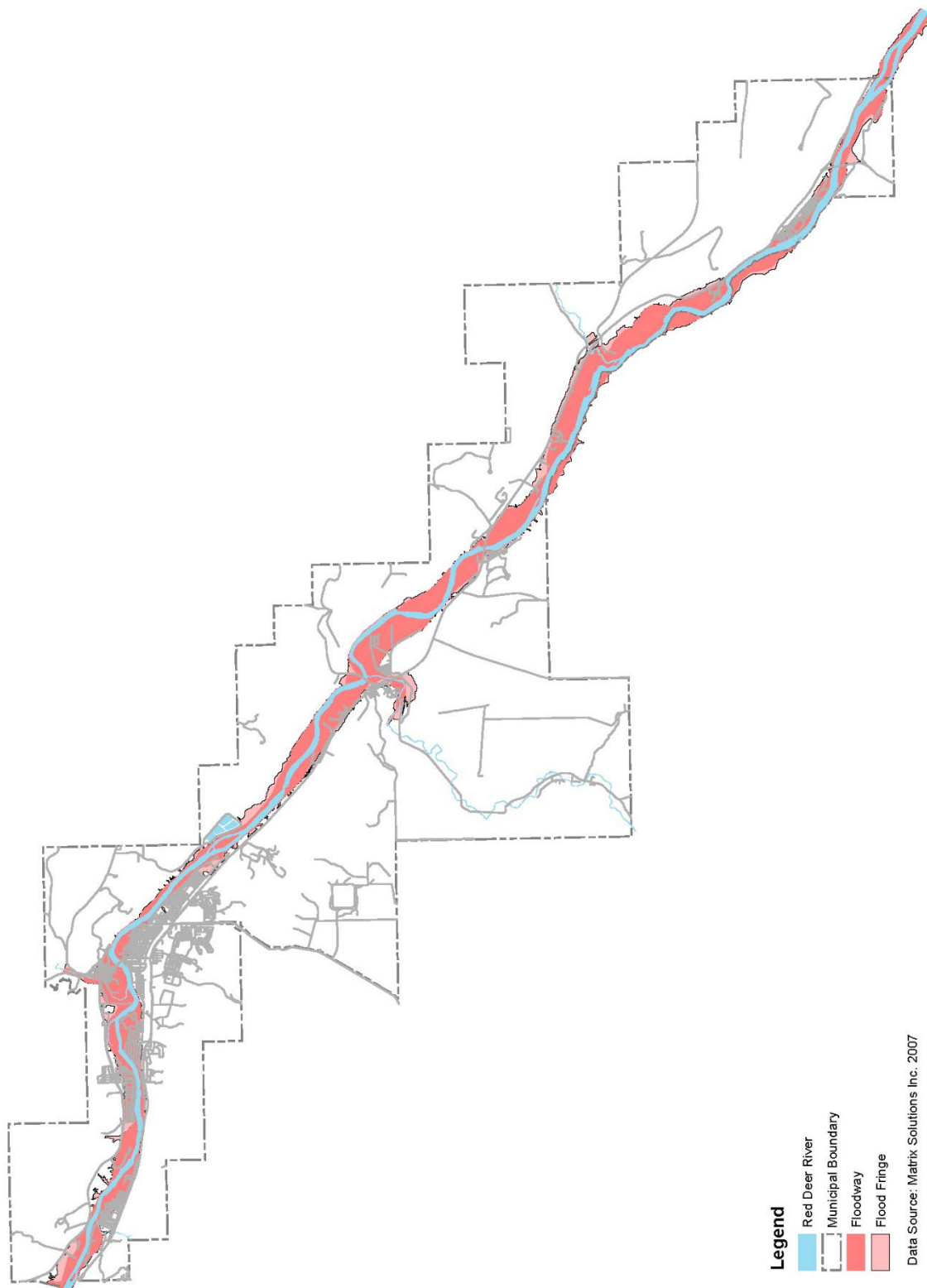
The typical dike cross section is planned to be at least 4.0 meters wide (at the top) [Bylaw #17.22], with 3:1 horizontal to vertical side slopes, built to a minimum of 1,850 cms [Bylaw #17.22], with an

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 2100 cms.

Appropriate freeboard must be considered and included in the various flood levels and required dike heights. Freeboard is the additional height above the predicted flood level. An industry acceptable freeboard would typically be between 0.5 m and 1.0 m at the detailed engineering stage. 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 0.50 m as the minimum freeboard to be included in required dike heights [Bylaw #17.22]. It is important to understand that this freeboard is provided to account for various uncertainties relative to actual ground elevations and digital elevation modelling, hydraulic modelling, flood forecasts, debris, localized river levels, dike settlements, and other uncertainties.

In coordination with local emergency planning and new development policy, the DFMCAS program will be carried out through 2024, helping to increase flood protection and resiliency in Drumheller.

FIGURE 5 - PROVINCIAL FLOODWAY AND FLOOD FRINGE



3.2 CHANGING THE CHANNEL

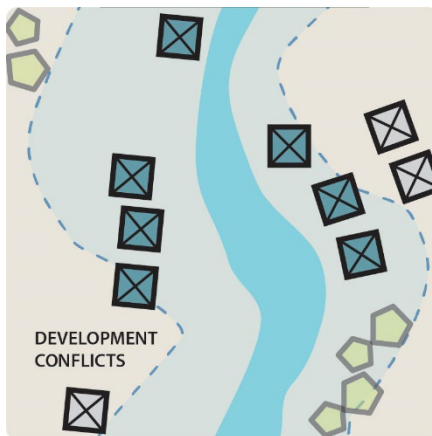
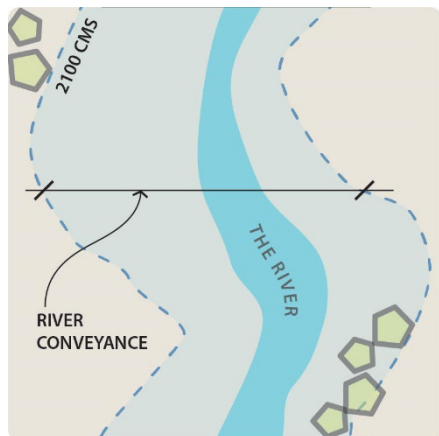
For Drumheller to change the channel and truly integrate into its DNA its identity as a flood community, the rivers must be placed at the very core of the Town's planning thinking. Integrating a robust engineering and design basis centred around channel conveyance capacity, adaptive structural measures, and smart growth areas into the MDP will ensure that this understanding of Drumheller's rivers is carried forward. All subsidiary plans and regulations, including the Land Use Bylaw, Transportation Master Plans, and Area Structure Plans, must align with this intent.

The MDP integrates the following flood mitigation priorities into the goals, objectives, and policies of this Plan:

- Define channel conveyance capacity – Know your flow
- Increase conveyance capacity – Make room for the river
- Reduce flood risk to existing property – Make existing development safer
- Direct growth to areas with lowest flood risk – Smart new growth
- Integrate flood mitigation with recreation priorities – Celebrate our relationship with the river

Embedding these flood mitigation priorities in the MDP will allow the Town to better protect current and future residents of Drumheller from the impacts of flooding, increasing the Town's overall flood resiliency and confidence for new growth and investment. The MDP also sets the groundwork for the development of a connective transportation and recreational network along the river and its tributaries, which will create opportunities for new investment, sustainable lifestyles, and unscripted adventure.

3.2.1 KNOW YOUR FLOW



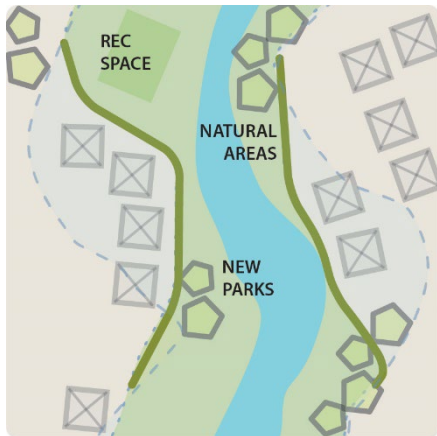
River conveyance capacity must be defined and incorporated into all flood mitigation decisions.

A river-centric approach begins with identifying and understanding the conveyance capacity of the river. Mapping river conveyance capacity

identifies how much space the river will need during different flow rates or flood events. Figure 6 Red Deer River Conveyance (1850 CMS + 0.50 M Freeboard) shows the space the river needs when it flows at a 1850 cms flow rate (including 0.50 m of freeboard [Bylaw #17.22]), a possible

flood scenario. As shown on Figure 7 Existing Development in conflict with river Conveyance (1850 cms) there are many existing properties within this conveyance area. These properties are most at-risk to a future flood event at this flow rate. Understanding the conveyance capacity needs of the river allows the Town to both determine where the river should be given more space to flow to reduce downstream impacts, and where existing development should be protected.

3.2.2 MAKE ROOM FOR THE RIVERS



The river and all water bodies must be given adequate room to flow and retain their natural functions and amenity. Conveyance capacity should not be encroached on by development, which will be defined by established flow rates.

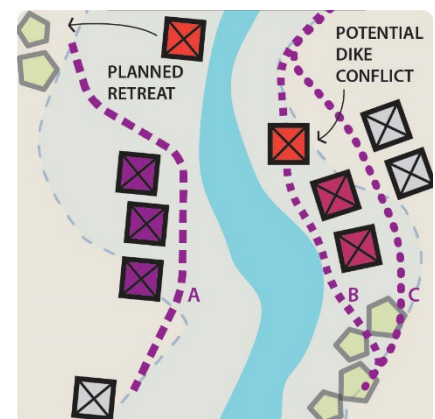
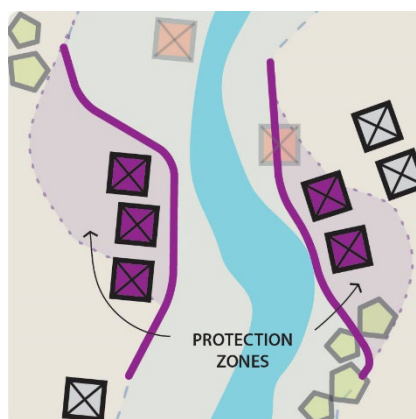
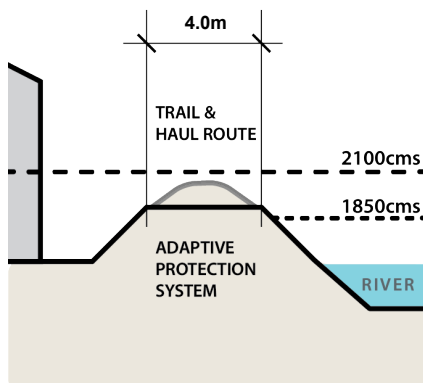
Once defined, conveyance capacity of the rivers should be protected whenever possible. Giving the river space reduces flood risk to development, provides ecological benefits, as well as increases amenity and recreational opportunity for Valley residents.

The conveyance zone is a critical component of the badlands ecology, providing movement and habitat for a wide range of plant and animal species. It also offers regulating functions, helping sequester carbon, filter and manage water, support pollinators, and produce micro-climates important to the region's biodiversity. It is a critical factor in the region's ability to adapt to a changing climate.

From a human perspective, the conveyance zone is a setting for recreation and a place to appreciate the river's natural beauty. For much of the time, the conveyance zones are not actively inundated with water, opening them up to a range of opportunities for low-impact use. For this reason, the conveyance zone forms the spine of the Drumheller Badlands Parks Trail System.

3.2.3 MAKE EXISTING DEVELOPMENT SAFER

Existing development must be made safer and more resilient to flooding through mitigation, including structural measures where feasible.



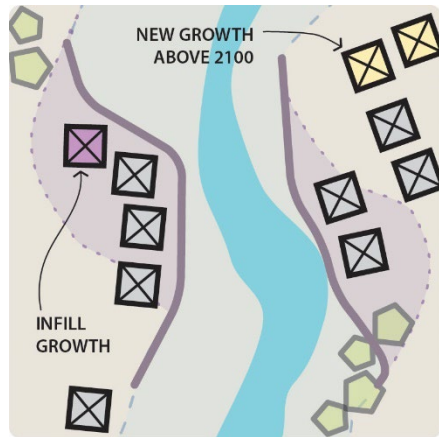
In places where there is conflict between flow and existing development, the Town can either increase resiliency of existing development through the provision of adaptive structural measures or remove development. These measures have the effect of increasing protection for existing development, effectively removing them from the conveyance zone of the river. Where these structural measures go is dependent on leaving enough room for the river conveyance, overall cost, viability, and other spatial requirements. Environmental factors and the protection of significant landscapes and cultural heritage should also be considered in the alignment, planning, and construction of structural measures.

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 1,850 cms plus a freeboard of 0.50 metres to account for challenging topography or uncertainty [Bylaw #17.22]. These structural measures must also have built in adaptability, to allow for deployment of temporary measures to raise the height of the structure during a large flood event. To enable this adaptability, structural measures in Drumheller will need to be at least six metres wide at the top, to allow their use as a haul route for additional material. Creating an adaptive system ensures that structural measures are less intrusive and typically low-profile for the majority of the year, but are still able to provide an added layer of flood protection when needed.

Adjusting the conveyance capacity of the rivers through structural measures can have impacts on the form and flow of the river, which can in turn affect flood levels. Constraining or hardening of the riverbanks can lead to the river altering or adjusting its natural course and this can lead to altering flood levels and associated dike heights. Localized impacts of restricting channel conveyance include increased water levels locally and upstream, increased velocities, and potential re-direction of river flows. Taking into account these interactions for anticipating river behaviour in a flood event and long-term stability is an important consideration when planning and designing structural measures.

The protection zone is only suitable for limited infill growth that requires additional construction and elevation considerations. Structural measures add a level of protection, but a level of risk remains even for the protected areas. This is why future growth will be focused in growth areas outside of the river conveyance zone, beyond System 2100.

3.2.4 SMART NEW GROWTH



All new growth must be focused in areas that are safest from flooding and other hazards. Promoting safe new growth areas will help to invite new investment and build confidence for those wishing to develop in Drumheller.

Drumheller will grow in two key ways: through minor infill in protected areas, and in new growth areas. Infill growth is an important part of the evolution of existing neighbourhoods, but it has limited capability to achieve a long-term flood-safe vision. Although protected by structural measures, these areas remain at higher risk for flooding.

Drumheller's best opportunity for new growth and development is tucked between the badland slopes, above the conveyance zone of the river. These areas provide serviceable, attractive zones for new development. They will be the start of a new chapter of growth for Drumheller.

Figure 9 Potential Growth Areas (above 2100 cms) indicates a selection of growth areas, shown in the context of the conveyance and protection zones.

FIGURE 6 RED DEER RIVER CONVEYANCE (1850 CMS + 0.50 M FREEBOARD)
 [BYLAW #17.22]

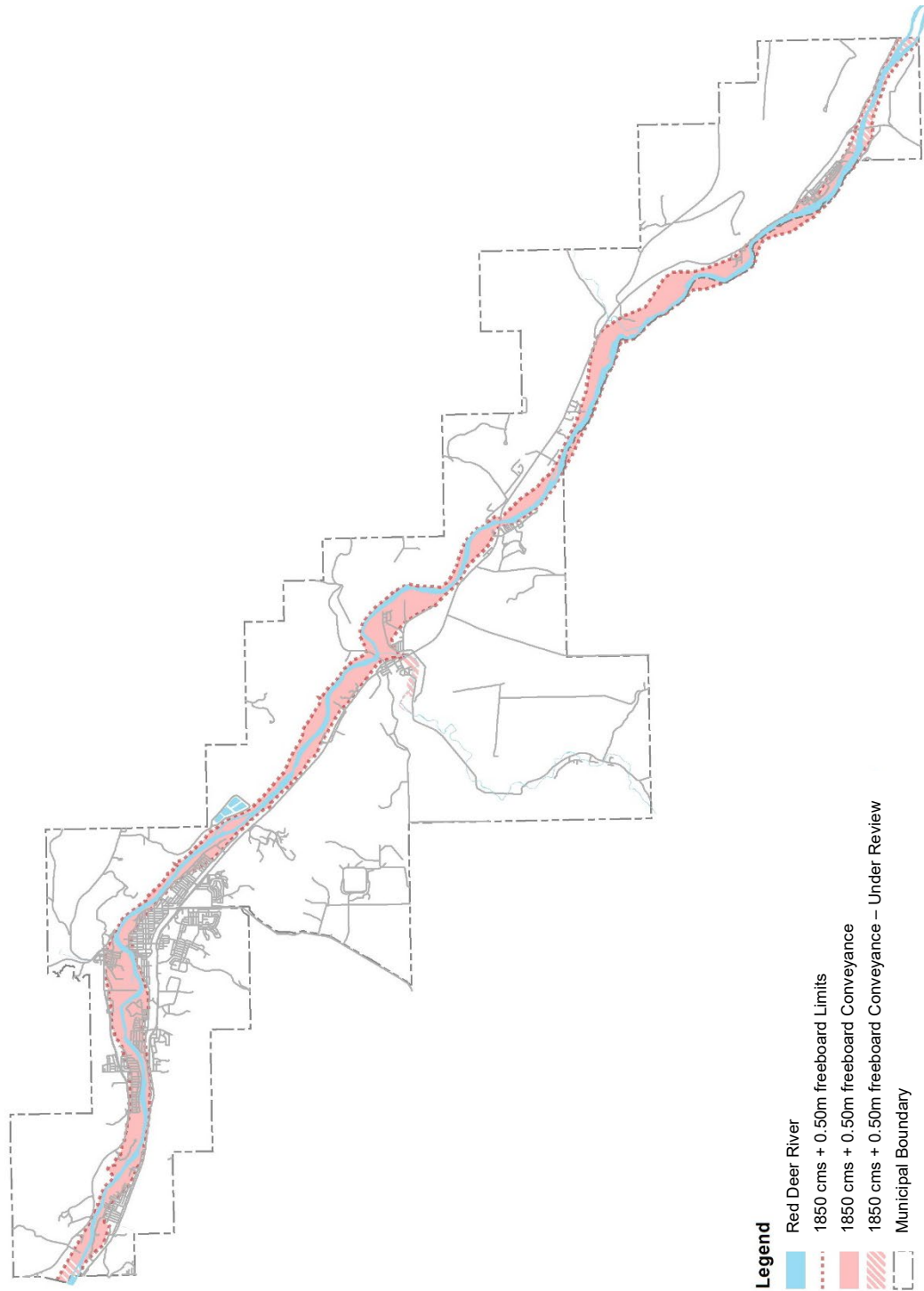


FIGURE 7 EXISTING DEVELOPMENT IN CONFLICT WITH RIVER CONVEYANCE (1850 CMS)
 [BYLAW #17.22]

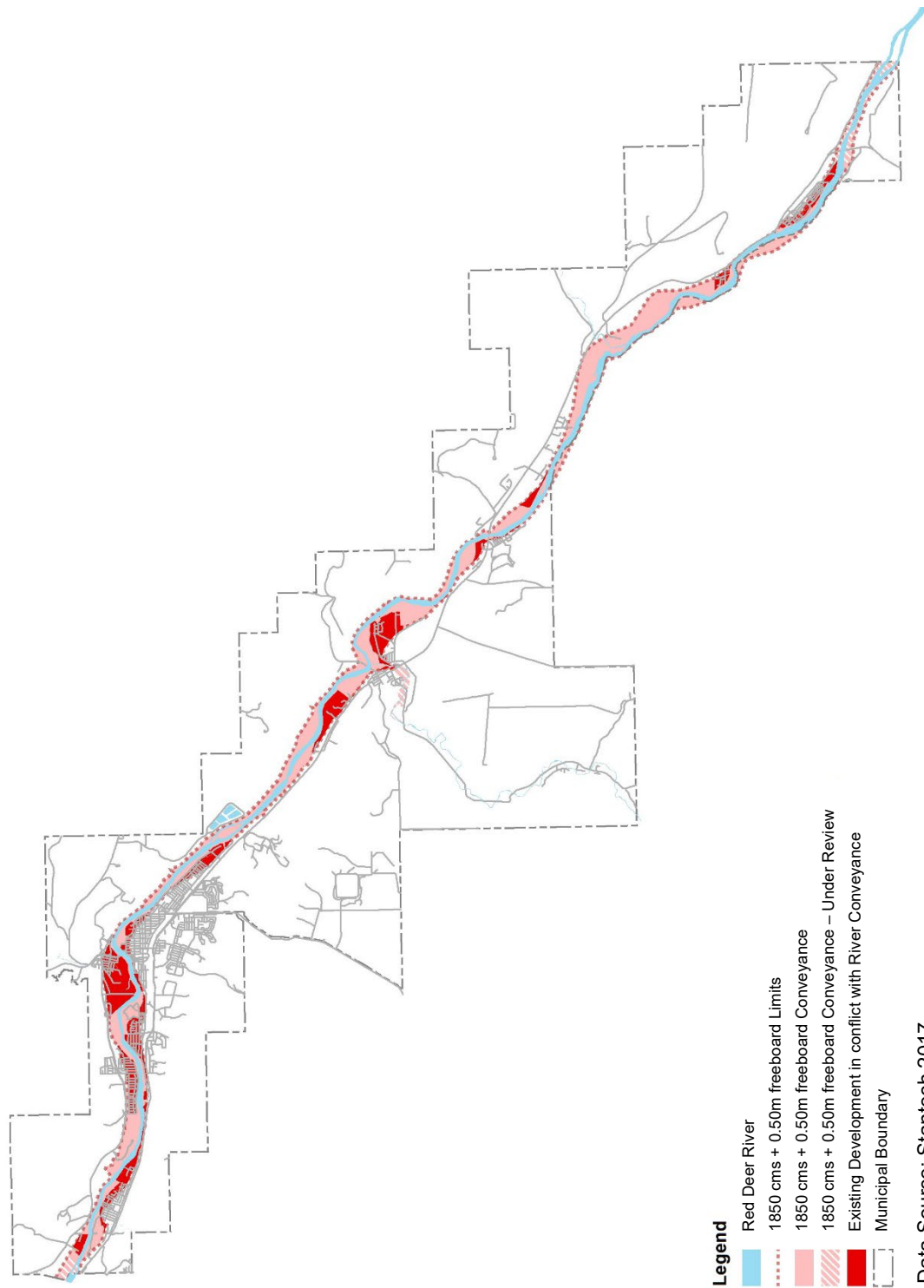


FIGURE 8 - PROPOSED STRUCTURAL MEASURES [BYLAW #17.22]

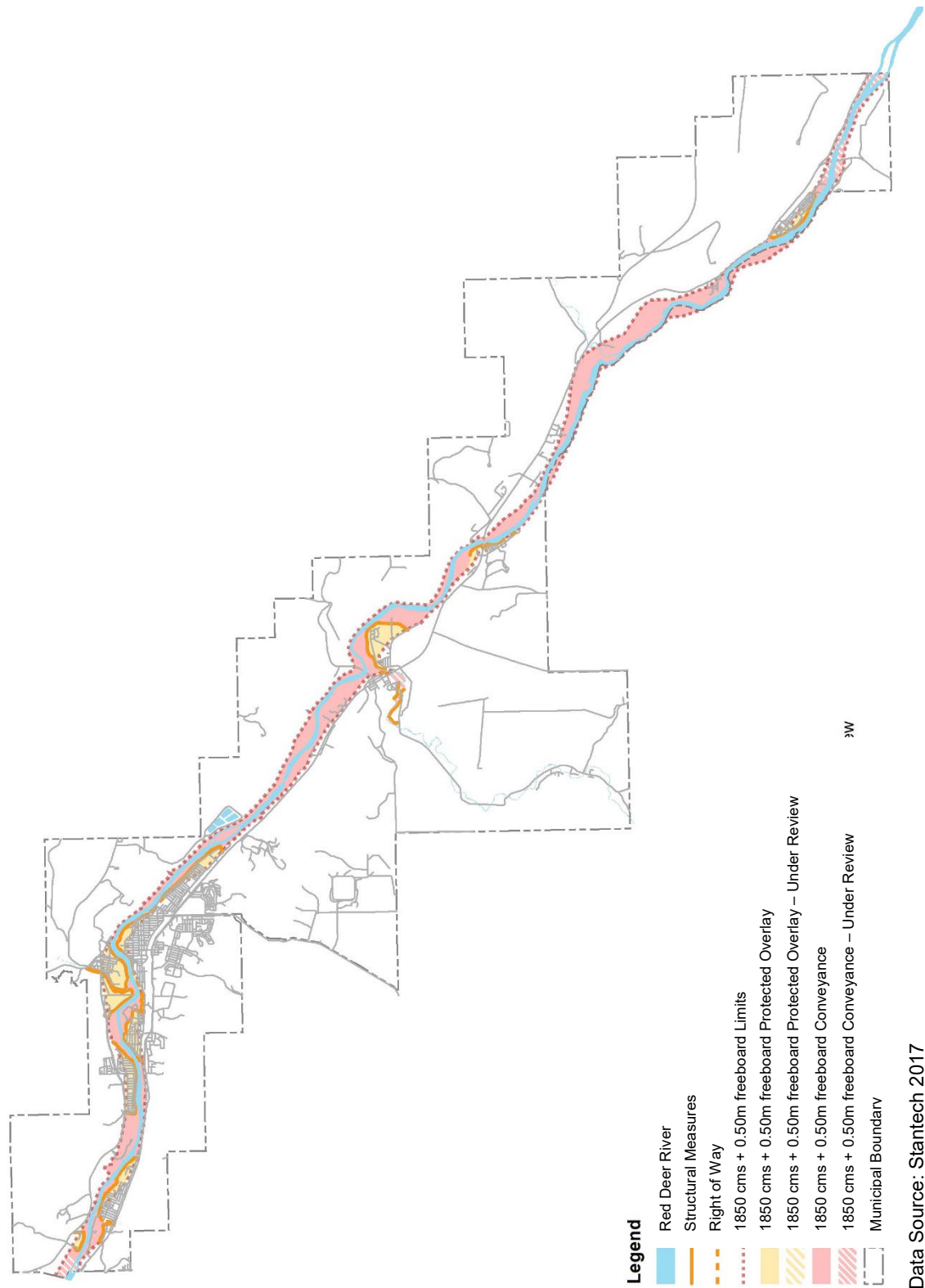
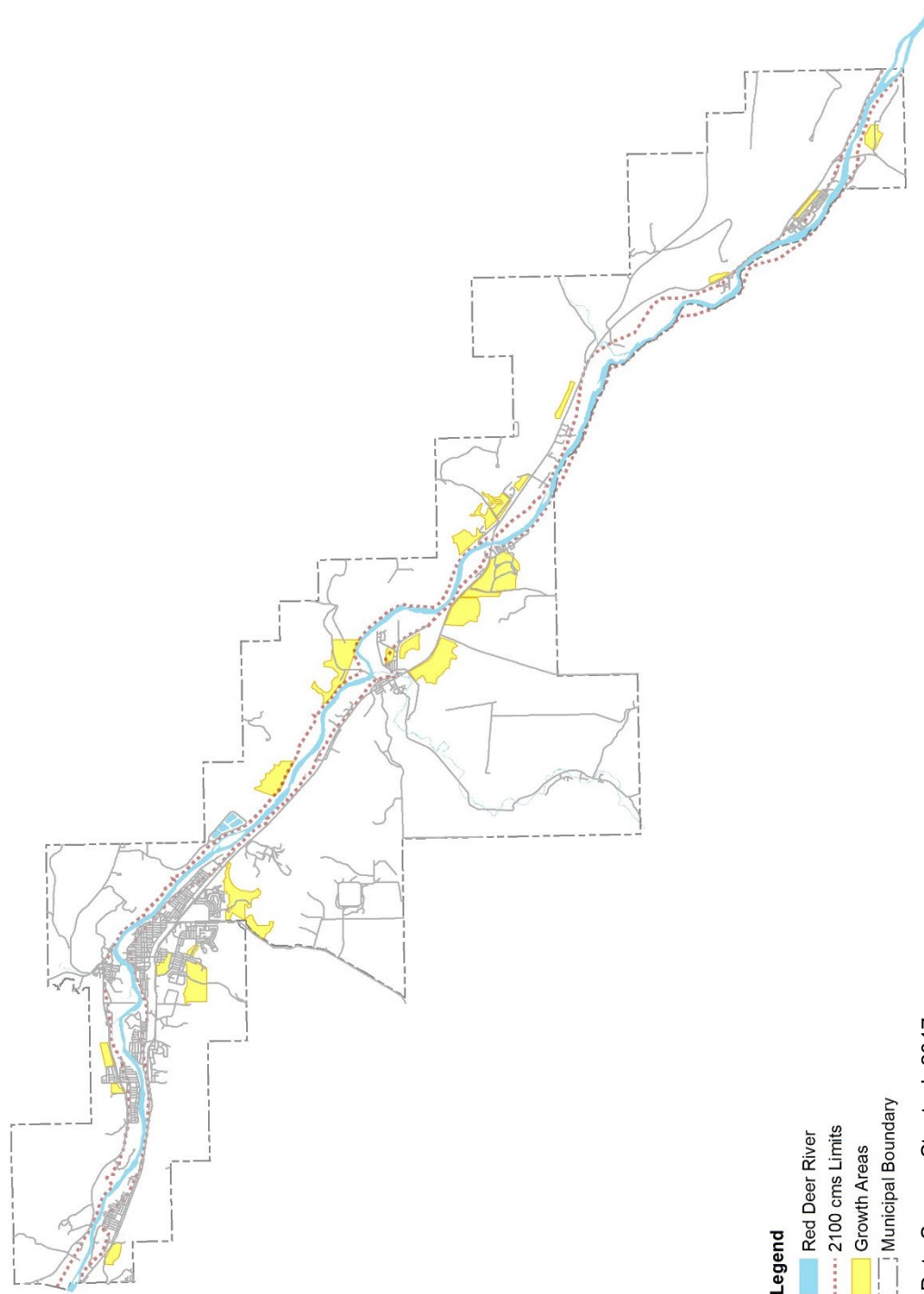
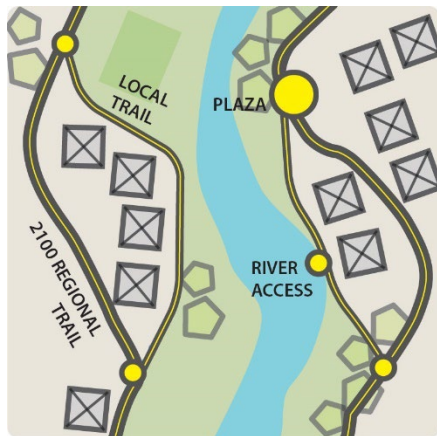


FIGURE 9 POTENTIAL GROWTH AREAS (ABOVE 2100 CMS)



3.2.5 CELEBRATE OUR RELATIONSHIP WITH THE RIVER



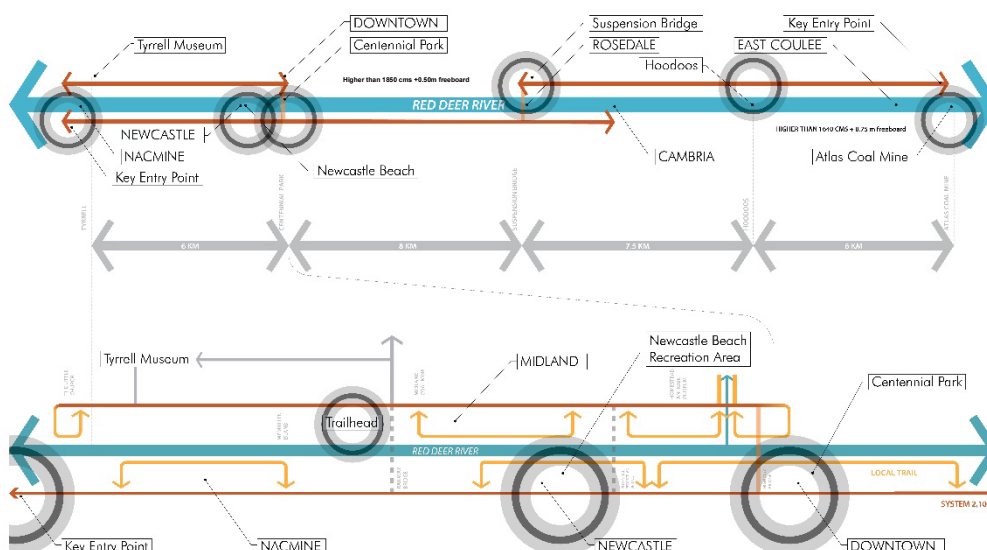
There is a re-imagined relationship between people and the river, through recreation, trails, and open spaces systems that are integrated with and leverage flood mitigation priorities and infrastructure. Through these systems, the Town will celebrate its identity as a flood community.

Trails and open space are the final stop on the river-first journey, but they are central to fulfilling the MDP's vision for Drumheller. They emerge from a combination of three critical outputs from the river-centric model (Figure 10 Trail Hierarchy)

1. The System 2100 is a new regional trail alignment through Drumheller that follows the 2100 cubic metres per second river flow rate along existing roadways and abandoned rail lines,
2. Structural measures, which use the adaptive protection measures to provide berm-top local pathways that tie into the System 2100 and link Drumheller's neighbourhoods; and,
3. The conveyance zone, which, with the river at its core, forms an open space spine through Drumheller.

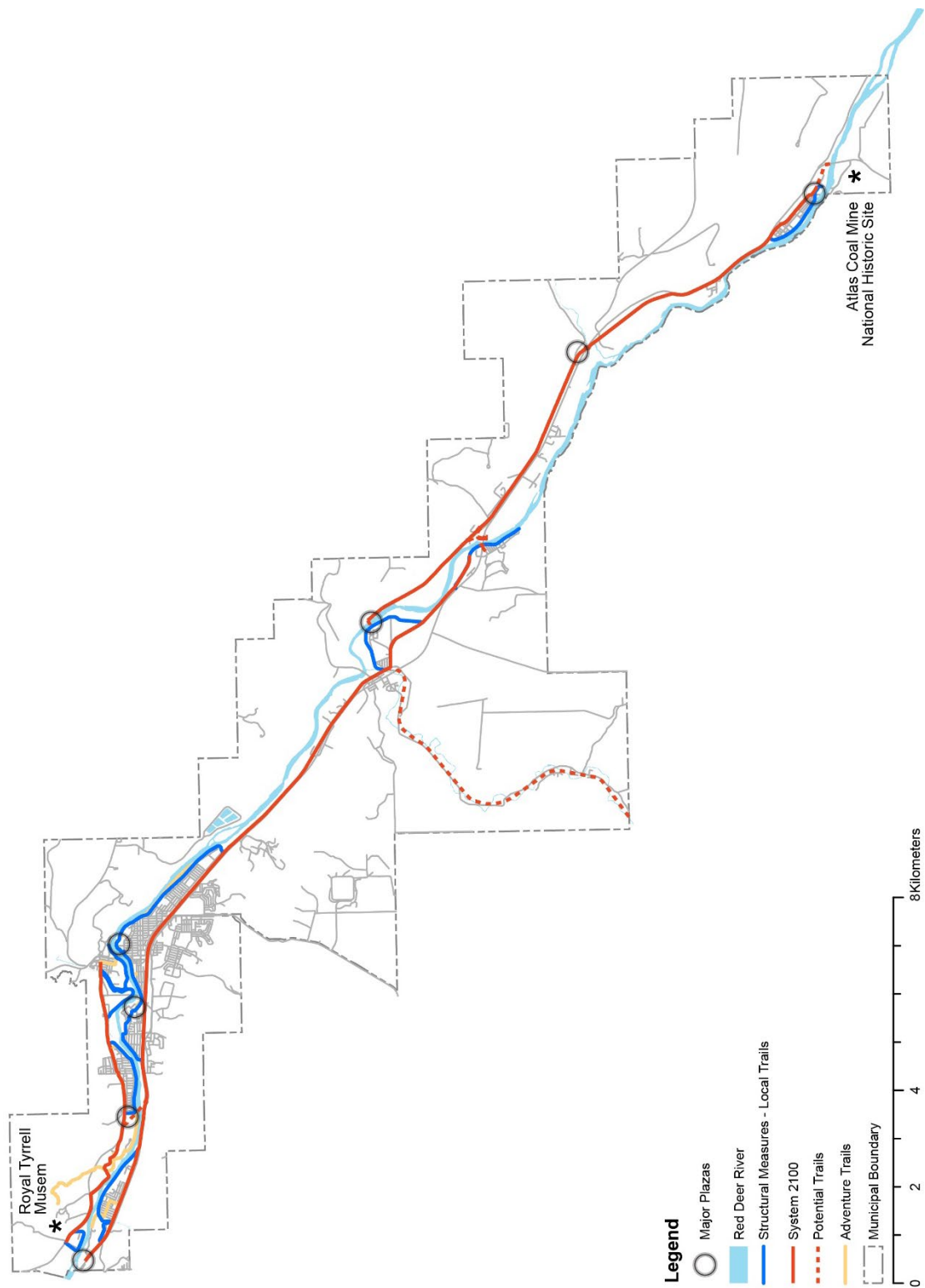
This open space and trails network (Figure 11 Trails and Pathways Network) is a central and critical ingredient that will enhance Drumheller experience by connecting the residents and visitors to the river and help unlock the potential of Drumheller.

FIGURE 10 TRAIL HIERARCHY



With the river at the forefront, the Drumheller Badlands Parks Trail System is woven together by the System 2100 and the local pathway network.

FIGURE 11 TRAILS AND PATHWAYS NETWORK



4 THE BADLANDS

The badlands are the secret ingredient of the Drumheller Valley. Formed over millions of years and carved over thousands of years, the majesty of the badlands landscapes is sought out by many. It serves as a backdrop to everyday life and recreational pursuits for residents, provides an out of world experience for visitor adventures, and stars in major media and film. The immersive experience of this landscape must be protected and celebrated so that they may be enjoyed now and in the future.

4.1.1 THE FORMATION OF THE BADLANDS

The badlands are a geological marvel, owing their existence primarily to the power of water. The layers of sedimentary rock exposed in the valley are only a fraction of the geological history that lies beneath. What we can see exposed of them today was formed during the upper part of the Cretaceous Period, 67 to 73 million years ago, when dinosaurs roamed the earth. Rivers and streams carried vast amounts of sediments east from erosion of newly formed mountains in the west. These sediments accumulated in layers, which over time were shaped by weather, water, and time to what today is known as the Horseshoe Canyon Formation.

Back then, the area looked much different from now with lush forests and green landscapes, and of course, dinosaurs. At times during the Cretaceous period, the area was partially covered by an inland sea. As this sea receded later in the Cretaceous period, the area became much drier and cooler. Then a catastrophic event took place when a large object, possibly an asteroid, impacted the earth. This led to significant cooling and the extinction of most larger organisms on earth. This included dinosaurs except for the Avian Dinosaurs that gave rise to birds. Evidence for this major event can be seen in rock layers upriver from Drumheller in the Dry Island Buffalo Jump area.

Ice was the next major force to scour the landscape. At the peak of this Ice Age (Pleistocene Epoch), huge ice sheets covered much of the northern hemisphere, and Alberta was covered by ice sheets up to a kilometre thick. These ice sheets advanced and retreated over Alberta at least four times. The retreating glaciers deposited sand, silt, mud and glacial till containing boulder-sized pieces of bedrock, that originated in northeastern Alberta and northern Saskatchewan and were carried here as the glaciers expanded.

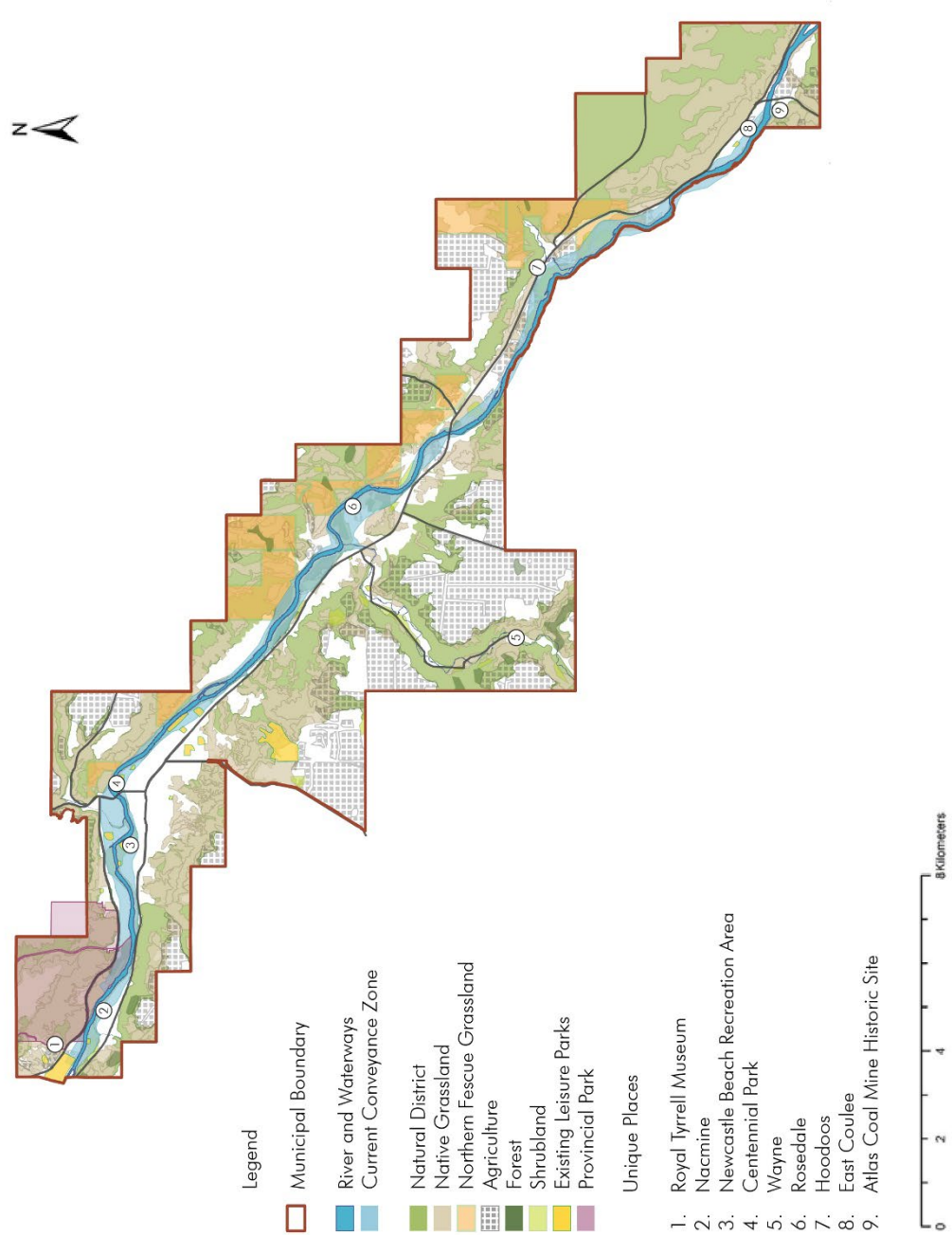
About 15,000 years ago, the last of the ice sheets began to melt. The releasing water caused major flooding and deposition of sediments. Some of the water released from the glaciers formed large glacial lakes. Near the top of the valley formations, the yellow-tan layers represent these glacial lake sediments. As the ice continued to melt, water from these large lakes was released as huge rivers, some of which rushed south and eastward. One of these vast torrents became the Red Deer River. The river, being much larger and wider at the time, is primarily responsible for the carving out of the Drumheller Valley and badlands formations. This cutting action of the river also served to expose the ancient layers of rock and the fossils they contain. Over 30 different kinds of dinosaurs have been discovered within the Red Deer River valley upstream and downstream of Drumheller.

Today, the banks and riparian areas flanking the river have an abundance of vegetation due to the rich floodplain soils, including several riparian forests. These are made up of cottonwood, poplar, willows and various species of shrubs. These areas provide habitat that is crucial to many birds, mammals, reptiles and amphibians in what is an otherwise dry area of the province. The dryer areas in the Drumheller Valley include mixed-grass prairie dominated by blue gama grass and June grass. Many slopes are also dominated by silver sagebrush, prickly pear cactus and various grasses and shrubs (Figure 13).

FIGURE 12 GEOLOGICAL TIMELINE

Dates (approximate)	Text
15,000 years ago	The last of the ice sheets began to melt. The releasing water caused major flooding and deposition of sediments. Some of the water released from the glaciers formed large glacial lakes. Near the top of the valley formations, the yellow-tan layers represent these glacial lake sediments. As the ice continued to melt, water form these large lakes was released as huge rivers, some of which rushed south and eastward. One of these became the Red Deer River, which over time has carved the Drumheller Valley badlands.
2 million years ago	Global temperatures were significantly colder than they are today, and huge ice sheets covered much of the northern hemisphere. Alberta was covered by ice sheets up to a kilometre thick.
55 million years ago	The Rocky Mountains were generally finished forming, and the Drumheller area was semi-tropical with swamps, ferns and water-tolerant trees. Invertebrates like clams and snails, fish, turtles, champsosaurs (an extinct long-snouted reptile), crocodiles and mammals have replaced the extinct dinosaurs.
67-73 million years ago	The layers of sedimentary rock exposed in the badlands along the Red Deer River were formed during the Cretaceous Period when the area was at times a shallow sea.
	Some areas were covered by lush forests and green landscapes inhabited by dinosaurs and other animals.

FIGURE 13 EXISTING LANDSCAPE CONDITIONS



4.2 SIGNIFICANCE OF THE BADLANDS

The badlands are the essence of the Drumheller Valley. The dynamic landscapes and many archaeological and palaeontological resources have ecological and human significance and are integral to future growth and discovery in Drumheller.

The Badlands are a critical element of Drumheller's tourism industry. People are drawn to the sense of isolation and immersion that being within the landscape provides. There is a marked change in the landscape when you descend into the Drumheller Valley, as though you are travelling back in time. This sense of arrival harkens to many adventurers, seeking unscripted exploration and discovery. What draws even more visitors is what can be found within the layers of the badlands. The Royal Tyrrell Museum of Palaeontology attracts nearly 500,000 people annually to Drumheller. Drumheller's association with dinosaurs and palaeontology is recognized world-wide. The expansion of the Drumheller Badlands Parks Trail System will serve to further integrate and increase access to the badlands, tying together points of interest through the landscape and encouraging visitors of the area's most popular destinations stay to enjoy all that Drumheller has to offer.

The natural grasslands, riparian areas, and river itself provide opportunities for adventurous outdoor pursuits, including hiking, biking, kayaking, fishing, and bird watching. Taking part in these types of activities is far from mundane when surrounded by the spectacular Valley walls, with their vibrant colours and layers. Access to this abundance of recreation opportunities, and the innate appreciation for the land this fosters, positions Drumheller well for the expansion of eco-tourism operations, sustainable industries (such as renewable energy), and eco-communities that are embedded in the landscape and cater to those who wish to reduce their environmental footprint while enhancing their quality of life. The beauty and rugged quality of Drumheller's landscapes also feed the inspiration and creativity of growing arts, film, and manufacturing communities in the region.

The significance of the badlands to the quality of life of residents, experience of visitors, and overall growth and prosperity of Drumheller cannot be overlooked. It is essential that these landscapes and historic resources are protected and enhanced as the Town continues to grow.

FIGURE 14 WAYNE VALLEY, LOOKING EAST FROM EXCELSIOR HILL



5 UNIQUE PLACES AND NEIGHBOURHOODS

Beyond the stunning river carved badlands, Drumheller is layered with unique places and historic neighbourhoods that tell the story of resilience, discovery, and opportunity. From the natural history of the landscapes and dinosaur fossil beds, to the human histories of Indigenous peoples, European arrival, and the coal industry, these stories make up Drumheller's past and contribute to its future. Understanding the history of Drumheller, its people, and neighbourhoods, helps us to understand it better today, and imagine what it can be tomorrow.

5.1 VALLEY TIMELINE

Important events over the course of its history has shaped Drumheller into a world-class place to live, work, and visit.

FIGURE 15 ILLUSTRATED TIMELINE OF DRUMHELLER VALLEY

Dates (approximate)	Text
11,000 years ago	Indigenous peoples were the first people to experience the Drumheller Valley and the Red Deer River. Archaeological records show evidence that people lived in the Saskatchewan River basin over 11,000 years ago. The Red Deer River got its name from the English translation of the Cree name "Waskasoo Seepee", which more accurately translates to "Elk River". The Siksika First Nations call the area that is now Drumheller "Pistan-akaetapisko" or Coulee Town.
1793	Peter Fiddler, working as a surveyor and mapmaker for the Hudson's Bay Company, discovered coal along the Red Deer River near the mouth of Kneehill Creek.
1884	Joseph Burr Tyrrell led a group travelling by horseback and canoe from Calgary to the area, and discovered a relatively intact skull of a carnivorous dinosaur that was later named <i>Albertosaurus</i> . This discovery led to the Great Dinosaur Rush from 1910-1917, when fossil hunters travelled to the valley in search of dinosaur skeletons. Approximately 300 dinosaur skeletons from the Red Deer River are on display worldwide.
1890's	Ranchers arrived and established ranches, having discovered that parts of the Red Deer valley floor had vast amounts of grazing potential and good access to water to raise cattle. By 1905 there were over 60 large ranches in the Drumheller area.
1902	The first permanent resident of the area, Thomas Greentree, builds his house in what is now Drumheller.
1910	Rancher Sam Drumheller purchases Thomas Greentree's land for a townsite. The two flipped a coin to see whether the new town should be called Greentree's Crossing or Drumheller. The latter won and the new little town had a name.
1911	Coal mining started in the Drumheller Valley in 1911 with the opening of two commercial mines, the Newcastle Mine and the Rosedale Mine.
1912	Development in Drumheller expanded quickly after the opening of the first mines and extension of the railway. Drumheller became a railway station in 1912, was incorporated as a village in 1913, and as a town in 1916.
1915	The largest flood on record in Drumheller occurred in 1915. The settlements of Midlandvale and Newcastle were severely flooded; and flooding in low-lying areas occurred in Nacmine, Drumheller, Rosedale and Cambria.
1930	Drumheller is incorporated as a city in 1930, after its population increased 857% in fifteen years.
1940's	At its peak in the mid 1940's there were approximately 3,000 people living in Drumheller proper and an estimated 30,000 in the valley. It was one of the fastest growing communities in the country, with miners arriving from eastern Canada, the U.K., Poland, Hungary, the Ukraine and

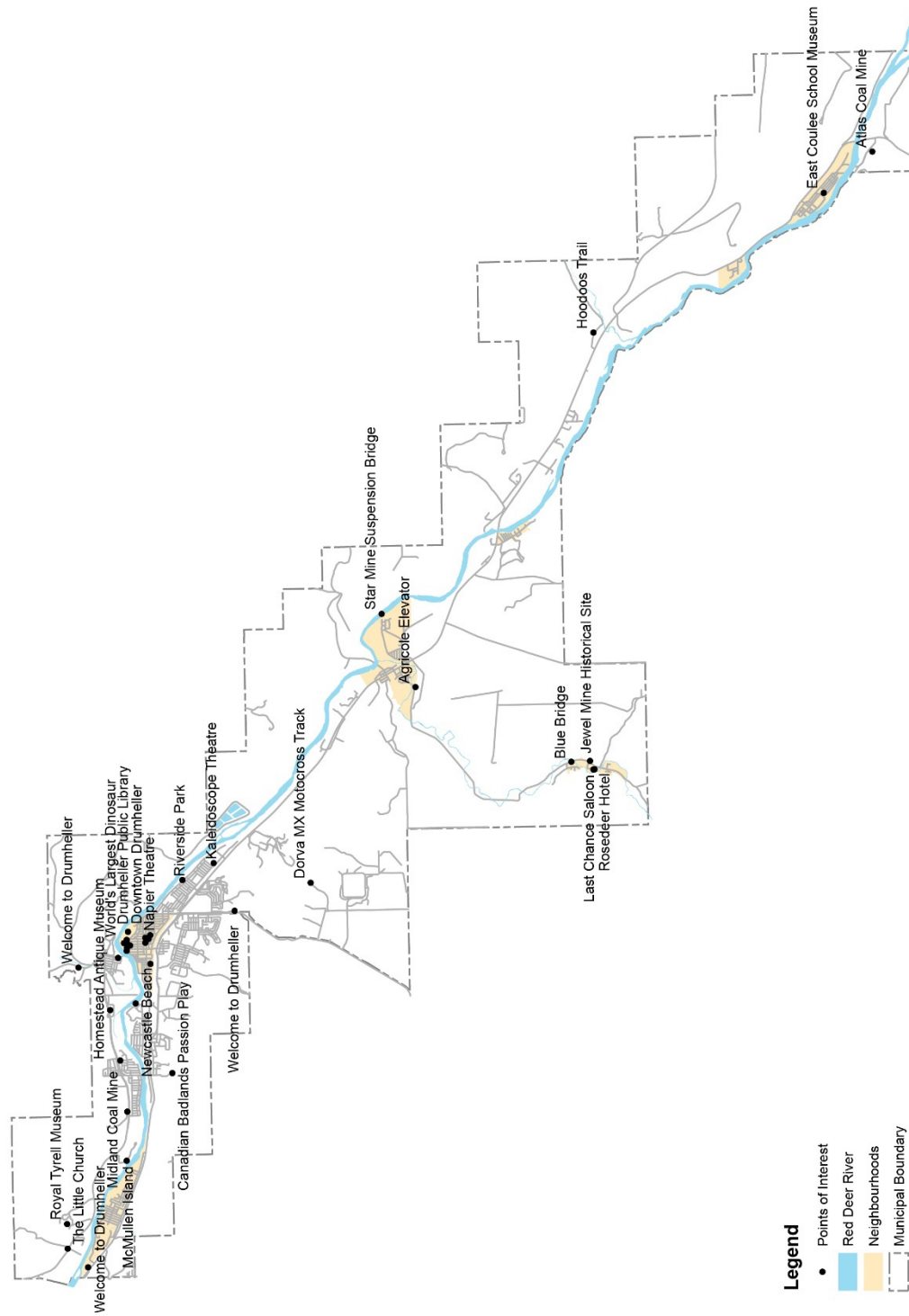
	Italy. As the mines failed, their lands were forfeit and the government created the Local Improvement District, later named the District of Badlands No. 7.
1950's	Drumheller continued to boom until after the Second World War when coal lost its importance as an energy source. From 1911 to 1950 more than 130 mines operated in the valley.
1985	The Royal Tyrrell Museum of Palaeontology opens, and was intended to boost tourism and the local economy. Since its opening it has welcomed over 10 million visitors.
1998	The City of Drumheller amalgamated with the Municipal District of Badlands No. 7 to form the current Town of Drumheller.
2012	The Badlands Community Facility opens in Downtown Drumheller. A recreation and social hub for the valley, the facility includes a fitness centre, art gallery, and library.
2019	The Town of Drumheller is declared a flood community, and the Drumheller Resiliency and Flood Mitigation Office is established to coordinate flood readiness, oversee drought management, and direct flood resiliency projects, and incorporate climate adaptation. The DRFMO's mandate is 'leverage, integrate, legacy'.

5.2 SIGNIFICANT PLACES

Drumheller is home to unique places, each with their own character and history. The town has grown over time to encompass several independent settlements, and today these settlements form Drumheller's distinctive neighbourhoods. In addition to these neighbourhoods, Drumheller's diverse attractions represent a wealth of history in the region, and draw people from all walks of life. These unique places and neighbourhoods are reflected in Figure 16 .

The following section provides a brief history of some of these significant places, and their current value as part of the overall Drumheller experience. The stories of these places should be shared so that future growth and development respects and enhances neighbourhood identity and character.

FIGURE 16 SIGNIFICANT PLACES



5.2.1 NACMINE

The neighbourhood of Nacmine is located along South Dinosaur Trail west of Downtown Drumheller. Once a booming coal mining town, the neighbourhood was named after its mine developers, North American Collieries ('NAC' and 'mine'). In addition to its significance as a mining community, the neighbourhood is significant as one of the first ranching locations in the valley, and a key river crossing.

Since the beginning of European arrival in Drumheller, ranching has been an important part of the local economy. In 1896 James Russell entered the Red Deer River Valley in search of ranch lands. At the present location of Nacmine he discovered unbroken grassland extending from the flat land above Drumheller all the way down to the river. Russell decided to make the area the location of his Lyon Cross Ranch, which he operated on 10,000 acres until 1907. The land was then surveyed and subdivided for homesteads.

The Red Deer River has played an integral part for the way of life and growth within Drumheller. Its riverbanks have historically been an attractive place to settle because of access to water and a means of transportation. Nacmine was no exception; however, in the early days of Nacmine the river was also a barrier to movement. No bridges existed and people had to rely on hazardous fords to cross the river. The fords were located where the river was slower and the banks were solid and not too steep, but these would become treacherous in the spring. To make the dangerous task of crossing the river easier, early settlers began to make homemade rafts and ferries and operate them privately.

Today, Nacmine is primarily a residential community, with some houses dating back to the early 1900s, and some small scale commercial uses. The neighbourhood has local parks and playground areas, an outdoor hockey rink, and an active community centre. The popular Badlands Campground is located next to the neighbourhood along the Red Deer River. Nacmine has the potential to become the gateway to a river trail experience in Drumheller.

5.2.2 NEWCASTLE

Named after Newcastle Mine Company, the neighbourhood of Newcastle is situated on the southern shore of the Red Deer River, separated from the western tip of Downtown Drumheller by a bend in the river. Similar to Nacmine, Newcastle owes its existence to the presence of coal. Drumheller Valley coal is sub-bituminous and was a popular energy product prior to the 1960's for heating houses, cooking, and powering locomotives. It also was used to create power for the settlements and coal mines.

The Newcastle Mine was the first registered coal mine in the Drumheller Valley. It was registered as the Newcastle Coal Company Limited in 1911, but was simply called the Newcastle Mine. The mine began operations in 1912 and the first carloads of coal were sent out of Drumheller by rail that year. One of the mine's founders, Jesse Gouge, had learned of the whereabouts of the sizeable coalfield from a chance meeting with a local resident. He was crossing the river at the Greentree Ferry and met a man with a load of coal dug out from a

riverbank in the Newcastle area. Gouge was so impressed with the quality of coal, he hurried to the land office in Calgary and secured a lease in Drumheller.

With the decline in the importance of coal, recreation became a key component of Newcastle's history. Newcastle Beach was developed as a recreational hotspot in the 1960's. It included a sandy beach, campgrounds, mini golf and refreshment booths, and for a time a small train called the Oopland Express. The train had been a small diesel engine that hauled coal from one of the mines. When the mines closed the engine and 10 coal cars were purchased by some residents of Newcastle and was put into service to transport visitors and residents around the beach area. Three baseball diamonds were later built in the park, and it is still a popular recreational and tourist area with a beach, boat launch, and picnic area.

The Badlands Amphitheatre, an outdoor theatre and music venue, is located near the former site of the Newcastle Mine. Boasting spectacular scenery and excellent acoustics, the Badlands Amphitheatre has been home of the award-winning Canadian Badlands Passion Play for 25 years. Every August the Amphitheatre hosts the "Canadian Icons" concert series which showcases the very best in Canadian talent. Previous guests have included legends like Tom Cochrane, Blue Rodeo, Paul Brandt, Corb Lund, and Randy Bachman.

Newcastle has the potential to grow as a recreation-focused neighbourhood with facilities to support river access and year-round sports and recreation. The re-alignment of the existing dike will increase opportunities to access and view social activity within the park and to integrate additional trails and amenities.

5.2.3 DOWNTOWN DRUMHELLER

The area now known as Downtown Drumheller was the site of the original Drumheller settlement named after Sam Drumheller. The downtown area borders a bend in Red Deer River north of the former rail line. Downtown Drumheller is the historical, cultural and civic heart of Drumheller, and the historic structures within the downtown are important community assets that contribute to the community's identity.

The 1920's were Drumheller's booming years and most of the now historic downtown buildings were constructed during this time. Buildings for rent were in high demand because of the numerous coal mines that were being opened up throughout Drumheller and the influx of miners to operate them. Along with the miners came clothing shops, hardware stores, and drug stores to supply them. The buildings were primarily constructed of brick, and often featured a boomtown façade (when the front wall of the building extends higher up than the rest of the building so that the building looked large than it actually was). Roland Langford, a local mason, was the builder of many of the brick buildings in the town. He developed a particular simple but attractive cornice design below the roof line that can be seen on several historic downtown buildings.

Flooding of the Red Deer River has been an ongoing problem for neighbourhoods throughout Drumheller. Following a large flood in 1915 downtown residents living near the river built a stone flood wall to protect their properties. The wall ran from the west side of what is now Highway 9

near the Gordon Taylor Bridge, east along Riverside Drive west and through the residential area south of Riverside Drive. It continued on the edge of the higher land to at least the area near the park on Riverside. The intention of the wall was that residential areas and important industrial infrastructure would not be developed in the lowlands along the river below the wall. Although much of the wall has been removed, sloped for landscaping or replaced with concrete walls, remnants of the original wall can still be seen along Riverside Drive west and in alleyways between 1st St. and 5th St. East.

A prominent feature of the downtown is its riverfront parks, community recreation facilities (Badlands Community Facility, public library, Memorial Arena, Aquaplex), and the World's Largest Dinosaur and Visitor Information Centre. In the past however, the area was home to Drumheller's first power plant. Proximity to coal from the Drumheller mines and water from the river made this a prime location. The power plant expanded over the years and was still in operation in the mid 1970's, but after the coal mines closed the power plant ceased operations and the infrastructure was removed. In 1928 the Drumheller Rotary Club was instrumental in building and operating the first swimming pool in Drumheller near the power plant in what is now Centennial Park. Excess heat from the plant was used to heat the pool. This pool was eventually replaced with the current outdoor pool by the City of Drumheller in the 1950s. Then in the early 1970s the Kinsmen led a number of service clubs got together to raise money and in 1975 the indoor pool at the Aquaplex opened to the public. The area is still a hub for community events, recreation, and visitor information.

The Centennial Park Plaza has the potential to become the beating heart of the Drumheller experience, a place where locals, tourists, badlands and the river meet. This base-camp for Drumheller will host events and become a launching point for valley-wide adventures. Creation of a new plaza and supporting flood mitigation infrastructure will open up opportunities to connect and animate this amazing gathering place within Downtown Drumheller.

5.2.4 WAYNE

Approximately 10 km southeast of Downtown Drumheller, the neighbourhood of Wayne is located within the Rosebud River valley. Accessed via Highway 10X from Rosedale to the north through a 150 m deep canyon in the badlands, visitors travel along a winding road across 11 bridges that span the Rosebud River.

A hundred years ago, Wayne was a coal mining boomtown of more than 2,500 people working the six mines and the valley's first hospital. In the mid-1950s however, its population began to plummet and its business count dropped to three: a hotel, a garage and a grocery store. By 1970, the town's school had closed and today it has a population of about 25 people. Today Wayne is famous for the Last Chance Saloon and is a popular tourist attraction for motorcyclists and tourists.

Over the years, highways and bridges were built in Drumheller to improve mobility and provide greater access to communities. It is estimated that as many as 67 bridges (road and rail) were built between Rosedale and Wayne across the Rosebud River but many were removed as the

road was straightened out over time. Wooden timbers floated down the river from Red Deer were used to build many of these bridges. The famous 11 bridges road to Wayne remains an important tourist attraction in Drumheller.

5.2.5 ROSEDALE / CAMBRIA

The neighbourhood of Rosedale and Cambria is located 5 km east of Downtown Drumheller at the convergence of the Rosebud and Red Deer Rivers. As with many other Drumheller neighbourhoods, it was first settled because of coal.

The Rosedale Mine began operations in 1912 and in 1913 the mine was considered one of the most valuable and reliable properties in the domestic coal field in Alberta. A number of miner's families moved into the community, and a school was built. Concerts and other events were held at the mine's big cookhouse and hall. The first masquerade ball was a memorable event with costumes hired from Beaumonts in Calgary.

Coal mining was a difficult process, so areas that were most likely to produce the greatest amount of quality product with the least amount of expense and effort were sought. Access to transportation was also important so most of the mines were built near the river and later, the railway. A suspension bridge serviced the Star Mine which operated from 1913-1929 across the river from Rosedale. Coal was mined underground and carried across the river in small coal cars suspended from an aerial cable system. It was sorted and loaded into rail box cars. The cable was also used to shuttle miners in Rosedale back and forth across the river to the mine. In 1930 a railroad bridge was laid across the river to the mine, however, the miners still needed to move across the river to work so the cable system was replaced with a suspension bridge. The current 117 metre long bridge is an upgraded and improved version of the original bridge, and along with remnants of the mine are a popular Valley attraction.

Today, Rosedale and Cambria is a residential neighbourhood with a small commercial centre. The neighbourhood acts as a crossroads, providing access to the Star mine Suspension Bridge, the neighbourhood of Wayne, and is situated approximately halfway between Downtown Drumheller and East Coulee. The neighbourhood is home to the Rosedale Community Hall, playground and baseball field, three campgrounds, and a number of businesses.

Rosedale and Cambria has the potential to become a major node in the center of Drumheller, connecting Nacmine, Wayne and East Coulee where the Rosebud meets the Red Deer River. It can act as a starting point for valley-wide recreation, including floating, fishing, cycling, hiking, or relaxing by the river and as a gathering place in Drumheller.

5.2.6 HOODOOS

Located between Rosedale and East Coulee near Willow Creek on the north side of the Red Deer River, the hoodoos are stunning natural features of the badlands landscape. For Canada's 125th year celebration, the Alberta coin was the hoodoos.

Composed of sand and clay from the Horseshoe Canyon Formation (deposited between 67-73 million years ago), the hoodoos were created from glacial meltwater and subsequent erosion. They are formed when rocks more resistant to erosion are situated above sediments that more easily erode from wind and rain. The Drumheller hoodoos formed because they have erosion-

resistant cap rocks that contain calcium carbonate and iron cements. These cap rocks protect the underlying columns of softer rocks. Erosion of the hoodoos continues today and eventually the existing ones will disappear and will be replaced by new ones as the surrounding outcrop continues to erode.

The protected Hoodoos site has a 0.5 km looped trail for visitors to explore the 5 to 7 metre tall hoodoo formations. Smaller hoodoos can also be found at other sites throughout Drumheller. The Hoodoos are a must-see stop in Drumheller experience. There is opportunity to expand and improve existing facilities, increasing viewing opportunities and trail connections from this node of activity. This would invite visitors to pause and rest under the backdrop of the extraordinary badlands landscape, or continue their adventure, learning about Drumheller's natural, cultural and geological heritage along a series of interpretive trails.

5.2.7 LEHIGH / EAST COULEE

Located 21 km east of Downtown Drumheller, the neighbourhood of Lehigh and East Coulee is on the north bank of the Red Deer River. Originally a mining community, it is now predominantly a commuter community with a small commercial centre.

From 1911 to 1950 more than 130 mines operated in the Drumheller Valley and a number of boomtowns popped up. East Coulee, one of the boomtowns, developed in the 1930s and 1940s as a local service centre and home for miners and their families. A railyard and stockyard served the area mines on the northeast side of the community. Local services in the settlement included the Whitlock Lumber Company, a bank, the East Coulee Hotel, a drug store, City Café, Sam Dragon's Pool Hall, a barber shop, Thomas Shoe Repair, Miller's Bakery and Café, and a grocery and confectionary. The Star Theatre, built in 1930 in East Coulee, was the favourite entertainment spot in town, showing movies twice a week. In the early years of the community the theatre held popular 'Hard Times Dances' with the (locally) famous Si Hopkins and His Old Timers. Tragically, fire destroyed the building in the 1950s and it was never rebuilt.

The Atlas Coal Mine was the most successful coal mining operation in Drumheller and consisted of several different mines over the years. The Atlas Mine #3, across the river from East Coulee, was active for almost 50 years between 1936-1979. Coal was mined from an underground network that covered more than 2,500 acres and extended back from the valley edge for more than 10 km. Today the Atlas Coal Mine is a nationally recognized historic site that describes coal mining history of the valley. Many of the original buildings, and other infrastructure have been preserved.

Today, the neighbourhood has approximately 200 residents living in a tranquil setting along the Red Deer River. The East Coulee Community Hall hosts events and dances, including the annual SpringFest, and holds a pancake breakfast every month. East Coulee's 1930s schoolhouse operates today as the East Coulee School Museum. The museum features a restored 1930's classroom, miners' artifacts, and hundreds of photos of the East Coulee miners, their families and cultural lives.

East Coulee has the potential to be the last stop on river trail within Drumheller, or a resting point for those who wish to continue down the Red Deer River. Structural measures protecting the neighbourhood of East Coulee could become a promenade to connect residents and visitors to the local heritage of the surrounding region, while celebrating views of the Atlas Coal Mine and the river.

THE ROYAL TYRRELL MUSEUM OF PALAEONTOLOGY

The Royal Tyrrell Museum of Palaeontology is located on North Dinosaur Trail at Midland Provincial Park northwest of Downtown Drumheller. The Museum is located in the middle of the fossil rich layers of rock of the Late Cretaceous Horseshoe Canyon Formation. The Badlands Interpretive Trail, a popular 1.4-kilometre hiking trail, is located northeast to the Museum building.

After the collapse of the coal industry, Drumheller's community leaders began talks with provincial government officials in the 1970's looking for ways to bolster the local economy. The government of the time supported the building of a research facility that was then called the Provincial Museum Research Institute somewhere in southern Alberta but there was no plan at that time for a public museum. In 1979 Drumheller was chosen as the site for this facility which was announced the following year. The original plan was soon changed to include a large public museum. Construction began in 1982 and on September 25, 1985 then premier Peter Lougheed officially opened the Tyrrell Museum of Palaeontology. The Royal appellation was added in 1992.

The Royal Tyrrell Museum of Palaeontology is one of the world's leading research and educational facilities in the field of palaeontology. It has welcomed over 10 million visitors since opening in 1985 and is a major economic driver in Drumheller. As of 2020, the Museum houses thirteen exhibits that display approximately 800 fossils on permanent display.

6 OPPORTUNITY

Drumheller is embarking on a bold new chapter. It is a moment of reflection – reading the story again from the beginning to ensure it makes sense. It is a moment of challenge – accepting into the story unfamiliar new characters and settings. And ultimately, it is a moment of excitement – at the immense opportunity that lies in Drumheller’s future. Drumheller’s residents share a sense of the untapped potential of their place, though it is not always clearly rendered. It is part of the responsibility of this Plan to shine a light on this potential.

Much of the success of this Plan will emerge from a shift in the process of planning and building in Drumheller. Where previous planning documents and authorities have been characterized by constraint and restriction, the new documents and authorities should be encouraging and inviting. Equipped with the vision and policies in this document, development can be more easily assessed – and modified – in support of the Town’s goals.

This plan underlines the opportunity in front of Drumheller. Residents, administrators, decision-makers, and investors all have a role to play in bringing this opportunity to life. This will be achieved by seeking out common ground, rallying around the Plan’s goals, and keeping open the lines of communication and debate.

FIGURE 17 TOP OF NACMINE LOOKING NORTH FROM MONARCH HILL



PART II

Policies

Part II of the MDP sets out the policies of the plan, building from the context provided in Part I. The policies establish direction on how to achieve the vision, goals, and objectives of the Plan.

PART I — VISION AND CONTEXT

FOUR FORCES

-  Rivers
-  Badlands
-  Neighbourhoods
-  Opportunity

Drumheller's Vision

**A PLACE TO GROW AND
A PLACE TO DISCOVER**

SIX KEY GOALS

and supporting objectives

1

ADAPTIVE FLOOD MITIGATION STRATEGY

- Protect existing development
- Implement flood overlay
- Planned retreat of development

4

UNIQUE NEIGHBOURHOODS

- Downtown as centre of public life
- Unique form and uses in neighbourhoods
- Conservation and historic resources
- Showcase through open space

2

TRAILS & OPEN SPACE SYSTEM

- River as primary pathway
- Restore river function
- Expand trail network and rec opportunities
- Program a cohesive experience

5

VALLEY-WIDE TRANSPORTATION

- Sense of arrival
- Multi-modal mix
- Regional connections

3

COMPLETE SUSTAINABLE COMMUNITIES

- Infill in existing neighbourhoods
- Diverse housing & mix of uses
- Fiscally responsible municipal services

6

DIVERSE ECONOMY

- Coordinated visitor experience
- Growth of tourism, rec, and entertainment
- Support existing local businesses
- Expand into emerging sectors

PART II — POLICIES



FLOOD MITIGATION & CLIMATE ADAPTATION



TRANSPORTATION & INFRASTRUCTURE



OPEN SPACE, RECREATION, & TRAILS



CULTURAL & COMMUNITY SERVICES



GROWTH



IMPLEMENTATION



TOURISM & ECONOMIC DEVELOPMENT

7 FLOOD MITIGATION AND CLIMATE ADAPTATION

Drumheller is a key player in the watershed-wide strategy for flood mitigation in the Red Deer River Watershed. Due to its unique situation in the river valley and the level of development in flood-prone areas, recommendations for local improvements include:

- identifying and pursuing control of existing properties within the defined conveyance zone to preserve channel conveyance capacity;
- upgrading existing dikes to defined flood levels;
- constructing a new diking system in areas where it is technically feasible and can readily be constructed and accommodated within existing rights-of-way;
- accounting for potential impacts of a changing climate by creating an adaptive diking system that can be raised in major flood events;
- detailing the deployment of temporary measures and emergency flood response in the Town's Emergency Management Plan.

Because Drumheller's flood mitigation response is heavily reliant on built infrastructure, the impacts of these structural measures should be understood, particularly for the downstream reaches of the river, prior to construction. In some cases, the structural measures that are required to protect existing neighbourhoods from flooding will encroach on select properties and natural areas. To minimize social, environmental and economic impacts, the appropriate balance must be found between the preservation of channel conveyance capacity, maintenance of existing property, and the development of flood mitigation structures. The following policies are provided to help find that balance and minimize potential negative impacts, and to ensure flood mitigation infrastructure contributes to a shared community recreational asset.

7.1 CONVEYANCE CAPACITY

The first priorities for flood mitigation in the MDP are to define conveyance capacity and make room for the river - which means ensuring river conveyance capacity is not constrained by existing or future development. The following policies outline the requirements for preserving conveyance capacity in Drumheller Valley. Additional policy governing land use and development in flood areas is provided in section 9 Growth Policies.

- a) Conveyance capacity for the Red Deer River within Drumheller shall be defined at a rate of 1850 cms plus 0.50 m of freeboard [Bylaw #17.22].
- b) The defined conveyance zone should be adjusted in the future to reflect changes in flood hazard mapping, river morphology or Provincial policy, among other considerations.
- c) Where possible, the Town should reclaim channel conveyance capacity through the acquisition of private lands and establishment of agreements with landowners.

- d) The Town will pursue opportunities to increase the role of the conveyance zone as a public amenity for recreation, ecological preservation, education and the enjoyment of nature in the badlands landscape.

7.2 DESIGN AND CONSTRUCTION OF STRUCTURAL MEASURES

The protection of existing neighbourhoods and infrastructure must be balanced with the preservation of channel conveyance capacity in Drumheller Valley. Structural measures are flood barriers that protect Drumheller's neighbourhoods and infrastructures from flooding. Because much of the development in Drumheller Valley is located in flood-prone areas, many neighbourhoods need some level of protection to ensure they remain financeable and insurable. Most existing structural measures in Drumheller are dikes located close to the banks of the Red Deer River and its tributaries. Structural measures will, where possible, build on those existing measures. It is recommended that the system be adaptable, allowing for rapid expansion in advance of flood events. This will make the system more resilient to a changing climate and less intrusive in non-flooding period, as well as allow for better public use and amenity. The following policies provide the guiding framework for the future planning and design of structural measures.

- a) Where physically and economically feasible, existing development located in the conveyance zone in the Town of Drumheller should be protected from flooding with adaptive structural measures.
- b) Purpose-built structural measures shall be owned by the Town of Drumheller and shall become part of a comprehensive trails and pathway system within the Drumheller Badlands Parks Trail System, to enhance resident quality of life, visitor experience, and catalyze new investment in Drumheller.
- c) Structural measures should be designed to:
 - i. protect to a minimum flow rate of 1850 cms [Bylaw #17.22];
 - ii. include a freeboard of 0.50 m beyond the target flow rate elevation [Bylaw #17.22];
 - iii. have a suitable top width of 4 metres or more, making the system adaptable by allowing vehicle access to add material that raises the barrier elevation in response to higher flow [Bylaw #17.22];
 - iv. consider localized and valley-wide impacts resulting from structural measure construction, such as local and upstream rise in water levels and increased velocity caused by restricting channel flow conveyance during a flood event;
 - v. provides additional erosion protection measures to mitigate the risks associated with increased velocities; and

- vi. consider influence on the river form and long-term trends in the river's stability.
- d) Where feasible and suitable, upgrade existing dikes in The Town of Drumheller to increase their level of protection, increase their adaptability, and improve their role in the Valley-wide trail network.
- e) Requirements for the deployment of temporary and adaptive structural measures, including required volumes and borrow areas, should be outlined in the Town's Emergency Management Plan.
- f) Adverse social, environmental, and economic impacts should be minimized and/or mitigated during the design and implementation of flood mitigation strategies and infrastructure in Drumheller Valley, including:
 - i. Avoiding displacement of residents and disruptions to neighbourhoods whenever possible;
 - ii. Mitigating impacts to fish habitat, wildlife, riparian vegetation, water quality and channel maintenance; and
 - iii. Verifying occurrences of and potential impacts on sensitive species, rare ecological communities, and other site characteristics on site through biophysical assessments, prior to implementation of flood mitigation strategies and infrastructure.
- g) Cultural, palaeontological and archaeological assets shall be identified prior to the development of structural measures and should be protected or relocated.
- h) Consider the following operational factors during the design and implementation of structural measures and other flood mitigation strategies to minimize adverse impacts to neighbourhoods and the environment:
 - i. Access for maintenance and operations;
 - ii. Requirements for fencing and screening; and
 - iii. Impacts to utilities and stormwater drainage.
- i) Structural measures and other flood mitigation strategies employed in Drumheller shall support essential emergency services, such as those provided by the Drumheller Fire Department and Swift Water Rescue.
- j) The design of structural measures shall consider ice jams and their formation mechanisms. Considerations for ice jams should be integrated into the use of appropriate freeboards and in the structural design of flood mitigation infrastructure.

- k) The design of structural measures shall consider the impacts of debris in flood events, particularly in sharp bends in the river or at man-made structures that constrict the waterway.

7.3 STORMWATER, EROSION CONTROL, AND BANK STABILITY

Even with the regulating influence of the Dickson Dam, erosion and bank stability is a concern along the waterways in the Town of Drumheller, particularly during high flow events. Excessive erosion negatively impacts water quality and can pose a risk to human life, property, and the environment. Erosion control and bank stabilization are critical components of a resilient flood mitigation strategy.

- a) Identify and monitor potential and existing risk areas for erosion and scour along the waterways and develop a method for prioritizing bank stabilization projects.
- b) Identify critical infrastructure at risk from erosion and bank stability and prioritize these locations for bank stabilization.
- c) Infrastructure located on waterways, such as bridges and piers, should be hardened to withstand scour action and to prevent undermining of the supporting structural elements.
- d) Flood mitigation measures and bank stabilization techniques should avoid hardened surfaces and should incorporate bio-engineering and riparian planting wherever possible.
- e) Creeks and minor drainage channels shall not be obstructed from entering the Red Deer River.

7.4 COORDINATION

An essential part of successful flood mitigation is effective municipal coordination and integration. The following policies direct when the Town will need to coordinate flood mitigation with other municipal projects and priorities.

- a) The Town shall engage with Indigenous communities in the planning of structural measures on public lands.
- b) The Town shall engage affected homeowners prior to decision making on the provision of structural measures and/or acquisition of properties in the conveyance zone.
- c) The Town should engage stakeholders to identify potential and existing risk areas for erosion and scour along the waterway in Drumheller.
- d) Ensure the coordination of flood mitigation efforts and regulations between land use planning and emergency management organizations within the municipality, and seek to align the Emergency Management Plan and Municipal Development Plan, where possible.
- e) Interpretive materials should be included along berm-top trail systems, as part of the Drumheller Badlands Parks Trail System, to increase understanding of flood history and measures taken to protect Drumheller from flood damage.

8 OPEN SPACE, RECREATION, AND TRAILS

New and exciting opportunities for Drumheller's open space, recreation, and trails network, known as the Drumheller Badlands Parks Trail System, are unlocked through the town's re-imagined relationship with the river and reclaimed identity as a flood community. Anchored by a hierarchy of Trails, Plazas and Pavilions, Parks, and Natural Areas, the Drumheller Badlands Parks Trail System integrates and leverages flood mitigation priorities and infrastructure. These core components of the Drumheller Badlands Parks Trail System invite residents and visitors to explore the landscape and learn about its history, inscribed into the Drumheller Valley by its waterways. Three key elements of the flood mitigation strategy serve as the foundation for the Drumheller Badlands Parks Trail System. These include: (i) the Conveyance Zone, (ii) the System 2100, and (iii) Local Trails/Structural Measures.

CONVEYANCE ZONE

The river draws the primary corridor in the landscape and becomes the spine of the entire Drumheller Badlands Parks Trail System. When it is not used for channel conveyance, the conveyance zone will create space for recreation and ecological connectivity in Drumheller. This zone includes water channels, banks, islands and riparian areas. These spaces are prime candidates for the development of rich natural spaces, a range of recreational amenities, and low-impact uses like campgrounds and sports fields. Bounded by the System 2100, these spaces will invite the river back into the everyday life of Drumheller.

SYSTEM 2100

The System 2100 is a regional route that will provide multi-modal connectivity through Drumheller. This trail will be positioned along the 2100 cms flood level, often following existing rail corridors and roads. This will help define the interface of the safe development and protected zones, providing opportunities to celebrate Drumheller's identity as a flood community through interpretation, public art, and trail and amenity design.

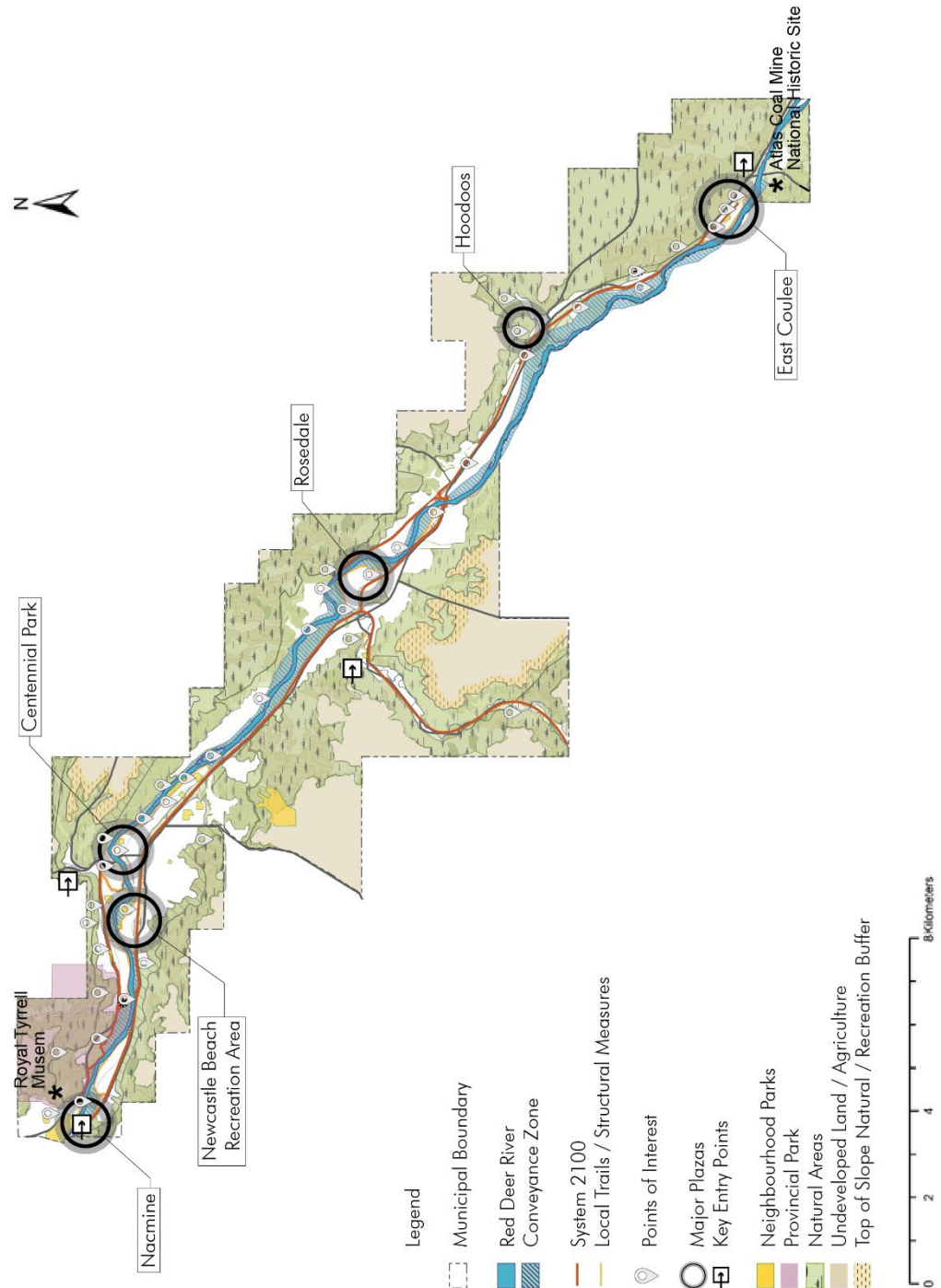
LOCAL TRAILS AND STRUCTURAL MEASURES

Local trails placed along flood mitigation infrastructure and structural measures will provide a publicly accessible neighbourhood amenity and greater access to Drumheller's parks and natural areas. They will connect Drumheller's neighbourhoods to the System 2100 and the Conveyance Zone, with opportunities to celebrate the unique character of each individual neighbourhood.

8.1 DRUMHELLER BADLANDS PARKS TRAIL SYSTEM

The Drumheller Badlands Parks Trail System, shown on Figure 18 , is comprised of four key components: Trails, Plazas + Pavilions, Parks and Natural Areas. These give structure to the Drumheller experience and provide tangible ways to interact with the landscape. Access into Drumheller will be balanced with the preservation and restoration of natural areas for the long-term health of the region's ecological network. This will help to ensure future generations can delight in the discovery of Drumheller and experience the wonder of exploring its inscription on the landscape.

FIGURE 18 DRUMHELLER BADLANDS PARKS TRAIL SYSTEM



- a) The Town will continue to improve the Drumheller Badlands Parks Trail System (Figure 18), made up of Trails, Plazas, Pavilions, Parks, and Natural Areas, that integrates and leverages flood mitigation priorities and infrastructure to:
 - i. protect the conveyance capacity of the river;
 - ii. protect the integrity of significant badlands landscapes;
 - iii. increase public access to and enjoyment of open space, trails, and amenities; and
 - iv. provide opportunities for storytelling and interpretation of Drumheller.
- b) The Town will pursue opportunities to leverage the System 2100, Local Trails, Plazas, and Pavilions of the Drumheller Badlands Parks Trail System (Figure 18) as part of the development of the Flood Mitigation and Climate Adaptation System.
- c) The overall Drumheller Badlands Parks Trail System will build upon the trails and public places developed as part of the Flood Mitigation and Climate Adaptation System. Future leveraging and integration should:
 - i. Establish principles and standards for the sustainable and inclusive design, construction, maintenance, and operation of the components;
 - ii. Provide policies to ensure an adequate supply, quality, diversity and distribution of parks, open spaces, pathways, trails and associated amenities throughout Drumheller;
 - iii. Provide strategies to finance all components;
 - iv. Build upon the System 2100 and Local Trails system, by identifying additional local and adventure trails to connect neighbourhoods to active transportation routes, the river, parks, natural areas, and landmarks;
 - v. Identify significant views, ecological features/corridors, cultural sites, and sensitive landscapes for monitoring, preservation, and/or restoration;
 - vi. Identify natural areas that are appropriate for varying intensities of use based on a study of environmental sensitivities and potential ecological impacts;
 - vii. Identify opportunities to increase public access to nature, recreation, and open space through land acquisition or partnerships with private development;
 - viii. Provide direction for the distribution, planning, and design of additional Plazas and Pavilions.

- ix. Establish a park hierarchy that includes River Parks, Neighbourhood Parks and Regional Parks;
 - x. Provide direction for the creation of new parks or redevelopment of existing parks;
 - xi. Specify the function of islands along the Red Deer River for river conveyance, habitat, and/or recreation and the extent of open space development to be allowed on them;
 - xii. Determine the location and suitability of additional river access points;
 - xiii. Support unique neighbourhood identity and needs;
- d) The Drumheller Badlands Parks Trail System should integrate key entry points that announce visitors' arrival into Drumheller. These key entry points should integrate wayfinding and recreation elements where appropriate to connect people to the open space and trail network.
 - e) Views of the badlands landscape and waterways should be protected from development at key entry points to preserve the sense of arrival.
 - f) The Drumheller Badlands Parks Trail System will be safe, accessible, and inclusive of people of all ages, abilities, and backgrounds.
 - g) Employ CPTED principles in the design of all public spaces.
 - h) A life-cycle fund should be used to assist with capital replacement and repair costs in the Drumheller Badlands Parks Trail System.

8.2 VALLEY CONNECTIVITY

Drumheller's waterways and trail network become the principal way to experience Drumheller and act as the connective tissue that binds Drumheller's extraordinary landscape with its neighbourhoods and unique places.

8.2.1 THE RIVER

The Red Deer River is the primary trail in Drumheller Valley. It is used for transportation and recreation, including boating, fishing, swimming, and other water sports. Located near neighbourhoods, Plazas and Pavilions, river access points will connect to the local and regional trail system, functionally and symbolically weaving the river into the rest of the Drumheller Badlands Parks Trail System.

- a) Establish the Red Deer River as the highest tier trail in the Drumheller Badlands Parks Trail System for both transportation and passive river recreation.
- b) Locate river access points in areas of lower sensitivity and in close proximity to existing or planned road access.
- c) Prioritize the provision of river access points in areas with higher residential density and in parks, pavilions and plazas to take advantage of existing infrastructure where possible.
- d) Coordinate the provision of swift water rescue access points between all existing and future bridges.
- e) Integrate river access points into the Drumheller Badlands Parks Trail System through pathway and trail connections, wayfinding, signage and amenity design.

FIGURE 19 KAYAKER ON THE RED DEER RIVER



8.2.2 TRAILS

Connecting to the highest tier trail – the Red Deer River – a network of land trails provides multi-modal access throughout Drumheller Valley and reflects the Town's identity as a flood community.

- a) Establish a system of land trails in Drumheller that connect parks, the badlands, neighbourhoods, and the river. The hierarchy of trails shall include:
 - i. A continuous, accessible regional trail (the System 2100) that connects the length of Drumheller. The System 2100 should serve as the secondary regional trail system after the river and communicate the extent of the river's conveyance zone wherever possible;
 - ii. A network of Local Trails which serve as a tertiary, neighbourhood-level paths. They should be universally accessible wherever possible and should leverage local flood mitigation infrastructure (e.g. structural measures).
 - iii. Natural or Adventure Trails, which serve as the fourth-level trail system. These should facilitate lower-impact access in natural areas with higher sensitivity.
- b) Explore opportunities for the provision of additional pedestrian bridge crossings to create experiential and recreational loops along the trail system and connect to key destinations along the network, including river islands.
- c) Ensure the pathway and trail system is sustainable and follows best practices in design, implementation, and maintenance to enhance the user experience and minimize environmental impacts and cost.
- d) Where a key trail or pathway connection is required through private land, the Town should pursue land acquisition, easements or partnerships to promote pedestrian connectivity throughout Drumheller.

8.3 PLAZAS AND PAVILIONS

Throughout this new network of trails, plazas and pavilions will provide access, amenity, and legibility to the network. Plazas will be larger nodes along the trail system, serving as venues for larger events or gatherings. Pavilions will be smaller nodes located at intervals along the trail system, at key trail intersections and in neighbourhood parks.

These nodes will activate experiential loops, unlock existing unique places, and provide the scaffolding for unscripted adventure. Drumheller's rich stories, histories, and unique places will be brought to life at these plazas and pavilions. Education about flooding and the changing climate will find a natural home along the river's contours, indicating in real time and space how Drumheller continues to evolve.

- a) Provide plazas and pavilions at key trail connections and points of interest to act as gathering areas, resting points and trailheads.

- b) The design of plazas and pavilions should allow residents and visitors to enjoy and appreciate significant landscapes, points of interest, landmarks and historic sites in Drumheller while minimizing disturbance in areas of higher sensitivity. Significant landscapes with viewing or interpretation potential include:
 - i. Sites or structures with historical or cultural significance;
 - ii. Significant environmental, geological or hydrological features;
 - iii. Important archaeological or palaeontological discoveries;
 - iv. Areas of significance to communities and neighbourhoods in Drumheller.
- c) Integrate public art, interpretation and educational elements into the design of Plazas and Pavilions.
- d) Locate plazas near major landmarks or in regional parks. Plazas should be supported by amenities and infrastructure to support larger gatherings, such as parking lots, buildings/structures and washrooms.
- e) Locations for plazas are identified in Figure 18 Drumheller Badlands Parks Trail System.
- f) Provide pavilions as rest areas or trailheads. Pavilions should be supported by amenities such as signage, seating, waste receptacles, bicycle amenities, and washrooms.

8.4 PARKS

Parks are open spaces for people – expressions of the Drumheller’s landscape that invite people to play, rest, celebrate and reflect. Drumheller’s existing leisure parks offer many recreational and open space amenities for residents to enjoy, such as splash pads, sports fields, playgrounds and gardens. The establishment of the river conveyance zone will unlock opportunities to experience open spaces in Drumheller and the potential to establish new river parks. At a local level, new growth areas will introduce additional neighbourhood parks and local open space connections.

8.4.1 EXISTING PARKS

- a) The Town should maintain its existing park assets and re-assess at the time of renewal.
- b) The Town should incorporate public and stakeholder feedback in the development or redevelopment of its park spaces.
- c) Opportunities should be explored to celebrate unique neighbourhood character in existing parks.

8.4.2 FUTURE PARK DEVELOPMENT

- a) Where parks are proposed as part of a development, the developer shall assume all costs associated with developing the park.

- b) River parks should accommodate activities appropriate to the site context and sensitivity in the conveyance zone. River parks should be designed to:
 - i. provide space for people to gather and celebrate the river valley;
 - ii. accommodate active and passive uses appropriate to the site with a focus on river activities;
 - iii. minimize impacts to the conveyance zone and riparian areas;
 - iv. protect people, infrastructure and amenities from the impacts of flooding; and
 - v. utilize islands where appropriate as special nodes for recreation and camping along the river.
- c) Neighbourhood parks should be within or adjacent to existing neighbourhoods and future growth areas. Neighbourhood parks should be informed by a provision analysis based on present and future needs and be designed to:
 - i. provide recreational opportunities and access to nature focused on the needs of existing and future residents;
 - ii. include accessible connections to the regional pathway system; and
 - iii. reflect the character of unique places and neighbourhoods in Drumheller.
- d) All parks should be located throughout Drumheller with consideration for existing infrastructure and environmental sensitivity. Parks should be designed to:
 - i. support both high-intensity and passive recreation uses;
 - ii. contribute to a greater understanding and appreciation of the history and natural character of Drumheller;
 - iii. provide buffers between high-intensity activities and residential areas or areas of higher environmental sensitivity.

8.4.3 MUNICIPAL RESERVE

- a) Require that 10 percent of the gross developable land being subdivided, less the land required to be dedicated as environmental reserve or environmental reserve easement, be dedicated as Municipal Reserve in accordance with the provisions of the Municipal Government Act.
- b) Municipal Reserve dedication may be provided in the form of land, cash-in-lieu, or a combination of land and cash as determined by the Town.

- c) Reserve lands, or cash-in-lieu, may be used for school sites, parks or recreational facilities in accordance with the provisions of the Municipal Government Act.

8.5 NATURAL AREAS

Existing natural areas encapsulate many of the intrinsic qualities of Drumheller and its landscape. These areas include steep slopes, coulees, significant geologic features and areas of native vegetation, including grasslands, shrubland and forests. Many of the most recognizable views and iconic images associated with the Town of Drumheller are within its natural areas, which include the river and the badlands. These natural areas present many opportunities for adventure and exploration as well as the protection of sensitive landscapes.

Natural Areas should be considered in two broad categories: those within the Conveyance Zone and those outside the Conveyance Zone (the Badlands Landscape). Each category of Natural Space should consider their ecological function and programming based on the natural qualities of the landscape.

8.5.1 GENERAL

- a) Coordinate the acquisition, protection, and enhancement of natural areas with the design and construction of all new Town structural flood mitigation. Seek opportunities to integrate reclamation and bank stabilization activities with the implementation of flood mitigation work.
- b) Natural areas shall:
 - i. contribute to a connected ecological network through the entire Drumheller Valley;
 - ii. protect and preserve sensitive features in the badlands landscape, including steep slopes, coulees, significant geologic features and areas of native vegetation;
 - iii. Preserve important natural viewsheds from transportation corridors, Parks and Plazas; and
 - iv. Provide interpretation to tell the story of Drumheller for present and future generations.
- c) Natural areas in the Conveyance Zone should:
 - i. act as the primary ecological and recreation corridor in Drumheller;
 - ii. provide opportunities for trail use, passive recreation, nature appreciation and river access, among other (mainly passive) uses appropriate to the setting; and
 - iii. contribute to the protection and enhancement of channel conveyance capacity, water quality, fish habitat and riparian health.

- d) Empower residents and visitors to become active participants and stewards in planning, sustaining and using the Drumheller Badlands Parks Trail System.
- e) Work with Indigenous communities, senior governments, and organizations to protect, manage, and steward natural areas.
- f) Encourage development to retain and reintroduce native vegetation.

8.5.2 SENSITIVE LANDS

- a) Identify and protect sensitive lands, such as:
 - i. Significant native grasslands;
 - ii. Intact forests and shrubland;
 - iii. Steep slopes and significant landforms;
 - iv. Sites with archaeological, palaeontological or cultural significance;
 - v. Areas identified as key wildlife corridors; and
 - vi. Significant wetlands, riparian areas and fish habitat.
- b) Support the integration of low-impact, sustainable recreation in natural areas where appropriate and without adversely affecting environmentally sensitive lands.
- c) Wherever possible, seek public ownership of designated environmentally sensitive lands.
- d) Wherever possible, connect sensitive lands to parks and other natural areas.
- e) Identify and pursue opportunities to reclaim areas that have been disturbed to enhance ecological linkages, improve bank stability and restore wildlife habitat.

8.5.3 ENVIRONMENTAL RESERVE

- a) All lands that are unsuitable for development shall be dedicated as environmental reserve through the subdivision process, in accordance with the Municipal Government Act.
- b) Any subdivision proposal adjacent to a water body or water course shall dedicate a minimum 30 metre buffer from the water body/ course as environmental reserve to protect riparian areas and provide public access.
- c) An environmental reserve easement may be allowed in place of environmental reserve dedication where there is no public access required or likely to be desired in the future.
- d) Environmental reserve lands may be used to extend the public trail system, if the ecological integrity of the land is retained or enhanced.

- e) Consider the use of land purchases, land swaps, leasing agreements, conservation agreements and easements to protect important natural features that do not qualify as environmental reserve land.

8.6 PROGRAMMING AND INTERPRETIVE ELEMENTS

Neighbourhoods and the Drumheller Badlands Parks Trail System should tell the many stories of Drumheller and its history, with a focus on its waterways and unique places.

8.6.1 GENERAL

- a) Educational and interpretive elements in the landscape should be thoughtfully integrated into the Drumheller Badlands Parks Trail System and wayfinding system to create an immersive, layered visitor experience.
- b) Leverage physical and cultural heritage to tell the stories of Drumheller's history, celebrate its unique places, build Drumheller's identity, establish a sense of place within the Drumheller Badlands Parks Trail System, and teach visitors about flooding, the changing climate and how Drumheller continues to evolve.
- c) The essential qualities of Drumheller's river and badlands corridors should be reflected in the form, materials and programming of elements in the Drumheller Badlands Parks Trail System.
- d) Investigate locations for accommodating future events and festivals, considering available amenities, impacts on open space and surrounding neighbourhoods, and the distribution of events and festivals valley-wide.
- e) Support events and initiatives in open spaces that actively promote intercultural awareness, including outreach and welcome events for newcomers and other members of the community.
- f) Maintain and develop programming and amenities that encourage winter activity, and provide appropriate ancillary facilities, such as winter chalets, temporary shelters, washrooms, cleared pathways and active-transportation connections.
- g) Pursue partnerships with schools and organizations to carry out educational programming in the Drumheller Badlands Parks Trail System.

8.6.2 RECREATIONAL USES

- a) Multi-functional and joint use parks and recreation facilities should be encouraged wherever possible.

- b) Encourage local community groups to assist with the management of local park and recreation facilities and enter into maintenance and operation agreements with community groups when this occurs.

8.6.3 COMMERCIAL USES

- a) Allow commercial activities within the Drumheller Badlands Parks Trail System, prioritizing commercial activities that support open-space services (e.g. equipment outfitters, watercraft and bicycle rental shops, food and beverage kiosks). Commercial uses and facilities should reflect the character and identity of Drumheller and should be sensitive to the landscape context.
- b) Locate new or expanded commercial services in disturbed areas where they will have the least impact to ecological and trail connectivity.

8.7 CLIMATE ADAPTATION

- a) Consider natural features as green infrastructure, recognizing the economic, social, and environmental benefits that they provide to the Town.
- b) Apply and integrate natural capital in the municipality's **Asset Management Plan** to recognize the role of ecosystem services and provide for their maintenance and regular support alongside traditional capital assets.
- c) Increase the urban tree canopy and vegetated areas on Town streets and parks to reduce the urban heat island effects, decrease surface stormwater runoff, and sequester carbon. Ensure the use of species that are adapted to the climate of Drumheller.
- d) Retain significant mature trees whenever possible, and require replacement if removal is necessary.
- e) Encourage developers to retain existing wetlands rather than providing compensation to the Province.
- f) Naturalize stormwater management facilities wherever possible to enhance their ecological value and recreational benefits.
- g) Increase the use of native, low-maintenance, and low-water species in the design and maintenance of parks.
- h) Encourage the use of xeriscaping in new developments.
- i) Encourage green building techniques and energy efficiency in building design.



9 GROWTH

The rivers shape all growth in Drumheller and have for eons. Most of the existing development in Drumheller is adjacent to the rivers because of their timeless amenity. The rivers are a transportation route, recreation asset, and water source, and are closely linked to Drumheller's most significant natural areas and views. At the same time, development closest to the rivers is at highest risk of flooding. This flood risk is anticipated to ve as the changing climate alters the frequency and severity of weather events.

Building from an understanding of the rivers and their needs, as well as the Town's planned structural mitigation priorities, the MDP provides direction on how and where growth and future land uses should occur in Drumheller (Figure 20 Land Use Map). The policies direct the establishment of a Flood Overlay system in the Land Use Bylaw which will be directly tied to the Town's structural mitigation infrastructure.

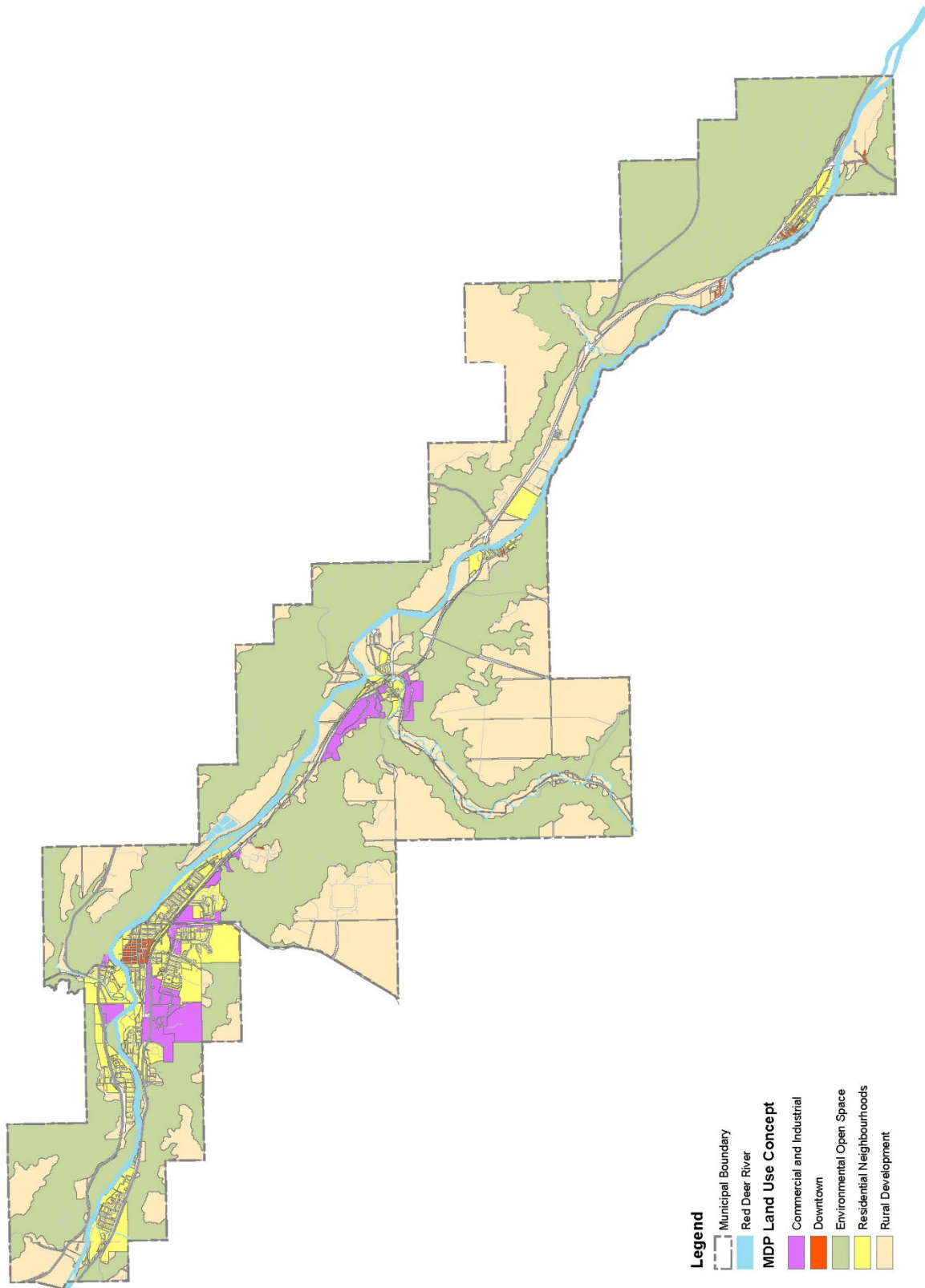
In general, growth will occur in two main forms: through infill within existing protected neighbourhoods, and through the development of new neighbourhoods.

Most of the existing neighbourhoods within Drumheller are located along the banks of the Red Deer River and are inherently at a higher risk of flooding. Through the upgrade and development of new physical mitigation measures, the Town will be providing an additional layer of flood protection to several of these neighbourhoods to improve their overall resiliency and increase their potential for infill growth. Any development in these protected zones will be subject to additional on-site flood mitigation requirements to increase their resilience to flooding.

New neighbourhoods provide an opportunity to build a new generation of flood-resilient development in Drumheller. These new growth areas are located where there is the least flood hazard risk and the least dependence on physical mitigation infrastructure. Growth in these areas will be guided by future Area Structure Plans to ensure that they provide for adequate servicing, transportation, and infrastructure connections, and enable the development of walkable mixed-use communities and high quality employment areas, linked into the overall Open Space, Recreation, and Trails Network.

In alignment with the Vision for Drumheller, the MDP provides the opportunity to surpass the existing growth rate and capitalize on new development locations, furthering the Drumheller experience for both residents and visitors. The policies in this section provide additional flexibility for new and innovative development, enabling investor confidence that flood and other hazard risks have been appropriately mitigated.

FIGURE 20 LAND USE MAP



9.1 RESILIENT DEVELOPMENT

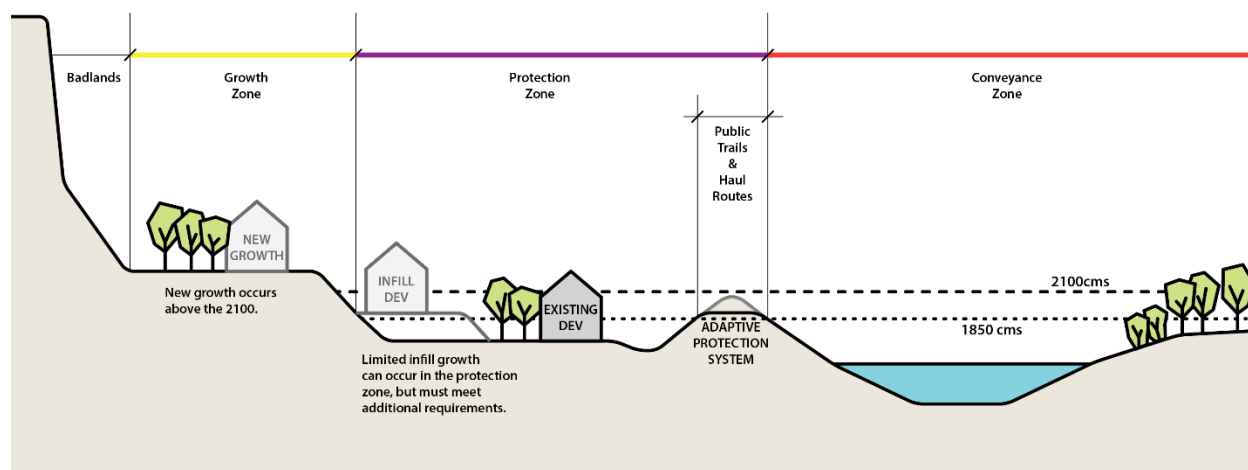
As part of changing the town's relationship to its rivers, the MDP provides direction on how all new development must respond to flood hazard. This direction is integrated with the Town's planned adaptive structural mitigation. In addition to ensuring development is resilient to the flood hazard posed by the rivers, the policies in this section address mitigation required to respond to other hazards present in Drumheller, such as steep slopes and undermining.

9.1.1 FLOOD RESILIENCE

Due to Drumheller's location within the Red Deer River floodplain, large portions of the town are subject to flooding and are designated as flood hazard areas. In response to this hazard and the risk it poses to property and public safety, the Town will be providing structural measures, as per section 7 Flood Mitigation and Climate Adaptation, to protect existing neighbourhoods during flood events. In addition to the structural measures, the Town will provide guidance to ensure that both infill development within existing neighbourhoods and new development outside of the flood hazard area will be flood resilient and appropriately located to minimize and mitigate the risk of flood damage.

Central to the achievement of flood resilient development within the town is the establishment of a Flood Hazard Overlay within the Land Use Bylaw. The Flood Hazard Overlay will define the rules for development within areas of the town that are most susceptible to flooding while also ensuring that enough space is given to the rivers to accommodate their natural fluctuations over time. The Flood Hazard Overlay consists of two zones: the conveyance zone and the protected zone (Figure 21 Flood Hazard Overlay). The conveyance zone will be reserved for public and private recreational use, while areas within the protected zone must provide additional on-site mitigation to reduce overall flood risk. Areas of the town outside of the designated Flood Overlay will not require on-site flood mitigation.

FIGURE 21 FLOOD HAZARD OVERLAY



a) Implement a Flood Hazard Overlay in the Land Use Bylaw that:

- i. Protects areas within the conveyance zone to preserve the rivers' flood conveyance capacity, drainage relief functions, and environmental integrity;
- ii. Supports the provision of publicly accessible open space, passive recreation, low-impact agriculture, trails, and related amenities and uses within the conveyance zone;
- iii. Prohibits new habitable development in the conveyance zone;
- iv. Supports infill development and redevelopment of lands within the Protected Zone; and
- v. Establishes a Flood Construction Level, which is the minimum construction elevation required, for all new development located in protected zones.

The Flood Hazard Overlay will supersede all other land use district regulations.

- b)** In the conveyance zone, consult with existing property owners on planning a retreat of development in these areas through land exchange or other mechanisms. Where a landowner wishes to retain the existing development and use, the Town is not liable for damages incurred from flooding.
- c)** Update existing ARPs and ASPs to conform to the new flood mitigation policies within the MDP and the Land Use Bylaw.
- d)** Investigate mechanisms to finance ongoing maintenance of structural mitigation infrastructure.
- e)** Regularly amend the Flood Hazard Overlay in the Land Use Bylaw to reflect updated flood hazard mapping, channel conveyance capacity, and the provision of new or improved Town structural measures.

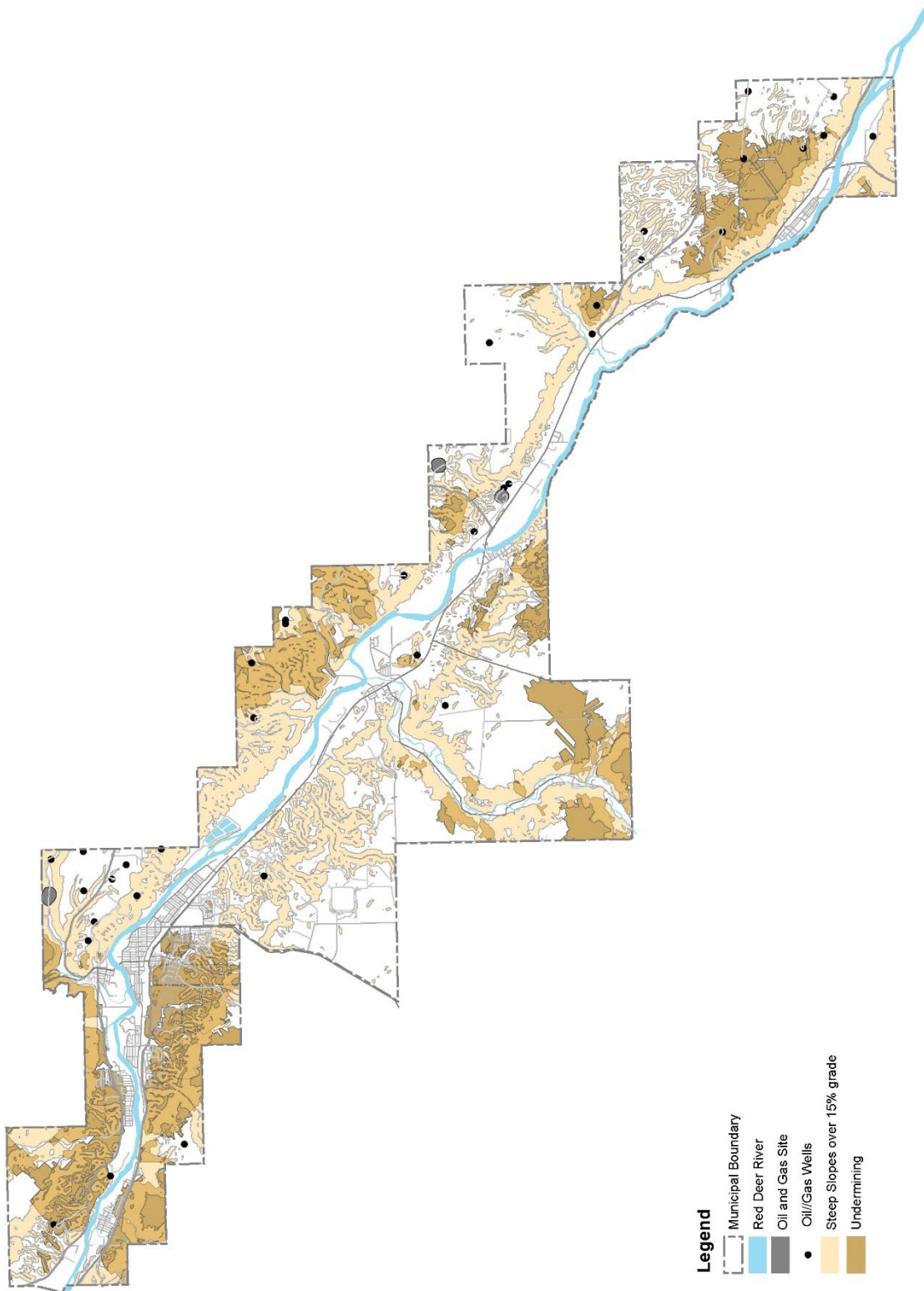
9.1.2 OTHER HAZARDS AND DEVELOPMENT CONSTRAINTS

In addition to the hazard risk from flooding, there are several additional constraints that impact development in Drumheller, as indicated in Figure 22 Development Constraints. The following policies address the specific requirements of the Municipal Government Act and identify additional Provincially established setbacks required from several uses, including Sour Gas Facilities and waste treatment/management facilities. They also provide direction for development in areas with steep slopes and where there has been undermining to ensure adequate studies and mitigation are or have been conducted to reduce risk.

- a)** Refer all relevant development and subdivision applications to the Provincial Energy Regulator, in accordance with the Municipal Government Act.

- b) Consult with the Provincial Energy Regulator on proposed Sour Gas Facilities to ensure they do not impact existing residential neighbourhoods.
- c) Prohibit any development that does not conform to provincial Sour Gas setbacks, unless given official written direction from the Province authorizing a setback reduction.
- d) Do not approve any subdivision or development proposals for schools, hospitals, food establishments, or residential use within 300 metres of the Town's wastewater treatment plant or landfill, as per the Alberta Subdivision and Development Regulation, unless a waiver is obtained from the Province.
- e) Require technical studies and updates to determine hazard risk for any proposed development with potential undermining. The study shall be conducted by a professional engineer and address:
 - i. Slumping or subsidence risk;
 - ii. Estimated level of risk to public safety; and
 - iii. the appropriateness of the proposed development with respect to the undermining conditions.
- f) Any proposed development in proximity to or containing a steep slope, defined as any slope over 15% grade, shall conduct a geotechnical engineering assessment to establish required development setbacks from the steep slopes.
- g) Discourage new pipeline development in designated growth areas and ensure routing adequately considers impacts on landscapes, natural features, and planned development to ensure land is not unnecessarily fragmented, scarred, or impacted.
- h) Encourage the Province and industry to efficiently and effectively remediate abandoned well sites and pipelines.

FIGURE 22 DEVELOPMENT CONSTRAINTS



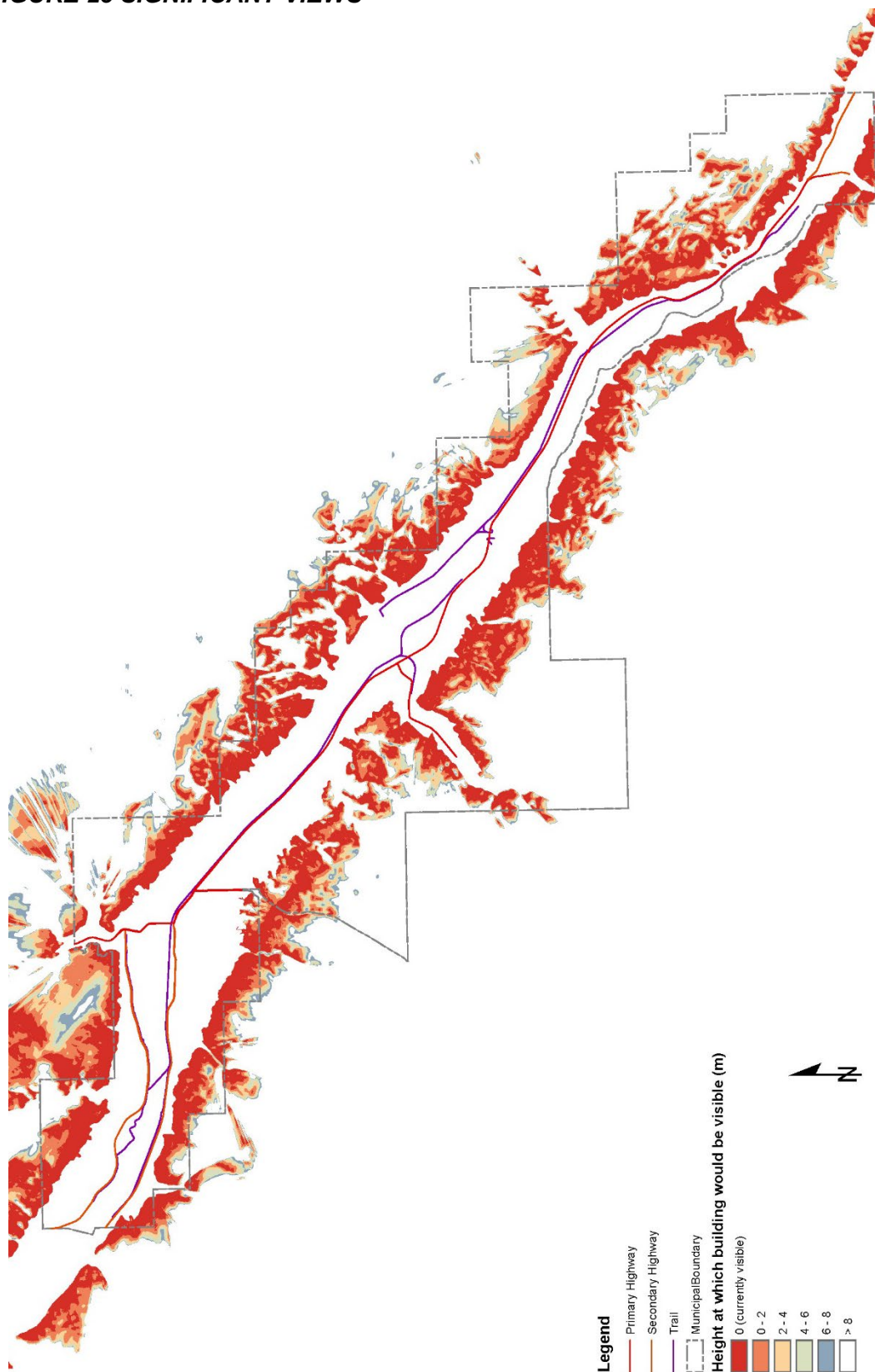
9.2 LANDSCAPE SENSITIVE DEVELOPMENT

The badlands are the essence of the Drumheller Valley. These dynamic landscapes are a major draw for residents and visitors alike, creating an immersive experience like no other.

Understanding their immense significance to economic development, recreation, tourism, and overall aesthetic of the Town, it is essential that critical views of these landscapes are considered and protected as the Town grows. Figure 23 identifies important badlands views at a high level from major transportation routes within the Valley. These are areas where future development could have a significant impact on the overall experience and views of the badlands landscapes, and where these impacts will need to be mitigated.

- a) Ensure that all new buildings and structures located above the Valley escarpment are not visible from the major highways within the Valley.
- b) Ensure that new roads and parking areas are set back from the escarpment edge so that vehicles are not visible from the major highways within the Valley.
- c) Where possible, development on the first bench should be designed to enhance the existing badlands landscapes, such as nesting development within existing hills to protect views from main transportation corridors.
- d) Work with adjacent municipalities to identify and protect significant views of the badlands outside of but visible from the Town of Drumheller, through Intermunicipal Development Plans.

FIGURE 23 SIGNIFICANT VIEWS



9.3 RESIDENTIAL NEIGHBOURHOODS

Residential neighbourhoods are where the majority of Drumhellerites live. Currently, these areas are made up of predominantly single-family housing. The MDP enables the continued development of this type of housing, while also fostering flexibility to encourage a wider range of ground-oriented, infill, secondary, and multi-family housing options. Additionally, the MDP promotes greater mixing of non-residential uses within neighbourhoods and the establishment of neighbourhood commercial nodes. This will allow residents to access more services, institutional uses, recreation, and employment opportunities within walking or cycling distance from home, creating more 'complete' and walkable communities.

9.3.1 GENERAL

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

- a) Direct future residential development to the Residential Neighbourhood areas identified in Figure 20 Land Use Map.
- b) Encourage a mix of uses in all residential neighbourhoods.
- c) Enable and encourage 'live-work' and home-based business and services in all residential neighbourhoods.
- d) Through the Land Use Bylaw, support the development of a wide variety of housing forms and densities scaled to fit within traditional single-unit areas, such as cottages, courtyard housing, row housing, duplexes, triplexes, and stacked flats.
- e) Encourage the development of attached and detached secondary residences.
- f) Encourage the development of small flex units. Monitor unit design and implications for neighbourhood livability and affordability.
- g) Support the development of mixed-use local commercial nodes in neighbourhoods to provide walkable amenities, services, employment opportunities, and multi-family housing.
- h) Local commercial nodes in residential neighbourhoods shall be designed as pedestrian-focused environments, integrated with the public realm and streetscape.
- i) Local commercial nodes should be sited in central locations within residential neighbourhoods with access from collector roads and connections to active transportation networks and trails. Consideration should be given for potential future transit connectivity.
- j) Support the development of seniors' housing and age-in-place facilities.
- k) Encourage the use of Crime Prevention Through Environmental Design (CPTED) principles in site planning for private properties and neighbourhood design, as a means of enhancing security and safety in the community.

- l) Remove minimum parking requirements in the Land Use Bylaw for new residential development.
- m) Encourage the provision of bicycle parking in multi-family and mixed-use developments, including local commercial nodes.
- n) Ensure the location, design, and scale of residential development is sensitively integrated with adjacent parks, open space, pathways and trails in a comprehensive and supporting manner.

9.3.2 INFILL NEIGHBOURHOODS

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

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

9.3.3 NEW NEIGHBOURHOODS

New neighbourhoods allow for the continued growth and expansion in Drumheller, providing opportunities for diverse new housing options and lifestyles. The policies in this section ensure that all new neighbourhoods are aligned with the goals and objectives of the MDP and are developed in a logical sequence to ensure continuity and connection to the rest of Drumheller.

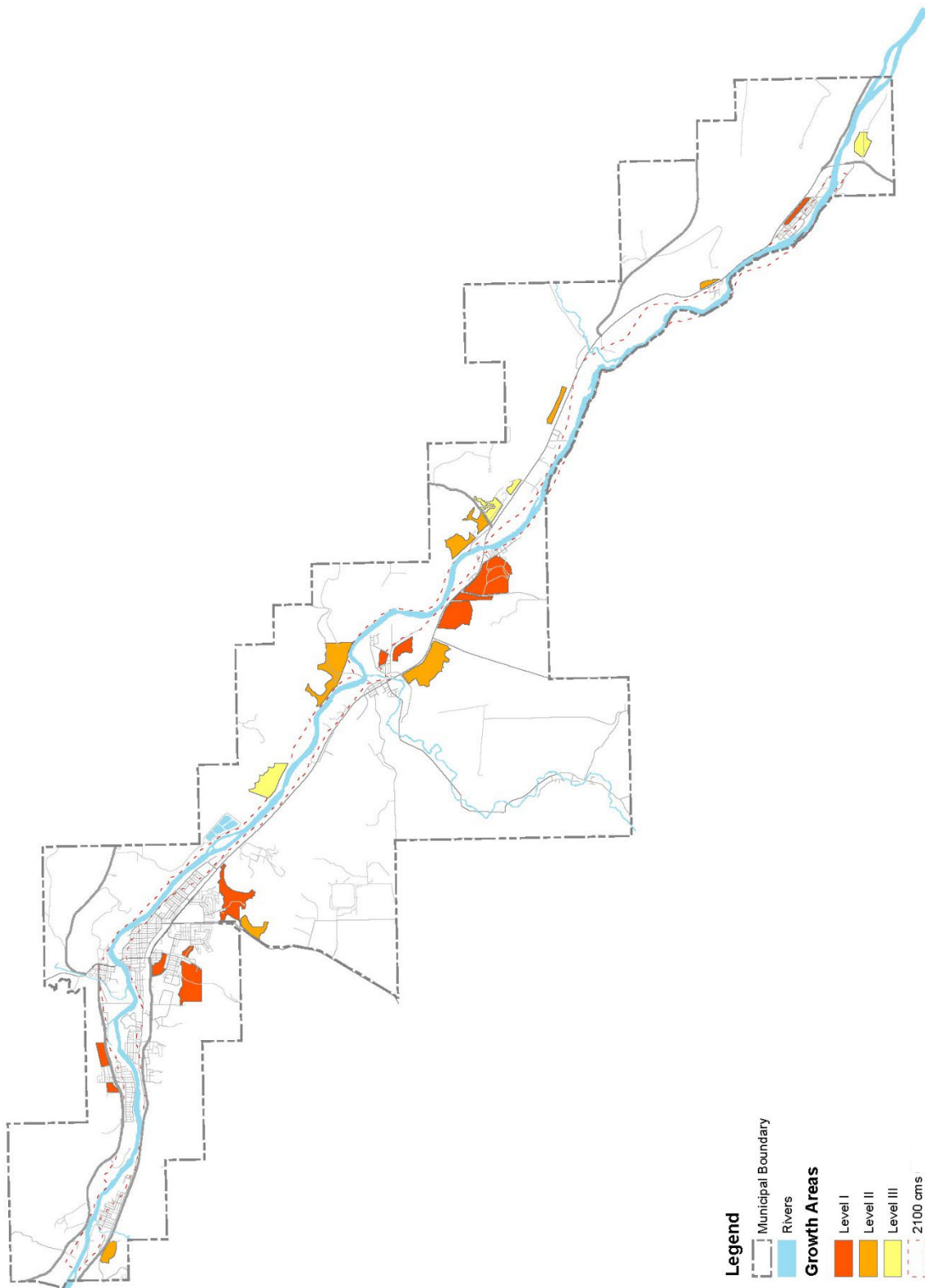
The MDP sets out several potential future growth areas for the development of new neighbourhoods. All new future growth areas are outside of the conveyance and protection zones of the Flood Overlay, making these areas the most resilient to flood risk and significant opportunities for new and innovative development. The potential growth areas are shown on Figure 24 Potential Growth Areas. The growth areas identified are not exhaustive, and it is anticipated that the Town will identify additional growth areas in the future.

The potential growth areas are organized into three levels of development opportunity. Level I are the highest opportunity growth areas, given their ability to be serviced and connected efficiently to existing development. Level II present the next level of opportunity, where there are some challenges, restrictions, and servicing that would need to be addressed before growth can occur. Level III are longer term opportunities, that should be considered once the Level I and II have been developed. The identified growth areas represent development opportunities that have the capacity to enrich and grow Drumheller safely out of the river's reach.

- a) Encourage the establishment of new neighbourhoods in the potential growth areas identified in Figure 24 Potential Growth Areas, and in future growth areas identified by the Town above 2100 cms.
- b) Ensure all new neighbourhoods are designed to have a high level of connectivity for active modes, through the provision of street networks and pathway and trail connections.
- c) Discourage exclusively large-lot single-unit developments within new neighbourhoods.
- d) Encourage sustainable, complete community design of new neighbourhoods, including:
 - i. Water protection and conservation;
 - ii. Compact build form;
 - iii. Resource conservation/reduction of waste;
 - iv. Protection of locally significant wildlife habitat and ecological systems;
 - v. Provision of local open space and recreation amenities;
 - vi. Energy efficient buildings and renewable/district energy systems; and
 - vii. Green roofs.

- e) Consider the use of Envision, the Public Infrastructure Engineering Vulnerability Committee (PIEVC) and National Asset Management System (NAMS) Canada to evaluate the sustainability of future large scale developments.
- f) Actively identify growth areas to developers and seek opportunities to partner in their development and servicing.
- g) Require the completion of an Area Structure Plan (ASP) for the development of all new neighbourhoods. ASPs may be led by the developer or the Town. Area Structure Plans shall be consistent with the policies of the Municipal Development Plan.

FIGURE 24 POTENTIAL GROWTH AREAS (ABOVE 2100 CMS)



h) Area Structure Plans must incorporate the following:

- i. Plan area and land ownership;
- ii. Identification and mitigation of hazard risk;
- iii. Identification of environmentally sensitive features and wetlands, and areas to be established as Environmental Reserve;
- iv. Identification and consideration of cultural/historical resources;
- v. Parks and open spaces network and linkages to the Valley-wide trail network;
- vi. Proposed land uses;
- vii. Any lands to be designated as Municipal Reserve for school or other public uses;
- viii. Proposed roads and streets network;
- ix. High level servicing concept;
- x. Projected population and maximum number of dwelling units;
- xi. Potential emergency shelter and supply locations and egress routes;
- xii. Conceptual phasing/sequencing of development; and
- xiii. Any additional technical studies requested by the Town.

9.4 COMMERCIAL AND INDUSTRIAL AREAS

Commercial and industrial areas facilitate the retention and expansion of critical industries and businesses in Drumheller, contributing to a diverse and prosperous economy. The majority of Drumheller's commercial and industrial development will be located within downtown and identified employment areas. The following policies direct where and how commercial and industrial areas will be developed to enable a prosperous and diverse Valley economy.

- a) Direct major commercial and industrial uses to the commercial and industrial areas indicated in Figure 20 Land Use Map.
- b) Commercial and industrial areas shall include a variety of industrial and commercial developments to provide for a range of employment and economic development opportunities in Drumheller.
- c) Encourage large-scale value-added agricultural industries and related manufacturing to develop in identified commercial and industrial areas.
- d) In existing unserviced employment areas, encourage uses that require outdoor storage and/or have limited need for municipal services.
- e) Discourage heavy employment traffic routing through residential areas.
- f) Ensure roads and parking for major employment areas are paved to handle heavy traffic.
- g) Development in commercial and industrial areas should provide:
 - i. accessible and connected pedestrian pathways, crossings, and entrances;
 - ii. paved roads and parking areas with adequate drainage;
 - iii. landscaping adjacent to roads and residential areas;
 - iv. bike parking;
 - v. screened storage areas; and
 - vi. loading areas to the side or rear of buildings.
- h) Ensure the location, design, and scale commercial, and industrial development is sensitively integrated with adjacent parks, open space, pathways and trails in a comprehensive and supporting manner.

9.5 DOWNTOWN

A downtown is a highly visible and important indicator of a community's economic and social health. When downtown Drumheller thrives, the town as a whole benefits. Enhancing downtown Drumheller as a destination for retail, dining, entertainment, culture, and events will play a significant role in attracting new residents and visitors, as well as stimulating new investment, businesses, and industries throughout the town.

Successful downtowns are not just places for recreation, shopping, dining, or work; they are also places where people live. More people living downtown means more regular business for shops of all kinds, more foot traffic, and a greater sense of local vitality in the area. A diverse downtown with more residents and activities will result in a more physically, socially, and economically vibrant community that attracts visitors and investment.

The MDP reinforces downtown's role as Drumheller's heart of civic life and centre of commerce, as well as a complete and livable community. The policies direct creation and implementation of a Downtown Area Revitalization Plan, which will set out further direction for land use, programming, and actions to attract and coordinate reinvestment and promote downtown as the basecamp for all visitors to Drumheller.

- a) Establish, maintain, and implement a Downtown Area Revitalization Plan. The Downtown Area Revitalization Plan should:
 - i. Coordinate public and private investment;
 - ii. Provide direction on urban design and public realm improvements, including streets, parks, and other public spaces;
 - iii. Guide land use planning and development;
 - iv. Enhance the visitor experience of downtown;
 - v. Support economic, social, cultural, and environmental prosperity in Drumheller;
 - vi. Provide measurable goals for successful implementation.
- b) Increase the number and diversity of residents living in downtown by allowing for additional residential density, incentivizing residential development (through grants and other programs), and prioritizing the development of services and amenities to support residents.
- c) Create a clear visual and pedestrian linkage between downtown, the surrounding badlands landscape, and the Red Deer River by integrating its public realm and open space concepts with Drumheller Badlands Parks Trail System.
- d) Target initiatives in downtown to revitalize and activate vacant properties and generate economic development, such as business incubation programs or temporary placemaking projects.

- e) Elevate the pedestrian experience in downtown and improve universal access through coordinated public realm and wayfinding improvements and the implementation of design guidelines.
- f) Focus Valley wide-celebrations in downtown and Centennial Park and support temporary street closures for events.
- g) Encourage private and non-profit educational institutions to locate campuses downtown.
- h) Work with the existing downtown business community to generate more evening, weekend, and year-round activity and traffic in the downtown.
- i) Communicate and promote Town-led downtown initiatives to encourage uptake of incentives and build assurance in the Town's commitment to reinvest in downtown.
- j) Prioritize the enforcement of the Community Standards Bylaw in the downtown.

9.6 RURAL DEVELOPMENT AREAS

Rural development is part of the badlands landscape and the overall Drumheller experience. Rural development areas contribute to the economy through various agricultural and resource development activities as well as recreational and cultural pursuits. Drumheller's rural development areas also provide for country living, immersed in the badlands landscape.

9.6.1 GENERAL

The general policies apply to all rural development areas.

- a) Allow country residential development in specific locations within the rural development areas identified on Figure 20 Land Use Map, where it will not adversely impact the badlands landscape, is compatible with surrounding uses, and either has adequate soil capacity for proper sewage disposal or is connected to municipal servicing.
- b) Large concentrations of large country residential lots should be discouraged.
- c) Support the development of private recreation, such as golf courses, ranches, and other uses in rural development areas provided that:
 - i. The intensity and scale of development is appropriate for the site;
 - ii. Uses are sensitive to the natural landscape on and adjacent to the site; and
 - iii. Potential impacts on the environment, cultural and historic resources, and adjacent uses can be mitigated

appropriately, including the functionality of adjacent wildlife corridors or habitat patches,

9.6.2 AGRICULTURE

Agriculture is an important part of the local economy. The MDP encourages innovative agriculture that employs sustainability techniques and technologies to enable a food system that is adaptive to a changing climate.

- a) Allow continued agricultural operations in specific locations within the rural development areas identified on Figure 20 Land Use Map where it is compatible with surrounding land uses and supports the overall Drumheller experience.
- b) Support land use applications for new, innovative agricultural ventures that may require unique planning solutions when they support the vision and guiding principles of the MDP.
- c) Prohibit confined feeding operations within the municipal boundaries, given flood hazard risk and impacts on residential neighbourhoods.

9.6.3 RESOURCE DEVELOPMENT

Historically Drumheller's economy was entirely dependent on resource development and extraction. Today resource development remains a smaller yet still important component of the Town's economy. All resource development needs to be considered within the lens of protecting the badlands landscape and overall Drumheller experience.

- a) Allow natural resource extraction in specific locations within the rural development areas identified on Figure 20 Land Use Map where it is compatible with surrounding land uses and does not detract from the badlands.
- b) Natural resource extraction activities shall provide appropriate buffers and screening to minimize land use conflicts and preserve the badlands landscapes.
- c) Aggregate resource extraction shall only be allowed in Drumheller when it is conducted on less visible slopes.
- d) Further development of oil and gas wells shall be discouraged within sight of the brink of the escarpment, or any other distance required to ensure well site structures and facilities are not visible from the valley floor.
- e) The development of new oil and gas well sites and pipelines along the valley floor and within the Town of Drumheller shall be discouraged.
- f) Support the development of renewable energy production projects to diversify Drumheller's economy where they do not detract from significant views and landscapes.

10 TOURISM AND ECONOMIC DEVELOPMENT

Historically, Drumheller's economy was focused on resource extraction and agriculture. Many of the Town's existing neighbourhoods owe their existence to early coal mining settlements. While resource development and agricultural industries are still present, the economy has shifted over time to a wider variety of tourism and service industries that capitalize on the remarkable Drumheller experience, including the scenic badlands landscapes and the layers of natural and human stories. Today, the Drumheller Institution and the Drumheller Health Centre are the two major employers in the town.

Drumheller sees nearly 500,000 visitors annually for the Royal Tyrrell Museum of Palaeontology alone. Additional visitors come to the area for the many other attractions, recreational pursuits and events; however, many of these visitors do not stay in town for long. One of the critical tourism and economic development priorities of the MDP is to capitalize on existing visitor traffic, providing visitors with reasons to both stay longer in Drumheller and return often. With the expansion of regional trail networks and wayfinding, many opportunities will be unlocked for the expansion of recreation, adventure, and eco-tourism activities and services throughout Drumheller as well as a range of other cultural and experience-based tourism industries.

When appropriately integrated and leveraged, tourism provides an investment in community's social and economic wellbeing. It can also help to protect and promote the distinct culture and heritage of a place. The economic benefits of tourism include sustaining local businesses; enabling diverse food, beverage, and retail options; increasing employment opportunities; and stimulating additional economic activity. The success of established and new businesses results in more tax revenue that can be used by municipalities for infrastructure improvements, grants and support for businesses, and additional services for residents.

The Town's economic development strategy supports a diverse and prosperous economy. The MDP policies provide guidance for fostering tourism and recreation industries that enhance the Drumheller experience and Drumheller's reputation as a world class tourism destination. At the same time, the MDP supports the expansion, retention, and promotion of local, 'made-in-Drumheller' business and talent, as well as the introduction of new and innovative enterprises. The MDP seeks to remove barriers to economic development, generate more year-round and seasonal employment opportunities, and build in added flexibility that allows development to capitalize on opportunities and be more resilient to changing markets.

10.1.1 GENERAL

The general economic development policies focus on supporting existing business and industry while also diversifying economic activity in Drumheller.

- a) Create and maintain an Economic Development Strategy for Drumheller.
- b) Actively pursue new economic opportunities to diversify the local and regional economic base through marketing developable land to new and existing industries and businesses.

- c) Regularly review municipal processes to remove barriers to business development and expansion.
- d) Actively pursue the expansion of postsecondary and skills training opportunities within Drumheller and market distance learning opportunities, with a focus on retaining and attracting youth and young professionals in the Town.
- e) Pursue opportunities to permanently establish and support the growing film industry in Drumheller.
- f) Build capacity and market Drumheller as a destination for conferences and events.

10.1.2 TOURISM

The tourism policies contribute to retaining Drumheller's reputation and value as a world class tourism destination, while leveraging investment to improve the Drumheller experience for both visitors and residents.

- a) Maintain and regularly update a Tourism Master Plan. The Tourism Master Plan shall align with the priorities of the MDP, and should address:
 - i. Strategic leadership for Tourism in Drumheller;
 - ii. Curation of a cohesive Drumheller experience;
 - iii. Valley-wide branding and marketing;
 - iv. Town-provided tourism infrastructure and amenities;
 - v. Wayfinding strategies and initiatives;
 - vi. Monitoring of tourism and recreation industries;
 - vii. Events attraction and promotion;
 - viii. Tourism incentives and partnership opportunities; and
 - ix. Implementation strategy and rollout.
- b) Work with existing and potential tourism and recreation providers to enable and promote greater year-round tourism opportunities and services.
- c) Encourage the development of private recreation and adventure tourism businesses in Drumheller.
- d) Monitor and promote federal and provincial economic and tourism development funding and grant opportunities within the business community and seek partnership opportunities in funding applications.

- e) Consider entrance features and signage at all entrances to Drumheller to enhance the 'sense of arrival'.
- f) Support the provision of short-term rental and tourism accommodations in the Land Use Bylaw. Develop and implement guidelines for short-term rentals accommodations.

FIGURE 25 LOOKING NORTHEAST FROM MONARCH HILL OVER NACMINE



11 TRANSPORTATION AND INFRASTRUCTURE

Drumheller's transportation and infrastructure, including roads, utilities, and other municipal servicing, support growth and development. The MDP envisions a future where Drumheller begins to shift from a predominantly auto-oriented transportation model to a model that supports a higher share of alternative transportation and active modes. This approach to transportation acknowledges the need for 'complete streets' which provide connectivity for all modes as well as serve as vibrant public spaces in the community. A diverse and well-connected transportation network will reinforce the Drumheller Badlands Parks Trail System, and link Valley neighbourhoods. Sustainable municipal servicing and utilities support Drumheller's continued growth and resiliency.

11.1 FLOOD RESILIENT INFRASTRUCTURE

Critical infrastructure in Drumheller, including the water systems (e.g. water treatment plants, wastewater treatment plants, stormwater infrastructure, etc.), bridge structures, critical roadways and hospitals, require additional consideration when it comes to flood mitigation and protection against extreme flood events.

- a) Critical infrastructure shall be protected and/or adapted to withstand impacts and prevent damage from a flood event with a flow rate of 2,500 cms or higher, with consideration for freeboard.
- b) Wherever possible, structural measures designed to protect critical infrastructure shall be adaptable to accommodate the addition of temporary barriers during higher flow events.
- c) New critical infrastructure (e.g. new bridges) shall be designed to the latest defined flood levels.
- d) The existing bridges and road networks shall be hardened against defined flood levels.
- e) Requirements to adapt existing critical infrastructure to new protection levels should be considered in the prioritization of capital improvement projects.
- f) Identify critical infrastructure that is at risk due to impacts of a changing climate and retrofit priority assets.

11.2 TRANSPORTATION

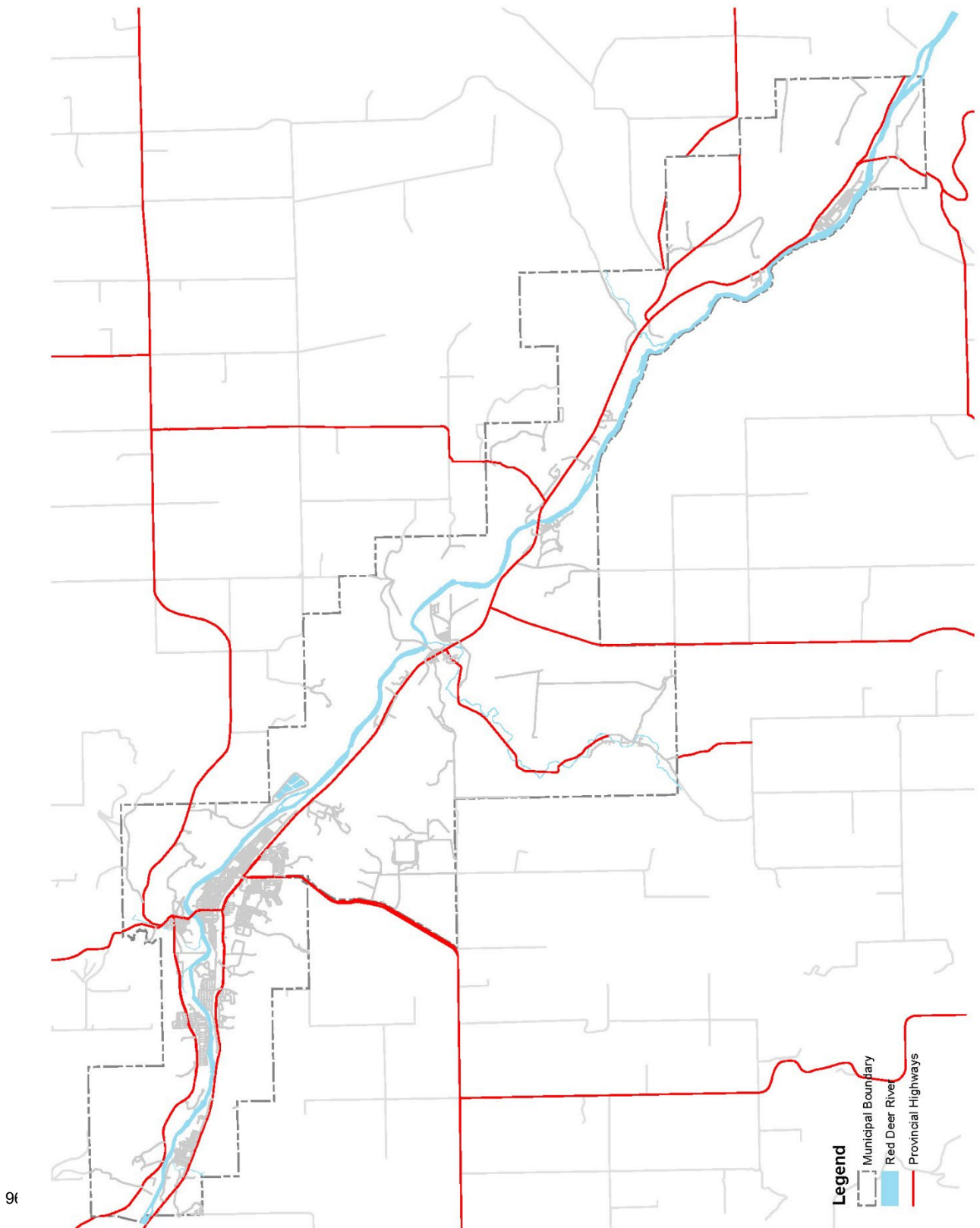
There are many modes in which to travel in Drumheller, each offering a different perspective and experience. From walking and cycling, to driving or boating, Drumheller's comprehensive transportation network shall ensure connectivity and ease of access for all these modes.

The transportation network is linked to the Drumheller Badlands Parks Trail System to support and enhance the overall Drumheller experience. Figure 26 Transportation Network identifies the major transportation corridors in Drumheller.

11.2.1 GENERAL

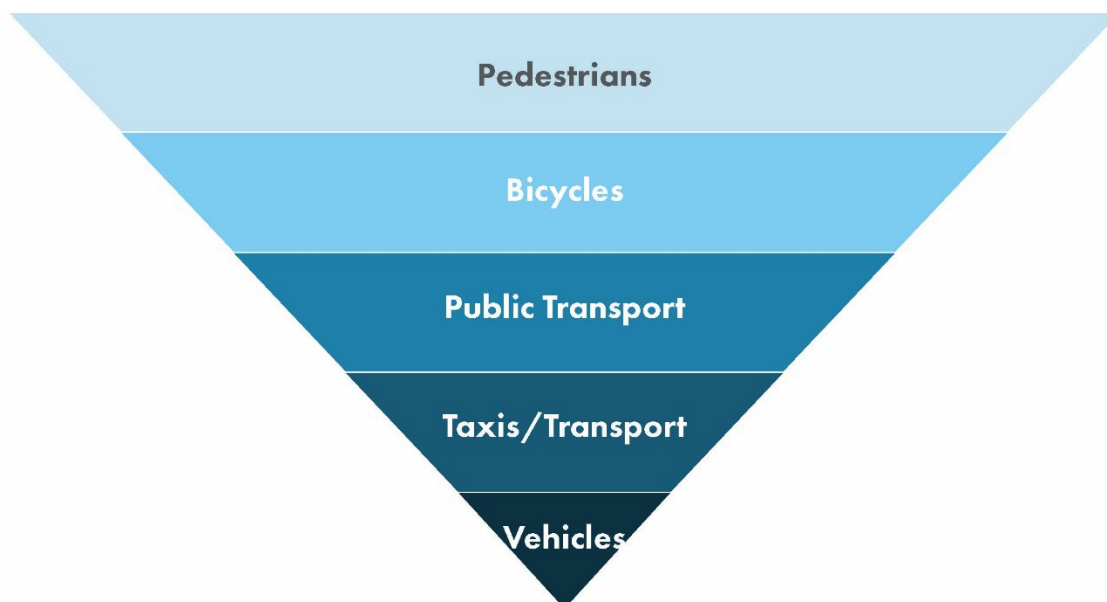
- a) The Town shall maintain and regularly update a Transportation Master Plan to guide future improvements and additions to the Town's transportation system. The Transportation Master Plan shall:
 - i. Establish a mode hierarchy, identified in Figure 27 Mode Hierarchy, which prioritizes active transportation modes;
 - ii. establish a compact, efficient street and pathway hierarchy and associated guidelines that are coordinated with the MDP Land Use Concept;
 - iii. provide requirements for development of complete streets in urban areas within town, with design emphasis on compact, human scale environments such as narrowing rights of ways and turning radii;
 - iv. provide direction and phasing for future street improvements and ongoing management of transportation infrastructure;
 - v. ensure efficient movement of people and goods; and
 - vi. ensure coordinated planning and development with provincial transportation networks.
- b) Base transportation network development and decision-making on existing development, future growth areas, Area Structure Plans, and interconnectivity with adjacent municipalities.
- c) Ensure all new development provides a high degree of road connectivity to allow for shorter travel distances between destinations for all modes of transportation.

FIGURE 26 TRANSPORTATION NETWORK



- d) Ensure pathway and roadway connections are developed in a logical sequence throughout the implementation and phasing of Area Structure Plans and Outline Plans to ensure access and connectivity to the existing network.
- e) Ensure appropriate transportation infrastructure is provided in employment areas, to accommodate both the movement of truck traffic and the travel needs of employees and customers.
- f) Support the provision of regional transit connections.
- g) Work with the Province in the determination of any future river crossings, which are the responsibility of Alberta Infrastructure and Transportation.
- h) Ensure all existing and new transportation infrastructure located in the conveyance zone minimizes impacts on river conveyance capacity and flow.
- i) Secure and protect the CPR and CNR rail corridor for future active transportation connections within Drumheller.

FIGURE 27 MODE HIERARCHY



11.2.2 MAJOR CORRIDORS

Drumheller is accessed by several major provincial transportation corridors. These corridors offer the first experience and sense of arrival for visitors to Drumheller, as well as provide the major connections between neighbourhoods.

- a) Coordinate road and trail connections with the Province of Alberta and adjacent municipalities to ensure regional connectivity.
- b) Reduce/consolidate signage and other visual disturbances on the Highway 9 and 575 entrances to Drumheller to retain the experience of arrival and keep the focus on the landscape transition.
- c) Reduce/consolidate signage and other visual disturbances along the highway 10 corridor from Rosedale to East Coulee to retain the landscape experience.
- d) Protect future road rights-of-ways through building setbacks as required.

11.2.3 COMPLETE STREETS

Complete Streets ensure that there is safe right of way provided for a range of users, through the provision of infrastructure such as wide sidewalks, safe crossings, and cycling lanes.

- a) Update existing design guidelines for streets to provide for complete street features that will improve public safety, encourage alternative and active transportation, improve livability, and accommodate a range of users. Features should include but are not limited to:
 - i. Bicycle lanes;
 - ii. Bump outs;
 - iii. Wider sidewalks in urban areas;
 - iv. Safe crossings for those with mobility challenges;
 - v. Curb cuts; and
 - vi. Patterned paving.
- b) Consider the provision of a transit service, particularly to address the needs of youth and young adults and provide an alternative travel method for visitors to Drumheller.
- c) Ensure all new development creates linkages to the town's overall trail network.

11.3 UTILITIES AND SERVICING

Utilities, such as waste, water, and electricity, are essential to support growth and quality of life in Drumheller. Utilities should be well planned and integrated with future growth areas, as well as consider the impacts of a changing climate and economy.

11.3.1 GENERAL

The general utilities and servicing policies apply to utilities and services provided in Drumheller by both the Town and other providers.

- a) Provide high quality utility services, in accordance with federal and provincial standards.
- b) Ensure all utility systems are adaptive to changing technologies and a changing climate.
- c) Maintain, fund, and implement a comprehensive long- term plan for utility infrastructure and establish budget priorities in alignment with the MDP.
- d) Provide servicing in a logical manner to support both infill growth and growth areas.
- e) Update the Town's engineering design guidelines for the construction and maintenance of infrastructure, rights-of-way, and service connections to ensure they are consistent with the policies of the MDP.
- f) Review and update the Off-Site Levy bylaw to align with the new priorities of the MDP.

11.3.2 WASTE

Waste management is an integral service provided by the Town. This service contributes to Drumheller fulfilling its potential as the 'cleanest, friendliest, and most sought after' community.

- a) Promote the principles of reducing, reusing, and recycling materials as well as efficient energy use in all Town facilities and in the broader community through outreach.
- b) Ensure the provision of on-site recycling facilities in all multi-family residential, commercial, and industrial areas.

11.3.3 WATER

Drumheller's main water source is the Red Deer River. The Town will continue to protect water quality and ensure that all stormwater is managed effectively in Drumheller, in coordination with flood mitigation strategies.

- a) Ensure adequate stormwater management in all development areas.
- b) The release of storm water run-off from any development area to downstream areas shall be designed and managed in accordance with Alberta Environment requirements.
- c) Encourage water conservation through implementation of community outreach programs and monitoring.
- d) Encourage the use of constructed wetlands for stormwater management and treatment.

FIGURE 28 VIEW TO THE NORTH EAST FROM ELGIN HILL



12 CULTURAL AND COMMUNITY SERVICES

In addition to hard infrastructure and utilities, the Town provides and supports a wide variety of services that contribute to the overall health, safety, and wellbeing of Valley residents. This includes recreation facilities, schools, protective services, community centres, and other social and health services. Many of these facilities and services are provided in partnership with other organizations and levels of government. These services enhance the overall Drumheller experience, providing amenities for Drumheller residents and visitors.

12.1 GENERAL

The following policies apply to all Town-owned and leased facilities.

- a) Work towards making all Town facilities barrier-free to enable use by all ages and levels of mobility.
- b) Where possible, Incorporate environmental design considerations into all new Town facilities and the retrofit of existing facilities, including:
 - i. water conservation;
 - ii. stormwater management/low impact development (LID);
 - iii. renewable energy;
 - iv. energy efficiency;
 - v. use of recycled materials;
 - vi. reduction of waste;
 - vii. adaptive reuse; and
 - viii. green roofs.

12.2 COMMUNITY AND PROTECTIVE SERVICES

Community and protective services include fire and police services, which are essential for the safety of our community.

- a) Establish thresholds for expansion of fire services tied to growth, and ensure the Town's capital budgets reflect these increases in services.
- b) Ensure subdivision and development plans provide safe and efficient access for emergency service vehicles.
- c) Cooperate and partner with adjacent municipalities in the provision of emergency services.

12.3 RECREATION AND EDUCATION SERVICES AND FACILITIES

Recreation and educational services contribute to the quality of life in Drumheller and make our neighbourhoods great places to live, learn, and grow.

- a) Work with local school boards in the planning and location of school sites.
- b) Site new schools within easy, safe walking/biking distances to neighbourhoods.
- c) Where deemed appropriate the Town may require developers to build or contribute to the building of recreation and education facilities, such as schools, playgrounds, and libraries.
- d) Prioritize investment in recreational infrastructure based on population, density and identified resident needs.
- e) Recreational and educational needs resulting from growth should be identified, as well as methods to finance those needs, in advance of new development.
- f) Update and maintain a **Community Services Master Plan**, to address the recreation and community service needs of Drumheller in accordance with the direction of the MDP.
- g) Ensure that Town facilities are flexible and multi-use to support a variety of recreation opportunities and adapt to changes in recreation services over time.
- h) Encourage the provision of childcare and other social services within recreation facilities through partnerships with private providers.
- i) Partner with other recreation providers to expand recreation amenities and opportunities for youth and older adults in the community.

12.4 SOCIAL, CULTURAL, AND HEALTH SERVICES

Social and cultural capital are part of what make Drumheller's unique neighbourhoods incredible places to live and visit. Drumheller also boasts significant health services, which make the town an attractive place to receive treatments or to retire.

- a) Ensure social and health services, programs, and facilities are considered within area structure plans and area redevelopment plans to ensure that these necessary services are:
 - i. provided in accessible, convenient locations along primary pedestrian routes;
 - ii. co-located with other services into service hubs;
 - iii. barrier-free; and
 - iv. integrated within the design of the community.
- b) Expand and improve community support services relative to population growth and change, recognizing the growing diversity of Drumheller including Indigenous peoples, newcomers to Canada, young families, seniors, youth, and adults.

- c) Recognize the value of culture as an economic contributor to the Town and the role it plays in quality of life for residents.
- d) Support and promote cultural programs, activities, and facilities that generate a sense of community pride and local identity.
- e) Work with the Health Authority to facilitate the development of long-term health care services, senior care residences, and aging-in-place facilities in the town to meet the needs of the growing older adult population.
- f) Ensure that development near and adjacent to the Drumheller Health Centre and Community Cancer Centre does not conflict or limit the current and future operations or expansion of the facilities.

12.5 HERITAGE

Heritage comes in many forms, from structures to landscapes and even more intangible features and activities. The MDP supports the conservation and adaptive reuse of heritage to both celebrate the past and make heritage relevant to the present and future.

- a) Ensure adherence to the Alberta Historic Resources Act in the identification and preservation of archaeological, geological, palaeontological, and historic resources.
- b) Develop and maintain an inventory identifying historically significant buildings and landscapes.
- c) Encourage the protection of identified heritage properties, features, or landscapes.
- d) Encourage the adaptive reuse and retrofit of existing heritage structures and support this through consideration of building code equivalencies where necessary and appropriate.
- e) Where adaptive reuse is not feasible, encourage the incorporation of elements of the existing structure complimentary elements into the design of new development or recognition of the heritage value through art, signage, or other interpretive elements.
- f) Collaborate with Indigenous communities, private agencies, and individuals to preserve and promote historic sites.

13 IMPLEMENTATION

Bringing the vision for Drumheller to life requires coordinated and sustained implementation and monitoring of the goals, policies, and objectives of this Plan. The following section outlines critical actions to ensure successful implementation of the MDP.

13.1 PLAN MONITORING

The MDP will be monitored and regularly reviewed based on a series of performance measures to ensure the successful implementation of Drumheller's Vision. Implementation and monitoring of the MDP will occur through a number of mechanisms and processes, including:

- Ongoing administration of the development review process and periodically reviewing and amending area structure plans and Concept Plans;
- Carrying out next steps required to implement the vision, goals, and objectives of the MDP; and
- Collaborating with neighbouring municipalities on planning and development matters, as well as activities related to major processes and plans.

The MDP may be amended or updated to reflect changing circumstances and to ensure it remains an effective tool for achieving the goals and objectives of Council and aspirations of Drumheller.

- a) Town administration will report to Council on implementation of the MDP annually.
- b) Administration will develop performance measures to monitor the implementation of the MDP.
- c) A comprehensive review of the MDP shall be undertaken every 5 years to consider administrative updates, emerging trends, implementation progress, and policy gaps.
- d) At the discretion of Council, the Town shall permit developer-funded area structure plans and concept plans that incorporate public and stakeholder engagement and require Administration and Council approval.
- e) The Town will monitor and report to Council annually on the rate of development within area structure plans and concept plans, including the number of new dwellings, and dwelling types.
- f) When creating or amending area structure plans and area redevelopment plans, the Town shall include a condition requiring municipal review of the plans after 10 years, and a review after 5 years if sufficient development has not been undertaken after 5 years of the plan's approval.

13.2 IMPLEMENTATION ACTIONS

The implementation actions identify internal coordination efforts and policy updates required to align with the new vision and objectives of the Municipal Development Plan. All of these implementation actions are subject to capital funding approval for implementation, and should be incorporated into the Town's asset management planning.

- a) Construct structural measures to protect existing development in Drumheller.
- b) Commence development of the valley-wide trail network.
- c) Update existing area structure plans and concept plans to conform with the MDP.
- d) Update existing and draft IDPs with adjacent municipalities to reflect the new priorities of the MDP.
- e) Develop new ASPs for priority growth areas.
- f) Update the Downtown Area Revitalization Plan.
- g) Complete or amend area structure plans for employment areas to conform with the MDP.
- h) Review and update the Town's Transportation Master Plan.
- i) Develop an Economic Development Strategy.
- j) Identify and acquire additional land for parks, trails, recreation, and cultural amenities.
- k) Update the Town's Tourism Master Plan.
- l) Review and update the Town's Community Services and Recreation Strategy.
- m) Create an asset management plan to ensure sustainable long-term financing, operations, and management of new assets directed by the MDP.

13.3 REGIONAL COOPERATION

Drumheller shares municipal borders with Wheatland County, Kneehill County, Starland County, and Special Areas. The Town will continue to partner with these municipalities to maintain Intermunicipal Development Plans and uphold the policies contained therein, to coordinate and fulfill the aspirations of the region.

- a) Work with Wheatland County, Kneehill County, Starland County, and Special Areas to maintain up to date Intermunicipal Development Plans.
- b) Implement all IDP policies for communication, referral, and formal dispute processes with adjacent municipalities.

- c) Work with adjacent municipalities, surrounding communities, and relevant agencies to ensure the coordinated delivery of emergency and social services in the region.
- d) Foster relationships of mutual trust and collaboration with First Nations and work together to advance reconciliation initiatives and mutually beneficial projects.

13.4 PUBLIC ENGAGEMENT

Citizens should be involved in decisions affecting their communities. The Town is committed to ensuring that the public is informed and has opportunity to provide feedback on major decisions in Drumheller.

- a) Strive to meaningfully involve residents, businesses, and stakeholders in decisions affecting them through transparent and accessible engagement and communications protocols.
- b) Ensure timely reporting on feedback received and how it was incorporated in decision-making.
- c) Require local engagement with affected parties as part of the creation of Area Structure Plans and Area Redevelopment Plans.
- d) Use a variety of engagement tactics to reach the broadest and most diverse range of feedback from the public. Consider targeted engagement to increase participation levels from groups that are underrepresented in municipal decision making and/or face barriers to participating in regular public engagement processes.
- e) Maintain an accessible and up to date Town website, that clearly communicates Town aspirations as well as functional information for future and prospective residents, developers, and businesses.

14 GLOSSARY

Active transportation: walking and cycling, as well as other forms of human powered transportation, including rollerblading, longboarding, skateboarding, jogging, among others.

Adaptive structural measures: a type of flood mitigation structure that is designed to be able to be adapted to different severities of flood events through the addition of fill or other barriers on top of permanent structures.

Age-in-place: homes or seniors' facilities designed to allow residents to meet their changing needs (medical, mobility, etc) as they age, enabling them to stay in that location instead of needing to relocate to another home.

Changing climate: shifting global climate patterns, including increasing temperatures, rising ocean levels, and more frequent extreme weather events (droughts, floods, and forest fires) related to increased greenhouse gas emissions in the atmosphere.

Complete community/neighbourhood: a community or neighbourhood that is planned and designed with a mix of uses, within close proximity, to support everyday needs for a variety of lifestyles to live, work, shop, learn, and play. This includes a range of housing options that can accommodate a diversity of incomes and household types for all stages of life, as well as jobs, local services, schools, recreation, and open spaces.

Complete streets: streets which are designed to enable safe access for all users including pedestrians, bicyclists, motorists, and transit riders, of all ages and abilities.

Conveyance capacity: the total channel capacity required by a river in a determined flood event or flow rate scenario. The Red Deer River conveyance capacity used in the MDP is based on a 1850 cms flow rate (including 0.50 cm of freeboard).

Crime Prevention Through Environmental Design (CPTED): a crime prevention approach that uses the design and use of the built environment to a reduce fear and incidence of crime, and generally improve public safety and a community's quality of life.

Environmental reserve: the land designated as environmental reserve by the Town as per Section 664 of the Municipal Government Act. Environmental reserve may include natural features, land subject to flooding, water features/wetlands, steep slopes, or riparian areas for the purpose of preserving their environmental integrity, protecting public safety, or providing public access.

First bench: means the first intermediary plateau or area which occurs between the toe of a slope (valley bottom lands) and an escarpment or valley wall top (or rim). Bench-lands typically have a slope of between 1 and 15 percent and a valley edge may have more than one bench at different elevations.

Flood fringe: as defined by the Province, the portion of the flood hazard area outside of the floodway. Water in the flood fringe is generally shallower and flows more slowly than in the

floodway. New development in the flood fringe may be permitted in some communities and should be flood-proofed.

Flood mitigation: the implementation of measures (physical, organizational, etc) that reduce the risk of flooding and the potential damage that could result from a flood.

Floodway: as defined by the Province, the portion of the flood hazard area where flows are deepest, fastest and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area. New development is typically discouraged in the floodway.

Flow rate: is the volume of water, measured in cubic metres, passing through a specific location on the river in a one second time frame. Flow rate can be used to determine conveyance capacity of a river channel in a flood event.

Freeboard: the additional height above a predicted flood level. The Town of Drumheller has selected 0.50m as the minimum freeboard to be included in required height of structural measures. Freeboard is provided to account for various uncertainties relative to actual ground elevations and digital elevation modelling, hydraulic modelling, flood forecasts, debris, localized river levels, dike settlements, and other uncertainties.

Historic resource: any work of nature or of humans that is primarily of value for its palaeontological, archaeological, prehistoric, historic, cultural, natural, scientific, or esthetic interest including, but not limited to, a palaeontological, archaeological, prehistoric, historic or natural site, structure or object.

Land Use Bylaw (LUB): the Land Use Bylaw is a regulatory bylaw of the Town, required by the Municipal Government Act, that implements the land use direction provided in the Municipal Development Plan. Every parcel of land in the Town has a land use district, which specifies which uses are permitted and discretionary and how buildings and land can be developed in the Town.

Low impact design (LID): a land development and stormwater management approach that focuses on maintaining and restoring the natural hydrology (movement of water) by managing stormwater close to its source. LID can reduce the burden on conventional infrastructure, maintain ecological functionality, and establish a cleaner and more secure water supply. LID practices include bioswales, stormwater collection and reuse, and alternative paving methods.

Mixed-use: different uses that are in close proximity to each other. This can be in the same building (e.g. residences above retail) or on the same site (e.g. offices adjacent to restaurants or other commercial activities).

Municipal Development Plan (MDP): a statutory document required by the Province of Alberta as specified by the Municipal Government Act (MGA). The MDP is intended to guide all growth and development in the Town and may provide policies on a range of other relevant matters.

Municipal reserve: the land designated as municipal reserve under Division 8 of the Municipal Government Act.

Natural area: areas that include steep slopes, coulees, significant geologic features and areas of native vegetation, including grasslands, shrubland and forests.

Open space: is an area of outdoor land or water that is publicly owned or allows public access, including municipal parks, civic spaces, provincial, or federal parkland, institutional campuses, and other public spaces. Elements of the public realm, such as main streets and promenades, can also provide open space functions.

Secondary Residence: a dwelling unit that is an accessory to a single-detached dwelling and is intended for use as a separate and independent residence. The intent of this type of development is to provide flexibility and variety in housing types, as well as increase the density without changing the overall character of the residential neighbourhood.

Stormwater Management: the practice of minimizing the strain that stormwater places on municipal infrastructure and private property; lessening overland flooding during significant weather events; and reducing the impact of polluted water flowing into waterbodies.

Sustainability: the World Commission on the Environment and Development (1987) defines sustainability as “Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

Universal access: the ability of an environment, amenity, or place to be accessed, understood, and used to the greatest extent possible by all people regardless of their age, size, ability, or disability.

Xeriscaping: means a creative, natural approach for constructing low maintenance, water efficient, and sustainable landscapes. It includes designing the landscape using native plants and drought-tolerant species which require less water and chemicals.

- 2.80 Add a new Figure 2 – FLOOD HAZARD AREA (WEST) as shown in the attached Schedule “D” to section 15.
- 2.81 Add a new Figure 3 – FLOOD HAZARD AREA (CENTRAL) as shown in the attached Schedule “E” to section 15.
- 2.82 Add a new Figure 4 – FLOOD HAZARD AREA (EAST) as shown in the attached Schedule “F” to section 15.
- 2.83 Add a new Figure 5 – EXISTING LANDSCAPE CONDITIONS as shown in the attached Schedule “G” to section 15.
- 2.84 Add a new Figure 6 – SIGNIFICANT PLACES as shown in the attached Schedule “H” to section 15.
- 2.85 Add a new Figure 10 – GROWTH AREAS as shown in the attached Schedule “I” to section 15.

3. SCHEDULES

- 3.1 Schedule ‘A’ to Schedule ‘I’ are attached to and form part of this Bylaw.

4. SEVERABILITY

- 4.1 If any portion of this Bylaw is found to be invalid, that portion shall be severed from the remainder of the Bylaw and shall not invalidate the whole Bylaw.

5. TRANSITIONAL

- 5.1 This Bylaw comes into full force and effect upon third and final reading.

READ A FIRST TIME THIS _____ DAY OF _____, 2025.

READ A SECOND TIME THIS _____ DAY OF _____, 2025.

READ A THIRD AND FINAL TIME THIS _____ DAY OF _____, 2025.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

1 INTRODUCTION

Drumheller provides an experience unlike any other. Located along the banks of the Red Deer and Rosebud Rivers in southern Alberta, the town captivates with its breathtaking badlands landscape, unique neighbourhoods, and vast layers of natural and human history. Drumheller is home to 8,000 residents and draws nearly 500,000 visitors each year.

The intent of this Municipal Development Plan (MDP) is to protect, enhance, and leverage Drumheller's assets to harness its full potential as a place of resilience, growth, and discovery.

1.1 PURPOSE

The Municipal Development Plan sets the vision and direction for the growth of The Town of Drumheller over the next 30 years. Its policies set out priorities for the future land use, infrastructure, community services, and the physical development of the town.

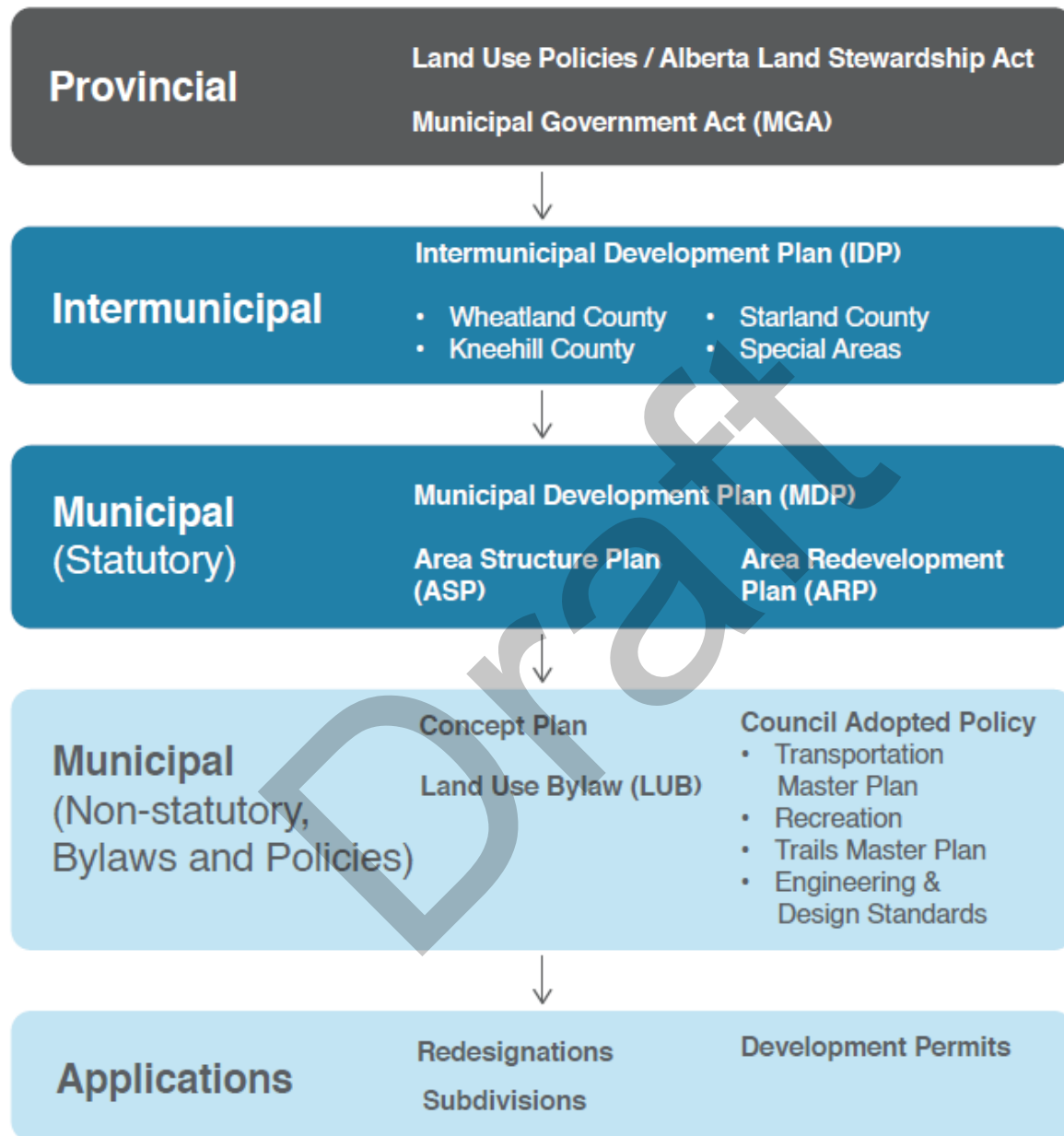
The Plan weaves together the unique elements that form the Drumheller experience, ensuring protection and support for these elements while also enabling continued growth, adaptation, and change. The MDP supports a land use planning framework that ensures future development is resilient and responsive to a changing climate.

1.2 AUTHORITY

The authority of this MDP is provided by the Municipal Government Act. The following section provides an overview of the legislative context and planning framework for all of Alberta, as well as guidance for interpreting the policies within the MDP.

1.3 PLANNING FRAMEWORK

The Planning Framework, as shown below, outlines the authority and hierarchy of legislation, regulation, and other planning documents that guides land use and planning in Alberta.

PLANNING FRAMEWORK

MUNICIPAL GOVERNMENT ACT

The Municipal Government Act (MGA) provides the legislative framework under which all municipalities must operate. The MGA states that the purpose of a municipality is to:

- provide good government;
- foster the well-being of the environment;
- provide services, facilities or other things that, in the opinion of Council, are necessary or desirable for all or a part of the municipality;
- develop and maintain safe and viable communities; and
- work collaboratively with neighbouring municipalities to plan, deliver, and fund intermunicipal services.

Part 17 of the Municipal Government Act regulates planning and development and empowers municipalities to prepare plans:

- To achieve the orderly, economical and beneficial development, use of land and patterns of human settlement; and
- To maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta, without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

The MGA requires municipalities to ensure that all statutory plans, land use bylaws and any action undertaken under Part 17 is consistent with the provincial land use policies or regional plan prepared pursuant to the Alberta Land Stewardship Act.

INTERMUNICIPAL DEVELOPMENT PLANS

Intermunicipal Development Plans (IDP) provide coordinating policies to guide land use and growth management between the Town and the municipalities it shares a border with. These plans may include how the municipalities will work together, develop joint lands, and/or co-ordinate parks, open space, recreation, transportation, water, utilities, and other municipal services across boundaries. IDPs must be approved by each Council in partnering municipalities.

The Town has IDPs with Wheatland County, Kneehill County, Starland County, and Special Areas.

MUNICIPAL DEVELOPMENT PLAN

The Municipal Development Plan (MDP) directs future growth, priorities, and management of the Town of Drumheller. It must be consistent with all IDPs, and provide policy direction for the following key items:

- Future land use within the town and how it is intended to be developed;

- Coordination of land use, growth, and infrastructure with adjoining municipalities;
- Policies regarding provision of transportation systems and municipal servicing;
- Guidance on land-use compatibility and regulation near sour gas facilities;
- Policies regarding municipal and school reserve; and
- Policies respecting the protection of agricultural operations.

Municipal Development Plans may additionally address environmental matters, development constraints, financing of municipal infrastructure, municipal programs, financial resources, economic development, conservation reserve, and other programs or matters relating to the physical, social, or economic development of the municipality.

AREA STRUCTURE PLANS AND AREA REDEVELOPMENT PLANS

As part of the municipal planning process, the Town may develop or require Area Structure Plans (ASP) and Area Redevelopment Plans (ARP) to provide detailed direction for smaller areas within the town. ASPs and ARPs contain maps, goals, and policies that set out general locations for major land uses, major roadways, utility servicing, recreation areas, and development phasing. These ASPs and ARPs are subsidiary to the MDP and must be consistent with its policies.

LAND USE BYLAW

The Land Use Bylaw (LUB) is a regulatory bylaw of the Town, required by the MGA, that implements the land use direction provided in the Municipal Development Plan. Every parcel of land in the Town has a land use district, which specifies which uses are permitted and discretionary and how buildings and land can be developed in the Town.

CONCEPT PLAN

A Concept Plan, referred to as a Conceptual Scheme in the MGA, may be adopted by bylaw or Council resolution. Concept Plans are a non-statutory planning document that provides a framework for future multi-parcel subdivision and development of land, and how it relates to the future subdivision and development of adjacent lands. Concept Plans may be required to be prepared where an Area Structure Plan is deemed unnecessary, such as smaller areas of land, or between the ASP and subdivision/land use application stage. A Concept Plan provides an overview of the location of proposed parcels, roads, parks, utilities and other amenities.

1.4 PLAN INTERPRETATION

The MDP's vision, goals, and objectives will be achieved by implementation of the policies within this Plan. The policies provide direction for decision making within the Valley and how it will grow and develop over the next 30 years.

The following language is used to determine interpretation of the plan:

Shall/will: Shall/will means that a policy is mandatory and must be complied with, without discretion, by administration, developers, Council, Municipal Planning Commission, and any other authority involved in land use and development approvals.

Should: Should is used when a policy is considered best practice that is only waived if there is a significant rationale for an exception being made.

May: May is discretionary, indicating that the Town could enforce the policy given specific circumstances.

1.5 PREPARING THIS MDP

In August 2020, a Master Engineering Design and Assessment of Planning Impact was prepared as part of the Drumheller Flood Mitigation and Climate Adaptation System (DFMCAS) project. The assessment identified the need for modernization of the Town's two key planning documents: the Municipal Development Plan (MDP) and the Land Use Bylaw (LUB). The assessment determined that the existing plans were out of date, not aligned with the Town's flood resilience priorities, and lacked a clear vision for the future of Drumheller. To address these concerns, Town Council initiated the modernization of the MDP and LUB from summer to winter 2020.

Modernization of the MDP and LUB involved engagement with the public as well as internal and external stakeholders. The project team was guided by a Technical Advisory Committee, made up of community experts, Council representatives, Flood Resiliency and Mitigation Office Representatives, and Town staff. To ensure the new planning documents reflected community aspirations, the project team conducted eight public neighbourhood information sessions, and six targeted stakeholder meetings in fall 2020. Feedback was collected on the first reading draft planning documents and the public hearing was held on October 26, 2020. Additional comments were received by the Town throughout November, and were incorporated into the third reading version of the documents. In total, the project team heard from over 500 people.

In 2025, a significant update to the MDP was undertaken to update the background, vision, goals and policies related to flooding and parks/trails in the MDP recognizing the successes, challenges and changing context since the MDP was adopted in 2020.

1.6 HOW TO USE THE MUNICIPAL DEVELOPMENT PLAN

The Drumheller Municipal Development Plan is made up of two main parts:

Part I – Vision and Context provides the overall introduction, vision, and context for the Valley. It describes the current understanding of our community, where we have come from, and **where we want to be** in 30 years.

Part II- Policies contains the statutory policies of the MDP. It directs municipal priorities relating to land use, transportation, servicing, flood mitigation, open space, and other important Town functions. These policies provide the framework for **achieving the vision for the Valley**.

VIEW SOUTHEAST OF RAYMOND HILL, AUGUST 2020



2 DRUMHELLER'S VISION

The vision sets out the aspirations for future growth and development in Drumheller. The goals, objectives, and policies in this MDP work towards achieving this vision.

2.1 VISION

Drumheller is a place to grow and a place to discover.

A PLACE TO GROW

Drumheller will draw new residents, enterprise, and investment, enriching the region and unearthing its remarkable potential. Drumheller's river, landscape, and unique neighbourhoods will anchor future growth, providing a wide range of choices and ensuring Drumheller retains a dynamic connection to its history.

A PLACE TO DISCOVER

Drumheller will leverage its dramatic river landscape, deep history, and unique neighbourhoods to become an unmissable part of the Albertan Experience. Drumheller's unique amenities will prompt exploration and unlock a world of unscripted adventure. Visitors will be drawn to the immersive badlands landscape to explore, exercise, play, create, shop, and relax.

As further described in Sections 3 through 6 of this MDP, the future of Drumheller's will be shaped by four key influences: rivers, badlands, existing neighbourhoods, and opportunity. By understanding, respecting, and purposefully shaping these influences, Drumheller's next chapter will be more prosperous, connected, and resilient.

2.2 GOALS AND OBJECTIVES

The MDP goals and objectives provide direction on how Drumheller will achieve the vision of being a place to grow and a place to discover. There are six MDP goals which set out at a high level the priorities for the life of this Plan. The objectives provide further detail on how to achieve each of the Plan goals. The policies in Part II of the Plan are strategies to implement these goals and objectives.

1. Support the growth of complete, sustainable neighbourhoods that enhance the diversity and livability of Drumheller.

There are growing demands for neighbourhoods and homes that are sustainable, affordable, and support a wide range of residents. Drumheller has a strong opportunity to provide innovative responses to these demands that stand out from conventional approaches.

- A. Support a diverse mix of housing forms and compatible commercial and employment uses within all neighbourhoods.
- B. Ensure the fiscally responsible provision and expansion of municipal services and minimize infrastructure life-cycle costs.

- C. Implement clear land use regulation and engineering standards to support growth.

2. Conserve and enhance the uniqueness of neighbourhoods in Drumheller as an integral part of Drumheller experience.

Drumheller Valley's unique neighbourhoods are a tremendous asset. They have the capacity to provide a network of diverse options, experiences, and histories.

- A. Enhance Downtown Drumheller's role as the centre of public life and visitor experience in Drumheller.
- B. Establish tools and mechanisms to support the unique character and sense of place within Drumheller's neighbourhoods.
- C. Establish mechanisms for the conservation and celebration of historic resources.
- D. Showcase the unique character of neighbourhoods through the design and programming of public spaces and the Drumheller Badlands Parks Trail System.

3. Maintain and enhance an effective flood mitigation strategy.

Continuing to build on Drumheller's successful implementation of a comprehensive flood mitigation strategy will help protect people and development in Drumheller to be safer from flood hazards and attractive to future investment.

- A. Prepare and maintain flood emergency response plans to protect critical Town assets and development and to respond to a changing climate.
- B. Implement a flood hazard overlay within the Land Use Bylaw to protect development.
- C. Prepare clear design standards to promote flood-resilient development.

4. Develop a world-class open space and trails system throughout Drumheller that links landscapes, neighbourhoods, amenities, and major destinations, setting the stage for unscripted adventure.

Drumheller is rich in amenity but lacking in connective tissue. A comprehensive, well-connected trail system will unlock a new world of opportunity for both residents and visitors, providing new destinations, enriching growth, and supporting a new sector of enterprise.

- A. Promote pathways in Drumheller.
- B. Identify, protect, and restore the function of the rivers, riparian land, and areas with high ecological and cultural value.

- C. Expand and connect a network of recreational opportunities and valley-wide network of trails that align with key destinations and contribute to environmental protection priorities.

5. Enhance Valley-wide transportation systems to expand the reach and diversity of mobility options, providing a range of robust options for travelling within Drumheller.

Few places can rival Drumheller's dramatic sense of arrival. The descent from the prairie into the badlands provides a memorable experience of anticipation, immersion, and departure. This experience should be protected and celebrated among a broad range of modes, including better regional links.

- A. Enhance and protect the experience of a sense of arrival upon entering Drumheller at key road access points.
- B. Increase the modal share of active and alternative transportation.
- C. Support the development of regional transportation connections to Drumheller.

6. Leverage Drumheller's tourism and recreation industries and local talent to grow and diversify the economy.

Drumheller already hosts an enviable collection of attractions that draw a tremendous number of visitors every year. There is a strong opportunity to better leverage this profile to the benefit of Drumheller's residents and enterprise.

- A. Curate the overall visitor experience of Drumheller through coordinated branding, wayfinding, and storytelling.
- B. Support the continued growth of tourism, recreation, and entertainment industries.
- C. Foster local business retention and expansion by creating incentives and reducing barriers to business development.
- D. Diversify the economy by supporting the expansion of specialized manufacturing, high-tech, and other industries.

3 THE RIVERS

The Red Deer River is the primary architect of the Drumheller Valley. Its waters, and all those flowing toward it, have etched the valley over thousands of years. Each year, water and weather continue to erode and carve the gullies, coulees, and hoodoos that make up the extraordinary landscapes of the Drumheller badlands. This weathering and carving also uncovers many layers of natural and human history present here. From the times when dinosaurs walked the earth, to when the first peoples discovered the lush valley below the plains, the river has provided a place to grow and thrive. Today, it continues to serve this role, feeding the many natural and human systems within the valley and the stories that make Drumheller the incredible place it is today.

As the creator of the valley landscape, the river also has an integral part to play in our way of life today and growth of our community. Because the river is a source of water, food, and transportation, its riverbanks are an attractive place to settle and provide an immense aesthetic and recreational asset. However, throughout the year, the flow rate and level of the Red Deer River changes significantly, often within a very short period of time. In the past, this has caused the river to flood its banks. Flooding has had devastating impacts on our neighbourhoods and infrastructure. With a changing climate and increasingly severe weather events, flooding will continue to be a critical piece of Drumheller's identity, and a critical variable to which all future development must respond and adapt.

3.1 DRUMHELLER'S RIVERS

The Red Deer River is the primary waterway that flows through Drumheller. The river has many tributaries in the Drumheller region, including rivers, creeks and smaller drainage channels. This section provides an overview of the three primary waterways in Drumheller: the Red Deer River, the Rosebud River and Michichi Creek.

RED DEER RIVER

The Red Deer River is a major tributary of the South Saskatchewan River, which is part of the larger Saskatchewan-Nelson system that flows into the Hudson Bay. It originates on the eastern slopes of the Canadian Rockies and flows east, passing through the Foothills, Boreal Forest, Parkland and Grassland Natural Regions. The river supports a variety of natural systems, including vegetation and wildlife in the Northern Fescue Natural subregion in which Drumheller is situated.¹ The total length of the river is 724 km with an effective drainage area of 32,400 km².²

The Red Deer River flow regime can be described as a near natural condition through much of the basin because it is less developed than other rivers in the area.⁴ Given the size and water yield of the catchment area upstream of the Dickson Dam, the river is subject to rapid changes

¹ Alberta Parks (2015). Natural Regions and Subregions of Alberta: A Framework for Alberta's Parks. Alberta Tourism, Parks and Recreation. Edmonton, Alberta. 72pp.

⁴ Stantec (2014). Red Deer River Basin Flood Mitigation Study.

⁴ Stantec (2014). Red Deer River Basin Flood Mitigation Study.

in flow upstream of the Dickson Dam.⁸ The river flows in communities downstream of the Dam, including Drumheller, are more regulated. The river channel through Drumheller is confined by low terraces, alluvial fans, or valley walls and is relatively shallow. The river is sinuous with occasional islands and side bars and areas of fragmented shrub and forest growth.⁹

The largest floods in the Red Deer River Valley generally occur between May and August.¹² Discharge volumes peak in June and July, which is generally caused by the combination of snowmelt runoff with precipitation from major storms in the foothills region.¹³ Heavy rainfall was a major contributor to both the 2005 and 2013 floods. In addition to snowmelt and precipitation, ice jams and debris have contributed to localized flooding throughout the basin, but to a lesser degree. Creeks carrying snowmelt have also been known to flood when freshet water flows on top of the frozen surface of the Red Deer River, resulting in a back-up of water into communities along the bank.¹⁴

ROSEBUD RIVER

The Rosebud River flows from the west through a valley that is over 100 m deep. The river channel has a riffle and pool sequence with occasional rapids, and the area where the Rosebud meets the Red Deer River is densely vegetated with willows, grasses and shrubs.¹⁶ The largest floods in the Rosebud River generally occur between late-March and early-April. Flooding in the Rosebud is typically a result of high amounts of snowmelt, with ice jams occasionally contributing to high water levels and velocities along the river.¹⁷

MICHICHI CREEK

Michichi Creek flows south through Starland County and discharges into the Red Deer River northwest of Downtown Drumheller. Over one kilometre of the creek was channelized in 1951 near Highway 9, while the lower portion of the creek near its mouth was channelized in 2001 as part of the berm construction. For the most part, the berm slopes in this location are densely vegetated with grass and willows.¹⁸

Similar to the Rosebud, flooding in the Michichi is typically a result of spring snowmelt in late-March and early-April but the Michichi is also susceptible to back-flooding from the Red Deer River due to the flat channel slope.

3.2 A CHANGING CLIMATE

The hydrological network in and around Drumheller is a complex system, and flooding in the Red Deer River Basin is influenced by many factors. Our changing climate is one factor that presents several unknowns in relation to future flooding impacts. Studies and trends point to the

⁸ Stantec (2014) Supra note 2.

⁹ Matrix Solutions Inc (2007). Drumheller Flood Risk Mapping Study.

¹² Matrix Solutions Inc (2007). Drumheller Flood Risk Mapping Study.

¹³ Ibid.

¹⁴ Stantec (2014). Red Deer River Basin Flood Mitigation Study.

¹⁶ Matrix Solutions Inc (2007) supra note 12.

¹⁷ Ibid.

¹⁸ Ibid.

likelihood of more intense rainfall events throughout Canada due to the changing climate.²⁵ While there is potential for an increased frequency of floods along the Red Deer River and its tributaries due to greater storm events, it is also likely that drought frequencies will increase in the prairies. Drumheller may see both increased water scarcity in the coming years as a result of rising temperatures and evapotranspiration and increase in flood frequency and severity.²⁶ The impacts of a changing climate on Drumheller cannot be fully known.

3.3 FLOOD MITIGATION AND REGULATION

Flood mitigation in Alberta is a responsibility primarily shared between provincial and municipal governments, with the Province providing certain powers to municipalities for mitigation. The Emergency Management Act directs overall emergency management priorities and requirements in the Province, including a requirement for all municipalities to maintain a Flood Emergency Reference Manual. These plans primarily focus on emergency response and recovery. Greater preventative flood mitigation powers come from the Municipal Government Act, which enables municipalities to create plans directing future growth and land use in the interest of public safety and wellbeing.

3.3.1 PROVINCIAL FLOOD PROGRAM

The Province undertook the Drumheller Flood Study which was completed in September 2024 and updated in May 2025. Flood hazard maps define floodway and flood fringe areas for the 1:100 design flood and are used by communities for planning and to help make local land use and development decisions. Flood hazard maps also illustrate additional information, including incremental areas at risk for floods larger than the design flood, such as the 1:200 year return period and 1:500 year return period floods. In Drumheller, the flood hazard mapping identifies the flood hazard area, the floodway, the flood fringe, the high hazard flood fringe and protected flood fringe. Each of these areas on the flood hazard map represents a different level of hazard and therefore requires different strategies for addressing future land use and development. The provincial flood hazard maps are available at <https://floods.alberta.ca/>

3.3.2 MUNICIPAL FLOOD PROGRAM

The Town of Drumheller, working together with all levels of government, is a key player in delivering on flood mitigation in the Drumheller Valley. While risks of flood impacts can never be completely eliminated, the recent work by the Town to construct structural mitigation (berms) to protect existing development where feasible and floodway buyouts in areas where berms were not feasible, has significantly improved Drumheller's level of flood resilience for the coming decades. The MDP integrates the following flood mitigation priorities into the goals, objectives, and policies of this Plan:

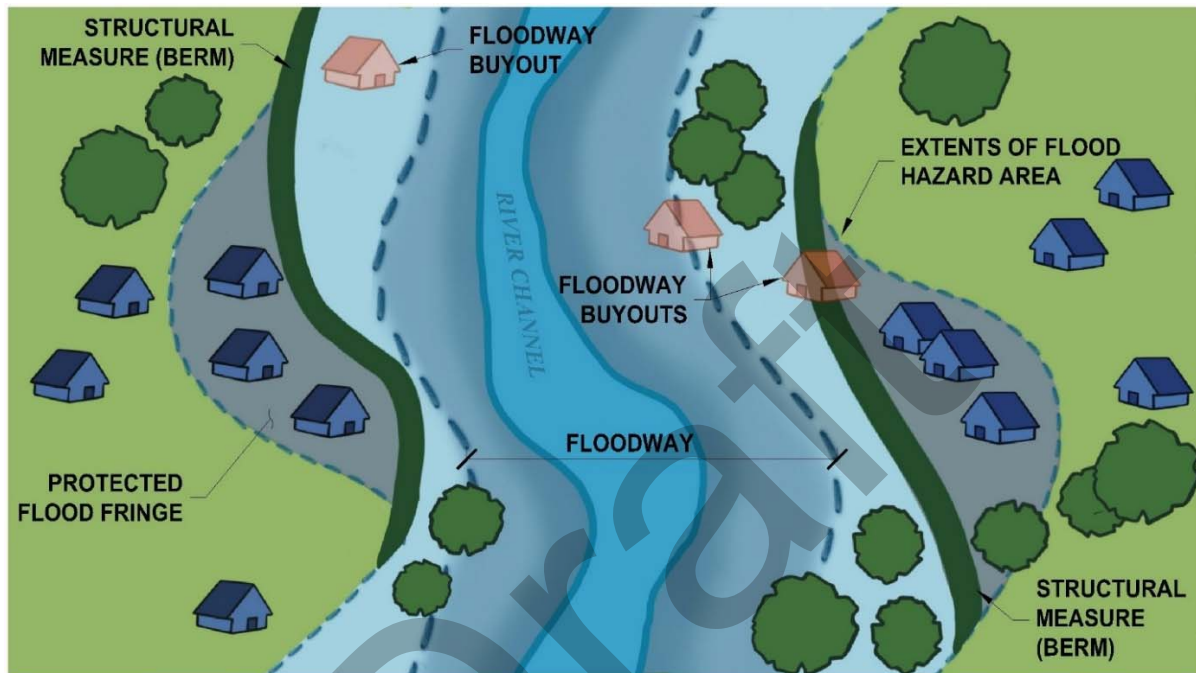
²⁵ Stantec (2014). Red Deer River Basin Flood Mitigation Study.

²⁶ Ibid.

MAKE EXISTING DEVELOPMENT SAFER

Existing development is made safer and more resilient to flooding through structural mitigation.

In places where there is conflict between flood hazard and existing development, the Town can increase resiliency of existing development through the provision of structural measures, including permanent berms and temporary measures, or remove development.

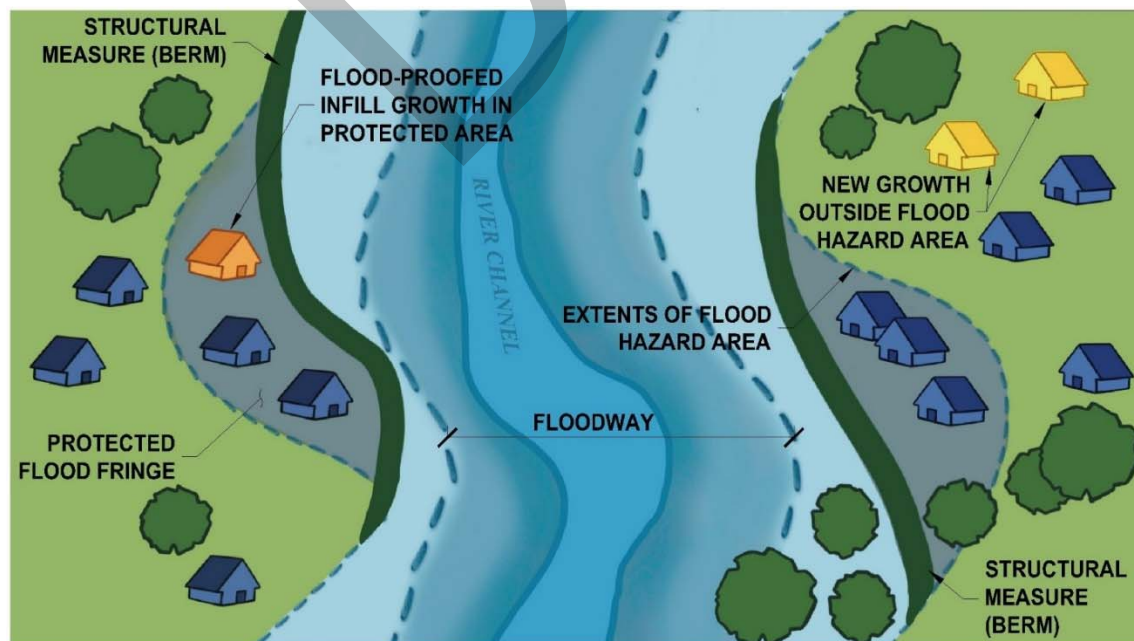
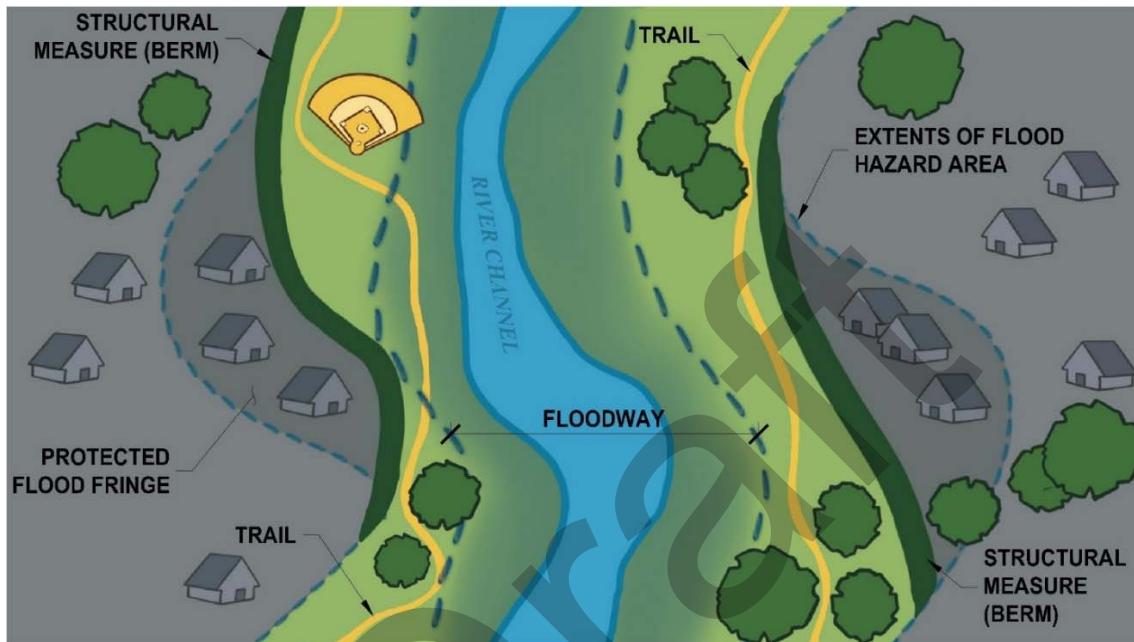


[Figure 1 - Structural Measures](#) shows at a conceptual level where berms have been or will be constructed to protect existing neighbourhoods. Protected flood fringe areas are identified on the flood hazard maps to identify areas of residual flood risk if berms fail or do not function as intended for the design flood. Temporary measures can be also deployed by the Town in advance of a flood where construction of permanent structural measures was determined not feasible for reasons such as space constraints and blocking road access.

SMART GROWTH AND DEVELOPMENT

New growth will be focused in areas that are safest from flooding hazards.

Growth in Drumheller will be encouraged to occur outside of the flood hazard area ([Figures 2 to 4 - Flood Hazard Area](#)). New development in the floodway will be limited to parks, trails and other similar low-risk uses. Development in the flood fringe, high hazard flood fringe, protected flood fringe and protected flood fringe by temporary measures will be required to meet minimum design and construction standards to protect buildings against damage due to flooding.



4 THE BADLANDS

The badlands are the secret ingredient of the Drumheller Valley. Formed over millions of years and carved over thousands of years, the majesty of the badlands landscapes is sought out by many. It serves as a backdrop to everyday life and recreational pursuits for residents, provides an out of world experience for visitor adventures, and stars in major media and film. The immersive experience of this landscape must be protected and celebrated so that they may be enjoyed now and in the future.

Today, the banks and riparian areas flanking the river have an abundance of vegetation due to the rich floodplain soils, including several riparian forests. These are made up of cottonwood, poplar, willows and various species of shrubs. These areas provide habitat that is crucial to many birds, mammals, reptiles and amphibians in what is an otherwise dry area of the province. The dryer areas in the Drumheller Valley include mixed-grass prairie dominated by blue gama grass and June grass. Many slopes are also dominated by silver sagebrush, prickly pear cactus and various grasses and shrubs ([Figure 5 - Existing Landscape Conditions](#)).

4.1 SIGNIFICANCE OF THE BADLANDS

The badlands are the essence of the Drumheller Valley. The dynamic landscapes and many archaeological and palaeontological resources have ecological and human significance and are integral to future growth and discovery in Drumheller.

The badlands are a critical element of Drumheller's tourism industry. People are drawn to the sense of isolation and immersion that being within the landscape provides. There is a marked change in the landscape when you descend into the Drumheller Valley, as though you are travelling back in time. This sense of arrival harkens to many adventurers, seeking unscripted exploration and discovery. What draws even more visitors is what can be found within the layers of the badlands. The Royal Tyrrell Museum of Palaeontology attracts nearly 500,000 people annually to Drumheller. Drumheller's association with dinosaurs and palaeontology is recognized world-wide. The expansion of the Drumheller Badlands Parks Trail System will serve to further integrate and increase access to the badlands, tying together points of interest through the landscape and encouraging visitors of the area's most popular destinations stay to enjoy all that Drumheller has to offer.

The natural grasslands, riparian areas, and river itself provide opportunities for adventurous outdoor pursuits, including hiking, biking, kayaking, fishing, and bird watching. Taking part in these types of activities is far from mundane when surrounded by the spectacular Valley walls, with their vibrant colours and layers. Access to this abundance of recreation opportunities, and the innate appreciation for the land this fosters, positions Drumheller well for the expansion of eco-tourism operations, sustainable industries (such as renewable energy), and eco-communities that are embedded in the landscape and cater to those who wish to reduce their

environmental footprint while enhancing their quality of life. The beauty and rugged quality of Drumheller's landscapes also feed the inspiration and creativity of growing arts, film, and manufacturing communities in the region.

The significance of the badlands to the quality of life of residents, experience of visitors, and overall growth and prosperity of Drumheller cannot be overlooked. It is essential that these landscapes and historic resources are protected and enhanced as the Town continues to grow.

WAYNE VALLEY, LOOKING EAST FROM EXCELSIOR HILL



5 UNIQUE PLACES AND NEIGHBOURHOODS

Beyond the stunning river carved badlands, Drumheller is layered with unique places and historic neighbourhoods that tell the story of resilience, discovery, and opportunity. From the natural history of the landscapes and dinosaur fossil beds, to the human histories of Indigenous peoples, European arrival, and the coal industry, these stories make up Drumheller's past and contribute to its future. Understanding the history of Drumheller, its people, and neighbourhoods, helps us to understand it better today, and imagine what it can be tomorrow.

5.1 SIGNIFICANT PLACES

Drumheller is home to unique places, each with their own character and history. The town has grown over time to encompass several independent settlements, and today these settlements form Drumheller's distinctive neighbourhoods. In addition to these neighbourhoods, Drumheller's diverse attractions represent a wealth of history in the region, and draw people from all walks of life. These unique places and neighbourhoods are reflected in [Figure 6 - Significant Places](#).

The following section provides a brief history of some of these significant places, and their current value as part of the overall Drumheller experience. The stories of these places should be shared so that future growth and development respects and enhances neighbourhood identity and character.

NACMINE

The neighbourhood of Nacmine is located along South Dinosaur Trail west of Downtown Drumheller. Once a booming coal mining town, the neighbourhood was named after its mine developers, North American Collieries ('NAC' and 'mine'). In addition to its significance as a mining community, the neighbourhood is significant as one of the first ranching locations in the valley, and a key river crossing.

Since the beginning of European arrival in Drumheller, ranching has been an important part of the local economy. In 1896 James Russell entered the Red Deer River Valley in search of ranch lands. At the present location of Nacmine he discovered unbroken grassland extending from the flat land above Drumheller all the way down to the river. Russell decided to make the area the location of his Lyon Cross Ranch, which he operated on 10,000 acres until 1907. The land was then surveyed and subdivided for homesteads.

The Red Deer River has played an integral part for the way of life and growth within Drumheller. Its riverbanks have historically been an attractive place to settle because of access to water and a means of transportation. Nacmine was no exception; however, in the early days of Nacmine the river was also a barrier to movement. No bridges existed and people had to rely on hazardous fords to cross the river. The fords were located where the river was slower and the banks were solid and not too steep, but these would become treacherous in the spring. To make the dangerous task of crossing the river easier, early settlers began to make homemade rafts and ferries and operate them privately.

Today, Nacmine is primarily a residential community, with some houses dating back to the early 1900s, and some small scale commercial uses. The neighbourhood has local parks and playground areas, an outdoor hockey rink, and an active community centre. The popular Badlands Campground is located next to the neighbourhood along the Red Deer River.

NEWCASTLE

Named after Newcastle Mine Company, the neighbourhood of Newcastle is situated on the southern shore of the Red Deer River, separated from the western tip of Downtown Drumheller by a bend in the river. Similar to Nacmine, Newcastle owes its existence to the presence of coal. Drumheller Valley coal is sub-bituminous and was a popular energy product prior to the 1960's for heating houses, cooking, and powering locomotives. It also was used to create power for the settlements and coal mines.

The Newcastle Mine was the first registered coal mine in the Drumheller Valley. It was registered as the Newcastle Coal Company Limited in 1911, but was simply called the Newcastle Mine. The mine began operations in 1912 and the first carloads of coal were sent out of Drumheller by rail that year. One of the mine's founders, Jesse Gouge, had learned of the whereabouts of the sizeable coalfield from a chance meeting with a local resident. He was crossing the river at the Greentree Ferry and met a man with a load of coal dug out from a riverbank in the Newcastle area. Gouge was so impressed with the quality of coal, he hurried to the land office in Calgary and secured a lease in Drumheller.

With the decline in the importance of coal, recreation became a key component of Newcastle's history. Newcastle Beach was developed as a recreational hotspot in the 1960's. It included a sandy beach, campgrounds, mini golf and refreshment booths, and for a time a small train called the Oopland Express. The train had been a small diesel engine that hauled coal from one of the mines. When the mines closed the engine and 10 coal cars were purchased by some residents of Newcastle and was put into service to transport visitors and residents around the beach area. Three baseball diamonds were later built in the park, and it is still a popular recreational and tourist area with a beach, boat launch, picnic area and fenced off-leash dog park.

The Badlands Amphitheatre, an outdoor theatre and music venue, is located near the former site of the Newcastle Mine. Boasting spectacular scenery and excellent acoustics, the Badlands Amphitheatre has been home of the award-winning Canadian Badlands Passion Play for 25 years. Every August the Amphitheatre hosts the "Canadian Icons" concert series which showcases the very best in Canadian talent. Previous guests have included legends like Tom Cochrane, Blue Rodeo, Paul Brandt, Corb Lund, and Randy Bachman.

DOWNTOWN DRUMHELLER

The area now known as Downtown Drumheller was the site of the original Drumheller settlement named after Sam Drumheller. The downtown area borders a bend in Red Deer River north of the former rail line. Downtown Drumheller is the historical, cultural and civic heart of Drumheller, and the historic structures within the downtown are important community assets that contribute to the community's identity.

The 1920's were Drumheller's booming years and most of the now historic downtown buildings were constructed during this time. Buildings for rent were in high demand because of the numerous coal mines that were being opened up throughout Drumheller and the influx of miners to operate them. Along with the miners came clothing shops, hardware stores, and drug stores to supply them. The buildings were primarily constructed of brick, and often featured a boomtown façade (when the front wall of the building extends higher up than the rest of the building so that the building looked larger than it actually was). Roland Langford, a local mason, was the builder of many of the brick buildings in the town. He developed a particular simple but attractive cornice design below the roof line that can be seen on several historic downtown buildings.

Flooding of the Red Deer River has been an ongoing problem for neighbourhoods throughout Drumheller. Following a large flood in 1915 downtown residents living near the river built a stone flood wall to protect their properties. The wall ran from the west side of what is now Highway 9 near the Gordon Taylor Bridge, east along Riverside Drive west and through the residential area south of Riverside Drive. It continued on the edge of the higher land to at least the area near the park on Riverside. The intention of the wall was that residential areas and important industrial infrastructure would not be developed in the lowlands along the river below the wall. Although much of the wall has been removed, sloped for landscaping or replaced with concrete walls, remnants of the original wall can still be seen along Riverside Drive west and in alleyways between 1st St. and 5th St. East.

A prominent feature of the downtown is its riverfront parks, community recreation facilities (Badlands Community Facility, public library, Memorial Arena, Aquaplex), and the World's Largest Dinosaur and Visitor Information Centre. In the past however, the area was home to Drumheller's first power plant. Proximity to coal from the Drumheller mines and water from the river made this a prime location. The power plant expanded over the years and was still in operation in the mid 1970's, but after the coal mines closed the power plant ceased operations and the infrastructure was removed. In 1928 the Drumheller Rotary Club was instrumental in building and operating the first swimming pool in Drumheller near the power plant in what is now Centennial Park. Excess heat from the plant was used to heat the pool. This pool was eventually replaced with the current outdoor pool by the City of Drumheller in the 1950s. Then in the early 1970s the Kinsmen led a number of service clubs got together to raise money and in 1975 the indoor pool at the Aquaplex opened to the public. The area is still a hub for community events, recreation, and visitor information.

The Centennial Park Plaza has the potential to become the beating heart of the Drumheller experience, a place where locals, tourists, badlands and the river meet. This base-camp for Drumheller will host events and become a launching point for valley-wide adventures. Creation of a new plaza and supporting flood mitigation infrastructure will open up opportunities to connect and animate this amazing gathering place within Downtown Drumheller.

WAYNE

Approximately 10 km southeast of Downtown Drumheller, the neighbourhood of Wayne is located within the Rosebud River valley. Accessed via Highway 10X from Rosedale to the north

through a 150 m deep canyon in the badlands, visitors travel along a winding road across 11 bridges that span the Rosebud River.

A hundred years ago, Wayne was a coal mining boomtown of more than 2,500 people working the six mines and the valley's first hospital. In the mid-1950s however, its population began to plummet and its business count dropped to three: a hotel, a garage and a grocery store. By 1970, the town's school had closed and today it has a population of about 25 people. Today Wayne is famous for the Last Chance Saloon and is a popular tourist attraction for motorcyclists and tourists.

Over the years, highways and bridges were built in Drumheller to improve mobility and provide greater access to communities. It is estimated that as many as 67 bridges (road and rail) were built between Rosedale and Wayne across the Rosebud River but many were removed as the road was straightened out over time. Wooden timbers floated down the river from Red Deer were used to build many of these bridges. The famous 11 bridges road to Wayne remains an important tourist attraction in Drumheller.

ROSEDALE / CAMBRIA

The neighbourhoods of Rosedale and Cambria are located 5 to 10 kms east of Downtown Drumheller at the convergence of the Rosebud and Red Deer Rivers. As with many other Drumheller neighbourhoods, the areas were first settled because of coal.

The Rosedale Mine began operations in 1912 and in 1913 the mine was considered one of the most valuable and reliable properties in the domestic coal field in Alberta. A number of miner's families moved into the community, and a school was built. Concerts and other events were held at the mine's big cookhouse and hall. The first masquerade ball was a memorable event with costumes hired from Beaumonts in Calgary.

Coal mining was a difficult process, so areas that were most likely to produce the greatest amount of quality product with the least amount of expense and effort were sought. Access to transportation was also important so most of the mines were built near the river and later, the railway. A suspension bridge serviced the Star Mine which operated from 1913-1929 across the river from Rosedale. Coal was mined underground and carried across the river in small coal cars suspended from an aerial cable system. It was sorted and loaded into rail box cars. The cable was also used to shuttle miners in Rosedale back and forth across the river to the mine. In 1930 a railroad bridge was laid across the river to the mine, however, the miners still needed to move across the river to work so the cable system was replaced with a suspension bridge. The current 117 metre long bridge is an upgraded and improved version of the original bridge, and along with remnants of the mine are a popular Valley attraction.

Today, Rosedale and Cambria are residential neighbourhoods with a small commercial centre. The neighbourhoods act as a crossroads, providing access to the Star mine Suspension Bridge, the neighbourhood of Wayne, and is situated approximately halfway between Downtown Drumheller and East Coulee. The neighbourhood is home to the Rosedale Community Hall, playground and baseball field, three campgrounds, and a number of businesses.

Rosedale and Cambria has the potential to become a major node in the center of Drumheller, connecting Nacmine, Wayne and East Coulee where the Rosebud meets the Red Deer River. It can act as a starting point for valley-wide recreation, including floating, fishing, cycling, hiking, or relaxing by the river and as a gathering place in Drumheller.

HOODOOS

Located between Rosedale and East Coulee near Willow Creek on the north side of the Red Deer River, the hoodoos are stunning natural features of the badlands landscape. For Canada's 125th year celebration, the Alberta coin was the hoodoos.

Composed of sand and clay from the Horseshoe Canyon Formation (deposited between 67-73 million years ago), the hoodoos were created from glacial meltwater and subsequent erosion. They are formed when rocks more resistant to erosion are situated above sediments that more easily erode from wind and rain. The Drumheller hoodoos formed because they have erosion-resistant cap rocks that contain calcium carbonate and iron cements. These cap rocks protect the underlying columns of softer rocks. Erosion of the hoodoos continues today and eventually the existing ones will disappear and will be replaced by new ones as the surrounding outcrop continues to erode.

The protected Hoodoos site has a 0.5 km looped trail for visitors to explore the 5 to 7 metre tall hoodoo formations. Smaller hoodoos can also be found at other sites throughout Drumheller. The Hoodoos are a must-see stop in Drumheller experience. There is opportunity to expand and improve existing facilities, increasing viewing opportunities and trail connections from this node of activity. This would invite visitors to pause and admire the backdrop of the extraordinary badlands landscape, or continue their adventure, learning about Drumheller's natural, cultural and geological heritage along a series of interpretive trails.

EAST COULEE

Located 21 km east of Downtown Drumheller, the neighbourhood of East Coulee is on the north bank of the Red Deer River. Originally a mining community, it is now predominantly a commuter community with a small commercial centre.

From 1911 to 1950 more than 130 mines operated in the Drumheller Valley and a number of boomtowns popped up. East Coulee, one of the boomtowns, developed in the 1930s and 1940s as a local service centre and home for miners and their families. A railyard and stockyard served the area mines on the northeast side of the community. Local services in the settlement included the Whitlock Lumber Company, a bank, the East Coulee Hotel, a drug store, City Café, Sam Dragon's Pool Hall, a barber shop, Thomas Shoe Repair, Miller's Bakery and Café, and a grocery and confectionary. The Star Theatre, built in 1930 in East Coulee, was the favourite entertainment spot in town, showing movies twice a week. In the early years of the community the theatre held popular 'Hard Times Dances' with the (locally) famous Si Hopkins and His Old Timers. Tragically, fire destroyed the building in the 1950s and it was never rebuilt.

The Atlas Coal Mine was the most successful coal mining operation in Drumheller and consisted of several different mines over the years. The Atlas Mine #3, across the river from East Coulee, was active for almost 50 years between 1936-1979. Coal was mined from an underground network that covered more than 2,500 acres and extended back from the valley

edge for more than 10 km. Today the Atlas Coal Mine is a nationally recognized historic site that describes coal mining history of the valley. Many of the original buildings, and other infrastructure have been preserved.

Today, the neighbourhood has approximately 200 residents living in a tranquil setting along the Red Deer River. The East Coulee Community Hall hosts events and dances, including the annual SpringFest, and holds a pancake breakfast every month. East Coulee's 1930s schoolhouse operates today as the East Coulee School Museum. The museum features a restored 1930's classroom, miners' artifacts, and hundreds of photos of the East Coulee miners, their families and cultural lives.

LEHIGH

Located 18 km east of downtown Drumheller, the community of Lehigh was home to a number of residential properties. Due to the porous sandy subsoils and risk of flooding via percolation, engineering studies demonstrated that it was infeasible to protect Lehigh from flooding via earth berms or temporary measures. As a result, The Town of Drumheller received funding from the Government of Alberta to purchase property within the former community of Lehigh.

As of fall 2024, the Town is in the process of restoring the land to its natural state and transforming it into an Environmental Reserve. This includes removing old roadways, utilities, and planting additional trees. The conversion of this area to Environmental Reserve will ensure that no future development in the area will be authorized, however it allows the land to be utilized for public enjoyment for non-intrusive recreational activities such as hiking and birdwatching.

THE ROYAL TYRRELL MUSEUM OF PALAEOLOGY

The Royal Tyrrell Museum of Palaeontology is located on North Dinosaur Trail at Midland Provincial Park northwest of Downtown Drumheller. The Museum is located in the middle of the fossil rich layers of rock of the Late Cretaceous Horseshoe Canyon Formation. The Badlands Interpretive Trail, a popular 1.4-kilometre hiking trail, is located northeast to the Museum building.

After the collapse of the coal industry, Drumheller's community leaders began talks with provincial government officials in the 1970's looking for ways to bolster the local economy. The government of the time supported the building of a research facility that was then called the Provincial Museum Research Institute somewhere in southern Alberta but there was no plan at that time for a public museum. In 1979 Drumheller was chosen as the site for this facility which was announced the following year. The original plan was soon changed to include a large public museum. Construction began in 1982 and on September 25, 1985 then premier Peter Lougheed officially opened the Tyrrell Museum of Palaeontology. The Royal appellation was added in 1992.

The Royal Tyrrell Museum of Palaeontology is one of the world's leading research and educational facilities in the field of palaeontology. It has welcomed over 10 million visitors since opening in 1985 and is a major economic driver in Drumheller. As of 2020, the Museum houses thirteen exhibits that display approximately 800 fossils on permanent display.

The Royal Tyrrell Museum is connected by a portion of the Rails-to-Trails pathway to the Rosedale suspension bridge and the downtown that offers stunning scenic views and access to other historical sites.

Draft

6 OPPORTUNITY

Drumheller is embarking on a bold new chapter. It is a moment of reflection – reading the story again from the beginning to ensure it makes sense. It is a moment of challenge – accepting into the story unfamiliar new characters and settings. And ultimately, it is a moment of excitement – at the immense opportunity that lies in Drumheller's future. Drumheller's residents share a sense of the untapped potential of their place, though it is not always clearly rendered. It is part of the responsibility of this Plan to shine a light on this potential.

Much of the success of this Plan will emerge from a shift in the process of planning and building in Drumheller. Where previous planning documents and authorities have been characterized by constraint and restriction, the new documents and authorities should be encouraging and inviting. Equipped with the vision and policies in this document, development can be more easily assessed – and modified – in support of the Town's goals.

This plan underlines the opportunity in front of Drumheller. Residents, administrators, decision-makers, and investors all have a role to play in bringing this opportunity to life. This will be achieved by seeking out common ground, rallying around the Plan's goals, and keeping open the lines of communication and debate.

TOP OF NACMINE LOOKING NORTH FROM MONARCH HILL



SCHEDULE 'B'

PART I - VISION AND CONTEXT

FOUR FORCES

- Rivers
- Badlands
- Neighbourhoods
- Opportunity

Drumheller's Vision

A PLACE TO GROW AND
A PLACE TO DISCOVER

SIX KEY GOALS

and supporting objectives

1 COMPLETE SUSTAINABLE COMMUNITIES

Diverse housing & mix of uses
Fiscally responsible municipal services
Clear land use and engineering to support growth

4 TRAILS AND PARKS SYSTEM

Promote pathways and parks
Protect river and riparian function
Trail network to key destinations

2 UNIQUE NEIGHBOURHOODS

Downtown as centre of public life
Unique form and uses in neighbourhoods
Conservation and historic resources
Showcase through open space

5 VALLEY-WIDE TRANSPORTATION

Sense of arrival
Multi-modal mix
Regional Connections

3 EFFECTIVE FLOOD MITIGATION STRATEGY

Emergency response plans
Land use regulation to protect development
Design standards to promote flood-resilience

6 DIVERSE ECONOMY

Coordinated visitor experience
Growth of tourism, recreation & entertainment
Support existing local businesses
Expand into emerging sectors

PART II - POLICIES



TRAILS, PARKS &
NATURAL AREAS



GROWTH



TOURISM & ECONOMIC
DEVELOPMENT



TRANSPORTATION
& INFRASTRUCTURE



CULTURAL &
COMMUNITY SERVICES



IMPLEMENTATION

FIGURE 1 - STRUCTURAL MEASURES

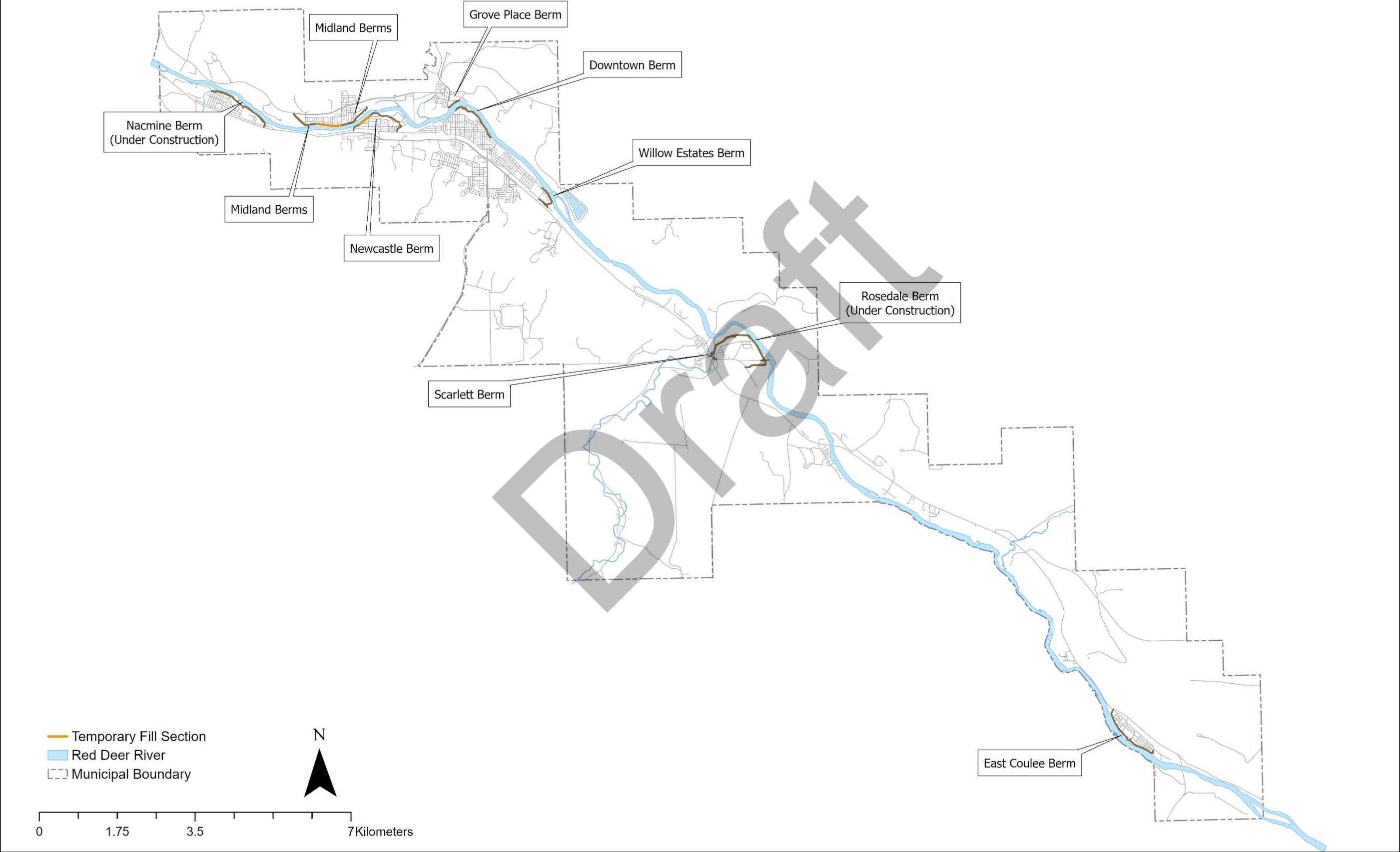
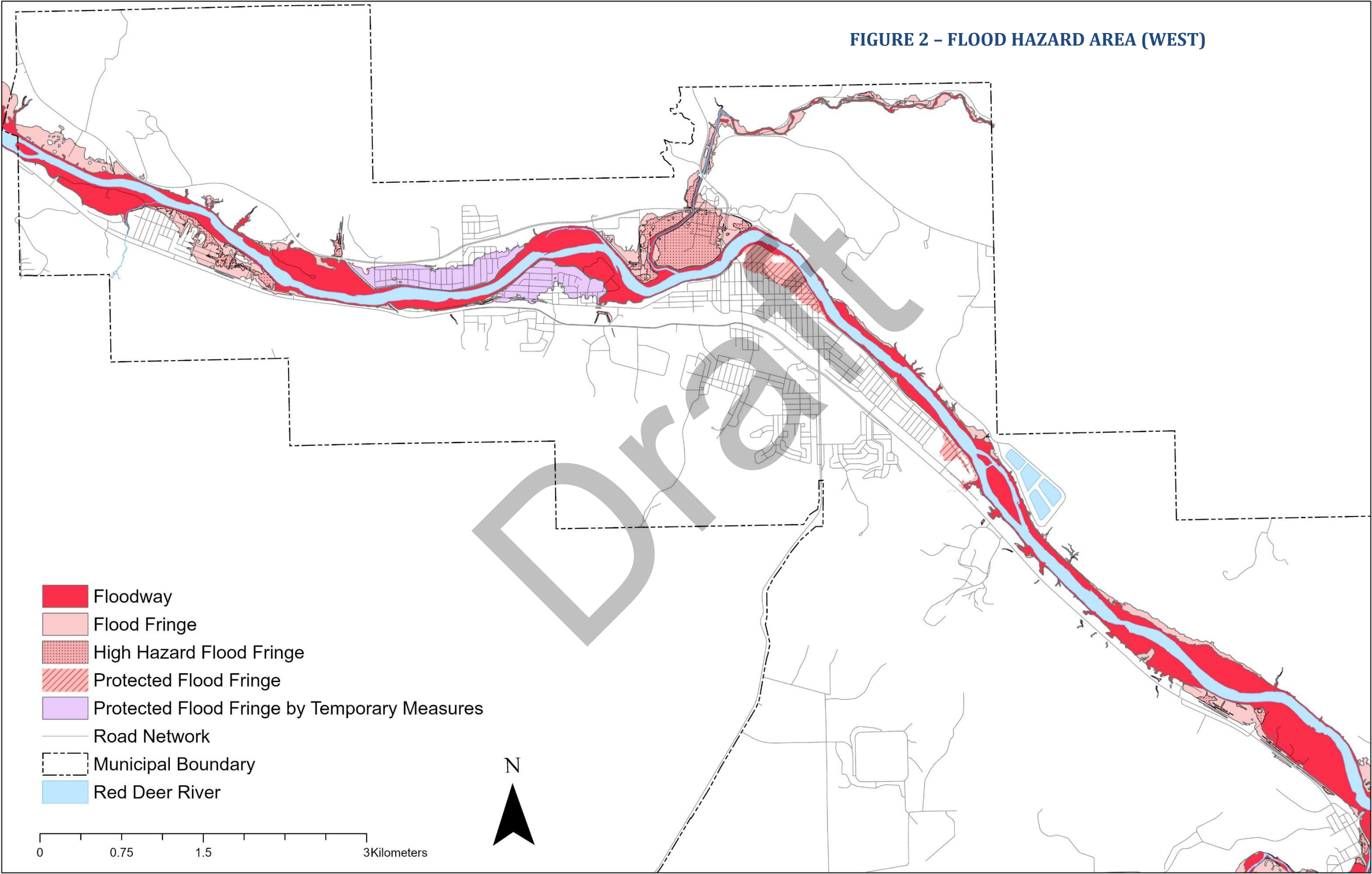


FIGURE 2 – FLOOD HAZARD AREA (WEST)



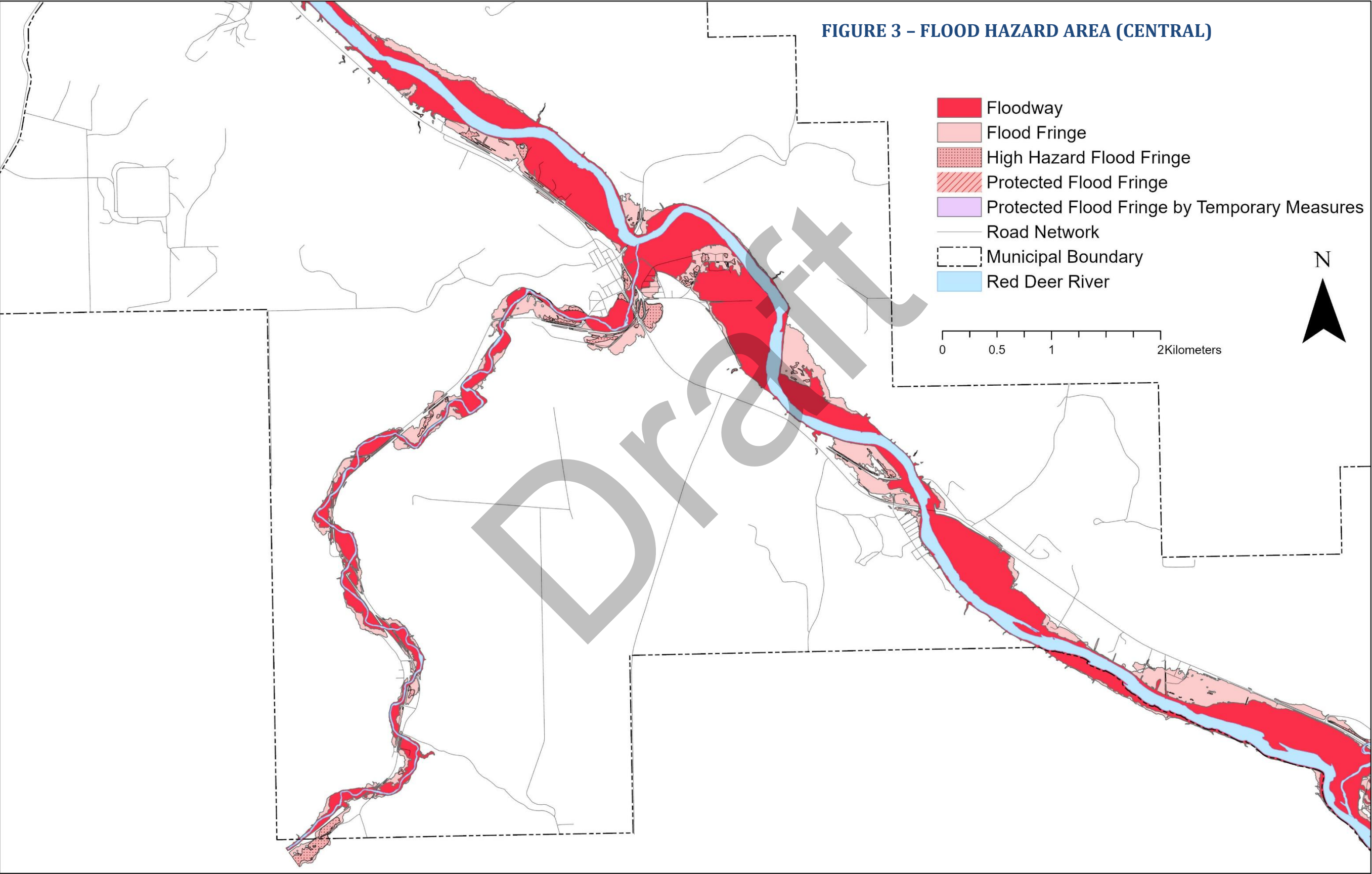


FIGURE 4 – FLOOD HAZARD AREA (EAST)

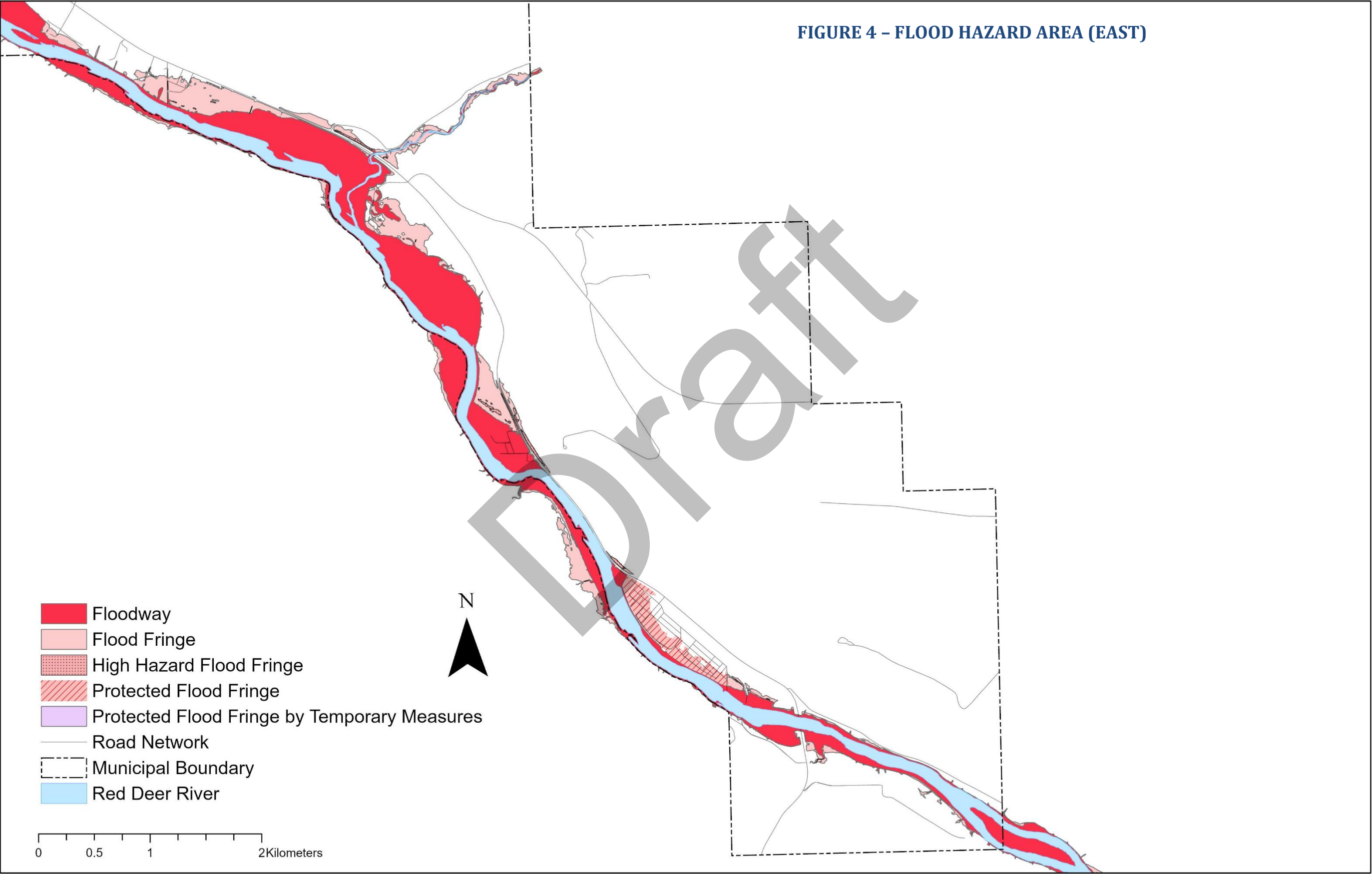


FIGURE 5 – EXISTING LANDSCAPE CONDITIONS



Legend

- Municipal Boundary
- River and Waterways
- Natural District
- Native Grassland
- Northern Fescue Grassland
- Agriculture
- Forest
- Shrubland
- Existing Leisure Parks
- Provincial Park

0 2 4 8 Kilometers

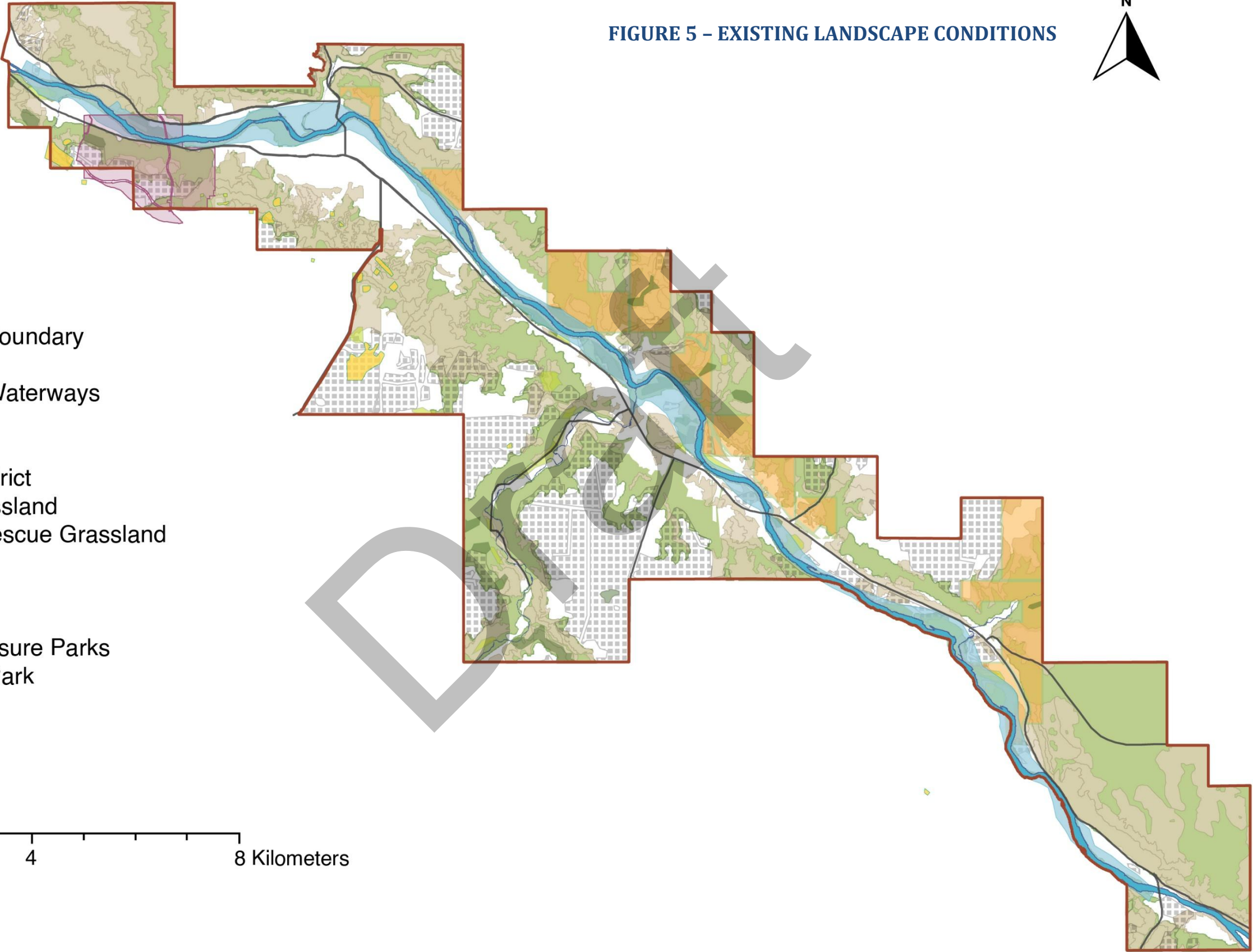


FIGURE 6 – SIGNIFICANT PLACES

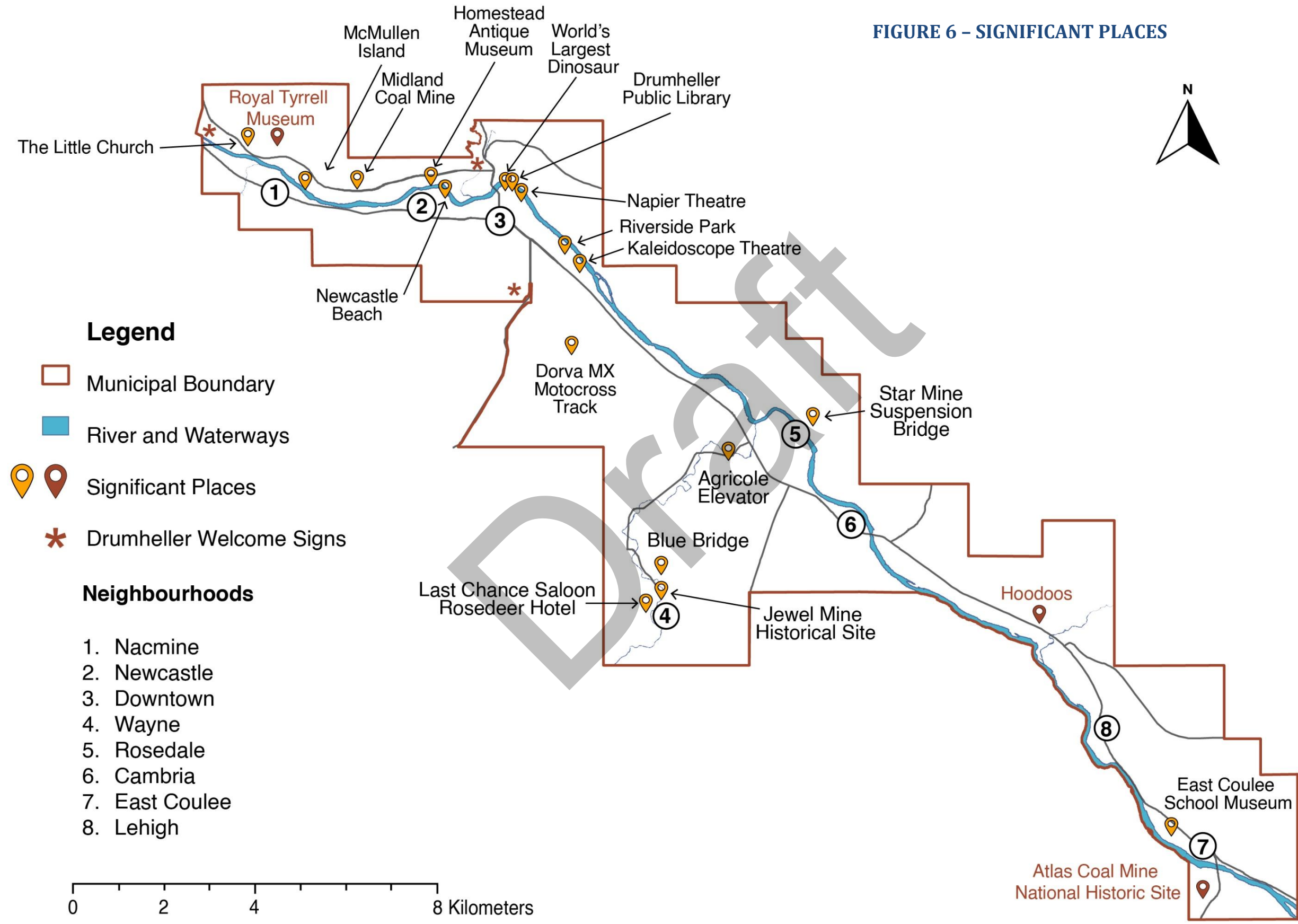
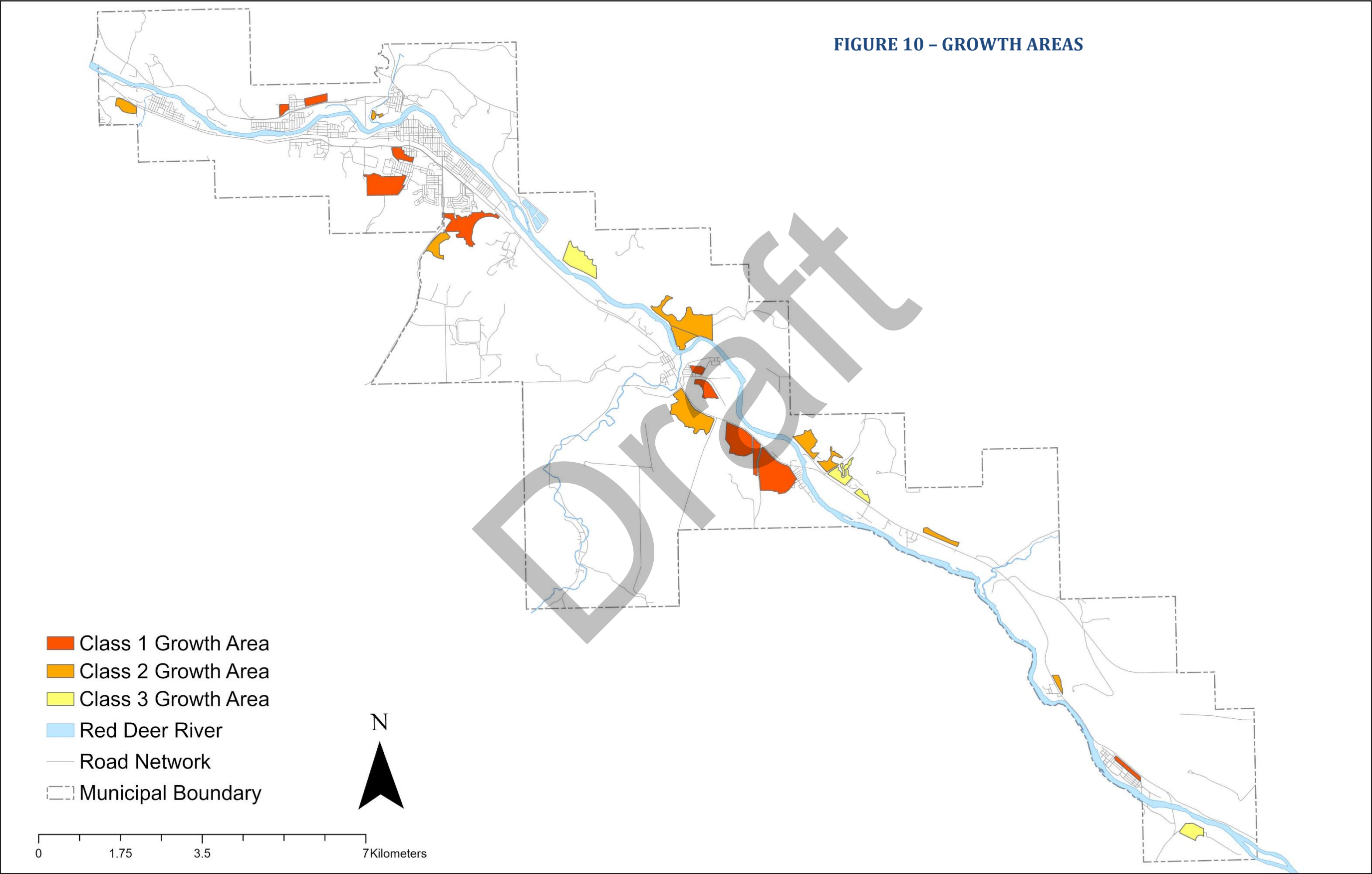


FIGURE 10 – GROWTH AREAS





Drumheller Municipal Development Plan

Bylaw 17.20 | December 7, 2020

Consolidated to include amendments to March 2023

Showing Proposed MDP Amendment Bylaw 26.25, July 8 2025



BYLAW NO.	DATE (THIRD READING)	DESCRIPTION
17.22	MARCH 6, 2023	<p>Amendments to typical berm design – Effects all reference to conveyance capacity within plan.</p> <p>Includes;</p> <ul style="list-style-type: none"> • Changes to freeboard limits from 0.75m to 0.50m • Changes to minimum berm design width from 6.0m to 4.0m • Clerical errors Design Flood Event to 1,850 cms

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ACKNOWLEDGEMENT

The lands on which the Town of Drumheller is situated are on Treaty 7 territory and within Métis Nation of Alberta Region 3.

PART I

Vision and Context

1 INTRODUCTION

Drumheller provides an experience unlike any other. Located along the banks of the Red Deer and Rosebud Rivers in southern Alberta, the town captivates with its breathtaking badlands landscape, unique neighbourhoods, and vast layers of natural and human history. Drumheller is home to 8,000 residents and draws nearly 500,000 visitors each year.

The intent of this Municipal Development Plan (MDP) is to protect, enhance, and leverage Drumheller's assets to harness its full potential as a place of resilience, growth, and discovery.

1.1 PURPOSE

The Municipal Development Plan sets the vision and direction for the growth of The Town of Drumheller over the next 30 years. Its policies set out priorities for the future land use, infrastructure, community services, and the physical development of the town.

The Plan weaves together the unique elements that form the Drumheller experience, ensuring protection and support for these elements while also enabling continued growth, adaptation, and change. The MDP supports a land use planning framework that ensures future development is resilient and responsive to a changing climate.

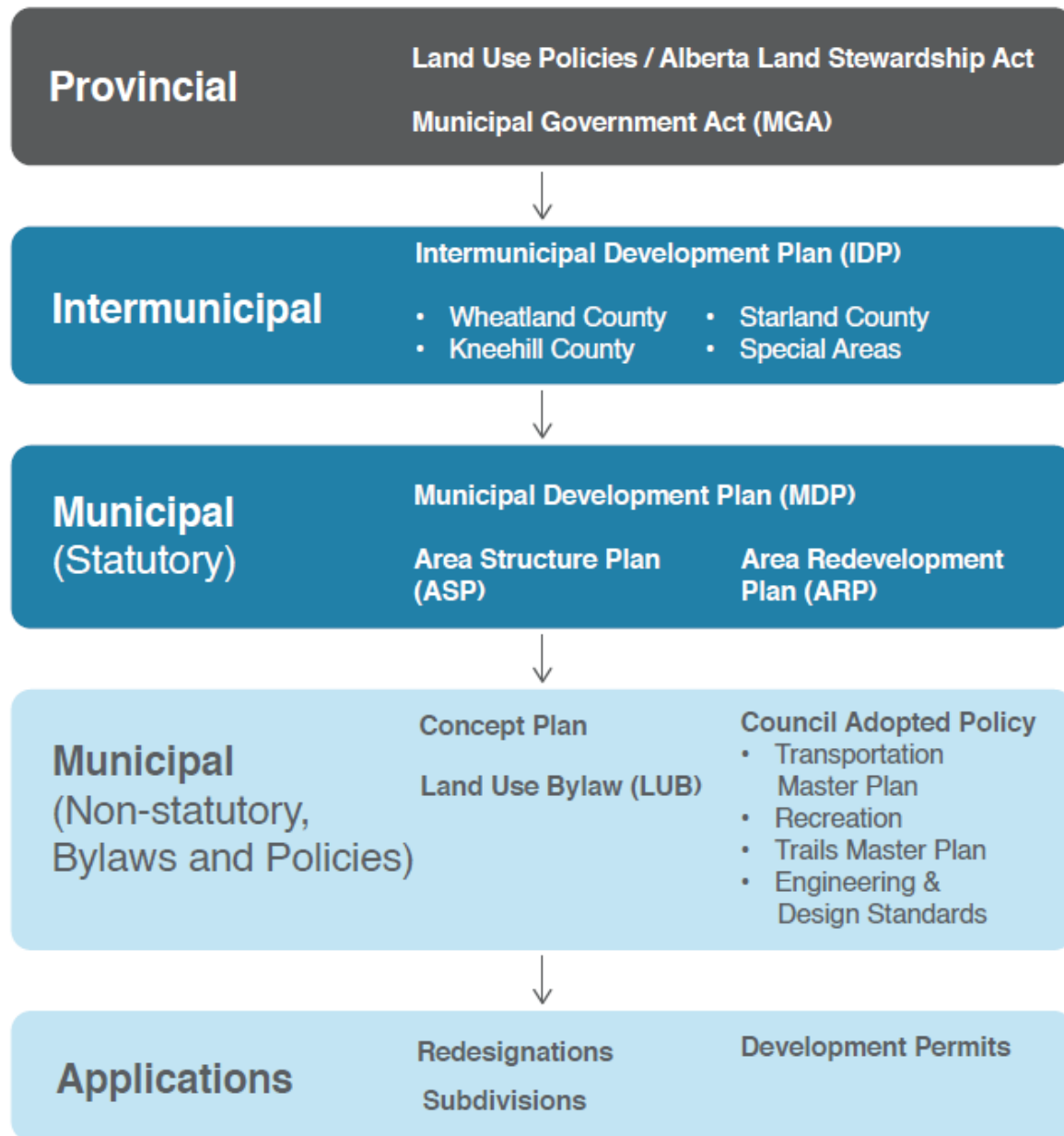
1.2 AUTHORITY

The authority of this MDP is provided by the Municipal Government Act. The following section provides an overview of the legislative context and planning framework for all of Alberta, as well as guidance for interpreting the policies within the MDP.

1.3 PLANNING FRAMEWORK

The Planning Framework, as shown below, outlines the authority and hierarchy of legislation, regulation, and other planning documents that guides land use and planning in Alberta.

PLANNING FRAMEWORK



MUNICIPAL GOVERNMENT ACT

The Municipal Government Act (MGA) provides the legislative framework under which all municipalities must operate. The MGA states that the purpose of a municipality is to:

- provide good government;
- foster the well-being of the environment;
- provide services, facilities or other things that, in the opinion of Council, are necessary or desirable for all or a part of the municipality;
- develop and maintain safe and viable communities; and
- work collaboratively with neighbouring municipalities to plan, deliver, and fund intermunicipal services.

Part 17 of the Municipal Government Act regulates planning and development and empowers municipalities to prepare plans:

- To achieve the orderly, economical and beneficial development, use of land and patterns of human settlement; and
- To maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta, without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

The MGA requires municipalities to ensure that all statutory plans, land use bylaws and any action undertaken under Part 17 is consistent with the provincial land use policies or regional plan prepared pursuant to the Alberta Land Stewardship Act.

INTERMUNICIPAL DEVELOPMENT PLANS

Intermunicipal Development Plans (IDP) provide coordinating policies to guide land use and growth management between the Town and the municipalities it shares a border with. These plans may include how the municipalities will work together, develop joint lands, and/or co-ordinate parks, open space, recreation, transportation, water, utilities, and other municipal services across boundaries. IDPs must be approved by each Council in partnering municipalities.

The Town has IDPs with Wheatland County, Kneehill County, Starland County, and Special Areas.

MUNICIPAL DEVELOPMENT PLAN

The Municipal Development Plan (MDP) directs future growth, priorities, and management of the Town of Drumheller. It must be consistent with all IDPs, and provide policy direction for the following key items:

- Future land use within the town and how it is intended to be developed;

- Coordination of land use, growth, and infrastructure with adjoining municipalities;
- Policies regarding provision of transportation systems and municipal servicing;
- Guidance on land-use compatibility and regulation near sour gas facilities;
- Policies regarding municipal and school reserve; and
- Policies respecting the protection of agricultural operations.

Municipal Development Plans may additionally address environmental matters, development constraints, financing of municipal infrastructure, municipal programs, financial resources, economic development, conservation reserve, and other programs or matters relating to the physical, social, or economic development of the municipality.

AREA STRUCTURE PLANS AND AREA REDEVELOPMENT PLANS

As part of the municipal planning process, the Town may develop or require Area Structure Plans (ASP) and Area Redevelopment Plans (ARP) to provide detailed direction for smaller areas within the town. ASPs and ARPs contain maps, goals, and policies that set out general locations for major land uses, major roadways, utility servicing, recreation areas, and development phasing. These ASPs and ARPs are subsidiary to the MDP and must be consistent with its policies.

LAND USE BYLAW

The Land Use Bylaw (LUB) is a regulatory bylaw of the Town, required by the MGA, that implements the land use direction provided in the Municipal Development Plan. Every parcel of land in the Town has a land use district, which specifies which uses are permitted and discretionary and how buildings and land can be developed in the Town.

CONCEPT PLAN

A Concept Plan, referred to as a Conceptual Scheme in the MGA, may be adopted by bylaw or Council resolution. Concept Plans are a non-statutory planning document that provides a framework for future multi-parcel subdivision and development of land, and how it relates to the future subdivision and development of adjacent lands. Concept Plans may be required to be prepared where an Area Structure Plan is deemed unnecessary, such as smaller areas of land, or between the ASP and subdivision/land use application stage. A Concept Plan provides an overview of the location of proposed parcels, roads, parks, utilities and other amenities.

1.4 PLAN INTERPRETATION

The MDP's vision, goals, and objectives will be achieved by implementation of the policies within this Plan. The policies provide direction for decision making within the Valley and how it will grow and develop over the next 30 years.

The following language is used to determine interpretation of the plan:

Shall/will: Shall/will means that a policy is mandatory and must be complied with, without discretion, by administration, developers, Council, Municipal Planning Commission, and any other authority involved in land use and development approvals.

Should: Should is used when a policy is considered best practice that is only waived if there is a significant rationale for an exception being made.

May: May is discretionary, indicating that the Town could enforce the policy given specific circumstances.

1.5 PREPARING THIS MDP

In August 2020, a Master Engineering Design and Assessment of Planning Impact was prepared as part of the Drumheller Flood Mitigation and Climate Adaptation System (DFMCAS) project. The assessment identified the need for modernization of the Town's two key planning documents: the Municipal Development Plan (MDP) and the Land Use Bylaw (LUB). The assessment determined that the existing plans were out of date, not aligned with the Town's flood resilience priorities, and lacked a clear vision for the future of Drumheller. To address these concerns, Town Council initiated the modernization of the MDP and LUB from summer to winter 2020.

Modernization of the MDP and LUB involved engagement with the public as well as internal and external stakeholders. The project team was guided by a Technical Advisory Committee, made up of community experts, Council representatives, Flood Resiliency and Mitigation Office Representatives, and Town staff. To ensure the new planning documents reflected community aspirations, the project team conducted eight public neighbourhood information sessions, and six targeted stakeholder meetings in fall 2020. Feedback was collected on the first reading draft planning documents and the public hearing was held on October 26, 2020. Additional comments were received by the Town throughout November, and were incorporated into the third reading version of the documents. In total, the project team heard from over 500 people.

In 2025, a significant update to the MDP was undertaken to update the background, vision, goals and policies related to flooding and parks/trails in the MDP recognizing the successes, challenges and changing context since the MDP was adopted in 2020.

1.6 HOW TO USE THE MUNICIPAL DEVELOPMENT PLAN

The Drumheller Municipal Development Plan is made up of two main parts:

Part I – Vision and Context provides the overall introduction, vision, and context for the Valley. It describes the current understanding of our community, where we have come from, and **where we want to be** in 30 years.

Part II- Policies contains the statutory policies of the MDP. It directs municipal priorities relating to land use, transportation, servicing, flood mitigation, open space, and other important Town functions. These policies provide the framework for **achieving the vision for the Valley**.

VIEW SOUTHEAST OF RAYMOND HILL, AUGUST 2020



2 DRUMHELLER'S VISION

The vision sets out the aspirations for future growth and development in Drumheller. The goals, objectives, and policies in this MDP work towards achieving this vision.

2.1 VISION

Drumheller is a place to grow and a place to discover.

A PLACE TO GROW

Drumheller will draw new residents, enterprise, and investment, enriching the region and unearthing its remarkable potential. Drumheller's river, landscape, and unique neighbourhoods will anchor future growth, providing a wide range of choices and ensuring Drumheller retains a dynamic connection to its history.

A PLACE TO DISCOVER

Drumheller will leverage its dramatic river landscape, deep history, and unique neighbourhoods to become an unmissable part of the Albertan Experience. Drumheller's unique amenities will prompt exploration and unlock a world of unscripted adventure. Visitors will be drawn to the immersive badlands landscape to explore, exercise, play, create, shop, and relax.

As further described in Sections 3 through 6 of this MDP, the future of Drumheller's will be shaped by four key influences: rivers, badlands, existing neighbourhoods, and opportunity. By understanding, respecting, and purposefully shaping these influences, Drumheller's next chapter will be more prosperous, connected, and resilient.

2.2 GOALS AND OBJECTIVES

The MDP goals and objectives provide direction on how Drumheller will achieve the vision of being a place to grow and a place to discover. There are six MDP goals which set out at a high level the priorities for the life of this Plan. The objectives provide further detail on how to achieve each of the Plan goals. The policies in Part II of the Plan are strategies to implement these goals and objectives.

1. Support the growth of complete, sustainable neighbourhoods that enhance the diversity and livability of Drumheller.

There are growing demands for neighbourhoods and homes that are sustainable, affordable, and support a wide range of residents. Drumheller has a strong opportunity to provide innovative responses to these demands that stand out from conventional approaches.

- A. Support a diverse mix of housing forms and compatible commercial and employment uses within all neighbourhoods.
- B. Ensure the fiscally responsible provision and expansion of municipal services and minimize infrastructure life-cycle costs.

C. Implement clear land use regulation and engineering standards to support growth.

2. Conserve and enhance the uniqueness of neighbourhoods in Drumheller as an integral part of Drumheller experience.

Drumheller Valley's unique neighbourhoods are a tremendous asset. They have the capacity to provide a network of diverse options, experiences, and histories.

- A. Enhance Downtown Drumheller's role as the centre of public life and visitor experience in Drumheller.
- B. Establish tools and mechanisms to support the unique character and sense of place within Drumheller's neighbourhoods.
- C. Establish mechanisms for the conservation and celebration of historic resources.
- D. Showcase the unique character of neighbourhoods through the design and programming of public spaces and the Drumheller Badlands Parks Trail System.

3. Maintain and enhance an effective flood mitigation strategy.

Continuing to build on Drumheller's successful implementation of a comprehensive flood mitigation strategy will help protect people and development in Drumheller to be safer from flood hazards and attractive to future investment.

- A. Prepare and maintain flood emergency response plans to protect critical Town assets and development and to respond to a changing climate.
- B. Implement a flood hazard overlay within the Land Use Bylaw to protect development.
- C. Prepare clear design standards to promote flood-resilient development.

4. Develop a world-class open space and trails system throughout Drumheller that links landscapes, neighbourhoods, amenities, and major destinations, setting the stage for unscripted adventure.

Drumheller is rich in amenity but lacking in connective tissue. A comprehensive, well-connected trail system will unlock a new world of opportunity for both residents and visitors, providing new destinations, enriching growth, and supporting a new sector of enterprise.

- A. Promote pathways in Drumheller.
- B. Identify, protect, and restore the function of the rivers, riparian land, and areas with high ecological and cultural value.
- C. Expand and connect a network of recreational opportunities and valley-wide network of trails that align with key destinations and contribute to environmental protection priorities.

5. Enhance Valley-wide transportation systems to expand the reach and diversity of mobility options, providing a range of robust options for travelling within Drumheller.

Few places can rival Drumheller's dramatic sense of arrival. The descent from the prairie into the badlands provides a memorable experience of anticipation, immersion, and departure. This experience should be protected and celebrated among a broad range of modes, including better regional links.

- A. Enhance and protect the experience of a sense of arrival upon entering Drumheller at key road access points.
- B. Increase the modal share of active and alternative transportation.
- C. Support the development of regional transportation connections to Drumheller.

6. Leverage Drumheller's tourism and recreation industries and local talent to grow and diversify the economy.

Drumheller already hosts an enviable collection of attractions that draw a tremendous number of visitors every year. There is a strong opportunity to better leverage this profile to the benefit of Drumheller's residents and enterprise.

- A. Curate the overall visitor experience of Drumheller through coordinated branding, wayfinding, and storytelling.
- B. Support the continued growth of tourism, recreation, and entertainment industries.
- C. Foster local business retention and expansion by creating incentives and reducing barriers to business development.
- D. Diversify the economy by supporting the expansion of specialized manufacturing, high-tech, and other industries.

3 THE RIVERS

The Red Deer River is the primary architect of the Drumheller Valley. Its waters, and all those flowing toward it, have etched the valley over thousands of years. Each year, water and weather continue to erode and carve the gullies, coulees, and hoodoos that make up the extraordinary landscapes of the Drumheller badlands. This weathering and carving also uncovers many layers of natural and human history present here. From the times when dinosaurs walked the earth, to when the first peoples discovered the lush valley below the plains, the river has provided a place to grow and thrive. Today, it continues to serve this role, feeding the many natural and human systems within the valley and the stories that make Drumheller the incredible place it is today.

As the creator of the valley landscape, the river also has an integral part to play in our way of life today and growth of our community. Because the river is a source of water, food, and transportation, its riverbanks are an attractive place to settle and provide an immense aesthetic and recreational asset. However, throughout the year, the flow rate and level of the Red Deer River changes significantly, often within a very short period of time. In the past, this has caused the river to flood its banks. Flooding has had devastating impacts on our neighbourhoods and infrastructure. With a changing climate and increasingly severe weather events, flooding will continue to be a critical piece of Drumheller's identity, and a critical variable to which all future development must respond and adapt.

3.1 DRUMHELLER'S RIVERS

The Red Deer River is the primary waterway that flows through Drumheller. The river has many tributaries in the Drumheller region, including rivers, creeks and smaller drainage channels. This section provides an overview of the three primary waterways in Drumheller: the Red Deer River, the Rosebud River and Michichi Creek.

RED DEER RIVER

The Red Deer River is a major tributary of the South Saskatchewan River, which is part of the larger Saskatchewan-Nelson system that flows into the Hudson Bay. It originates on the eastern slopes of the Canadian Rockies and flows east, passing through the Foothills, Boreal Forest, Parkland and Grassland Natural Regions. The river supports a variety of natural systems, including vegetation and wildlife in the Northern Fescue Natural subregion in which Drumheller is situated.¹ The total length of the river is 724 km with an effective drainage area of 32,400 km².²

The Red Deer River flow regime can be described as a near natural condition through much of the basin because it is less developed than other rivers in the area.³ Given the size and water yield of the catchment area upstream of the Dickson Dam, the river is subject to rapid changes

¹ Alberta Parks (2015). Natural Regions and Subregions of Alberta: A Framework for Alberta's Parks. Alberta Tourism, Parks and Recreation. Edmonton, Alberta. 72pp.

² Stantec (2014). Red Deer River Basin Flood Mitigation Study.

³ Stantec (2014). Red Deer River Basin Flood Mitigation Study.

in flow upstream of the Dickson Dam.⁴ The river flows in communities downstream of the Dam, including Drumheller, are more regulated. The river channel through Drumheller is confined by low terraces, alluvial fans, or valley walls and is relatively shallow. The river is sinuous with occasional islands and side bars and areas of fragmented shrub and forest growth.⁵

The largest floods in the Red Deer River Valley generally occur between May and August.⁶ Discharge volumes peak in June and July, which is generally caused by the combination of snowmelt runoff with precipitation from major storms in the foothills region.⁷ Heavy rainfall was a major contributor to both the 2005 and 2013 floods. In addition to snowmelt and precipitation, ice jams and debris have contributed to localized flooding throughout the basin, but to a lesser degree. Creeks carrying snowmelt have also been known to flood when freshet water flows on top of the frozen surface of the Red Deer River, resulting in a back-up of water into communities along the bank.⁸

ROSEBUD RIVER

The Rosebud River flows from the west through a valley that is over 100 m deep. The river channel has a riffle and pool sequence with occasional rapids, and the area where the Rosebud meets the Red Deer River is densely vegetated with willows, grasses and shrubs.⁹ The largest floods in the Rosebud River generally occur between late-March and early-April. Flooding in the Rosebud is typically a result of high amounts of snowmelt, with ice jams occasionally contributing to high water levels and velocities along the river.¹⁰

MICHICHI CREEK

Michichi Creek flows south through Starland County and discharges into the Red Deer River northwest of Downtown Drumheller. Over one kilometre of the creek was channelized in 1951 near Highway 9, while the lower portion of the creek near its mouth was channelized in 2001 as part of the berm construction. For the most part, the berm slopes in this location are densely vegetated with grass and willows.¹¹

Similar to the Rosebud, flooding in the Michichi is typically a result of spring snowmelt in late-March and early-April but the Michichi is also susceptible to back-flooding from the Red Deer River due to the flat channel slope.

3.2 A CHANGING CLIMATE

The hydrological network in and around Drumheller is a complex system, and flooding in the Red Deer River Basin is influenced by many factors. Our changing climate is one factor that presents several unknowns in relation to future flooding impacts. Studies and trends point to the

⁴ Stantec (2014) Supra note 2.

⁵ Matrix Solutions Inc (2007). Drumheller Flood Risk Mapping Study.

⁶ Matrix Solutions Inc (2007). Drumheller Flood Risk Mapping Study.

⁷ Ibid.

⁸ Stantec (2014). Red Deer River Basin Flood Mitigation Study.

⁹ Matrix Solutions Inc (2007) supra note 12.

¹⁰ Ibid.

¹¹ Ibid.

likelihood of more intense rainfall events throughout Canada due to the changing climate.¹² While there is potential for an increased frequency of floods along the Red Deer River and its tributaries due to greater storm events, it is also likely that drought frequencies will increase in the prairies. Drumheller may see both increased water scarcity in the coming years as a result of rising temperatures and evapotranspiration and increase in flood frequency and severity.¹³ The impacts of a changing climate on Drumheller cannot be fully known.

3.3 FLOOD MITIGATION AND REGULATION

Flood mitigation in Alberta is a responsibility primarily shared between provincial and municipal governments, with the Province providing certain powers to municipalities for mitigation. The Emergency Management Act directs overall emergency management priorities and requirements in the Province, including a requirement for all municipalities to maintain a Flood Emergency Reference Manual. These plans primarily focus on emergency response and recovery. Greater preventative flood mitigation powers come from the Municipal Government Act, which enables municipalities to create plans directing future growth and land use in the interest of public safety and wellbeing.

3.3.1 PROVINCIAL FLOOD PROGRAM

The Province undertook the Drumheller Flood Study which was completed in September 2024 and updated in May 2025. Flood hazard maps define floodway and flood fringe areas for the 1:100 design flood and are used by communities for planning and to help make local land use and development decisions. Flood hazard maps also illustrate additional information, including incremental areas at risk for floods larger than the design flood, such as the 1:200 year return period and 1:500 year return period floods. In Drumheller, the flood hazard mapping identifies the flood hazard area, the floodway, the flood fringe, the high hazard flood fringe and protected flood fringe. Each of these areas on the flood hazard map represents a different level of hazard and therefore requires different strategies for addressing future land use and development. The provincial flood hazard maps are available at <https://floods.alberta.ca/>

3.3.2 MUNICIPAL FLOOD PROGRAM

The Town of Drumheller, working together with all levels of government, is a key player in delivering on flood mitigation in the Drumheller Valley. While risks of flood impacts can never be completely eliminated, the recent work by the Town to construct structural mitigation (berms) to protect existing development where feasible and floodway buyouts in areas where berms were not feasible, has significantly improved Drumheller's level of flood resilience for the coming decades. The MDP integrates the following flood mitigation priorities into the goals, objectives, and policies of this Plan:

¹² Stantec (2014). Red Deer River Basin Flood Mitigation Study.

¹³ Ibid.

MAKE EXISTING DEVELOPMENT SAFER

Existing development is made safer and more resilient to flooding through structural mitigation.

In places where there is conflict between flood hazard and existing development, the Town can increase resiliency of existing development through the provision of structural measures, including permanent berms and temporary measures, or remove development.

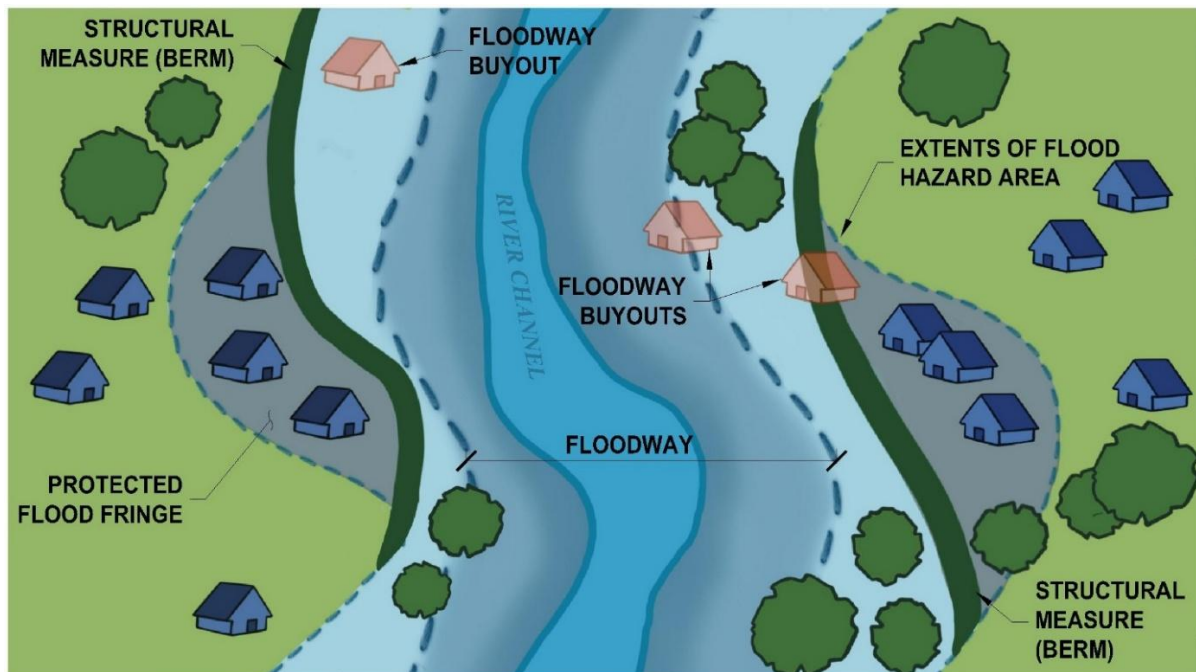
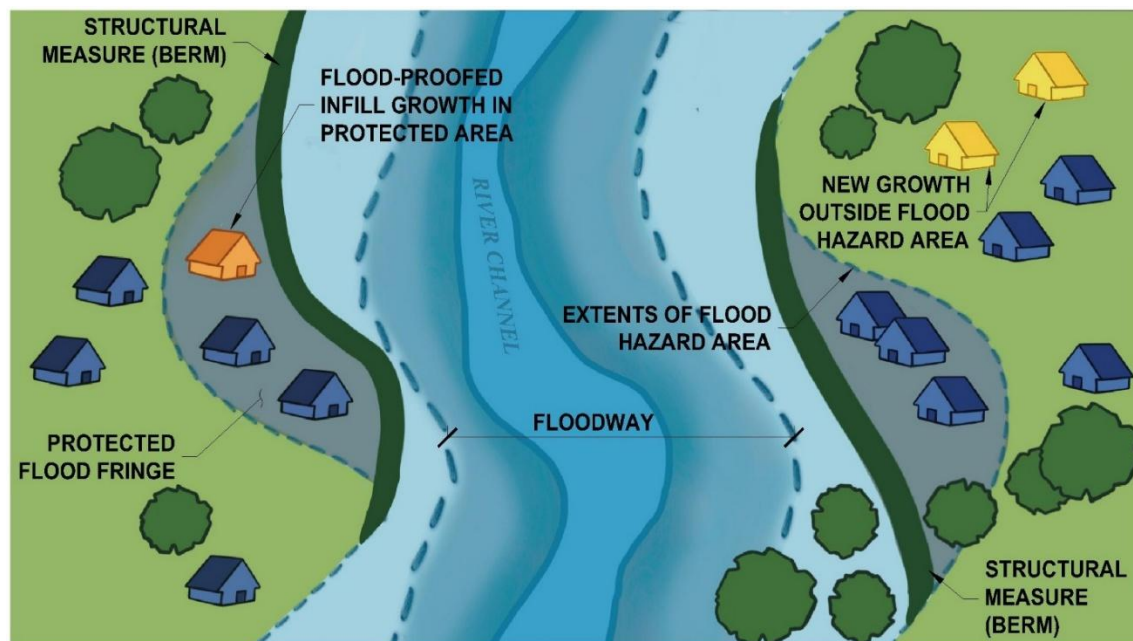
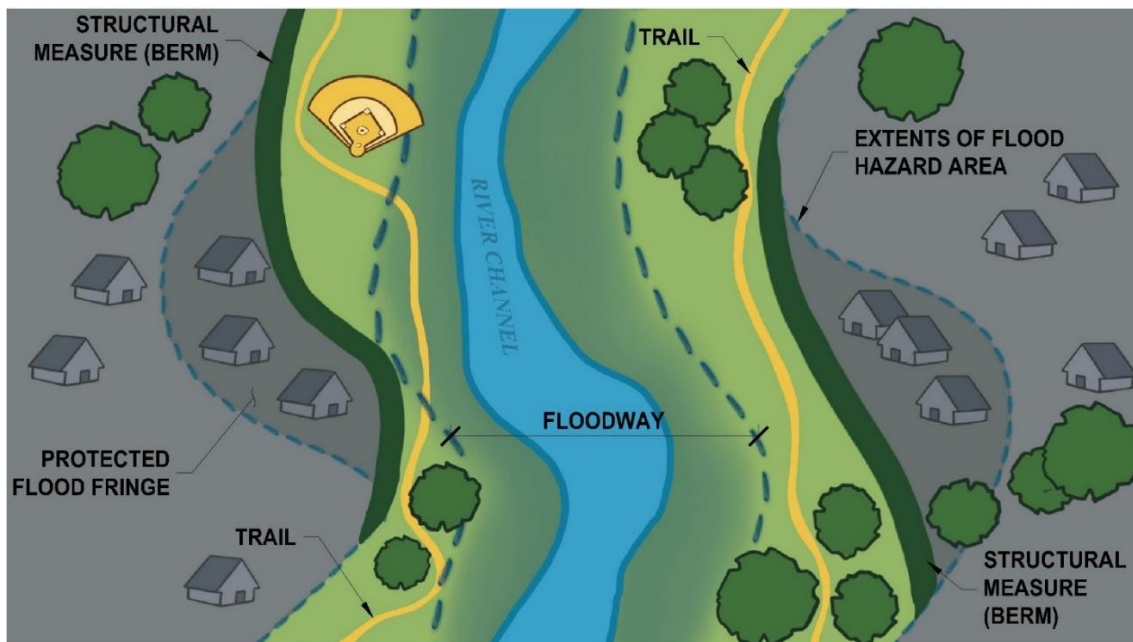


Figure 1 - Structural Measures shows at a conceptual level where berms have been or will be constructed to protect existing neighbourhoods. Protected flood fringe areas are identified on the flood hazard maps to identify areas of residual flood risk if berms fail or do not function as intended for the design flood. Temporary measures can be also deployed by the Town in advance of a flood where construction of permanent structural measures was determined not feasible for reasons such as space constraints and blocking road access.

SMART GROWTH AND DEVELOPMENT

New growth will be focused in areas that are safest from flooding hazards.

Growth in Drumheller will be encouraged to occur outside of the flood hazard area (Figures 2 to 4 - Flood Hazard Area). New development in the floodway will be limited to parks, trails and other similar low-risk uses. Development in the flood fringe, high hazard flood fringe, protected flood fringe and protected flood fringe by temporary measures will be required to meet minimum design and construction standards to protect buildings against damage due to flooding.



4 THE BADLANDS

The badlands are the secret ingredient of the Drumheller Valley. Formed over millions of years and carved over thousands of years, the majesty of the badlands landscapes is sought out by many. It serves as a backdrop to everyday life and recreational pursuits for residents, provides an out of world experience for visitor adventures, and stars in major media and film. The immersive experience of this landscape must be protected and celebrated so that they may be enjoyed now and in the future.

Today, the banks and riparian areas flanking the river have an abundance of vegetation due to the rich floodplain soils, including several riparian forests. These are made up of cottonwood, poplar, willows and various species of shrubs. These areas provide habitat that is crucial to many birds, mammals, reptiles and amphibians in what is an otherwise dry area of the province. The dryer areas in the Drumheller Valley include mixed-grass prairie dominated by blue gama grass and June grass. Many slopes are also dominated by silver sagebrush, prickly pear cactus and various grasses and shrubs (Figure 5 - Existing Landscape Conditions).

4.1 SIGNIFICANCE OF THE BADLANDS

The badlands are the essence of the Drumheller Valley. The dynamic landscapes and many archaeological and palaeontological resources have ecological and human significance and are integral to future growth and discovery in Drumheller.

The badlands are a critical element of Drumheller's tourism industry. People are drawn to the sense of isolation and immersion that being within the landscape provides. There is a marked change in the landscape when you descend into the Drumheller Valley, as though you are travelling back in time. This sense of arrival harkens to many adventurers, seeking unscripted exploration and discovery. What draws even more visitors is what can be found within the layers of the badlands. The Royal Tyrrell Museum of Palaeontology attracts nearly 500,000 people annually to Drumheller. Drumheller's association with dinosaurs and palaeontology is recognized world-wide. The expansion of the Drumheller Badlands Parks Trail System will serve to further integrate and increase access to the badlands, tying together points of interest through the landscape and encouraging visitors of the area's most popular destinations stay to enjoy all that Drumheller has to offer.

The natural grasslands, riparian areas, and river itself provide opportunities for adventurous outdoor pursuits, including hiking, biking, kayaking, fishing, and bird watching. Taking part in these types of activities is far from mundane when surrounded by the spectacular Valley walls, with their vibrant colours and layers. Access to this abundance of recreation opportunities, and the innate appreciation for the land this fosters, positions Drumheller well for the expansion of eco-tourism operations, sustainable industries (such as renewable energy), and eco-communities that are embedded in the landscape and cater to those who wish to reduce their environmental footprint while enhancing their quality of life. The beauty and rugged quality of Drumheller's landscapes also feed the inspiration and creativity of growing arts, film, and manufacturing communities in the region.

The significance of the badlands to the quality of life of residents, experience of visitors, and overall growth and prosperity of Drumheller cannot be overlooked. It is essential that these landscapes and historic resources are protected and enhanced as the Town continues to grow.

WAYNE VALLEY, LOOKING EAST FROM EXCELSIOR HILL



5 UNIQUE PLACES AND NEIGHBOURHOODS

Beyond the stunning river carved badlands, Drumheller is layered with unique places and historic neighbourhoods that tell the story of resilience, discovery, and opportunity. From the natural history of the landscapes and dinosaur fossil beds, to the human histories of Indigenous peoples, European arrival, and the coal industry, these stories make up Drumheller's past and contribute to its future. Understanding the history of Drumheller, its people, and neighbourhoods, helps us to understand it better today, and imagine what it can be tomorrow.

5.1 SIGNIFICANT PLACES

Drumheller is home to unique places, each with their own character and history. The town has grown over time to encompass several independent settlements, and today these settlements form Drumheller's distinctive neighbourhoods. In addition to these neighbourhoods, Drumheller's diverse attractions represent a wealth of history in the region, and draw people from all walks of life. These unique places and neighbourhoods are reflected in Figure 6 - Significant Places.

The following section provides a brief history of some of these significant places, and their current value as part of the overall Drumheller experience. The stories of these places should be shared so that future growth and development respects and enhances neighbourhood identity and character.

NACMINE

The neighbourhood of Nacmine is located along South Dinosaur Trail west of Downtown Drumheller. Once a booming coal mining town, the neighbourhood was named after its mine developers, North American Collieries ('NAC' and 'mine'). In addition to its significance as a mining community, the neighbourhood is significant as one of the first ranching locations in the valley, and a key river crossing.

Since the beginning of European arrival in Drumheller, ranching has been an important part of the local economy. In 1896 James Russell entered the Red Deer River Valley in search of ranch lands. At the present location of Nacmine he discovered unbroken grassland extending from the flat land above Drumheller all the way down to the river. Russell decided to make the area the location of his Lyon Cross Ranch, which he operated on 10,000 acres until 1907. The land was then surveyed and subdivided for homesteads.

The Red Deer River has played an integral part for the way of life and growth within Drumheller. Its riverbanks have historically been an attractive place to settle because of access to water and a means of transportation. Nacmine was no exception; however, in the early days of Nacmine the river was also a barrier to movement. No bridges existed and people had to rely on hazardous fords to cross the river. The fords were located where the river was slower and the banks were solid and not too steep, but these would become treacherous in the spring. To make the dangerous task of crossing the river easier, early settlers began to make homemade rafts and ferries and operate them privately.

Today, Nacmine is primarily a residential community, with some houses dating back to the early 1900s, and some small scale commercial uses. The neighbourhood has local parks and playground areas, an outdoor hockey rink, and an active community centre. The popular Badlands Campground is located next to the neighbourhood along the Red Deer River.

NEWCASTLE

Named after Newcastle Mine Company, the neighbourhood of Newcastle is situated on the southern shore of the Red Deer River, separated from the western tip of Downtown Drumheller by a bend in the river. Similar to Nacmine, Newcastle owes its existence to the presence of coal. Drumheller Valley coal is sub-bituminous and was a popular energy product prior to the 1960's for heating houses, cooking, and powering locomotives. It also was used to create power for the settlements and coal mines.

The Newcastle Mine was the first registered coal mine in the Drumheller Valley. It was registered as the Newcastle Coal Company Limited in 1911, but was simply called the Newcastle Mine. The mine began operations in 1912 and the first carloads of coal were sent out of Drumheller by rail that year. One of the mine's founders, Jesse Gouge, had learned of the whereabouts of the sizeable coalfield from a chance meeting with a local resident. He was crossing the river at the Greentree Ferry and met a man with a load of coal dug out from a riverbank in the Newcastle area. Gouge was so impressed with the quality of coal, he hurried to the land office in Calgary and secured a lease in Drumheller.

With the decline in the importance of coal, recreation became a key component of Newcastle's history. Newcastle Beach was developed as a recreational hotspot in the 1960's. It included a sandy beach, campgrounds, mini golf and refreshment booths, and for a time a small train called the Oopland Express. The train had been a small diesel engine that hauled coal from one of the mines. When the mines closed the engine and 10 coal cars were purchased by some residents of Newcastle and was put into service to transport visitors and residents around the beach area. Three baseball diamonds were later built in the park, and it is still a popular recreational and tourist area with a beach, boat launch, picnic area and fenced off-leash dog park.

The Badlands Amphitheatre, an outdoor theatre and music venue, is located near the former site of the Newcastle Mine. Boasting spectacular scenery and excellent acoustics, the Badlands Amphitheatre has been home of the award-winning Canadian Badlands Passion Play for 25 years. Every August the Amphitheatre hosts the "Canadian Icons" concert series which showcases the very best in Canadian talent. Previous guests have included legends like Tom Cochrane, Blue Rodeo, Paul Brandt, Corb Lund, and Randy Bachman.

DOWNTOWN DRUMHELLER

The area now known as Downtown Drumheller was the site of the original Drumheller settlement named after Sam Drumheller. The downtown area borders a bend in Red Deer River north of the former rail line. Downtown Drumheller is the historical, cultural and civic heart of Drumheller, and the historic structures within the downtown are important community assets that contribute to the community's identity.

The 1920's were Drumheller's booming years and most of the now historic downtown buildings were constructed during this time. Buildings for rent were in high demand because of the numerous coal mines that were being opened up throughout Drumheller and the influx of miners to operate them. Along with the miners came clothing shops, hardware stores, and drug stores to supply them. The buildings were primarily constructed of brick, and often featured a boomtown façade (when the front wall of the building extends higher up than the rest of the building so that the building looked larger than it actually was). Roland Langford, a local mason, was the builder of many of the brick buildings in the town. He developed a particular simple but attractive cornice design below the roof line that can be seen on several historic downtown buildings.

Flooding of the Red Deer River has been an ongoing problem for neighbourhoods throughout Drumheller. Following a large flood in 1915 downtown residents living near the river built a stone flood wall to protect their properties. The wall ran from the west side of what is now Highway 9 near the Gordon Taylor Bridge, east along Riverside Drive west and through the residential area south of Riverside Drive. It continued on the edge of the higher land to at least the area near the park on Riverside. The intention of the wall was that residential areas and important industrial infrastructure would not be developed in the lowlands along the river below the wall. Although much of the wall has been removed, sloped for landscaping or replaced with concrete walls, remnants of the original wall can still be seen along Riverside Drive west and in alleyways between 1st St. and 5th St. East.

A prominent feature of the downtown is its riverfront parks, community recreation facilities (Badlands Community Facility, public library, Memorial Arena, Aquaplex), and the World's Largest Dinosaur and Visitor Information Centre. In the past however, the area was home to Drumheller's first power plant. Proximity to coal from the Drumheller mines and water from the river made this a prime location. The power plant expanded over the years and was still in operation in the mid 1970's, but after the coal mines closed the power plant ceased operations and the infrastructure was removed. In 1928 the Drumheller Rotary Club was instrumental in building and operating the first swimming pool in Drumheller near the power plant in what is now Centennial Park. Excess heat from the plant was used to heat the pool. This pool was eventually replaced with the current outdoor pool by the City of Drumheller in the 1950s. Then in the early 1970s the Kinsmen led a number of service clubs got together to raise money and in 1975 the indoor pool at the Aquaplex opened to the public. The area is still a hub for community events, recreation, and visitor information.

The Centennial Park Plaza has the potential to become the beating heart of the Drumheller experience, a place where locals, tourists, badlands and the river meet. This base-camp for Drumheller will host events and become a launching point for valley-wide adventures. Creation of a new plaza and supporting flood mitigation infrastructure will open up opportunities to connect and animate this amazing gathering place within Downtown Drumheller.

WAYNE

Approximately 10 km southeast of Downtown Drumheller, the neighbourhood of Wayne is located within the Rosebud River valley. Accessed via Highway 10X from Rosedale to the north

through a 150 m deep canyon in the badlands, visitors travel along a winding road across 11 bridges that span the Rosebud River.

A hundred years ago, Wayne was a coal mining boomtown of more than 2,500 people working the six mines and the valley's first hospital. In the mid-1950s however, its population began to plummet and its business count dropped to three: a hotel, a garage and a grocery store. By 1970, the town's school had closed and today it has a population of about 25 people. Today Wayne is famous for the Last Chance Saloon and is a popular tourist attraction for motorcyclists and tourists.

Over the years, highways and bridges were built in Drumheller to improve mobility and provide greater access to communities. It is estimated that as many as 67 bridges (road and rail) were built between Rosedale and Wayne across the Rosebud River but many were removed as the road was straightened out over time. Wooden timbers floated down the river from Red Deer were used to build many of these bridges. The famous 11 bridges road to Wayne remains an important tourist attraction in Drumheller.

ROSEDALE / CAMBRIA

The neighbourhoods of Rosedale and Cambria are located 5 to 10 kms east of Downtown Drumheller at the convergence of the Rosebud and Red Deer Rivers. As with many other Drumheller neighbourhoods, the areas were first settled because of coal.

The Rosedale Mine began operations in 1912 and in 1913 the mine was considered one of the most valuable and reliable properties in the domestic coal field in Alberta. A number of miner's families moved into the community, and a school was built. Concerts and other events were held at the mine's big cookhouse and hall. The first masquerade ball was a memorable event with costumes hired from Beaumonts in Calgary.

Coal mining was a difficult process, so areas that were most likely to produce the greatest amount of quality product with the least amount of expense and effort were sought. Access to transportation was also important so most of the mines were built near the river and later, the railway. A suspension bridge serviced the Star Mine which operated from 1913-1929 across the river from Rosedale. Coal was mined underground and carried across the river in small coal cars suspended from an aerial cable system. It was sorted and loaded into rail box cars. The cable was also used to shuttle miners in Rosedale back and forth across the river to the mine. In 1930 a railroad bridge was laid across the river to the mine, however, the miners still needed to move across the river to work so the cable system was replaced with a suspension bridge. The current 117 metre long bridge is an upgraded and improved version of the original bridge, and along with remnants of the mine are a popular Valley attraction.

Today, Rosedale and Cambria are residential neighbourhoods with a small commercial centre. The neighbourhoods act as a crossroads, providing access to the Star mine Suspension Bridge, the neighbourhood of Wayne, and is situated approximately halfway between Downtown Drumheller and East Coulee. The neighbourhood is home to the Rosedale Community Hall, playground and baseball field, three campgrounds, and a number of businesses.

Rosedale and Cambria has the potential to become a major node in the center of Drumheller, connecting Nacmine, Wayne and East Coulee where the Rosebud meets the Red Deer River. It can act as a starting point for valley-wide recreation, including floating, fishing, cycling, hiking, or relaxing by the river and as a gathering place in Drumheller.

HOODOOS

Located between Rosedale and East Coulee near Willow Creek on the north side of the Red Deer River, the hoodoos are stunning natural features of the badlands landscape. For Canada's 125th year celebration, the Alberta coin was the hoodoos.

Composed of sand and clay from the Horseshoe Canyon Formation (deposited between 67-73 million years ago), the hoodoos were created from glacial meltwater and subsequent erosion. They are formed when rocks more resistant to erosion are situated above sediments that more easily erode from wind and rain. The Drumheller hoodoos formed because they have erosion-resistant cap rocks that contain calcium carbonate and iron cements. These cap rocks protect the underlying columns of softer rocks. Erosion of the hoodoos continues today and eventually the existing ones will disappear and will be replaced by new ones as the surrounding outcrop continues to erode.

The protected Hoodoos site has a 0.5 km looped trail for visitors to explore the 5 to 7 metre tall hoodoo formations. Smaller hoodoos can also be found at other sites throughout Drumheller. The Hoodoos are a must-see stop in Drumheller experience. There is opportunity to expand and improve existing facilities, increasing viewing opportunities and trail connections from this node of activity. This would invite visitors to pause and admire the backdrop of the extraordinary badlands landscape, or continue their adventure, learning about Drumheller's natural, cultural and geological heritage along a series of interpretive trails.

EAST COULEE

Located 21 km east of Downtown Drumheller, the neighbourhood of East Coulee is on the north bank of the Red Deer River. Originally a mining community, it is now predominantly a commuter community with a small commercial centre.

From 1911 to 1950 more than 130 mines operated in the Drumheller Valley and a number of boomtowns popped up. East Coulee, one of the boomtowns, developed in the 1930s and 1940s as a local service centre and home for miners and their families. A railyard and stockyard served the area mines on the northeast side of the community. Local services in the settlement included the Whitlock Lumber Company, a bank, the East Coulee Hotel, a drug store, City Café, Sam Dragon's Pool Hall, a barber shop, Thomas Shoe Repair, Miller's Bakery and Café, and a grocery and confectionary. The Star Theatre, built in 1930 in East Coulee, was the favourite entertainment spot in town, showing movies twice a week. In the early years of the community the theatre held popular 'Hard Times Dances' with the (locally) famous Si Hopkins and His Old Timers. Tragically, fire destroyed the building in the 1950s and it was never rebuilt.

The Atlas Coal Mine was the most successful coal mining operation in Drumheller and consisted of several different mines over the years. The Atlas Mine #3, across the river from East Coulee, was active for almost 50 years between 1936-1979. Coal was mined from an underground network that covered more than 2,500 acres and extended back from the valley

edge for more than 10 km. Today the Atlas Coal Mine is a nationally recognized historic site that describes coal mining history of the valley. Many of the original buildings, and other infrastructure have been preserved.

Today, the neighbourhood has approximately 200 residents living in a tranquil setting along the Red Deer River. The East Coulee Community Hall hosts events and dances, including the annual SpringFest, and holds a pancake breakfast every month. East Coulee's 1930s schoolhouse operates today as the East Coulee School Museum. The museum features a restored 1930's classroom, miners' artifacts, and hundreds of photos of the East Coulee miners, their families and cultural lives.

LEHIGH

Located 18 km east of downtown Drumheller, the community of Lehigh was home to a number of residential properties. Due to the porous sandy subsoils and risk of flooding via percolation, engineering studies demonstrated that it was infeasible to protect Lehigh from flooding via earth berms or temporary measures. As a result, The Town of Drumheller received funding from the Government of Alberta to purchase property within the former community of Lehigh.

As of fall 2024, the Town is in the process of restoring the land to its natural state and transforming it into an Environmental Reserve. This includes removing old roadways, utilities, and planting additional trees. The conversion of this area to Environmental Reserve will ensure that no future development in the area will be authorized, however it allows the land to be utilized for public enjoyment for non-intrusive recreational activities such as hiking and birdwatching.

THE ROYAL TYRRELL MUSEUM OF PALAEOLOGY

The Royal Tyrrell Museum of Palaeontology is located on North Dinosaur Trail at Midland Provincial Park northwest of Downtown Drumheller. The Museum is located in the middle of the fossil rich layers of rock of the Late Cretaceous Horseshoe Canyon Formation. The Badlands Interpretive Trail, a popular 1.4-kilometre hiking trail, is located northeast to the Museum building.

After the collapse of the coal industry, Drumheller's community leaders began talks with provincial government officials in the 1970's looking for ways to bolster the local economy. The government of the time supported the building of a research facility that was then called the Provincial Museum Research Institute somewhere in southern Alberta but there was no plan at that time for a public museum. In 1979 Drumheller was chosen as the site for this facility which was announced the following year. The original plan was soon changed to include a large public museum. Construction began in 1982 and on September 25, 1985 then premier Peter Lougheed officially opened the Tyrrell Museum of Palaeontology. The Royal appellation was added in 1992.

The Royal Tyrrell Museum of Palaeontology is one of the world's leading research and educational facilities in the field of palaeontology. It has welcomed over 10 million visitors since opening in 1985 and is a major economic driver in Drumheller. As of 2020, the Museum houses thirteen exhibits that display approximately 800 fossils on permanent display.

The Royal Tyrrell Museum is connected by a portion of the Rails-to-Trails pathway to the Rosedale suspension bridge and the downtown that offers stunning scenic views and access to other historical sites.

6 OPPORTUNITY

Drumheller is embarking on a bold new chapter. It is a moment of reflection – reading the story again from the beginning to ensure it makes sense. It is a moment of challenge – accepting into the story unfamiliar new characters and settings. And ultimately, it is a moment of excitement – at the immense opportunity that lies in Drumheller’s future. Drumheller’s residents share a sense of the untapped potential of their place, though it is not always clearly rendered. It is part of the responsibility of this Plan to shine a light on this potential.

Much of the success of this Plan will emerge from a shift in the process of planning and building in Drumheller. Where previous planning documents and authorities have been characterized by constraint and restriction, the new documents and authorities should be encouraging and inviting. Equipped with the vision and policies in this document, development can be more easily assessed – and modified – in support of the Town’s goals.

This plan underlines the opportunity in front of Drumheller. Residents, administrators, decision-makers, and investors all have a role to play in bringing this opportunity to life. This will be achieved by seeking out common ground, rallying around the Plan’s goals, and keeping open the lines of communication and debate.

TOP OF NACMINE LOOKING NORTH FROM MONARCH HILL



PART II

Policies

Part II of the MDP sets out the policies of the plan, building from the context provided in Part I. The policies establish direction on how to achieve the vision, goals, and objectives of the Plan.

PART I - VISION AND CONTEXT

FOUR FORCES

- Rivers
- Badlands
- Neighbourhoods
- Opportunity

Drumheller's Vision

A PLACE TO GROW AND
A PLACE TO DISCOVER

SIX KEY GOALS

and supporting objectives

1

COMPLETE SUSTAINABLE COMMUNITIES

Diverse housing & mix of uses
Fiscally responsible municipal services
Clear land use and engineering to support growth

4

TRAILS AND PARKS SYSTEM

Promote pathways and parks
Protect river and riparian function
Trail network to key destinations

2

UNIQUE NEIGHBOURHOODS

Downtown as centre of public life
Unique form and uses in neighbourhoods
Conservation and historic resources
Showcase through open space

5

VALLEY-WIDE TRANSPORTATION

Sense of arrival
Multi-modal mix
Regional Connections

3

EFFECTIVE FLOOD MITIGATION STRATEGY

Emergency response plans
Land use regulation to protect development
Design standards to promote flood-resilience

6

DIVERSE ECONOMY

Coordinated visitor experience
Growth of tourism, recreation & entertainment
Support existing local businesses
Expand into emerging sectors

PART II - POLICIES



TRAILS, PARKS &
NATURAL AREAS



GROWTH



TOURISM & ECONOMIC
DEVELOPMENT



TRANSPORTATION
& INFRASTRUCTURE



CULTURAL &
COMMUNITY SERVICES



IMPLEMENTATION

7 DELETED

8 TRAILS, PARKS AND NATURAL AREAS

The Drumheller Badlands Parks Trail System is comprised of key components: trails, parks and natural areas. Access into Drumheller will be balanced with the preservation and restoration of natural areas for the long-term health of the region's ecological network. This will help to ensure future generations can delight in the discovery of Drumheller and experience the wonder of exploring its inscription on the landscape.

8.1 GENERAL POLICIES

- a) Parks, trails and natural areas will be planned and managed by the Town in accordance with the Parks and Recreation Master Plan (2023).
- b) The Town will encourage opportunities to improve the Drumheller Badlands Parks Trail System to:
 - i. protect the integrity of significant badlands landscapes; and
 - ii. increase public access to and enjoyment of open space, trails, and amenities.
- c) The design and management of the Drumheller Badlands Parks Trail System will include the following principles:
 - i. to provide sustainable and inclusive design, construction, maintenance, and operation of the components for all ages and abilities;
 - ii. to provide an adequate supply, quality, diversity and distribution of parks, open spaces, pathways, trails and associated amenities throughout Drumheller;
 - iii. to preserve significant views, ecological features/corridors, cultural sites, and sensitive landscapes for monitoring, and/or restoration;
 - iv. to provide suitable river access points; and
 - v. to respect unique neighbourhood identity and needs.
- d) The Drumheller Badlands Parks Trail System should integrate key entry points that announce visitors' arrival into Drumheller and protect views of the badlands landscape and the rivers. These key entry points should integrate wayfinding elements to connect people to the open space, park and trail network.

8.1.1 COMMERCIAL USES

- a) Allow commercial activities within the Drumheller Badlands Parks Trail System, prioritizing commercial activities that support recreational services (e.g. equipment outfitters, watercraft and bicycle rental shops, food and beverage kiosks). Commercial uses and

facilities should reflect the character and identity of Drumheller and should be sensitive to the landscape context.

- b) Locate new or expanded commercial services in disturbed areas where they will have the least impact to ecological and trail connectivity.

8.2 DELETED

KAYAKER ON THE RED DEER RIVER



8.3 TRAILS

Connecting a network of land trails provides multi-modal access throughout the Drumheller Valley. Plazas and pavilions will provide access, amenity, and legibility to the trail network. Plazas will be larger nodes along the trail system, serving as venues for larger events or gatherings. Pavilions will be smaller nodes located at intervals along the trail system, at key trail intersections and in neighbourhood parks.

- a) A system of trails should be established in Drumheller that connect parks, the badlands, neighbourhoods, and the river. The system should include:
 - i. A continuous, accessible regional trail that connects the length of Drumheller;
 - ii. A network of local trails which serve as neighbourhood-level paths, designed to be universally accessible; and
 - iii. natural or adventure trails, which facilitate lower-impact access in natural areas with higher sensitivity.
- b) Where a key trail or pathway connection is required through private land, the Town may pursue land acquisition, easements or partnerships to promote pedestrian connectivity throughout Drumheller.
- c) Encourage the placement of plazas and pavilions at key trail connections and points of interest to act as gathering areas, resting points and trailheads, including:
 - i. Sites or structures with historical or cultural significance;
 - ii. Significant environmental, geological or hydrological features;
 - iii. Important archaeological or palaeontological discoveries;
 - iv. Areas of significance to communities and neighbourhoods in Drumheller.
- d) Plazas should be located near major landmarks or in regional parks. Plazas should be supported by amenities and infrastructure to support larger gatherings, such as parking lots, buildings/structures and washrooms.
- e) Pavilions should be provided as rest areas along a trail or at local trailheads. Pavilions may be supported by amenities such as signage, seating, waste receptacles, and bicycle amenities.

8.4 PARKS

Parks are open spaces for people – expressions of the Drumheller's landscape that invite people to play, rest, celebrate and reflect. Drumheller's existing leisure parks offer many recreational and open space amenities for residents to enjoy, such as splash pads, sports fields,

playgrounds and gardens. At a local level, new growth areas will introduce additional neighbourhood parks and local open space connections.

- a) Where parks are proposed as part of a development, the developer shall assume all costs associated with developing the park.
- b) River parks should accommodate activities appropriate to the site context. River parks should be designed to:
 - i. provide space for people to gather and celebrate the river valley;
 - ii. accommodate active and passive uses appropriate to the site with a focus on river activities; and
 - iii. minimize impacts to riparian areas.
- c) Neighbourhood parks should be within or adjacent to existing neighbourhoods and future growth areas. Neighbourhood parks should be informed by a provision analysis based on present and future needs and be designed to:
 - i. provide recreational opportunities and access to nature focused on the needs of existing and future residents;
 - ii. include accessible connections to the regional pathway system; and
 - iii. reflect the character of unique places and neighbourhoods in Drumheller.
- d) All parks should be located throughout Drumheller with consideration for existing infrastructure and environmental sensitivity. Parks should be designed to:
 - i. support both high-intensity and passive recreation uses;
 - ii. contribute to a greater understanding and appreciation of the history and natural character of Drumheller; and
 - iii. provide buffers between high-intensity activities and residential areas or areas of higher environmental sensitivity.

8.4.1 MUNICIPAL RESERVE

- a) Require that 10 percent of the gross developable land being subdivided, less the land required to be dedicated as environmental reserve or environmental reserve easement, be dedicated as Municipal Reserve in accordance with the provisions of the Municipal Government Act.
- b) Municipal Reserve dedication may be provided in the form of land, cash-in-lieu, or a combination of land and cash as determined by the Town.

- c) Reserve lands, or cash-in-lieu, may be used for school sites, parks or recreational facilities in accordance with the provisions of the Municipal Government Act.

8.5 NATURAL AREAS

Existing natural areas encapsulate many of the intrinsic qualities of Drumheller and its landscape. These areas include steep slopes, coulees, significant geologic features and areas of native vegetation, including grasslands, shrubland and forests. Many of the most recognizable views and iconic images associated with the Town of Drumheller are within its natural areas, which include the river and the badlands. These natural areas present many opportunities for adventure and exploration as well as the protection of sensitive landscapes.

8.5.1 DELETED

- a) Deleted

- b) Natural areas shall:

- i. contribute to a connected ecological network through the entire Drumheller Valley;
- ii. protect and preserve sensitive features in the badlands landscape, including steep slopes, coulees, significant geologic features and areas of native vegetation;
- iii. Preserve important natural viewsheds from transportation corridors; and
- iv. Provide interpretation to tell the story of Drumheller for present and future generations.

- c) Natural areas in the floodway should:

- i. act as the primary ecological corridor in Drumheller;
- ii. provide opportunities for trail use, passive recreation, nature appreciation and river access, among other (mainly passive) uses appropriate to the setting; and
- iii. contribute to the protection and enhancement of water quality, fish habitat and riparian health.

- d) Empower residents and visitors to become active participants and stewards in planning, sustaining and using the Drumheller Badlands Parks Trail System.

- e) Work with Indigenous communities, senior governments, and organizations to protect, manage, and steward natural areas.

- f) Encourage development to retain and reintroduce native vegetation.

8.5.2 SENSITIVE LANDS

- a) Identify and protect sensitive lands, such as:

- i. Significant native grasslands;
 - ii. Intact forests and shrubland;
 - iii. Steep slopes and significant landforms;
 - iv. Sites with archaeological, palaeontological or cultural significance;
 - v. Areas identified as key wildlife corridors; and
 - vi. Significant wetlands, riparian areas and fish habitat.
- b) Support the integration of low-impact, sustainable recreation in natural areas where appropriate and without adversely affecting environmentally sensitive lands.
 - c) Wherever possible, seek public ownership of designated environmentally sensitive lands.
 - d) Wherever possible, connect sensitive lands to parks and other natural areas.
 - e) Identify and pursue opportunities to reclaim areas that have been disturbed to enhance ecological linkages, improve bank stability and restore wildlife habitat.

8.5.3 ENVIRONMENTAL RESERVE

- a) All lands that are unsuitable for development shall be dedicated as environmental reserve through the subdivision process, in accordance with the Municipal Government Act.
- b) Any subdivision proposal adjacent to a water body or water course shall dedicate a minimum 30 metre buffer from the water body/ course as environmental reserve to protect riparian areas and provide public access.
- c) An environmental reserve easement may be allowed in place of environmental reserve dedication where there is no public access required or likely to be desired in the future.
- d) Environmental reserve lands may be used to extend the public trail system, if the ecological integrity of the land is retained or enhanced.
- e) Consider the use of land purchases, land swaps, leasing agreements, conservation agreements and easements to protect important natural features that do not qualify as environmental reserve land.

8.6 DELETED

9 GROWTH

This MDP provides direction on how and where growth and future land uses should occur in Drumheller.

In general, growth will occur in two main forms: through infill within existing neighbourhoods, and through the development of new neighbourhoods.

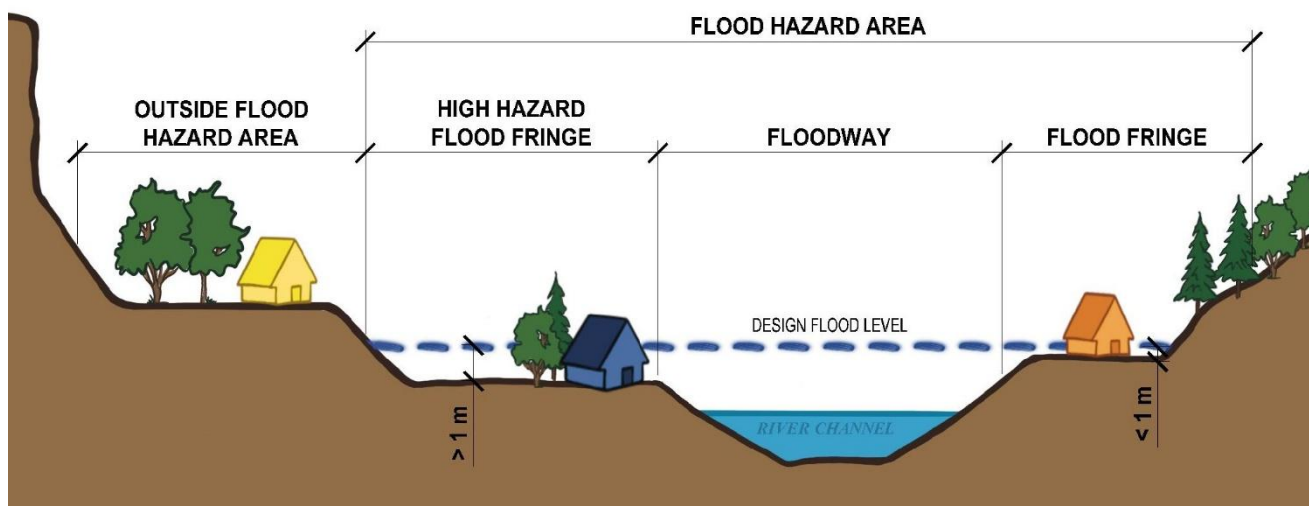
9.1 DEVELOPMENT HAZARDS AND CONSTRAINTS

9.1.1 FLOOD RESILIENCE

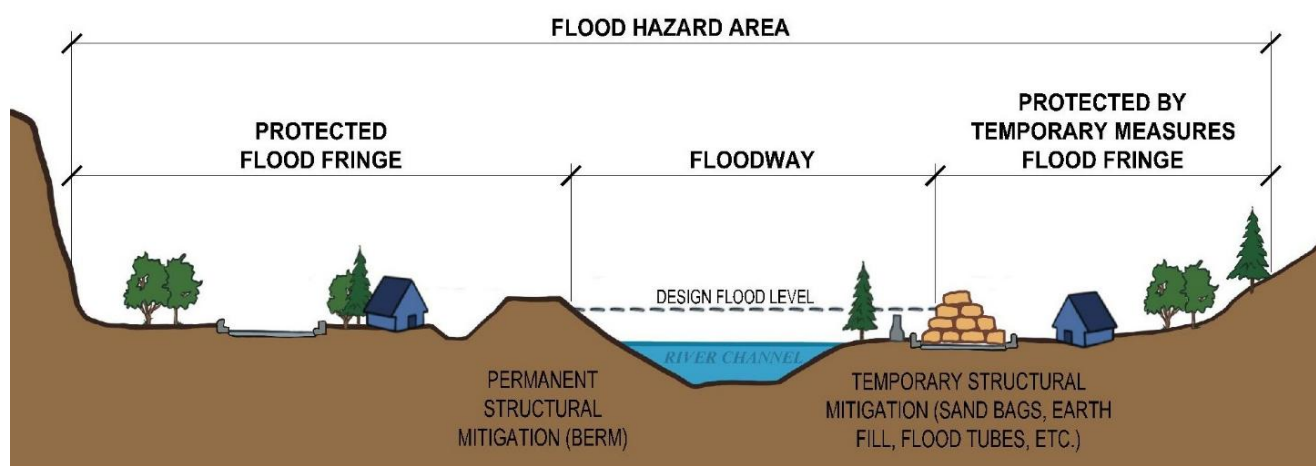
To minimize social, environmental and economic impacts, the appropriate balance must be found between the preservation of the floodway, the construction of flood mitigation structures and managing risk in the flood fringe areas.

- a) The design flood within Drumheller is the 1:100 year return period flood as determined by the Province of Alberta Flood Hazard Study.
- b) The flood hazard area in Drumheller includes the floodway, flood fringe, high hazard flood fringe, protected flood fringe and protected flood fringe by temporary measures as shown in Figures 2 to 4 - Flood Hazard Map. (Note: the Flood Hazard Map can be viewed in detail online at gis.palliserwebmap.ca/view.aspx)

FLOOD WAY, FLOOD FRINGE AND HIGH HAZARD FLOOD FRINGE



FLOOD WAY, PROTECTED FLOOD FRINGE AND PROTECTED FLOOD FRINGE BY TEMPORARY MEASURES



- c) The flood hazard mapping should be adjusted in the future to reflect changes in Provincial flood hazard mapping, river morphology, and berm construction.
- d) Where physically and economically feasible, the Town will construct additional structural measures (berms) to protect existing development from the design flood.
- e) Flood protection structural measures shall be constructed on lands owned by the Town of Drumheller.
- f) The deployment of temporary measures for flood protection should be outlined in the Town's Flood Emergency Reference Manual.
- g) In the absence of Provincial regulations, the Town will regulate flood hazards through the Land Use Bylaw and engineering design standards in accordance with the following:
 - i. Development within the floodway will be limited to uses such as natural parks, trails and essential utilities that do not materially impede the natural function of the floodway.
 - ii. Development within the areas identified as flood fringe, high hazard flood fringe, protected flood fringe, and protected flood fringe by temporary measures shall be designed to protect buildings and habitable spaces, such as establishing a minimum flood construction level and raising the level of electrical and mechanical equipment.

9.1.2 EROSION CONTROL AND BANK STABILITY

Even with the regulating influence of the Dickson Dam, erosion and bank stability is a concern along the waterways in the Town of Drumheller, particularly during high flow and ice jam events. Excessive erosion negatively impacts water quality and can pose a risk to human life, property,

and the environment. Erosion control and bank stabilization are critical components of a resilient flood mitigation strategy.

- a) The Town should identify and monitor potential and existing risk areas for erosion and scour along the waterways and develop a method for prioritizing bank stabilization projects.
- b) Where the potential for localized bank erosion along a waterway exists, the Town may require the submission of a report prepared by a qualified professional that evaluates the hazard of bank stability and erosion and the risk to the development, and propose mitigation to reduce the risk to an acceptable level.

9.1.3 OTHER HAZARDS AND DEVELOPMENT CONSTRAINTS

In addition to the hazard risk from flooding, there are several additional constraints that impact development in Drumheller, as indicated in Figure 7 – Development Constraints. The following policies address the specific requirements of the Municipal Government Act and identify additional Provincially established setbacks required from several uses, including Sour Gas Facilities and waste treatment/management facilities. They also provide direction for development in areas with steep slopes and where there has been undermining to ensure adequate studies and mitigation are or have been conducted to reduce risk.

- a) Refer all relevant development and subdivision applications to the Provincial Energy Regulator, in accordance with the Municipal Government Act.
- b) Consult with the Provincial Energy Regulator on proposed Sour Gas Facilities to ensure they do not impact existing residential neighbourhoods.
- c) Prohibit any development that does not conform to provincial Sour Gas setbacks, unless given official written direction from the Province authorizing a setback reduction.
- d) Do not approve any subdivision or development proposals for schools, hospitals, food establishments, or residential use within 300 metres of the Town's wastewater treatment plant or landfill, as per the Alberta Subdivision and Development Regulation, unless a waiver is obtained from the Province.
- e) Require technical studies and updates to determine hazard risk for any proposed development with potential undermining. The study shall be conducted by a professional engineer and address:
 - i. Slumping or subsidence risk;
 - ii. Estimated level of risk to public safety; and
 - iii. the appropriateness of the proposed development with respect to the undermining conditions.

- f) Any proposed development in proximity to or containing a steep slope, defined as any slope over 15% grade, shall conduct a geotechnical engineering assessment to establish required development setbacks from the steep slopes.
- g) Discourage new pipeline development in designated growth areas and ensure routing adequately considers impacts on landscapes, natural features, and planned development to ensure land is not unnecessarily fragmented, scarred, or impacted.
- h) Encourage the Province and industry to efficiently and effectively remediate abandoned well sites and pipelines.

9.2 LANDSCAPE SENSITIVE DEVELOPMENT

The badlands are the essence of the Drumheller Valley. These dynamic landscapes are a major draw for residents and visitors alike, creating an immersive experience like no other.

Understanding their immense significance to economic development, recreation, tourism, and overall aesthetic of the Town, it is essential that critical views of these landscapes are considered and protected as the Town grows. Figure 8 – Significant Views identifies important badlands views at a high level from major transportation routes within the Valley. These are areas where future development could have a significant impact on the overall experience and views of the badlands landscapes, and where these impacts will need to be mitigated.

- a) Ensure that all new buildings and structures located above the Valley escarpment are not visible from the major highways within the Valley.
- b) Ensure that new roads and parking areas are set back from the escarpment edge so that vehicles are not visible from the major highways within the Valley.
- c) Where possible, development on the first bench should be designed to enhance the existing badlands landscapes, such as nesting development within existing hills to protect views from main transportation corridors.
- d) Work with adjacent municipalities to identify and protect significant views of the badlands outside of but visible from the Town of Drumheller, through Intermunicipal Development Plans.

9.3 RESIDENTIAL NEIGHBOURHOODS

Residential neighbourhoods are where the majority of Drumhellerites live. Currently, these areas are made up of predominantly single-family housing. The MDP enables the continued development of this type of housing, while also fostering flexibility to encourage a wider range of ground-oriented, infill, secondary, and multi-family housing options. Additionally, the MDP promotes greater mixing of non-residential uses within neighbourhoods and the establishment of neighbourhood commercial nodes. This will allow residents to access more services, institutional uses, recreation, and employment opportunities within walking or cycling distance from home, creating more 'complete' and walkable communities.

9.3.1 GENERAL

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

- a) Direct future residential development to the Residential Neighbourhood areas identified in Figure 9 - Land Use Map.
- b) Encourage a mix of uses in all residential neighbourhoods.
- c) Enable and encourage 'live-work' and home-based business and services in all residential neighbourhoods.
- d) Through the Land Use Bylaw, support the development of a wide variety of housing forms and densities scaled to fit within traditional single-unit areas, such as cottages, courtyard housing, row housing, duplexes, triplexes, and stacked flats.
- e) Encourage the development of attached and detached secondary residences.
- f) Encourage the development of small flex units. Monitor unit design and implications for neighbourhood livability and affordability.
- g) Support the development of mixed-use local commercial nodes in neighbourhoods to provide walkable amenities, services, employment opportunities, and multi-family housing.
- h) Local commercial nodes in residential neighbourhoods shall be designed as pedestrian-focused environments, integrated with the public realm and streetscape.
- i) Local commercial nodes should be sited in central locations within residential neighbourhoods with access from collector roads and connections to active transportation networks and trails. Consideration should be given for potential future transit connectivity.
- j) Support the development of seniors' housing and age-in-place facilities.
- k) Encourage the use of Crime Prevention Through Environmental Design (CPTED) principles in site planning for private properties and neighbourhood design, as a means of enhancing security and safety in the community.
- l) Remove minimum parking requirements in the Land Use Bylaw for new residential development.
- m) Encourage the provision of bicycle parking in multi-family and mixed-use developments, including local commercial nodes.
- n) Ensure the location, design, and scale of residential development is sensitively integrated with adjacent parks, open space, pathways and trails in a comprehensive and supporting manner.

9.3.2 INFILL NEIGHBOURHOODS

Infill areas allow future development to capitalize upon the assets and amenities in Drumheller's existing neighbourhoods. The following provides direction on how infill areas may be developed to compliment existing neighbourhoods and character.

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

9.3.3 NEW NEIGHBOURHOODS

New neighbourhoods allow for the continued growth and expansion in Drumheller, providing opportunities for diverse new housing options and lifestyles. The policies in this section ensure that all new neighbourhoods are aligned with the goals and objectives of the MDP and are developed in a logical sequence to ensure continuity and connection to the rest of Drumheller.

The MDP sets out several potential future growth areas for the development of new neighbourhoods. The potential growth areas are organized into three levels of development opportunity. Level I are the highest opportunity growth areas, given their ability to be serviced and connected efficiently to existing development. Level II present the next level of opportunity, where there are some challenges, restrictions, and servicing that would need to be addressed before growth can occur. Level III are longer term opportunities, that should be considered once the Level I and II have been developed. The identified growth areas represent development opportunities that have the capacity to enrich and grow Drumheller safely out of the river's reach.

- a) Encourage the establishment of new neighbourhoods in the potential growth areas identified in Figure 10 – Growth Areas.
- b) Ensure all new neighbourhoods are designed to have a high level of connectivity for active modes, through the provision of street networks and pathway and trail connections.

- c) Discourage exclusively large-lot single-unit developments within new neighbourhoods.
- d) Encourage sustainable, complete community design of new neighbourhoods, including:
 - i. Water protection and conservation;
 - ii. Compact build form;
 - iii. Resource conservation/reduction of waste;
 - iv. Protection of locally significant wildlife habitat and ecological systems;
 - v. Provision of local open space and recreation amenities;
 - vi. Energy efficient buildings and renewable/district energy systems; and
 - vii. Green roofs.
- e) Consider the use of Envision, the Public Infrastructure Engineering Vulnerability Committee (PIEVC) and National Asset Management System (NAMS) Canada to evaluate the sustainability of future large scale developments.
- f) Actively identify growth areas to developers and seek opportunities to partner in their development and servicing.
- g) Require the completion of an Area Structure Plan (ASP) for the development of all new neighbourhoods. ASPs may be led by the developer or the Town. Area Structure Plans shall be consistent with the policies of the Municipal Development Plan.
- h) Area Structure Plans must incorporate the following:
 - i. Plan area and land ownership;
 - ii. Identification and mitigation of hazard risk;
 - iii. Identification of environmentally sensitive features and wetlands, and areas to be established as Environmental Reserve;
 - iv. Identification and consideration of cultural/historical resources;
 - v. Parks and open spaces network and linkages to the Valley-wide trail network;
 - vi. Proposed land uses;
 - vii. Any lands to be designated as Municipal Reserve for school or other public uses;
 - viii. Proposed roads and streets network;

- ix. High level servicing concept;
- x. Projected population and maximum number of dwelling units;
- xi. Potential emergency shelter and supply locations and egress routes;
- xii. Conceptual phasing/sequencing of development; and
- xiii. Any additional technical studies requested by the Town.

9.4 COMMERCIAL AND INDUSTRIAL AREAS

Commercial and industrial areas facilitate the retention and expansion of critical industries and businesses in Drumheller, contributing to a diverse and prosperous economy. The majority of Drumheller's commercial and industrial development will be located within downtown and identified employment areas. The following policies direct where and how commercial and industrial areas will be developed to enable a prosperous and diverse Valley economy.

- a) Direct major commercial and industrial uses to the commercial and industrial areas indicated in **Error! Reference source not found.**Figure 9 - Land Use Map.
- b) Commercial and industrial areas shall include a variety of industrial and commercial developments to provide for a range of employment and economic development opportunities in Drumheller.
- c) Encourage large-scale value-added agricultural industries and related manufacturing to develop in identified commercial and industrial areas.
- d) In existing unserviced employment areas, encourage uses that require outdoor storage and/or have limited need for municipal services.
- e) Discourage heavy employment traffic routing through residential areas.
- f) Ensure roads and parking for major employment areas are paved to handle heavy traffic.
- g) Development in commercial and industrial areas should provide:
 - i. accessible and connected pedestrian pathways, crossings, and entrances;
 - ii. paved roads and parking areas with adequate drainage;
 - iii. landscaping adjacent to roads and residential areas;
 - iv. bike parking;
 - v. screened storage areas; and
 - vi. loading areas to the side or rear of buildings.

- h) Ensure the location, design, and scale commercial, and industrial development is sensitively integrated with adjacent parks, open space, pathways and trails in a comprehensive and supporting manner.

9.5 DOWNTOWN

A downtown is a highly visible and important indicator of a community's economic and social health. When downtown Drumheller thrives, the town as a whole benefits. Enhancing downtown Drumheller as a destination for retail, dining, entertainment, culture, and events will play a significant role in attracting new residents and visitors, as well as stimulating new investment, businesses, and industries throughout the town.

Successful downtowns are not just places for recreation, shopping, dining, or work; they are also places where people live. More people living downtown means more regular business for shops of all kinds, more foot traffic, and a greater sense of local vitality in the area. A diverse downtown with more residents and activities will result in a more physically, socially, and economically vibrant community that attracts visitors and investment.

The MDP reinforces downtown's role as Drumheller's heart of civic life and centre of commerce, as well as a complete and livable community. The policies direct creation and implementation of a Downtown Area Revitalization Plan, which will set out further direction for land use, programming, and actions to attract and coordinate reinvestment and promote downtown as the basecamp for all visitors to Drumheller.

- a) Establish, maintain, and implement a Downtown Area Revitalization Plan. The Downtown Area Revitalization Plan should:
 - i. Coordinate public and private investment;
 - ii. Provide direction on urban design and public realm improvements, including streets, parks, and other public spaces;
 - iii. Guide land use planning and development;
 - iv. Enhance the visitor experience of downtown;
 - v. Support economic, social, cultural, and environmental prosperity in Drumheller;
 - vi. Provide measurable goals for successful implementation.
- b) Increase the number and diversity of residents living in downtown by allowing for additional residential density, incentivizing residential development (through grants and other programs), and prioritizing the development of services and amenities to support residents.
- c) Create a clear visual and pedestrian linkage between downtown, the surrounding badlands landscape, and the Red Deer River by integrating its public realm and open space concepts with Drumheller Badlands Parks Trail System.

- d) Target initiatives in downtown to revitalize and activate vacant properties and generate economic development, such as business incubation programs or temporary placemaking projects.
- e) Elevate the pedestrian experience in downtown and improve universal access through coordinated public realm and wayfinding improvements and the implementation of design guidelines.
- f) Focus Valley wide-celebrations in downtown and Centennial Park and support temporary street closures for events.
- g) Encourage private and non-profit educational institutions to locate campuses downtown.
- h) Work with the existing downtown business community to generate more evening, weekend, and year-round activity and traffic in the downtown.
- i) Communicate and promote Town-led downtown initiatives to encourage uptake of incentives and build assurance in the Town's commitment to reinvest in downtown.
- j) Prioritize the enforcement of the Community Standards Bylaw in the downtown.

9.6 RURAL DEVELOPMENT AREAS

Rural development is part of the badlands landscape and the overall Drumheller experience. Rural development areas contribute to the economy through various agricultural and resource development activities as well as recreational and cultural pursuits. Drumheller's rural development areas also provide for country living, immersed in the badlands landscape.

9.6.1 GENERAL

The general policies apply to all rural development areas.

- a) Allow country residential development in specific locations within the rural development areas identified on Figure 9 - Land Use Map, where it will not adversely impact the badlands landscape, is compatible with surrounding uses, and either has adequate soil capacity for proper sewage disposal or is connected to municipal servicing.
- b) Large concentrations of large country residential lots should be discouraged.
- c) Support the development of private recreation, such as golf courses, ranches, and other uses in rural development areas provided that:
 - i. The intensity and scale of development is appropriate for the site;
 - ii. Uses are sensitive to the natural landscape on and adjacent to the site; and

- iii. Potential impacts on the environment, cultural and historic resources, and adjacent uses can be mitigated appropriately, including the functionality of adjacent wildlife corridors or habitat patches.

9.6.2 AGRICULTURE

Agriculture is an important part of the local economy. The MDP encourages innovative agriculture that employs sustainability techniques and technologies to enable a food system that is adaptive to a changing climate.

- a) Allow continued agricultural operations in specific locations within the rural development areas identified on Figure 9 - Land Use Map where it is compatible with surrounding land uses and supports the overall Drumheller experience.
- b) Support land use applications for new, innovative agricultural ventures that may require unique planning solutions when they support the vision and guiding principles of the MDP.
- c) Prohibit confined feeding operations within the municipal boundaries, given flood hazard risk and impacts on residential neighbourhoods.

9.6.3 RESOURCE DEVELOPMENT

Historically Drumheller's economy was entirely dependent on resource development and extraction. Today resource development remains a smaller yet still important component of the Town's economy. All resource development needs to be considered within the lens of protecting the badlands landscape and overall Drumheller experience.

- a) Allow natural resource extraction in specific locations within the rural development areas identified on Figure 9 - Land Use Map where it is compatible with surrounding land uses and does not detract from the badlands.
- b) Natural resource extraction activities shall provide appropriate buffers and screening to minimize land use conflicts and preserve the badlands landscapes.
- c) Aggregate resource extraction shall only be allowed in Drumheller when it is conducted on less visible slopes.
- d) Further development of oil and gas wells shall be discouraged within sight of the brink of the escarpment, or any other distance required to ensure well site structures and facilities are not visible from the valley floor.
- e) The development of new oil and gas well sites and pipelines along the valley floor and within the Town of Drumheller shall be discouraged.
- f) Support the development of renewable energy production projects to diversify Drumheller's economy where they do not detract from significant views and landscapes.

9.7 CLIMATE ADAPTATION

- a) Consider natural features as green infrastructure, recognizing the economic, social and environmental benefits that they provide to the Town.
- b) Apply and integrate natural capital in the municipality's Asset Management Plan to recognize the role of ecosystem services and provide for their maintenance and regular support alongside traditional capital assets.
- c) Increase the urban tree canopy and vegetated areas on Town streets and parks to reduce the urban heat island effects, decrease surface stormwater runoff, and sequester carbon. Ensure the use of species that are adapted to the climate of Drumheller.
- d) Retain significant mature trees whenever possible, and require replacement if removal is necessary.
- e) Encourage developers to retain existing wetlands rather than providing compensation to the Province.
- f) Naturalize stormwater management facilities whenever possible to enhance their ecological value and recreational benefits.
- g) Increase the use of native, low-maintenance, and low-water species in the design and maintenance of parks.
- h) Encourage the use of xeriscaping in new developments.
- i) Encourage green building techniques and energy efficiency in building design.



10 TOURISM AND ECONOMIC DEVELOPMENT

Historically, Drumheller's economy was focused on resource extraction and agriculture. Many of the Town's existing neighbourhoods owe their existence to early coal mining settlements. While resource development and agricultural industries are still present, the economy has shifted over time to a wider variety of tourism and service industries that capitalize on the remarkable Drumheller experience, including the scenic badlands landscapes and the layers of natural and human stories. Today, the Drumheller Institution and the Drumheller Health Centre are the two major employers in the town.

Drumheller sees nearly 500,000 visitors annually for the Royal Tyrrell Museum of Palaeontology alone. Additional visitors come to the area for the many other attractions, recreational pursuits and events; however, many of these visitors do not stay in town for long. One of the critical tourism and economic development priorities of the MDP is to capitalize on existing visitor traffic, providing visitors with reasons to both stay longer in Drumheller and return often. With the expansion of regional trail networks and wayfinding, many opportunities will be unlocked for the expansion of recreation, adventure, and eco-tourism activities and services throughout Drumheller as well as a range of other cultural and experience-based tourism industries.

When appropriately integrated and leveraged, tourism provides an investment in community's social and economic wellbeing. It can also help to protect and promote the distinct culture and heritage of a place. The economic benefits of tourism include sustaining local businesses; enabling diverse food, beverage, and retail options; increasing employment opportunities; and stimulating additional economic activity. The success of established and new businesses results in more tax revenue that can be used by municipalities for infrastructure improvements, grants and support for businesses, and additional services for residents.

The Town's economic development strategy supports a diverse and prosperous economy. The MDP policies provide guidance for fostering tourism and recreation industries that enhance the Drumheller experience and Drumheller's reputation as a world class tourism destination. At the same time, the MDP supports the expansion, retention, and promotion of local, 'made-in-Drumheller' business and talent, as well as the introduction of new and innovative enterprises. The MDP seeks to remove barriers to economic development, generate more year-round and seasonal employment opportunities, and build in added flexibility that allows development to capitalize on opportunities and be more resilient to changing markets.

10.1.1 GENERAL

The general economic development policies focus on supporting existing business and industry while also diversifying economic activity in Drumheller.

- a) Create and maintain an Economic Development Strategy for Drumheller.
- b) Actively pursue new economic opportunities to diversify the local and regional economic base through marketing developable land to new and existing industries and businesses.

- c) Regularly review municipal processes to remove barriers to business development and expansion.
- d) Actively pursue the expansion of postsecondary and skills training opportunities within Drumheller and market distance learning opportunities, with a focus on retaining and attracting youth and young professionals in the Town.
- e) Pursue opportunities to permanently establish and support the growing film industry in Drumheller.
- f) Build capacity and market Drumheller as a destination for conferences and events.

10.1.2 TOURISM

The tourism policies contribute to retaining Drumheller's reputation and value as a world class tourism destination, while leveraging investment to improve the Drumheller experience for both visitors and residents.

- a) Maintain and regularly update a Tourism Master Plan. The Tourism Master Plan shall align with the priorities of the MDP, and should address:
 - i. Strategic leadership for Tourism in Drumheller;
 - ii. Curation of a cohesive Drumheller experience;
 - iii. Valley-wide branding and marketing;
 - iv. Town-provided tourism infrastructure and amenities;
 - v. Wayfinding strategies and initiatives;
 - vi. Monitoring of tourism and recreation industries;
 - vii. Events attraction and promotion;
 - viii. Tourism incentives and partnership opportunities; and
 - ix. Implementation strategy and rollout.
- b) Work with existing and potential tourism and recreation providers to enable and promote greater year-round tourism opportunities and services.
- c) Encourage the development of private recreation and adventure tourism businesses in Drumheller.
- d) Monitor and promote federal and provincial economic and tourism development funding and grant opportunities within the business community and seek partnership opportunities in funding applications.

- e) Consider entrance features and signage at all entrances to Drumheller to enhance the 'sense of arrival'.
- f) Support the provision of short-term rental and tourism accommodations in the Land Use Bylaw. Develop and implement guidelines for short-term rentals accommodations.

LOOKING NORTHEAST FROM MONARCH HILL OVER NACMINE



11 TRANSPORTATION AND INFRASTRUCTURE

Drumheller's transportation and infrastructure, including roads, utilities, and other municipal servicing, support growth and development. The MDP envisions a future where Drumheller begins to shift from a predominantly auto-oriented transportation model to a model that supports a higher share of alternative transportation and active modes. This approach to transportation acknowledges the need for 'complete streets' which provide connectivity for all modes as well as serve as vibrant public spaces in the community. A diverse and well-connected transportation network will reinforce the Drumheller Badlands Parks Trail System, and link Valley neighbourhoods. Sustainable municipal servicing and utilities support Drumheller's continued growth and resiliency.

11.1 DELETED

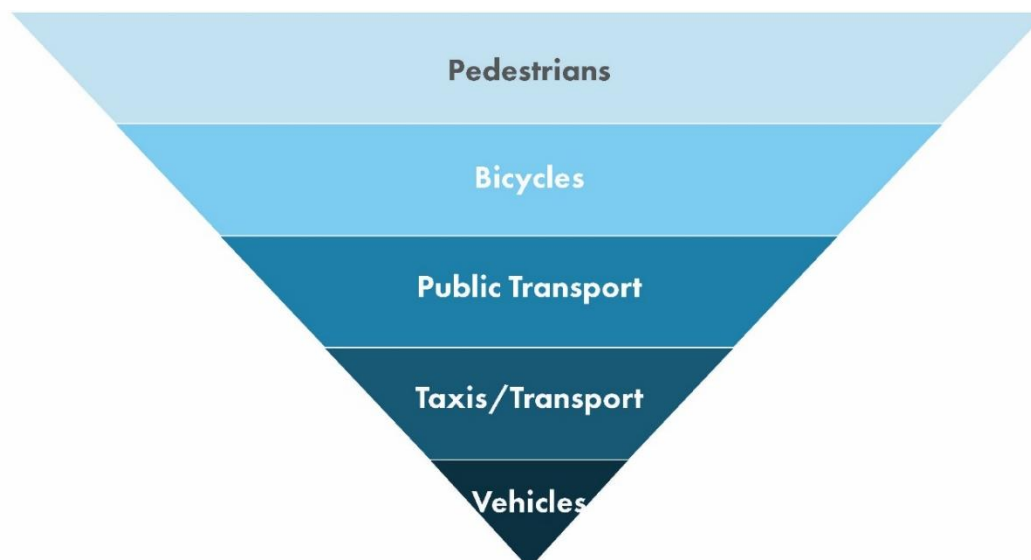
11.2 TRANSPORTATION

There are many modes in which to travel in Drumheller, each offering a different perspective and experience. From walking and cycling, to driving or boating, Drumheller's comprehensive transportation network shall ensure connectivity and ease of access for all these modes.

The transportation network is linked to the Drumheller Badlands Parks Trail System to support and enhance the overall Drumheller experience. Figure 11 - Transportation Network identifies the major transportation corridors in Drumheller.

11.2.1 GENERAL

- a) The Town shall maintain and regularly update a Transportation Master Plan to guide future improvements and additions to the Town's transportation system. The Transportation Master Plan shall:
 - i. Establish a mode hierarchy which prioritizes active transportation modes;



- ii. establish a compact, efficient street and pathway hierarchy and associated guidelines that are coordinated with the MDP Land Use Concept;
 - iii. provide requirements for development of complete streets in urban areas within town, with design emphasis on compact, human scale environments such as narrowing rights of ways and turning radii;
 - iv. provide direction and phasing for future street improvements and ongoing management of transportation infrastructure;
 - v. ensure efficient movement of people and goods; and
 - vi. ensure coordinated planning and development with provincial transportation networks.
- b) Base transportation network development and decision-making on existing development, future growth areas, Area Structure Plans, and interconnectivity with adjacent municipalities.
 - c) Ensure all new development provides a high degree of road connectivity to allow for shorter travel distances between destinations for all modes of transportation.
 - d) Ensure pathway and roadway connections are developed in a logical sequence throughout the implementation and phasing of Area Structure Plans and Outline Plans to ensure access and connectivity to the existing network.
 - e) Ensure appropriate transportation infrastructure is provided in employment areas, to accommodate both the movement of truck traffic and the travel needs of employees and customers.
 - f) Support the provision of regional transit connections.
 - g) Work with the Province in the determination of any future river crossings, which are the responsibility of Alberta Infrastructure and Transportation.
 - h) *Deleted*
 - i) Secure and protect the CPR and CNR rail corridor for future active transportation connections within Drumheller.

11.2.2 MAJOR CORRIDORS

Drumheller is accessed by several major provincial transportation corridors (Figure 11 - Transportation Network). These corridors offer the first experience and sense of arrival for visitors to Drumheller, as well as provide the major connections between neighbourhoods.

- a) Coordinate road and trail connections with the Province of Alberta and adjacent municipalities to ensure regional connectivity.

- b) Reduce/consolidate signage and other visual disturbances on the Highway 9 and 575 entrances to Drumheller to retain the experience of arrival and keep the focus on the landscape transition.
- c) Reduce/consolidate signage and other visual disturbances along the highway 10 corridor from Rosedale to East Coulee to retain the landscape experience.
- d) Protect future road rights-of-ways through building setbacks as required.

11.2.3 COMPLETE STREETS

Complete Streets ensure that there is safe right of way provided for a range of users, through the provision of infrastructure such as wide sidewalks, safe crossings, and cycling lanes.

- a) Update existing design guidelines for streets to provide for complete street features that will improve public safety, encourage alternative and active transportation, improve livability, and accommodate a range of users. Features should include but are not limited to:
 - i. Bicycle lanes;
 - ii. Bump outs;
 - iii. Wider sidewalks in urban areas;
 - iv. Safe crossings for those with mobility challenges;
 - v. Curb cuts; and
 - vi. Patterned paving.
- b) Consider the provision of a transit service, particularly to address the needs of youth and young adults and provide an alternative travel method for visitors to Drumheller.
- c) Ensure all new development creates linkages to the town's overall trail network.

11.3 UTILITIES AND SERVICING

Utilities, such as waste, water, and electricity, are essential to support growth and quality of life in Drumheller. Utilities should be well planned and integrated with future growth areas, as well as consider the impacts of a changing climate and economy.

11.3.1 GENERAL

The general utilities and servicing policies apply to utilities and services provided in Drumheller by both the Town and other providers.

- a) Provide high quality utility services, in accordance with federal and provincial standards.
- b) Ensure all utility systems are adaptive to changing technologies and a changing climate.

- c) Maintain, fund, and implement a comprehensive long- term plan for utility infrastructure and establish budget priorities in alignment with the MDP.
- d) Provide servicing in a logical manner to support both infill growth and growth areas.
- e) Update the Town's engineering design guidelines for the construction and maintenance of infrastructure, rights-of-way, and service connections to ensure they are consistent with the policies of the MDP.
- f) Review and update the Off-Site Levy bylaw to align with the new priorities of the MDP.

11.3.2 WASTE

Waste management is an integral service provided by the Town. This service contributes to Drumheller fulfilling its potential as the 'cleanest, friendliest, and most sought after' community.

- a) Promote the principles of reducing, reusing, and recycling materials as well as efficient energy use in all Town facilities and in the broader community through outreach.
- b) Ensure the provision of on-site recycling facilities in all multi-family residential, commercial, and industrial areas.

11.3.3 WATER

Drumheller's main water source is the Red Deer River. The Town will continue to protect water quality and ensure that all stormwater is managed effectively in Drumheller, in coordination with flood mitigation strategies.

- a) Ensure adequate stormwater management in all development areas.
- b) The release of storm water run-off from any development area to downstream areas shall be designed and managed in accordance with Alberta Environment requirements.
- c) Encourage water conservation through implementation of community outreach programs and monitoring.
- d) Encourage the use of constructed wetlands for stormwater management and treatment.

VIEW TO THE NORTH EAST FROM ELGIN HILL



12 CULTURAL AND COMMUNITY SERVICES

In addition to hard infrastructure and utilities, the Town provides and supports a wide variety of services that contribute to the overall health, safety, and wellbeing of Valley residents. This includes recreation facilities, schools, protective services, community centres, and other social and health services. Many of these facilities and services are provided in partnership with other organizations and levels of government. These services enhance the overall Drumheller experience, providing amenities for Drumheller residents and visitors.

12.1 GENERAL

The following policies apply to all Town-owned and leased facilities.

- a) Work towards making all Town facilities barrier-free to enable use by all ages and levels of mobility.
- b) Where possible, incorporate environmental design considerations into all new Town facilities and the retrofit of existing facilities, including:
 - i. water conservation;
 - ii. stormwater management/low impact development (LID);
 - iii. renewable energy;
 - iv. energy efficiency;
 - v. use of recycled materials;
 - vi. reduction of waste;
 - vii. adaptive reuse; and
 - viii. green roofs.

12.2 COMMUNITY AND PROTECTIVE SERVICES

Community and protective services include fire and police services, which are essential for the safety of our community.

- a) Establish thresholds for expansion of fire services tied to growth, and ensure the Town's capital budgets reflect these increases in services.
- b) Ensure subdivision and development plans provide safe and efficient access for emergency service vehicles.
- c) Cooperate and partner with adjacent municipalities in the provision of emergency services.

12.3 RECREATION AND EDUCATION SERVICES AND FACILITIES

Recreation and educational services contribute to the quality of life in Drumheller and make our neighbourhoods great places to live, learn, and grow.

- a) Work with local school boards in the planning and location of school sites.
- b) Site new schools within easy, safe walking/biking distances to neighbourhoods.
- c) Where deemed appropriate the Town may require developers to build or contribute to the building of recreation and education facilities, such as schools, playgrounds, and libraries.
- d) Prioritize investment in recreational infrastructure based on population, density and identified resident needs.
- e) Recreational and educational needs resulting from growth should be identified, as well as methods to finance those needs, in advance of new development.
- f) Update and maintain a **Parks and Recreation Master Plan**, to address the recreation and community service needs of Drumheller in accordance with the direction of the MDP.
- g) Ensure that Town facilities are flexible and multi-use to support a variety of recreation opportunities and adapt to changes in recreation services over time.
- h) Encourage the provision of childcare and other social services within recreation facilities through partnerships with private providers.
- i) Partner with other recreation providers to expand recreation amenities and opportunities for youth and older adults in the community.

12.4 SOCIAL, CULTURAL, AND HEALTH SERVICES

Social and cultural capital are part of what make Drumheller's unique neighbourhoods incredible places to live and visit. Drumheller also boasts significant health services, which make the town an attractive place to receive treatments or to retire.

- a) Ensure social and health services, programs, and facilities are considered within area structure plans and area redevelopment plans to ensure that these necessary services are:
 - i. provided in accessible, convenient locations along primary pedestrian routes;
 - ii. co-located with other services into service hubs;
 - iii. barrier-free; and
 - iv. integrated within the design of the community.
- b) Expand and improve community support services relative to population growth and change, recognizing the growing diversity of Drumheller including Indigenous peoples, newcomers to Canada, young families, seniors, youth, and adults.

- c) Recognize the value of culture as an economic contributor to the Town and the role it plays in quality of life for residents.
- d) Support and promote cultural programs, activities, and facilities that generate a sense of community pride and local identity.
- e) Work with the Health Authority to facilitate the development of long-term health care services, senior care residences, and aging-in-place facilities in the town to meet the needs of the growing older adult population.
- f) Ensure that development near and adjacent to the Drumheller Health Centre and Community Cancer Centre does not conflict or limit the current and future operations or expansion of the facilities.

12.5 HERITAGE

Heritage comes in many forms, from structures to landscapes and even more intangible features and activities. The MDP supports the conservation and adaptive reuse of heritage to both celebrate the past and make heritage relevant to the present and future.

- a) Ensure adherence to the Alberta Historic Resources Act in the identification and preservation of archaeological, geological, palaeontological, and historic resources.
- b) Develop and maintain an inventory identifying historically significant buildings and landscapes.
- c) Encourage the protection of identified heritage properties, features, or landscapes.
- d) Encourage the adaptive reuse and retrofit of existing heritage structures and support this through consideration of building code equivalencies where necessary and appropriate.
- e) Where adaptive reuse is not feasible, encourage the incorporation of elements of the existing structure complimentary elements into the design of new development or recognition of the heritage value through art, signage, or other interpretive elements.
- f) Collaborate with Indigenous communities, private agencies, and individuals to preserve and promote historic sites.

13 IMPLEMENTATION

Bringing the vision for Drumheller to life requires coordinated and sustained implementation and monitoring of the goals, policies, and objectives of this Plan. The following section outlines critical actions to ensure successful implementation of the MDP.

13.1 PLAN MONITORING

The MDP will be monitored and regularly reviewed based on a series of performance measures to ensure the successful implementation of Drumheller's Vision. Implementation and monitoring of the MDP will occur through a number of mechanisms and processes, including:

- Ongoing administration of the development review process and periodically reviewing and amending area structure plans and Concept Plans;
- Carrying out next steps required to implement the vision, goals, and objectives of the MDP; and
- Collaborating with neighbouring municipalities on planning and development matters, as well as activities related to major processes and plans.

The MDP may be amended or updated to reflect changing circumstances and to ensure it remains an effective tool for achieving the goals and objectives of Council and aspirations of Drumheller.

- a) Town administration will report to Council on implementation of the MDP annually.
- b) Administration will develop performance measures to monitor the implementation of the MDP.
- c) A comprehensive review of the MDP shall be undertaken every 5 years to consider administrative updates, emerging trends, implementation progress, and policy gaps.
- d) At the discretion of Council, the Town shall permit developer-funded area structure plans and concept plans that incorporate public and stakeholder engagement and require Administration and Council approval.
- e) The Town will monitor and report to Council annually on the rate of development within area structure plans and concept plans, including the number of new dwellings, and dwelling types.
- f) When creating or amending area structure plans and area redevelopment plans, the Town shall include a condition requiring municipal review of the plans after 10 years, and a review after 5 years if sufficient development has not been undertaken after 5 years of the plan's approval.

13.2 IMPLEMENTATION ACTIONS

The implementation actions identify internal coordination efforts and policy updates required to align with the new vision and objectives of the Municipal Development Plan. All of these implementation actions are subject to capital funding approval for implementation, and should be incorporated into the Town's asset management planning.

- a) Construct flood mitigation structural measures to protect existing development in Drumheller.
- b) Prepare and adopt Drumheller-specific engineering design and construction standards.
- c) Update existing area structure plans and concept plans to conform with the MDP.
- d) Update existing and draft IDPs with adjacent municipalities to reflect the new priorities of the MDP.
- e) Develop new ASPs for priority growth areas.
- f) Update the Downtown Area Revitalization Plan.
- g) Complete or amend area structure plans for employment areas to conform with the MDP.
- h) Review and update the Town's Transportation Master Plan.
- i) Develop an Economic Development Strategy.
- j) *Deleted*
- k) Update the Town's Tourism Master Plan.
- l) *Deleted*
- m) Create an asset management plan to ensure sustainable long-term financing, operations, and management of new assets directed by the MDP.

13.3 REGIONAL COOPERATION

Drumheller shares municipal borders with Wheatland County, Kneehill County, Starland County, and Special Areas. The Town will continue to partner with these municipalities to maintain Intermunicipal Development Plans and uphold the policies contained therein, to coordinate and fulfill the aspirations of the region.

- a) Work with Wheatland County, Kneehill County, Starland County, and Special Areas to maintain up to date Intermunicipal Development Plans.
- b) Implement all IDP policies for communication, referral, and formal dispute processes with adjacent municipalities.

- c) Work with adjacent municipalities, surrounding communities, and relevant agencies to ensure the coordinated delivery of emergency and social services in the region.
- d) Foster relationships of mutual trust and collaboration with First Nations and work together to advance reconciliation initiatives and mutually beneficial projects.

13.4 PUBLIC ENGAGEMENT

Citizens should be involved in decisions affecting their communities. The Town is committed to ensuring that the public is informed and has opportunity to provide feedback on major decisions in Drumheller.

- a) Strive to meaningfully involve residents, businesses, and stakeholders in decisions affecting them through transparent and accessible engagement and communications protocols.
- b) Ensure timely reporting on feedback received and how it was incorporated in decision-making.
- c) Require local engagement with affected parties as part of the creation of Area Structure Plans and Area Redevelopment Plans.
- d) Use a variety of engagement tactics to reach the broadest and most diverse range of feedback from the public. Consider targeted engagement to increase participation levels from groups that are underrepresented in municipal decision making and/or face barriers to participating in regular public engagement processes.
- e) Maintain an accessible and up to date Town website, that clearly communicates Town aspirations as well as functional information for future and prospective residents, developers, and businesses.

14 GLOSSARY

Active transportation: walking and cycling, as well as other forms of human powered transportation, including rollerblading, longboarding, skateboarding, jogging, among others.

Age-in-place: homes or seniors' facilities designed to allow residents to meet their changing needs (medical, mobility, etc) as they age, enabling them to stay in that location instead of needing to relocate to another home.

Changing climate: shifting global climate patterns, including increasing temperatures, rising ocean levels, and more frequent extreme weather events (droughts, floods, and forest fires) related to increased greenhouse gas emissions in the atmosphere.

Complete community/neighbourhood: a community or neighbourhood that is planned and designed with a mix of uses, within close proximity, to support everyday needs for a variety of lifestyles to live, work, shop, learn, and play. This includes a range of housing options that can accommodate a diversity of incomes and household types for all stages of life, as well as jobs, local services, schools, recreation, and open spaces.

Complete streets: streets which are designed to enable safe access for all users including pedestrians, bicyclists, motorists, and transit riders, of all ages and abilities.

Crime Prevention Through Environmental Design (CPTED): a crime prevention approach that uses the design and use of the built environment to a reduce fear and incidence of crime, and generally improve public safety and a community's quality of life.

Environmental reserve: the land designated as environmental reserve by the Town as per Section 664 of the Municipal Government Act. Environmental reserve may include natural features, land subject to flooding, water features/wetlands, steep slopes, or riparian areas for the purpose of preserving their environmental integrity, protecting public safety, or providing public access.

First bench: means the first intermediary plateau or area which occurs between the toe of a slope (valley bottom lands) and an escarpment or valley wall top (or rim). Bench-lands typically have a slope of between 1 and 15 percent and a valley edge may have more than one bench at different elevations.

Flood fringe: means the portion of the flood hazard area outside of the floodway and includes sub-zones such as high hazard flood fringe, protected flood fringe and protected flood fringe by temporary measures. Water in the flood fringe is generally shallower and flows more slowly than in the floodway.

Flood hazard area: means the area of land that will be flooded during the 1:100 year return period design flood. The flood hazard area is typically divided into two main zones, the floodway and the flood fringe, and may include flood fringe sub-zones.

Flood mitigation: the implementation of measures (physical, organizational, etc) that reduce the risk of flooding and the potential damage that could result from a flood.

Floodway: means the portion of the flood hazard area where flows are deepest, fastest and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area.

High hazard flood fringe: means a specific sub-zone of the flood fringe which experiences deeper or faster moving flows than the rest of the flood fringe. The high hazard flood fringe is the second highest flood risk category after Floodway.

Historic resource: any work of nature or of humans that is primarily of value for its palaeontological, archaeological, prehistoric, historic, cultural, natural, scientific, or esthetic interest including, but not limited to, a palaeontological, archaeological, prehistoric, historic or natural site, structure or object.

Land Use Bylaw (LUB): the Land Use Bylaw is a regulatory bylaw of the Town, required by the Municipal Government Act, that implements the land use direction provided in the Municipal Development Plan. Every parcel of land in the Town has a land use district, which specifies which uses are permitted and discretionary and how buildings and land can be developed in the Town.

Low impact design (LID): a land development and stormwater management approach that focuses on maintaining and restoring the natural hydrology (movement of water) by managing stormwater close to its source. LID can reduce the burden on conventional infrastructure, maintain ecological functionality, and establish a cleaner and more secure water supply. LID practices include bioswales, stormwater collection and reuse, and alternative paving methods.

Mixed-use: different uses that are in close proximity to each other. This can be in the same building (e.g. residences above retail) or on the same site (e.g. offices adjacent to restaurants or other commercial activities).

Municipal Development Plan (MDP): a statutory document required by the Province of Alberta as specified by the Municipal Government Act (MGA). The MDP is intended to guide all growth and development in the Town and may provide policies on a range of other relevant matters.

Municipal reserve: the land designated as municipal reserve under Division 8 of the Municipal Government Act.

Natural area: areas that include steep slopes, coulees, significant geologic features and areas of native vegetation, including grasslands, shrubland and forests.

Protected Flood Fringe: means a sub-zone of the flood fringe area which could be flooded if berms fail or do not work as intended during the 1:100 year return period design flood.

Protected Flood Fringe by Temporary Measures: means a sub-zone of the flood fringe area that is intended to be protected by temporary measures. This sub-zone accounts for the residual risk if the temporary measures are not implemented or if the dedicated flood berms fail or do not work as designed during the 1:100 year return period design flood.

Secondary Residence: a dwelling unit that is an accessory to a single-detached dwelling and is intended for use as a separate and independent residence. The intent of this type of

development is to provide flexibility and variety in housing types, as well as increase the density without changing the overall character of the residential neighbourhood.

Stormwater Management: the practice of minimizing the strain that stormwater places on municipal infrastructure and private property; lessening overland flooding during significant weather events; and reducing the impact of polluted water flowing into waterbodies.

Sustainability: the World Commission on the Environment and Development (1987) defines sustainability as “Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

Temporary Measures: means measures which are temporarily implemented by the Town of Drumheller in advance of a flood to fill gaps in existing structural flood mitigation. Temporary measures are intended to be deployed in areas where permanent infrastructure was not feasible due to blocking access roads, space constraints or other factors and may include sandbags, water filled tubes, earthfill and other modular flood barriers.

Universal access: the ability of an environment, amenity, or place to be accessed, understood, and used to the greatest extent possible by all people regardless of their age, size, ability, or disability.

Xeriscaping: means a creative, natural approach for constructing low maintenance, water efficient, and sustainable landscapes. It includes designing the landscape using native plants and drought-tolerant species which require less water and chemicals.

15 FIGURES

FIGURE 1 - STRUCTURAL MEASURES

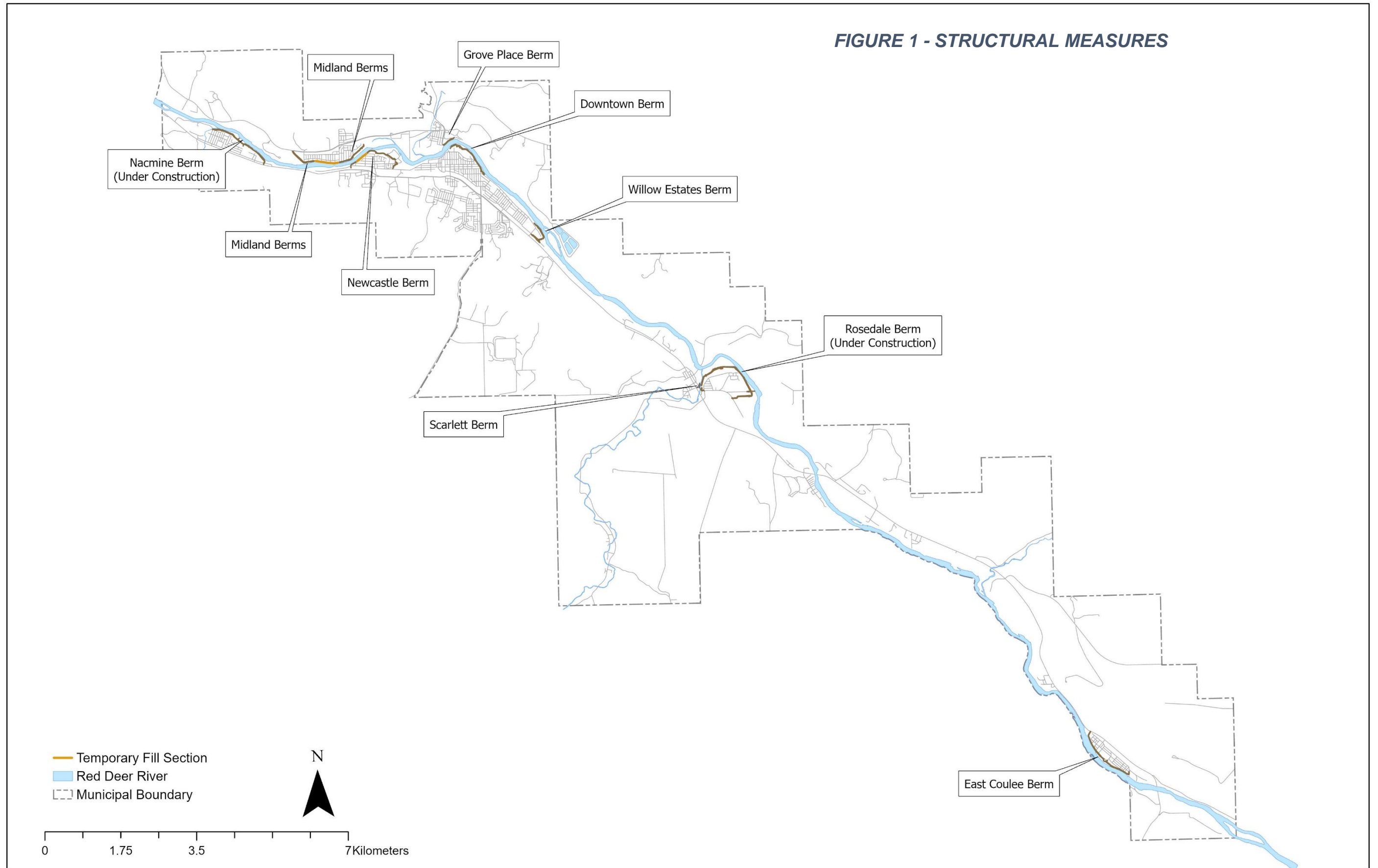
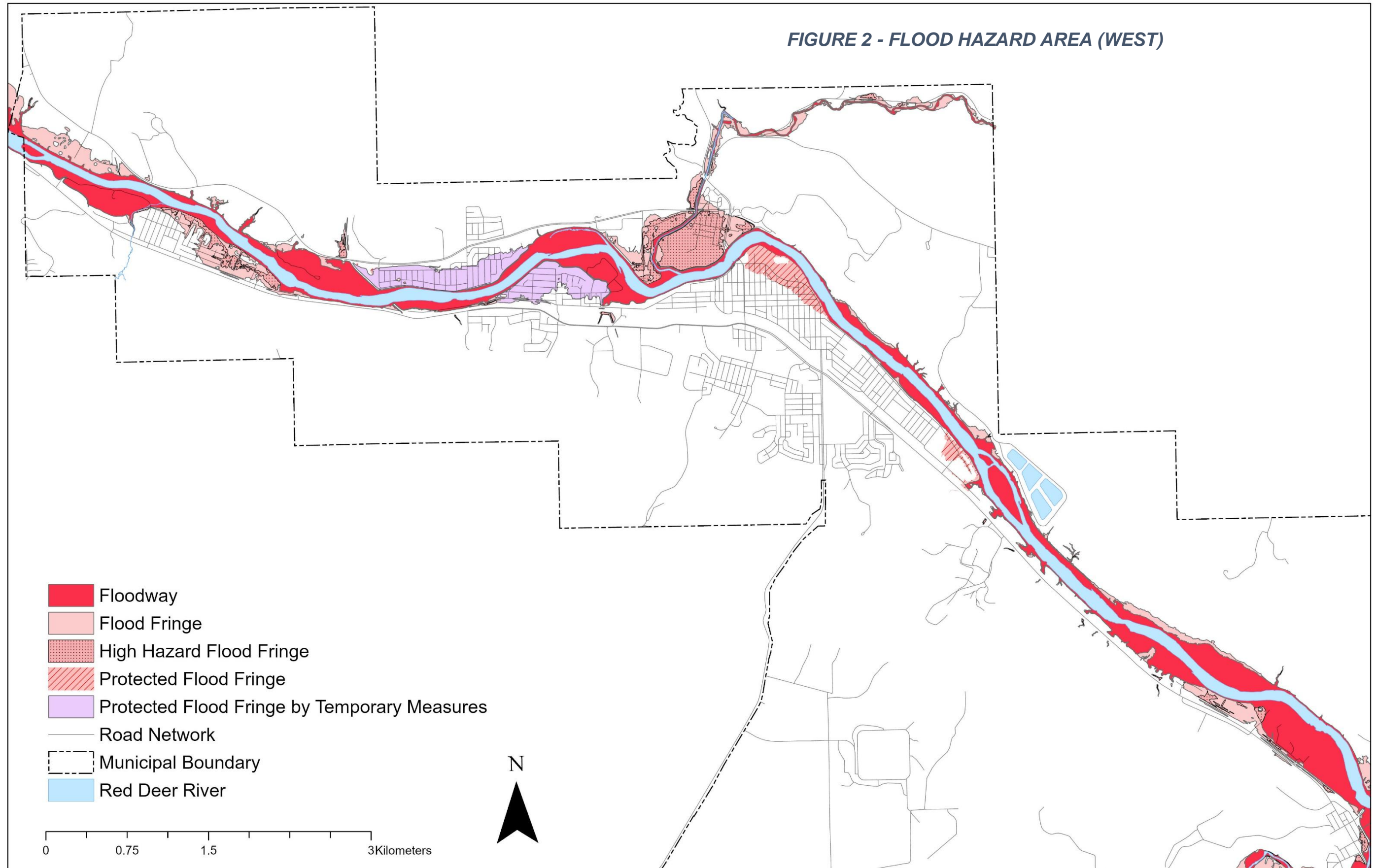


FIGURE 2 - FLOOD HAZARD AREA (WEST)



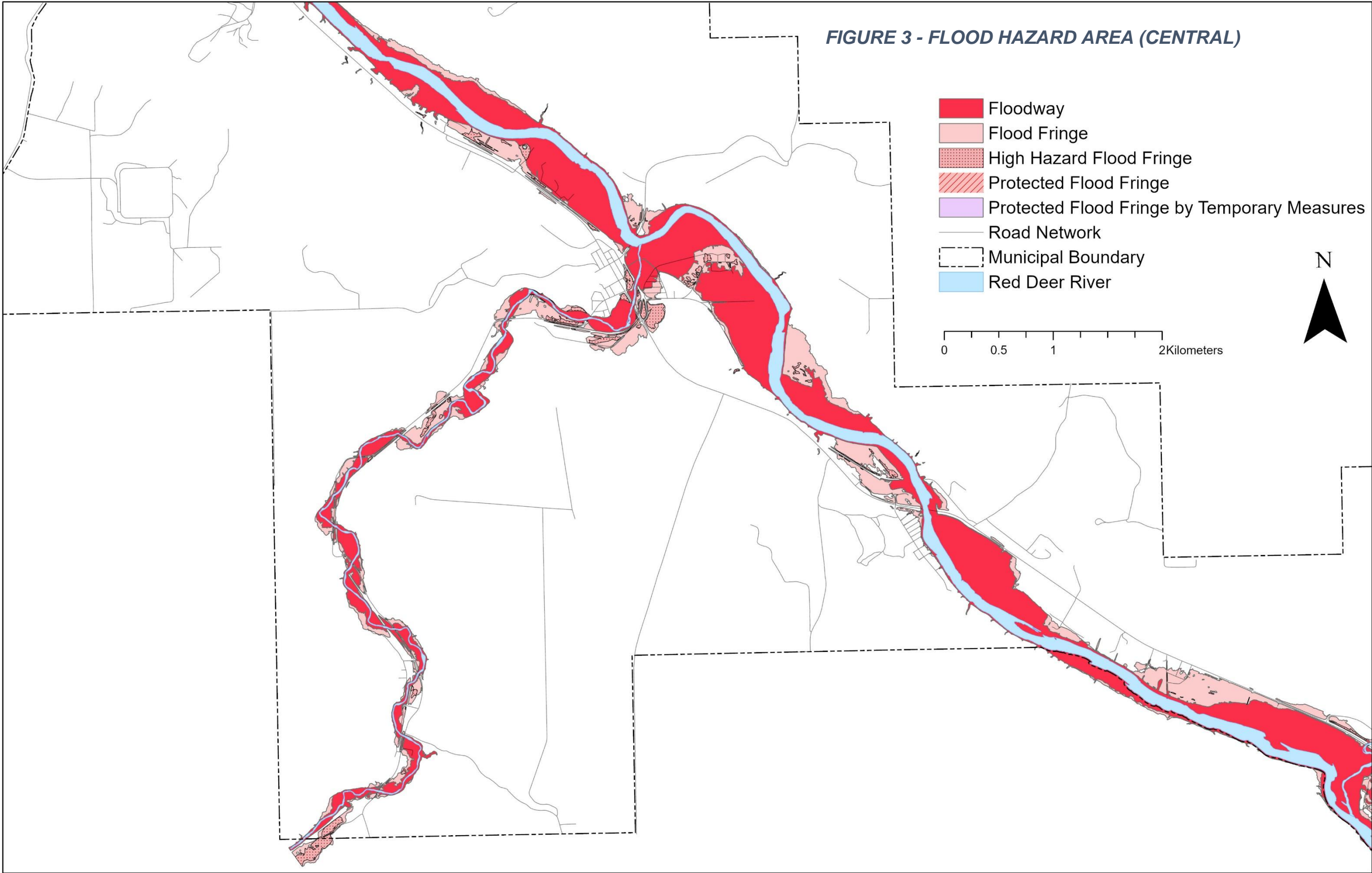


FIGURE 4 - FLOOD HAZARD AREA (EAST)

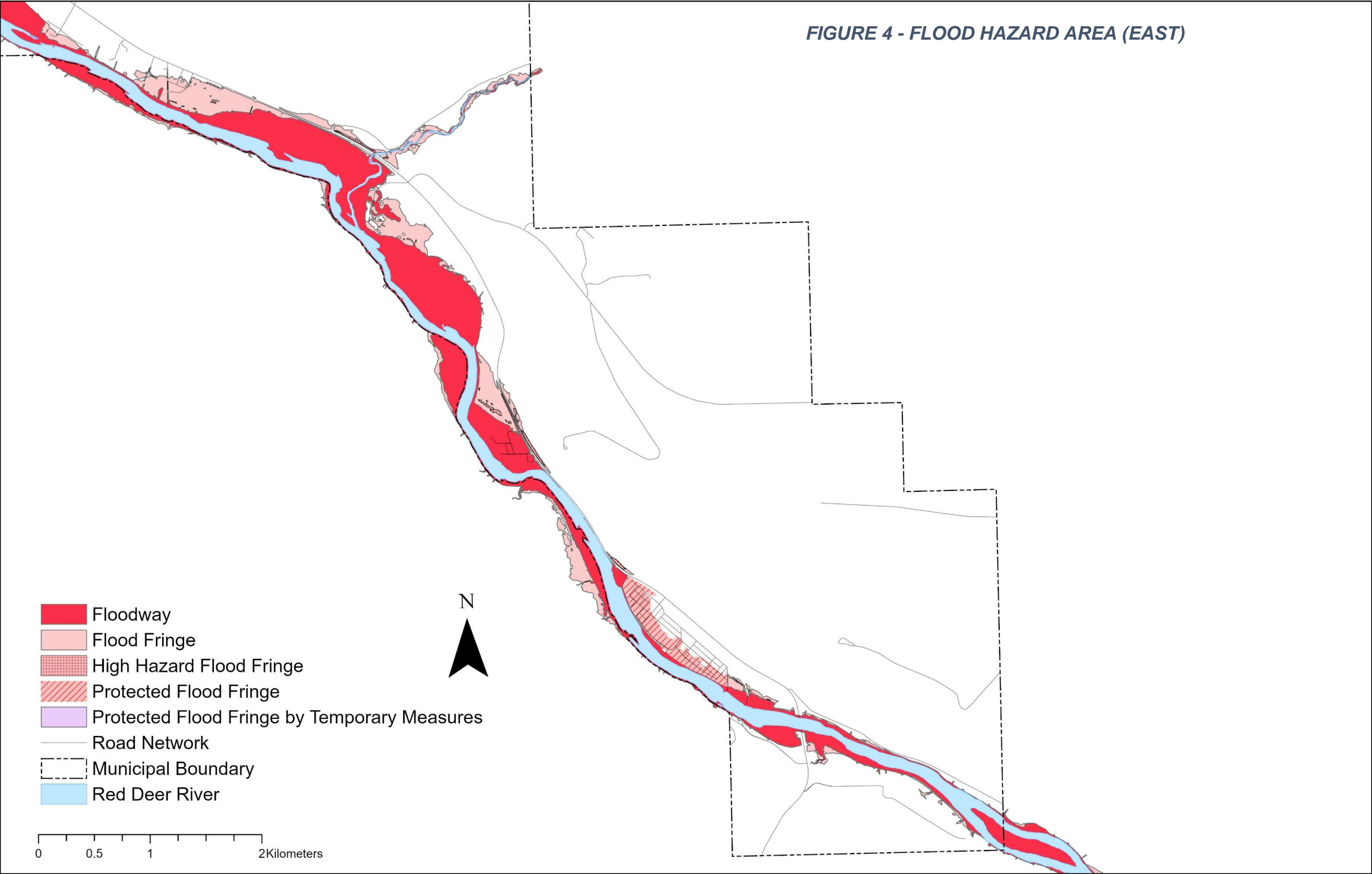


FIGURE 5 - EXISTING LANDSCAPE CONDITIONS

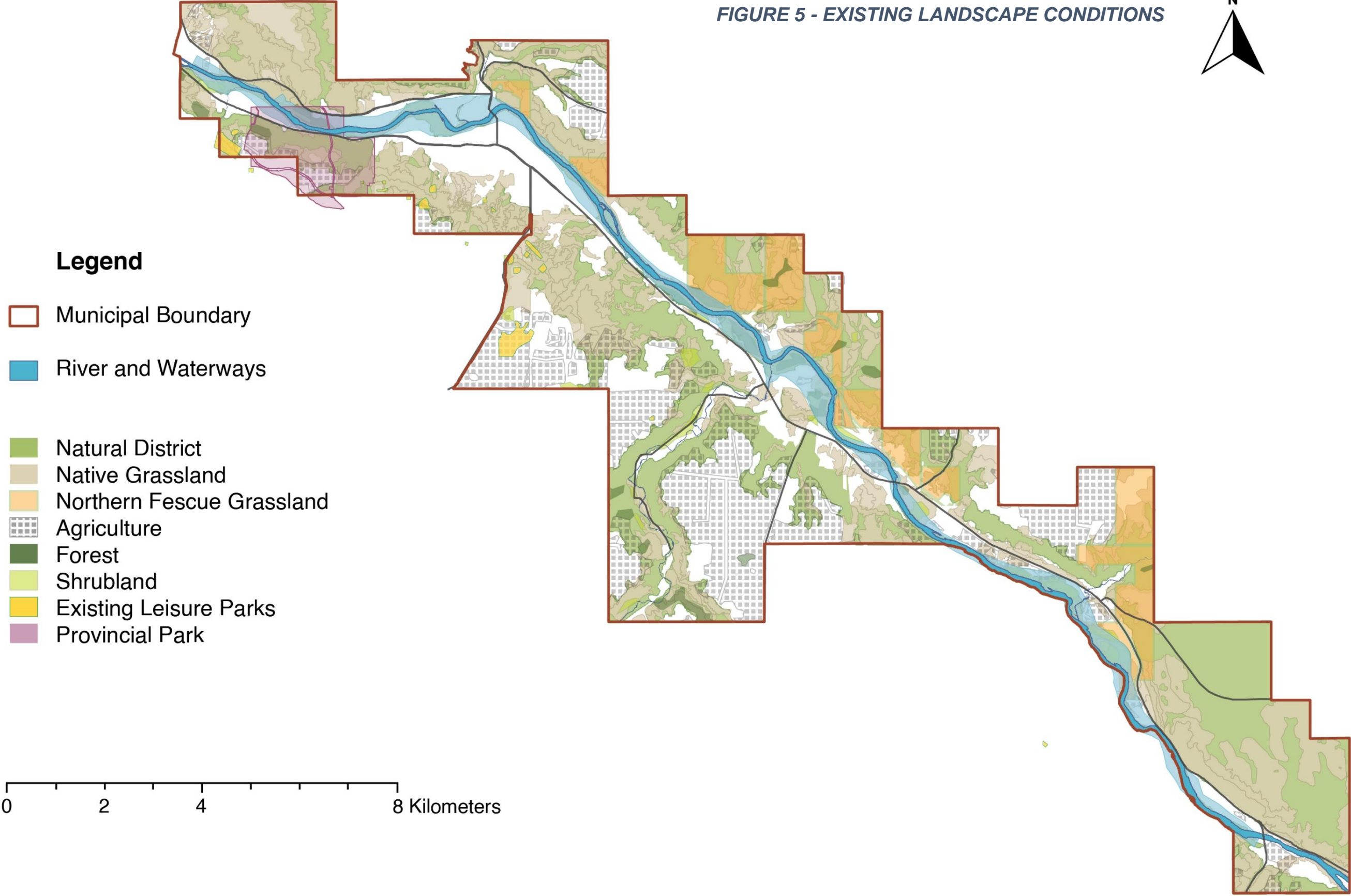


FIGURE 6 - SIGNIFICANT PLACES

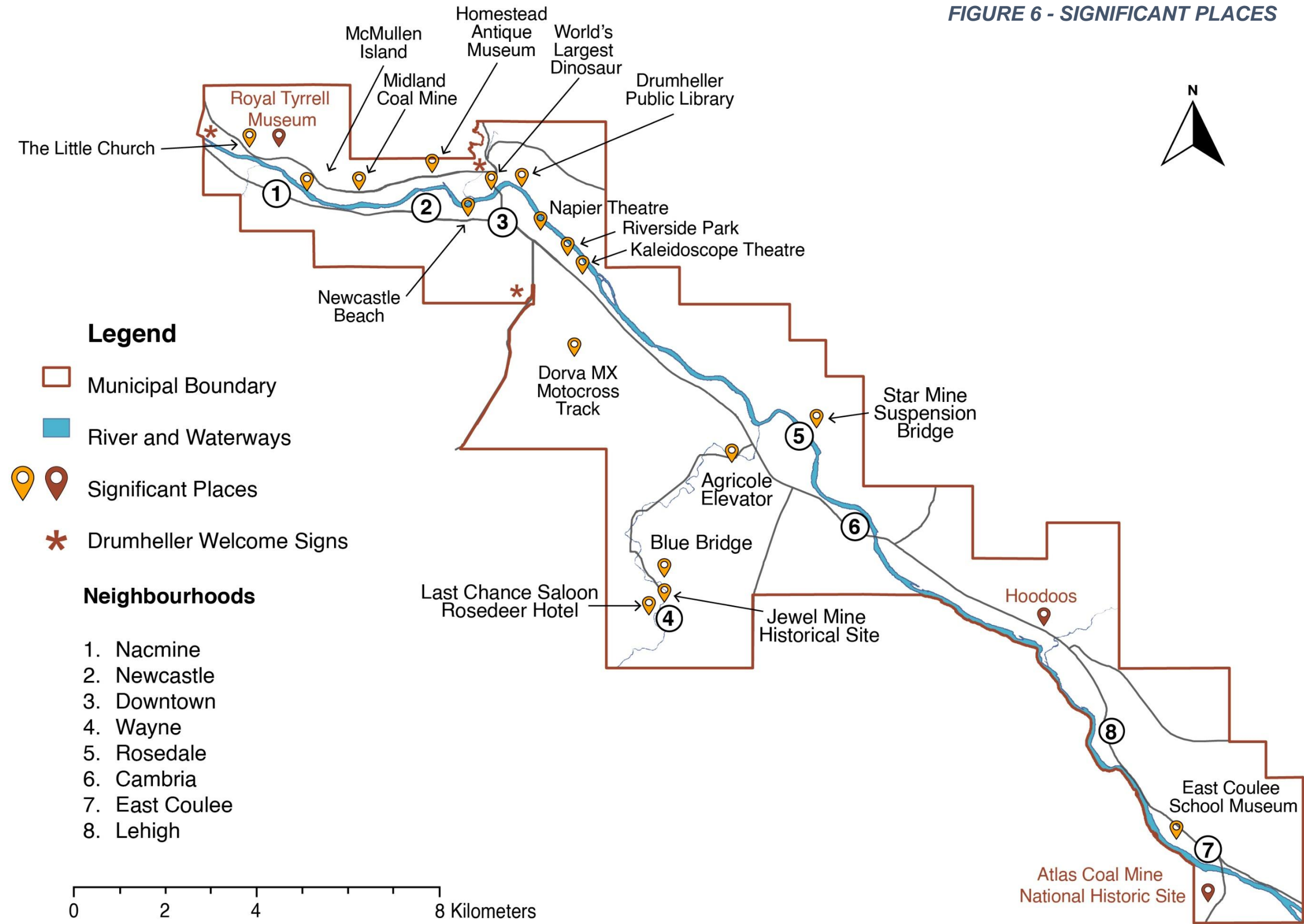


FIGURE 7 - DEVELOPMENT CONSTRAINTS

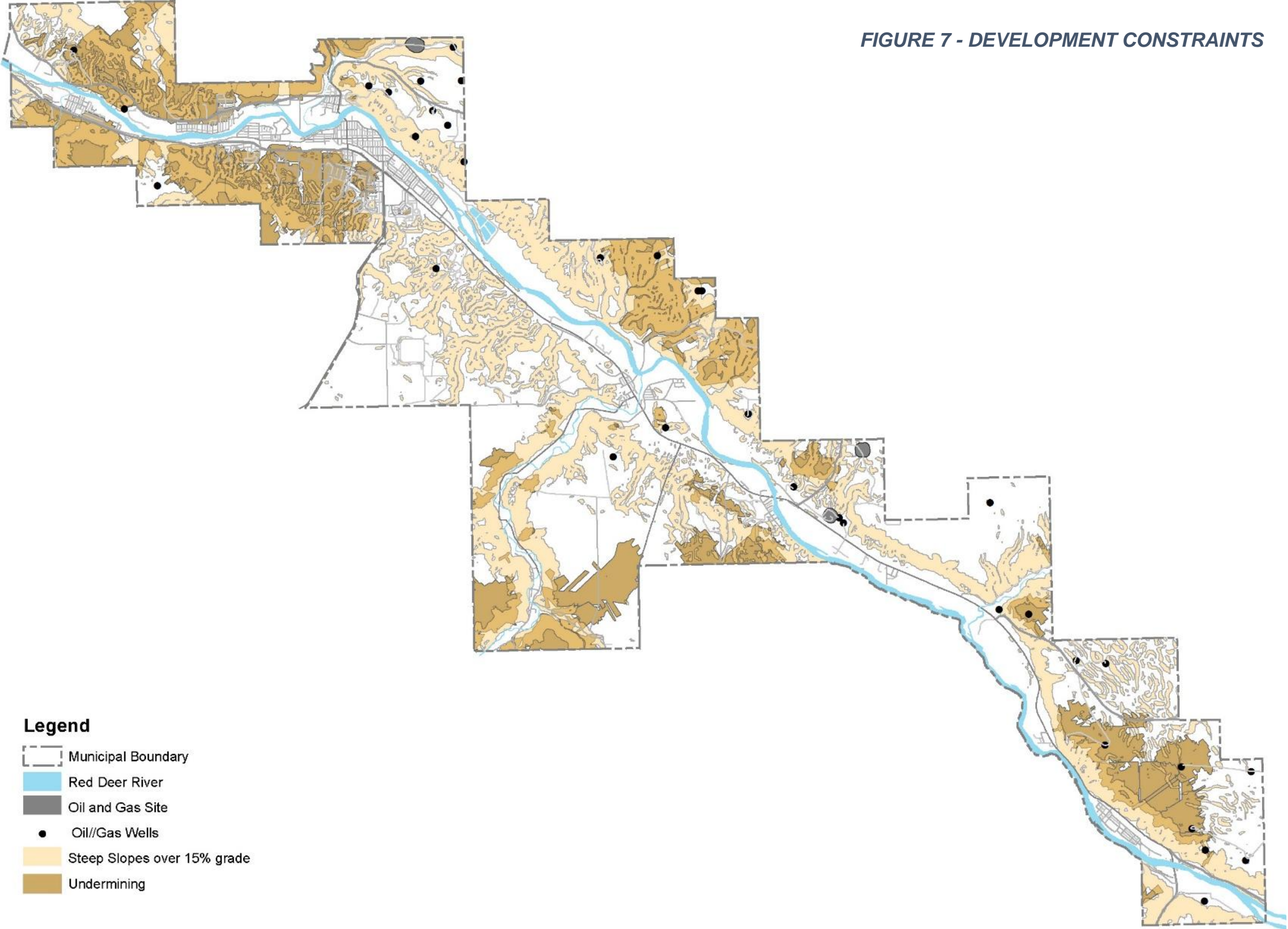


FIGURE 8 - SIGNIFICANT VIEWS

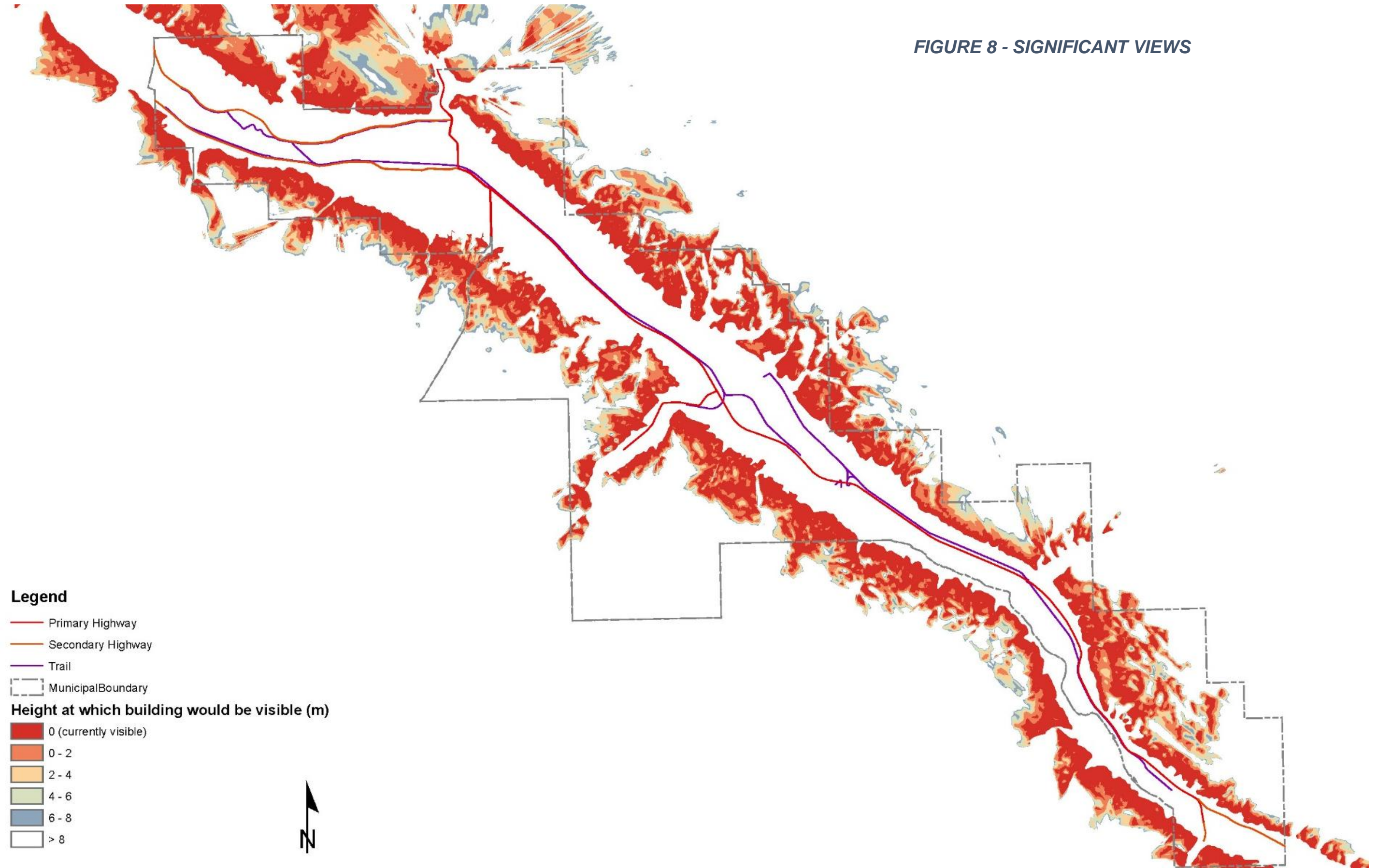
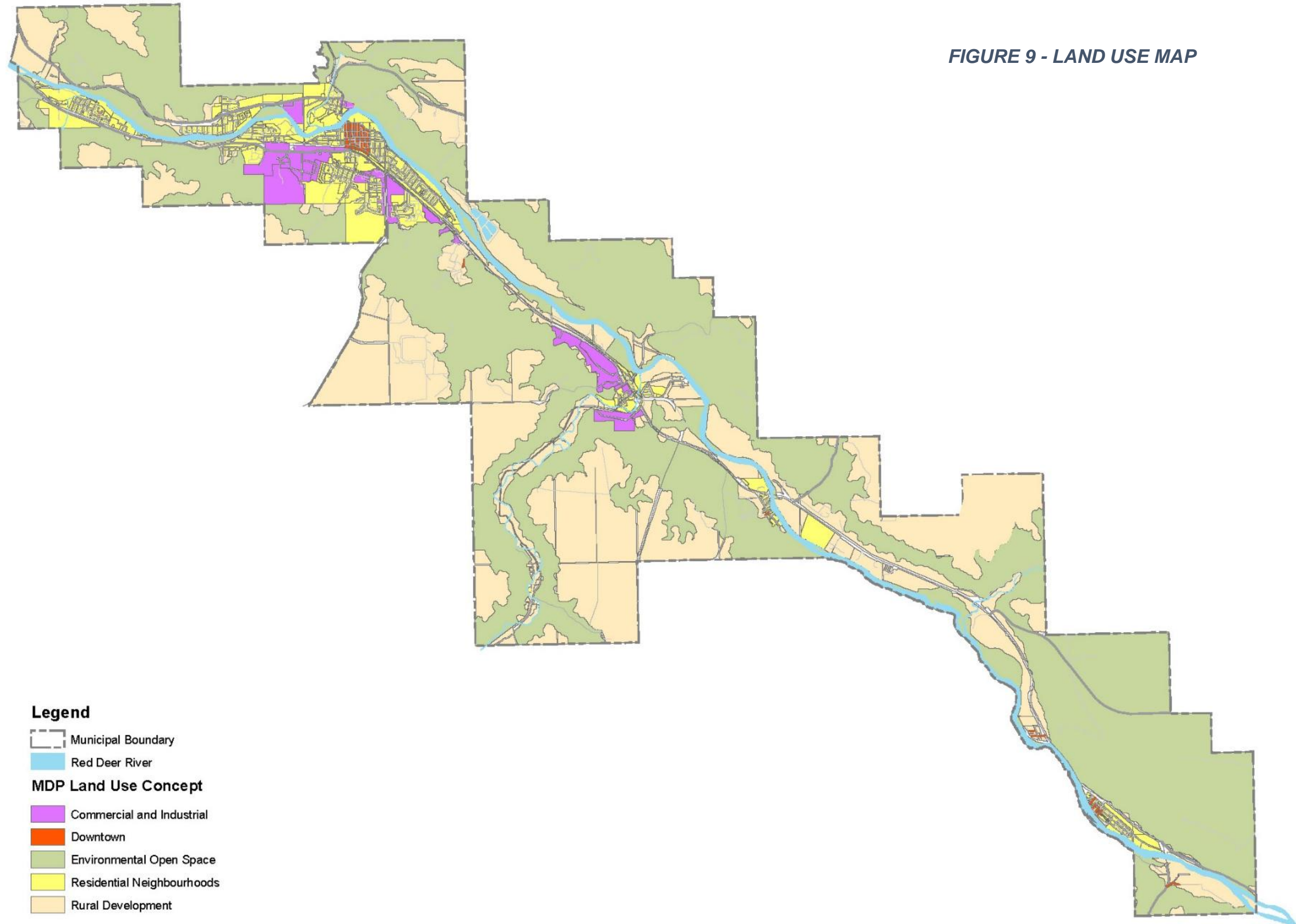


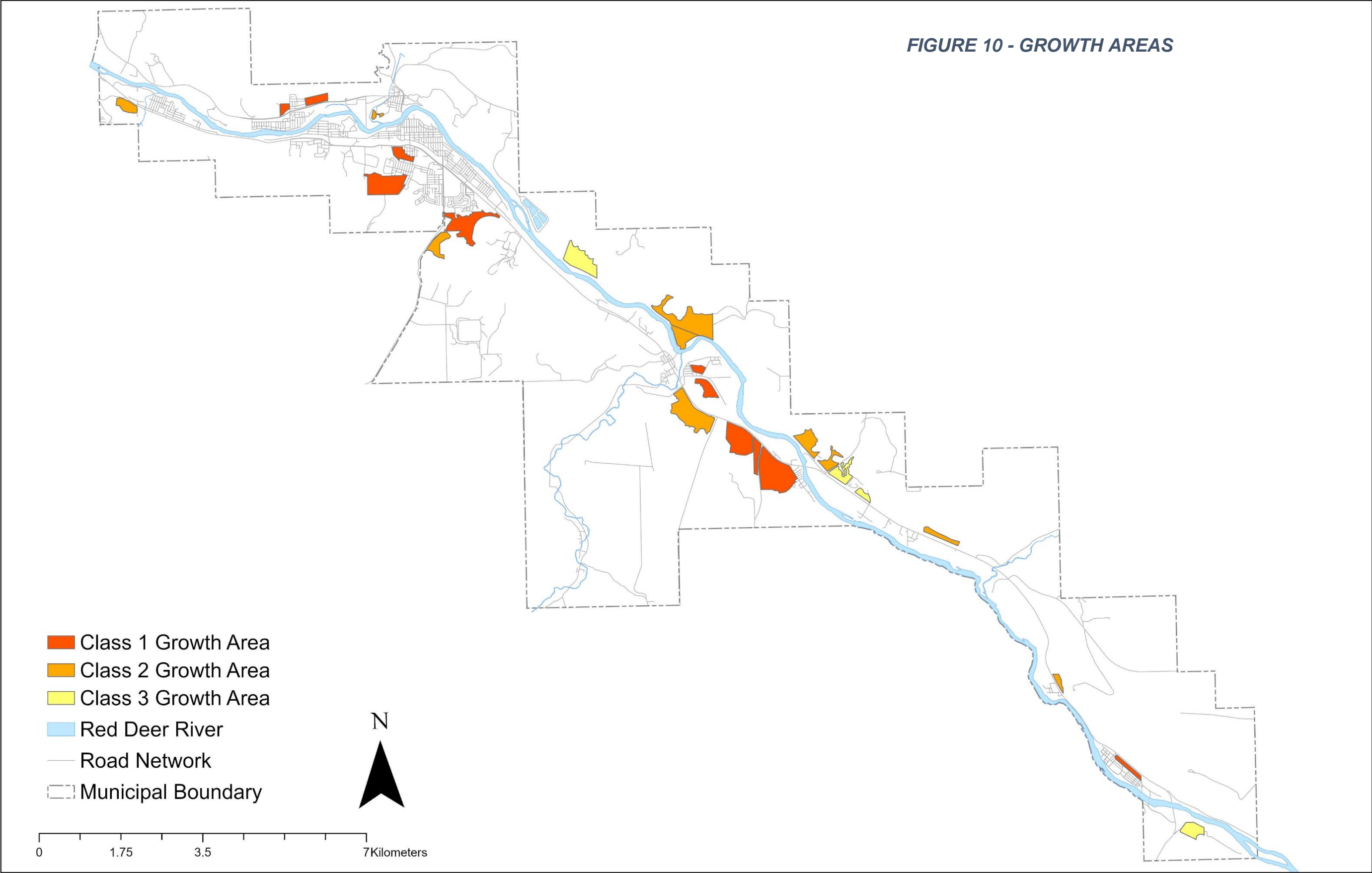
FIGURE 9 - LAND USE MAP

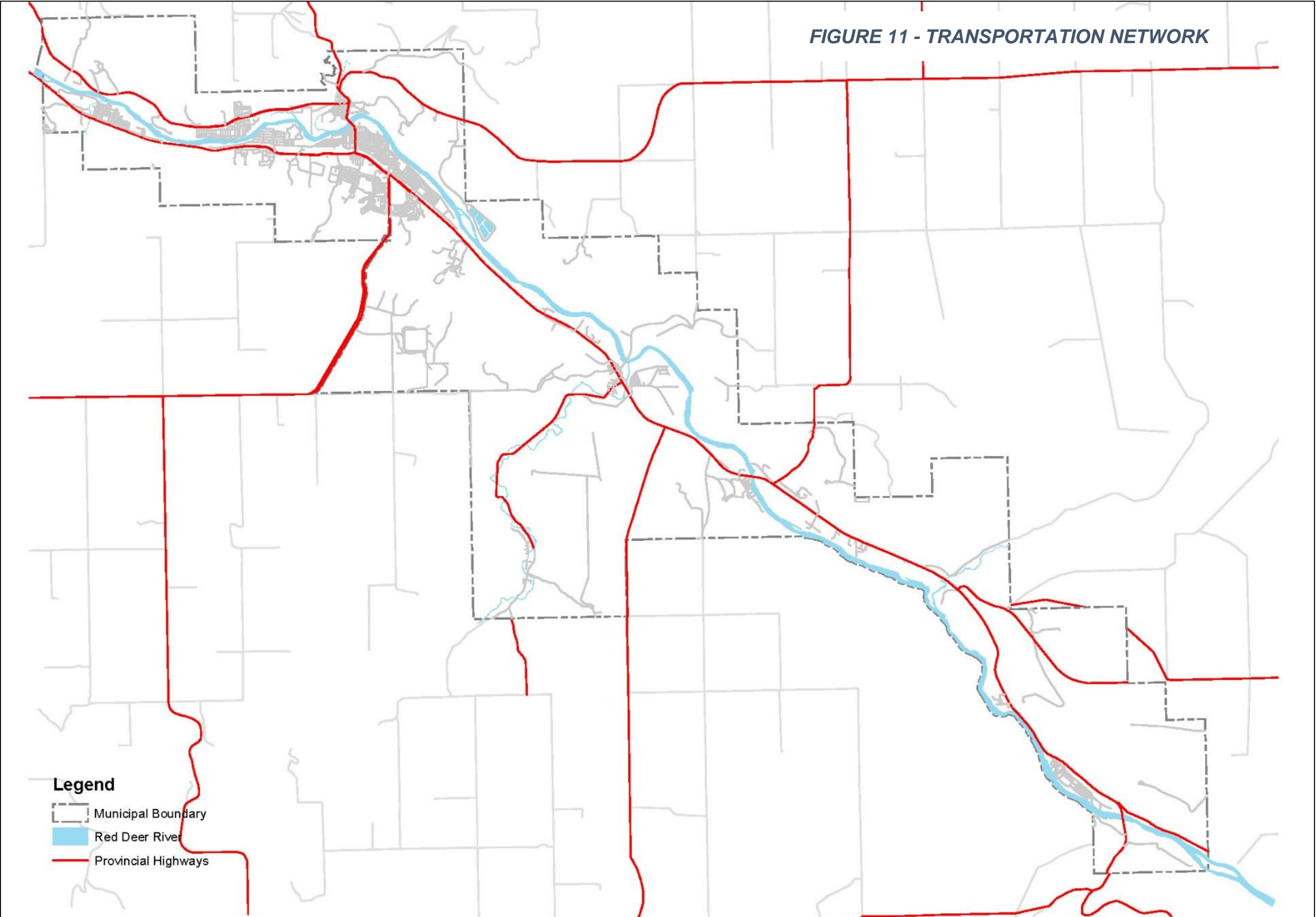


Legend

- Municipal Boundary
- Red Deer River
- MDP Land Use Concept**
- Commercial and Industrial
- Downtown
- Environmental Open Space
- Residential Neighbourhoods
- Rural Development

FIGURE 10 - GROWTH AREAS





From: [Tracy Woitenko](#)
To: [Legislative Services](#)
Cc: [Antonia Strilisky](#); [Reg Johnston](#)
Subject: FW: Town of Drumheller - Proposed MDP Amendment Bylaw 26.25
Date: Wednesday, August 6, 2025 9:23:24 AM

FYI – here is the response from Wheatland County.

Tracy

From: PlanningAndDevelopment <planninganddevelopment@wheatlandcounty.ca>
Sent: August 6, 2025 9:20 AM
To: Tracy Woitenko <twoitenko@palliserservices.ca>
Subject: RE: Town of Drumheller - Proposed MDP Amendment Bylaw 26.25

Good morning,


Wheatland County Planning Department had the following comments:

Bylaw #26.25 regarding proposed amendment to the Town of Drumheller Municipal Development Plan (MDP) was reviewed against the Intermunicipal Development Plan (IDP) between the Town of Drumheller and Wheatland County.

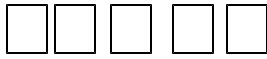
In review of Bylaw #25.26, Wheatland County notes the following:

- The goals and objectives in section 2.2 of the MDP amendments appear to align with the policies within the IDP.
- Proposed policies 8.1(a) to (d), 8.1.1(a) to (b), 8.3(a) to (e), 8.3.3(b), and 8.3.3(d)(ii) of the MDP amendments appear to align with the policies in section 3.4 of the IDP which aims to ensure tourism and recreational-related development occur efficiently with the natural environments while minimizing negative impacts to communities.
- Proposed policy 8.4.1(b)(iii) of the MDP amendments are consistent with policy 3.5.1(b) of the IDP, addressing appropriate land use patterns in the vicinity of water resources and features in land use decisions.
- Proposed policies 9.1.1(a) to (g), 9.1.2(a) to (b), and 13.2(b) of the MDP amendments appear to align with the policies within section 3.6 of the IDP which aims to protect water and water features with consideration for flood protection.

Thanks,


|| || || || || || ||

Diane Bodie
[Administrative Assistant to Community and Development Services](#)
P: 403-361-2024



wheatlandcounty.ca infinetwc.ca

[242006 Range Road 243](#)
[Wheatland County, AB T1P 2C4](#)

From: Tracy Woitenko <twoitenko@palliserservices.ca>
Sent: Wednesday, July 9, 2025 8:57 AM
To: PlanningAndDevelopment <planninganddevelopment@wheatlandcounty.ca>
Cc: Reg Johnston <regjohnston@drumheller.ca>
Subject: Town of Drumheller - Proposed MDP Amendment Bylaw 26.25

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning

Please find the attached letter regarding a proposed amendment to the Town of Drumheller Municipal Development Plan 17.20.

Sincerely,

Tracy Woitenko, RPP, MCIP

Senior Planner

Palliser Regional Municipal Services

Email: twoitenko@palliserservices.ca

Phone: 877-854-3371 ext. 207

BRIEFING NOTE

TITLE:	Infrastructure Services – 2025 Q2 Report
DATE:	August 11, 2025
PRESENTED BY:	Jared Brounstein, Director of Infrastructure Services Greg Storch, Manager of Operations Bill Adams, Manager of Utilities Reg Bennett, Manager of Facilities Connor Schweder, Junior Project Manager
ATTACHMENTS:	2025 Q2 Report Presentation

SUMMARY:

The Infrastructure Services department is committed to enhancing the quality of life in our community by delivering safe, reliable, and sustainable infrastructure solutions that support growth and well-being. This report provides an update to Council and the community on Infrastructure Services projects and operational activities from April 1 to June 30, 2025. The department areas included are Capital & Procurement projects, Operations, Facilities, and Utilities.

RECOMMENDATION:

That Council accepts, as information, the 2025 Second Quarter Report for Infrastructure Services, as presented.

DISCUSSION:

N/A

STRATEGIC POLICY ALIGNMENT:

To promote transparent and accountable government, while creating an effective channel for communication between administration, council, and the public.

COMMUNICATION STRATEGY:

Quarterly reports are provided to Council by each department on an ongoing basis and are included for future public reference in the agenda package and on the Town YouTube Channel.

MOTION:

That Council accepts the 2025 Q2 Quarterly Report of the Infrastructure Services Department, as information.

A. Turner

Prepared by:
Ashley Turner
Senior Administrative
Assistant – Infrastructure
Services

J. Brounstein

Reviewed by:
Jared Brounstein
Director of Infrastructure
Services

E. Quiambao

Approved by:
Esther Quiambao, CLGM
Assistant Chief Administrative
Officer



**DRUMHELLER
VALLEY**

Infrastructure Services

2025 Second Quarter Report



**DRUMHELLER
VALLEY**

SeeClickFix

SeeClickFix Reporting

Category	Created 2025	2024	Ack 2025	2024	Closed 2025	2024	DTA 2025	DTA 2024	DTC 2025	DTC 2024	SLA Days	% in SLA 2025	2024	OD 2025	2024	Open 2025	2024	O&O 2025	2024
Alberta Transportation	9	0	0	0	9	0	0	0	0.1	0	5	100%	0	0	-	0	-	0	-
Cemetery Questions	0	1	0	1	0	1	0	2.7	0	29.5	3	0%	0%	0	1	0	0	0	0
Community Clean up - Missed Pick up	0	5	0	2	0	5	0	2.7	0	3.1	1	0%	20%	0	4	0	0	0	0
Decorative Streetlights	0	3	0	0	0	3	0	0	0	0.2	0	0%	0%	0	0	0	0	0	0
Town owned Facilities/Buildings	15	5	5	2	13	5	0.2	3.1	1.6	20.7	5	92%	40%	1	3	2	0	1	0
Flood Program - Trees	1	1	1	0	0	0	0	0	0	0	0	0%	0%	0	0	1	1	0	0
Flood Program - Vegetation	10	1	9	1	6	0	0.5	2.5	3	0	0	0%	0%	1	0	4	1	0	0
Garbage Collection - Comm	4	3	0	3	4	3	0	0.9	0.4	3.5	1	100%	0%	0	3	0	0	0	0
Garbage Collection - Res.	5	1	0	0	5	1	0	0	0.1	0.8	1	80%	100%	1	0	0	0	0	0
Parks Issues	12	16	10	13	7	16	0.1	1.8	11.6	28.5	5	43%	19%	4	13	5	0	4	0
Roads - gravel surface	19	20	18	18	6	20	0.3	2.7	11.7	44.6	5	33%	15%	3	17	13	0	11	0
Roads - paved surface	14	15	11	11	8	13	0.1	0.9	6.8	84.8	5	63%	8%	2	10	6	2	6	2
Roads - pothole	11	19	10	13	5	19	0.3	1.3	17.9	51	5	40%	21%	3	15	6	0	6	0
Roads - sidewalk issues	4	22	3	19	1	18	0.2	1.6	3.2	70.1	1820	100%	100%	0	0	3	4	0	0
Vegetation	40	41	29	36	24	41	0.6	1.6	3.9	62.3	364	100%	0	1	3	17	0	0	0
Water/Sewer - odour	3	3	3	36	3	40	0.9	1.6	3.3	56.7	1	0	98%	2	3	0	1	0	1
Water/Sewer - water quality	0	1	0	1	0	1	0	0.4	0	0.7	1	0	100%	0	0	0	0	0	0
Water/Sewer - water pressure	1	0	1	0	1	0	0	0	0.3	0	1	100%	0%	0	0	0	0	0	0
Z- Other	19	32	11	14	15	32	0.2	1.5	5.4	14.8	2	53%	28%	6	21	4	0	4	0
Totals	167	189	111	170	107	218	0.18	1.33	3.65	24.81	-	48%	29%	24	93	61	9	32	3

DTA: Days to Acknowledge
DTC: Days to Close
OD: Overdue
O&O: Open & Overdue



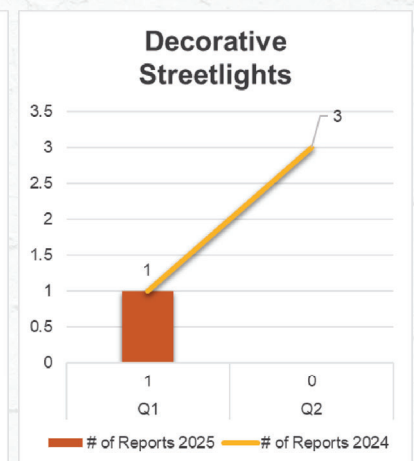
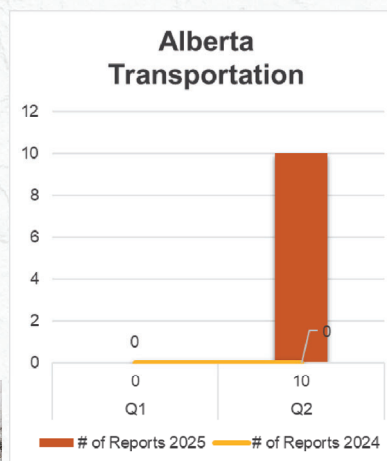
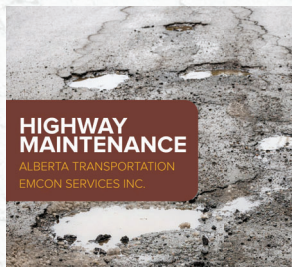
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Category Creation

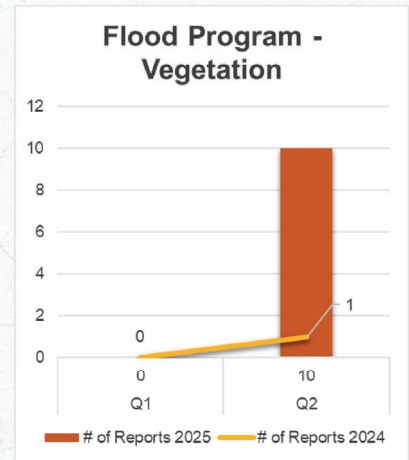
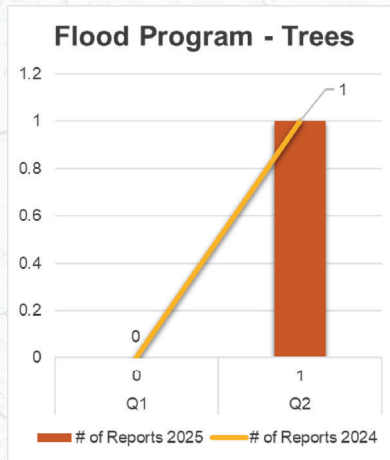
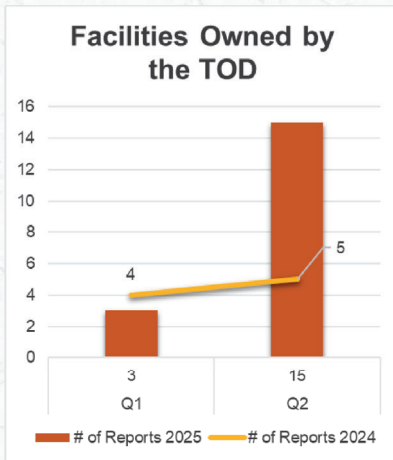
- New category created to track concerns falling under the jurisdiction of Alberta Transportation

Push Notification

- 2 push notifications sent through the SeeClickFix app, reaching 1,198 users. These notifications are typically communicating a delay in service, such as residential waste, an ongoing program such as hydrant flushing and public information for our fire restriction status/temp road closures.



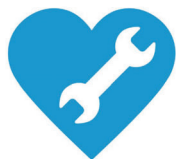
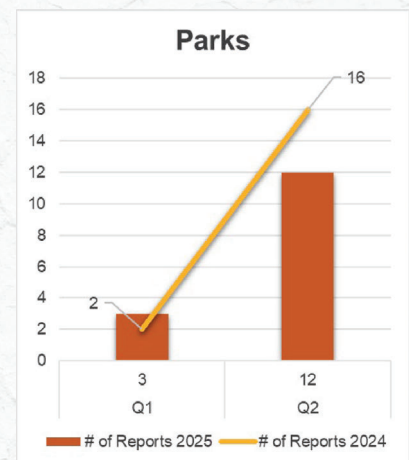
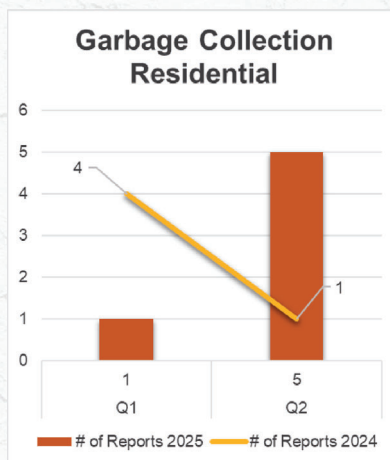
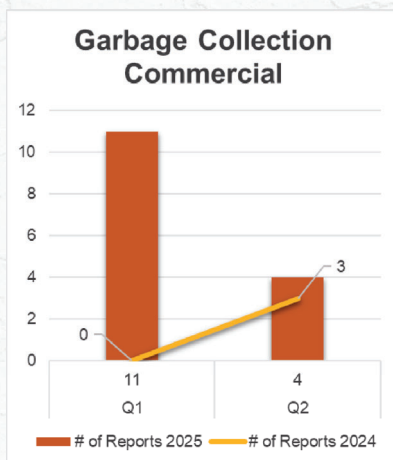
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POWERED BY CIVICPLUS



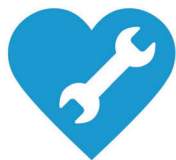
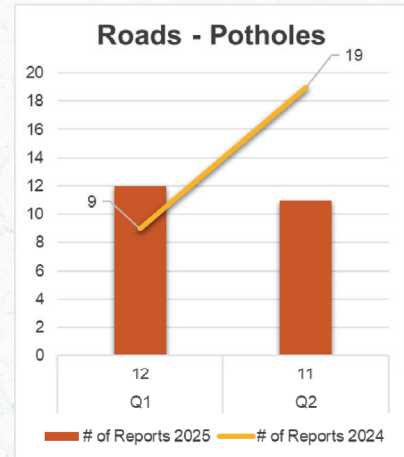
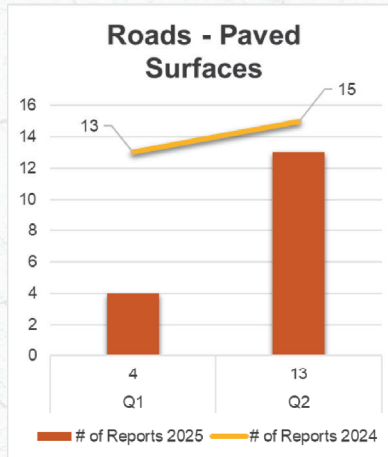
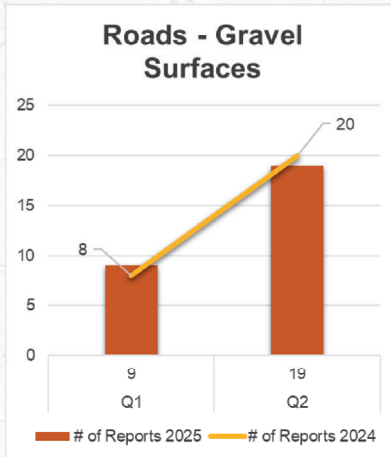
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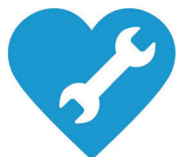
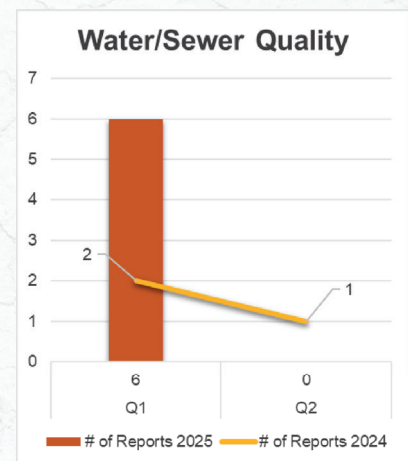
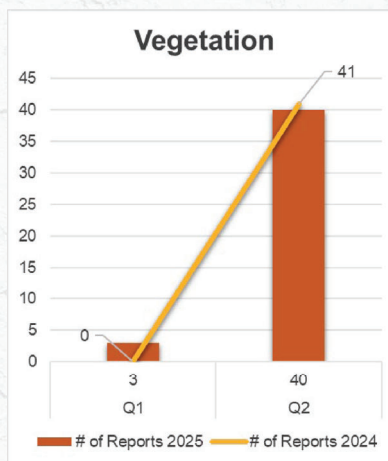
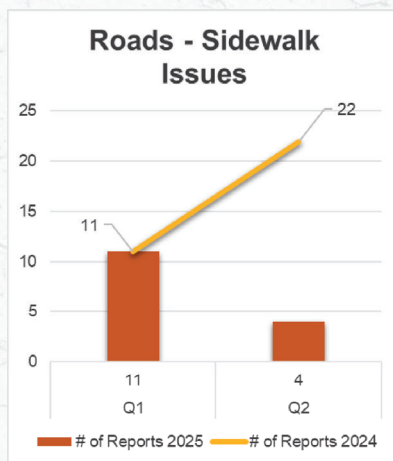
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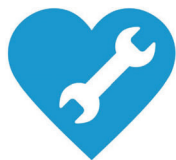
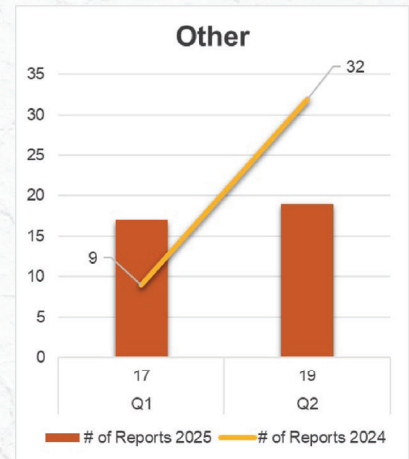
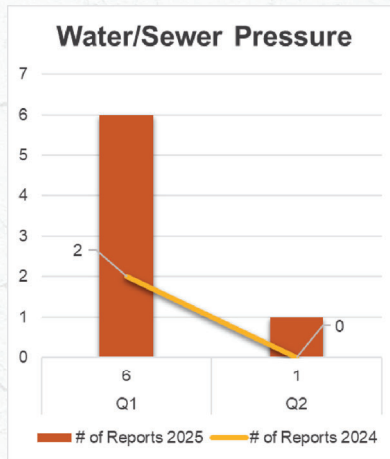
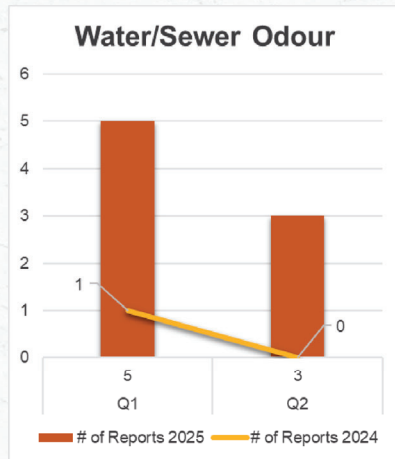
SeeClickFix Reporting



SeeClickFix
POWERED BY CIVICPLUS



SeeClickFix Reporting



SeeClickFix
POWERED BY CIVICPLUS

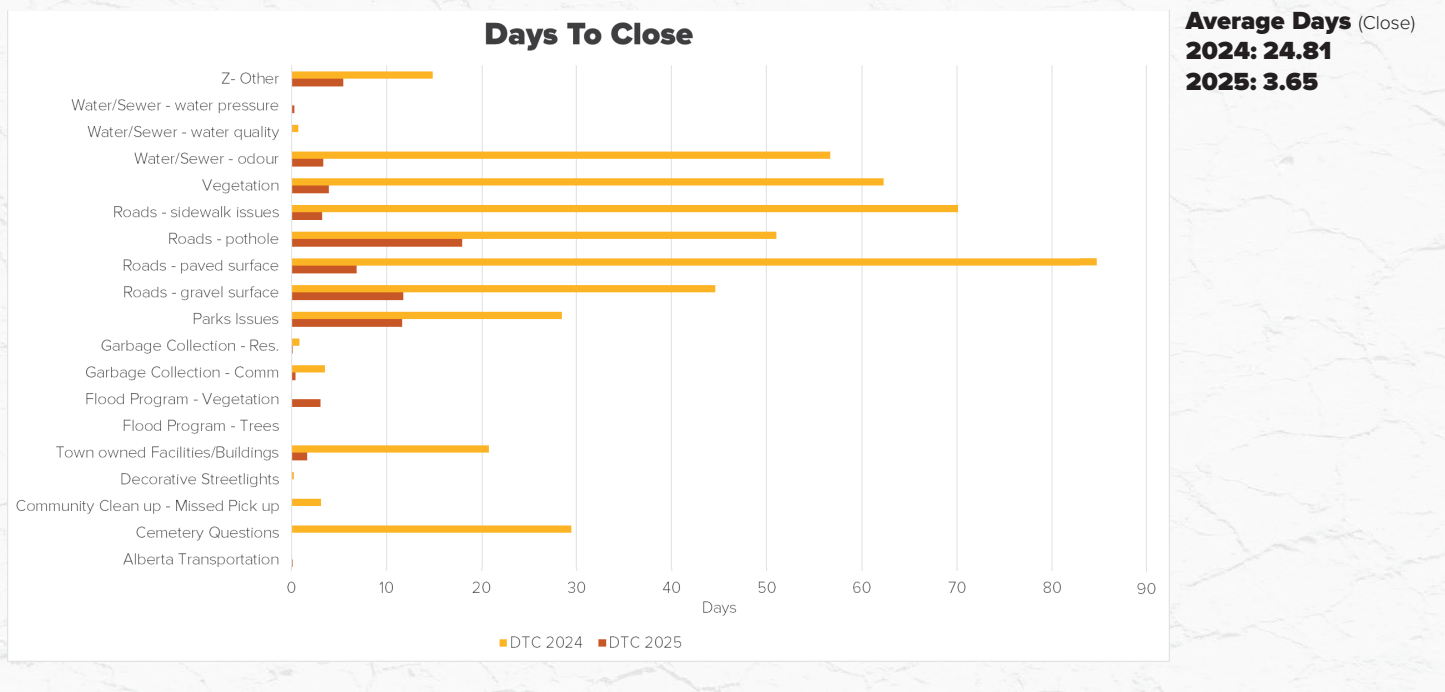


SeeClickFix Reporting



Average Days (Acknowledge)
2024: 1.33
2025: 0.18

SeeClickFix Reporting



Utilities

Water Plant Volumes		
Q2	Total Production (m3)	Daily Average (m3)
2025 Totals	880,274	9,673
2024 Totals	751,588	8,259

Drumheller Wastewater Plant Volumes					
Q2	Influent (m3)	NanoFloc (FeCl2) (Kg)	HydroFloc 770 (L)	Biologic SR2 (L)	ClearFoam 0232 (L)
2025 Totals	192,356	574.30	11.5	263.0	48.1
2024 Totals	189,619	1803	698	-	-

East Coulee Wastewater Plant Volumes		
Q2	Influent (m3)	Isopac 10S (PACl) (Kg)
2025 Totals	2,161	565.93
2024 Totals	2,492	931

Did You Know?

This is enough water to fill the indoor & outdoor pools at the Aquaplex 621 times!

OR

Flush 145.3 Million 1.6 US gallon toilets once.



Utilities

Work Orders

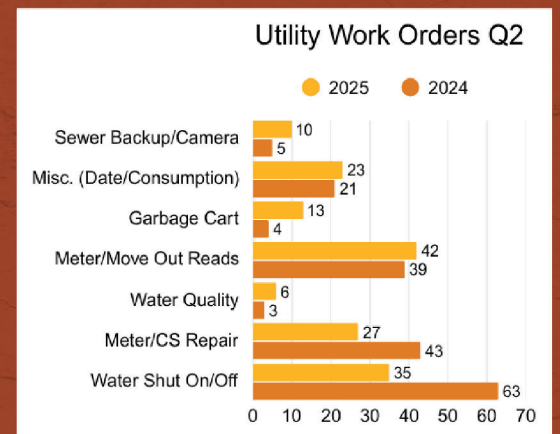
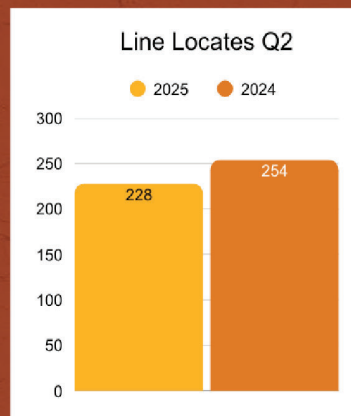
- Work Orders for Q2 2025 vs 2024: 156 to 178
- 96% of Utility Work Orders are listed as Complete for Q2

Line Locate Summary

- April – 69
- May – 84
- March – 75

Cemetery

- 5 Cemetery work permits
- 1 Niche engraving
- 15 work orders
- Ongoing soil top ups





Utilities

Major Maintenance

Unplanned Water System Repairs

- 5 Leaks
 - 5th Street W, replaced Curb Stop (CS) for building
 - 19th Street NW, water leak on service line
 - 12th Street W & 2nd Avenue W – replaced main line valve with severe cracking
 - Newcastle Trail – faulty flare on main stop
 - 1st Street Nacmine – faulty flare on resident side of CS

Other Maintenance

- 2 CS repairs
- 3 mainline valves bolts replaced on 12th Street W prior to paving work
- Box & Rod repair on Hwy 9 prior to paving work



Images: cracked valve and repair (top row), damaged service line (bottom l), CS repair (bottom r)





**DRUMHELLER
VALLEY**

Facilities

Facilities

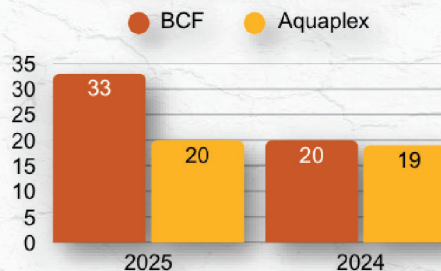
Facility Maintenance/Inspections

- 24 inspections completed
- 183 hours cleaning public washrooms
- Arena ice removal; 35 hours
- 9 water quality samples submitted for the fountain

Work Orders

- Parks Washrooms – 6
- Airport – 1
- Public Works – 5
- RCMP – 3
- Communications Towers – 3
- Fountain Vault – 3
- Town Hall – 1
- Fire Hall – 1
- Arena – 6

BCF/Aquaplex
Completed Work Orders Q2



Staff Training Completed	
Fall Arrest	3
Confined Space Entry (Alberta)	2
First Aid	1
H2S	1
Traffic Control	5
WHMIS	19
Working Alone	14
TOTAL	60

Facilities

Facility Maintenance/Inspections

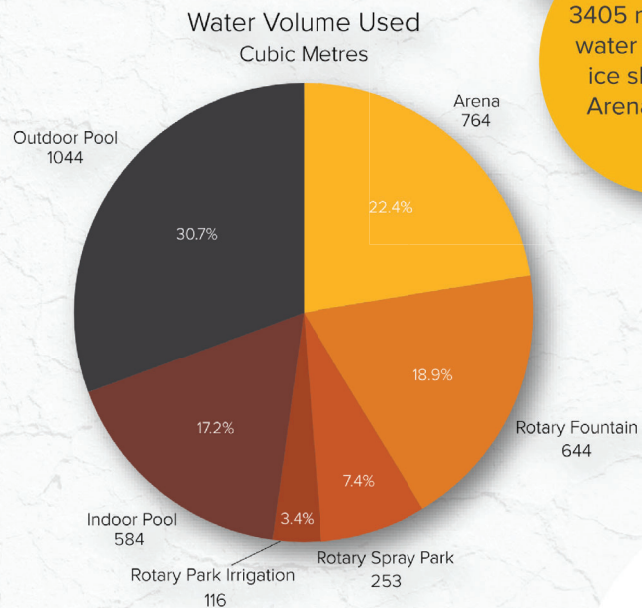
- 24 inspections completed
- 183 hours cleaning public washrooms
- Arena ice removal, 35 hours
- 9 water quality samples submitted for the fountain

Water Usage

- Total of 3,405 m³ of water used at the Fountain, Spray Park, Rotary Park irrigation, Aquaplex, and Arena

Up & Coming

- Makeup air handling unit #2 for WTP
- Lifecycle Assessment for Arena has been completed. 2030-2035 for major replacements



Did You Know?

3405 m³ is enough water to flood the ice sheet at the Arena 67 times!



**DRUMHELLER
VALLEY**

Operations

Operations

Mechanic Shop

- 112 Work Orders created
- 2 CVIPs

Roads & Streets

- 500 pothole repairs
- Installed 27 new "Paid Parking" signs
- 6 new "Pedestrian Crossing" signs installed
- 6 sign repairs
- 49 kms of road swept
- 8.6 kms of alleyways and gravel roads graded

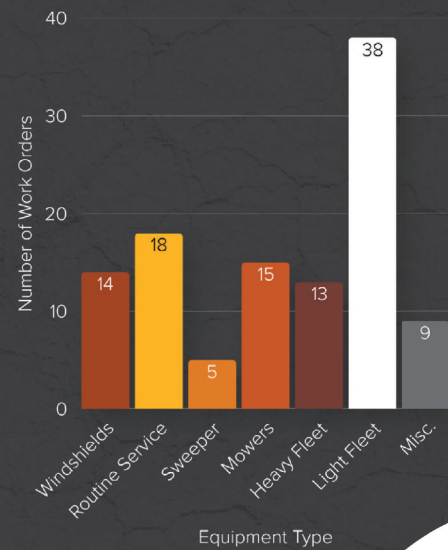
Community Assistance Grant

- 5 organizations approved for "in-kind" assistance in the amount of \$10,761.33

Did You Know?

The street sweeper makes 4-6 passes on each road

Mechanical Work Orders



Operations

Parks & Playgrounds

- ~75 non elm species have been trimmed
- ~30 trees have been removed
- Average of 32 hours per week watering plants
- 115 public garbage receptacles serviced - ~42 hours per week
- Irrigation manual operation & repairs - ~15 hours per week

Did You Know?

Parks Crews maintain approximately 286.7 acres of parks & greenspace



Operations

Mowing & Weeding

- East Coulee/Cambria - 8 hours, every 2-3 weeks
- Rosedale – 8 hours, every 7-10 days
- Newcastle – 15.5 hours, weekly
- Nacmine – 6.5 hours, every 2 weeks
- West Drumheller – 9 hours, weekly
- East Drumheller – 12 hours, weekly
- Midland/N. Drum/N. Entrance – 14.5 hours weekly
- Airport – 18 hours, monthly
- String Trimming & Push Mowing – approximately 100 hours per week
- Weeding – approximately 42 hours per week



Operations

- Hook truck arrived. Decals have been applied
- 2025 Planting Program has been completed
- Upcoming for Q3
 - Dust Control
 - Line Painting





Drumheller Municipal Airport

Drumheller Municipal Airport

- Aircraft Landings do not account for commercial aircraft, including Fox Coulee Aviation, and aircraft after hours, estimated to be approximately 20%
- Fox Coulee Aviation commercial landings to date - 59
- Runway was closed June 9-11 for runway lighting maintenance
- Approximately 21,000 L remain in fuel tanks with a gross of \$38,500.00 at the current sale price
- Air traffic was seriously reduced June 14-18 due to G7 summit flight restriction
- Alberta Aerobatics Club event in preparation for Western Canadian Final on June 1 was cancelled due to severe weather

REPORT TYPE	YTD	Q2 2025
Fuel Purchases (\$ and litres)	\$66,187.21 40,218	\$30,332.01 19,939
Fuel Sales (\$ and litres)	\$65,209.77 33,164	\$40,123.21 20,334
General Aviation Flights	842	522
Visits/Overnight	120	95
Events	0	0

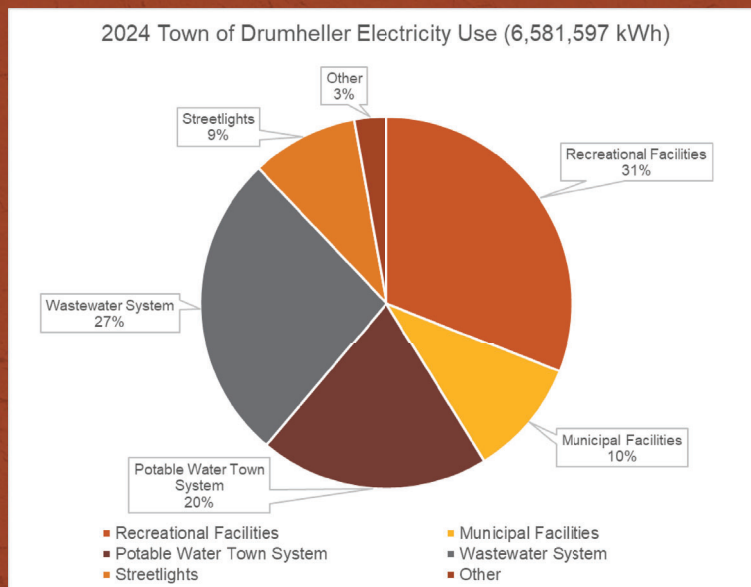




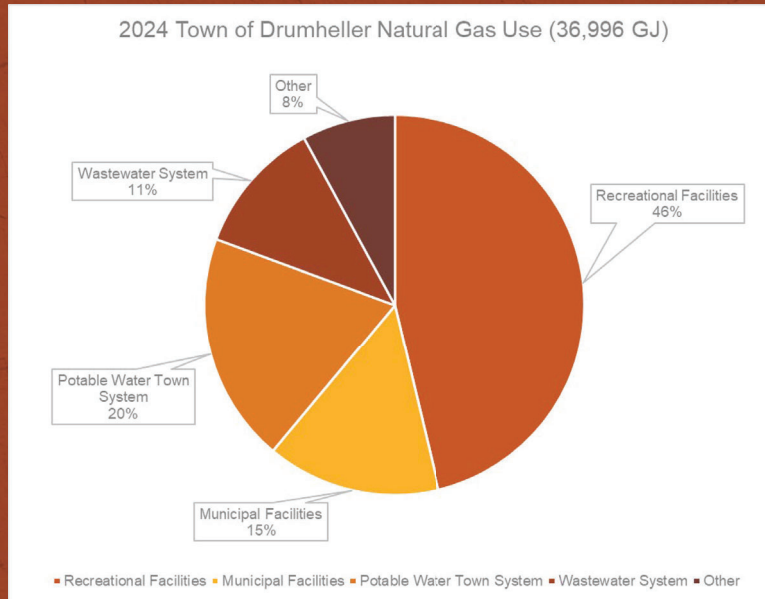
**DRUMHELLER
VALLEY**

Municipal Energy Program

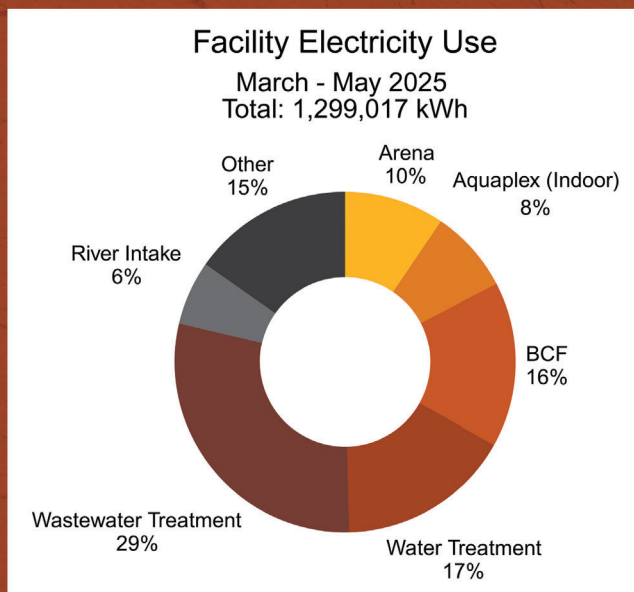
Municipal Energy Program



Municipal Energy Program



Municipal Energy Program



*Notes regarding data:

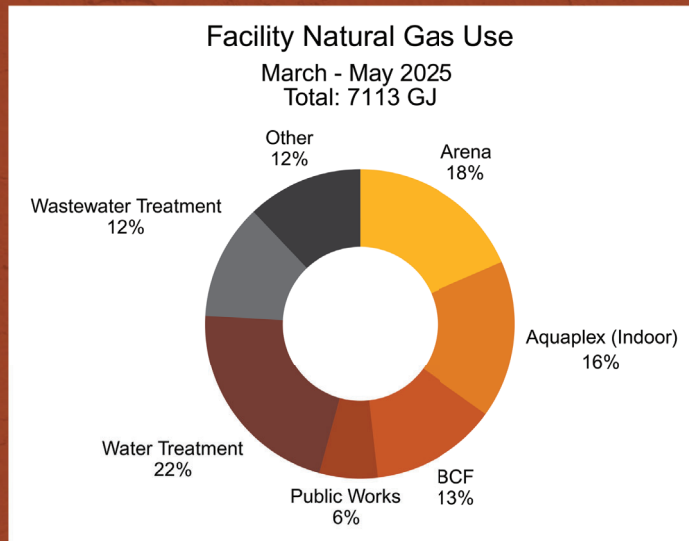
¹ June records were not available at the time of this report.

² Data totals indicate the sum of 3 months usage.

³ "Other" sites include: Lift Stations, Fire Halls, Public Works, River Intake, Newcastle Beach, Airport, Outdoor Pool, APL Vault, and Towers.



Municipal Energy Program



**Notes regarding data:*

¹ June records were not available at the time of this report.

² Data totals indicate the sum of 3 months usage.

³ "Other" sites include: Lift Stations, Fire Halls, River Intake, Newcastle Beach, Airport, Outdoor Pool, APL Vault, and Towers.



**DRUMHELLER
VALLEY**

Geographic Information Systems (GIS)

GIS

Users

- 25 internal user logins, 1 external (server maintenance)

Content Created

- Layers
 - Bench Collection layer
 - Landbased layer information updated
 - Planning_ipd_areas layer
 - Red Deer River, Michichi Creek, and North Drum Outfall and storm drain layer
 - Gravel vs Paved Alleys shapefiles
 - Historical Acquisitions Layers (2021, 2022, 2023, 2024)
 - AMDSP data updates (Hunter Drive, Trailer Park, Water Treatment Plant Buildings, Rosedale)
 - Ownership (April 9, May 2, May 21, May 28, June 3, June 9, June 24)
 - Trail Network Layer Update
 - Proposed land sale and subdivision of CN Land Berms:
 - Nacmine Foreman & Air Release Layers



GIS

Assets Created

- Memorial Bench Survey123 tool
 - Land Management Webmap
 - Highwater Response Webmap/ App
 - Mailout App
 - ICF Coverage County Map
 - Water Network webmap - Water Line Material, Ages, Sizes, layers (22 Layers)

Go with the flow

Drumheller has 145 kms of water lines which service Drumheller, Kneehill, Starland, & Special Areas No. 2

Raw water is treated and converted to drinking water, which is then distributed throughout the Valley, several Counties, and 4 reservoirs and 1 water tower

Water is collected via the Red Deer River and pumped into 1 of 4 raw water reservoirs.

The water distribution network and water towers are controlled by over 800 water valves, ranging in size from 25mm to 600mm





**DRUMHELLER
VALLEY**

Capital Projects

Capital Projects

This Quarter briefly...

- Project Activity Overview
 - 17 active projects & 6 completed projects (carryforward + 2025 capital initiatives)
 - \$15.3 million capital program (Including Amended Budgets)
 - \$7.9 million as carry forward from 2024
 - \$7.4 million in additional and new funding in 2025
 - \$3.25 million committed from the 2025 Capital Budget in Q2
 - 8 new contractual agreements initiated and executed in Q2
- Council Support
 - Delivered 4 Requests for Decision (RFDs) to Council & CAO
- Procurement
 - Supported 6 procurement packages and processes to completion in Q2
- Training/Education
 - Procurement Extension Certificate through MRU



Capital Projects – Status

Project Title	Project Budget	*Progress	Anticipated Completion
Weather System Upgrade	\$5,000	100%	February 25, 2025
Sanitary Master Servicing Study	\$175,000	100%	August 20, 2025
Terminal Building	\$50,000	100%	May 24, 2025
Parade Float	\$125,000	100%	June 5, 2025
Light Fleet Program	\$525,000	100%	July 7, 2025
Bridge 11	\$1,700,000	90%	July 21, 2025
Conversion to CN Bridge to Pedestrian	\$80,000	50%	August 30, 2025
Aquaplex Hot Tub	\$303,000	60%	September 9, 2025
6th Ave Extension	\$1,688,015	60%	September 1, 2025
Rails to Trails: Stations & Stops	\$200,000	40%	September 15, 2025
Water Main Repairs	\$100,000	60%	September 15, 2025
SIP 2025	\$845,000	90%	September 15, 2025
Fuel Farm	\$790,000	50%	October 30, 2025
Cold Storage Building	\$403,000	30%	November 1, 2025
Hoodoo Parking Lot Redevelopment	\$90,000	30%	December 14, 2025
Wastewater Treatment Plant Blower Addition	\$625,000	50%	December 16, 2025
Water Treatment UV Replacement	\$900,000	40%	December 19, 2025
DARP Design	\$160,000	40%	December 31, 2025

*Progress includes procurement, acquisition of goods, contracts, drawings, reports, construction, and other related project activities.



REQUEST FOR DECISION

TITLE:	Downtown Streetscape Improvement Task Force Appointments
DATE:	August 11, 2025
PRESENTED BY:	Jared Brounstein, Director of Infrastructure Services
ATTACHMENTS:	Bylaw #22.25 – Downtown Streetscape Improvement Task Force Appointee Applications - redacted

SUMMARY:

The Town of Drumheller is advancing its 15-year Downtown Area Revitalization Plan (DARP) with a detailed design for Centre Street as part of the 2025 Capital Program.

A DARP Task Force has been established to guide key design elements such as street furniture, sidewalks, trees, landscaping, and lighting. Adopted under *Downtown Streetscape Improvement Task Force Bylaw #22.25*, the Task Force must consist of between eight (8) and ten (10) voting members: at least six (6) downtown business representatives and at least two (2) members at large.

The recruitment period ended on July 21, 2025, and the Task Force is now fully subscribed.

RECOMMENDATION:

That Council appoint the following individuals to the Downtown Streetscape Improvement Task Force:

Downtown Business Representatives:

- Tracy Gendron
- Patti Richardson
- John Shoff
- Chris Lorenz
- Albert Ancis
- Candace Lorenz

Community Representatives:

- Michelle Fournier
- Linnea Kenworthy
- David Schinnour
- Andrew Berdahl

DISCUSSION:

The Downtown Area Revitalization Plan (DARP) provides a 15-year vision for the revitalization of the downtown area of Drumheller. The project aims to re-establish the downtown as the cultural and economic hub of the Valley, a destination for locals and visitors, and a vibrant community.

As part of the Town's 2025 Capital Program, a capital budget was established to complete a detailed design for Centre Street between Railway Ave E and Riverside Drive E. This design will be the catalyst for all streetscapes in the area. To ensure community and business support of those designs, a Council Task Force was recommended.

The DARP Task Force will provide support and comment on the following aspects of the design:

- Street furniture options;
- Sidewalk widths and design details;
- Tree density and placement;
- Landscaping improvements; and
- Streetlight options.

Bylaw #22.25 was adopted at the June 2, 2025, Regular Council Meeting, which allowed for the recruitment of Task Force members. The recruitment period has now closed (July 21, 2025) and the Task Force is fully subscribed as per the terms of Bylaw #22.25.

The Task Force consists of ten (10) voting members, including six (6) downtown business representatives and four (4) general community members. This cross-sectional group will play a critical role in shaping the future look and feel of Centre Street and, by extension, influence future streetscape improvements throughout the downtown core.

FINANCIAL IMPACT:

Capital budget for design and public engagement:	\$160,000
Operating costs associated with Task Force support:	\$ 5,000

Staff time and overtime, if required, as well as any meeting costs, will be absorbed into the 2025 Operating Budget.

STRATEGIC POLICY ALIGNMENT:

The Downtown Area Revitalization Plan (DARP) supports the Town's strategic objective to enhance quality of life through the creation of vibrant public spaces and revitalized urban environments. The Task Force contributes to this by providing design input that reflects the needs of residents, business owners, and visitors.

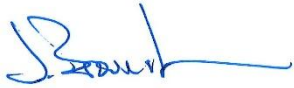
The Task Force reflects a commitment to transparent and participatory governance by actively involving stakeholders in the design process. This participatory approach strengthens community trust, ensures better outcomes, and reinforces Council's emphasis on evidence-based and community-supported decision-making.

COMMUNICATION STRATEGY:

Once Council has appointed the members of the Task Force, each member will be notified and an inaugural meeting will be set up to review the terms of reference for the Task Force, appoint a Chair, and set up meeting schedule. The inaugural meeting is anticipated to be held by the beginning of September 2025.

MOTION:

That Council appoints Tracy Gendron, Patti Richardson, John Shoff, Chris Lorenz, Candace Lorenz, Albert Ancis, Michelle Fournier, Linnea Kenworthy, Andrew Berdahl, and David Schinnour to the Downtown Streetscape Improvement Task Force for a term beginning August 11, 2025, and ending Mar 31, 2026.



Prepared by:
Jared Brounstein
Director of Infrastructure
Services



Approved by:
Esther Quiambao, CLGM
Assistant Chief Administrative
Officer

TOWN OF DRUMHELLER
BYLAW NUMBER 22.25
DEPARTMENT: INFRASTRUCTURE

DOWNTOWN STREETScape IMPROVEMENT TASK FORCE BYLAW

A BYLAW TO PROVIDE FOR THE ESTABLISHMENT OF THE COUNCIL DOWNTOWN
STREETScape IMPROVEMENT TASK FORCE

WHEREAS the *Municipal Government Act, R.S.A. 2000, c. M-26* provides for Council to, by bylaw, establish council committees and other bodies;

AND WHEREAS the Council may, by bylaw, establish the functions of the committee and the procedures to be followed by the council committee or other bodies;

AND WHEREAS the Town of Drumheller wishes to address the look and feel of the Downtown area as defined by the Downtown Area Revitalization Plan (DARP) with focus on Centre Street between Railway Ave E and Riverside Drive E;

AND WHEREAS the Town of Drumheller *Council and Committee Meeting Procedure Bylaw 04.21* allows Council to appoint a Task Force to investigate and report on special tasks during a specific time frame which shall be dissolved once the special task has completed its goal;

AND WHEREAS the Council of the Town of Drumheller deems it expedient and in the general interest of the Town to appoint a Downtown Streetscape Improvement Task Force on development of said streetscape of the Town of Drumheller;

NOW, THEREFORE the Council of the Town of Drumheller in the Province of Alberta, enacts as follows:

1. CITATION

1.1 This Bylaw shall be cited as the "Downtown Streetscape Improvement Task Force Bylaw."

2. DEFINITIONS

2.1 For the purposes of this Bylaw, the following definitions shall apply:

- a) "*Chair*" means the highest elected member of the *Downtown Streetscape Improvement Task Force* who is responsible for calling and chairing all meetings;
- b) "*Council*" means the Mayor and Councillors of the *Town of Drumheller*;
- c) "*Director of Infrastructure Services*" means the *Director of Infrastructure Services* for the *Town of Drumheller*;
- d) "*Downtown*" means the geographic area generally bounded by 2nd Street West to 2nd Street East and Railway Avenue to Riverside Drive, encompassing the central business district and surrounding properties as designated in the *Town's* planning documents and Downtown Area Redevelopment Plan;

- e) "*Downtown Streetscape Improvement Task Force*" or "*Task Force*" means the Downtown Streetscape Improvement Task Force appointed in accordance with this Bylaw;
- f) "*Municipal Government Act*" or "*MGA*" means the *Municipal Government Act, R.S.A. 2000 M-26*, as amended from time to time, and its successor legislation;
- g) "*Street Furniture*" refers to the objects and equipment installed along streets and roads for various purposes, including benches, traffic barriers, bollards, and post boxes;
- h) "*Streetscape*" means the appearance or the design of the streets in the *Town of Drumheller* and will include sidewalks, trees, street furniture, lighting and related infrastructure; and
- i) "*Town of Drumheller*" or "*Town*" means the *Town of Drumheller*, a municipal corporation in the Province of Alberta, and includes the area contained within the corporate boundaries of the *Town of Drumheller*, as the context may require.

3. ESTABLISHMENT

- 3.1 The *Downtown Streetscape Improvement Task Force* is hereby established.
- 3.2 The *Task Force* shall be responsible for providing design guidance for the development of Centre Street streetscape.
- 3.3 The *Task Force* shall be responsible for the creation of a Task Force Report, which shall be completed prior to December 31, 2025.
- 3.4 Upon acceptance of the Task Force Report at a public meeting of *Council*, the *Task Force* shall be dissolved.

4. RESPONSIBILITIES

- 4.1 The *Task Force* is responsible for:
 - a) reviewing and providing comments on the streetscape design as presented by the Town of Drumheller;
 - b) reviewing the streetscape design including:
 - i) street furniture options;
 - ii) sidewalk widths and design details;
 - iii) tree density and placement;
 - iv) landscaping improvements; and
 - v) streetlight options;

- c) supporting community engagement initiatives related to the streetscape design by participating in public consultation sessions and associated activities;
 - d) providing feedback regarding the streetscape designs within twenty-five (25) days of receiving design packages from the *Town of Drumheller*; and
 - e) preparing a written Task Force Report containing recommendations on items listed in section 4.1(b) of this Bylaw.
- 4.2 Design reviews shall be provided to the *Town* by the *Chair* of the *Task Force* and shall be compiled to reflect the direction of the Task Force as a whole and shall not be compiled to reflect the direction of individual members of the Task Force.

5. SCOPE OF WORK

- 5.1 The *Task Force* will work with the *Town of Drumheller* as well as the *Town's* consulting firm to establish design details for select aspects of the streetscape for the *Town's* downtown area.
- 5.3 While the *Task Force* will be looking at the designs for Centre Street only, these design principles shall be used to develop the rest of the Downtown area.

6. BOARD COMPOSITION

- 6.1 The *Task Force* shall consist of a minimum of eight (8) and a maximum of ten (10) voting members, the composition of which shall be as follows:
- a) One (1) *Chair*, appointed in accordance with Section 6.2;
 - b) At least six (6) Members at Large who are downtown business owners; and
 - c) At least two (2) Members at Large from the general community.
- 6.2 The *Task Force* shall consist of the following ex-officio, non-voting members, who will act in an advisory and support capacity:
- a) The *Chief Administrative Officer*, or designate; and
 - b) A *Task Force* Support Staff, appointed by the *Chief Administrative Officer*, or designate, who shall:
 - i) provide support, information, and assist with the research required by the *Task Force*; and
 - ii) take minutes, circulate information, and carry out other clerical responsibilities.

7. MEMBERSHIP

- 7.1 *Task Force* members shall:

- a) represent a broad cross section of community interest and have some knowledge of the *Town's* structure and responsibilities;
 - b) live or operate a business within the *Town* boundaries; and
 - c) **not** have any direct affiliation with the *Town* or its *Council*.
- 7.2 Members shall be appointed by resolution of *Council*, following the submission of a completed application form.
- 7.3 The *Task Force* shall appoint a *Chair* from among its membership, at the first meeting of the *Task Force*.
- 7.4 The membership term will be active until the dissolution of the *Task Force*, in accordance with section 3.4.
- 7.5 If any member shall be absent from two (2) consecutive regular meetings, unless authorized by the *Task Force*, the member shall be removed from the *Task Force*.
- 7.6 If a member of the *Task Force* is unable or unwilling to continue to serve as a member for whatever reason, *Council* may, by resolution, appoint a replacement in accordance with section 7.2.

8. CONFIDENTIALITY AND CONFLICT OF INTEREST

- 8.1 The discussions and deliberation of the *Task Force* are confidential; upon *Council's* acceptance of the *Task Force* Final Report, members of the *Task Force* shall return all documents and information gathered during their work to the staff of the *Town of Drumheller* for suitable disposal and/or archival.
- 8.2 Information gained through the course of participation on the *Task Force* cannot be used for personal interest or gain, or for the personal interest or gain of a family member.
- 8.3 Any real or perceived conflicts of interest that may arise through a member's course of participation on the *Task Force* must be disclosed to the *Task Force* immediately.
- 8.4 Conflict of interest that occurs when a *Task Force* member's personal, financial, or other interests could improperly influence, or appear to influence, their judgment or actions in the execution of their duties, may include, but are not limited to:
- a) financial interests in entities being reviewed or affected by the *Task Force's* recommendations;
 - b) any other situation that could lead to bias or partiality in the *Task Force's* deliberations or recommendations.
- 8.5 If the member is not certain whether he or she is in a conflict-of-interest position, the matter may be brought before the *Task Force* or the *Chair* for guidance.

- 8.6 The member in conflict of interest shall not vote on the issue at hand, and unless otherwise directed by the *Task Force*, shall be absent from the discussion.
- 8.7 The conflict of interest shall be duly recorded in the meeting minutes, and the time the member leaves and returns to the meeting shall also be recorded.
- 8.8 If it is determined that the conflict-of-interest position precludes the member's ability to continue his or her role on the *Task Force*, the member shall resign from the *Task Force* and a new member may be appointed in accordance with section 7.6.

9. CONDUCT OF MEETINGS

- 9.1 Quorum shall consist of the majority of voting members.
- 9.2 Meetings shall be conducted on a consensus basis via a vote by the *Task Force* members; when consensus cannot be reached, the *Chair's* vote shall serve as the deciding vote.
- 9.3 Meetings shall be called and chaired by the *Chair*, appointed in accordance with section 7.3.
- 9.4 Meetings shall be by any method and at such frequency as deemed necessary.
- 9.5 Meeting minutes shall be written by the *Task Force* Support Staff, signed by the *Chair*, approved at a subsequent meeting, and forwarded to the *Director of Infrastructure Services*.

10. AUTHORITY

- 10.1 The *Task Force* is intended to act in an advisory capacity only; *Council* shall not delegate any of *Council's* powers, duties or functions to the *Task Force*.

11. SEVERABILITY

- 11.1 If any portion of this Bylaw is found to be invalid, that portion shall be severed from the remainder of the Bylaw and shall not invalidate the whole Bylaw.

12. TRANSITIONAL

- 12.1 This Bylaw comes into full force and effect upon third and final reading.

READ A FIRST TIME THIS 2nd DAY OF June, 2025.

READ A SECOND TIME THIS 2nd DAY OF June, 2025.

READ A THIRD AND FINAL TIME THIS 2nd DAY OF June, 2025.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

The image shows two horizontal lines with handwritten signatures in blue ink. The top signature is over a circular stamp that reads 'TOWN OF DRUMHELLER CANADA ALBERTA'. The bottom signature is also over a similar circular stamp. The text 'MAYOR' and 'CHIEF ADMINISTRATIVE OFFICER' are printed to the right of the signatures.



TOWN OF DRUMHELLER BOARD / COMMITTEE APPLICATION FORM

Date: 14-Jun-2025

Board: Downtown Street Improvement Task Force

Name of Applicant: Tracy Gendron

Full Address:

[REDACTED]

Phone Number

[REDACTED]

Email

[REDACTED]

Do you have previous Board/Committee experience? ☒ Yes ☐ No

If yes, please list the Boards and the length of time you served.

St. Anthony's Parent Council - 11 years
Drumheller Minor Lacrosse Association - 6 years
Downtown Business Association (informal) - 11 years

Briefly explain why you are interested in this position and what particular skills you will bring to this Committee or Board.

I am interested in this position because I am deeply invested in the future of our downtown both as a business owner and as a member of the local community. I have been local to Drumheller for many years now raising my own children here now seeing my grandchildren grow up in the same community. I see the potential for continued growth and revitalization. I want to contribute my first hand insight into what local businesses need to thrive, including my own business as I work on my 13th year. With experience in day-to-day operations, customer engagement, and understanding the challenges of maintaining a vibrant commercial space, I believe I can bring a practical on the ground perspective to the committees efforts. I'm committed to helping create a more dynamic accessible and welcoming downtown for residence and visitors alike to benefit the businesses in our community.

Before becoming a local business owner, experience this area as a tourist. That perspective gave me a clear sense of what draws people here, what makes a visit memorable, and where there is room for improvement. I understand the importance of creating a downtown that is both visitor, friendly and community center. Further, I have had my business previously located outside of the downtown core giving me another perspective. These various perspectives as both the former tourist and now a stakeholder uniquely position me to contribute to initiatives that support, long-term vitality and inclusive growth.

Signature: [REDACTED]

If you have any questions please contact Mitchell Visser at 403-823-1339. Please email your completed form to legislativeservices@drumheller.ca or submit it at Town Hall.

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TOWN OF DRUMHELLER BOARD / COMMITTEE APPLICATION FORM

Date: 23-Jun-2025

Board: DSI Task Force

Name of Applicant: Patti Richardson

Full Address:

[REDACTED]

Phone Number

[REDACTED]

Email

[REDACTED]

Do you have previous Board/Committee experience? ☒ Yes ☐ No

If yes, please list the Boards and the length of time you served.

I have been involved with the CBA for 3 1/2 years since I purchased the flowershop. Also, I have just started to be more involved with the Festival of Lights Committee.

Briefly explain why you are interested in this position and what particular skills you will bring to this Committee or Board.

I am interested in being on this committee/board because I own a business downtown and I want to be directly involved with this project.

Signature

[REDACTED]

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TOWN OF DRUMHELLER BOARD / COMMITTEE APPLICATION FORM

Date: June 12, 2025

Board: Downtown Streetscape Improvement Task 

Name of Applicant: John Shoff

Full Address:

[Redacted Address]

Phone Number:

[Redacted Phone Number]

Email:

[Redacted Email]

Do you have previous Board/Committee experience? ☒ Yes ☐ No

If yes, please list the Boards and the length of time you served.

DinoArts Association - 8yrs
Drumheller Chamber of Commerce - 10yrs
TOD Parking Task Force - 6mo approx

Briefly explain why you are interested in this position and what particular skills you will bring to this Committee or Board.

I own a business and commercial building downtown so I have a vested interest in enhancing the downtown core, and I am interested to see the direction and ways we can go to improve our community overall.

Signature:

[Redacted Signature]

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TOWN OF DRUMHELLER BOARD / COMMITTEE APPLICATION FORM

Date: 02-Jul-2025

Board: Downtown Street Improvement Task Force

Name of Applicant: Chris Lorenz

Full Address:

Phone Number:

Email:

Do you have previous Board/Committee experience? ☒ Yes ☐ No

If yes, please list the Boards and the length of time you served.

Travel Drumheller - Vice Chair - 2.5 Years

Hoodoods Music League - Board - 3 Years

Briefly explain why you are interested in this position and what particular skills you will bring to this Committee or Board.

I'd love to be involved in shaping the future of our downtown core. As both a small business and building owner, these developments will directly impact me and our tenants. This is a real opportunity to help create a vibrant, functional downtown that supports local businesses and strengthens tourism in a meaningful way.

Signature:

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TOWN OF DRUMHELLER BOARD / COMMITTEE APPLICATION FORM

Date: 16-Jun-2025

Board: Downtown Streetscape Improvement Task Force

Name of Applicant: Albert Ancis

Full Address:

[REDACTED]

Phone Number:

[REDACTED]

Email:

[REDACTED]

Do you have previous Board/Committee experience?

☐

Yes

☒

No

If yes, please list the Boards and the length of time you served.

Briefly explain why you are interested in this position and what particular skills you will bring to this Committee or Board.

I am interested in this position because I am passionate about contributing to the future of downtown Drumheller in a meaningful way. With a background in Architecture, and a diploma in Architectural Technologies from the Southern Alberta Institute of Technology, I bring a strong foundation in design, planning, and technical detailing. My small business experience in downtown Drumheller, for the past three years, has helped me understand the people, Local culture, the visitors needs, and the unique character of the community. I would love to be part of the redevelopment and growth of the area. I am confident that my knowledge, futuristic perspective, and local experience will be valuable assets to the Committee/Board.

Signature:

[REDACTED]

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TOWN OF DRUMHELLER BOARD / COMMITTEE APPLICATION FORM

Date: 11-Jul-2025

Board: Downtown Streetscape Task Force

Name of Applicant: Candace Lorenz

Full Address:

Phone Number:

Email:

Do you have previous Board/Committee experience? ☒ Yes ☐ No

If yes, please list the Boards and the length of time you served.

Hoodoods Music League (Cold Bones Fest) - Currently Serving

Briefly explain why you are interested in this position and what particular skills you will bring to this Committee or Board.

As an owner of a building and business (Heller Good Sandwiches) in the downtown core I am passionate about the longterm future of the Downtown core. I also currently am employed as a graphic designer, I view myself as creative and detailed oriented so I think I can bring an aesthetic eye to the task force.

Signature

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TOWN OF DRUMHELLER BOARD / COMMITTEE APPLICATION FORM

Date: 12-Jun-2025

Board: Downtown Street Improvement Task Force

Name of Applicant: Michelle Fournier

Full Address:

[REDACTED]

Phone Number:

[REDACTED]

Email:

[REDACTED]

Do you have previous Board/Committee experience?



Yes



No

If yes, please list the Boards and the length of time you served.

COUNCIL REMUNERATION TASK FORCE, October to December 2024

Briefly explain why you are interested in this position and what particular skills you will bring to this Committee or Board.

I am recently retired and would like to dedicate some of my free time volunteering in my community. I enjoyed my time on the remuneration task force, and found that it really gave me a better understanding of Drumheller and its unique needs.

I have travelled extensively and I enjoy experiencing the unique "feel" of my surroundings. I would love to help further develop how visitors to our valley experience our uniqueness.

Signature:

[REDACTED]

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TOWN OF DRUMHELLER BOARD / COMMITTEE APPLICATION FORM

Date: June 16, 2025

Board: Downtown Streetscape Improvement Task Force

Name of Applicant: Linnea Kenworthy

Full Address:

Phone Number

Email:

Do you have previous Board/Committee experience? ☒ Yes ☐ No

If yes, please list the Boards and the length of time you served.

Vice President - 1 year term
Quickdraw Animation Society

Director of Events - 1 year term
Beltline Neighbourhood Association

Grant Juror Board Member - 3 month term
Alberta Museums Association

I also completed the Board Development Program offered to non-profits through Alberta.ca

Briefly explain why you are interested in this position and what particular skills you will bring to this Committee or Board.

I've always been committed to helping create engaged and caring communities. I have a post-secondary education in Arts and Cultural Management as well as my Partners in Planning Certificate where I learned best planning practices, current policies, land use bylaws and community feedback to make informed planning decisions. I've also been able to take Architectural and Placemaking courses through work that focused on the importance of the physical, cultural, and social identities that define a place and support its ongoing evolution.

In my diverse career I'm proud to have had the opportunity to facilitate, manage, and execute a variety of projects and events. Some of my past experience includes:

- Developing and managing a free outdoor movies and recreational events including building a curling rink and hosting an outdoor bonspiel and beer garden
- Directing a comfortable and welcoming public event and outreach program for community members to voice their feedback about neighbourhood development projects
- Educating the public as an ambassador and interpreter, inspiring communities to get involved and shape the public programming that benefited their neighbourhoods
- Being knowledgeable of both sides of the granting process as the author of proposals and as an advisory board member responsible allocating funds
- Working with small businesses and nonprofits to produce a free Pride Family Week that included history walking tours, games, live performances, workshops, and a human library

I have enjoyed working and volunteering for some of Canada's most vibrant organizations and would love to join the Downtown Streetscape Improvement Task Force.

Signature:

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TOWN OF DRUMHELLER BOARD / COMMITTEE APPLICATION FORM

Date: 14-Jun-2025

Board: Downtown Street Improvement Task Force

Name of Applicant: David Schinnour

Full Address:

[REDACTED]

Phone Number:

[REDACTED]

Email:

[REDACTED]

Do you have previous Board/Committee experience? ☒ Yes ☐ No

If yes, please list the Boards and the length of time you served.

Past President Dinosaur Trail Golf Club 15 years, Past President Drumheller Valley Ski Hill 6 years, Past President Drumheller Volleyball Club 35 years, Past Co-Chair Drumheller Standing Committee on Health 5 years

Briefly explain why you are interested in this position and what particular skills you will bring to this Committee or Board.

I am a born and raised in Drumheller, I absolutely love the Valley and would be honored to help beatify the downtown core. I feel that the downtown core is overdue for a facelift and increasing the foot traffic will draw more businesses and visitors alike.

Signature: [REDACTED]

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TOWN OF DRUMHELLER BOARD / COMMITTEE APPLICATION FORM

Date: 14-Jul-2025

Board: Downtown Streetscape Improvement Task Force

Name of Applicant: G. Andrew Berdahl

Full Address:

Phone Number

Email

Do you have previous Board/Committee experience? ☒ Yes ☐ No

If yes, please list the Boards and the length of time you served.

Drumheller Public Parking task force c. 2009 (1 year)

Drumheller Community Facility Advisory task force c.2007-8 (1 year)

Municipal Planning Commission 2007-2013 (6 years)

CF Big Country 2007-2015 (8 years)

Alberta Teachers Association, Three Drums of Wheat Local board 2002-present (23 years)

Others: Drumheller Public Library board, Drumheller Humane Society, CF Network Alberta, Valley Bus Society

Briefly explain why you are interested in this position and what particular skills you will bring to this Committee or Board.

I am a longtime resident of downtown Drumheller, almost twenty years now. I am interested in continuing the work to improve our neighbourhood. I have a particular interest in making the area safer and more pleasant for residents and visitors to our town. I have experience as a positive and constructive volunteer board member on local task forces and long held belief in the value of mindful community design.

Signature:

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REQUEST FOR DECISION

TITLE:	Memorial Bench Program
DATE:	August 11, 2025
PRESENTED BY:	Jared Brounstein, Director of Infrastructure Services
ATTACHMENTS:	Policy # CS-A-01 Memorial Bench

SUMMARY:

In December 2024, Council approved a moratorium on new memorial bench purchases after concerns were raised that the program was not operating on a true cost recovery basis as it is defined within the Memorial Bench Policy. A high-level internal review has since identified several key areas that need further evaluation:

- Whether the program will be cost recovery or subsidized;
- If it will include only benches or expand to picnic tables and trees;
- How locations will be determined (by applicants or the Town);
- The need for a dedicated program budget;
- Creation of a sustainable maintenance and replacement plan; and
- Establishment of a fixed memorial timeframe and renewal process.

A full inventory audit of 120–180 existing benches is underway to assess current conditions, dedications, and locations. This is essential for planning future placements and addressing overcrowding in some parks.

Financial Impact Options:

- Full Cost Recovery Model: \$4,000–\$6,000 per bench, plus ~\$1,000 for maintenance fund (paid by applicant)
- Subsidized Model: Town pays \$4,000–\$5,000; applicant pays ~\$1,000 for plaque

Estimated full bench inventory replacement costs currently range from \$540,000 to \$810,000 (asset value). Immediate replacements of approximately 10 percent of this inventory due to poor conditions could cost between \$54,000 to \$81,000 in 2026.

The goal is to relaunch a sustainable, clearly defined Memorial Program in 2026.

RECOMMENDATION:

That Council directs Administration to continue with a fulsome audit of the memorial bench program and furthermore develop and present an updated Memorial Program Policy for Council consideration by December 2025.

DISCUSSION:

During the 2025 Financial Plan presentation and discussion, Corporate and Community services identified a concern with the Memorial Bench Policy (#CS-A-01), as the policy indicated a cost recovery model, but the fees related to the program were not covering actual costs. This led to Administration recommending a moratorium of memorial bench purchases and placement until the program could be better defined. Council agreed to the moratorium as part of the

budget approval process in December of 2024, with Administration needing to take a closer look at the program, the program finances as well as ways the program could be improved.

A high-level internal review has been completed, and the following are some of the key aspects of the program that need to be further evaluated and ultimately direction provided:

- Confirmation that the Memorial Bench Program is a cost recovery program or a subsidy program;
- Is the program going to be just memorial benches, or are we going to move toward picnic tables and trees;
- Location determination: are applicants going to be able to choose a location or is the Town providing locations;
- Budget development for a memorial program, currently the program is not a budget line item;
- Ongoing maintenance and replacement funding model; this is dependent on the type of program, full cost recovery or subsidy; and
- Memorial timeframe and allowing for plaque/bench renewal after a set time.

One of the challenges with reviewing the program in order is determining our current inventory, which includes condition, dedications and location information. Without this confirmation, the program lacks a foundational basis for development and success. This may result in issues related to bench placement and replacement, and some parks are experiencing overcrowding with benches.

The inventory process has started, as part of a full audit of the existing program, including existing bench location and dedication information, etc. to determine our baseline, bench availability and proposed new bench locations moving forward.

The data collection process is the first step in organizing the program and will be completed in the third quarter of 2025. Once all the location and condition data has been compiled, a better understanding of memorial bench program will be established, and a policy revision can be presented to Council. The policy revision will need to include the answers to the key aspects of the program provided earlier in this report and will take some time to review, develop and present to Council. Below is an estimated timetable to have a revised policy to Council.

Task	Completion
Data Collection	August 2025
Data review and correlation	September 2025
Development of Draft Policy	November 2025
Budget Development for Program	November 2025
Draft Policy for Review by COTW	December 2025
Public Engagement Process	Jan-March 2026
Policy Review by Council	April 2026

A key challenge for this program is ensuring its long-term sustainability, as the benches are subject to deterioration over time, potential vandalism, and may not align with the evolving aesthetic of the community throughout their lifespan.

Our current policy is administratively and operational heavy as there are requirements for the municipality to contact plaque/bench holders after ten (10) years to either renew or cancel.

Should the plaque/bench be cancelled the plaque should be removed which would allow the bench to be used by other program applicants.

FINANCIAL IMPACT:

There are two financial impact options related to a memorial program, full cost recovery or a subsidized program.

Full Cost Recovery:

Each applicant would be responsible for the cost of the bench, the plaque, placement and ongoing maintenance (similar to a Cemetery and a “care fund”). A full cost recovery model would be estimated at between \$4,000 to \$6,000 for the bench (this is highly dependant on the type of bench), plaque and installation and one time fee for a “care fund” of approximately \$1,000.

Subsidized Program:

The municipality funds the full cost of the bench, installation and ongoing maintenance for each placement, and program applicants would fund the cost of the plaque installation and potentially a proportion of the bench. Costs for the bench would be between \$4,000.00 to \$5,000.00 for the bench and installation (this is highly dependant on the type of bench), with the cost of the plaque — approximately \$1,000.00 — being the responsibility of the applicant.

Once the audit of the existing memorial bench program is complete, the costs associated with bench replacement will be provided. However, to provide some context, the approximate total replacement cost of our 120 to 180 benches would be between \$540,000 and \$810,000. Should 10% of our current bench inventory need immediate replacement due to poor condition, the capital investment could be between \$54,000 and \$81,000 in 2026.

STRATEGIC POLICY ALIGNMENT:

Asset Management, Responsible Fiscal Management, and Public Participation.

COMMUNICATION STRATEGY:

A public participation plan will be developed for 2026 to help guide the updated new memorial program.

MOTION:

That Council directs Administration to continue with a fulsome audit of the Memorial Bench Program and furthermore to develop and present an updated Memorial Program Policy for Council consideration by December 2025.



Prepared by:
Jared Brounstein
Director of Infrastructure
Services



Approved by:
Esther Quiambao, CLGM
Assistant Chief Administrative
Officer

A handwritten signature in black ink, appearing to read 'Victoria Chan', is positioned above a horizontal line.

Reviewed by:

Victoria Chan, CPA, CGA, LL.B, LL.M

Chief Financial Officer

Director, Corporate & Community Services

ADMINISTRATION POLICY

NAME: Memorial Bench Program	POLICY NUMBER: CS – A – 01
DEPARTMENT: Corporate Services	SUPERSEDES:
DATE APPROVED: May 24th, 2023	REVISION DATE:

1. PURPOSE

The purpose of this policy is to enable community members to honour the memory of loved ones in a lasting and meaningful way. An important date, a personal message or the name of a loved one can accompany benches in designated Public Places within the Town of Drumheller.

2. POLICY STATEMENT

The Town of Drumheller recognizes the opportunity for individuals and groups to memorialize loved ones while enhancing existing parks and pathways. This policy establishes guidelines for the decision-making process related to the acceptance, placement and long-term maintenance of memorial benches and plaques in Town-owned Public Places.

3. SCOPE

3.1. This policy applies to donations for memorial benches and plaques that have not been made at the time this policy comes into force. The CN Rail to Trail corridor, stations and stops are not part of the Memorial Bench program.

4. DEFINITIONS

4.1. In this policy,

- a) “Donor” means the person who signed the original application form or their designate.
- b) “Public Place” means lands under the Town’s management and control including:
 - i) Land developed as a public park, sports or athletic field, playground or recreational area;
 - ii) Land acquired as Municipal Reserve or Environmental Reserve;
 - iii) Land developed as a pathway or trail;
 - iv) Land developed for public utilities.

5. RESPONSIBILITY

- 5.1. The Cemetery Office Assistant is responsible for the collection of fees and collecting application information. The Director of Infrastructure is responsible for ensuring appropriate administrative policies and procedures are developed, approved, implemented, and monitored.

6. PROCEDURES/STANDARDS

6.1. Fees

- a) The Memorial Bench Program is intended to be operated on a full cost recovery basis;
- b) The Program Fee encompasses the purchase, installation, maintenance, and administrative cost of the approved bench and plaque;
- c) The Program fee shall be based on the average estimated cost of purchase, installation, maintenance and administration for a standard bench and plaque over a ten (10) year period;
- d) The Program fee is listed in the Town of Drumheller Service Fee Schedule;
- e) The Program Fee is reviewed annually, and is subject to change.

6.2. Terms

- a) The dedication term ("Term") for a bench is ten (10) years from the date of installation of the plaque;
- b) Within the Term, the bench and plaque will be maintained by the Town in its original location, or in an area near its original location;
- c) After the Term has expired, an extension of ten (10) years may be offered in writing to the Donor, if, in the opinion of the Operations Manager, the condition of the bench is suitable for continued use;
- d) The Term may only be extended one-time, allowing for a maximum Term of twenty (20) years;
- e) If the original Donor does not renew within sixty (60) days of contact by the Town, or if the extension of the Term has elapsed, the plaque shall be removed and, where possible, returned to the original Donor;
- f) The Donor has the responsibility to update the Town of any changes in contact information or address;
- g) Memorial benches will be available for re-dedication if the original Donor declines renewal.

6.3. Locations

- a) The Town will maintain a list of approved sites that are available for memorial benches.
- b) The Donor will select a location based on the list of approved sites that are available for bench donation. Location selection will be on a first come, first served basis;
- c) No benches will be placed on privately owned land, or on land not under the jurisdiction of the Town of Drumheller.

6.4. Bench Plaques

- a) Plaque inscriptions may be written to commemorate one or more persons for their past or present contribution to the community, to a service club project, in memoriam, or for other special events;
- b) The plaque size, font and design specifications will be determined by the Town. The Inscription on the plaque shall be subject to approval by the Town.

6.5. Maintenance

- a) Benches and plaques are the property of the Town. The plaque will become the property of the Donor upon being returned according to Section 6.2(e) of this policy;
- b) The Town is responsible to maintain benches and plaques in Public Places;
- c) Within the Term, if a bench or plaque is damaged, defaced or destroyed to an extent that, in the opinion of the Operational Manager, replacement is required, this will be done at no cost to the Donor;
- d) Within the Term, if a bench or plaque is stolen, replacement will be done at no cost to the Donor.

6.6. Relocation

- a) The Town reserves the right to re-locate a bench or plaque in the eventuality that such a move is deemed necessary (i.e. bench is subject to recurrent vandalism, the park is scheduled for re-development, servicing upgrades, or construction etc.).

7. APPLICATION PROCEDURES

7.1. A Donor wishing to participate in the Drumheller Memorial Bench program may do so by completing an application form.

7.2. Applications will be accepted throughout the year and shall be reviewed and approved by the Director of Infrastructure or their delegate.

8. GENERAL REGULATIONS

8.1. Any private dedication ceremony is the responsibility of the Donor. As benches are located in Public Places, exclusive use of the area surrounding benches is not available for private dedications ceremonies.

8.2. The placement of any mementos (i.e. wreaths, flowers, vases, statues, etc.) in the vicinity of the bench is not permitted.

8.3. The memorial benches are intended for public use and shall not be for exclusive use of the Donor.

9. RELATED DOCUMENTS

10. ATTACHMENTS

10.1. Memorial Park Bench Order Request Form.

11. REVIEW PERIOD AND TRANSITIONAL

11.1. The term for benches dedicated prior to the implementation of this policy shall be ten (10) years from the approval of this policy.

11.2. This policy will be reviewed and revised as deemed necessary by the Cemetery Clerk and Director of Infrastructure.

11.3. This policy comes into effect the day it is signed.


CHIEF ADMINISTRATIVE OFFICER

REVISIONS

REQUEST FOR DECISION

TITLE:	Bridge 11 Replacement Project – Additional Funding
DATE:	August 11, 2025
PRESENTED BY:	Jared Brounstein, Director of Infrastructure Services
ATTACHMENTS:	N/A

SUMMARY:

The Bridge 11 Project expenses have exceeded the approved project budget by \$231,475.50, necessitating the approval of additional funding by Council.

RECOMMENDATION:

That Council approves the transfer of \$231,475.50 from the Transportation Reserve to the Bridge 11 Project budget to cover the additional cost to complete the project and fulfill contractual obligations.

DISCUSSION:

Due to a fraudulent payment made by the Town associated with the Bridge 11 Project in late 2024, the project expenses have exceeded its approved budget by \$231,475.50, necessitating the approval of additional funding. Attempts to recover the funds through an RCMP investigation, municipal insurance or through the project's associated grant support were unsuccessful. Although the RCMP investigation continues, the insurer has denied the claim, and the grant provider is unable to provide financial assistance for this type of expense.

A settlement agreement was proposed to the project contractor and has been agreed to by both parties. To fulfill project requirements and contractual obligations, Administration recommends Council approves the transfer of the necessary shortfall amount from the Transportation Reserve to the 2025 Capital Budget.

FINANCIAL IMPACT:

Current Project Budget	\$1,682,000.00
Commitments to Date	\$1,679,000.00
Additional Funding Request	\$ 231,475.50
 Transportation Capital Reserve	 \$2,563,295.00
Transfer to Bridge 11 Project	\$ 231,475.50
 Remaining Transportation Capital Reserve	 \$2,331,819.50

STRATEGIC POLICY ALIGNMENT:

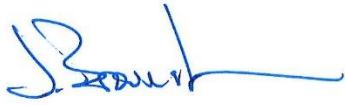
N/A

COMMUNICATION STRATEGY:

N/A

MOTION:

That Council approves the unbudgeted expense of \$231,475.50 to fund the completion of the Bridge 11 Project to be funded from the Transportation Reserve.



Prepared by:
Jared Brounstein
Director of Infrastructure
Services



Approved by:
Esther Quiambao, CLGM
Assistant Chief Administrative
Officer



Reviewed by:
Victoria Chan, CPA, CGA, LL.B, LL.M
Chief Financial Officer
Director, Corporate & Community Services

REQUEST FOR DECISION

TITLE:	General Design Standards and Construction Specifications
DATE:	August 11, 2025
PRESENTED BY:	Antonia Strilisky, Development Officer
ATTACHMENTS:	Town of Drumheller General Design Standards and Construction Specifications - DRAFT

SUMMARY:

General Design Standards and Construction Specifications (GDSCS) provide developers and consultants with guidance and direction on the design and construction of capital infrastructure and amenities within the Town of Drumheller in one easy to reference location. This document is a consolidation of various engineering design standards, landscape design standards, and solid waste standards.

RECOMMENDATION:

That Council adopts the Town of Drumheller General Design Standards and Construction Specifications, as presented.

DISCUSSION:

Pursuant to section 638.2 of the *Municipal Government Act* (MGA), every municipality must compile and keep updated a list of any policies that may be considered in making decisions under Part 17 – Planning and Development. This includes decisions rendered by the Development Authority, Subdivision Authority or other Planning Authorities as designated by Council.

Until now, Administration has referenced the City of Calgary Standard Specifications as its standard practice; however, this was not formally consolidated and adopted by Council as a municipal policy document. Administration therefore recommends formal adoption of this GDSCS in order to provide developers and consultants with further clarity and direction when designing, engineering and building infrastructure within the Valley. Unless otherwise noted within municipal regulations, Administration is recommending that the Town of Drumheller continues to follow the latest versions of the City of Calgary's standard specifications for water, sanitary, stormwater, and transportation systems and the full suite of design guidelines maintained by the City, along with Industry Bulletins released from time to time by the City of Calgary to amend these guidelines. These specifications and guidelines will be compiled into one easy-to-navigate GDSCS document, ready for publishing on the Town of Drumheller website.

This includes, but is not limited to, the most recent version of the following City of Calgary documents:

Standard Specifications

- Standard Specifications for Waterworks Construction
- Standard Specifications for Sewer Construction
- Standard Specifications for Road Construction

- Standard Specifications for Landscape Construction

Guidelines

- Design Guidelines for Subdivision Servicing
- Design Guidelines for Development Site Servicing Plans
- Design Guidelines for Street Lighting
- Guide to Lot Drainage – Residential Development
- Wastewater Lift Station Design Guidelines
- Stormwater Management and Design Guidelines
- Guidelines for Supply of Storm Pond Water for Irrigation Use
- Fire Department Access Standard
- Transportation Impact Assessment Guidelines
- Consulting Engineer's Field Services Guidelines

As part of the Town's standards development, Administration will also require the following documentation to be included within the GDSCS:

Province of Alberta

- Standards and Guidelines for Municipal Waterworks, Part 1
- Standards and Guidelines for Municipal Waterworks, Part 2
- Wastewater System Standards for Performance and Design, Part 3
- Wastewater System Guidelines for Design, Part 4
- Stormwater Management Guidelines, Part 5

Fire Underwriters Survey

- Water Supply for Public Fire Protection, A Guide to Recommended Practice in Canada, 2020

Administration recognizes that the Town of Drumheller may require special considerations to specific clauses within the GDSCS, however, these will be reviewed and considered by the Planning and Development department on a case-by-case basis as approved by the Chief Administrative Officer or designate.

FINANCIAL IMPACT:

N/A

STRATEGIC POLICY ALIGNMENT:

Adherence to the *Municipal Government Act* (MGA) and Municipal Development Plans support effective and informed development within the Town and good governance.

COMMUNICATION STRATEGY:

Once adopted, the Town of Drumheller General Design Standards and Construction Specification will be published on the Town of Drumheller website, in accordance with section 638.2(2) of the *Municipal Government Act*.

MOTION:

That Council adopts the General Design Standards and Construction Specifications, as presented.



Prepared by:
Antonia Strilisky
Development Officer



Reviewed by:
Reg Johnston
Manager of Economic
Development



Approved by:
Esther Quiambao, CLGM
Assistant Chief Administrative
Officer



Reviewed by:
Jared Brounstein
Director of Infrastructure
Services

2025 General Design & Construction Standards

Unless otherwise noted within municipal regulations, the Town of Drumheller shall follow the latest versions of the Alberta Environment & Parks Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems as well as the City of Calgary's standard specifications for water, sanitary, stormwater and transportation systems and the full suite of design guidelines maintained by the City, along with Industry Bulletins released from time to time by the City of Calgary to amend these guidelines.

The Developer and/or Contractor shall be governed by the latest versions of the following standards which can be accessed via the links below.

For questions, please contact development@drumheller.ca or 403-823-1310

Province of Alberta

- [Part 1: Standards for Municipal Waterworks](#)
- [Part 2: Guidelines for Municipal Waterworks](#)
- [Part 3: Wastewater System Standards for Performance and Design](#)
- [Part 4: Wastewater System Guidelines for Design, Operating and Monitoring](#)
- [Part 5: Stormwater Management Guidelines](#)

Fire Underwriters Survey

- [Water Supply for Public Fire Protection, A Guide to Recommended Practice in Canada, 2020](#)

City of Calgary

Standard Specifications

- [Standard Specifications for Waterworks Construction](#)
- [Standard Specifications for Sewer Construction](#)
- [Standard Specifications for Road Construction](#)
- [Standard Specifications for Landscape Construction](#)

Guidelines

- [Design Guidelines for Subdivision Servicing](#)
- [Design Guidelines for Development Site Servicing Plans](#)
- [Design Guidelines for Street Lighting](#)
- [Guide to Lot Drainage – Residential Development](#)
- [Wastewater Lift Station Design Guidelines](#)
- [Stormwater Management and Design Guidelines](#)
- [Guidelines for Supply of Storm Pond Water for Irrigation Use](#)
- [Fire Department Access Standard](#)
- [Transportation Impact Assessment Guidelines](#)
- [Consulting Engineer's Field Services Guidelines](#)

REQUEST FOR DECISION

TITLE:	Natural Gas Distribution Franchise Agreement Bylaw #20.25 (2 nd Reading)
DATE:	August 11, 2025
PRESENTED BY:	Darryl Drohomerski, C.E.T. Chief Administrative Officer
ATTACHMENTS:	Bylaw #20.25 – Natural Gas Distribution Franchise Agreement (2 nd) Bylaw #10.15 – Natural Gas Distribution System Franchise Agreement AUC Disposition Letter 30192-D01-2025

SUMMARY:

Pursuant to section 45(1) of the *Municipal Government Act* (the “MGA”), Council may grant a right, exclusive or otherwise, for a person to provide a utility service in all or part of the municipality, for not more than 20 years. Most municipalities grant exclusive right to offer this service through what is generally referred to as a “franchise agreement.”

The Town of Drumheller currently has a franchise agreement for natural gas distribution with Apex Utilities. This agreement was effective November 1, 2015, and is set to expire on October 31, 2025. Due to the upcoming expiration, the Town of Drumheller gave first reading to the proposed Natural Gas Distribution Franchise Agreement Bylaw #20.25 on May 20, 2025 (M2025.192), which is intended to replace Bylaw #10.15.

In order to comply with Rule 029 of the Alberta Utilities Commission (AUC), a notice was posted to the Town of Drumheller website on June 5, 2025, indicating the Town’s intent to renew the franchise agreement with Apex Utilities. This was intended to give the public the opportunity to provide objections to the decision. No objections were received. Subsequently, the draft Bylaw #20.25 was forwarded to the AUC for approval. The Bylaw was approved and returned on July 23, 2025.

Now that the requirements of Rule 029 have been met, the Town of Drumheller may proceed with second and third reading of Bylaw #20.25. Once this Bylaw is complete, a copy of the Bylaw will be forwarded to Apex Utilities, and two copies of the agreement will be prepared for signature.

RECOMMENDATION:

That Council gives second and third reading to Natural Gas Distribution Franchise Agreement Bylaw #20.25, as presented.

DISCUSSION:

The proposed 2025 Franchise Agreement is attached as Schedule ‘A’ of Bylaw #20.25 and forms part of the Bylaw. The proposed 2025 Franchise Agreement is identical to the 2015 Franchise Agreement with the exception of the term, which will begin on November 1, 2025, and will expire on October 31, 2030. There were no changes to Bylaw #20.25 between first and second reading.

Franchise agreements are standard across the province, with templates created by the Alberta Utilities Commission (AUC).

In addition to the term, the municipality is responsible for establishing municipal franchise fees. The franchise fee is the fee charged by the municipality in exchange for granting the right to provide utility service in the municipality and the right to place distribution facilities on municipal-owned land. These franchise fees are calculated as a percentage of the total distribution charges on a customer's bill and will be listed on the bill as a "municipal franchise fee." The Alberta Utilities Commission (AUC) regulates franchise fees in the province and has established a cap for natural gas franchise fees at 35%. Currently, the Town of Drumheller has a franchise fee of 27%. Administration recommends that the Town of Drumheller maintain the current franchise fee at 27%. A list of the franchise fees of surrounding urban municipalities is listed in Appendix 'A' of this Request for Decision. According to section 5(b) of the proposed 2025 Franchise Agreement, the Town of Drumheller may adjust the franchise fee annually by submitting a request to Apex Utilities no later than November 1 of the given year. Therefore, Administration recommends that our franchise fees for both electric and natural gas be reviewed annually as part of the budgeting process and be adjusted as necessary at that time.

FINANCIAL IMPACT:

For the period between 2015 and 2025, the average annual revenue derived from franchise fees was \$1,798,290. Administration recommends that the franchise fees remain at 27% for 2025-2026 and that the franchise fees be reviewed on an ongoing basis at yearly budget discussions. We anticipate that the franchise fees will result in an annual revenue of approximately \$2,159,000 in 2026.

STRATEGIC POLICY ALIGNMENT:

Good governance in accordance with Section 45(1) of the *Municipal Government Act* (MGA).

COMMUNICATION STRATEGY:

Following first reading of Bylaw #20.25, in accordance with Rule 029 of the Alberta Utilities Commission (AUC), the Town of Drumheller advertised the agreement on their website. Once Bylaw #20.25 receives third and final reading, the agreement will be forwarded to Apex Utilities. No further communication will be required.

MOTION:

That Council gives second reading to Natural Gas Distribution Franchise Agreement Bylaw #20.25, as presented.

MOTION:

That Council gives third and final reading to Natural Gas Distribution Franchise Agreement Bylaw #20.25, as presented.



Prepared by:
Mitchell Visser
Manager of Legislative
Services



Reviewed by:
Esther Quiambao
Assistant Chief
Administrative Officer



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



Approved by:
Victoria Chan
Chief Financial Officer

APPENDIX 'A'
NATURAL GAS FRANCHISE FEE BY MUNICIPALITY

Municipality	Population	Franchise Fee
Town of Drumheller	7,909	27%
Town of Strathmore	14,339	35%
Town of Stettler	5,695	30%
Town of Crossfield	3,599	20%
Town of Carstairs	4,898	25%
Town of Bowden	1,280	22%
Town of Innisfail	7,985	30%
Town of Olds	9,209	30%
	Average:	27%

TOWN OF DRUMHELLER
BYLAW NUMBER 20.25
DEPARTMENT: LEGISLATIVE SERVICES

NATURAL GAS DISTRIBUTION FRANCHISE BYLAW

A BYLAW OF THE TOWN OF DRUMHELLER TO AUTHORIZE THE MAYOR AND CHIEF ADMINISTRATIVE OFFICER TO ENTER INTO AN AGREEMENT GRANTING APEX UTILITIES INC. (THE "COMPANY"), THE RIGHT TO PROVIDE NATURAL GAS DISTRIBUTION SERVICE WITHIN THE MUNICIPALITY.

WHEREAS pursuant to the provisions of the *Municipal Government Act R.S.A. 2000 c. M-26*, the Town of Drumheller desires to grant an exclusive franchise to provide natural gas distribution service within the municipality for a period of ten (10) years subject to the right of renewal as set forth in the said agreement and in said Act;

AND WHEREAS the Town of Drumheller and the Company have agreed to enter into a Natural Gas Distribution System Franchise Agreement (the "Agreement"), in the form annexed hereto.

AND WHEREAS it is determined that the Agreement would be to the general benefit of the consumers within the Municipality.

NOW, THEREFORE the Council of the Town of Drumheller in the Province of Alberta, enacts as follows:

1. CITATION

- 1.1 This Bylaw shall be cited as the *Town of Drumheller* "Natural Gas Distribution Franchise Bylaw".

2. DEFINITIONS

- 2.1 For the purposes of this Bylaw, the following definitions shall apply:

- a) "Agreement" means the agreement between the *Town of Drumheller* and Apex Utilities Inc. annexed hereto as Schedule 'A', forming part of this Bylaw;
- b) "Company" means Apex Utilities Inc, a corporation providing natural gas distribution service in the Province of Alberta;
- c) "Chief Administrative Officer" or "CAO" means the person appointed as *Chief Administrative Officer* for the *Town of Drumheller*, or their designate; and
- d) "*Town of Drumheller*" or "*Town*" means the *Town of Drumheller*, a municipal corporation in the Province of Alberta, and includes the area contained within the corporate boundaries of the *Town of Drumheller*, as the context may require;

3. EFFECT

- 3.1 The Natural Gas Distribution System Franchise Agreement (the "Agreement"), a copy of which is annexed hereto as Schedule "A", be hereby ratified, confirmed and approved, and

that the Mayor and *Chief Administrative Officer* are hereby authorized to enter into the Natural Gas Distribution System Franchise Agreement for and on behalf of the *Town of Drumheller* and the *Chief Administrative Officer* is hereby authorized to affix thereto the corporate seal of the *Town of Drumheller*.

- 3.2 The *Town of Drumheller* consents to the exercise by the *Company* within the *Town of Drumheller* of any of the powers given to the *Company* by the *Water, Gas and Electric Companies Act, R.S.A. 2000 c. W-4*, as amended.

4. SCHEDULES

- 4.1 Schedule 'A' forms part of this Bylaw.

5. SEVERABILITY

- 5.1 If any portion of this Bylaw is found to be invalid, that portion shall be severed from the remainder of the Bylaw and shall not invalidate the whole Bylaw.

6. TRANSITIONAL

- 6.1 This Bylaw comes into full force and effect upon the Natural Gas Distribution System Franchise Agreement being approved by the Alberta Utilities Commission and upon being given third and final reading.
- 6.2 Upon third reading of this Bylaw, Bylaw #10.15 and all amendments thereto are hereby repealed.

READ A FIRST TIME THIS 20th DAY OF May, 2025.



CHIEF ADMINISTRATIVE OFFICER



READ A SECOND TIME THIS _____ DAY OF _____, 2025.

READ A THIRD AND FINAL TIME THIS _____ DAY OF _____, 2025.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

NATURAL GAS DISTRIBUTION SYSTEM FRANCHISE AGREEMENT

2025

BETWEEN:

Town of Drumheller

- AND -

Apex Utilities Inc.

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NATURAL GAS DISTRIBUTION SYSTEM FRANCHISE AGREEMENT

BETWEEN:

Town of Drumheller,

a municipality located in the Province of Alberta
(the “**Municipality**”)

OF THE FIRST PART

– and –

Apex Utilities Inc.,

a corporation having its head office at the City of Leduc,
in the Province of Alberta
(the “**Company**”)

OF THE SECOND PART

WHEREAS the Municipality desires to grant and the Company, collectively the “**Parties**”, desires to obtain an exclusive franchise to provide Natural Gas Distribution Service within the Municipal Service Area on the terms and conditions herein contained;

NOW THEREFORE in consideration of the mutual covenants and promises herein contained, the Parties hereby agree as follows:

1) Definitions and Interpretation

Unless otherwise expressly provided in this Agreement, the words, phrases and expressions in this Agreement will have the meanings attributed to them as follows:

- a) “**Agreement**” means this Natural Gas Distribution System Franchise Agreement;
- b) “**Alternative Course of Action**” shall have the meaning set out in paragraph 14 (c);
- c) “**Commission**” means the Alberta Utilities Commission (AUC) as established under the *Alberta Utilities Commission Act* (Alberta);
- d) “**Company**” means the Party of the second part to this Agreement and includes its successors and permitted assigns;
- e) “**Construct**” means constructing, reconstructing, upgrading, extending, relocating, or removing any part of the Natural Gas Distribution System;
- f) “**Consumer**” or “**Consumers**” as the text may require, means any individual, group of individuals, firm or body corporate, including the Municipality, with premises or facilities located within the Municipal Service Area from time to time that are provided with Natural Gas Distribution Service by the Company pursuant to the Company’s Delivery Tariff;

- g) **“Core Services”** means all those services set forth in Schedule “A” of this Agreement;
- h) **“Delivery Tariff”** means the rates and Terms and Conditions of service approved by the Commission from time to time on an interim or final basis, as the case may be, for the Company to deliver Natural Gas to the Consumer;
- i) **“Electronic Format”** means any document or other means of communication that is created, recorded, transmitted or stored in digital form or in any other intangible form by electronic, magnetic or optical means or by any other computer-related means that have similar capabilities for creation, recording, transmission or storage;
- j) **“Extra Services”** means those services set forth in Schedule “B” that are requested by the Municipality for itself or on behalf of its citizens and provided by the Company in accordance with paragraph 7 of this Agreement;
- k) **“GUA”** means the *Gas Utilities Act* (Alberta);
- l) **“Intended Time Frame”** shall have the meaning set out in paragraph 14 (c);
- m) **“Maintain”** means to maintain and keep in good repair any part of the Natural Gas Distribution System;
- n) **“Major Work”** means any Work to Construct or Maintain the Distribution System that costs more than fifty-thousand (\$ 50,000) Dollars;
- o) **“MGA”** means the *Municipal Government Act* (Alberta);
- p) **“Modified Plans”** shall have the meaning set out in paragraph 14 (c)(ii);
- q) **“Municipality”** means the Party of the first part to this Agreement;
- r) **“Municipal Compensation”** shall have the meaning set out in paragraph 20;
- s) **“Municipal Service Area”** means the geographical area within the legal boundaries of the Municipality where the Company has been granted rights hereunder in connection with, among other matters, Natural Gas Distribution Service, as altered from time to time;
- t) **“Municipal Property”** means all property, including lands and buildings, owned, controlled or managed by the Municipality within the Municipal Service Area;
- u) **“Natural Gas”** means a combustible mixture of hydrocarbon gases;
- v) **“Natural Gas Distribution Service”** means the delivery of Natural Gas in accordance with the Company’s Delivery Tariff;
- w) **“Natural Gas Distribution System”** means any facilities owned by the Company which are used to provide Natural Gas Distribution Service within the Municipal Service Area, and without limiting the generality of the foregoing, will include all mains, pipes, conduits,

valves and all other installations used and required for the purpose of delivering Natural Gas to the Consumer within the Municipal Service Area and includes any Natural Gas transmission lines owned by the Company within the Municipal Service Area;

- x) **“NOVA Gas Transmission Ltd. (NGTL)”** means NGTL and its successors, as applicable, for purposes of paragraph 5 g) of this Agreement. For greater certainty, the provisions of paragraph 5 g) may only apply in relation to franchises held by ATCO;
- y) **“Operate”** means to operate the Natural Gas Distribution System, or to interrupt or restore service in any part of the Natural Gas Distribution System, in a safe and reliable manner;
- z) **“Party”** means any party to this Agreement and **“Parties”** means all of the parties to this Agreement;
- aa) **“Plans and Specifications”** means the plans, drawings and specifications reasonably necessary to properly assess and review proposed Work prior to issuance of any approval that may be required under this Agreement;
- bb) **“Term”** means the term of this Agreement set out in paragraph 2;
- cc) **“Terms and Conditions”** means the terms and conditions contained within the Delivery Tariff in effect from time to time for the Company as approved by the Commission;
- dd) **“Work”** means any work to Construct or Maintain the Natural Gas Distribution System; and
- ee) **“Work Around Procedures”** shall have the meaning set out in paragraph 14 (c)(ii).

The words “hereof”, “herein”, “hereunder” and other words of similar import refer to this Agreement as a whole, including any attachments hereto, as the same may from time to time be amended or supplemented and not to any subdivision contained in this Agreement. Unless the context otherwise requires, words importing the singular include the plural and vice versa and words importing gender include all genders. References to provisions of statutes, rules or regulations will be deemed to include references to such provisions as amended, modified or re-enacted from time to time. The word “including” when used herein is not intended to be exclusive and in all cases means “including without limitation”. References herein to a section, paragraph, clause, Article or provision will refer to the appropriate section, paragraph, clause, article or provision of this Agreement. The descriptive headings of this Agreement are inserted for convenience of reference only and do not constitute a part of and will not be utilized in interpreting this Agreement.

2) Term

- a) Subject to sub-paragraph 2(b), this Agreement will be for a minimum term of ten years, commencing on the later of:
 - i) 1st day of November, 2025; and
 - ii) the first (1st) business day after both of the following have occurred:

- A. the Commission has approved and acknowledged this Agreement; and
 - B. Council of the Municipality has passed third reading of the applicable adopting bylaw.
- b) This Agreement will expire on the 31st day of October, 2030.
 - c) It is agreed this Agreement supersedes and replaces any prior Natural Gas franchise agreements between the Municipality and the Company.

3) Expiry of Term of Agreement

- a) Provided the Company gives written notice to the Municipality not less than twelve (12) months prior to the expiration of the Term of its intention to negotiate a new franchise agreement, at any time following the expiration of the Term, and if the Municipality has not provided written notice to the Company to exercise its rights to purchase the Natural Gas Distribution System, either Party may submit any items in dispute pertaining to a new franchise agreement to binding arbitration by the Commission.
- b) Subject to subparagraph 3c) of this Agreement, upon expiry of the Term, this Agreement will continue in effect pursuant to the provisions of the MGA.
- c) Commencing one (1) year following the expiration of the Term of this Agreement, unless either Party has invoked the right to arbitration referred to in subparagraph 3a) , or the Municipality has given written notice to purchase the Natural Gas Distribution System, this Agreement will be amended to provide the following:
 - i) Fifty percent (50%) of the franchise fee otherwise payable under this Agreement to the Municipality will be held back and deposited in trust in an interest bearing trust account by the Company, for the sole benefit of the Municipality. The trust money along with all accumulated interest will be paid to the Municipality immediately upon execution of another Natural Gas Franchise Agreement with the Company, or if the Municipality purchases the Natural Gas Distribution System, or if the Company transfers or sells the Natural Gas Distribution System, or upon further Order of the Commission.
- d) In the event a franchise agreement template is approved by the Commission during the Term of this Agreement and the provisions are materially different from the provisions of this Agreement, the Parties may, by agreement in writing, amend this Agreement to conform to such franchise agreement template.

4) Grant of Franchise

- a) Subject to the terms and conditions hereof, the Municipality hereby grants to the Company the exclusive right within the Municipal Service Area to:
 - i) provide Natural Gas Distribution Service;

- ii) Construct, Operate, and Maintain the Natural Gas Distribution System; and
 - iii) use portions of roads, rights-of-way, and other lands owned, controlled or managed by the Municipality which have been designated by the Municipality for such use and which are necessary to provide Natural Gas Distribution Service or to Construct, Operate and Maintain the Natural Gas Distribution System.
- b) Subject to subparagraph 4c) , and to the terms and conditions hereof, the Municipality agrees it will not, during the Term, grant to any other person, firm or corporation, the right to Construct, Operate and Maintain any natural gas distribution system nor the exclusive right to use the portions of the roads, rights-of-way and other lands owned, controlled or managed by the Municipality which have been designated by the Municipality for such use and which are necessary to provide Natural Gas distribution service or to Construct, Operate and Maintain a Natural Gas distribution system, for the purpose of delivering Natural Gas in the Municipal Service Area for Consumers, so long as the Company delivers the Consumers' requirements of Natural Gas.
- c) The Company agrees to:
- i) bear the full responsibility of an owner of a Natural Gas distribution system and to ensure all services provided pursuant to this Agreement are provided in accordance with the Delivery Tariff, insofar as applicable;
 - ii) Construct, Operate and Maintain the Natural Gas Distribution System;
 - iii) use designated portions of roads, rights-of-way, and other lands including other lands owned, controlled or managed by the Municipality necessary to Construct, Operate and Maintain the Natural Gas Distribution System, including the necessary removal, trimming of trees, shrubs or bushes or any parts thereof; and
 - iv) use the Municipality's roads, rights-of-way and other Municipal Property granted hereunder solely for the purpose of providing Natural Gas Distribution Service and any other service contemplated by this Agreement.

5) Franchise Fee

a) Calculation of Franchise Fee

In consideration of the rights granted pursuant to paragraph 4 and the mutual covenants herein and subject to Commission approval the Company agrees to collect from Consumers and pay to the Municipality a franchise fee. The Parties agree s. 360(4) of the *MGA*, as amended, does not apply to the calculation of the franchise fee in this Agreement. For each calendar year the franchise fee will be calculated as a percentage of the Company's actual total revenue derived from the Delivery Tariff, including without limitation the fixed charge, base energy charge, demand charge, but excluding the cost of Natural Gas (being the calculated revenues from the Natural Gas cost recovery rate rider or the deemed cost of Natural Gas and Natural Gas supply related riders) in that year for Natural Gas Distribution Service within the Municipal Service Area.

For the first (1st) calendar year or portion thereof of the Term of this Agreement, the franchise fee percentage will be twenty-seven percent (27 %).

By no later than September 1st of each year, the Company will:

- i) advise the Municipality in writing of the total revenues that were derived from the Delivery Tariff within the Municipal Service Area for the prior calendar year; and
- ii) with the Municipality's assistance, provide in writing an estimate of total revenues to be derived from the Delivery Tariff within the Municipal Service Area for the next calendar year.

b) Adjustment to the Franchise Fee

At the option of the Municipality and subject to Commission approval, the franchise fee percentage may be changed annually by providing written notice to the Company. If the Municipality wishes to amend the franchise fee percentage, then the Municipality will, no later than November 1st in any year of the Term, advise the Company in writing of the franchise fee percentage to be charged for the following calendar year. Upon receipt of notice, the Company will work with the Municipality to ensure all regulatory requirements are satisfied on a timely basis and agrees to use best efforts to obtain approval from the Commission for implementation of the proposed franchise fee percentage as and from January 1st of the following calendar year.

If the Municipality provides written notice at any other time with respect to a franchise fee change, the Company will implement the new franchise fee percentage as soon as reasonably possible.

c) Notice to Change Franchise Fee

Prior to implementing any change to the franchise fee, the Municipality will notify its intent to change the level of the franchise fee and the resulting effect such change will have on an average residential Consumer's annual Natural Gas bill through publication of a notice once

in the newspaper with the widest circulation in the Municipal Service Area at least forty five (45) days prior to implementing the revised franchise fee. A copy of the published notice will be filed with the Commission.

d) **Payment of Franchise Fee**

The Company will pay the Municipality the franchise fee amount billed to Consumers on a monthly basis within forty-five (45) days after billing Consumers.

e) **Franchise Fee Cap**

The franchise fee percentage will not at any time exceed thirty five percent (35%) without prior Commission approval.

f) **Reporting Considerations**

Upon request, the Company will provide to the Municipality, along with payment of the franchise fee amount information on the total Delivery Tariff billed, the franchise fee percentage applied, and the derived franchise fee amount used by the Company to verify the payment of the franchise fee amount as calculated under this paragraph 5.

g) **Franchise Fees Collected from NOVA Gas Transmission Ltd. Customers**

In the event certain customers in the Municipal Service Area connected to the Company's Natural Gas Distribution System are customers of the NOVA Gas Transmission Ltd. (NGTL), a franchise fee will be collected from such customers by NGTL in accordance with NGTL's applicable tariff and such franchise fee once remitted to the Company will be aggregated with the franchise fee as calculated in paragraph 5 a) to be dealt with in accordance with paragraph 5 d).

6) Core Services

The Company agrees to provide to the Municipality the Core Services set forth in Schedule "A". The Company and the Municipality may amend Schedule "A" from time to time upon mutual agreement.

7) Provision of Extra Services

Subject to an agreement being reached, the Company agrees to provide to the Municipality the Extra Services, if any, set forth in Schedule "B", as requested by the Municipality from time to time. The Company is entitled to receive from the Municipality a reasonable amount for full compensation for the provision of the Extra Services in accordance with Schedule "B". The Company and the Municipality may amend Schedule "B" from time to time upon mutual agreement.

Any breach by the Company in connection with the provision of any Extra Services contained in this Agreement will not constitute a breach of a material provision of this Agreement for the purposes of paragraph 9.

8) Municipal Taxes

Amounts payable to the Municipality pursuant to this Agreement will be (without duplication) in addition to the municipal taxes and other levies or charges made by the Municipality against the Company, its land and buildings, linear property, machinery and equipment.

9) Right to Terminate on Default

In the event either Party breaches any material provision of this Agreement, the other Party may, at its option, provide written notice to the Party in breach to remedy such breach. If the said breach is not remedied within two (2) weeks after receipt of the written notice or such further time as may be reasonably required by the Party in breach using best efforts on a commercially reasonable basis, the Party not in breach may give six (6) months notice in writing to the other Party of its intent to terminate this Agreement, and unless such breach is remedied to the satisfaction of the Party not in breach acting reasonably this Agreement will terminate six (6) months from the date such written notice is given, subject to prior Commission approval.

10) Sale of Natural Gas Distribution System

Upon the expiration of the Term of this Agreement or the termination of this Agreement pursuant to the terms and conditions hereof or by operation of law or order of a governmental authority or court of law having jurisdiction the Municipality may, subject to the approval of the Commission under Section 47 of the MGA:

- i) exercise its right to require the Company to sell to it the Natural Gas Distribution System within the Municipal Service Area pursuant to the provisions of the MGA, where applicable; or
- ii) if such right to require the Company to sell the Natural Gas Distribution System is either not applicable or has been repealed, require the Company to sell to it the Natural Gas Distribution System. If, upon the expiration of the Agreement, the parties are unable to agree on the price or on any other terms and conditions of the purchase, the unresolved matters will be referred to the Commission for determination.

11) Provision of Detailed Plans and Equipment

a) Detailed Plans

The Company agrees to provide to the Municipality for the Municipality's purposes only, the most current set of detailed plan sheets including as-built drawings and specifications showing the locations (excluding depth) and alignments of the Natural Gas Distribution System, excepting service lines and installations on private property, according to the plan sheets in hard copy and in Electronic Format, where available, together with as many prints of the overall Natural Gas Distribution System as the Municipality may reasonably require. These plans and plan sheets will be updated by the Company on at least an annual basis.

The Municipality will, upon reasonable request, provide to the Company any subdivision development plans of the Municipality in hard copy and in Electronic Format, where available. The subdivision development plans are provided to the Company for the sole purpose of assisting the Company in delivering Natural Gas to the Consumer.

b) Provision of Equipment

The Company agrees to provide the Municipality's fire department with the equipment necessary for the operation of curb boxes and service valves. In case of fire, the service valves may be turned off by the fire department if they reach a fire before the Company's representative. The Municipality will notify one of the Company's representatives of fires which may affect the Natural Gas Distribution System and/or the operations thereof as quickly as reasonably possible or, in the event they cannot reach a Company representative, the Municipality will advise the Company's standby personnel of such fires. The Company will ensure its representatives reasonably cooperate with the Municipality in preventing, controlling and investigating fires involving or affecting the Natural Gas Distribution System.

12) Right of First Refusal to Purchase

- a) If during the Term of this Agreement, the Company receives a *bona fide* arm's length offer to operate, take control of, or purchase the Natural Gas Distribution System within the Municipal Service Area, which the Company is willing to accept, then the Company will promptly give written notice to the Municipality of the terms and conditions of such offer and the Municipality will during the next one hundred and twenty (120) days, have the right of first refusal to operate, take control of or purchase the Natural Gas Distribution System, as the case may be, for the same price and upon the terms and conditions contained in the said offer.

Notwithstanding the foregoing, in the event the Municipality fails or refuses to exercise its right of first refusal, the Municipality will retain the right to withhold its consent to an assignment of this Agreement in accordance with paragraph 20 below. For the purposes of this paragraph 12, "operate, take control" will not be construed as including the subcontracting by the Company of only some portions of its operations where the Company continues to be responsible for the performance of this entire Agreement;

- b) If the Municipality does not exercise its right of first refusal and the said *bona fide* offer the Company is willing to accept does not proceed to closure, the Municipality retains its right of first refusal on any other offer.
- c) This right of first refusal applies where the offer pertains only to the entire Natural Gas Distribution System. The right of first refusal does not apply to offers that include any other distribution systems or distribution facilities of the Company located outside of the Municipal Service Area. If such offer includes other distribution systems of the Company, the aforesaid right of first refusal will be of no force and effect and will not apply.
- d) Where the Municipality exercises its rights to purchase the Natural Gas Distribution System from the Company and thereby acquires the Natural Gas Distribution System, the Municipality agrees, should it no longer wish to own the Natural Gas Distribution System within five (5) years after it acquires the said system and the Municipality receives any *bona fide* offer from

an arms-length third party to purchase the Natural Gas Distribution System, which it is willing to accept, then it will promptly give written notice to the Company of the terms and conditions of such offer. The Company will during the next one hundred and twenty (120) days have the first right of refusal to purchase the Natural Gas Distribution System for the same price and upon the same terms and conditions as contained in the said offer.

- e) The Municipality's right of first refusal will not apply where the Company has agreed to transfer the Natural Gas Distribution System to a third party utility company in exchange for certain other assets provided all of the following conditions are met:
 - i) the third party utility can demonstrate to the reasonable satisfaction of the Municipality that it meets the necessary technical and financial requirements to own and operate the Natural Gas Distribution System;
 - ii) the only consideration that will be exchanged between the Company and the third party utility company is the transfer and exchange of assets and monetary consideration limited to a maximum of 49% of the net book value of the Natural Gas Distribution System;
 - iii) there is no adverse impact to the Municipality resulting from the transfer and exchange above referenced as determined by the Commission;
 - iv) the Company and the third party utility company obtain all the requisite regulatory requirements prior to completing the transfer and exchange; and
 - v) full compensation is paid to the Municipality for all reasonable costs including administrative and legal costs incurred by the Municipality in ensuring all of the conditions i) through iv) above are satisfied.

13) Construction and/or Maintenance of Natural Gas Distribution System

a) Municipal Approval

Before undertaking any Major Work, or in any case in which the Municipality specifically requests any Major Work, the Company will submit to and obtain the written approval from the Municipality, or its authorized officers, of the Plans and Specifications for the proposed Major Work and its location. Approval by the Municipality granted in accordance with this paragraph will be limited to an approval of the location and alignment of the Major Work only, and will not signify approval of the structural design or the ability of the work to perform the function for which it was intended.

Prior to commencing the Work, the Company will obtain such other applicable permits as are required by the Municipality. The Company will notify the Municipality of all Work done within the Municipal Service Area prior to commencing the Work where reasonably practicable. However, only Major Work is subject to a formal approval process.

The Company will obtain prior written approval from the Municipality for any traffic lane or sidewalk closures required to be made at least forty-eight (48) hours prior to the commencement of the proposed Work.

For the purposes of obtaining the approval of the Municipality for Major Work under this Agreement, the Company will provide the Municipality with the Plans and Specifications for the proposed Major Work in Electronic Format (or upon request, the Company will provide the Municipality with a hard copy of the materials). The Plans and Specifications will include a description of the project and drawings of a type and format generally used by the Company for obtaining approvals from municipalities and will illustrate the proposed changes to the Natural Gas Distribution System.

b) Restoration of Municipal Property

The Company agrees when it or any agent employed by it undertakes any Work on any Municipal Property, the Company will complete the said Work promptly and in a good and workmanlike manner and, where applicable, in accordance with the approved Plans and Specifications. Further, and unless otherwise agreed to by the Parties, the Company will forthwith restore the Municipal Property to the same state and condition, as nearly as reasonably possible, in which it existed prior to the commencement of such Work, subject to reasonable wear and tear and to the satisfaction of the Municipality acting reasonably.

The Company will, where reasonably practicable and prudent, locate its pipelines and related equipment in lanes and alleys rather than in the streets and main thoroughfares.

The Company further covenants it will not unduly interfere with the works of others or the works of the Municipality. Where reasonable and in the best interests of both the Municipality and the Consumer, the Company will cooperate with the Municipality and coordinate the installation of the Natural Gas Distribution System along the designated rights-of-way pursuant to the direction of the Municipality. During the performance of the Work, the Company will use commercially reasonable efforts to not interfere with existing Municipal Property and to cause as little damage as possible to the property of others (including the Municipality Property). If the Company causes damage to any existing Municipal Property during the performance of any Work, it will cause such damage to be repaired at its own cost.

Upon default by the Company or its agent to repair damage caused to Municipal Property as set out above, the Municipality may provide written notice to the Company to remedy the default. If the default is not remedied within two (2) weeks after receipt of the written notice or such further time as may be reasonably required and requested by the Company using best efforts on a commercially reasonable basis to remedy the default, the Municipality may undertake such repair work and the Company will be liable for the reasonable costs thereof.

c) Urgent Repairs and Notification to Municipality

If any repairs or maintenance required to be made to the Natural Gas Distribution System are of an urgent nature where the operation or reliability of the Natural Gas Distribution System is materially compromised or potentially materially compromised, the Company will be entitled to conduct such repairs or maintenance as are commercially reasonable without prior notice to the Municipality and, unless otherwise specified by the Municipality, the Company will provide notice to the Municipality as soon as practicable and, in any event, no later than seventy-two (72) hours after the repairs are commenced.



d) Company to Obtain Approvals from Other Utilities

The Company will be solely responsible for locating, or causing to be located, all existing utilities or utility mains, pipes, valves and related facilities in, on or adjacent to the Work site. The Company will notify all other utility operators and ensure utilities and utility mains, pipes, valves and related facilities are staked prior to commencement of construction. Unless the Municipality has staked the location for the utility property, staking will not be deemed to be a representation or warranty by the Municipality the utility or utility property are located as staked. The Municipality will not be responsible for any damage caused by the Company to any utility or any third party as a result of the Company's Work, unless the Municipality has improperly staked the utility property. Approval must be obtained by the Company from the owner of any third party utility prior to relocation of any facility owned by such third party utility.

e) Revised Plans and Specifications

Following completion of the Major Work, the Company will provide the Municipality with the revised Plans and Specifications, updated after construction, in Electronic Format, where available and upon request, the Company will provide the Municipality with a hard copy of the materials within three (3) months of the request. The Company will provide the Municipality with copies of any other revised Plans and Specifications as reasonably requested by the Municipality. For the purposes of this paragraph and paragraph 11, the Company may satisfy its obligations to provide revised Plans and Specifications in Electronic Format by:

- i) advising the Municipality the revised Plans and Specifications are posted to a web-based forum that contains such information; and
- ii) allowing the Municipality access to such web-based forum.

f) Approvals

Where any approvals are required to be obtained from either Party under this paragraph, such approvals will not be unreasonably withheld.

The Company will ensure all Work is performed in accordance with the requirements of all applicable legislation, rules and regulations. The Company will immediately notify the Municipality of any lien, claim of lien or other action of which it has or reasonably should have knowledge, and will cause the same to be removed within thirty (30) days (or such additional time as the Municipality may allow in writing), failing which the Municipality may take such action as it reasonably deems necessary to remove the same and the entire cost thereof will be immediately due and payable by the Company to the Municipality.

14) Responsibilities For Cost of Relocations

- a) Upon receipt of one (1) year's notice from the Municipality, the Company will, at its own expense, relocate to Municipal Property such part of the Natural Gas Distribution System that is located on Municipal Property as may be reasonably required by the Municipality due to planned municipal construction. In order to encourage the orderly development of Municipal facilities and the Natural Gas Distribution System, the Municipality and the Company agree they will meet regularly to:
 - i) review the long-term facility plans of the Municipality and the Company; and
 - ii) determine the time requirements and costs for final design specifications for each relocation. Providing the Municipality is not the developer requesting the relocation for commercial or residential resale to third parties, the Company will bear the expenses of the required relocation.
- b) Notwithstanding the foregoing, the Company will not be required to move any part of the Natural Gas Distribution System after receipt of notice from the Municipality in accordance with this paragraph where:
 - i) the Company has illustrated to the satisfaction of the Municipality, acting reasonably, an appropriate Alternative Course of Action is available;
 - ii) the Municipality has provided the Company with its written approval of the Alternative Course of Action (which approval may not be unreasonably withheld by the Municipality); and
 - iii) the Company has provided its written undertaking to carry out the Alternative Course of Action promptly and within a sufficiently short period of time so as to ensure the Municipality will be left with sufficient time to complete the said planned municipal construction within the Intended Time Frame (taking into account any delays which the Municipality may encounter as a result of the Company utilizing the Alternative Course of Action).

- c) For the purposes of this paragraph 14, the term “Alternative Course of Action” will mean any course of action that will enable the Municipality to complete the said Municipal construction and will result in a net cost savings to the Company (taking into account all additional costs incurred by the Company in carrying out the Alternative Course of Action and any additional costs which the Municipality may incur and which the Company will be required to pay in accordance with this paragraph 14 and “Intended Time Frame” will mean the period of time within which the Municipality would have reasonably been able to complete the said Municipal construction if the Company would have relocated the Natural Gas Distribution System in accordance with this paragraph 14.

If the Municipality agrees to permit the Company to utilize an Alternative Course of Action, the Company will pay any and all costs incurred in carrying out the Alternative Course of Action and will pay on demand to the Municipality (on a full indemnity basis) any and all costs incurred by the Municipality:

- i) in conducting a review of the Alternative Course of Action to determine whether the Alternative Course of Action is acceptable to the Municipality;
 - ii) in modifying any plans the Municipality may have prepared in respect of the said municipal construction (“Modified Plans”) or in preparing or developing plans and procedures (“Work Around Procedures”) to work around the Natural Gas Distribution System or any improvement, thing, or component utilized by the Company in effecting the Alternative Course of Action; and
 - iii) in the course of conducting the said planned municipal construction where such costs would not have been incurred by the Municipality if the Company had relocated the Natural Gas Distribution System in accordance with this paragraph 14 (including any reasonable additional cost the Municipality may incur in completing the said municipal construction in accordance with the Modified Plans or in effecting any Work Around Procedures).
- d) The following example illustrates the intended application of the foregoing provisions:

Where:

- i) The Municipality requires the Company to move a Natural Gas line so the Municipality can replace its own sewer lines. The cost of moving the Natural Gas line is \$10,000. The cost of carrying out the replacement of the sewer line after moving the Natural Gas line is \$40,000;
- ii) The Company proposes to simply brace the Natural Gas line (at a cost of \$2,000) and the Municipality, acting reasonably, approves of this as an Alternative Course of Action;
- iii) As a result of having to prepare Modified Plans and to prepare and implement Work Around Procedures to work around the braces, the actual cost incurred by the Municipality in replacing the sewer line is \$45,000 (being a net increase in cost of \$5,000);

the Company is required to pay the \$2,000 cost of the bracing together and the additional cost of \$5,000 incurred by the Municipality (resulting in a net savings of \$3,000 to the Company).

In cases of emergency, the Company will take all measures that are commercially reasonable and necessary to ensure public safety with respect to relocating any part of the Natural Gas Distribution System that may be required in the circumstances.

If the Company fails to complete the relocation of the Natural Gas Distribution System or fails to repair or do anything else required by the Company pursuant to this subparagraph without valid justification and in a timely and expeditious manner to the satisfaction of the Municipality's representative, acting reasonably, the Municipality may, but is not obligated to, complete such relocation or repair and the Company will pay the reasonable costs of such relocation or repair forthwith to the Municipality. If the Municipality chooses to complete such relocation or repair the Municipality will ensure such work is completed using the Company's design specifications and standards, as provided by the Company, including the use of good and safe operating practices.

The Municipality is not responsible, either directly or indirectly, for any damage to the equipment which forms part of the Natural Gas Distribution System which may occur during its installation, maintenance or removal by the Company, nor is the Municipality liable to the Company for any losses, claims, charges, damages and expenses whatsoever suffered by the Company including claims for loss of revenue or loss of profits, on account of the actions of the Municipality, its agents or employees, working in, under, over, along, upon and across its highways and rights-of-ways or other Municipal Property other than direct loss or damage to the Company caused by the negligence or wilful misconduct of the Municipality, its agents or employees.

In the event the relocation or any part thereof requires the approval of a third party, the Municipality will use reasonable efforts to assist the Company in any negotiation with such third party to obtain the necessary approval(s).

In the event the relocation results from the demand or order of an authority having jurisdiction, other than the Municipality, the Municipality will not be responsible for any of the costs of such relocation.

15) Natural Gas Distribution System Expansion

Subject to the Terms and Conditions, and at no cost to the Municipality unless otherwise provided for under the Terms and Conditions, the Company will, on a timely basis, use its best efforts on a commercially reasonable basis to meet the Natural Gas Distribution System expansion requests of the Municipality or a Consumer and provide the requisite facilities for connections for new Consumers to the Natural Gas Distribution System.

16) Increase in Municipal Boundaries

Where the Municipality increases its geographical area, through annexation or amalgamation, as understood under the MGA, by the greater of 640 acres and twenty five (25%) percent of the current area or more, the Municipality will have the option to:

- (a) terminate this Agreement provided the Municipality gives notice in writing to the Company of its intention to do so; or
- (b) add the increased area to the Municipal Service Area already served by the Company so that the rights and obligations contained in this Agreement will apply in respect of the Municipal Service Area, including the increased area.

For all other increases to the Municipal Service Area through annexation or amalgamation as understood under the MGA, the rights and obligations contained in this Agreement will apply in respect of the whole Municipal Service Area, including the increased area.

17) Joint Use of Municipal Rights-of-Way

a) Municipal Use

The Municipality will upon written notice to the Company have, for any reasonable municipal purpose, the right to make use of any municipal rights-of-way granted to the Company by the Municipality, provided such use complies with good and safe operating practices, as determined by the Company acting reasonably, applicable legislation, and does not unreasonably interfere with the Company's use thereof, at no charge to the Municipality. The Municipality is responsible for its own costs and any necessary and reasonable costs incurred by the Company including the costs of any alterations that may be required in using municipal rights-of-way.

b) Third Party Use and Notice

If any third party, including other utilities, desire to jointly use the municipal rights-of-way, the Company agrees it will not grant the third party joint use except in accordance with this paragraph, or unless otherwise directed by any governmental authority or court of law having jurisdiction.

The Company agrees the following procedure will be used in granting permission to third parties desiring joint use of the municipal rights-of-way:

- i) first, the third party will be directed to approach the Company to initially request conditional approval from the Company to use that part of the municipal rights-of-way it seeks to use;
- ii) second, upon receiving written conditional approval from the Company, the third party will be directed to approach the Municipality to obtain its written approval to jointly use that part of the municipal rights-of-way. As a condition of granting its consent, the Municipality may require such third party enter into an agreement with the Municipality,

and such agreement may require such third party pay compensation to the Municipality;
and

- iii) third, upon receiving written conditional approval from the Municipality, the third party will be directed to obtain final written approval from the Company to jointly use that part of the municipal rights-of-way. Once a joint use agreement has been entered into between the Company and the third party, it will not be subsequently amended without the written consent of the Municipality (which consent will not be unreasonably withheld).

c) Cooperation

The Company and the Municipality agree they will use reasonable efforts to cooperate with each other in encouraging the use of joint trenching and in any negotiations with third parties desiring joint use of any part of the municipal rights-of-way located on Municipal Property.

d) Payment

The compensation paid or to be paid by such third party to the Municipality for the use of the Municipal Property including its rights-of-way, will be determined between the Municipality and the third party.

The compensation paid or to be paid by such third party to the Company for the joint use of any portion of the municipal rights-of-way will be determined between the Company and the third party, subject to the jurisdiction of any governmental authority over the matter and the Municipality's right to intervene in any related regulatory proceeding.

e) Provision of Agreements

Upon reasonable request by the Municipality, copies of these agreements will be updated by the Company and provided to the Municipality at no cost to the Municipality.

18) Municipality as a Retailer

The provisions of this Agreement will not in any way restrict the right of the Municipality to become a retailer within the meaning of the GUA.

19) Reciprocal Indemnification and Liability

- a) The Company will indemnify and save the Municipality, its servants, agents, employees, licensees, contractors and invitees, harmless from and against any and all liability, actions, demands, claims, damages, losses and expenses (including all legal costs and disbursements), including indemnity from and against any claim, loss, cost, demand and legal or other expense, whether in respect of any lien, encumbrance or otherwise, arising out of any Work performed by or for the Company, which may be brought against or suffered, sustained, paid or incurred by the Municipality, its servants, agents, employees, contractors, licensees and invitees, arising from, or otherwise caused by:

- i) any breach by the Company of any of the provisions of this Agreement; or
 - ii) the negligence or wilful misconduct of the Company, or any of its servants, agents, employees, licensees, contractors or invitees in carrying on its business within the Municipal Service Area.
- b) The Municipality will indemnify and save the Company, its servants, agents, employees, licensees, contractors and invitees, harmless from and against any and all liability, actions, demands, claims, damages, losses and expenses (including all legal costs and disbursements) which may be brought against or suffered, sustained, paid or incurred by the Company, its servants, agents, employees, licenses, contractors and invitees, arising from, or otherwise caused by:
 - i) any breach by the Municipality of any of the provisions of this Agreement; or
 - ii) the negligence or wilful misconduct of the Municipality, or any of its servants, agents, employees, licensees, contractors or invitees, in carrying on the business of the Municipality.
- c) Notwithstanding anything to the contrary herein contained, in no event will the Municipality or the Company be liable under this Agreement, in any way, for any reason, for any indirect, special or consequential damages (including damages for pure economic loss, loss of profits, loss of earnings or loss of contract), howsoever caused or contributed to.

20) Assignment

In the event the Company agrees to sell the Natural Gas Distribution System to a third party purchaser, the Company will comply with paragraph 10 above. In addition, the Company will request the third party purchaser confirm in writing it will agree to all the terms and conditions of this Agreement between the Company and the Municipality. The Company agrees it will provide to the Municipality a copy of the third party purchaser's confirmation letter.

The Company agrees to provide the Municipality with reasonable prior written notice of a sale of the Natural Gas Distribution System to a third party purchaser. The Parties will thereafter meet to discuss the technical and financial capabilities of the third party purchaser to perform and satisfy all terms and conditions of the Agreement, and the compensation payable to the Municipality for all costs including administrative and legal costs relating to providing its written consent to the Assignment("Municipal Compensation").

The Municipality has thirty (30) days from the meeting date with the Company to provide written notice to the Company of its intention to consent or withhold its consent to the assignment of the Agreement to the third party purchaser. The Company agrees the Municipality may provide notice of its intention to withhold its consent to the assignment of this Agreement to the third party purchaser if the Municipal Compensation is inadequate or if the third party purchaser fails to covenant, in favour of the Municipality, to perform and observe all of the covenants and obligations of the Company to be performed and observed under this Agreement and otherwise solely on the basis of reasonable and material concerns regarding the technical capability or financial wherewithal

of the third party purchaser to perform and satisfy all terms and conditions of the Agreement. In this case, such notice to the Company must specify in detail the Municipality's concern.

Should the Municipality not reply within the thirty (30) day period, it is agreed the Municipality will be deemed to have consented to the assignment. The Company further agrees when it applies to the Commission for approval of the sale, it will include in the application any notice received from the Municipality, including the reasons given by the Municipality for withholding its consent. The Municipality will have the right to make its own submissions to the Commission.

Subject to the Company having fulfilled the obligations outlined in the preceding three paragraphs, the Company will be entitled to assign this Agreement to an arm's length third party purchaser of the Natural Gas Distribution System without the consent of the Municipality, subject to paying the Municipal Compensation for the assignment, and having obtained the Commission's approval for the sale of the Natural Gas Distribution System and, the third party purchaser's confirmation in writing that it agrees to all the terms and conditions of this Agreement.

Where the Commission approves such sale of the Natural Gas Distribution System to a third party and the third party provides written confirmation to assume all liabilities and obligations of the Company under this Agreement, then upon the assignment of this Agreement and the payment of the Municipal Compensation for its consent to the Assignment subject to Commission approval, the Company will be released from all its liabilities and obligations thereunder.

The Company will be entitled to assign this Agreement to a subsidiary or affiliate of the Company without the Municipality's written consent. Where the Company assigns this Agreement to a subsidiary or affiliate, the Company will remain jointly and severally liable.

Further, it is a condition of any assignment that the subsidiary, affiliate or third party purchaser, as the case may be, will provide written notice to the Municipality indicating it will assume all liabilities and obligations of the Company under this Agreement.

Any disputes arising under the operation of this paragraph will be submitted to the Commission for determination.

21) Notices

- a) All notices, demands, requests, consents, or approvals required or permitted to be given pursuant to the terms of this Agreement will be in writing and will be deemed to have been properly given if personally served, sent by registered mail or sent in Electronic Format to the Municipality or to the Company as the case may be, at the addresses set forth below:

- i) To the Company:

Apex Utilities Inc.
5509 45th Street
Leduc, AB T9E 6T6
Email: businessdevelopment@apexutilities.ca
Attention: Business Development

ii) To the Municipality:

Town of Drumheller
224 Centre Street
Drumheller, AB T0J 0Y4

b) The date of receipt of any such notice as given above, will be deemed to be as follows:

i) In the case of personal service, the date of service;

ii) In the case of registered mail, the seventh (7th) business day following the date of delivery to the Post Office, provided, however, in the event of an interruption of normal mail service, receipt will be deemed to be the seventh (7th) day following the date on which normal service is restored; or

iii) In the case of delivery in Electronic Format, the date the notice was actually received by the recipient or, if not a business day, then the next business day.

22) Interruptions or Discontinuance of Delivery Service

Subject to its Delivery Tariff, the Company will use its best efforts on a commercially reasonable basis to avoid and minimize any interruption, reduction or discontinuance of Natural Gas Distribution Service to any Consumer. However, the Company reserves the right to do so for any one of the following reasons:

- a) Where the Company is required to effect necessary repairs or changes to the Natural Gas Distribution System;
- b) On account of or to prevent fraud or abuse of the Natural Gas Distribution System;
- c) On account of defective aspects of the Natural Gas Distribution Systems which in the opinion of the Company, acting reasonably, may become dangerous to life or property;
- d) Where required, under the Terms and Conditions, due to a Consumer's non-payment of Natural Gas bills.

To the extent the Company has any planned major interruptions, reductions or discontinuances in Natural Gas Distribution Service, it will notify the Municipality in writing as soon as practicable in the circumstances. For any other major interruption, reductions or discontinuances in Natural Gas Distribution Service, the Company will provide notice (in a format acceptable to the Municipality) as soon as is practicable in the circumstances.

23) Dispute Settlement

- a) If any dispute or controversy of any kind or nature arises relating to this Agreement or the Parties' rights or obligations hereunder, the Parties agree such dispute or controversy will be resolved by negotiation, and where such negotiation does not result in the settlement of the matter within thirty (30) days of notice of such dispute being provided by one Party to the other Party, and to

the extent permitted by law, the Company and Municipality agree that unresolved disputes pertaining to this Agreement, other than those contemplated in paragraphs 3 and 20 and Section 3 of Schedule "A", or those related to the sale of the Natural Gas Distribution System as contemplated in paragraphs 10 and 12 hereof, or any other matter within the exclusive jurisdiction of a governmental authority having jurisdiction, will be submitted to arbitration for determination and may be commenced by either Party providing written notice to the other Party stating the dispute to be submitted to arbitration.

The Parties will attempt to appoint a mutually satisfactory arbitrator within ten (10) business days of the said notice. In the event the Parties cannot agree on a single arbitrator within the ten (10) business days, the dispute will be forwarded to the Commission for resolution or determination.

In the event the Commission declines to assist in resolving the dispute or declines to exercise or claim jurisdiction respecting the dispute, both Parties agree to have the dispute resolved by an arbitration panel in accordance with the following procedure.

Each Party will appoint an arbitrator within the ten (10) business days thereafter by written notice, and the two arbitrators will, together, appoint a third arbitrator within twenty-five (25) business days of written notice for arbitration. The dispute will be heard by the arbitration panel within forty-five (45) business days of the written notice for arbitration unless extended by mutual agreement between the Parties. The arbitration panel will render a decision within twenty (20) business days of the last day of the hearing.

Except, as otherwise expressly provided in this Agreement, the provisions of the Arbitration Act (Alberta) (as amended from time to time) will apply to any arbitration undertaken under this Agreement subject always to the Commission's jurisdiction over any matter submitted to arbitration. Pending resolution of any dispute, the Municipality and the Company will continue to perform their respective obligations hereunder.

- b) The Company will advise the Commission of any dispute submitted to arbitration within ten (10) business days of it being submitted and will advise the Commission of the results of arbitration within ten (10) business days following receipt of the decision of the arbitrator(s).

24) Application of Water, Gas and Electric Companies Act

This Agreement will be deemed to operate as consent by the Municipality to the exercise by the Company of those powers which may be exercised by the Company with the consent of the Municipality under and pursuant to the provisions of the *Water, Gas and Electric Companies Act* (Alberta), as amended.

25) Force Majeure

If either Party fails to meet its obligations hereunder within the time prescribed, and such failure is caused or materially contributed by an event of "force majeure", such failure will be deemed not to be a breach of the obligations of such Party hereunder, but such Party will use its best efforts on a commercially reasonable basis to put itself in a position to carry out its obligations hereunder. The term "force majeure" will mean any acts of God, strikes, lock-outs, or other industrial disturbances, acts of the Queen's enemies, acts of terrorism (either foreign or domestic), sabotage, war, blockades,

insurrections, riots, epidemics, lightening, earthquakes, storms, fires, wash-outs, nuclear and radiation activity or fall-out, restraints of rulers and people, orders of governmental authorities or courts of law having jurisdiction, the inability to obtain any necessary approval from a governmental authority (excluding the Municipality) having jurisdiction, civil disturbances, explosions, mechanical failure, and any other causes similar in nature not specifically enumerated or otherwise specified herein that are not within the control of such Party, and all of which by the exercise of due diligence of such Party could not have been prevented. Lack of finances will be deemed not to be an event of "force majeure".

26) Terms and Conditions

The Terms and Conditions applicable to the Company and approved by the Commission, as revised or amended from time to time by the Commission, will apply to the Municipality. Nothing in this Agreement is intended to supersede the Terms and Conditions.

27) Not Exclusive Against His Majesty

Notwithstanding anything to the contrary herein contained, it is mutually understood and agreed the rights, powers and privileges conferred and granted by this Agreement will not be deemed to be exclusive against His Majesty in right of the Province of Alberta.

28) Severability

If for any reason any covenant or agreement contained in this Agreement, or the application thereof to any Party, is to any extent held or rendered invalid, unenforceable or illegal, then such covenant or agreement will be deemed to be independent of the remainder of this Agreement and to be severable and divisible from this Agreement. The invalidity, unenforceability or illegality will not affect, impair or invalidate the remainder of this Agreement or any part thereof. The intention of the Municipality and the Company is that this Agreement would have been executed without reference to any portion which may, for any reason or to any extent, be declared or held invalid, unenforceable or illegal.

29) Amendments

This Agreement may only be amended by written agreement of the Parties, such amendments to be subject to any regulatory approvals required by law.

30) Waiver

A waiver of any default, breach or non-compliance under this Agreement is not effective unless in writing and signed by the Party to be bound by the waiver. No waiver will be inferred from or implied by any failure to act or delay in acting by a Party in respect of any default, breach or non-observance or by anything done or omitted to be done by the other Party.

The waiver by a Party of any default, breach or non-compliance under this Agreement will not operate as a waiver of that Party's rights under this Agreement in respect of any continuing or subsequent default, breach or non-compliance under this Agreement (whether of the same nature or any other nature).

31) Confidentiality

The Company acknowledges the Municipality is governed by the provisions of the *Freedom of Information and Protection of Privacy Act* (Alberta).

IN WITNESS WHEREOF the Parties hereto have executed these presents as of the day and year first above written.

Town of Drumheller

PER: _____

PER: _____

Apex Utilities Inc.

PER: _____

PER: _____



SCHEDULE "A" Core Services

The Company will provide to the Municipality the following basic services as Core Services:

- 1) The Company will deliver Natural Gas to the Consumers in accordance with the Company's Terms and Conditions, the Company's Distribution Tariff, the GUA, any regulations thereto, and any Commission orders and decisions.
- 2) The Company will install all Natural Gas facilities required to provide service to the Consumers in accordance with all applicable regulations, codes, applicable standards and common industry practices.
- 3) As required by legislation, the Company will provide and install all necessary regulators and meters necessary for measuring the Natural Gas supplied to each Consumer.
- 4) The Company agrees to collaborate with the Municipality's emergency response services in an effort to mutually develop emergency response procedures relating to Natural Gas emergencies.
- 5) The Company will provide personnel twenty-four (24) hours a day to investigate and make safe any suspected gas leak inside or outside the Consumer's premises.
- 6) The Company will utilize the services of qualified personnel for designing all Natural Gas facilities to satisfy all applicable regulatory codes and standards, preparing necessary work order plans and monitoring the distribution network pressures to ensure the Company's facilities will satisfy the Consumer's current and future Natural Gas delivery requirements.
- 7) The Company will provide to the Municipality, on request, copies of any and all Natural Gas Distribution Service related written or electronic, where available information or reports required to be filed with the Commission by the Company.
- 8) The Company will provide to the Municipality, upon request and to the extent the information is available, an annual report on the following standards:

a) **System Reliability** - will be measured by:

- i. The number of major outages resulting in a loss of service to Consumers;
- ii. The number of Consumers affected by each major outage; and
- iii. The duration of each major outage.

b) **Consumer Satisfaction** - will be measured by:

- i. Company-wide call centre targets and statistics (wait times, abandoned calls, call volumes, etc); and
- ii. any Consumer complaints received by the Commission.

c) **Public Safety** - will be measured by:

- i. the number of customer injuries and/or damages due to Natural Gas Distribution System failure;
- ii. the number of line hits per total locates completed;
- iii. the number of line hits as a result of inaccurate locates;
- iv. the percentage of the area of the Municipality surveyed for leaks and yearly cathodic protection measures;
- v. the number and nature of calls received from the Municipality and any of its Municipal agencies (including fire department, police department etc.) regarding the Natural Gas Distribution System.

9) Once per year, upon request and subject to any applicable privacy legislation, the GUA Code of Conduct Regulation or other rules prohibiting or restricting such disclosure, the Company will provide to the Municipality:

- a) The total number of sites billed within the Municipal Service Area, by Company rate class, per revenue month, for each of the last two (2) years;
- b) The total gigajoules (GJ) of Natural Gas consumed by Consumers billed within the Municipal Service Area, by Company rate class, per revenue month, for each of the last two (2) years;
- c) The franchise fee revenue billed to Consumers within the Municipal Service Area, by Company rate class, per revenue month, for each of the last two (2) years;
- d) Where the Municipality is the customer of record and the Municipality provides a list of those sites to the Company on the form provided by the Company:
 - i. The total number of those sites billed within the Municipal Service Area, by Company rate class, per revenue month, for each of the last two (2) years;
 - ii. The total gigajoules (GJ) of Natural Gas at those sites billed within the Municipal Service Area, by Company rate class, per revenue month, for each of the last two (2) years;
 - iii. The franchise fee revenue billed to those sites within the Municipal Service Area, by Company rate class, per revenue month, for each of the last two (2) years; and
- e) Such other information as may be agreed upon by the Parties from time to time.

Where privacy legislation, the GUA Code of Conduct Regulation or other rules prohibiting such disclosure prevent the Company from providing the information above, the Company will make reasonable attempts to aggregate the information so as to comply with the applicable rules. The



Company will not be obligated to provide such aggregated information if it believes such aggregation will not allow the Company to comply with the applicable rules.

- 10) Upon request by either Party, the Company will meet with the Municipality. Through a mutual exchange of information the Company will keep the Municipality apprised of the Company's construction and upgrading programs planned for the Municipal Service Area and the Municipality will advise the Company of any issues or plans relating to, or potentially impacting, the Natural Gas Distribution System.

SCHEDULE "B" Extra Services

Nothing in this Agreement precludes the Parties from contracting for Extra Services outside the provisions of this Agreement. In the event the Parties do elect to contract for the provision of Extra Services within the provisions of this Agreement and unless otherwise agreed upon by the Parties, nothing in this Agreement will preclude the Company from sub-contracting with third parties for the provision of Extra Services.

Subject to Commission approval, as may be required, any payments from the Municipality to the Company for Extra Services, if agreed to by the Municipality, may be deducted from the Franchise Fee collected from Consumers and otherwise remitted to the Municipality pursuant to paragraph 5 of this Agreement. The timing and quantum of such payments will be as agreed upon by the Parties and set forth in (insert paragraph number from Schedule B) of this Schedule.

BYLAW NO. 10-15

Of Drumheller, Alberta

related to the

**NATURAL GAS DISTRIBUTION SYSTEM
FRANCHISE AGREEMENT**

Municipal Bylaw

BYLAW NO. 10-15

OF THE TOWN OF DRUMHELLER, ALBERTA (the "**Municipality**")

A Bylaw of the Municipality to authorize the Mayor and Chief Administrative Officer to enter into an agreement granting AltaGas Utilities Inc. (the "**Company**"), the right to provide natural gas distribution service within the Municipality.

WHEREAS pursuant to the provisions of the Municipal Government Act S.A. 2000 c. M-26, as amended (the "**Act**"), the Municipality desires to grant and the Company desires to obtain, an exclusive franchise to provide natural gas distribution service within the Municipality for a period of ten (10) years subject to the right of renewal as set forth in the said agreement and in the said Act;

WHEREAS the Council of the Municipality and the Company have agreed to enter into a Natural Gas Distribution System Franchise Agreement (the "**Agreement**"), in the form annexed hereto;

WHEREAS it is deemed that the Agreement would be to the general benefit of the consumers within the Municipality.

NOW THEREFORE the Council of the Municipality enacts as follows:

- 1) THAT the Natural Gas Distribution System Franchise Agreement, a copy of which is annexed hereto as Schedule "A", be and the same is hereby ratified, confirmed and approved, and the Mayor and Chief Administrative Officer are hereby authorized to enter into the Natural Gas Distribution System Franchise Agreement for and on behalf of the Municipality, and the Chief Administrative Officer is hereby authorized to affix thereto the corporate seal of the Municipality.
- 2) THAT the Natural Gas Distribution System Franchise Agreement annexed hereto as Schedule "A" is hereby incorporated in, and made part of, this Bylaw.
- 3) THAT the Council consents to the exercise by the Company within the Municipality of any of the powers given to the Company by the Water, Gas and Electric Companies Act, R.S.A. 2000 c. W-4, as amended.

- 4) THAT this Bylaw shall come into force upon the Natural Gas Distribution System Franchise Agreement being approved by the Alberta Utilities Commission and upon being given third reading and finally passed.

Read a First time in Council assembled this 15th day of June, 2015



Mayor



Chief Administrative Officer

Read a Second time in Council assembled this 24th day of August, 2015

Read a Third time in Council assembled and

Passed this 24th day of August, 2015



Mayor

(seal)



Chief Administrative Officer

July 23, 2025

Irv Richelhoff
Apex Utilities Inc.
5509 - 45 ST
Leduc, Alberta, T9E 6T6

**Apex Utilities Inc. and the Town of Drumheller
Franchise Agreement and Rate Rider
Proceeding 30192**

1. On July 22, 2025, Apex Utilities Inc. applied to the Alberta Utilities Commission for approval of a natural gas franchise agreement with the Town of Drumheller. The application was filed in accordance with Rule 029: *Municipal Franchise Agreements*. The application included a copy of the proposed franchise agreement and franchise fee rider schedule.

2. Notice of the proposed franchise agreement was advertised as follows:

Advertising method	Media name/description	Advertising date
Webpage	Town of Drumheller	June 5, 2025

3. No objections or concerns related to the proposed franchise agreement were received by the municipality or the utility.

4. The proposed franchise agreement is based on the approved natural gas franchise agreement template referred to in Rule 029. The agreement will be in effect on the later of November 1, 2025, or the first day after it has received both AUC approval and the Town of Drumheller has passed third reading of Bylaw No. 20.25 approving the franchise agreement.

5. The proposed franchise agreement includes that Apex Utilities Inc. agrees to pay the Town of Drumheller a franchise fee. The proposed franchise fee will be calculated as 27.00 per cent of Apex Utilities Inc.'s revenue from its distribution tariff excluding any amounts collected or refunded through other rate riders, as shown on the franchise fee rider schedule. The proposed franchise fee is a continuation of the current franchise fee and will continue as an estimated \$26.52 monthly charge for an average residential customer.

6. The AUC accepts that the right granted to Apex Utilities Inc. by the Town of Drumheller to provide distribution service, to construct, operate and maintain the gas distribution system, and to use lands owned, controlled or managed by the municipality to provide this service, is necessary and proper for the public convenience and properly serves the public interest based on the following:

- The municipality's council has determined to grant the utility the right to provide utility service in the municipality.
- The municipality and the utility consent to the franchise agreement.
- No person has objected to the franchise agreement.
- The franchise agreement complies with the requirements set out in the applicable legislation, including that the term does not exceed 20 years and the agreement was advertised.

7. Accordingly, pursuant to Section 45 of the *Municipal Government Act*, and Section 106 of the *Public Utilities Act*, the AUC approves the franchise agreement as filed.

8. Given the approval of the franchise agreement, and in accordance with Section 49 of the *Gas Utilities Act*, the AUC approves Apex Utilities Inc.'s rate rider of 27.00 per cent effective on the later of November 1, 2025, or the first day after it has both received AUC approval and the Town of Drumheller has passed third reading of Bylaw No. 20.25 approving the franchise agreement.

9. Prior to any change in the level of the franchise fee pursuant to the franchise agreement, customers shall be notified as outlined in Section 7 of Rule 029.

10. The Commission may, within 60 days of the date of this disposition and without notice, correct typographical, spelling and calculation errors and other similar types of errors and post the corrected disposition on its website.

Alberta Utilities Commission

REQUEST FOR DECISION

TITLE:	North Michichi Creek Land Designation Bylaw (1 st Reading)
DATE:	August 11, 2025
PRESENTED BY:	Darryl Drohomerski, C.E.T., Chief Administrative Officer
ATTACHMENTS:	Bylaw #28.25 – North Michichi Creek Land Designation (1 st)

SUMMARY:

In order to comply with the funding agreement established with the Province of Alberta and the Government of Canada, land acquired for the flood mitigation project must be dedicated as either Environmental Reserves (ERs), Public Utility Lots (PULs), or another designation satisfactory to the Province. Public Utility Lots (PULs) are titled parcels of land which are owned by the Town of Drumheller and contain public utilities or municipal infrastructure. Wherever possible, land acquired for the use of berms will be converted into PUL lots as the berms are considered municipal infrastructure.

The Michichi Creek West Berm and the Michichi Creek East Berm were constructed in 2024 as part of the Town's flood mitigation program. To facilitate the construction of the Michichi Creek West Berm, the Michichi Creek itself was realigned by shifting the creek east. Currently, part of the Michichi Creek West Berm is located on a "Community Reserve" lot, described as LOT 5MR, BLOCK 1, PLAN 2721JK. In order to comply with the requirements of the flood mitigation funding agreement, the Town must remove the designation of Community Reserve and re-designate the lot as a PUL.

Bylaw #28.25 intends to remove the status of Community Reserve, while another Bylaw will be brought before Council in the near future to designate this parcel, and surrounding parcels, as PULs. In accordance with the requirements of 674 of the *Municipal Government Act*, the Town is required to hold a Public Hearing prior to the removal of the Community Reserve designation.

RECOMMENDATION:

That Council gives first reading to North Michichi Creek Land Designation Bylaw #28.25 and set the Public Hearing date for Monday, September 8, 2025.

DISCUSSION:

N/A

FINANCIAL IMPACT:

The costs to convert this land are included with the Flood Mitigation project and is a requirement of the funding agreement with the Province of Alberta and the Government of Canada.

STRATEGIC POLICY ALIGNMENT:

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

COMMUNICATION STRATEGY:

Notice of the proposed Land Redesignation and Public Hearing will take place via:

- a) newspaper ads in the Drumheller Mail, running on the Wednesdays of August 20 and August 27, 2025;

- b) the Town of Drumheller website; and
- c) the Town of Drumheller online calendar.

MOTION:

That Council gives first reading to North Michichi Creek Land Designation Bylaw #28.25, as presented, and sets a Public Hearing date for Monday, September 8, 2025, at 5:30 p.m.



Prepared by:
Mitchell Visser
Manager of Legislative
Services



Reviewed by:
Esther Quiambao
Assistant Chief
Administrative Officer



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

TOWN OF DRUMHELLER
BYLAW NUMBER 28.25
DEPARTMENT: DEVELOPMENT AND PLANNING

North Michichi Creek Removal of Land Designation Bylaw

THIS IS A BYLAW OF THE TOWN OF DRUMHELLER, in the Province of Alberta for the purpose of removing the designation of “Community Reserve” from certain lands hereinafter described pursuant to sections 675 of the *Municipal Government Act, Chapter M-26*, of the *Revised Statutes of Alberta 2000*.

AND WHEREAS a notice to remove the Community Reserve designation from these lands was published in the Drumheller Mail once per week for two consecutive weeks; on _____ and again on _____, the last of such publications being at least five (5) 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 _____ A.D., 2025, at their regular or special meeting of Council in which all interested parties were provided an opportunity to be heard;

AND WHEREAS the Council of the Town of Drumheller, after taking into consideration the representation made at the aforesaid Public Hearing, is satisfied that this redesignation is necessary to create a Public Utility Lot to accommodate a flood mitigation berm;

NOW THEREFORE, be it resolved that the Council of the Town of Drumheller, in the Province of Alberta, does hereby enact to remove the designation of Community Reserve affecting the land depicted on Schedule – ‘A’ attached hereto and more particularly described as:

THAT PORTION OF LOT 5MR, BLOCK 1, PLAN 2721 J.K.
THAT LIES WITHIN
LOT 25PUL, BLOCK 1, PLAN

and hereby directs our Chief Administrative Officer to notify the Registrar of the South Alberta Land Titles Office that all the provisions of the *Municipal Government Act* have been complied with and to remove the designation of Community Reserve insofar as it affects the above-described lands.

SHORT TITLE

This Bylaw may be cited as “North Michichi Creek Removal of Land Designation Bylaw”

TRANSITIONAL

This Bylaw takes effect on the day it is registered in the Land Titles Office.

READ AND PASSED THE FIRST TIME BY THE COUNCIL OF THE TOWN OF
DRUMHELLER, THIS ____ DAY OF _____, 2025.

READ AND PASSED THE SECOND TIME BY THE COUNCIL OF THE TOWN OF
DRUMHELLER, THIS ____ DAY OF _____, 2025.

READ AND PASSED THE THIRD AND FINAL BY THE COUNCIL OF THE TOWN OF
DRUMHELLER, THIS ____ DAY OF _____, 2025.

MAYOR: HEATHER COLBERG

Seal

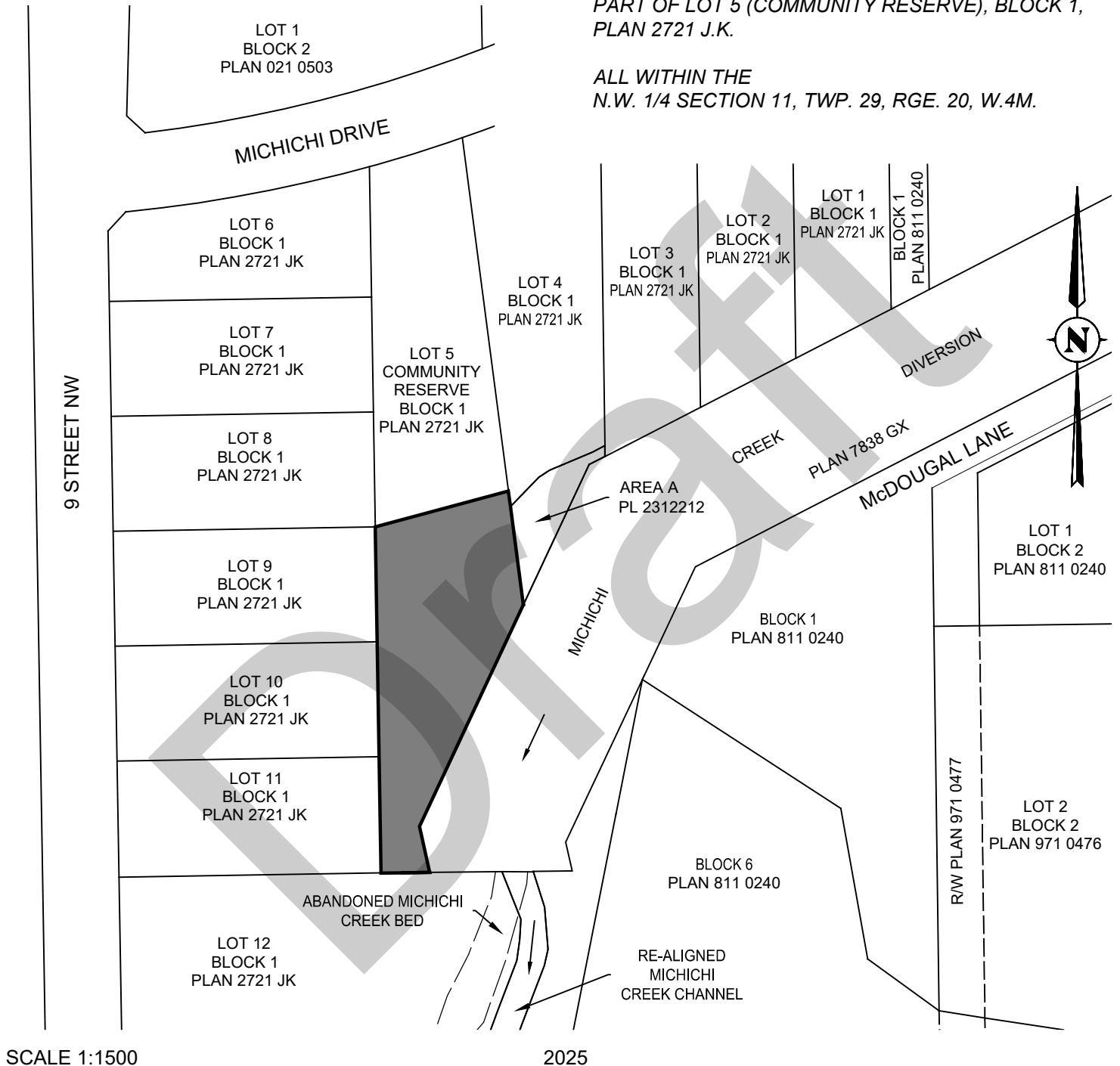
DARRYL E. DROHOMERSKI, C.E.T.
CHIEF ADMINISTRATIVE OFFICER

**NORTH DRUMHELLER DISTRICT
DRUMHELLER, ALBERTA
DRUMHELLER FLOOD MITIGATION PROJECT**

SCHEDULE 'A'

**PLAN SHOWING AREA
TO HAVE COMMUNITY RESERVE REMOVED
AFFECTING
PART OF LOT 5 (COMMUNITY RESERVE), BLOCK 1,
PLAN 2721 J.K.**

**ALL WITHIN THE
N.W. 1/4 SECTION 11, TWP. 29, RGE. 20, W.4M.**



SCALE 1:1500

2025

LEGEND

AREA TO HAVE COMMUNITY RESERVE (MR)
REMOVED, SHOWN THUS:



SCALE 1:1500



HUNTER SURVEY SYSTEMS LTD.
CALGARY, ALBERTA
FILE: 230993 (NORTH DRUMHELLER D)

REQUEST FOR DECISION

TITLE:	Lehigh Land Designation Bylaw #29.25 (1 st Reading)
DATE:	August 11, 2025
PRESENTED BY:	Darryl Drohomerski, C.E.T., CAO
ATTACHMENT:	Bylaw #29.25– Lehigh Land Designation Bylaw (1 st Reading)

SUMMARY:

As part of the Town's Flood Mitigation Project and provincial funding agreement, 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, wherever feasible. However, it was determined by engineering studies that it is not feasible to protect the neighbourhood of Lehigh from flooding by earth berms due to sandy subsoil conditions which allow the transfer of high river water through the porous sandy soils, resulting in flooding by percolation.

The Government of Alberta has provided the Town of Drumheller funding for the purchase of all property within the Lehigh neighbourhood in order to remove the improvements from this area and convert it into an Environmental Reserve.

On March 17, 2025, Council gave third and final reading to *Lehigh Road Closure Bylaw #33.24* (M2025.91), which closed all roads within Lehigh to public travel. Since this Road Closure Bylaw was passed, the Flood Mitigation Office has been working to restore the land to a natural state. The abandonment of water services has since been completed and the Flood Mitigation Office will begin treeplanting, revegetation and gravel road reclamation in the fall of 2025 and spring of 2026.

With this work underway, the Town of Drumheller may now officially designate the land as an Environmental Reserve (ER), thereby complying with the requirements of the provincial funding agreement.

RECOMMENDATION:

That Council gives first, second, and third reading to *Lehigh Land Designation Bylaw #29.25*.

DISCUSSION:

The land will be converted into an Environmental Reserve (ER) to align with the goals of this project. As defined by section 664(1) of the *Municipal Government Act*, an ER is land not suitable for development and contains features such as swamps, gullies, ravines, coulees, floodplains, or land adjacent to a body of water. ERs are used to preserve natural features of land, prevent pollution, ensure public access, and prevent the development of land that is subject to flooding or unstable

FINANCIAL IMPACT:

The costs to convert this land are included as part of the Flood Mitigation Project. This conversion 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 Public Hearing for the Road Closure Bylaw for Lehigh was held on November 18, 2024. Public Communication for the project has been ongoing for multiple years. As a result of the extensive prior communication and because this Bylaw concerns the internal administration of municipal lands only, no further communication will be required.

MOTION:

That Council gives first reading to Lehigh Land Designation Bylaw #29.25, as presented.

MOTION:

That Council gives second reading to Lehigh Land Designation Bylaw #29.25, as presented.

MOTION:

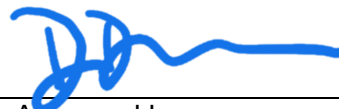
That Council gives unanimous consent for third and final reading of Lehigh Land Designation Bylaw #29.25.

MOTION:

That Council gives third and final reading to Lehigh Land Designation Bylaw #29.25, as presented.



Prepared by:
Mitchell Visser
Manager of Legislative
Services



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

TOWN OF DRUMHELLER
BYLAW NUMBER 29.25
DEPARTMENT: Planning and Development

Lehigh Land Designation Bylaw

THIS IS A BYLAW OF THE TOWN OF DRUMHELLER in the Province of Alberta for the purpose of dedicating certain lands owned by or in the process of being acquired to Environment Reserve pursuant to section 665 of the *Municipal Government Act, Chapter M-26, of the Revised Statutes of Alberta 2000*, as amended;

WHEREAS the Town of Drumheller in 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 one of the terms of the aforementioned agreement requires that land that is unable to be protected by a berm due to it being in the floodway as determined by Alberta Flood Maps, that all structures shall be removed therefrom and the land returned to its natural state;

AND WHEREAS one of the terms of the aforementioned agreement requires that land acquired for this flood mitigation project be dedicated as environmental reserves or other designation suitable to the Province of Alberta;

NOW THEREFORE be it resolved that the Council of the Town of Drumheller in the Province of Alberta does hereby enact to dedicate the land depicted on Schedule – 'A' attached hereto being:

LOTS 1 -17, BLOCK 5, LOTS 9 -16, BLOCK 6, LOTS 1 -7, BLOCK 4,
AND LOTS 6 -10, BLOCK 3 ALL ON PLAN 8168 F.S.,
AND
BLOCK 2 AND BLOCK 12 ON PLAN 961 1501,
AND
LOTS 1-3, BLOCK 1 AND LOTS 1-3, BLOCK 2 ON PLAN 881 0626
AND
INTERVENING CLOSED STREETS AND LANES CREATED
BY PLANS 8168 F.S. AND 881 0626 AND CLOSED BY BY-LAW NO. 33.24
ALL WITHIN THE
N.E. 1/4 SEC. 31, IN TOWNSHIP 27, RANGE 18, WEST OF THE 4TH MERIDIAN

and more particularly described as:

PLAN
BLOCK 1
LOT 1 E.R. (Environmental Reserve)
EXCEPTING THEREOUT ALL MINES AND MINERALS

and acquiring a title to these lands in the name of the Town of Drumheller, a Municipal Body Corporate in the Province of Alberta of 224 Centre Street, Drumheller, Alberta T0J 0Y4, in in accordance with section 665 of the *Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000*, as amended.

SHORT TITLE

This Bylaw may be cited as "Lehigh Land Designation Bylaw."

TRANSITIONAL

This Bylaw takes effect on the day it is registered in the Land Titles Office.

READ AND PASSED THE FIRST TIME BY THE COUNCIL OF THE TOWN OF
DRUMHELLER, THIS ____ DAY OF _____, 2025.

READ AND PASSED THE SECOND TIME BY THE COUNCIL OF THE TOWN OF
DRUMHELLER, THIS ____ DAY OF _____, 2025.

READ AND PASSED THE THIRD AND FINAL BY THE COUNCIL OF THE TOWN OF
DRUMHELLER, THIS ____ DAY OF _____, 2025.

MAYOR: HEATHER COLBERG

Seal

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

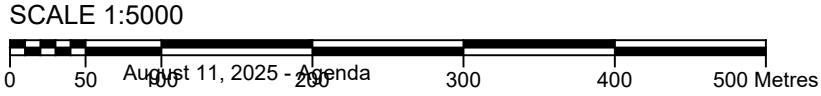
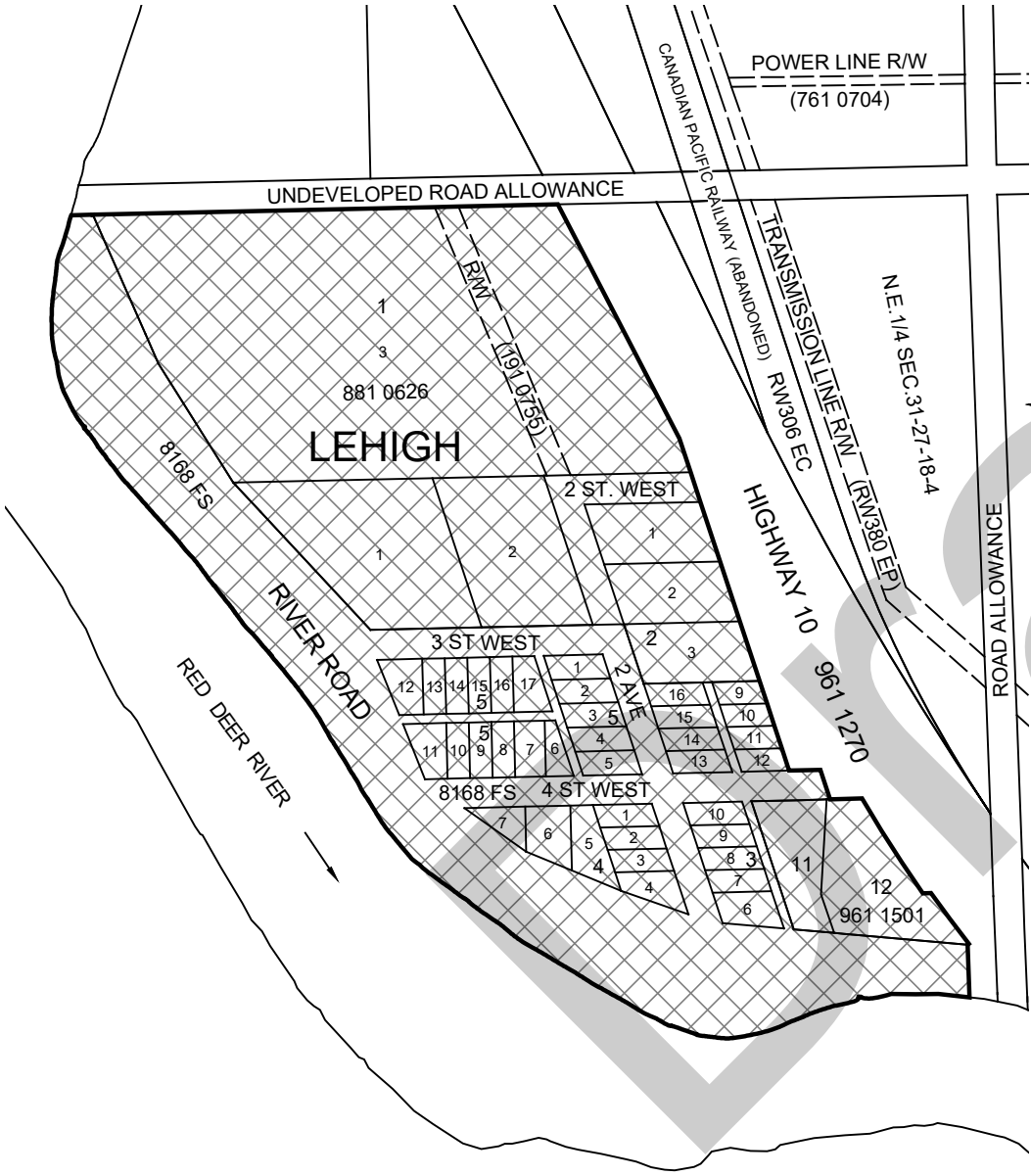
LEHIGH DISTRICT
DRUMHELLER, ALBERTA
DRUMHELLER FLOOD MITIGATION PROJECT


PLAN OF SURVEY SHOWING AREA BEING DEDICATED AS
ENVIRONMENTAL RESERVE BY BY-LAW NO. ____
AFFECTING
LOTS 1-17 BLOCK 5, LOTS 9-16 BLOCK 2, LOTS 1-7 BLOCK 4,
AND LOTS 6-10 BLOCK 3, ALL ON PLAN 8168 F.S.,
AND
BLOCK 11 AND BLOCK 12, ON PLAN 961 1501,
AND
LOTS 1-3 BLOCK 1, AND LOTS 1-3 BLOCK 2, ON PLAN 881 0626
AND
INTERVENING STREETS AND LANES CREATED BY PLANS
8168 F.S. AND 881 0626 AND CLOSED BY BY-LAW NO. 33.24
ALL WITHIN THE
N.E. 1/4 SECTION 31, TWP. 27, RGE. 18, W.4M.

SCALE 1:5000 2025 W.R. HUNTER, A.L.S.

LEGEND

ER AREA AFFECTED BY THIS PLAN SHOWN THUS: 



				HUNTER SURVEY SYSTEMS LTD.
0	08 APRIL 2025	ISSUED		CALGARY, ALBERTA
NO.	DATE	DETAIL		FILE: 20-035 (881 0626)