



DRUMHELLER

RESILIENCY AND FLOOD MITIGATION OFFICE



**DRUMHELLER
VALLEY**

July 16, 2020

The Drumheller Resiliency and Flood Mitigation Office (DRFMO) continues to change the channel on flood preparations. Our mission is to protect residents and property from loss or injury related to the perils of flood and changes in climate. To achieve this mission, the DRFMO needs to make room for the river and improve existing structural measures such as dikes. As a result, properties will need to be acquired by the Drumheller Land Corporation.

Acquisition of parcels will occur in a phased approach. Phase 1 will focus on properties that are in the floodway where no engineering solution can be reasonably implemented to protect them. These properties would have experienced flooding at 1400 cubic metre per second (cms) of flow. Site appraisals for some of these properties will begin in early July.

Phase 2 will focus on properties that are needed for the improvement or installation of dikes. However, detailed designs of structural enhancements are not yet completed. As part of the funding agreement, indigenous consultation on the structural enhancements and proposed earth fill borrow areas to construct the dikes, must be concluded before acquisitions can begin. The timeline for completion of consultation has not yet been determined. Property owners impacted by Phase 2 acquisitions will be contacted by Scott Land & Lease Ltd. once indigenous consultation has been completed, likely by early fall.

The acquisition of properties will be undertaken by the Drumheller Land Corporation, a wholly owned and controlled corporation of the Town of Drumheller. Scott Land and Lease Ltd. (Land Agent) has been engaged to undertake the contact with the landowner or owners, the negotiation of purchase arrangements and the execution of purchase agreements. The Solicitor for the Drumheller Land Corporation will handle the closing and conveyancing arrangements for both the Land Corporation and the owner, unless the owner chooses to retain separate legal counsel.

Attached is the General Land Acquisition Process adopted by the DRFMO. We realize each purchase will have specific issues and we are dedicated to working with owners and keeping them informed as updates become available.

Further details are available at www.floodreadiness.drumheller.ca or contact Greg Meidinger, VP Scott Land & Lease Ltd at gmeidinger@scottland.ca or 403.542.6940.



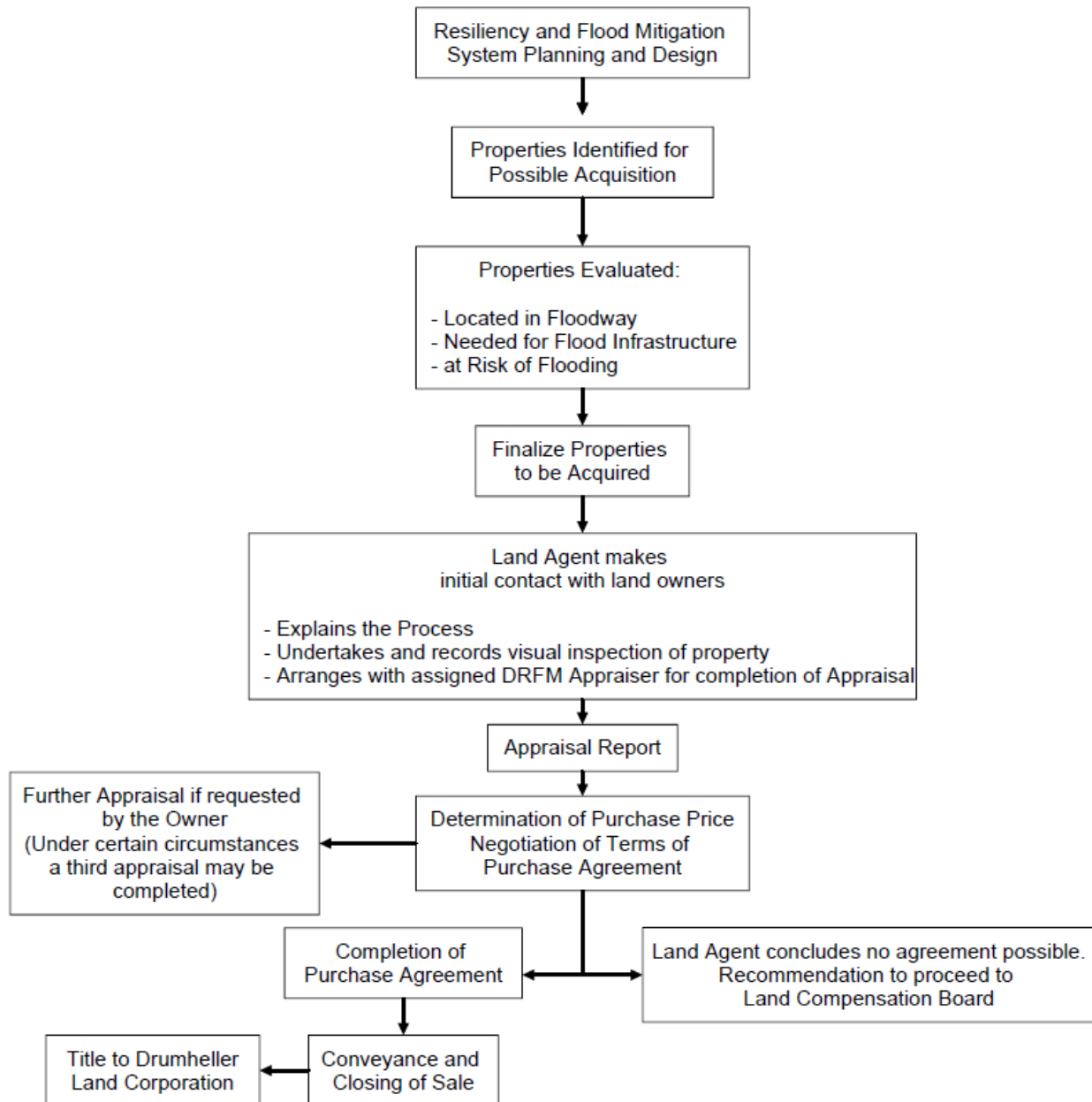
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General Process for Acquisition of Property





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FREQUENTLY ASKED QUESTIONS

Land Acquisition

Can I sell my house but still live in it?

No. Drumheller Land Corporation is planning to have vacant possession within 60 days of purchase price.

Can I move my house?

Yes. Options can be considered to move the house. 75% of the total value will be paid if this option is chosen.

Can I salvage any materials from my property?

Yes. Once a final purchase price has been determined. This will be dealt with on a case by case discussion with the homeowner.

What is the possession date?

Drumheller Land Corporation is planning to have vacant possession within 60 days of purchase date.

Will the Town pay for my appraisal?

The Town will provide one site appraisal. If the owner wishes an additional appraisal to be considered, it will be at the owners' expense?

Are my legal fees covered?

The Town will not pay for homeowner legal fees.

My home is identified in the Provincial Flood Hazard Map as being in the Floodway. Does that mean you need to purchase my property?

The Province of Alberta has changed the floodplain in the valley several times – no less than four.

The current maps based on 2007 data and published in 2016, don't just reflect historic flooding in the valley, they also provide a predictive risk analysis to the community, based on modelling of various flow rates. If your home is located in the floodway, flood fringe or overland flow area, this does not mean your property is required for purchase as part of the land acquisition process.

Our two priorities for land acquisition are:

- Phase 1 - properties that are in the floodway where no engineering solution can be reasonably implemented to protect the properties.
- Phase 2 - properties that are needed for the improvement or installation of dikes or other structural measures.

We have commenced with phase 1 land acquisitions.

Detailed designs of structural enhancements are not yet completed for phase 2. Property owners impacted by phase 2 acquisitions will be contacted by Scott Land & Lease Ltd., likely by fall 2020.

If you are not contacted by Scott Land & Lease, your property has not been identified as part of the land acquisition process as of now. If your neighbourhood is currently protected by a diking system, it is unlikely we will acquire your property. If your property is adjacent to an existing dike, we may need to acquire some portion of the property to enhance the dike.

Please reference this website for further details on provincial flood hazard maps.
<https://maps.alberta.ca/FloodHazard/>

Is it true banks are not providing mortgages for properties identified in the floodway on the provincial flood hazard maps?

We are not aware of any financial institution denying a mortgage based on provincial flood hazard maps. If you are aware of a situation, please contact our office ddurnie@drumheller.ca and provide us with the name of the lender and what they specifically denied in terms of a mortgage.

Is there a map indicating what homes will be purchased?

No. The land acquisition process will be conducted in two phases. Phase 1 are properties that are in the floodway where no engineering solution can be reasonably implemented to protect them. Phase 2 are properties that are needed for the improvement or installation of dikes or other structural measures. We are still conducting detailed designs of structural enhancements required. As we complete these

studies throughout the valley, our Land Agent, Scott Land & Lease will contact homeowners directly if their home has been impacted. If you are not contacted, your property has not been identified as part of the land acquisition process.