



TOWN OF DRUMHELLER
REGULAR COUNCIL MEETING

AGENDA

TIME & DATE: 4:30 PM – Monday, September 8, 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

Oath of Office – Deputy Mayor for September/October 2025.

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 **Agenda for the September 8, 2025, Regular Council Meeting**

Proposed Motion: That Council adopt the agenda for the September 8, 2025, Regular Council Meeting, as presented.

5. MEETING MINUTES

5.1 **Minutes for the August 25, 2025, Regular Council Meeting**

[Regular Council Meeting – August 25, 2025 – Draft Minutes](#)

Proposed Motion: That Council approves the minutes for the August 25, 2025, Regular Council Meeting, as presented.

6. COUNCIL BOARDS AND COMMITTEES

6.1 **Drumheller & District Senior's Foundation**

[June 26, 2025 – Regular Meeting – Minutes](#)

Proposed Motion: That Council accepts the Drumheller & District Senior's Foundation meeting minutes for the June 26, 2025, Regular Meeting, as information.

6.2 **Drumheller & District Solid Waste Management Association**

[June 13, 2025 – Regular Meeting – Minutes](#)

Proposed Motion: That Council accepts the Drumheller & District Solid Waste Management Association meeting minutes for the June 13, 2025, Regular Meeting, as information.

7. DELEGATIONS

7.1 **Drumheller Area Health Foundation**

[Presentation](#)

Proposed Motion: That Council accepts the presentation of the Grow Your Own Rural Nursing Program and Simulation Lab by the Drumheller Area Health Foundation, as information.

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

8.1 **Proposed North Michichi Creek Land Designation Bylaw #28.25**

[Briefing Note](#)

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

Proposed Motion: That the Public Hearing for proposed North Michichi Creek Land Designation Bylaw #28.25 be opened at ____ p.m.

Proposed Motion: That the Public Hearing for proposed North Michichi Creek Land Designation Bylaw #28.25 be closed at ____ p.m.

9. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

9.1 **Chief Administrative Officer**

9.1.1 **Municipal Development Plan Amending Bylaw #26.25 (2nd Reading)**

[Request for Decision](#)

[Bylaw #26.25 – Municipal Development Plan Amending Bylaw \(2nd Reading\)](#)

[Municipal Development Plan \(Office Consolidation\) Bylaw #17.20 \(showing Amending Bylaw #26.25 and clerical corrections\)](#)

Proposed Motion: That Council gives second reading to Municipal Development Plan Amending Bylaw #26.25, as amended.

Proposed Motion: That Council gives third and final reading to Municipal Development Plan Amending Bylaw #26.25, as presented.

CORPORATE & COMMUNITY SERVICES

9.2 Director of Corporate and Community Services

9.2.1 Request for Proposal Award – External Auditing Services

[Request for Decision](#)

[Policy C-09-20 – Purchasing Policy](#)

Proposed Motion: That Council awards the financial auditing services contract to Metrix Group LLP Chartered Professional Accountants for the fiscal years beginning January 1, 2025, and ending December 31, 2028, with the option to extend the contract for an additional two (2) years.

Proposed Motion: That Council appoints Metrix Group LLP Chartered Professional Accountants as the Town of Drumheller's municipal auditors for the fiscal years beginning January 1, 2025, and ending December 31, 2028.

9.2.2 2026 Tax Recovery Public Auction – Establish Reserve Bid Values & Terms

[Request for Decision](#)

[2025 Tax Recovery Public Auction List](#)

Proposed Motion: That Council authorizes the 2025 tax recovery public auction to be held on January 23, 2026, and furthermore sets the assessed values as at July 31, 2025, as the reserve bid prices for the properties being offered for sale, and sets the terms and conditions for the sale as presented.

EMERGENCY AND PROTECTIVE SERVICES

INFRASTRUCTURE SERVICES

9.3 Director of Infrastructure Services

9.3.1 Winter Maintenance – Midland Provincial Park Mine Site

[Request for Decision](#)

[Park Lot Area – Mine Site](#)

Proposed Motion: That Council approves the continuation of winter maintenance services at Midland Provincial Park for the 2025/26 season and the expansion of services to include the Midland Mine lower parking area, with snow and ice control provided by the Town of Drumheller and trail and washroom maintenance provided by the Badlands Trail Society.

Proposed Motion: That Council directs Administration to engage with Alberta Forestry and Parks to advocate for the Government of Alberta to assume year-round maintenance responsibilities for Midland Provincial Park and the Midland Mine lower parking area.

10. ADJOURNMENT

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



TOWN OF DRUMHELLER
REGULAR COUNCIL MEETING

MINUTES

TIME & DATE: 4:30 PM – Monday, August 25, 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
Councillor Crystal Sereda
Councillor Tom Zariski (regrets)

Chief Administrative Officer: Esther Quiambao
Dir. of Corporate & Community Services: Victoria Chan
Dir. of Infrastructure: Jared Brounstein
Dir. of Emergency & Protective Services: Greg Peters
Communications Officer: Erica Crocker
RBI IT Support: Brian Kosolofski
Recording Secretary: Angela Keibel

1. **CALL TO ORDER**

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

2. **OPENING COMMENTS**

Her Worship Mayor Colberg formally welcomed Esther Quiambao as the new Chief Administrative Officer (CAO) for the Town of Drumheller. This is Ms. Quiambao's first Council meeting as CAO, and the Mayor extended best wishes, stating she looks forward to the great things ahead.

Councillor Sereda announced it's the last weekend for Summer at the Plaza and thanked the community for their support. This weekend Tommy Charles will perform Friday night and Saturday afternoon, and Roman Kozlowski will wrap up the weekend on Sunday, August 31 at 2:30 p.m.

Councillor Price reminded the public that the application deadline for representatives of social services agencies to apply to serve on the FCSS Committee is September 12, 2025. Information regarding the committee and how to apply is on the Town's website on the Boards and Committees page, on the Career Opportunities page, or by emailing legislativeservices@drumheller.ca.

Councillor Lacher announced the Community Clean Up 2025 program starts the day after Kick it to the Curb bright and early on Monday, September 8 and runs until September 18, 2025. For these two weeks, the Town's Operations crews will be busy assisting with the clean-up, as the program is literally and figuratively heaving lifting —requiring every available crew member and lots of equipment. He asked residents to extend a thank you, a honk, or a way when you see them throughout those weeks. All information related to this program, and Kick it to the Curb, is available on the Town's website.

Councillor Sereda reminded potential candidates for the 2025 Municipal Election that Nomination Day is September 22, 2025, at 12:00 noon, only one month away. If you're thinking about running for Mayor or Council in the upcoming election on October 20, book an appointment with the Returning Officer by emailing legislativeservices@drumheller.ca or calling 403-823-1347. Making an appointment ensures your paperwork is completed properly and received on time. If you intend to run, please make arrangements as soon as possible.

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 **Agenda for the August 25, 2025, Regular Council Meeting**

M2025.302 Moved by Councillor Lacher, Councillor Kolafa
That Council adopt the agenda for the August 25, 2025, Regular Council Meeting, as presented.

CARRIED UNANIMOUSLY.

5. MEETING MINUTES

5.1 **Minutes for the August 11, 2025, Regular Council Meeting**

Agenda Attachment: Regular Council Meeting – August 11, 2025 – Draft Minutes.

M2025.303 Moved by Councillor Kolafa, Councillor Price
That Council approves the minutes for the August 11, 2025, Regular Council Meeting, as presented.

CARRIED UNANIMOUSLY.

5.2 **Minutes for the August 18, 2025, Special Council Meeting**

Agenda Attachment: Special Council Meeting – August 18, 2025 – Draft Minutes.

M2025.304 Moved by Councillor Price, Councillor Sereda
That Council approves the minutes for the August 18, 2025, Special Council Meeting, as presented.

CARRIED UNANIMOUSLY.

6. COUNCIL BOARDS AND COMMITTEES

YouTube Timestamp: 8:54

6.1 Drumheller Valley Sports Committee

Agenda Attachment: June 25, 2025 – Regular Meeting – Minutes.

- M2025.305** Moved by Councillor Price, Councillor Kolafa
That Council accepts the Drumheller Valley Sports Committee meeting minutes for the June 25, 2025, Regular Meeting, as information.

CARRIED UNANIMOUSLY.

6.2 Municipal Planning Commission

Agenda Attachment: June 12, 2025 – Regular Meeting – Minutes.

- M2025.306** Moved by Councillor Sereda, Councillor Lacher
That Council accepts the Municipal Planning Commission meeting minutes for the June 12, 2025, Regular Meeting, as information.

CARRIED UNANIMOUSLY.

6.3 Drumheller Public Library Board

Agenda Attachments: June 4, 2025 – Annual General Meeting – Minutes; June 4, 2025 – Regular Meeting - Minutes.

- M2025.307** Moved by Councillor Price, Councillor Kolafa
That Council accepts the Drumheller Public Library Board meeting minutes for the June 4, 2025, Annual General Meeting, and the June 4, 2025, Regular Meeting, as information.

CARRIED UNANIMOUSLY.

DELEGATIONS

PUBLIC HEARING

7. REPORTS FROM ADMINISTRATION

YouTube Timestamp: 10:14

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

7.1 Chief Administrative Officer

7.1.1 Encroachment Bylaw #02.25 (1st Reading)

Agenda Attachments: Request for Decision; Bylaw #02.25 – Encroachment Bylaw (1st Reading).

M2025.308 Moved by Councillor Kolafa, Councillor Lacher
That Council gives first reading to Encroachment Bylaw #02.25, as presented.

CARRIED UNANIMOUSLY.

M2025.309 Moved by Councillor Lacher, Councillor Price
That Council gives second reading to Encroachment Bylaw #02.25, as presented.

CARRIED UNANIMOUSLY.

7.1.2 Flood Mitigation Project Designated Officer Bylaw #30.25 (1st Reading)

Agenda Attachments: Request for Decision; Bylaw #30.25 – Flood Mitigation Project Designated Officer Bylaw #30.25 (1st Reading.)

M2025.310 Moved by Councillor Price, Councillor Sereda
That Council gives first reading to Flood Mitigation Project Designated Officer Bylaw #30.25, as presented.

CARRIED UNANIMOUSLY.

M2025.311 Moved by Councillor Lacher, Councillor Price
That Council gives second reading to Flood Mitigation Project Designated Officer Bylaw #30.25, as presented.

CARRIED UNANIMOUSLY.

M2025.312 Moved by Councillor Kolafa, Councillor Sereda
That Council gives unanimous consent for third reading of Flood Mitigation Project Designated Officer Bylaw #30.25.

CARRIED UNANIMOUSLY.

M2025.313 Moved by Councillor Kolafa, Councillor Lacher
That Council gives third and final reading to Flood Mitigation Project Designated Officer Bylaw #30.25, as presented.

CARRIED UNANIMOUSLY.

7.1.3 Downtown Area Revitalization Plan (DARP) – Year 4 Review

Agenda Attachments: Briefing Note; Downtown Area Revitalization Plan.

M2025.314 Moved by Councillor Kolafa, Councillor Price
That Council accepts the Downtown Area Revitalization Plan (DARP) – 4 Year Review, as information.

CARRIED UNANIMOUSLY.

7.1.4 Economic Task Force Strategy Progress Report

Agenda Attachments: Briefing Note; Economic Task Force Council Presentation April 2018.

M2025.315 Moved by Councillor Lacher, Councillor Price
That Council accepts the Economic Development Task Force Strategy Progress Report as information and directs Administration to bring the identified future Economic Development priority areas to the 2026 Municipal Budget deliberations.

CARRIED UNANIMOUSLY.

CORPORATE & COMMUNITY SERVICES

EMERGENCY AND PROTECTIVE SERVICES

INFRASTRUCTURE SERVICES

8. CLOSED SESSION

8.1 Sandstone Manor and Personnel

ATIA 28 – Local public body confidences
ATIA 29 – Advice from officials

M2025.316 Moved by Councillor Sereda, Councillor Kolafa
That Council close the meeting to the public at 5:25 p.m. to discuss Sandstone Manor and Personnel as per ATIA 28 – Local public body confidences and ATIA 29 – Advice from officials.

CARRIED UNANIMOUSLY.

M2025.317 Moved by Councillor Lacher, Councillor Price
That Council open the meeting to the public at 6:44 p.m.

CARRIED UNANIMOUSLY.

9. ADJOURNMENT

M2025.318 Moved by Councillor Kolafa, Councillor Sereda
That Council adjourn the meeting at 6:45 p.m.

CARRIED UNANIMOUSLY.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

DRAFT

DRUMHELLER AND DISTRICT SENIORS' FOUNDATION

REGULAR BOARD MEETING June 26, 2025

**PRESENT: TOM ZARISKI, STEVE WANNSTROM, MARY TAYLOR (via teams meeting) MELANIE GRAFF,
GLENDA YOUNGBERG, DAVID SMEYER**

1.0 CALL TO ORDER

Meeting called to order at 3:00pm by Tom Zariski

2.0 APPROVAL OF AGENDA

- 2.01 Motion by Mary Taylor to approve the amended agenda
Seconded by David Smyers**

CARRIED

3.0 MINUTES

- 4.01 Motion by David Smyers to approve regular meeting minutes from May 30, 2025.
Seconded by Steve Wannstrom**

CARRIED

4.0 REPORTS

- 4.01 Administrator Report on file
4.02 Managers Reports on file
4.03 Financial Reports
Motion by Mary Taylor to accept the financial reports for May 2025.
Seconded by David Smyers**

CARRIED

5.0 CORRESPONDENCE

- 5.01 Letter from Jason Nixon regarding small care home grant application.**

6.0 OLD BUSINESS

None

7.0 NEW BUSINESS

- 7.01 Motion by Steve Wannstrom to approve Policy 7.02 Board External Communications.
Seconded by David Smeyers**

CARRIED


- 7.02 June 2025 quarterly business plan review, and discussion. Next review September 2025.
7.03 Accreditation Canada survey auditors will be interviewing the Board on September 8, 2025,
between 2:30-3:30pm. All members to be in attendance.
7.04 No Board meeting in July**

8.0 In Camera (none)

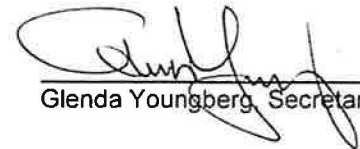
9.0 Motion by Mary Taylor to adjourn the meeting

CARRIED

Next Meeting: August 21, 2025 at 3:00PM



Tom Zariski, Chairman



Glenda Youngberg, Secretary



Regular Board Meeting – Agenda

Town of Drumheller Council Chambers

1:30 PM – June 13, 2025

Sonya Adams
Lyle Cawiezel
Larry Casey
Jason Bates
Trevor Snyder
Trina Anderson
Jim Adams
Patrick Kolafa
Darryl Drohomerski
Esther Quiambao
Tim Frank
Debbie Penner
Reg Wiebe
Chris Reeds
Chris Hall
Bill Goodfellow
Larry R. Casey
Mark Landry
Scott Klassen
Ashley Turner – Recording Secretary

Landfill Manager
Village of Munson (regrets)
Village of Standard
Village of Acme
Village of Beiseker (regrets)
Village of Carbon
Village of Delia (regrets)
Town of Drumheller
Town of Drumheller
Town of Drumheller (guest)
Village of Hussar
Kneehill County
Village of Linden
Village of Trochu
Village of Morrin (alternate)
Village of Rockyford
Village of Standard
Starland County
Wheatland County
Town of Drumheller (TEAMS)

1.0 CALL TO ORDER

P. Kolafa called the meeting to order at 1:39pm

2.0 ADDITIONS / CHANGES TO THE AGENDA

3.0 ADOPTION OF AGENDA

Motion: L. Casey That the Board adopt the agenda for the DDSWMA June 13, 2025, Regular Board Meeting as presented (or amended). R. Wiebe CARRIED

4.0 MEETING MINUTES

4.1 DDSWMA Regular Meeting minutes for April 17, 2025.

Motion: C. Reeds moved that the Board approves the minutes for the DDSWMA Regular Meeting of April 17, 2025, as presented. S. Klassen CARRIED

- 4.2 DDSWMA Special Board Meeting minutes for May 2, 2025.

Motion: T. Snyder moved that the Board accepts the minutes for the DDSWMA Special Board Meeting of May 2, 2025, as presented. R. Wiebe CARRIED

- 4.3 DDSWMA Executive Committee Meeting minutes for May 16, 2025.

Motion: M. Landry moved that the Board accepts the minutes for the DDSWMA Executive Committee Meeting of May 16, 2025, for information as presented. D. Drohomerski CARRIED

5.0 DELEGATIONS

6.0 DECISION ITEMS

- 6.1 Landfill Operation Services Contract Award

- Received a compliant bid, but it has been noted there were a few mistakes on the technical side on our documents, which created misunderstandings. It is recommended that the RFP be cancelled, corrected, and reissued.

Motion: D. Drohomerski moved that administration corrects the RFP for the Landfill Operation Services Contract and directs the Manager of Landfill Operations to reissue the RFP. M. Landry CARRIED

- 6.2 Hauling of Municipal Solid Waste from Transfer Stations to the Drumheller and District Regional Landfill Contract Award

- Received four compliant bids. The RFP that was released was circulated to the Board. The RFP includes language to impose penalties if work standards or communications aren't met.
- Evaluation criteria has been provided – the recommendation is to award the contract to Waste Management Canada. There are two 1 year extensions included in the contract.
- D. Drohomerski noted seeing the evaluations comparison would be very beneficial. S. Adams thanks D. Drohomerski for the feedback and can provide the information to the Board.
- \$429,000.00 per year is the winning bid based on 110,000 kms per year.

Motion: D. Penner moved that the Board approves award of the Hauling of Municipal Solid Waste from Transfer Stations to the Drumheller and District Regional Landfill Contract to Waste Management Canada for a term of three (3) years. C. Reeds CARRIED

- 6.3 Changes to Naming of Reserve Accounts

- S. Adams reviewed questions posed by D. Drohomerski.
 - EPR Reserve – All revenue and expenses would be totaled at the end of the year, if there is profit, it would stay in the fund. Conversely, if there was a deficit, it would lower the reserve fund.
 - Closure/Post Closure Reserves – Should they be separated?
 - The accountant did not state if there was a preference for this naming. D. Drohomerski recommends they be classified together.

- What happens if there is not enough reserves?
 - Should that happen, there would a cash call to the user municipalities.
 - The closure reserve would come into effect as soon as a cell/stage closes, even if other cells/stages are still open.
 - S. Adams noted that the closure financial assessments are to be reviewed every 5 years as part of best practices
 - It is noted that funds in this reserve are restricted for use for this purpose. This can be supported by Board bylaws.
- Accumulated Surplus – was noted it was not a clear name for this reserve.
 - Accountants perspective is that the name should be "Unrestricted Reserves"

Motion: D. Drohomerski moved that the Board approves to update the reserve categories as recommended during the 2023 Audit, per the presented "Recommended" format. S. Klassen CARRIED (who was the Second)

6.4 Prime Contractor Designation Agreement

Alberta OHS has made changes requiring a written agreement for Prime Contractors. Prime contractors are required where there is construction work with two (2) or more employers (attached as 6.4 Prime Contractor Role and Duties). This occurs with our Landfill Operation Services Agreement and when there are works such as material crushing/shredding and upcoming repairs to the landfill per our obligations to AEP.

Administration has developed a Prime Contractor Designation Agreement (attached). In following OHS requirements, this makes our current Prime Contractor Policy (attached) void.

Motion: L. Casey moved that the Board moves to rescind the Prime Contractor Policy 12-20- 10. B. Goodfellow CARRIED

7.0 DISCUSSION / INFORMATIONAL ITEMS

- 7.1 YTD June 11, 2025 Financials – Operational (attached)
- 7.2 Recycling YTD (as of June 11, 2025) (attached)
- 7.3 DDSWMA Balance Sheet YTD (as of June 11, 2025) (attached)
- 7.4 2024 Financial Audit Progress
 - Plan to begin end of June/beginning of July with MNP
- 7.5 2023 Final Audit Documents
- 7.6 2024 Annual Report (body) (attached)
- 7.7 Landfill Gas Management Plan Report (attached)

7.8 Landfill Gas Installation/Monitoring Scope (attached)

- S. Adams responded to questions

7.9 Greenhouse Gas Report (attached)

Motion: S. Klassen moved that the Board accept as information all informational items as presented. D. Penner CARRIED

8.0 COMMITTEE REPORTS

8.1 EPR Steering Committee

- Nothing to report at this time

8.2 Policy Committee

- Met with the Town so these discussions can move forward.

Motion: L. Casey moved that the Board accept as information the Committee Reports as presented. M. Landry CARRIED

9.0 LANDFILL MANAGERS' REPORT

9.1 Action Items (attached)

9.2 Masterplan Update

- Working on finalizing

9.3 Approval Renewal Update

- Working on finalizing wording of approval with consultant for submission target of September 1, 2025

9.4 EPR Changes

- Staff are working on fine tuning our data collection for the EPR.
- Working with the accountant to add EPR changes to the budget for amendment and 2026.

9.5 Alberta Environment and Protected Areas (AEPA) Inspection Update

- No response from the letter sent to AEPA at this time.
- Field Equipment has been sent for calibration and assessment of accuracy
- A new depth finder purchased
- Working toward compliance with completion of reports and proposals as presented

9.6 Vacation

- Holidays for Sonya are scheduled for July 17-24, 2025

Operations & Safety

- 9.7
- Electrical upgrades and septic pump installation completed on the 3 facilities
 - Received the clean fill from Village of Morrin hauled in by Starland County:

Estimated: 1800 yards
Delivered: 716 yards – completed
Due to rain, the material delivered was wet so windrowed and will have to roll material to dry it out prior to use for backstops.

- Evaporation Ponds water control began in preparation for annual clean out.
- Summit Baler issues persist with warm weather it is heating up faster.
- Staff recently completed a “lunch and learn” titled: *LINE OF FIRE*
- Puncture Resistant Gloves added to the list of provided PPE. All recycle and field staff supplied. Will be updating the PPE training.

P. Kolafa left 2:33pm, returned 2:34pm

Motion: T. Anderson moved that the Board accept as information the Landfill Manager's Report as presented. D. Drohomerski seconded. CARRIED

10.0 DDSWMA ROUNDTABLE DISCUSSION – In Camera

Motion: D. Drohomerski moved that the Board go in camera at approximately 2:36pm to discuss confidential municipality updates. M. Landry CARRIED

Motion: C. Hall moved that the Board go out of camera at approximately 3:06pm. T. Frank seconded. CARRIED

Motion: D. Drohomerski moved that the Board approve the Landfill Manager's compensation package to include monetary compensation and time off in lieu, retroactive to May, 2024. S. Klassen CARRIED

Motion: D. Drohomerski moved that the Board complete the Landfill Manager's Employment review by July 31, 2025. S. Klassen CARRIED

11.0 NEXT MEETING DATES

- | | | |
|------|---|--|
| 11.1 | Executive Committee Meeting
July 18, 2025 @ 09:00 a.m. | Collaboration Room – Town of Drumheller, TEAMS |
| 11.2 | Regular Board Meeting
August 21, 2025 @ 13:30 p.m. | Council Chambers – Town of Drumheller, TEAMS |

12.0 ADJOURNMENT

Motion: C. Reeds moved that the meeting be adjourned at 3:08pm. L. Casey seconded.



Signature of DDSWMA Chair



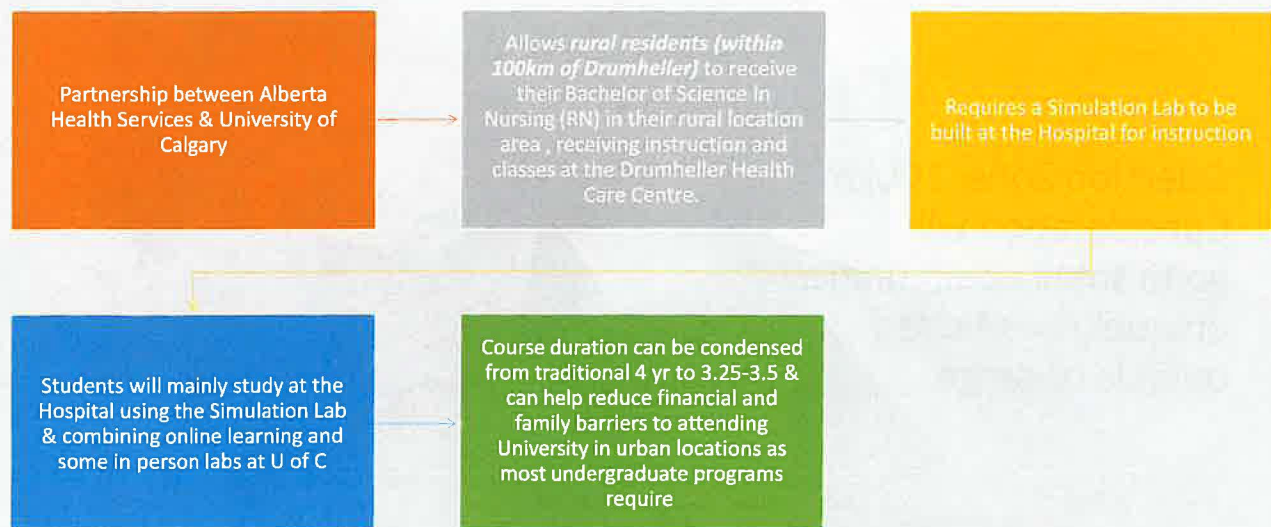
Signature of DDSWMA Secretary-Treasurer



Grow Your Own Rural Nursing Program & Simulation Lab

Town of Drumheller September 8th , 4:30pm

What is the Grow Your Own Program?



Overview of the AHS Grow Your Own Programs

Wainwright & Drayton Valley	Partnerships	Program Description	Who is eligible?
Cohorts of 8-9 students	Alberta Health Services	-New 3.25 -3.5-year BScN -Online lectures -In-person lab & clinical -Aims at reducing nursing shortages in rural areas by training local applicants to become nurses, ensuring they stay in the area they were trained in.	Applicants must live within the 120km radius of the Wainwright Health Centre 120km of Drayton Valley

Drumheller Program

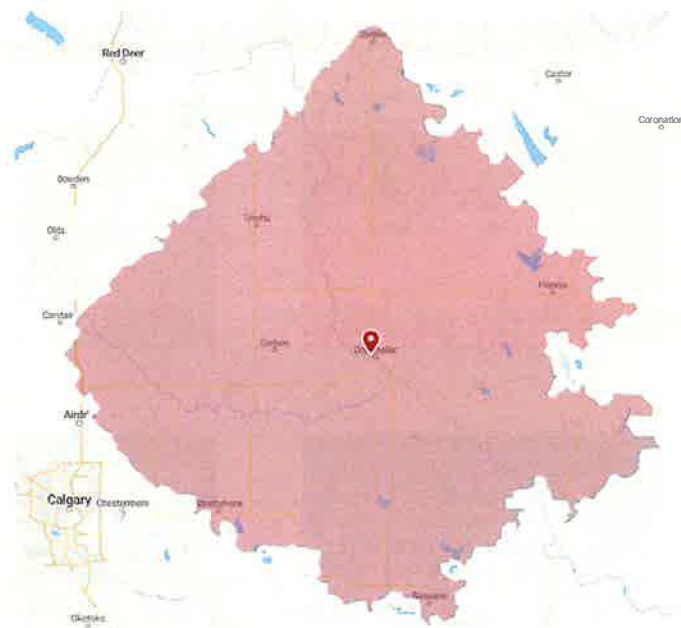
- Online lectures
- In-person clinical within ~100km
- In-person lab at Calgary main campus

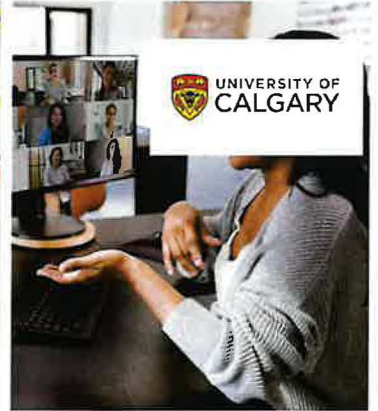


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Selection Zone: 100km
Consideration will go to small communities uniquely positioned outside of range.





History of the Grow Your Own Program: Wainwright

- Online theory classes taught by UCalgary faculty
- In-person labs and clinical taught by local RNs
- Launched 2021
- 2025 Drayton Valley just launched their GYO Program

5



Drumheller Simulation Program

Carolyn Trumper, Melode Banks, Maria Bergos— AHS Central Zone

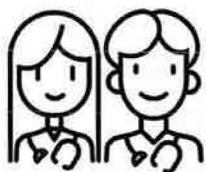
Dr Anthony Seto, Jason Laberge, Ken Brisbin, Nadine Terpstra— AHS eSIM

Dr Heather Bensler— University of Calgary

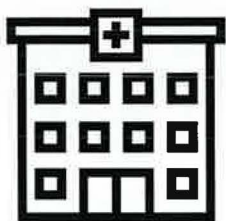
March 19, 2025



What is a Simulation Program?



personnel



space



program
evaluation



equipment



curriculum



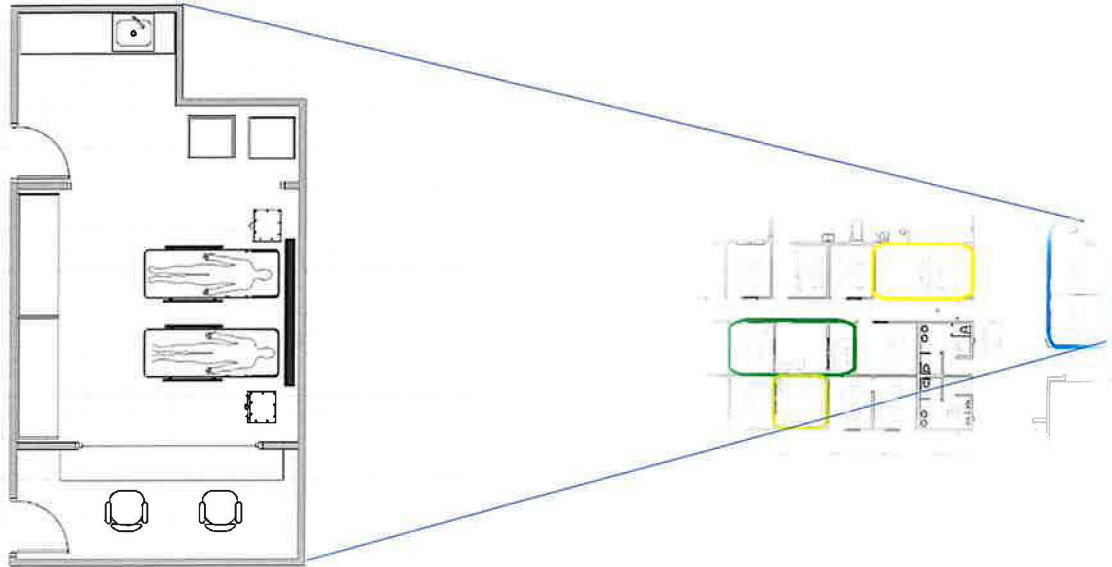
faculty development

What does
simulation look
like?



L = Rural simulation lab in Pincher Creek
R = Simulation in action at Red Deer

Proposed Simulation Space



Drumheller Area Health Foundation & Simulation Lab



The DAHF will be financially responsible for the renovation costs of existing conference rooms at the Drumheller Health Centre to create the Simulation Lab.

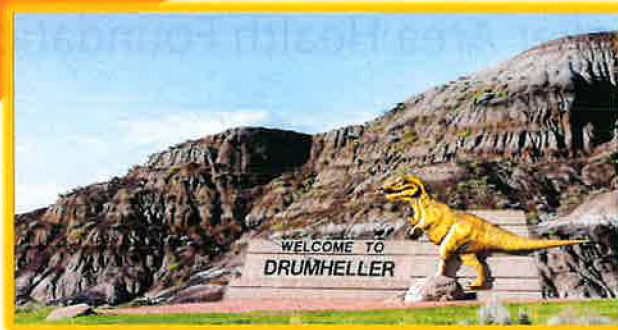


The quote (with separate conference space across the hall) is estimated at maximum to be \$300,000.

Drumheller Area Health: Simulation Lab Equipment

The University of Calgary will be responsible for funding the equipment that will be needed for the Simulation Lab (approx. \$60,000-\$80,000)

Alberta Health Services will see to the of maintenance and replacement of University funded equipment, the foundation will not bear any costs related to purchase and care of this equipment.



Community Benefits Of the “Grow Your Own” Program & Simulation Lab



Benefits of Grow Your Own Program

- Rural Community Focus:

The program is designed specifically for students living in rural Alberta, making this education more plausible to complete for many than traditional University programs.

- Blended Learning:

It often utilizes a hybrid approach, combining online learning modules with in-person practical training and clinical placements in local healthcare facilities.

- Partnerships:

AHS collaborates with educational institutions like the University of Calgary offer learning online courses.

Benefits of The Grow Your Own Program

Reduced Barriers:



The program aims to reduce barriers to accessing nursing education, such as travel and cost, by offering the program in local communities.



Local Retention:



By training nurses within their own communities, the program increases the likelihood of them staying and working in those areas after graduation. ** Note** Although terms not finalized yet, the RN's will have to live in the community for a measure of time following completion of the program**

Benefits of The Grow Your Own Program



Benefits of A Simulation Lab



Benefits of A Simulation Lab



Drumheller Area Health Foundation- Summary



The Foundation and local Health Centre strongly supports this program as it will benefit current & potential employees and residents of Drumheller & surrounding areas.



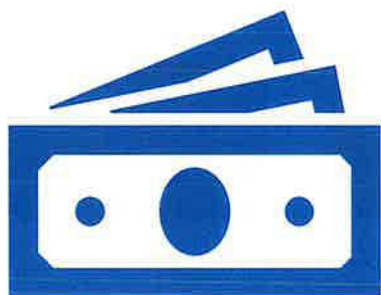
Creation of Simulation Lab=\$300,000 due by early 2027, a substantial amount to raise in this time frame.



Potential naming possibility for lab based on level of Donor support.

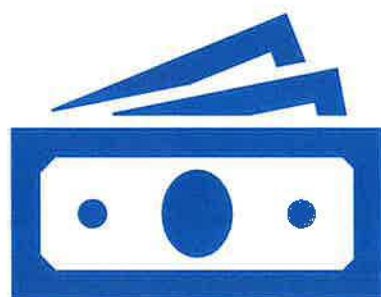


Local, Municipal & Corporate donor support will help this program become a reality & positively impact our towns and the overall quality of Health Care residents receive.



Municipal Support Request

- Hoping to request each municipality/town in the 100km catchment area for commitments of \$10,000 for the 2026 budget
- Foundation can send status updates and communicate results when the project is finalized.
- The Foundation is extremely grateful for the support from surrounding areas.
- This program and simulation lab will not only benefit nursing applicants in these areas but increase the quality of health care offerings to all residents as well.



Next Steps- Fundraising

- Collection boxes at local retailers
- Potential for funding or grants from Municipalities
- Approach corporate entities for funding & naming opportunities
- Partner with restaurants to donate a certain percentage of sales on given day (s)
- Targeted fundraising letters



Questions?



BRIEFING NOTE

TITLE:	North Michichi Creek Land Designation Bylaw (Public Hearing)
DATE:	September 8, 2025
PRESENTED BY:	Esther Quiambao, Chief Administrative Officer
ATTACHMENTS:	Bylaw #28.25 – North Michichi Creek Land Designation (1 st Reading)

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.

The Public Hearing was advertised in the the Drumheller Mail on August 20 and August 27, 2025, and the proposed Bylaw was posted on the Town of Drumheller website. 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:

Costs associated with holding a Public Hearing, which include advertising in the newspaper, are allocated within the existing operational budget.

COMMUNICATION STRATEGY:

Notice was published in the Drumheller Mail on August 20 and August 27, 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:
Mitchell Visser
Manager of Legislative Services



Approved by:
Esther Quiambao, CLGM
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

REQUEST FOR DECISION

TITLE:	Municipal Development Plan Amending Bylaw #26.25 (2 nd Reading)
DATE:	September 8, 2025
PRESENTED BY:	Antonia Strilisky, Development Officer
ATTACHMENTS:	Bylaw #26.25 – Municipal Development Plan Amending Bylaw (2 nd Reading) Municipal Development Plan (Office Consolidation) Bylaw #17.20 (showing Amending Bylaw #26.25 and clerical corrections)

SUMMARY:

Palliser Regional Municipal Services (PRMS) and the Town of Drumheller are in the process of preparing an amending bylaw for the Town's *Municipal Development Plan (MDP) Bylaw #17.20*. The purpose of the amending bylaw, as presented to Council in the project Terms of Reference on June 16, 2025, is to undertake a targeted review and update of the Town's MDP specifically related to flood mitigation, parks, and trails. The proposed MDP Amending Bylaw #26.25 received first reading on July 7, 2025 and the Public Hearing was held on August 11, 2025. One written submission was received from Wheatland County, which stated the proposed changes are consistent with the Town's joint Intermunicipal Development Plan with the County, and no persons provided verbal comments at the Public Hearing.

The proposed MDP Amending Bylaw #26.25, now presented for second and third readings, includes clerical changes recommended by Administration and PRMS.

RECOMMENDATIONS:

That Council gives second and third reading to proposed Municipal Development Plan Amending Bylaw #26.25, as amended.

DISCUSSION:

Pursuant to section 641 of the *Municipal Government Act* (MGA), all municipalities are required to develop and maintain a Municipal Development Plan (MDP). The current Drumheller MDP was prepared in 2020 and was designed with a central focus around flooding and flood mitigation initiatives. The Town has had many successes in the implementation of the flood program, and this has led to a greater understanding and management of flooding hazards and risks. The flood program has included land purchases, expropriations, and the construction of berms. The proposed MDP Amendment Bylaw acknowledges these achievements, in particular how berm construction has changed the flood hazard and risk to many properties.

Amendments are also proposed to MDP policies where they are no longer realistic or functioning as intended, such as certain flood-related terminology (e.g. "conveyance zone"), berm-integrated trail networks, and adaptive mitigation strategies. The Town also adopted a new Parks and Recreation Master Plan in 2023 which provides more specific direction for parks, trails and recreation.

Only one written submission was received with regards to Bylaw #25.26 from the County of Wheatland. The County's response is that the proposed MDP amendments are consistent with the *Drumheller-Wheatland Intermunicipal Development Plan Bylaw #03.20*. Administration

recommends that no changes are required to the proposed MDP Amendment Bylaw #25.26 due to feedback received at the Public Hearing.

As shown in Attachment 1, Administration and PRMS are recommending the following seven clerical amendments to proposed Bylaw #25.26:

1. Replace the words "Grove Place Berm" with "Grove Plaza Berm" in Schedule 'C' of Bylaw #26.25.
Rationale: The berm was incorrectly named in the original mapping data.
2. Replace 2.19 with "Renumber 8.4.3 MUNICIPAL RESERVE" to "8.4.1 MUNICIPAL RESERVE".
Rationale: Clerical error.
3. Replace 2.26 with "Renumber 8.4.2 SENSITIVE LANDS" to "8.5.1 SENSITIVE LANDS".
Rationale: Clerical error.
4. Replace 2.27 with "Renumber 8.4.3 ENVIRONMENTAL RESERVE" to "8.5.2 ENVIRONMENTAL RESERVE".
Rationale: Clerical error.
5. Replace section 2.28 with "Delete section 8.6 Programming and Interpretive Elements in its entirety".
Rationale: Clerical error.
6. Replace section 2.29 with "Delete section 8.7 Climate Adaptation and move all headings and text to a new section 9.7."
Rationale: Clerical error.
7. Replace section 2.31 with "Remove Figure 20 LAND USE MAP from section 9 and move to section 15 FIGURES as a new Figure 9 – LAND USE MAP".
Rationale: Clerical error.

This review and update is intended to help the Town revise the MDP so it continues to serve as a relevant and effective tool in guiding land use decisions, supporting long-term community goals, and coordinating development with municipal infrastructure. However, the scope of this project was limited to the items outlined in the project Terms of Reference. A more comprehensive review of the MDP will occur in 2026.

FINANCIAL IMPACT:

There is no direct financial cost to the 2025 Operational Budget. The Municipal Development Plan review project will be included as part of the Municipal Planning "Professional Services" 2025 Operating Budget.

STRATEGIC POLICY ALIGNMENT:

Adherence to the *Municipal Government Act* (MGA), Intermunicipal Development Plans and support effective and informed governance.

COMMUNICATION STRATEGY:

Following the first reading of Bylaw #26.25, the proposed MDP Amending Bylaw #25.26 was circulated in accordance with Intermunicipal Development Plans and shared with Kneehill County, Wheatland County, Starland County, and the Special Areas Board. A Public Hearing was held on August 11, 2025.

MOTION:

That Council gives second reading to Municipal Development Plan Amending Bylaw #26.25, as amended.

MOTION:

That Council gives third and final reading to Municipal Development Plan Amending Bylaw #26.25, as presented.



Prepared by:
Antonia Strilisky
Development Officer



Reviewed by:
Reg Johnston
Manager of Economic
Development



Approved by:
Esther Quiambao, CLGM
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.

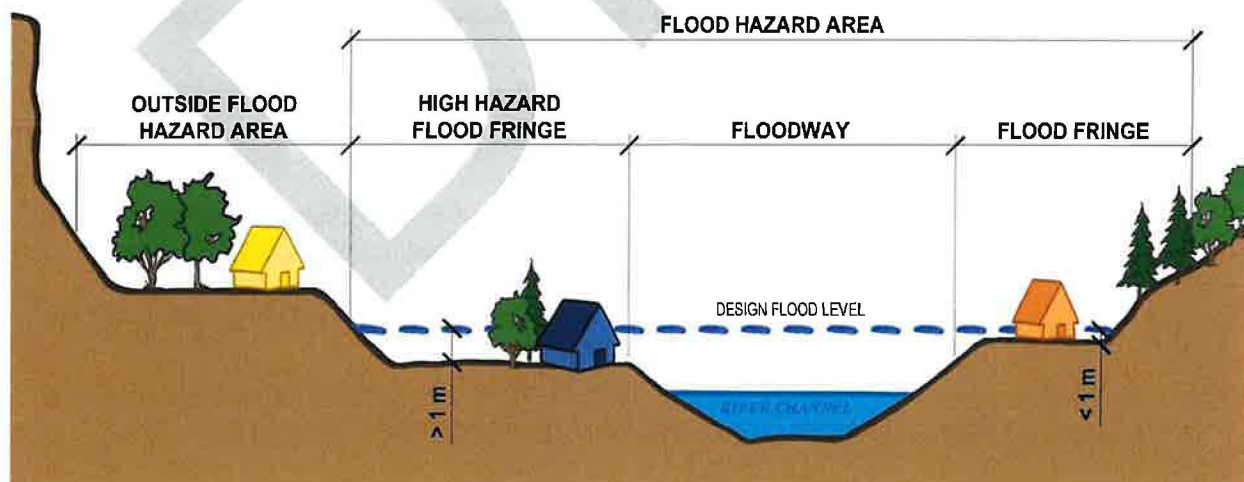
2.15 Delete the heading 8.3.2 EXISTING PARKS and policies a) through c).

- 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~~8.4.1 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~~8.5.1 SENSITIVE LANDS".
- 2.27 Renumber "8.4.3 ENVIRONMENTAL RESERVE" to "~~8.5.3~~8.5.2 ENVIRONMENTAL RESERVE".
- 2.28 Delete section ~~8.5.6~~ Programming and Interpretive Elements in its entirety.
- 2.29 Delete section ~~8.6.7~~ 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:

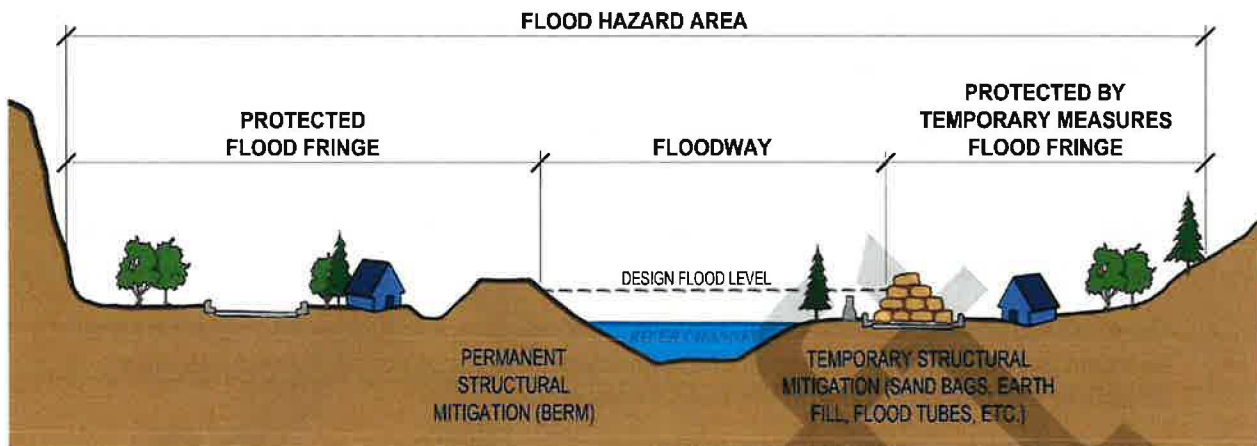
"This MDP provides direction on how and where growth and future land uses should occur in Drumheller. In general, growth will occur in two main forms: through infill within existing neighbourhoods, and through the development of new neighbourhoods".

- 2.31 Remove Figure 20 LAND USE MAP from section 9 and move to section ~~14~~15 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 Hierarchy," 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 HIERARCHY" 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.

- 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 7th DAY OF JULY, 2025.

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

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

MAYOR

CHIEF ADMINISTRATIVE OFFICER

PART I

Vision and Context

Draft

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.

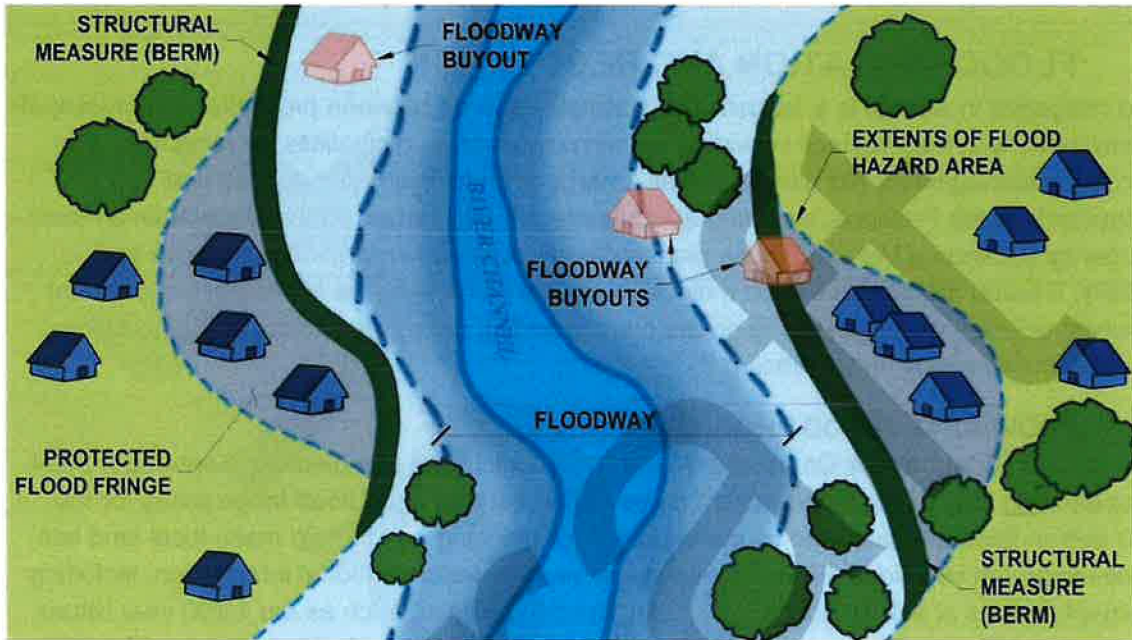
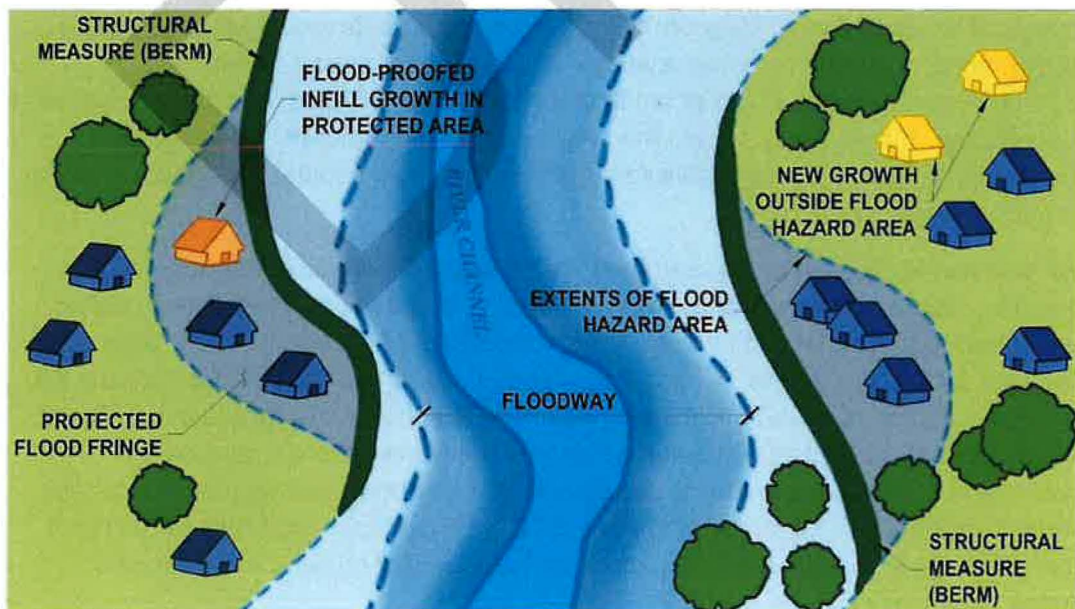
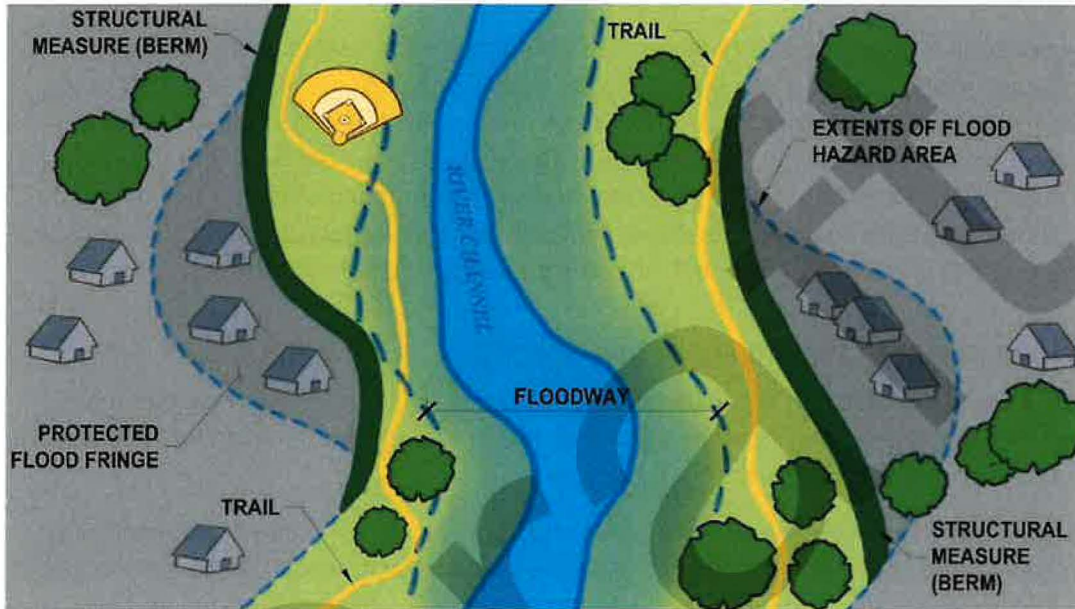


Figure 1 - Structural Measures shows at a conceptual level where berms have been or will be constructed to protect existing neighbourhoods. Protected flood fringe areas are identified on the flood hazard maps to identify areas of residual flood risk if berms fail or do not function as intended for the 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 Opland 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.

Schedule 'A'

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

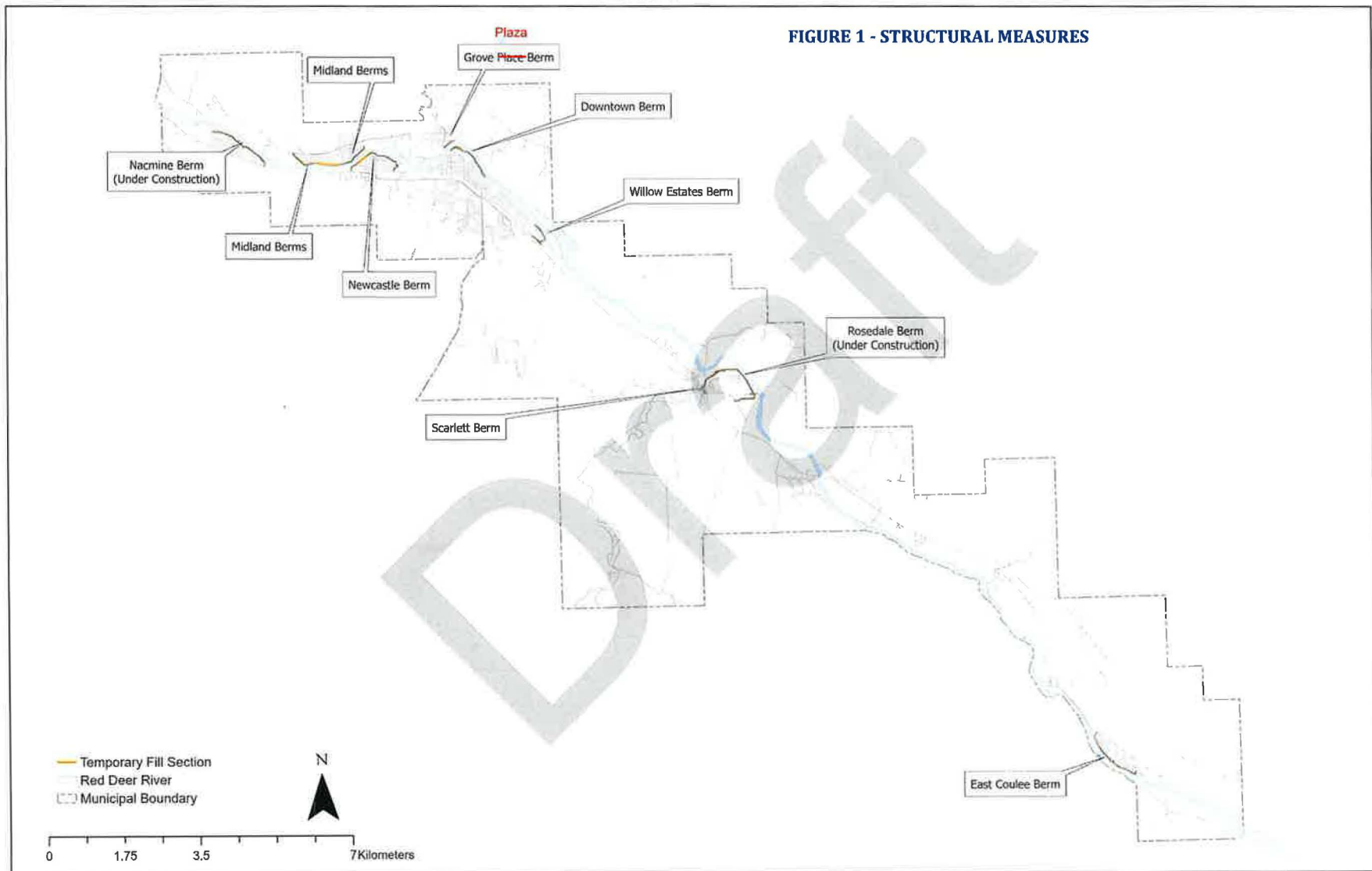
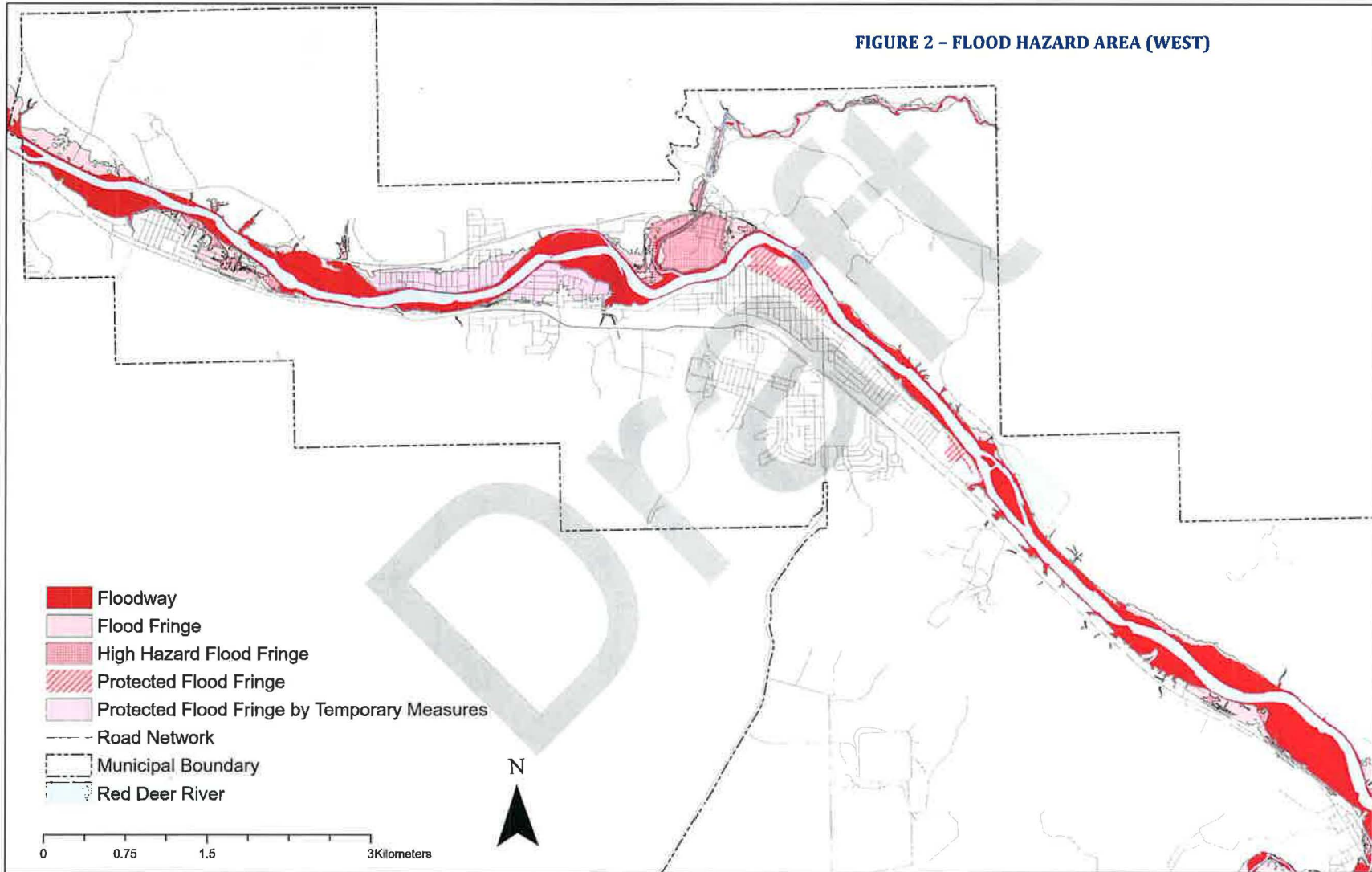


FIGURE 2 – FLOOD HAZARD AREA (WEST)



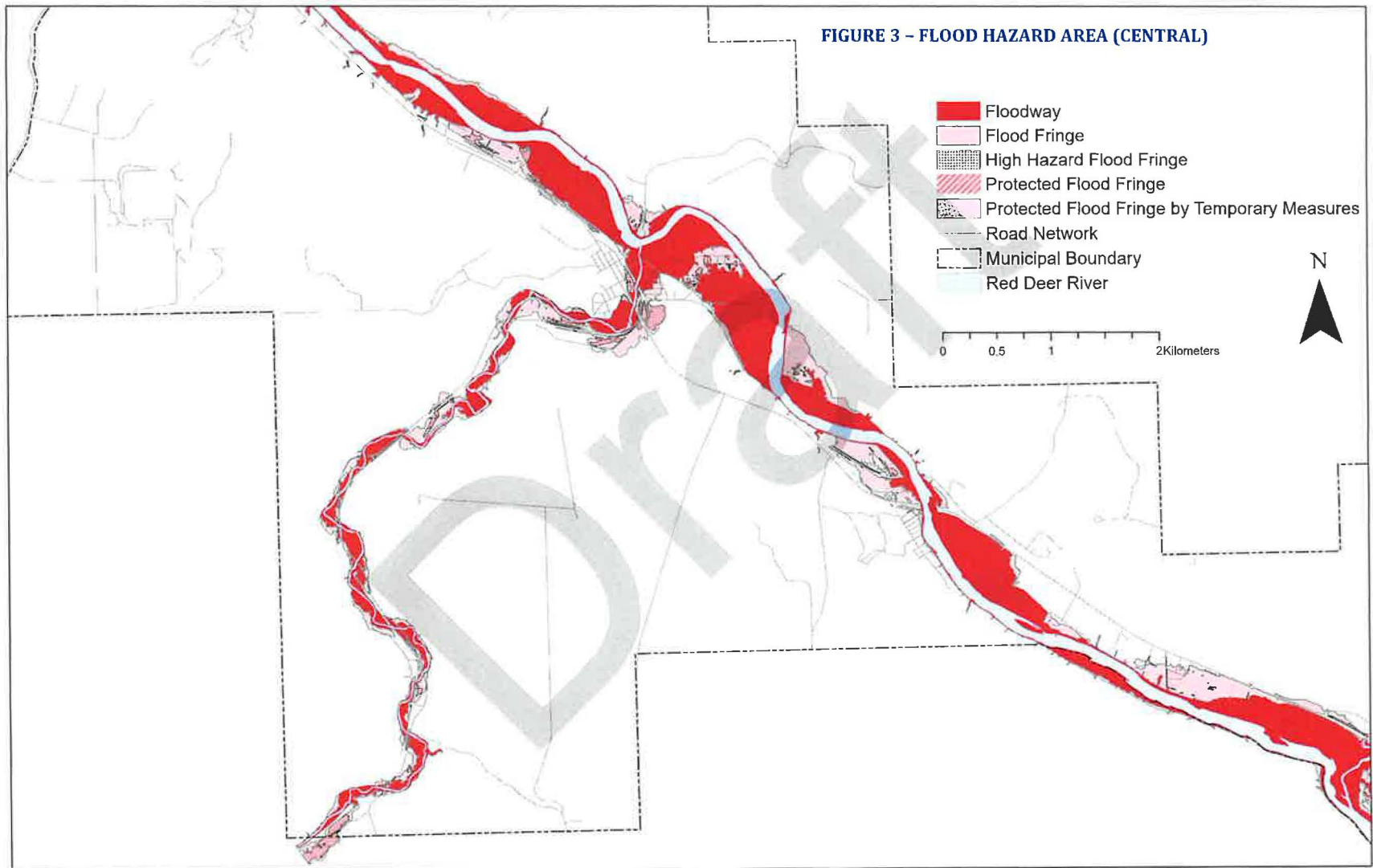


FIGURE 4 – FLOOD HAZARD AREA (EAST)

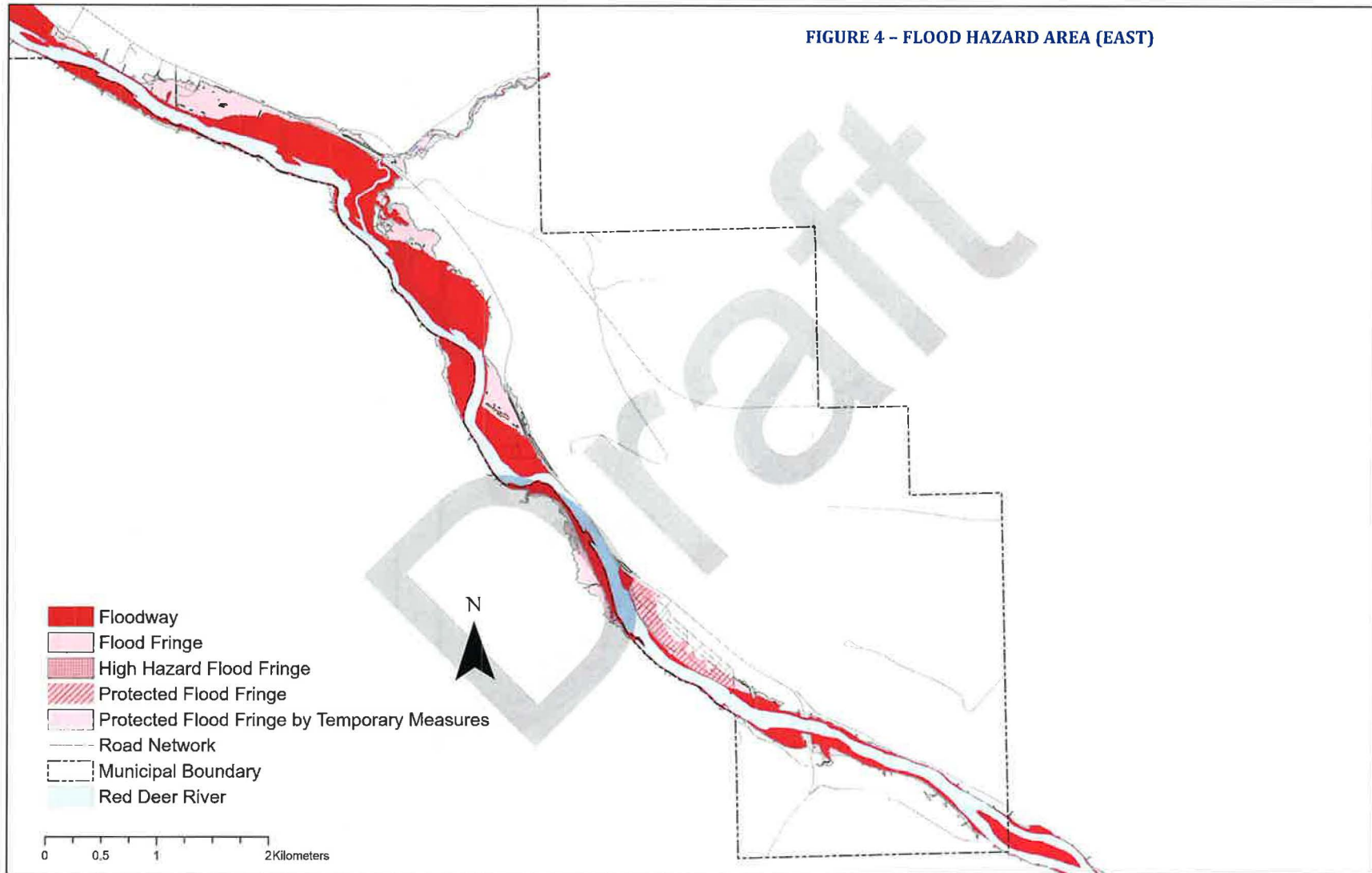


FIGURE 5 – EXISTING LANDSCAPE CONDITIONS

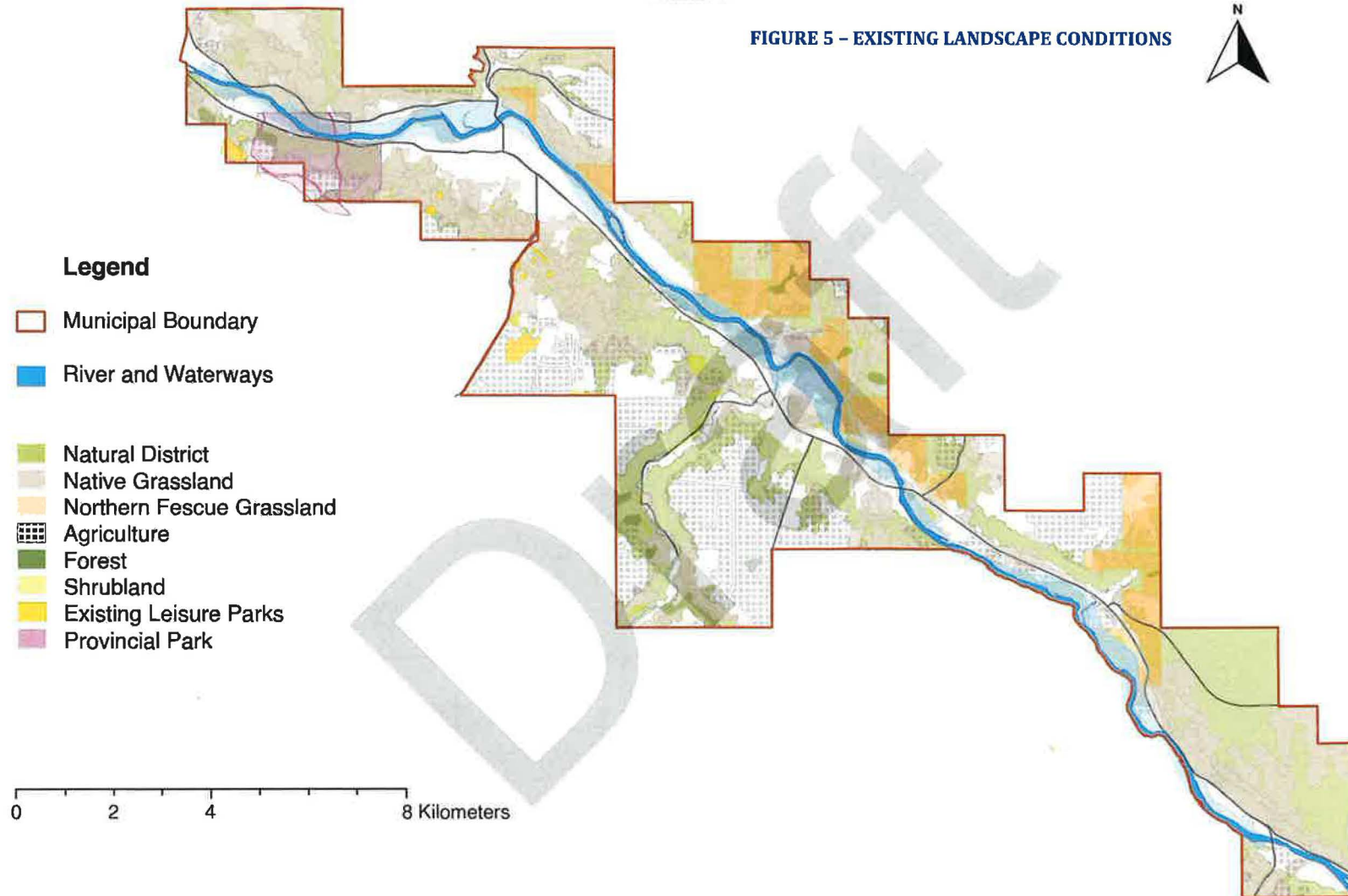


FIGURE 6 – SIGNIFICANT PLACES

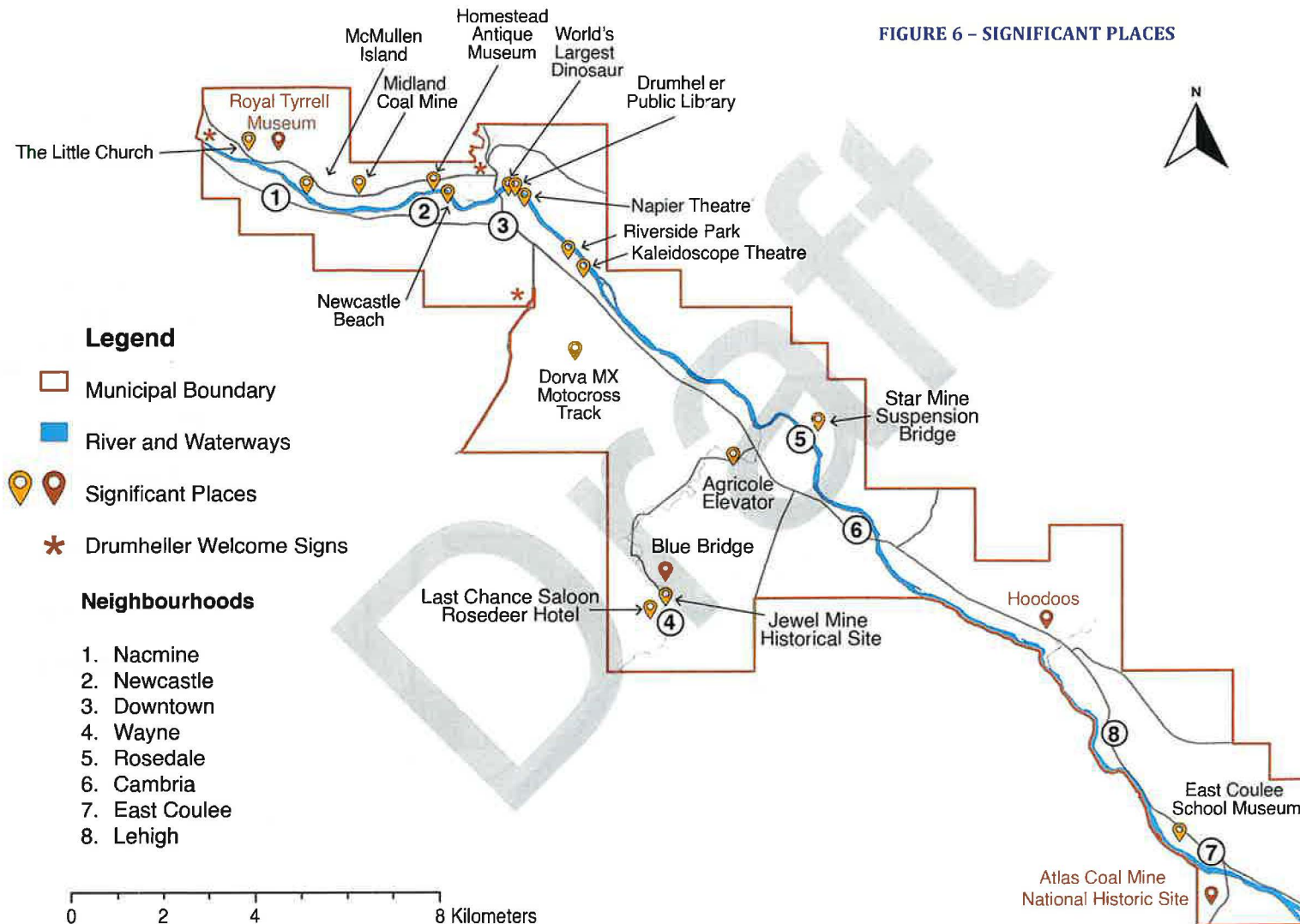
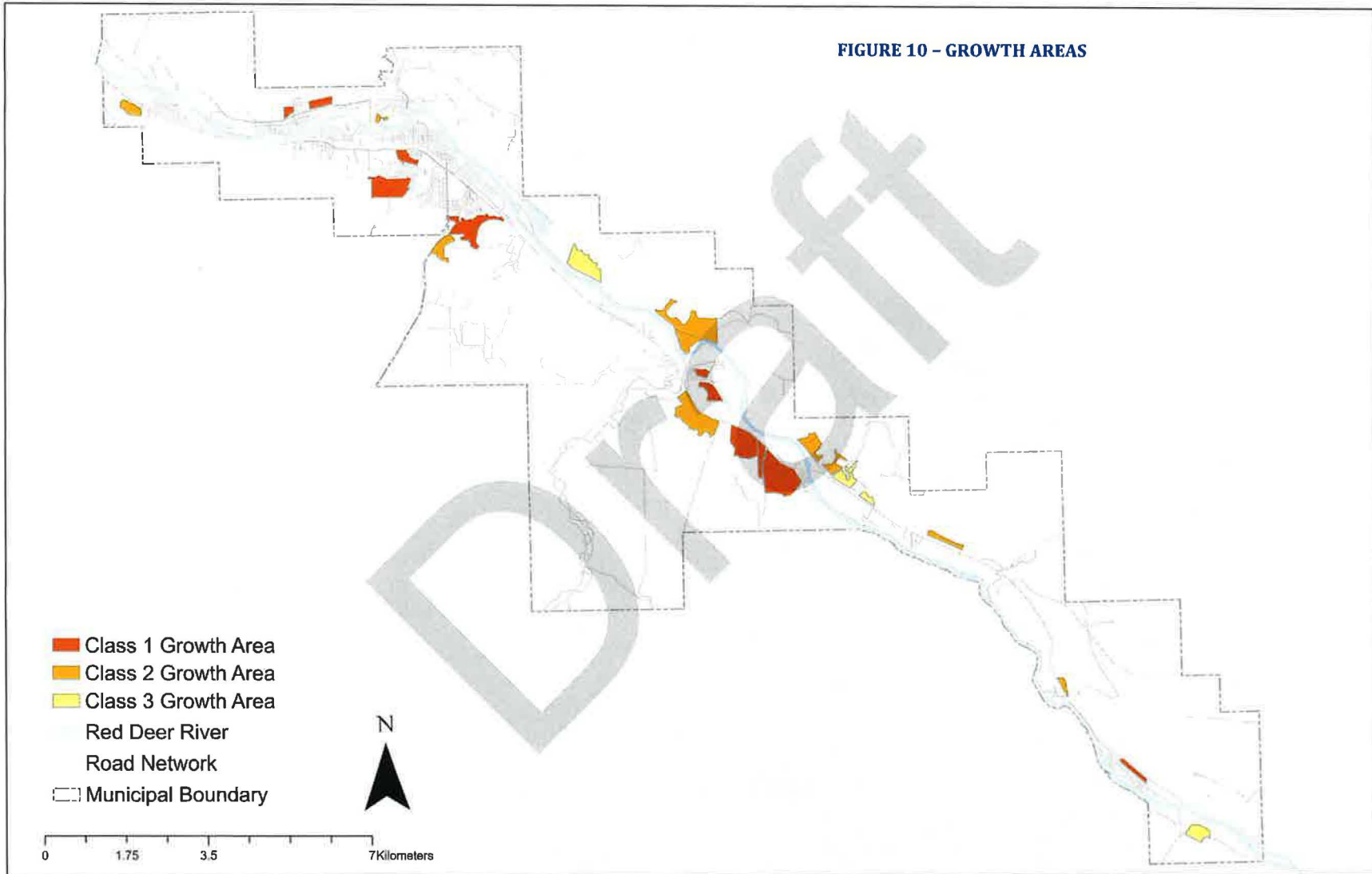


FIGURE 10 – GROWTH AREAS



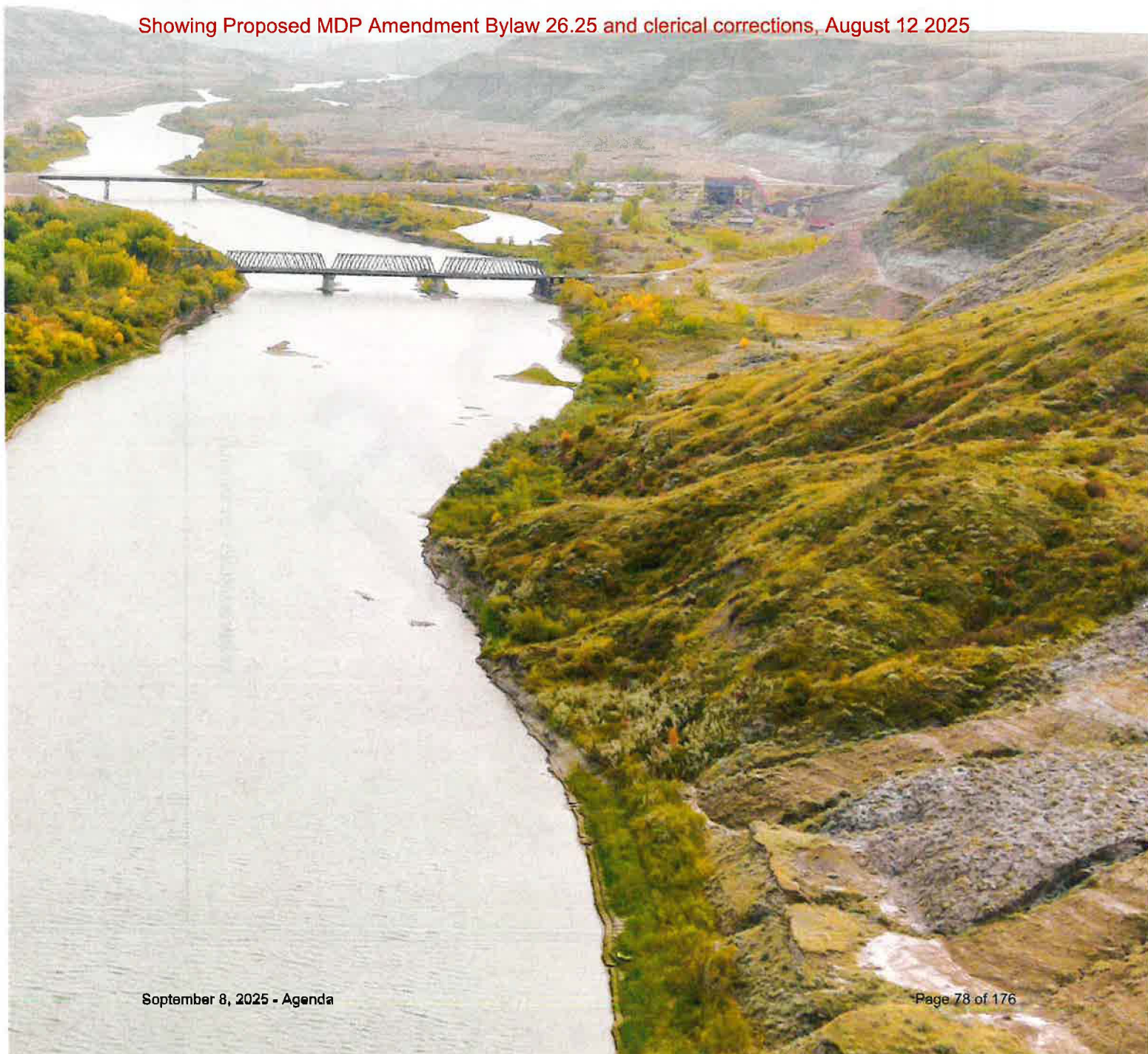


Drumheller Municipal Development Plan

Bylaw 17.20 | December 7, 2020

Consolidated to include amendments to March 2023

Showing Proposed MDP Amendment Bylaw 26.25 and clerical corrections, August 12 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.

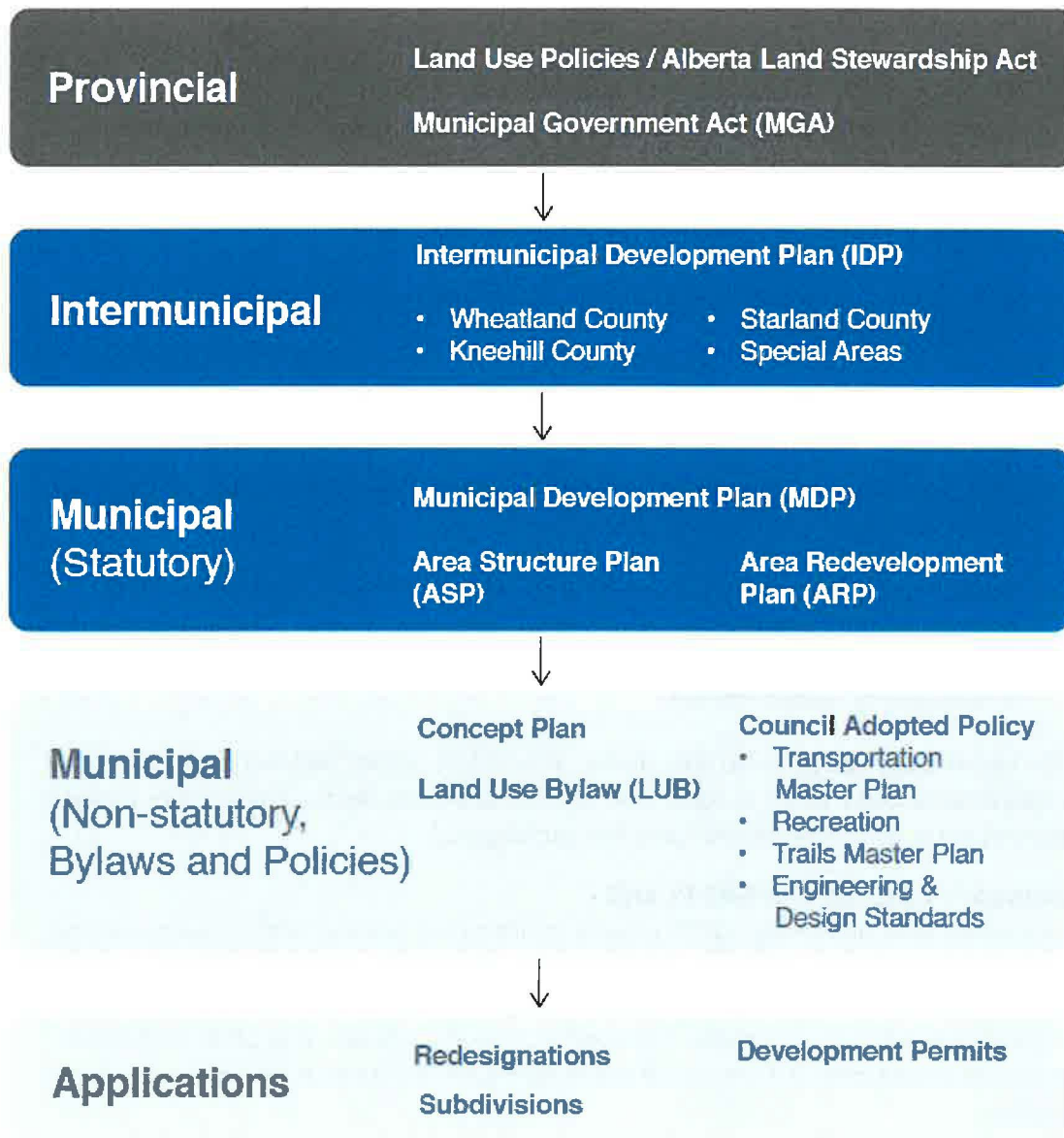
1.2 AUTHORITY

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.

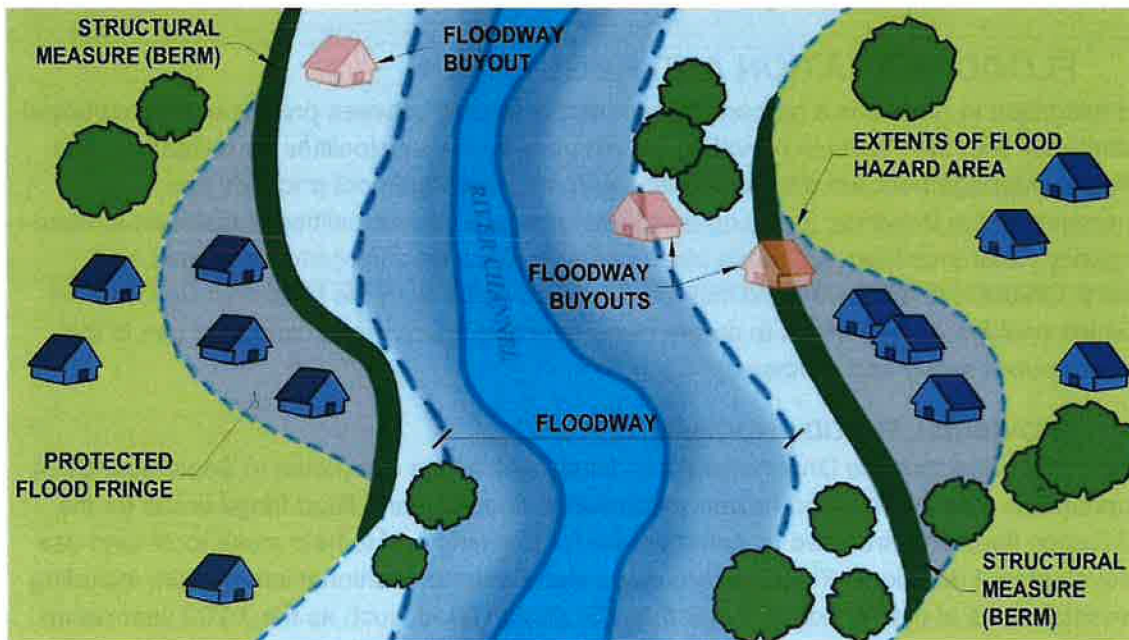
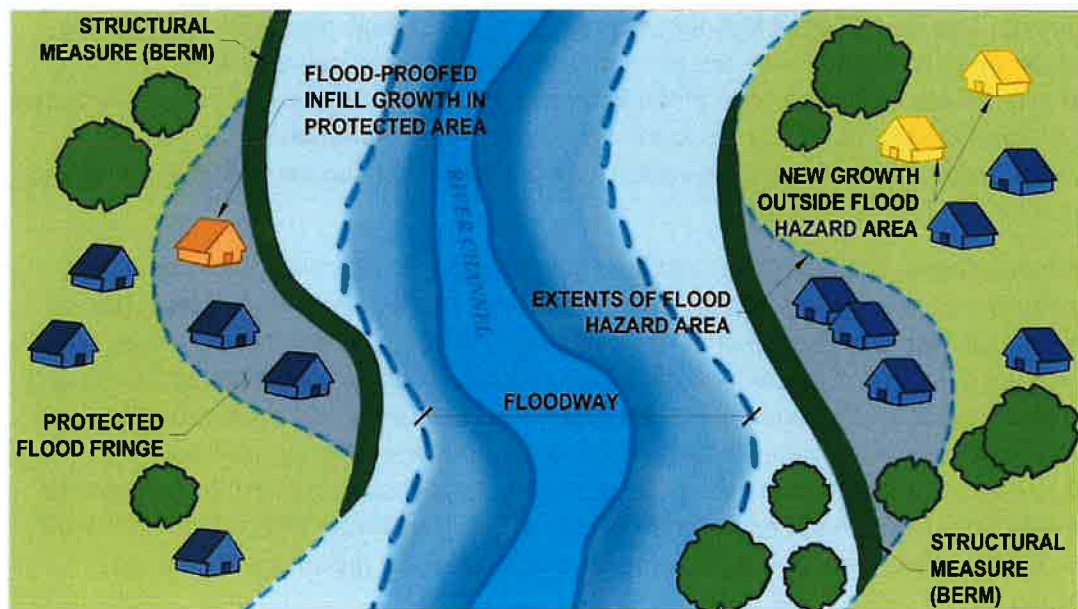
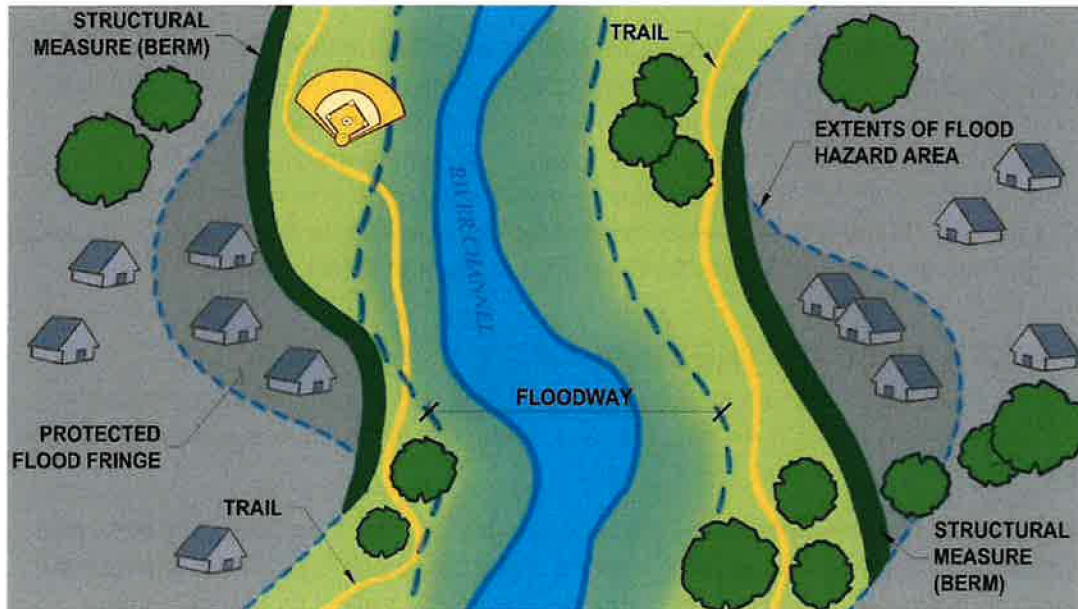


Figure 1 - Structural Measures shows at a conceptual level where berms have been or will be constructed to protect existing neighbourhoods. Protected flood fringe areas are identified on the flood hazard maps to identify areas of residual flood risk if berms fail or do not function as intended for the 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 grama 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.

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.

8.5.1 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.

8.5.2 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

8.7 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.

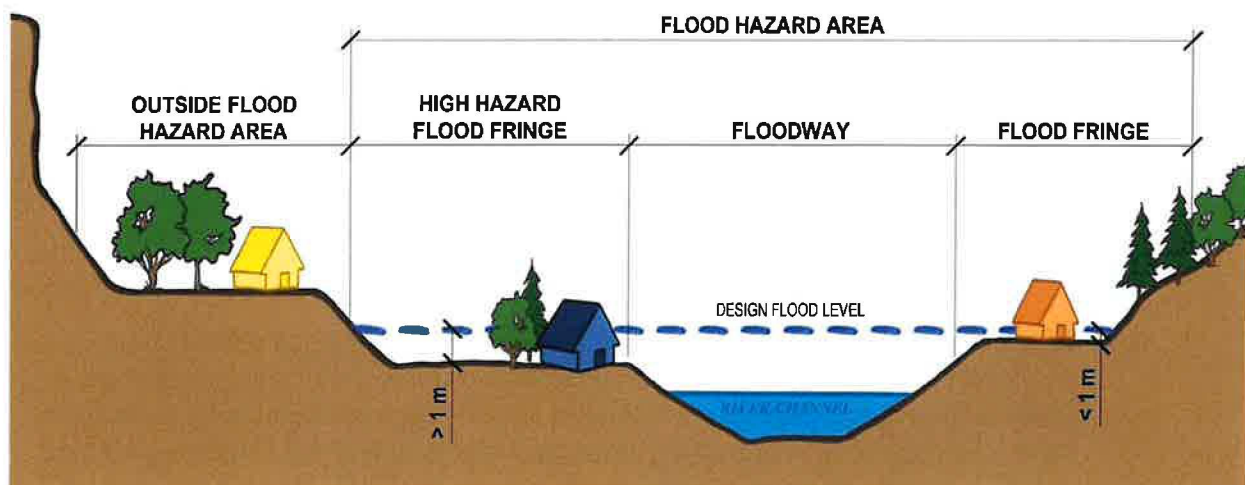
9.1 DEVELOPMENT HAZARDS AND CONSTRAINTS

9.1.1 FLOOD RESILIENCE

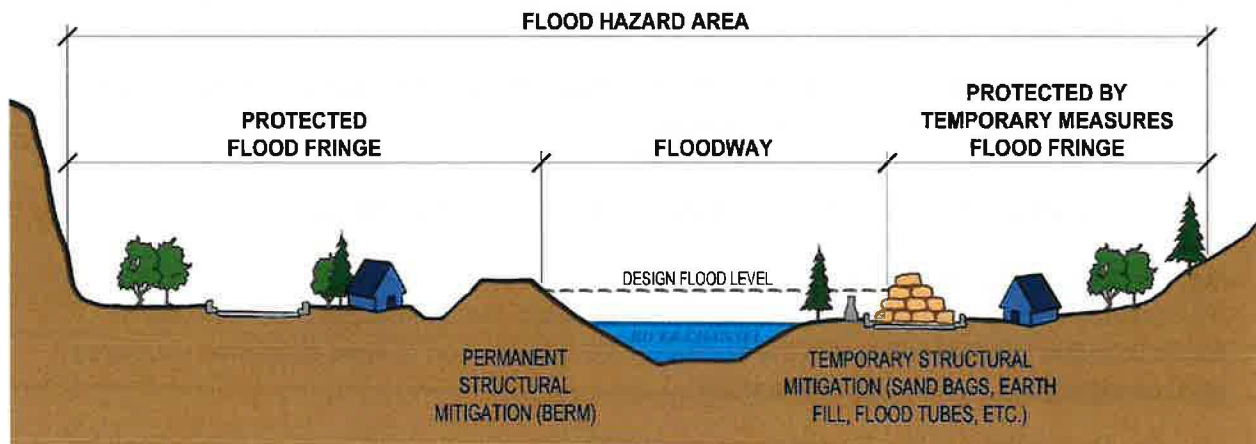
To minimize social, environmental and economic impacts, the appropriate balance must be found between the preservation of the floodway, the construction of flood mitigation structures and managing risk in the flood fringe areas.

- 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 **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

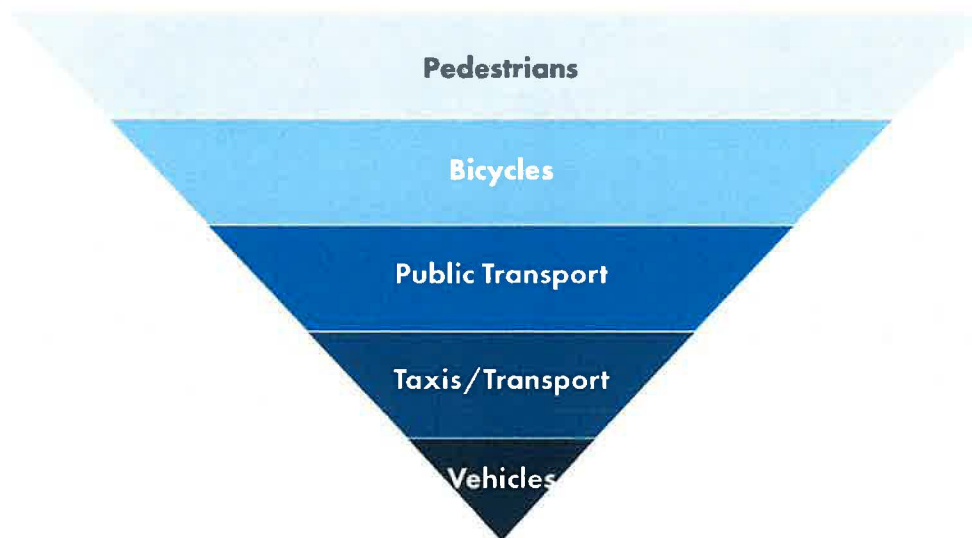
11.2 TRANSPORTATION

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.”

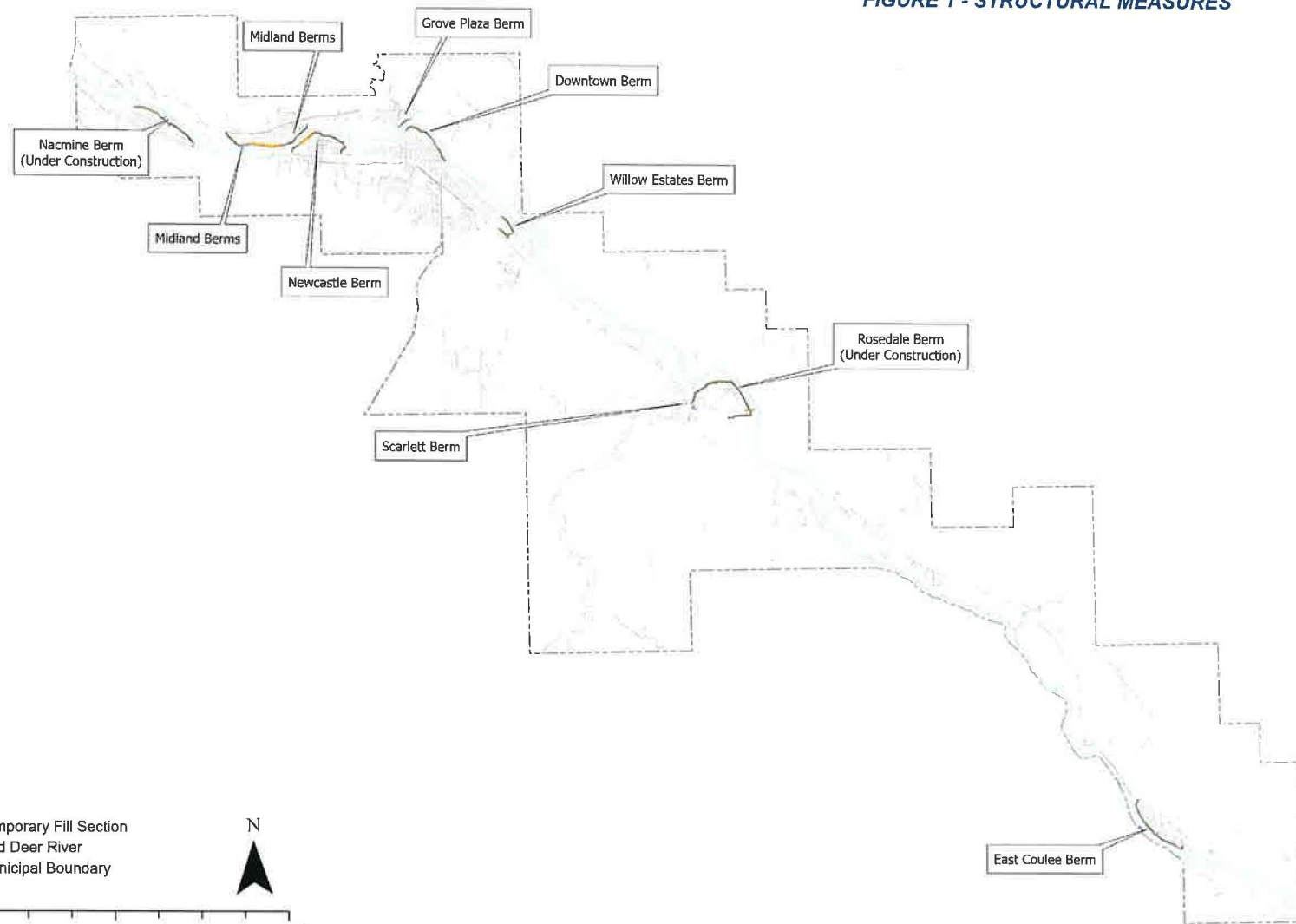
Temporary Measures: means measures which are temporarily implemented by the Town of Drumheller in advance of a flood to fill gaps in existing structural flood mitigation. Temporary measures are intended to be deployed in areas where permanent infrastructure was not feasible due to blocking access roads,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

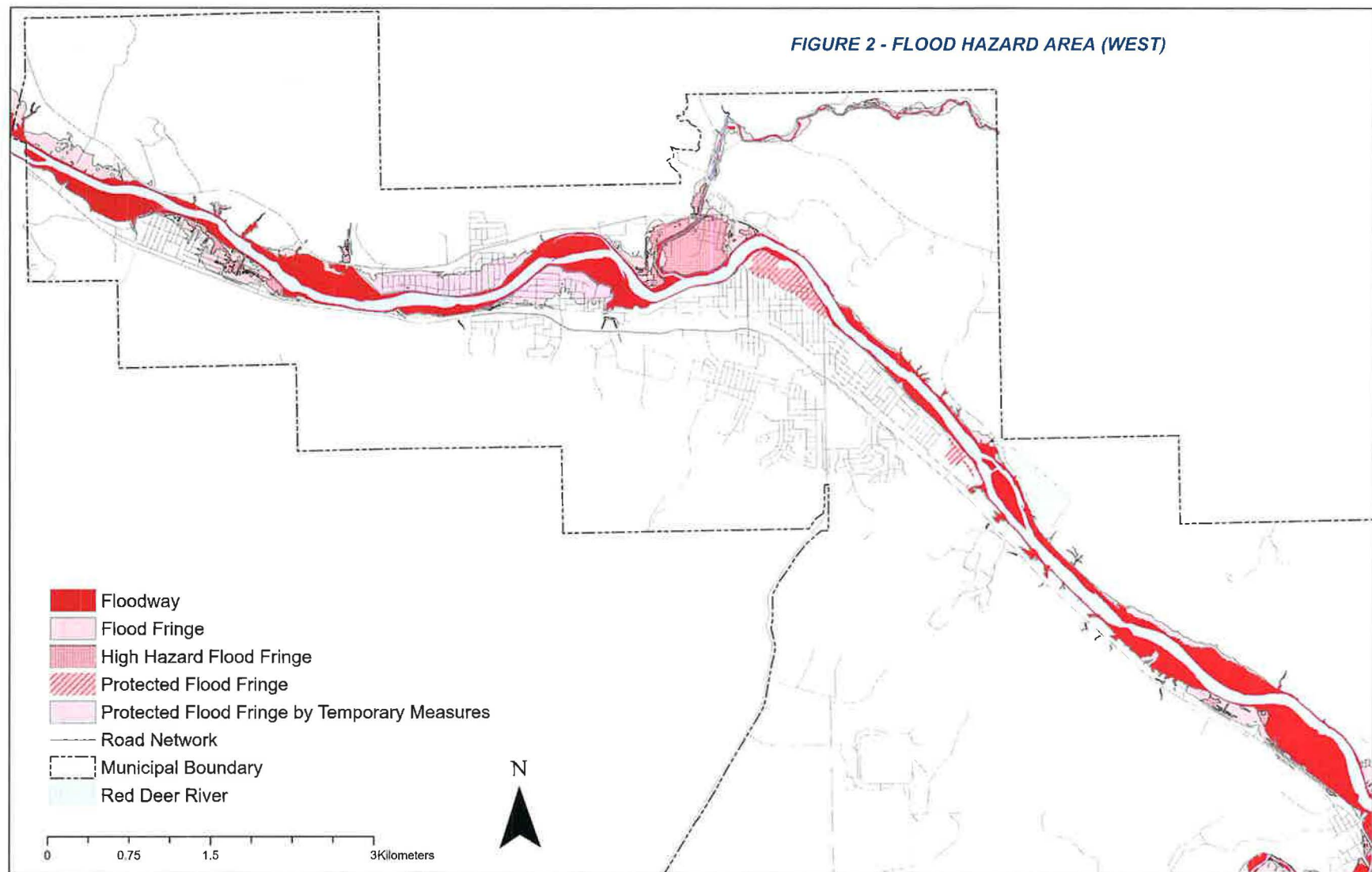
Universal access: the ability of an environment, amenity, or place to be accessed, understood, and used to the greatest extent possible by all people regardless of their age, size, ability, or disability.

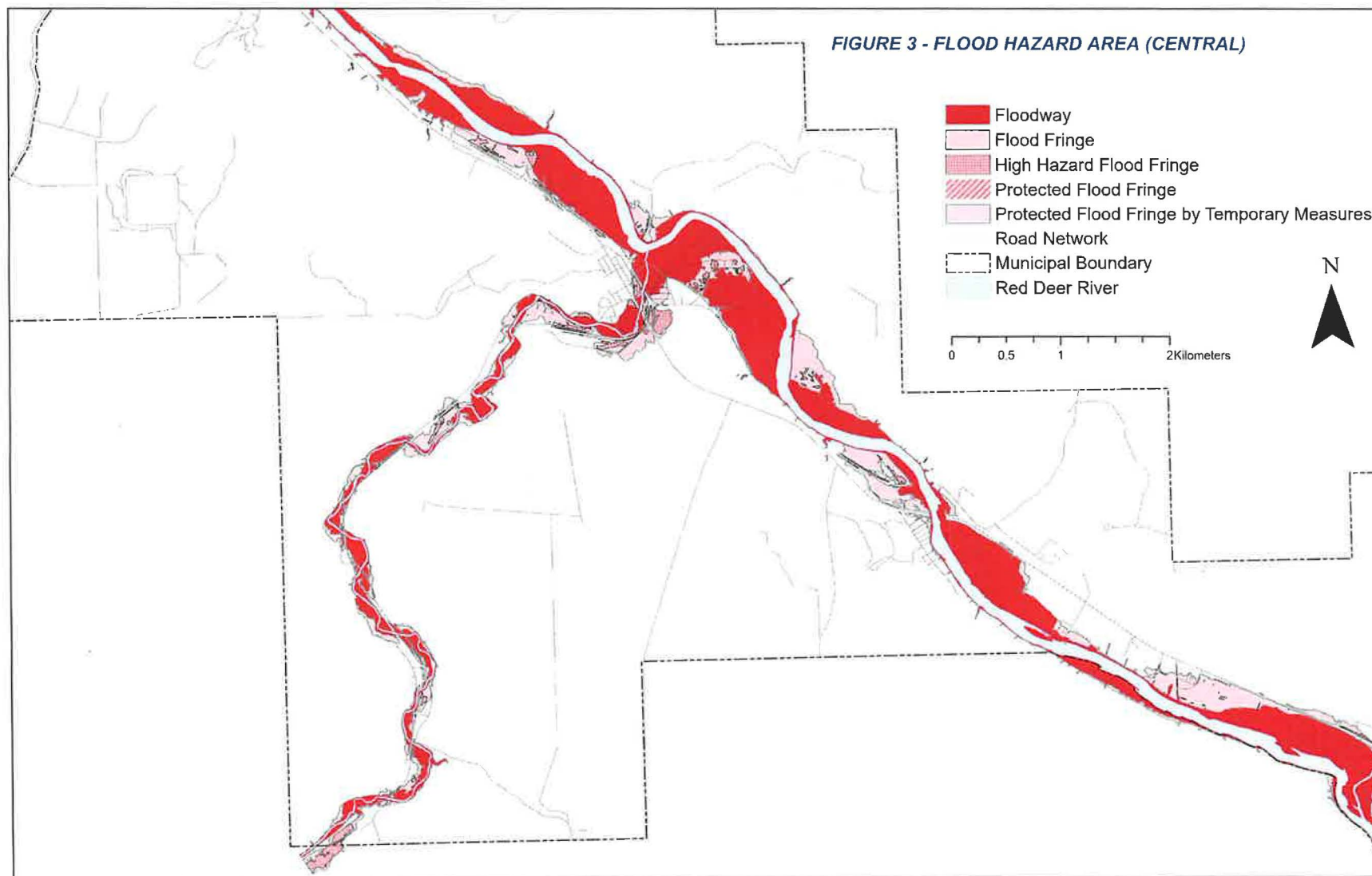
Xeriscaping: means a creative, natural approach for constructing low maintenance, water efficient, and sustainable landscapes. It includes designing the landscape using native plants and drought-tolerant species which require less water and chemicals.

15 FIGURES

FIGURE 1 - STRUCTURAL MEASURES







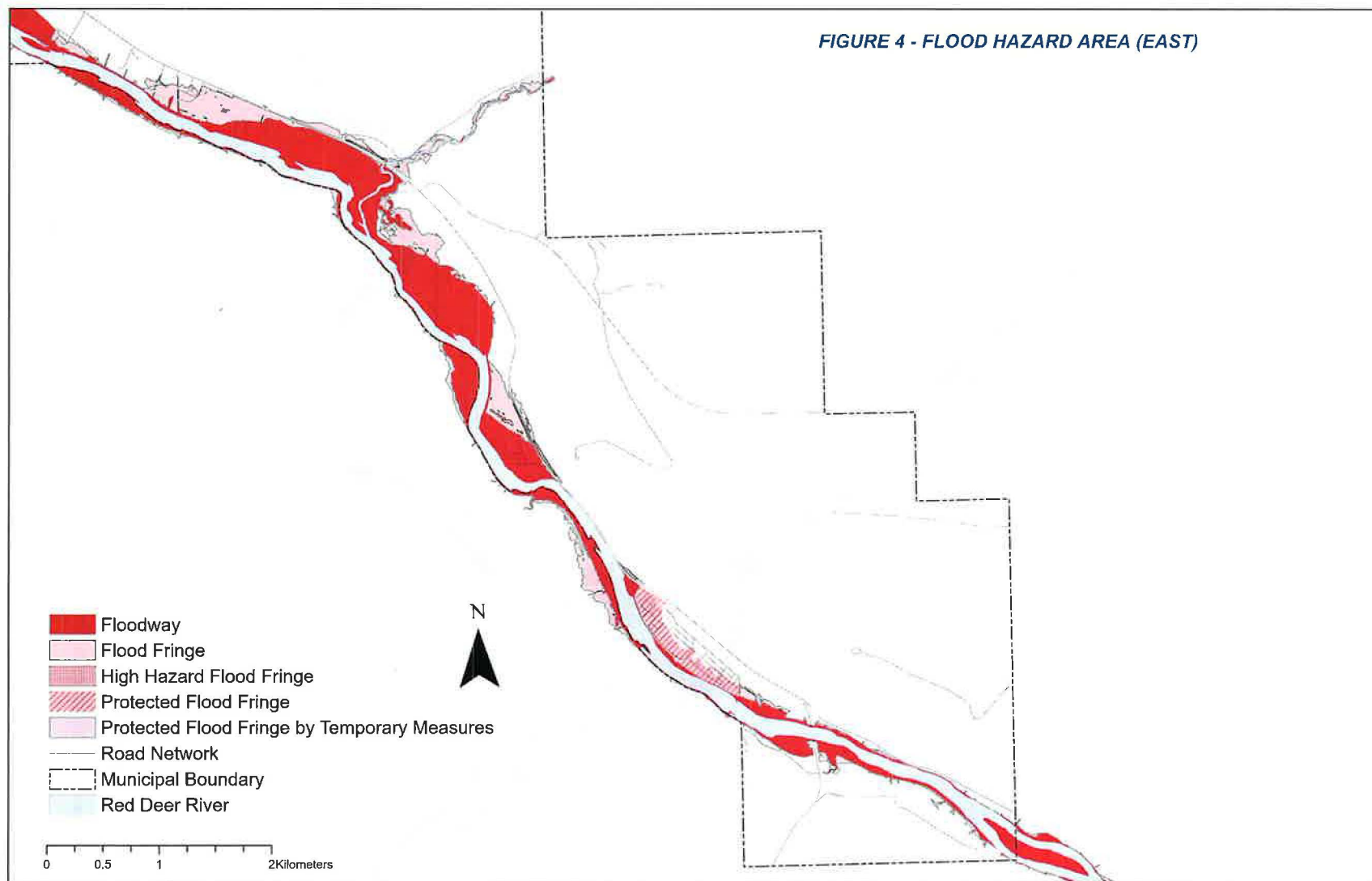
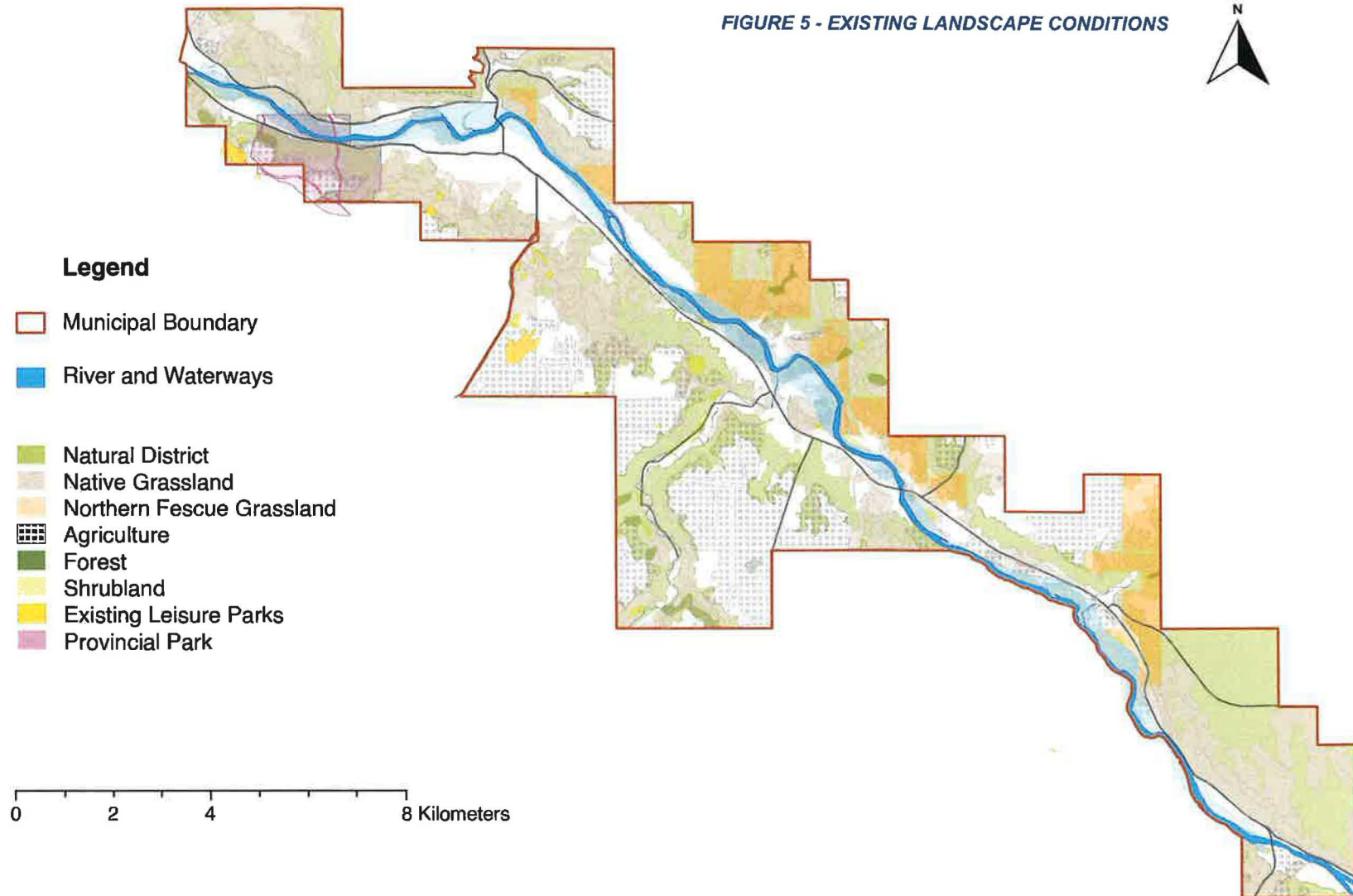


FIGURE 5 - EXISTING LANDSCAPE CONDITIONS



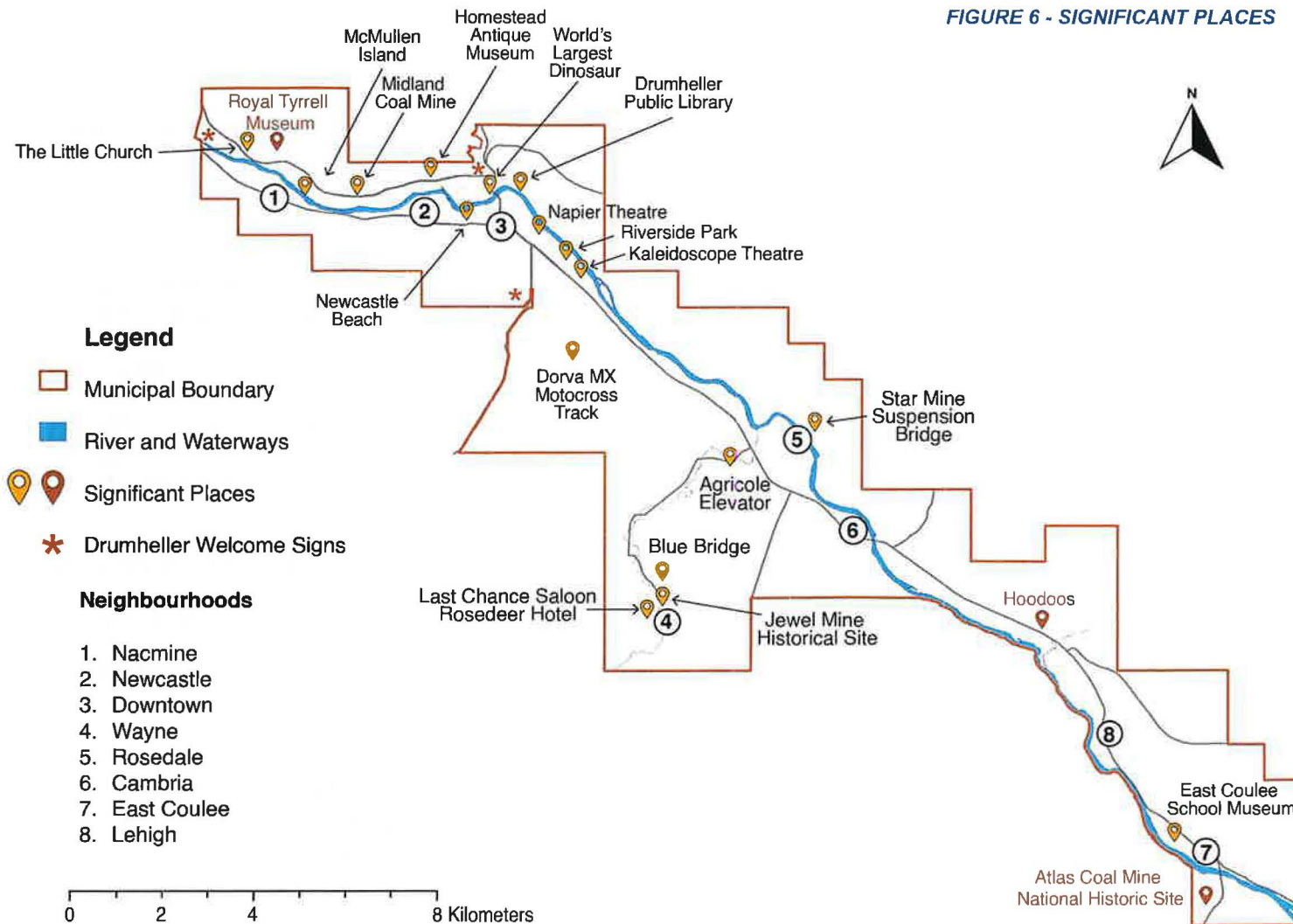


FIGURE 7 - DEVELOPMENT CONSTRAINTS

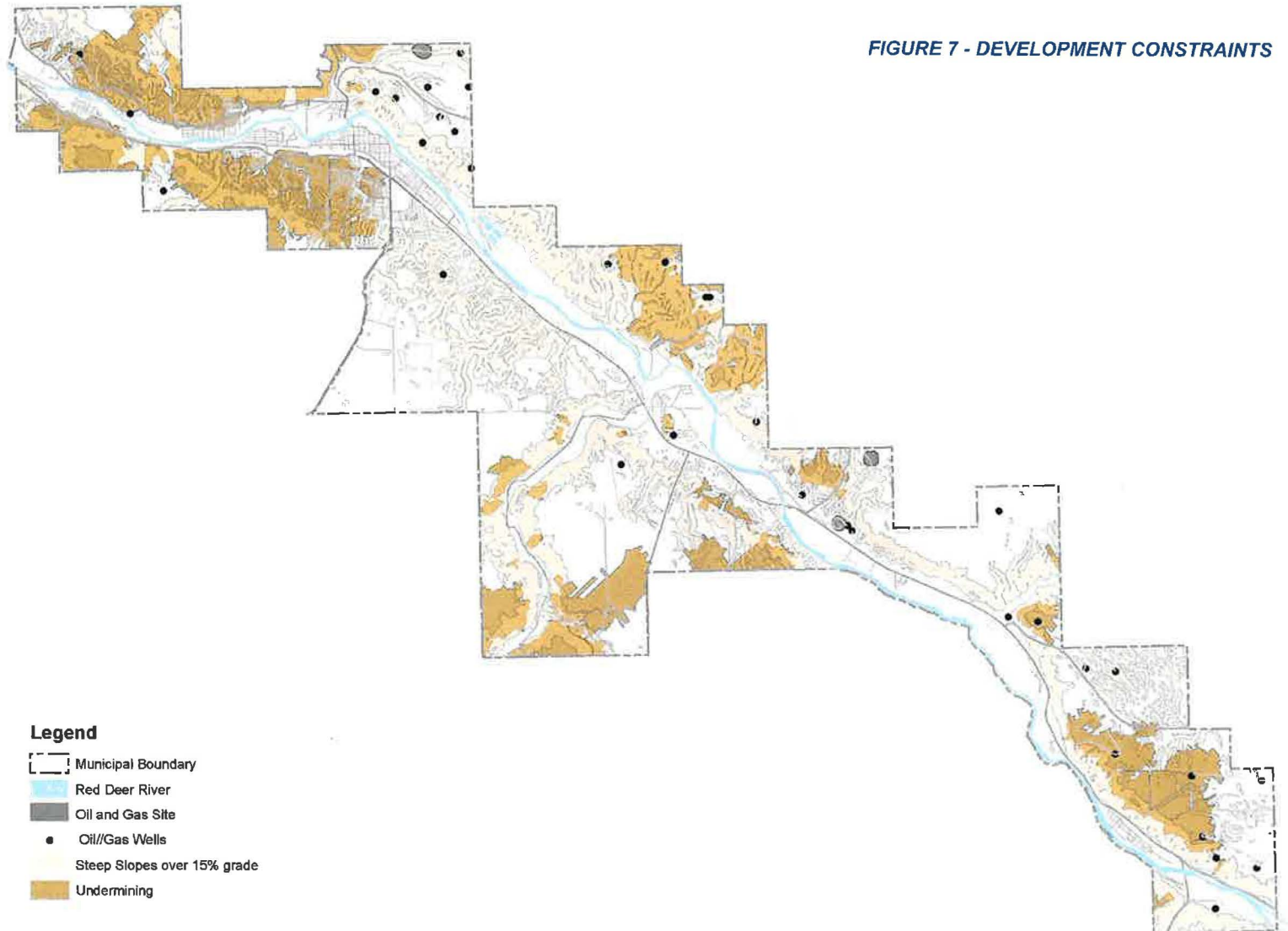
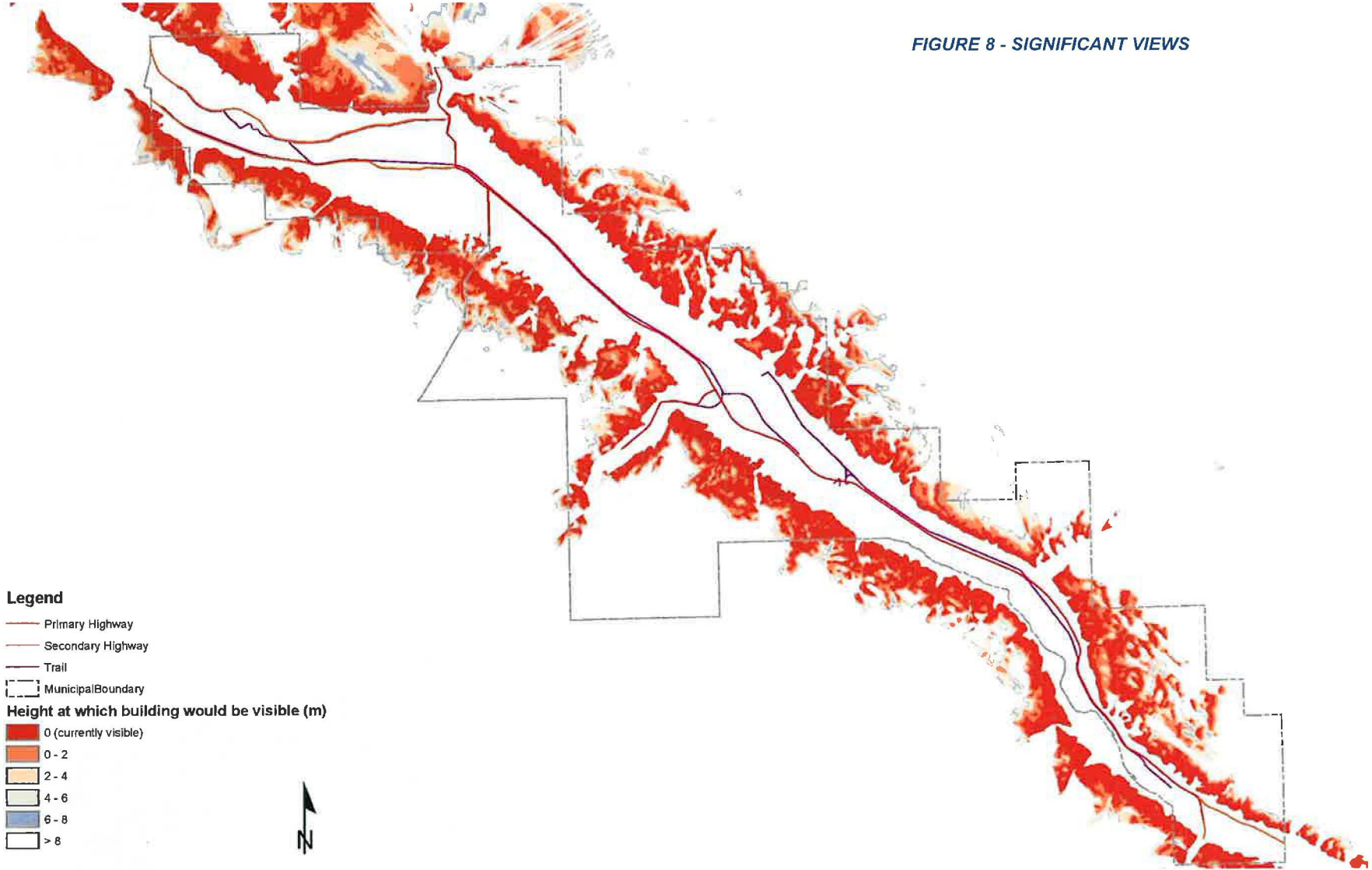


FIGURE 8 - SIGNIFICANT VIEWS



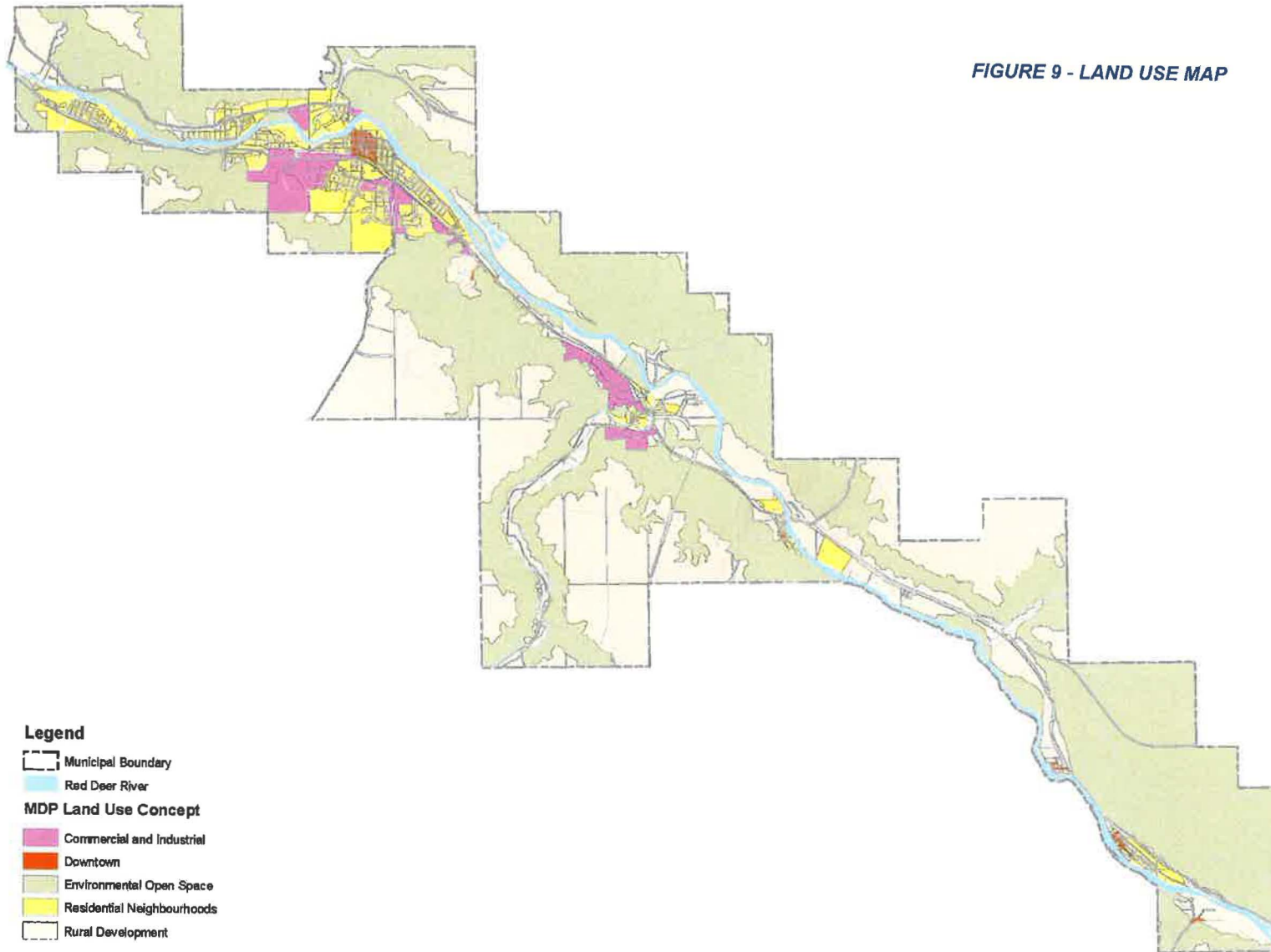
Legend

- Primary Highway
- Secondary Highway
- Trail
- Municipal Boundary

Height at which building would be visible (m)

- 0 (currently visible)
- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- > 8

FIGURE 9 - LAND USE MAP

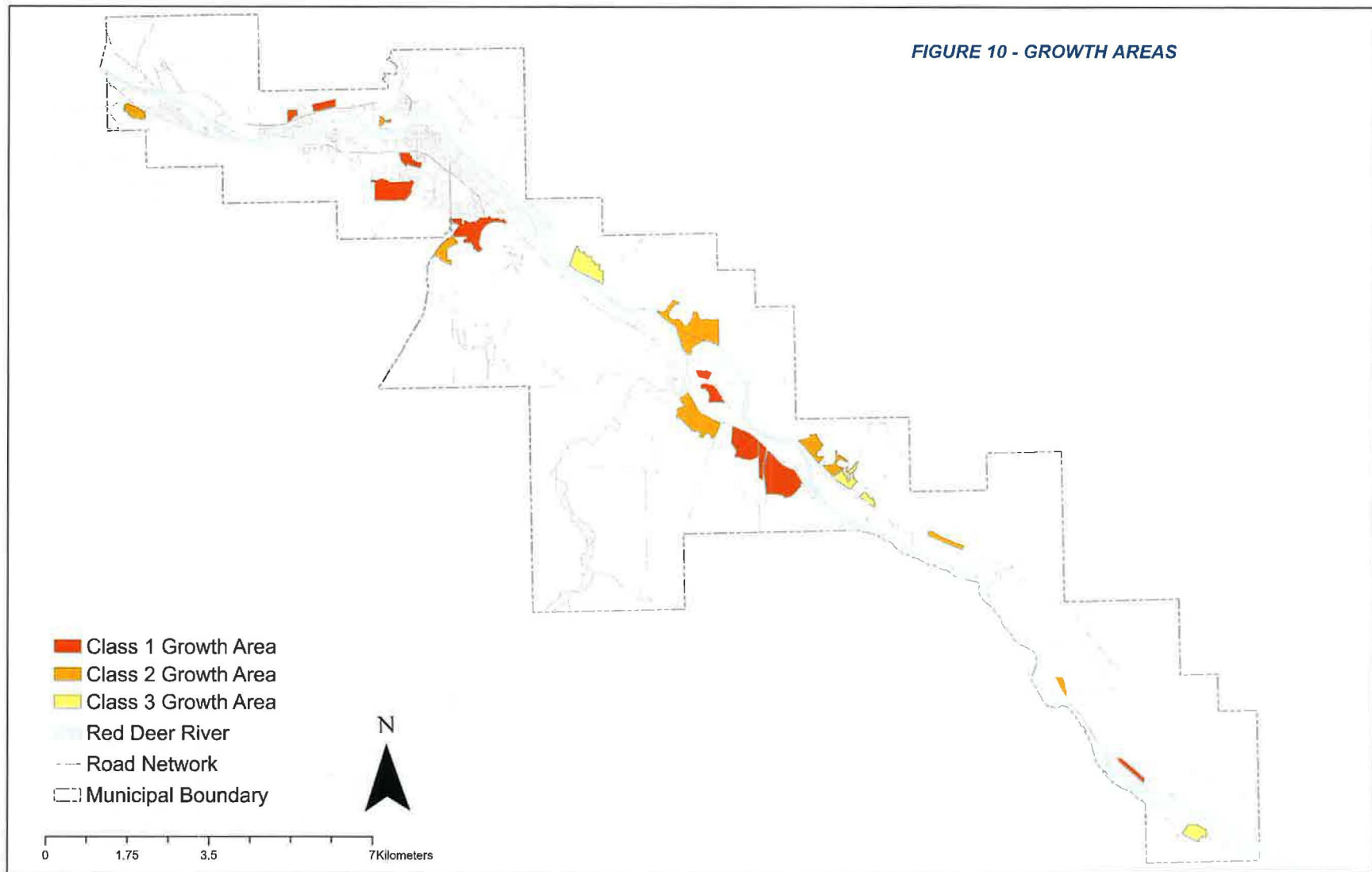


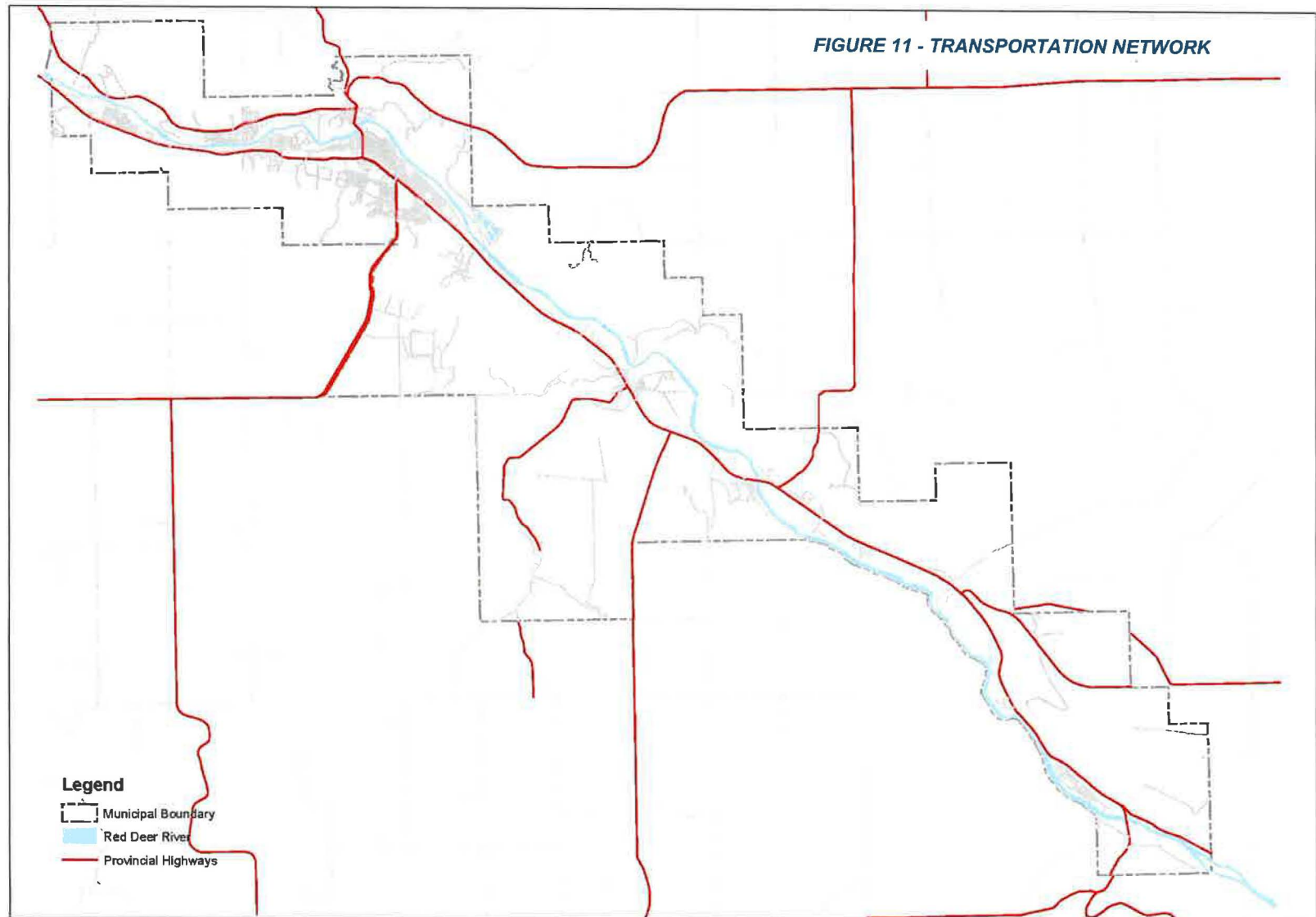
Legend

- Municipal Boundary
- Red Deer River
- MDP Land Use Concept**
- Commercial and Industrial
- Downtown
- Environmental Open Space
- Residential Neighbourhoods
- Rural Development

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FIGURE 10 - GROWTH AREAS





REQUEST FOR DECISION

TITLE:	Request for Proposal Award – External Financial Auditing Services
DATE:	September 8, 2025
PRESENTED BY:	Victoria Chan Chief Financial Officer, Director of Corporate and Community Services
ATTACHMENTS:	Policy C-09-20 – Purchasing Policy

SUMMARY:

Section 280(1) of the *Municipal Government Act* requires that “each council must appoint one or more auditors for the municipality.” The appointment of an independent auditor not only ensures compliance with this legislative requirement but also provides Council with an objective assessment of the Town’s financial health and helps identify any potential issues within the Town’s financial systems.

As part of its administrative support to external organizations, the Town of Drumheller also pays for the review and/or auditing services for the Drumheller Public Library and facilitates the Local Authorities Pension Plan’s (LAPP) tri-annual compliance audit.

RECOMMENDATION:

Administration recommends that Council awards the auditing services contract with Metrix Group LLP Chartered Professional Accountants for the fiscal years starting 2025 and ending 2028, with an option to extend for two years. Furthermore, Administration recommends that Council appoints Metrix Group LLP Chartered Professional Accountants as the Town’s municipal auditors for the fiscal years starting 2025 and ending 2028.

DISCUSSION:

On July 11, 2025, a Request for Proposal (RFP) for Audit Services (2025–2028) was issued in accordance with the Town’s purchasing policy and was publicly posted on both the Town of Drumheller website and the Alberta Purchasing Connection website.

As of the August 15, 2025, one proposal was received, submitted by Metrix Group LLP Chartered Professional Accountants. The submission was evaluated by Administration using the established grading rubric, and the proposal met all required criteria.

In accordance with Council Policy C-09-20, Administration has recommended the award of audit services for the 2025–2028 term to Metrix Group LLP Chartered Professional Accountants, based on the evaluation scoring and this recommendation has been forwarded to the Chief Administrative Officer for approval.

FINANCIAL IMPACT:

The annual audit fees are funded through the operating budget. On average, the Town’s audit fee, including the library and LAPP, will amount to approximately \$61,312.50 per annum.

	2025	2026	2027	2028	Total
~Total Engagement Fees	\$56,500	\$65,750	\$60,500	\$62,500	\$245,250

**The annual fee variance is due to the Library and LAPP audits being required only once every three years.*

WORKFORCE AND RESOURCES IMPACT:

The auditing services for 2025-2028 will be conducted by Metrix Group LLP Chartered Professional Accountants with full cooperation from management, in particular the Finance Department.

STRATEGIC POLICY ALIGNMENT:

This contract award is aligned with Council's strategic priorities of fiscal responsibility, transparency, and good governance.

COMMUNICATION STRATEGY:

A media release will be prepared to announce Council's appointment of new auditors, and notification to the proponent of the successful contract award.

MOTION:

That Council awards the auditing services contract to Metrix Group LLP Chartered Professional Accountants for the fiscal years beginning January 1, 2025, and ending December 31, 2028, with the option to extend the contract for an additional two (2) years.

MOTION:

That Council appoints Metrix Group LLP Chartered Professional Accountants as the Town of Drumheller's municipal auditors for the fiscal years beginning January 1, 2025, and ending December 31, 2028.



Prepared by:
Beth Caswell
Administrative Assistant –
Corporate and Community
Services



Reviewed by:
Victoria Chan, CPA, CGA,
LL.B, LL.M
Chief Financial Officer
Director, Corporate &
Community Services



Approved by:
Esther Quiambao, CLGM
Chief Administrative Officer

COUNCIL POLICY #C-09-20

Repealing Policy #C-02-17

PURCHASING

1.0 POLICY STATEMENT:

- 1.1 The Town of Drumheller will make every effort to ensure that procurement of goods and services is conducted using purchasing practices that are fair, consistent, transparent and in accordance with applicable provincial and federal legislation, while seeking to obtain the Best Value for the municipality.

2.0 THE PURPOSE OF THIS POLICY IS TO:

- 2.1 This purchasing policy is a guide to the Town of Drumheller purchasing methods. The policy will enable the Town to obtain needed materials, equipment, supplies, and services efficiently and economically and provides the foundation for sound purchasing procedures.

3.0 POLICY GUIDING PRINCIPLES:

- 3.1 Ensure a high level of accountability is maintained;
- 3.2 Procure the necessary quality and quantity of goods and services in an efficient, timely and cost effective manner, while maintaining the controls necessary for a public institution;
- 3.3 Encourage an open, non-discriminatory bidding process practicable for the acquisition of goods and services;
- 3.4 Recognize the value of supporting local businesses wherever possible, subject to the terms and conditions of this policy;
- 3.5 Ensure the maximum value of an acquisition is obtained by determining the total cost of performing the intended function over the lifetime of the task,

including, but not limited to: acquisition cost, training cost, maintenance cost, operating cost, quality of performance and environmental impact;

- 3.6 Be subject to all applicable Town policies and bylaws, any specific provisions of the Municipal Government Act, or other relevant legislation;
- 3.7 Promote positive vendor relations, cultivated by informed and fair buying practices and strict maintenance of ethical standards;
- 3.8 The municipality is bound by legislated trade agreements such as the Canadian Free Trade Agreement (CFTA), the New West Partnership Trade Agreement (NWPTA) or any other like agreement entered into by a higher order of government, that requires fair and open tendering of procurement opportunities. Purchases over the thresholds of \$ 75,000 for goods and services and \$ 200,000 for construction are subject to the requirements of the NWPTA that requires non-discrimination and transparency in procurement policies and practices;
- 3.9 The Town of Drumheller is a trade member of the Rural Municipalities of Alberta (RMA) and the Alberta Association of Urban Municipalities (AUMA) who, on behalf of their trade members, have negotiated competitive and bulk pricing agreements with numerous suppliers. Wherever possible and where the best value for the municipality is obtained by doing so, purchases may be made directly from the supplier under the negotiated terms and conditions, without seeking additional competitive pricing;
- 3.10 This policy does not apply to real estate transactions, investment or borrowing, postage, membership and subscription payments or grants to non-profit organizations.

4.0 DEFINITIONS:

- 4.1 Alberta Purchasing Connection means *a Government of Alberta electronic tendering system that meets the interprovincial tendering requirements of the Canadian Free Trade Agreement (CFTA).*
- 4.2 Best Value for the Municipality means *the most advantageous balance between quality, specifications, service, timely delivery, assurance of supply and delivery, experience, and price.*
- 4.3 Bid opportunity means one of the following:

- i Request for Quotation (RFQ) means *a request for a supplier to provide pricing on specific product and/or services that is clearly defined and where the purchase is of low value or risk to the Town.*
 - ii Request for Proposal (RFP) means *an invitation for a supplier to showcase their expertise by proposing how their services, products and methods can provide a solution to a problem, requirement or objective. The scope of the project, the deliverables and the criteria by which submissions will be evaluated against are defined within the proposal.*
 - iii Request for Tender (RFT) means *a formal public invitation to suppliers to bid on the provision of a service at a specific price based on detailed specifications and is used where goods or services are of a high value and/or high risk and result in a formal contract for which little flexibility is required.*
- 4.5 Chief Administrative Officer (CAO) means *the person appointed by Council as per the Municipal Government Act to manage the municipality's business.*
- 4.6 Construction project means *infrastructure construction including roads, water, wastewater, buildings, site improvements, etc., that results in a tangible capital asset.*
- 4.7 Direct Purchase means *a purchase of a good or service direct from a supplier without the sourcing of comparative pricing and is typically the method used for small, incidental, low value purchases where the cost of sourcing comparative pricing outweighs the benefit.*
- 4.8 Emergency Purchase means *an expenditure that is a result of an immediate risk to the health or safety of the general public or municipal employee(s) or to mitigate the level of damage to municipal or private property or the environment.*
- 4.9 Freedom of Information and Protection of Privacy (FOIP) means *the Act public bodies including municipalities, universities and school boards are governed by.*
- 4.10 Goods and Service means *all purchases including professional services and operational contracts, with the exception of construction.*

- 4.11 Goods and Services Tax (GST) means *the Goods and Services Tax or Harmonized Sales Tax as outlined in the Excise Tax Act.*
- 4.12 Lowest Evaluated Cost means *the price offered by a supplier, service provider, or contractor that is found to be the lowest after consideration of all relevant factors and the calculation of any weighting for these factors, provided that such factors have been specified in the bid documents.*
- 4.13 New West Partnership Trade Agreement (NWPTA) means *the interprovincial agreement between Alberta, BC, Saskatchewan and Manitoba ensuring fair and open tendering and procurement by way of tendering requirements outlined for prescribed financial thresholds.*
- 4.14 Negotiation Method means *the purchase of goods or services through the negotiation of an agreement with a supplier where there is no open competition.*
- 4.15 Procurement Card means *the corporate credit card or other purchasing card such as a fuel card issued to authorized purchaser.*
- 4.16 Sole Source means *that there is a single supplier of a required product or service that the Town requires and where terms and conditions of purchase are negotiated.*
- 4.17 Total Acquisition means *the value of all costs including but not limited to price, trade in values, delivery, installation and training, consumable consumption, service and ongoing maintenance, warranty and disposal.*

5.0 DEFINITION OF RESPONSIBILITIES:

- 5.1 The Council for the Town of Drumheller is responsible for approving this policy and the allocation of resources through the adoption of the annual operating and capital budgets and to authorize purchases that exceed the Chief Administrative Officer's delegated level of authority.
- 5.2 The Chief Administrative Officer is responsible for the overall oversight of all municipal operations and staff under the direction of the Mayor and Council, as per the approved budget, policies and procedures of the Town, to oversee the formal bid process including advertising for bids, accepting bid

opportunities, and the opening of bids, and to authorize purchases that exceed the delegated level of authority of Directors.

- 5.3 The Director of Corporate Services is responsible for all aspects of the financial operations of the Town of Drumheller in accordance with the Municipal Government Act, all applicable laws and agreements, and all related Bylaws. In addition, the Director of Corporate Services is responsible for:
- i Ensuring accounts for authorized expenditures referred to in Section 248 of the Municipal Government Act are paid in accordance with the Municipal Government Act, Town Bylaws, policies and contracts;
 - ii Monitoring the bid process to ensure compliance with this policy. The Director of Corporate Services may review in detail any bid or bid award.
- 5.4 Corporate Services will coordinate the procurement of goods and services where there is a financial advantage to the municipality to purchase in bulk or where several departments are purchasing goods and services that are essentially the same.
- 5.5 The Director of a Department is responsible to:
- i Ensure that all contractual obligations are supported by an appropriation that authorizes the expenditure;
 - ii Comply with all Town purchasing procedures covering procurement and disposal;
 - iii Establish department guidelines for maintaining appropriate levels of inventory supplies;
 - iv Ensure the maintenance of adequate purchasing records, including a database of vendors established in an accessible vendor file;
 - v Upon request, assist department staff in locating the best source for supplies, materials, and equipment;
 - vi Assist department staff in conducting negotiations with vendors concerning prices, bids, terms, deliveries, and adjustments;

- vii Ensure all purchases are made by department personnel in accordance with this policy;
 - viii Keep on file vendor information, catalogues, samples, price quotes, etc., to be used by all department employees;
 - ix Conduct the formal bid process, including advertising for bids, notifying vendors, accepting bid opportunities and serving as a primary resource for questions from vendors.
- 5.6 All Town employees and elected officials are responsible to comply with all the rules and regulations set forth herein and to conduct business with vendors in a professional manner that promotes honesty and fairness:
- i Requisition goods and services in such a way as to allow time for competitive bidding, ordering, and delivery of materials;
 - ii Obtain these goods based upon competitive bids and to give consideration to product price, value, quality, performance and delivery.
- 6.0 PROHIBITIONS:**
- 6.1 No employee shall benefit personally either directly or indirectly from purchases made on behalf of the Town;
- 6.2 Violations of the purchasing policy may result in disciplinary action, up to and including dismissal.
- 7.0 PURCHASING REQUIREMENTS:**
- 7.1 All expenditures shall be authorized through the adoption of the annual operating and capital budgets unless otherwise approved by council resolutions or is deemed to be an emergency purchase;
- 7.2 Where a required expenditure exceeds the budget provision, the individual requesting approval must identify available funds for the required expenditure and submit a budget change form to the Director of Corporate Services requesting reallocation of budget dollars, prior to purchasing;
- 7.3 Purchasing awards shall be made for equipment, supplies, and services that will give best value based on quality, specifications, service, price, and timely delivery;

- 7.4 Obtaining annual fixed pricing for goods and services up to a maximum determined quantity can be arranged, subject to the terms and conditions of the purchasing policy;
- 7.5 The procurement of a goods, service, or construction project that is to be funded in part or in whole by the federal or provincial government shall be made following the regulations outlined by the granting body. Typically, this will require an award to the lowest evaluated cost received.
- 8.0 LOCAL PREFERENCE:**
- 8.1 Preference will be given to suppliers operating from taxable property within Drumheller where all bids or quotations offered for consideration are deemed equal. Local suppliers will be granted a pre-tax differential preference of 10% over the other suppliers on individual purchases up to Twenty-Five thousand (\$ 25,000), provided that, with the exception of price, all things are considered equal once specifications and terms have been reviewed.
- 9.0 ADVERTISING:**
- 9.1 A notice of all Request for Proposal (RFP) and Tender (RFT) opportunities shall be posted on the Town website at www.drumheller.ca/bidopp;
- 9.2 Request for Proposals (RFP) and Tenders (RFT) estimated to be Seventy-Five thousand (\$ 75,000) or greater in value or where funding is provided by another order of government must be posted on the Alberta Purchasing Connection (APC);
- 9.3 Request for Quotation (RFQ), Request for Proposal (RFP) and Tender (RFT) award results shall be advertised on the Town's website at www.drumheller.ca/bidopp.
- 10.0 PURCHASING PROCEDURE AND AUTHORITY:**
- 10.1 The table below outlines the method of procurement required in relation to type of purchase and the total acquisition cost of expenditure.

Total Purchase Value (pre G.S.T.)	Procurement Method	Additional Requirements	Required Approval
up to \$ 10,000	Direct Purchase or Procurement Card or Negotiation or at manager's discretion		As per Financial Authority Policy
\$ 10,000 - \$ 25,000	Request for Quotation (RFQ) or Request for Proposal (RFP)	Notice of opportunity posted on Town website	Director
\$ 25,000 - \$ 100,000	Request for Proposal (RFP) or Tender (RFT)	Notice of opportunity posted on Town website and APC as needed	CAO or Infrastructure Director
\$ 100,000 - \$ 250,000	Request for Proposal (RFP) or Tender (RFT)	Advertised on APC to meet CFTA and NWTPA requirements	CAO

- 10.2 When three (3) quotations are not available due to supplier limitation, Director approval is required;
- 10.3 Providing that the successful bid is the lowest evaluated cost, meets all of the terms and conditions of the bid, the overall budget has been approved by Council and sufficient funds are available in the budget, the CAO can award bids up to Two Hundred and Fifty thousand (\$ 250,000);
- 10.4 Any bid that exceeds Two Hundred and Fifty thousand (\$ 250,000), is not the lowest evaluated bid received, or exceeds the budgeted figure must receive approval by Council before being awarded.
- 10.5 Due to the volume of purchasing conducting by the Infrastructure Services Department, this Department shall have thresholds of greater value than other Departments as follows:
- i. The Director shall be authorized to award Request for Quotation (RFQ), Request for Proposal (RFP), or Tender (RFT) up to a maximum of One Hundred thousand (\$ 100,000).

11.0 SOLE SOURCE PURCHASE:

- 11.1 Sole source purchasing may occur when only one supplier of a goods or service meeting the requirement of the town is available. Examples where sole source purchasing may be required includes but is not limited to the purchase of consumable supplies that would otherwise void or nullify warranties when purchased from another source, and item purchased for

testing or trial use, or the purchase of supplies for resale. Negotiation shall be relied upon for sole purchasing.

12.0 PROCUREMENT/CORPORATE CREDIT CARD:

- 12.1 Procurement cards or corporate credit cards may be issued to employees in order to better facilitate the processing of small or routine purchases. The issuance of procurement cards is under the guidance of the Director, Corporate Services, and subject to the requirements as outlined within the corporate credit card policy.

13.0 EMERGENCY PURCHASING PROCEDURE:

- 13.1 If the Chief Administrative Officer determines that an emergency exists, the competitive bidding requirement for purchases may be waived at his/her their discretion;
- 13.2 Immediately following the procurement, the CAO shall prepare and submit a Request for Decision together with supporting documentation to the Council for ratification at its next Council meeting.


14.0 INFORMATION AND CONFIDENTIALITY:

- 14.1 The Town of Drumheller is subject to FOIP legislation. Any and all release of information shall be in accordance with FOIP. In general, the name of the bidder and the total bid amount is released;
- 14.2 During the procurement process, any information made available to a prospective vendor that may influence other prospective vendors' responses shall be made available to all prospective vendors;
- 14.3 Information that may create unfair advantage will remain confidential and will not be released to the public or a single potential vendor.

Date: NOVEMBER 9, 2020



Chief Administrative Officer



Mayor of Drumheller

REQUEST FOR DECISION

TITLE:	2026 Tax Recovery Public Auction – Establish Reserve Bid Values & Terms
DATE:	September 22, 2025 <i>September 8, 2025 (Clerical error)</i>
PRESENTED BY:	Victoria Chan, Chief Financial Officer / Director, Corporate & Community Services
ATTACHMENTS:	Appendix A: 2025 Tax Recovery Public Auction List

SUMMARY:

As part of the tax recovery process under the section 418 of the *Municipal Government Act* (MGA), properties with a registered tax caveat must be offered for public auction within one year after the date of the tax caveat. Council is the authorizing body to set the terms and reserve bid amounts for the properties. The Town's precedence is that the terms are cash or cash equivalent, and the reserve bid for each property has been premised on its current year's assessment value.

RECOMMENDATION:

Administration recommends that Council set the assessed value as at July 31, 2025, as the reserve bid price for properties for the January 23, 2026 tax recovery auction. Furthermore, the successful bidder must pay via cash or cash equivalent.

DISCUSSION:

Section 419 of the MGA states that Council must set a reserve bid for each property and the reserve bid must be as close as reasonable possible to market value of the property. The municipality may obtain advice from independent and professional appraiser to provide an appraiser report for concluding a market value for setting the reserve price. In addition, Council may set the terms and conditions that apply to the sale.

The properties listed on Appendix A have had caveats registered against them as required and are now due for public auction. Property assessment values are updated on an annual basis and are based on market values using the mass appraisal approach. This listing contains the preliminary values as of July 31, 2025.

As in previous years, Administration is recommending using their most current assessment values to set the reserve selling prices for the following reasons:

- This method is the most cost effective and quickest method in determining a reserve bid;
- Although appraisal reports would provide a more accurate market value, the appraisal costs will be charged back to the property; and
- Access to the properties may not be readily available to a real estate appraiser until the municipality assumes the title of the property.

As for the terms and conditions for the sale, Administration recommends the following:

- Accepted method of payment are cash, certified cheque, or wire transfer; and
- 10% of the sale price be required on the day of the auction and the remainder to be paid within sixty (60) days following the auction.

Failing to establish a reserve bid for the attached properties would result in cancellation of the auction. The existing tax notification caveat on title must be removed, and the tax recovery process would begin again in its entirety.

Properties Not Sold At Public Auction:

There are three options available to the municipality, as follows:

1. 'Tax Forfeiture' Title

The municipality does not purchase the property but registers its name on title of the property by registering a 'Tax Forfeiture'. This allows the municipality to rent, license, lease, or dispose of the property at a price as close as reasonably possible to market value to recoup the property taxes. If the property is not disposed of, the municipality can request that the existing certificate of title marked 'Tax Forfeiture' be cancelled and issue a certificate of title in the name of the municipality 15 years following the date of the public auction.

2. Clear Title

Once the municipality has acquired the 'Tax Forfeiture' title, the municipality can acquire the property by purchasing the property at a price that is as close as possible to the market value of the parcel. The property is then the municipality's to do with as it wishes.

3. Do nothing

Property taxes and penalties continue to be levied, where applicable. The municipality cannot dispose of the property or rent, licence, or lease it; there would be no option for the property to revert to the municipality after the 15 year time period as stated previously.

FINANCIAL IMPACT:

Costs associated with the auction are applied against the properties on the auction list.

STRATEGIC POLICY ALIGNMENT:

This is in alignment with Administration's commitment to ensuring fiscal responsibility on behalf of the Town of Drumheller taxpayers.

COMMUNICATION STRATEGY:

Section 421 of the *Municipal Government Act* requires the municipality to advertise the public auction. The advertisement must specify the date, time, and location of the auction and a description of each parcel of land to be offered for sale. The advertisement must also include any terms and conditions of the sale, and state that the municipality may, after the public auction, become the owner of any parcel of land not sold at the auction.

Administration recommends the following steps and timeliness:

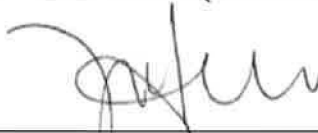
- November 15, 2025 - Advertisement in the Alberta Gazette
- December 15, 2025 – Mail letters to property owners and those with an interest
- January 7, 2026 - Advertisement in local newspaper
- January 23, 2026 – Public Auction at the Town Hall

MOTION:

That Council authorizes the 2025 tax recovery public auction to be held on January 23, 2026, and furthermore sets the assessed values as at July 31, 2025, as the reserve bid prices for the properties being offered for sale, and sets the terms and conditions for the sale as presented.



Prepared by:
Marie Walroth
Property Tax Office
Assistant



Reviewed by:
Victoria Chan, CPA, CGA, LL.B,
LL.M
Chief Financial Officer
Director, Corporate & Community
Services



Approved by:
Esther Quiambao, CLGM
Chief Administrative Officer

APPENDIX A

Town of Drumheller 2025 Tax Auction Property List

Assessment #		Legal Description	Civic Address	Type	Preliminary Assessment Values - July 31, 2025
1)	07010200	6561CO/2/9	1318 NEWCASTLE TRAIL	(ND) Residential w/Building	\$ 275,000.00
2)	09001009	7291CG/2/1	113 - 18 STREET NORTHWEST	(ND) Residential w/Building	\$ 110,000.00
3)	14012603	3815EC/3/SE 1/2 OF 14&15-16	249 - 1 AVENUE	(ND) Residential w/Building	\$ 65,000.00
4)	14016406	3815EC/3/39&40	276 - 2 AVENUE	(ND) Residential w/Building	\$ 105,000.00
5)	14026405	3815EC/6/17&18	182 RIVER DRIVE	(ND) Residential w/Building	\$ 25,000.00
6)	14037204	4128EQ/4/1	728 - 2 AVENUE	(ND) Residential Land Only	\$ 17,000.00
7)	17014509	0611474/7/10	145 - 5 STREET	(ND) Residential w/Building	\$ 260,000.00

REQUEST FOR DECISION

TITLE:	Winter Maintenance – Midland Provincial Park Mine Site
DATE:	September 8, 2025
PRESENTED BY:	Jared Brounstein, Director of Infrastructure Services
ATTACHMENTS:	Park Lot Area – Mine Site

SUMMARY:

Midland Provincial Park was opened for winter use during the 2024/25 season as part of a two-year trial, with snow clearing by the Town of Drumheller and trail/washroom maintenance by the Badlands Trail Society. The first season was successful, prompting discussions to expand winter access to the Midland Mine area (lower parking lot only) for the 2025/26 season under the same service model.

This additional maintenance is manageable under the Town's Snow Removal and Ice Control Policy, though snow removal at these sites may be delayed until higher-priority areas are cleared. Community response has been positive, and the Town anticipates continuing this service annually. However, the long-term goal remains for the Province of Alberta to assume year-round maintenance of these provincial park areas.

RECOMMENDATION:

That Council supports the continued winter maintenance of Midland Provincial Park for the 2025/26 season and approves the expansion of winter access services to include the Midland Mine lower parking area, with snow and ice control provided by the Town of Drumheller and trail and washroom maintenance by the Badlands Trail Society.

Further, it is recommended that Council advocate to Alberta Forestry and Parks for the Province to assume long-term, year-round maintenance responsibilities for both sites, as they are provincial park assets

DISCUSSION:

The Infrastructure Services Department, in collaboration with Alberta Forestry and Parks and the Badlands Trail Society, successfully opened the parking area and trail system in Midland Provincial Park for the 2024/25 winter season. Historically, Midland Provincial Park has been a seasonal-use facility, closed to the public during the winter months. However, as part of a two-year trial, the park was opened for winter use during the 2024/25 and 2025/26 seasons.

The first winter season was considered a success. Snow and ice control for the parking area was provided by the Town of Drumheller's Operations Department, while the Badlands Trail Society oversaw maintenance of the trail system and public washrooms.

Following the success of the winter maintenance program at both Midland Provincial Park and McMullen Island Day Use Area, discussions have progressed to include the Midland Mine area for the upcoming 2025/26 winter season. The proposed expansion would include winter access to the lower parking area only, with snow and ice control services provided by the Town, and trail and washroom maintenance once again handled by the Badlands Trail Society.

These additional services from the Operations Department have been assessed and deemed manageable. Snow clearing at these new sites is conducted after all priority areas have been addressed, in accordance with the Town's Snow Removal and Ice Control Policy. As such, there may be a delay of several days before snow removal occurs at these locations following a snowfall event.

Community response to the increased winter access has been positive, and it is anticipated that this level of service increase will be well-received again in the coming season. There is potential for this will become an ongoing annual service provided by the Town at both Midland Provincial Park and Midland Mine area.

However, it is important to note that the long-term vision should be for these provincial park sites to be maintained year-round by the Province of Alberta, as they fall under provincial jurisdiction. The municipality should continue advocating for the Province to assume full maintenance responsibilities in the future.

FINANCIAL IMPACT:

The costs associated with this service level increase have been encompassed within the Town's existing operational budget for snow and ice control.

The McMullen Island Day Use Area has impacted the operational budget by approximately \$5,000.00 per season and we are anticipating that the Midland Mine Site will increase that cost by approximately 50% or \$2,500.00 per season.

STRATEGIC POLICY ALIGNMENT:

Continue to encourage "off season" tourism in the Valley as well as support outdoor recreation opportunities for the community.

COMMUNICATION STRATEGY:

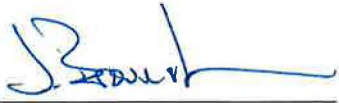
Should Council agree to the increase in service levels, an informational engagement process will be initiated with the Town's Communications Department.

MOTION:

That Council approves the continuation of winter maintenance services at Midland Provincial Park for the 2025/26 season and the expansion of services to include the Midland Mine lower parking area, with snow and ice control provided by the Town of Drumheller and trail and washroom maintenance provided by the Badlands Trail Society.

MOTION:

That Council directs Administration to engage with Alberta Forestry and Parks to advocate for the Government of Alberta to assume year-round maintenance responsibilities for Midland Provincial Park and the Midland Mine lower parking area.

A handwritten signature in blue ink, appearing to read 'J. Brounstein', written over a horizontal line.

Prepared by:
Jared Brounstein
Director of Infrastructure
Services

A handwritten signature in black ink, appearing to read 'Esther Quiambao', written over a horizontal line.

Approved by:
Esther Quiambao, CLGM
Assistant Chief Administrative
Officer



Midland Park Lot Area – Midland Mine Site