

CITY OF DRUMHELLER  
By-law 3-85

Newcastle Area Redevelopment Plan for the City of Drumheller.

WHEREAS, pursuant to Section 65 of the Planning Act 1980 as amended, Council may, by by-law passed in accordance with Part 6, adopt a plan to be known as "The Newcastle Area Redevelopment Plan".

WHEREAS, Council by Resolution did authorize the preparation of "The Newcastle Area Redevelopment Plan" by the Palliser Regional Planning Commission.

NOW THEREFORE, THE COUNCIL OF THE CITY OF DRUMHELLER ENACTS AS FOLLOWS:

- 1) This By-law may be cited as "The Newcastle Area Redevelopment Plan".
- 2) Council adopts as the Area Redevelopment Plan for those lands contained within the Plan boundaries, "The Newcastle Area Redevelopment Plan" in its entirety.
- 3) Council adopts as "The Newcastle Area Redevelopment Plan" this text and accompanying figures.

READ A FIRST TIME this 4th day of March , 1985.

READ A SECOND TIME this 28th day of October , 1985.

READ A THIRD TIME this 28th day of October , 1985.

  
MAYOR

  
CITY CLERK

CITY OF DRUMHELLER

NEWCASTLE AREA REDEVELOPMENT PLAN

Adopted October 28th, 1985

City of Drumheller  
By-law 3-85

Newcastle Area Redevelopment Plan for the City of Drumheller.

WHEREAS, pursuant to Section 65 of the Planning Act 1980 as amended, Council may, by by-law passed in accordance with Part 6, adopt a plan to be known as "The Newcastle Area Redevelopment Plan".

WHEREAS, Council instructed the Palliser Regional Planning Commission to arrange the preparation of "The Newcastle Area Redevelopment Plan".

NOW THEREFORE, THE COUNCIL OF THE CITY OF DRUMHELLER ENACTS AS FOLLOWS:

1. This By-law may be cited as "The Newcastle Area Redevelopment Plan".
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MAYOR

  
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CITY CLERK



Metric Units

NOTE: Measurements in this bylaw are in metric units. Conversion to Imperial units is provided for information only.

<u>METRIC</u>	<u>TO</u>	<u>IMPERIAL</u>	<u>IMPERIAL</u>	<u>TO</u>	<u>METRIC</u>
multiply	by	to obtain	multiply	by	to obtain
metre (m)	3.281	feet	feet	0.3048	metre (m)
metre (m)	1.094	yard	yard	0.9144	metre (m)
metre (m)	0.0394	inch			
hectare (ha)	2.471	acre (ac)	acre (ac)	0.4047	hectare (ha)

NEWCASTLE AREA REDEVELOPMENT PLAN

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## NEWCASTLE AREA REDEVELOPMENT PLAN

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- Figure 8 - Cost Estimate of Residential Lot Development

A. INTRODUCTION



## A. INTRODUCTION

### A.1. Plan Purpose

The long-term purpose of the Newcastle Area Redevelopment Plan is:

- (a) to establish a redevelopment strategy for the plan area that is in conformity to the City of Drumheller Land Use Bylaw and any other statutory plan affecting the area that is the subject of the plan;
- (b) to provide an opportunity for existing squatter residents to obtain fee - simple lots within the plan area;
- (c) to remove a residential land use from the 1:100 year floodplain of the Red Deer River;
- (d) to remove development constraints from City owned land allowing this land to be developed in accordance with the policies established in the City of Drumheller Master Parks Plan.

### A.2. Plan Objectives

The objectives of the Plan are:

- (a) to describe the proposed land uses for the plan area and the required changes to the Land Use Bylaw necessary to bring the Plan and Land Use Bylaw in conformity with each other;
- (b) to provide a residential development concept for a portion of land within the plan area;
- (c) to provide a phasing plan for the orderly and cost efficient extension of existing infrastructure to service the concept plan;

- (d) to provide a long-term planning strategy through policy for the accommodation and relocation of existing squatter residences to the proposed residential area within the plan's boundaries;
- (e) to establish a process Council may follow to implement policy contained in this plan.

### A.3. Plan Area

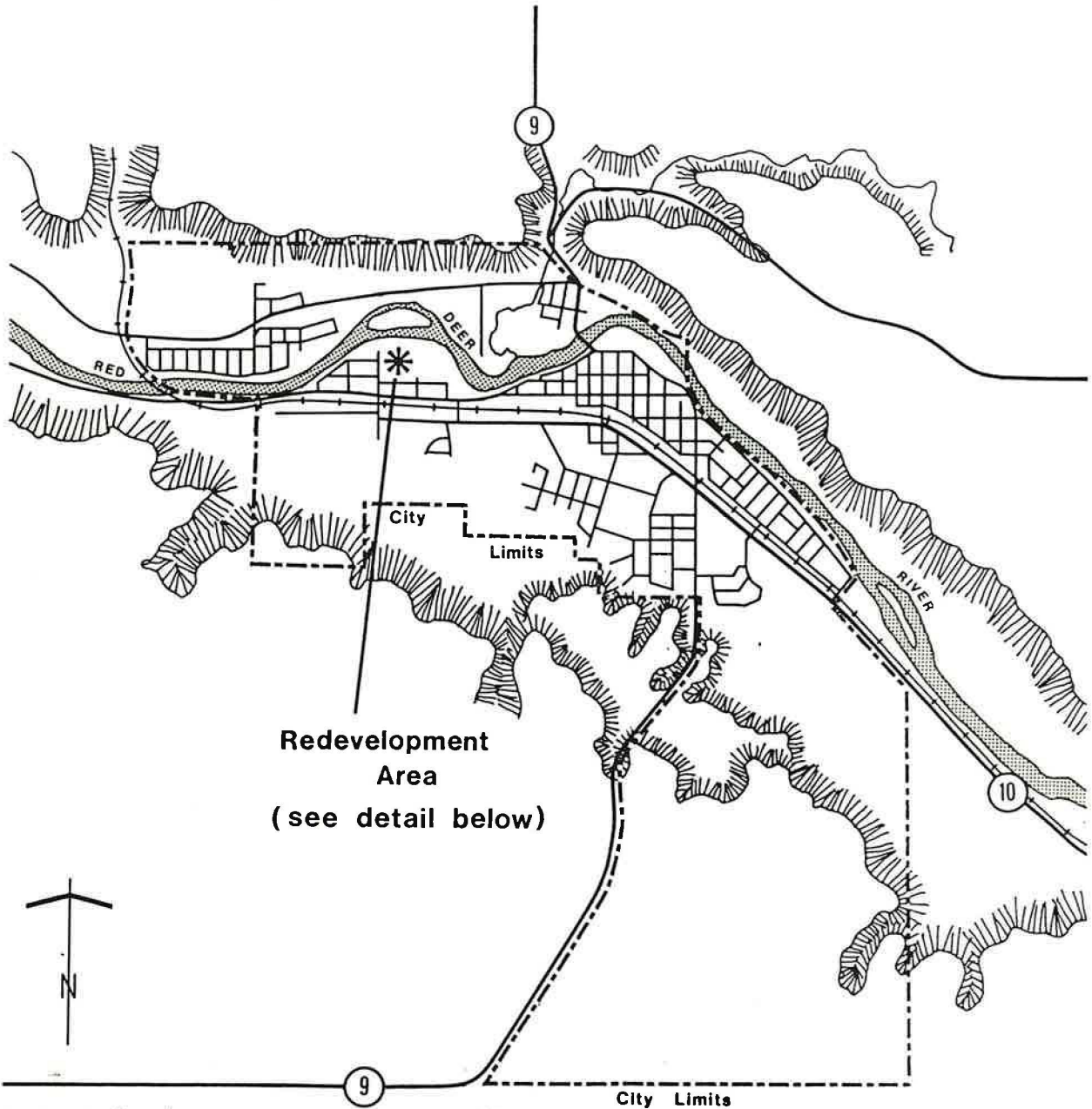
The Newcastle Area Redevelopment Plan includes an area of approximately 15.9 hectares located entirely within the City of Drumheller. The Red Deer River defines the northern and eastern boundaries with the western and southern boundaries provided by 12th Street West and 2nd Avenue West respectively. The Plan Area is shown in Figure 1.

For the purposes of the Plan, these boundaries are considered approximate and minor variations will not require amendment to it.

### A.4. Plan Implementation and Amendment

The Newcastle Area Redevelopment Plan, passed by bylaw in accordance with Part 6 of the Planning Act shall become a Statutory Plan of the City of Drumheller.

Future conditions may require amendments to the Plan. Council, when considering an amendment, will review the effect of proposal modifications on this or any adopted Statutory Plan. The Council shall ensure that proposed amendments conform with the City of Drumheller Land Use Bylaw and any other statutory plan affecting the area. Pursuant to Part 6 of the Planning Act, the Council shall hold a public hearing prior to giving the proposed amendment second reading.



**N**EWCASTLE  
area redevelopment  
plan

figure 1  
plan area

city of drumheller

#### A.5. Plan Interpretation

In this Plan,

- (1) Pursuant to a resolution in Council, a person or committee may be authorized to act on behalf of the council. In this case where a policy reads; "to the satisfaction of council" substitute; "to the satisfaction of the individual or committee authorized to act on their behalf pursuant to a resolution of Council."
- (2) "Plan" means the Newcastle Area Redevelopment Plan.
- (3) "Land Use Bylaw" means The City of Drumheller Land Use Bylaw.
- (4) "Concept Plan" - a generalized idea of how the plan area could be developed. The results from detailed site analysis for a "tentative plan" could alter this plan significantly.
- (5) "Council" means the Council of the City of Drumheller.
- (6) "Tentative plan preparation stage" - that stage of the land development process in which detailed site analysis is undertaken; local planning needs and development philosophy are identified and a framework for subdivision design or development is prepared.
- (7) "Tentative plan" is a detailed proposal for development of a site and usually forms the basis for application to subdivide.
- (8) All other words and expressions have the meanings respectively assigned to them in the Land Use Bylaw or the Planning Act.

B. BACKGROUND



## B. BACKGROUND

The current settlement pattern within the plan area is the result of a historical settlement pattern established during the coal mining days of Drumheller's past. Often, employees of local coal mines were permitted to establish residences on mine property without purchase of the property. As the boom years of the coal mines came to a close, and ownership of the land changed, many of these residences remained. These are locally known as squatter residences.<sup>1</sup>

In some cases, private ownership of the land produced a situation in which the homeowner paid rent to a property owner. In other instances (as in situations where crown land is involved) homeowners have been offered life estates<sup>2</sup> or fee simple<sup>3</sup> lots. The City of Drumheller recently purchased a number of squatter residences in order to clear the way for development of an industrial park. In the community of Newcastle, the City holds title to approximately 15.9 hectares of land<sup>4</sup> containing 22 squatter residences and accessory buildings. The squatters pay an annual rent to the City for use of the property.

- 
1. For the purposes of this plan, squatter residents are considered to be residents of the City of Drumheller who retain ownership to a dwelling unit but do not hold title to the property upon which the unit is sited.
  2. Life ownership grants ownership only for the duration of a specific person's lifetime.
  3. Ownership of an estate in fee, simply means the individual's rights to the land are subject only to restrictions that may be applied by government for the greater good of the municipality, province or Dominion.
  4. See Appendix 1 for copy of the Certificate of Title.

## B.1. Issues

Clearly, a situation where a home owner does not hold title to the property on which the dwelling is sited creates problems. The squatter residents do not have the benefit of many urban amenities available to other city residents. In the forefront, is the lack of municipal utility services. Potable water is obtained either through wells or by hauling from a distant municipal source. Sewage disposal is inadequate with pit toilets and septic tanks being common. Serious health problems remain a possibility through the improper or inferior handling of these basic utility requirements.

Site problems are augmented by the risk of flooding the residences face by being located within the 1:100 year floodplain of the Red Deer River as established by Alberta Environment.

The land is presently designated "P" Community Service District under City of Drumheller Land Use Bylaw. Under this designation, residential uses are neither permitted nor discretionary. Consequently, these buildings are considered non-conforming to the bylaw and are subject to special conditions.<sup>1</sup> Under these conditions, the home owner is restricted to basic maintenance and upkeep of their dwelling. Additions to the residences are prohibited and residences destroyed by fire are not allowed to rebuild. Further, Section 78(1) of the Planning Act prohibits more than one dwelling unit on a lot.

The importance of the squatter issue, over time, will be lessened due to the quality of the buildings. Most of the dwellings are of wood frame construction nearing the end of their life expectancy. Fire, abandonment or other mishaps will hasten the removal of these squatter residences. This could, however, involve a considerable

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1. See Appendix 2, Section 10 - Non-Confirming Buildings and Uses; City of Drumheller Land Use Bylaw No. 23-83.

period of time. Estate transfers and private sales of the dwellings have kept the area populated. Generally, the condition of the homes is deteriorated and no measures have been undertaken to address health and environmental hazards. Further, the City could benefit from additional recreation land within its boundary. The Plan area represents a valuable recreation resource which cannot be fully utilized without removal of the squatter residences.

C. CONCEPT PLAN



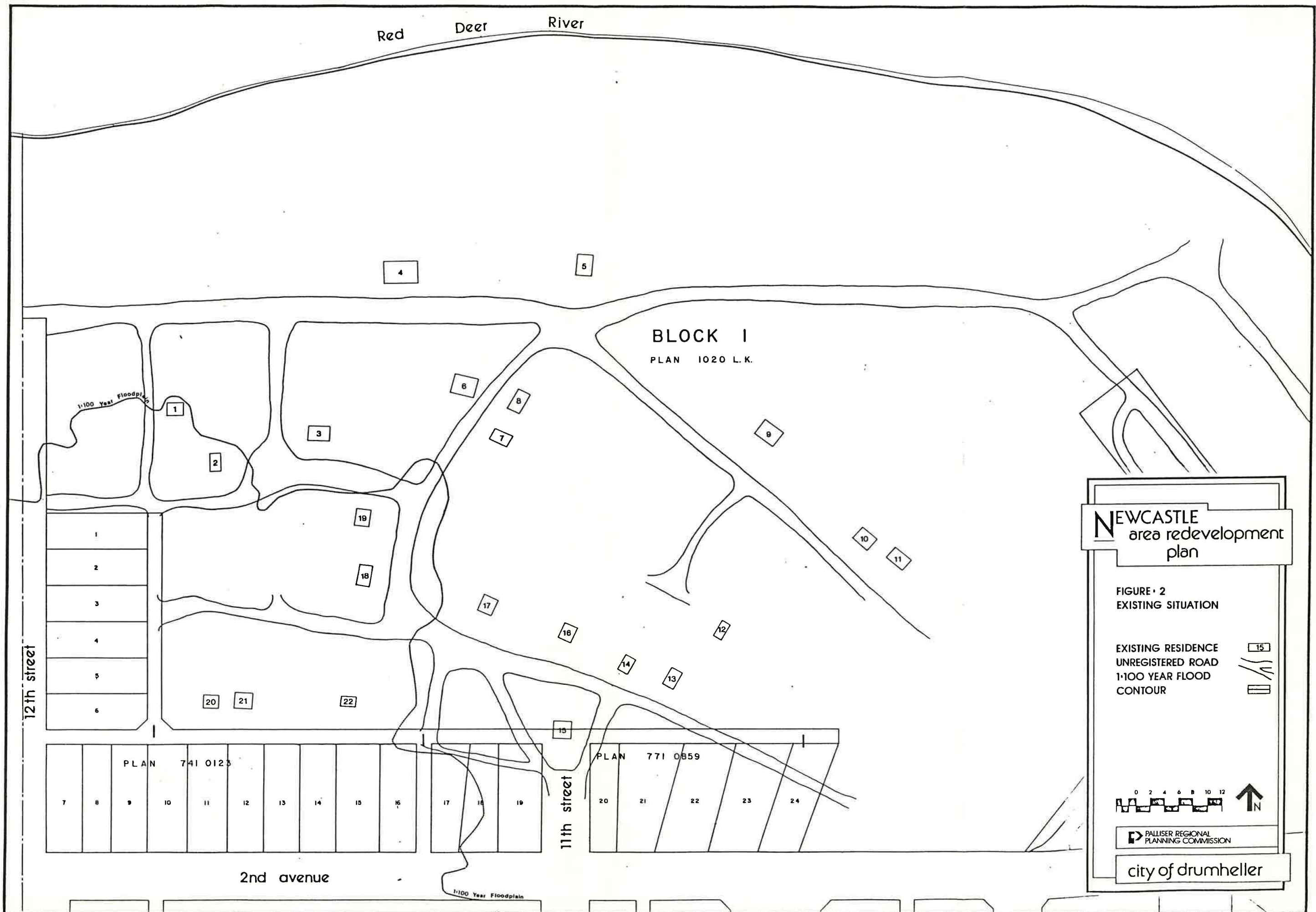
### C. CONCEPT PLAN

Figure 2 shows the approximate location of 22 squatter residences in the plan area. The internal network of narrow unregistered roadways is also shown. Figure 3 provides the ownership and condition of the residences and assigns an identification number to each of them. Figure 4 is a concept plan for subdivision of a portion of the plan area. This plan is an extension of existing residential blocks facing 2nd Avenue and 12th Street West. The concept plan used as the basis for a tentative plan of subdivision would create 28 new residential lots. Twelve of these newly created lots would accommodate squatter residences in situ. The remaining 16 could be available to locate the remaining 10 squatter residences located elsewhere in the plan area. Vehicular access to these lots is obtained through an extension of 11th Street West. The street extension forms a central spine through the subdivision intersecting with 12th Street West. All lots have access to this roadway. For design purposes, this roadway is defined as a local street providing direct access to property and handling traffic volumes of less than 1,000 vehicles per day. Minimum right-of-way width is 20m.<sup>1</sup> Servicing for the concept plan may be located in the road right-of-way and will result in a looping of services currently located in 11th and 12th Street West. A servicing concept plan is shown in Figure 5.

Figure 6 estimates development costs associated with the concept plan. More explicit costs and other details may arise as part of the tentative plan preparation stage.

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1. Additional specifications governing the design and construction of streets and lanes within the plan area should be in accordance with the City of Drumheller's engineering standards.



**NEWCASTLE**  
area redevelopment  
plan

FIGURE 2  
EXISTING SITUATION

EXISTING RESIDENCE [Symbol]

UNREGISTERED ROAD [Symbol]

1:100 YEAR FLOOD  
CONTOUR [Symbol]

0 2 4 6 8 10 12 [Symbol]

PALLISER REGIONAL  
PLANNING COMMISSION

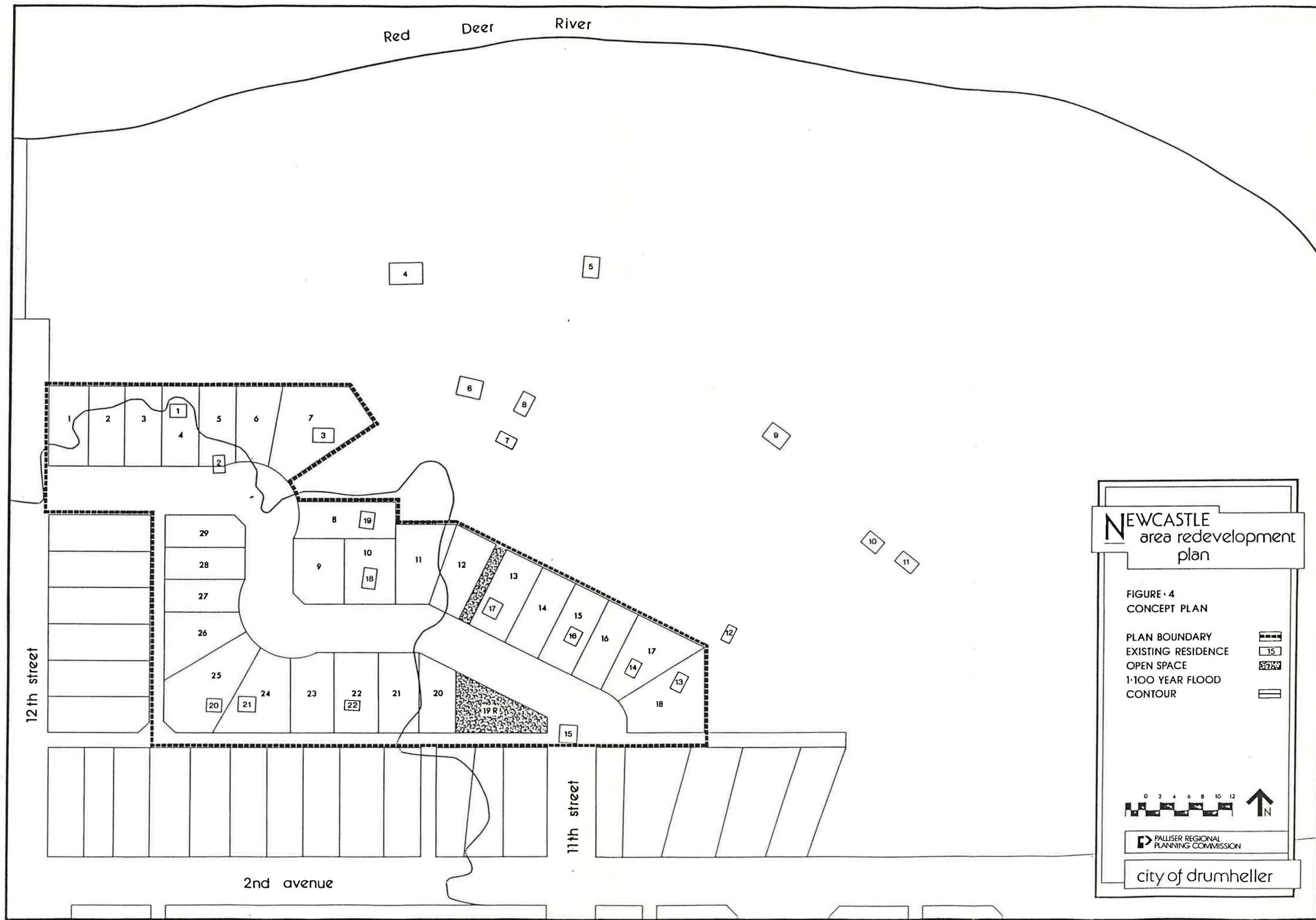
city of drumheller

FIGURE 3

SQUATTER RESIDENCES: OWNERSHIP & CONDITION

RESIDENCE NO. <sup>1</sup>	OWNERSHIP <sup>2</sup>	RESIDENCE CONDITION <sup>3</sup>
1	M. Polesczuk	poor
2	M. Allard	poor (vacant)
3	P. Lesoway	fair
4	B. Dillman	fair
5	D. Watson	good
6	M. Kostluk	good
7	S. Ezelyk	good
8	M. Lehne	good
9	M. Winachuk	good
10	A. Malansky	poor
11	A. Malnasky	poor
12	D. Chayerey	fair - good
13	R. Pitts	poor (vacant)
14	J. Drexler	fair
15	D. Budenski	good
16	A. Horehlad	good (vacant)
17	S. Gill	fair
18	H. LeBlanc	poor - fair
19	R. LeBlanc	poor - fair
20	J. Ringrose	poor
21	J. Ringrose	poor
22	A. Stanger	fair - good

1. Identified on Figure 2.
2. City of Drumheller Building Inspection Department.
3. (a) poor - delapidated, not worthy of rehabilitation;  
(b) fair - deteriorated, needing repairs of a minor nature;  
(c) good - standard, needs little or no repairs.



Red Deer River

12th street

11th street

2nd avenue

**NEWCASTLE**  
area redevelopment  
plan

FIGURE 4  
CONCEPT PLAN

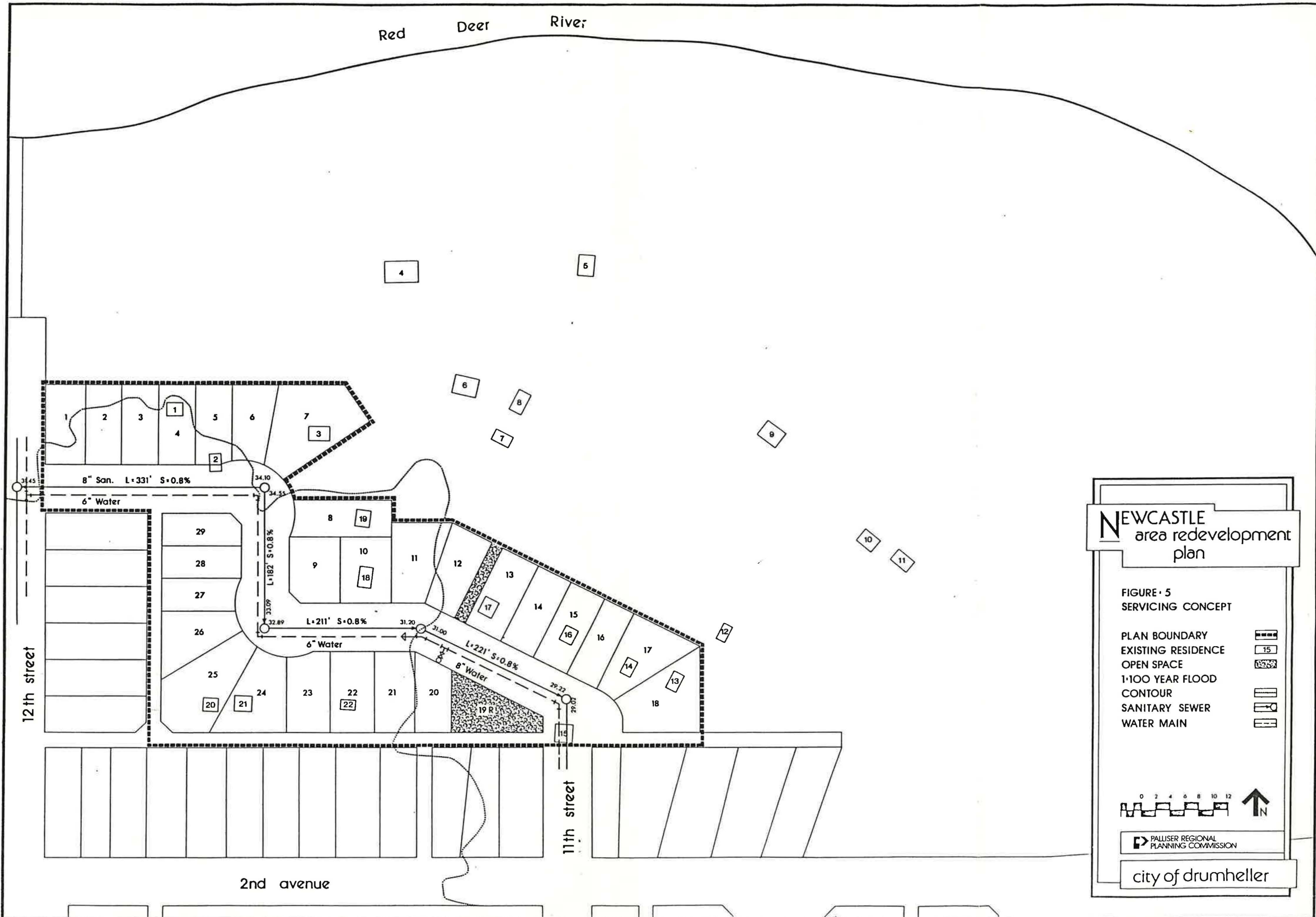
PLAN BOUNDARY	
EXISTING RESIDENCE	
OPEN SPACE	
1:100 YEAR FLOOD CONTOUR	

0 2 4 6 8 10 12

PALISER REGIONAL  
PLANNING COMMISSION

city of drumheller

Red Deer River



# NEWCASTLE area redevelopment plan

FIGURE 5  
SERVICING CONCEPT

- PLAN BOUNDARY
- EXISTING RESIDENCE
- OPEN SPACE
- 1:100 YEAR FLOOD CONTOUR
- SANITARY SEWER
- WATER MAIN



PALLISER REGIONAL  
PLANNING COMMISSION

city of drumheller

FIGURE 6

CONCEPT PLAN ESTIMATED DEVELOPMENT COSTS<sup>1</sup>

ITEM	COST
Sanitary Sewers	\$ 25,444.00
Water Main	\$ 52,122.00
Roads (earthgrading & gravel)	\$ 11,627.60
Contingency 20%	\$ 17,816.72
<b>SUBTOTAL</b>	<b>\$ 107,101.32</b>
Engineering Costs at 10% of Subtotal	\$ 10,690.00
Survey Costs \$15,000	\$ 15,000.00
<b>TOTAL</b>	<b>\$ 132,700.32</b>

1. Other costs associated with subdivision have not been included. Estimates of fill, grading or legal expenses are examples of costs that may arise.

SOURCE: City of Drumheller Engineering Department

In order to assure the new residential development will be in conformity to the City of Drumheller Land Use Bylaw, reclassification of a portion of the plan area will be necessary. Figure 7 shows the plan area that should be reclassified from "P" Community Service District to "D-C" Direct Control District.<sup>1</sup> The purpose and intent of this district is to provide for the evolution towards a more specific type of land use. Further, this district will allow Council to exercise discretion with respect to development regulations in the plan area. Over time, the area should evolve to an "R-1" Residential District.<sup>2</sup> Where possible, council decisions concerning development should be guided by this district regulation.

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1. D-C Direct Control District regulations are included in Appendix 3 for information only.
  2. R-1 regulations are included in the Appendix 4 for information only.



From: Community Service 'P'

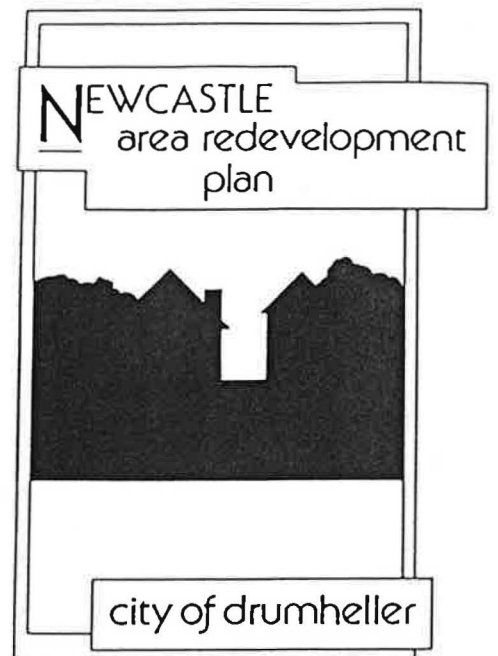
To: Direct Control 'D-C'

**N**EWCASTLE  
area redevelopment  
plan

figure 7  
proposed reclassification of  
land within the plan area

city of drumheller

D. PLAN POLICY



D. PLAN POLICY

Adoption of this plan indicates Council's intention to proceed to the tentative plan preparation stage. The following policies shall guide this process.

- (1) Each lot shall assume its proportionate share of development costs based on its area. Figure 8 details a cost estimate on a per lot basis based on a projected development and servicing cost of \$132,700.32.<sup>1</sup> These costs are an estimate only and specific lot prices should be assigned later.
- (2) Other amenities normally associated with residential land development such as sidewalk, curb and gutter and street paving may be provided as a local improvement and charged to the individual property owner under the terms of the local improvement. The City shall not subsidize such improvements.
- (3) The City should offer existing squatter residents within the plan area, first option on the purchase of available lots. Exercise of this option should be subject to a time period. Lots remaining after the expiry date could be made available to other squatters within the City or to the general public.
- (4) The City should require, upon acceptance of an option to purchase, an agreement with the purchaser with respect to the time interval in which the prospective purchaser must construct a residence,

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1. See Figure 6.

**FIGURE 8**  
**COST ESTIMATE OF RESIDENTIAL LOT DEVELOPMENT**

LOT NUMBER	LOT AREA		PROPORTIONAL SHARE OF DEVELOPMENT COST PER LOT <sup>1</sup>
	Sq. Feet	Sq. Metres	Dollars
1	6,050.00	562.05	4,416.50
2	5,500.00	510.95	4,015.00
3	5,500.00	510.95	4,105.00
4	5,500.00	510.95	4,015.00
5	5,405.11	502.14	3,945.73
6	5,584.09	518.76	4,076.38
7	11,633.52	1,080.75	8,492.46
8	6,657.95	618.52	4,860.30
9	6,187.50	574.82	4,516.87
10	6,300.00	582.27	4,599.00
11	7,360.00	638.74	5,372.80
12	6,037.50	560.88	4,407.37
13	6,325.00	587.59	4,617.25
14	5,750.00	534.18	4,197.50
15	5,750.00	534.18	4,197.50
16	5,175.00	480.76	3,777.75
17	7,552.84	701.66	5,513.57
18	9,199.43	854.63	6,715.58
19	6,587.50	611.98	Municipal Reserve
20	4,875.00	452.89	3,558.74
21	6,050.00	562.05	4,416.50
22	6,600.00	613.14	4,818.00
23	6,264.20	581.94	4,572.86
24	7,982.39	741.56	5,827.14
25	9,986.93	927.79	7,290.45
26	6,514.77	605.22	4,755.78
27	4,689.20	435.63	3,423.11
28	4,950.00	459.86	3,613.50
29	4,837.50	449.40	3,531.37
<b>TOTAL</b>	108,217.93 <sup>2</sup>	16,742.25 <sup>3</sup>	132,700.32

1. Based on a development cost of \$132,700.32.

2. Does not include Lot 19.

3. Ibid.

move their existing home or in some way, transfer their residency from their existing location to the new lot. Penalty for non-compliance should be specific in this agreement.

- (5) Prior to Tentative Plan preparation, the residential portion of the Proposed Plan shall be designated "D-C" Direct Control District and any new development, moved in buildings, or additions to existing residences shall conform to the provision of this District and the Land Use Bylaw. The remaining portion of Block 1 shall remain designated "P" Community Service District (see Figure 6).
- (6) Proposed Lots 1, 6, 12, 14, 16, and 20 do not accommodate existing residences and are below the 1:100 year flood contour of the Red Deer River as established by Alberta Environment. Prior to sale of these lots, their elevations shall be raised through the addition of fill to the level or exceeding the level of the 1:100 year flood contour elevation.<sup>1</sup>
- (7) Proposed Lots 5, 7, 13, 15, 17, and 18 shall have registered against their title, an encumbrance that will permit new development only if the elevation of the lots are raised by fill to the level or exceeding the level of the 1:100 year flood contour. The existing residence shall be allowed to remain without flood abatement measures. However, owners of residents allowed to remain within the 1:100 year floodplain shall enter into an agreement registered as a caveat or restrictive

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1. Estimates of average fill requirements range from .5 - 1 metre.

covenant against the title of the property which shall hold the Municipality harmless from any damage to or loss of the development caused by flooding.

- (8) The City shall enter into an encroachment agreement with respect to residence 2 on lot 5. This will allow the residence to remain partially within the road right-of-way. The terms of this agreement shall be to the satisfaction of the City of Drumheller.
- (9) Residence 15 should receive special incentives for relocation because of its location near the centre of the road right-of-way off 11th Street West. The terms of these incentives shall be to the satisfaction of the City of Drumheller.
- (10) All existing dwellings accessible to the new utility services shall be attached to these services. The terms of payment for this hookup shall be borne by the property owner.
- (11) Lot 19R should be designated a Municipal Reserve lot at the tentative plan preparation stage. It's purpose is to provide land for the future development of a playground area accessible to the homes within the area.

## APPENDICES

Appendix 1 - Certificate of Title.

Appendix 2 - Section 10, Non-Conforming Buildings and Uses; City of Drumheller Land Use Bylaw No. 23-83.

Appendix 3 - "D-C" Direct Control District; City of Drumheller Land Use Bylaw No. 23-83.

Appendix 4 - "R-1" Residential District; City of Drumheller Land Use Bylaw No. 23-83.



Appendix 2 - Section 10, Non-Conforming Buildings and Uses; City of Drumheller Land Use Bylaw No. 23-83.

10. Non-Conforming Buildings and Uses

- (1) A non-conforming use of land or a non-conforming use of a building may be contained but if that use is discontinued for a period of six consecutive months or more, any future use of the land or building shall conform with the provisions of the Land Use Bylaw then in effect.
- (2) A non-conforming use of a part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, shall not be enlarged or added to and no structural alterations shall be made thereto or therein.
- (3) A non-conforming use of part of a lot shall not be extended or transferred in whole or in part to any other part of the lot and no additional buildings shall be erected upon the lot while the non-conforming use continues.
- (4) A non-conforming building may continue to be used but the building shall not be enlarged, added to, rebuilt or structurally altered except:
  - (a) as may be necessary to make it a conforming building, or
  - (b) as the Development Officer considers necessary for the routine maintenance of the building.
- (5) If a non-conforming building is damaged or destroyed to the extent of more than 75 percent (75%) of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with the Land Use Bylaw.
- (6) The use of land or the use of a building is not affected by reason only of a change of ownership, tenancy or occupancy of the land or building.

Appendix 3 - "D-C" Direct Control District; City of Drumheller Land Use Bylaw No. 23-83.

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XVII. D-C -- Direct Control District

The Municipal Planning Commission may permit any use in this district having regard to:

1. Conformity of the proposed use with the General Plan
2. the existing uses of neighboring lands

In addition to the General Land Use Rules the requirements covering each type of development shall apply where it appears as a "Permitted Use" elsewhere in this Bylaw.

The purpose and intent of this district is to provide for the evolution towards a more specific type of land use of areas which are in a state of transition.

Appendix 4 - "R-1" Residential District; City of Drumheller Land Use Bylaw No. 23-83.

- 50 -

1. R-1 -- Residential District

A. Permitted Uses

1. One-family dwellings
2. Public parks
3. Public schools
4. Accessory buildings and uses
5. Permitted signs

B. Discretionary Uses

1. Public utility buildings & installations (required to serve this district)
2. Public & quasi-public buildings, required to serve this district
3. Home occupations
4. Churches

C. Minimum Requirements

1. Site Area:
  - (a) 418 m<sup>2</sup> (4,500 sq. ft.) for a one-family dwelling
  - (b) Other uses at the discretion of the Municipal Planning Commission
2. Lot Width:
  - (a) 12 m (40 ft.) for a one-family dwelling
  - (b) Other uses at the discretion of the Municipal Planning Commission
3. Front Yard:
  - (a) 6 m (20 ft.) for a one-family dwelling
  - (b) Other uses at the discretion of the Municipal Planning Commission
4. Side Yard:
  - (a) Not less than 1.5 m (5 ft.)
  - (b) On reversed corner lots 3.2 m (10 ft.)
  - (c) One 3 m (9.8 ft.) side yard (excluding corner lots) to provide alternate access to the rear of building in a laneless subdivision
  - (d) Accessory Buildings 3.2 m (10 ft.) on street side of corner lots, on all other sites 1 m (3 ft.)
  - (e) Other uses at the discretion of the Municipal Planning Commission
5. Rear Yard:
  - (a) 7.6 m (25 ft.)
  - (b) 1 m (3.2 ft.) for accessory buildings
6. Gross Floor Area:
  - (a) 93 m<sup>2</sup> (950 sq. ft.) for one-family dwellings

D. Maximum Limits

1. Height:

- (a) 10.6 m (35 ft.) for Residential dwelling
- (b) 4.5 m (15 ft.) for accessory buildings
- (c) other uses at the discretion of the Municipal Planning Commission

2. Site Coverage:

- (a) 30% of the site area for dwellings
- (b) 15% of the site area for accessory buildings
- (c) Other uses at the discretion of the Municipal Planning Commission

E. Permitted Signs

- 1. Not more than two real estate signs advertising the sale or rent of the site or building. Maximum sign area allowable is 0.9 m<sup>2</sup> (10 sq. ft.).
- 2. On any site for permitted non-residential uses or buildings not more than one identification sign. Maximum sign area allowable is 1.4 m<sup>2</sup> (15 sq. ft.).
- 3. Churches shall be permitted one (1) bulletin sign, not exceeding 1.1 m<sup>2</sup> (12 sq. ft.).

F. Parking

Onsite parking shall be provided according to the following:

- 1. One-family dwellings - one (1) parking or garage space per dwelling unit
- 2. Schools - Elementary & Junior High - One (1) parking space per classroom;  
- Senior High School - four (4) parking spaces per classroom
- 3. Churches - One (1) parking space per 15 seats

G. Screening

- 1. Garbage and waste material must be stored in weather proof and animal proof containers. Garbage and waste material storage must be screened from public thoroughfares, excluding lanes.

H. Design, Character & Appearance of Buildings

- 1. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Officer/Municipal Planning Commission. The finish of buildings should complement other structures and natural site features.

NEWCASTLE AREA REDEVELOPMENT PLAN

## COST ESTIMATE FOR:

A. Pavement and mono lithic sidewalk	\$105,000
B. Pavement and rolled curb and gutter	\$ 94,000

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A. Pavement and Mono Walk

Pavement Structure: Includes base preparation, 8" of pit run gravel, 2" crush gravel and 2" of asphaltic concrete.

Quantities

Length = 1140.0 feet on centre line  
= 347.5m

Width = ULU 50 Standard  
= 10.4m

Area = 347.5m x 10.4m  
= 3613.7m<sup>2</sup>

Cost of Pavement Structure as described use \$14.50/m<sup>2</sup>

Cost = 3613.7m<sup>2</sup> x \$14.50/m<sup>2</sup>  
= \$52,398.65

Monolithic Sidewalk use \$16.00/ft

Total length = Centre line x 2  
= 1140.0' x 2  
= 2280.0 feet

Cost = 2280 x \$16.00/ft  
= \$36,480.00

Other miscellaneous work (ie - Catch basins, swales, etc.) = \$5000.00

TOTAL COST OF PAVEMENT AND MONO WALK	\$ 52,398.65
	36,480.00
	5,000.00
10% Engineering	9,387.87
TOTAL COST	<u>\$103,266.52</u>

B. Pavement and Curb and Gutter

Pavement from A = \$52,398.65

Cost of rolled curb and gutter = \$12.00/ft.

2280 ft x \$12.00/ft = \$27,360.00

TOTAL COST OF PAVEMENT AND CURB AND GUTTER	\$52,398.65
	27,360.00
Miscellaneous	5,000.00
10% Engineering	8,475.87
TOTAL COST	<u>\$93,234.51</u>