



Agenda

1. Call to Order
2. Signing of Waiver
3. Adoption of Agenda
4. Decision Items:

4.1	Councillor Nadeau – Meraw Estates Area Structure Plan Amending Bylaw No. 2015/02/D, Presented for 1st Reading	2-7
4.2	Councillor Shular - Meraw Estates Phase 5 Rezoning Bylaw No. 2015/01/D, Presented for 1st Reading, Lots 1-22, Block 8, Plan 142 4874	8-16
4.3	Councillor Wheeler - Development Permit No. DV14-213	17-23

5. Adjournment

		SECTION:	4
AGENDA ITEM: 4.1	Meraw Estates Area Structure Plan Amending Bylaw No. 2015/02/D Presented for First Reading		
	Department:	Development & Planning	
	Presented by:	Councillor Nadeau	
	Support Staff:	Jennifer Martin	

BACKGROUND:

Administration has received application for the amendment of the Meraw Estates Area Structure Plan for SE 9-49-7-5. This Area Structure Plan (ASP) was adopted in June 2006, and was amended in June 2012, with respect to clarification of the lot layout design. The owner of the lands has requested that this amendment reflect their proposed plans to develop a low density residential component within the Phase 5 undeveloped area (as shown on the maps attached as Schedules to Bylaw 2015/02/D).

The applicant has proposed that the existing R4 – High Density Residential District (which was shown in the Area Structure Plan as Mid Density Residential) be rezoned to R2-General Residential District and R1N – Low Density Narrow Lot Residential District. Such rezoning would allow ten (10) lots along the northern portion of the subdivision to be developed into duplexes and would allow twelve (12) lots along the southern portion of the subdivision to be developed into Single Family Dwellings (as shown on the attached map marked as Schedule “B”).

Should Council choose to give First Reading today, this Bylaw 2015/02/D, along with the proposed Rezoning Bylaw 2015/01/D, will be advertised as required under the *Municipal Government Act*, and pursuant to the usual practice. As a part of the referral process, adjacent landowners will be provided notice of the Bylaw and Public Hearing process, and will be given the opportunity to provide their comments.

OPTIONS:

The following are the options available to Council today with respect to this application for Area Structure Plan Bylaw amendment.

OPTION A:

That Council give First Readings to Bylaw 2015/02/D for amendment of the Aurora Area Structure Plan after which public consultation process will begin simultaneously with the rezoning.

OPTION B:

That Council tables Bylaw 2015/02/D to a future Council Meeting.

MOTION

I move that Council ...



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January 16, 2015

Town of Drayton Valley
5120 52 Street
Drayton Valley AB T7A 1A1

Subject: Meraw Estates Rezoning and Area Structure Plan (ASP) Amendment

Dear Planning Officer,

Rohit Group of Companies (the Client) intends to develop the Meraw Estates subdivision and this requires a rezoning and Area Structure Plan (ASP) amendment for Block 8, Lots 1-22, Plan 142-4874 (within SE ¼ - 9-49-7-5). The client has requested MMM Group Limited (MMM) to furnish professional services in connection therewith. Our request is to accept the enclosed ASP amendment and rezoning applications.

The R4 zoning was first implemented due to the intention to provide apartment housing on this property. However, marketing efforts for apartments at this location were not successful so a lower residential density is being proposed. Although the R4 District can accommodate the single detached and duplex housing that will be developed, the regulations of the R1N and R2 zoning, respectively, are more appropriately suited for these housing forms. The ASP amendment will re designate the "Mid Density Housing" to "Low Density Housing" in the Meraw Estates ASP, while still providing a moderate amount of diversity in housing form, and density, in alignment with the spirit and intent of the ASP.

Thank you for the opportunity to submit this information.
Yours very truly,

MMM GROUP LIMITED

A handwritten signature in blue ink, appearing to read "C. Kirsop", with a long horizontal flourish extending to the right.

Colton Kirsop, RPP, MCIP
Senior Project Planner

Enclosures: Rezoning and ASP Amendment Applications
Map amendment figure



BYLAW NO. 2015/02/D

Amendment to Meraw Estates (SE 9-49-7-W5M) Area Structure Plan Bylaw 2006/22/D

WHEREAS by Bylaw 2006/22/D Council has adopted an Area Structure Plan for SE 9-49-7-5, commonly known as the Meraw Estates Area Structure Plan;

AND WHEREAS by Bylaw 2012/14/D Council adopted an amendment to the Meraw Estates Area Structure Plan;

AND WHEREAS the landowner has made application to amend the Area Structure Plan to allow for the rezoning of a portion of land for development;

NOW THEREFORE pursuant to Part 17 of the *Municipal Government Act*, R.S.A. 2000, the Council of the Town of Drayton Valley enacts the following changes to the maps accompanying Bylaw 2012/14/D:

1. Design Concepts/Principles Land Use plan as previously adopted through Bylaw 2012/14/D, is amended by changing the proposed land use of the lands previously described as Lot 32, Block 8, Plan 132 2723 from Mid Density Housing to Low Density Housing;
2. The map attached hereto as Schedule "B" and referred to as the "Meraw Phase 5 Land Use Designations" shall form part of the Meraw Estates Area Structure Plan, supplementary to the Design Concepts/Principles Land use Plan. This map more specifically shows the proposed land use of Lots 1-10, Block 8, Plan 142 4874 (as shown on the map as purple) from R4-High Density Residential District to R2-General Residential District and also shows the proposed land use of Lots 11-22, Block 8, Plan 1452 4874 (as shown on the map as beige) from R4-High Density Residential to R1N-Low Density Narrow Lot Residential District.

TITLE

1. This Bylaw may be cited as the "Meraw Estates Phase 5 Area Structure Plan Amendment" of the Town of Drayton Valley.

PURPOSE

2. The purpose of this Bylaw is to amend the Meraw Estates Area Structure Plan Bylaws 2006/22/D and 2012/14/D, and in particular the map of Design Concepts/Principles Land Use Plan.

SEVERABILITY

3. If any provision of this Bylaw is held be invalid by a court of competent jurisdiction, that decision will not affect the validity of the remaining provisions of the Bylaw.
4. In the case of any conflict between the Design Concepts/Principles Land Use plan and the attached Schedule "B" of this Bylaw, the provisions of this Bylaw shall govern

THAT Bylaw 2015/02/D may be referred to as the "Meraw Estates Phase 5 Amendment".

AND THAT this Bylaw shall come into force and have effect from and after the date of third reading thereof.

Read a first time this ____ day of _____, 20____, A. D.

Public Hearing held this ____ day of _____, 20____, A. D.

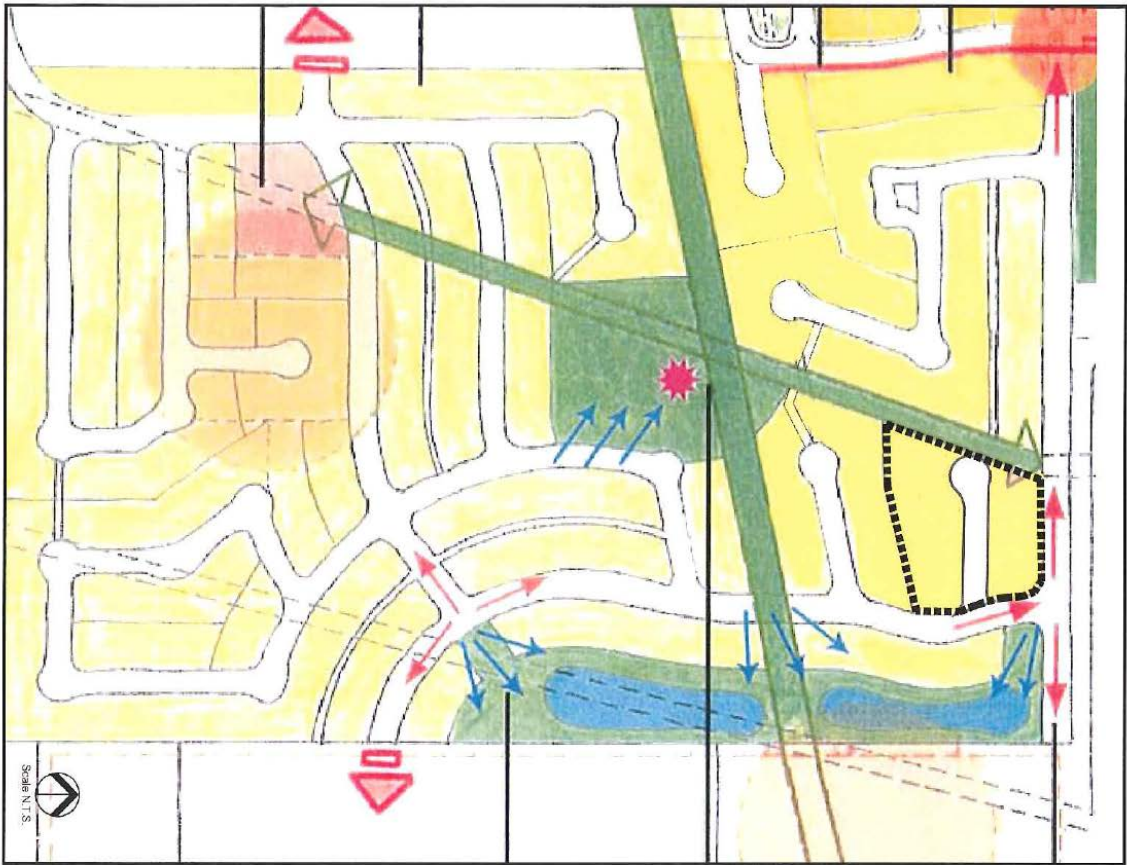
Read a second time this ____ day of _____, 20____, A. D.

Read a third and final time this ____ day of _____, 20____, A. D.

MAYOR

TOWN MANAGER

SCHEDULE 'A'
DESIGN CONCEPTS/PRINCIPLES
LAND USE PLAN

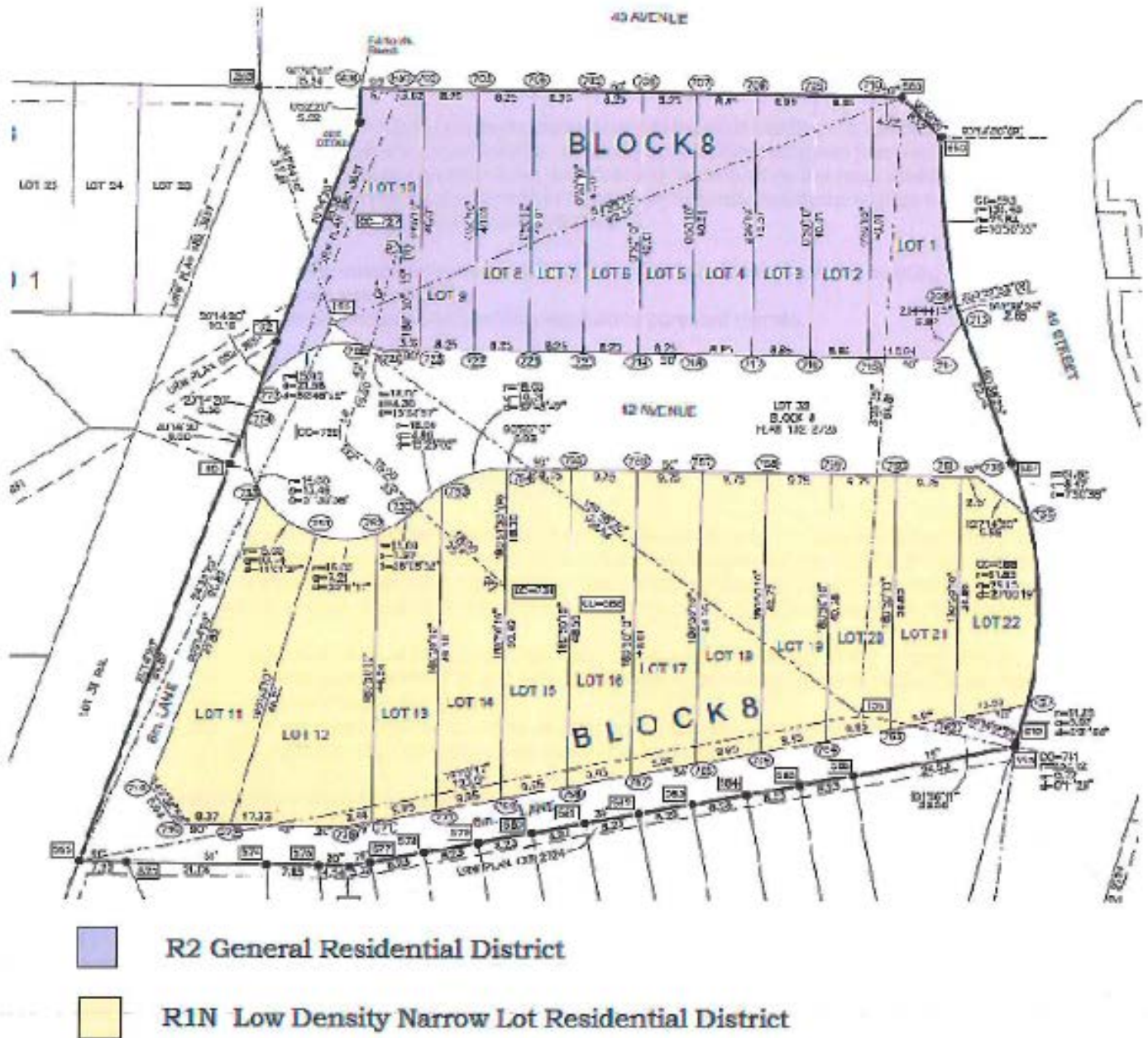


Meraw Estates
Drayton Valley Alberta
Area Structure Plan

- PARK/OPEN SPACE
- LOW DENSITY HOUSING (SINGLE UNIT, DUPLEX)
- MID DENSITY HOUSING (TOWN HOMES, STACKED HOMES AND APARTMENTS)
- WELL SETBACK AREAS
- FOCAL POINT
- ENTRY POINT
- VIEW POINT
- TRAFFIC PATTERNS
- PROPOSED AMENDMENT AREA

Figure 2
Proposed Amendment Area

SCHEDULE "B"
MERAW PHASE 5
LAND USE DESIGNATION



		SECTION:	4
AGENDA ITEM: 4.2	Meraw Estates Phase 5 Rezoning Bylaw No. 2015/01/D Presented for 1st Reading Lots 1-22, Block 8, Plan 142 4874		
Department:	Development & Planning		
Presented by:	Councillor Shular		
Support Staff:	Jennifer Martin		

BACKGROUND:

Administration has received an application to rezone a portion of the lands located within SE 9-49-7-W5M (Meraw Estates) from the existing R4 – High Density Residential District to R2-General Residential District and R1N – Low Density Narrow Lot Residential District. Such rezoning would allow ten (10) lots along the northern portion of the subdivision to be developed into duplexes and would allow twelve (12) lots along the southern portion of the subdivision to be developed into Single Family Dwellings, as shown on the attached map.

The current Meraw Estates Area Structure Plan indicates that these lands are designated for high density residential development; however the landowner has made application to amend the Area Structure Plan to allow these lands to be rezoned for a low residential development. The amendment of the Area Structure Plan will be taking place simultaneously with the rezoning application.

When the lands were subdivided in 2014, the landowner kept the zoning of R4 with the intention of developing Single Family units. However, as the developer had begun to sell the lots, it was noted that the proposed developments were not able to be situated on the property as anticipated, as the setbacks under the R4 district prevented certain structures from being located in close proximity to the property lines. In discussions with the Developers, Administration suggested that these lands be rezoned in order to accommodate the setback concerns. This will allow the Developers to build what was intended as well as adhering to the setback requirements set out under the zoning districts in the Land Use Bylaw. This will also give future homeowners the ability to build structures within their property without the constraints of an R4 district.

Rezoning Bylaw 2015/01/D is hereby presented to Council for First Reading, after which advertising will occur as required under the *Municipal Government Act*. As a part of the referral process, adjacent landowners will be provided notice of the rezoning application, and will be given the opportunity to provide their comments.

OPTIONS:

The following are the options available to Council today with respect to this application for Land Use Bylaw amendment.

OPTION A:

That Council gives First Reading to Bylaw 2015/01/D for amendment of the Land Use Bylaw for rezoning, after which public consultation process will begin.

OPTION B:

That Council tables the Bylaw 2015/01/D to a future Council Meeting.

MOTION

I move that Council

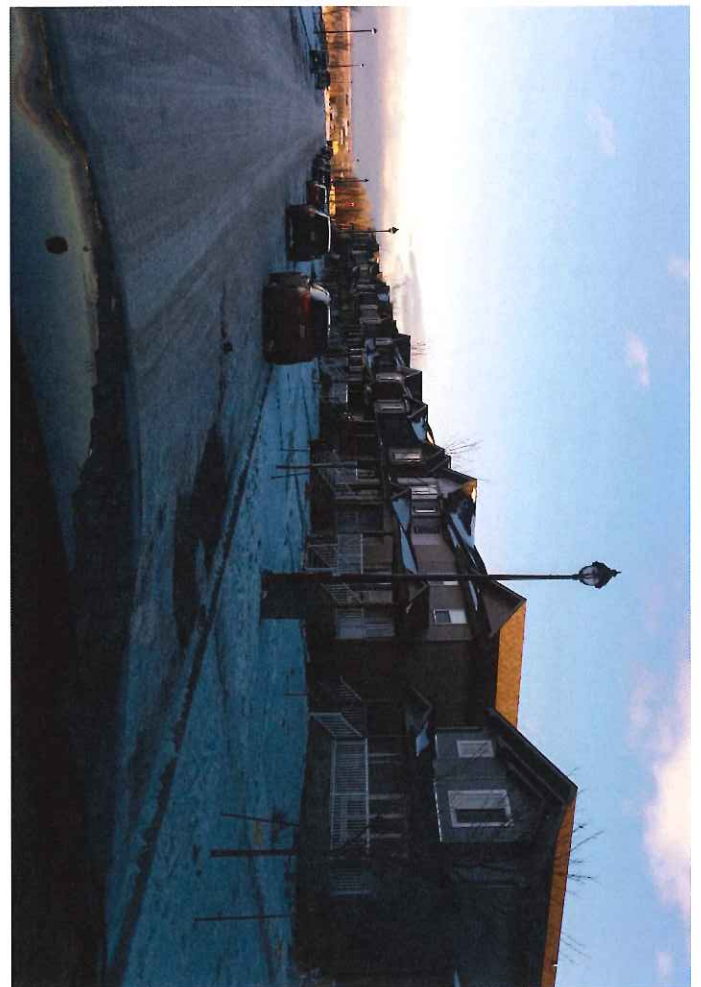
Merian Estates

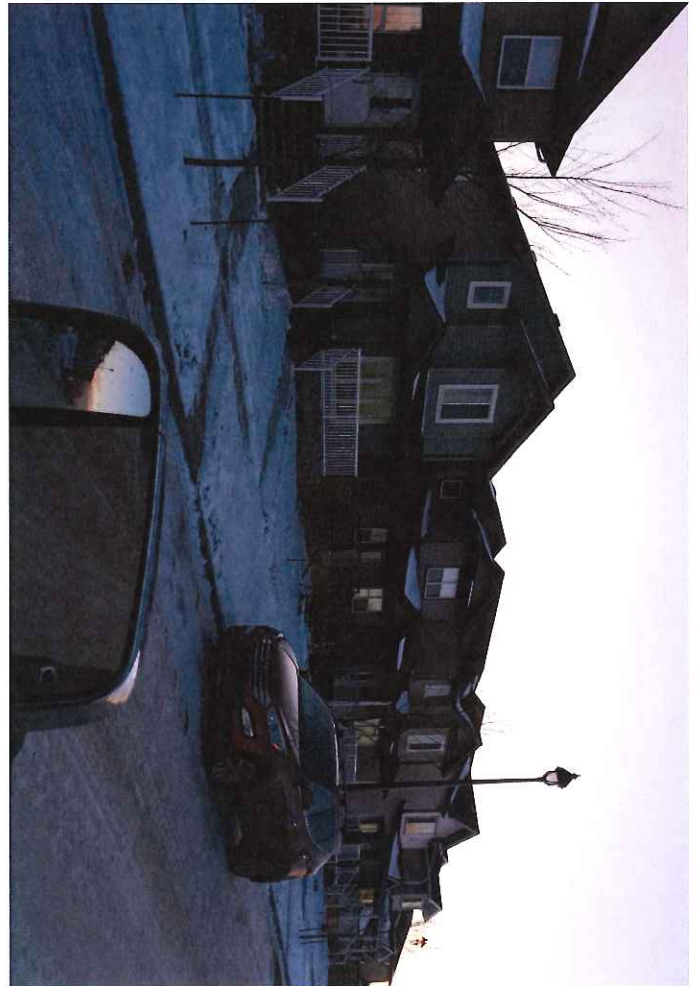
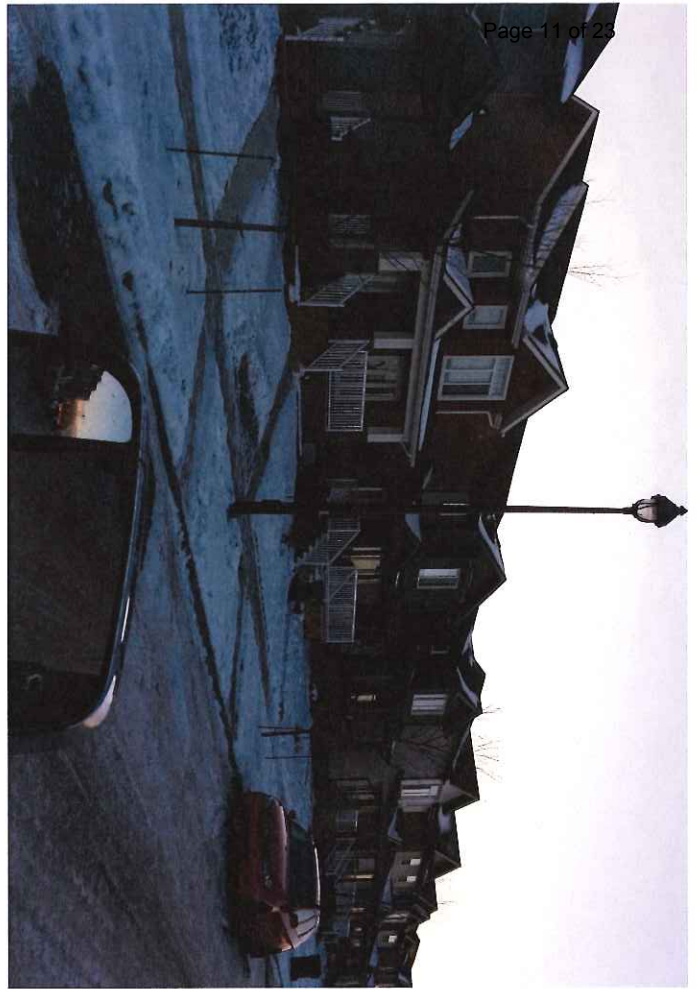
STAGE 4



NOTE: This plan, prepared for marketing purposes, is conceptual only and is superseded by the registered subdivision plan, land title and approved engineering drawings. Please refer to the above mentioned plans to confirm all information. Details are current at date of printing and are subject to change without notice - Rohit will not relocate conflicts. The location of all future roads and block lines are subject to revision at the time of subdivision. Landscape shown conceptual only.











DRAYTON VALLEY

'Pulling Together'

BYLAW NO. 2015/01/D

Amendment to Land Use Bylaw #2007/24/D (REZONING)

WHEREAS Council has received an application for amendment to the Land Use Bylaw 2007/24/D;

AND WHEREAS the Council of the Town of Drayton Valley wishes to allow an amendment of the use of twenty two (22) parcels of land located within SE9-49-7-W5;

NOW THEREFORE the Council of the Town of Drayton Valley, duly assembled, hereby enacts as follows: pursuant to Part 17 of the *Municipal Government Act*, the Council of the Town of Drayton Valley, duly assembled, hereby

TITLE

1. This Bylaw may be cited as the “Meraw Estates Phase 5” of the Town of Drayton Valley.

PURPOSE

2. The purpose of this Bylaw is to amend Land Use Bylaw 2007/24/D, and in particular the map of land use districts, so that the following lands are reclassified as follows:

**PLAN 142 4874
BLOCK 8
LOTS 1 through 10
EXCEPTING THEREOUT ALL MINES AND MINERALS**

**FROM: R4-High Density Residential
TO: R2-General Residential District**

AND

**PLAN 142 4874
BLOCK 8
LOTS 11 through 22
EXCEPTING THEREOUT ALL MINES AND MINERALS**

**FROM: R4-High Density Residential
TO: R1N-Low Density Narrow Lot Residential District**

as shown on the attached Schedule “A”

SEVERABILITY

3. If any provision of this Bylaw is held be invalid by a court of competent jurisdiction, that decision will not affect the validity of the remaining provisions of the Bylaw.

THAT Bylaw 2015/01/D may be referred to as the “Meraw Estates Phase 5”.

AND THAT this bylaw shall come into force and have effect from and after the date of third reading thereof.

Read a first time this ____ day of _____, 20____, A. D.

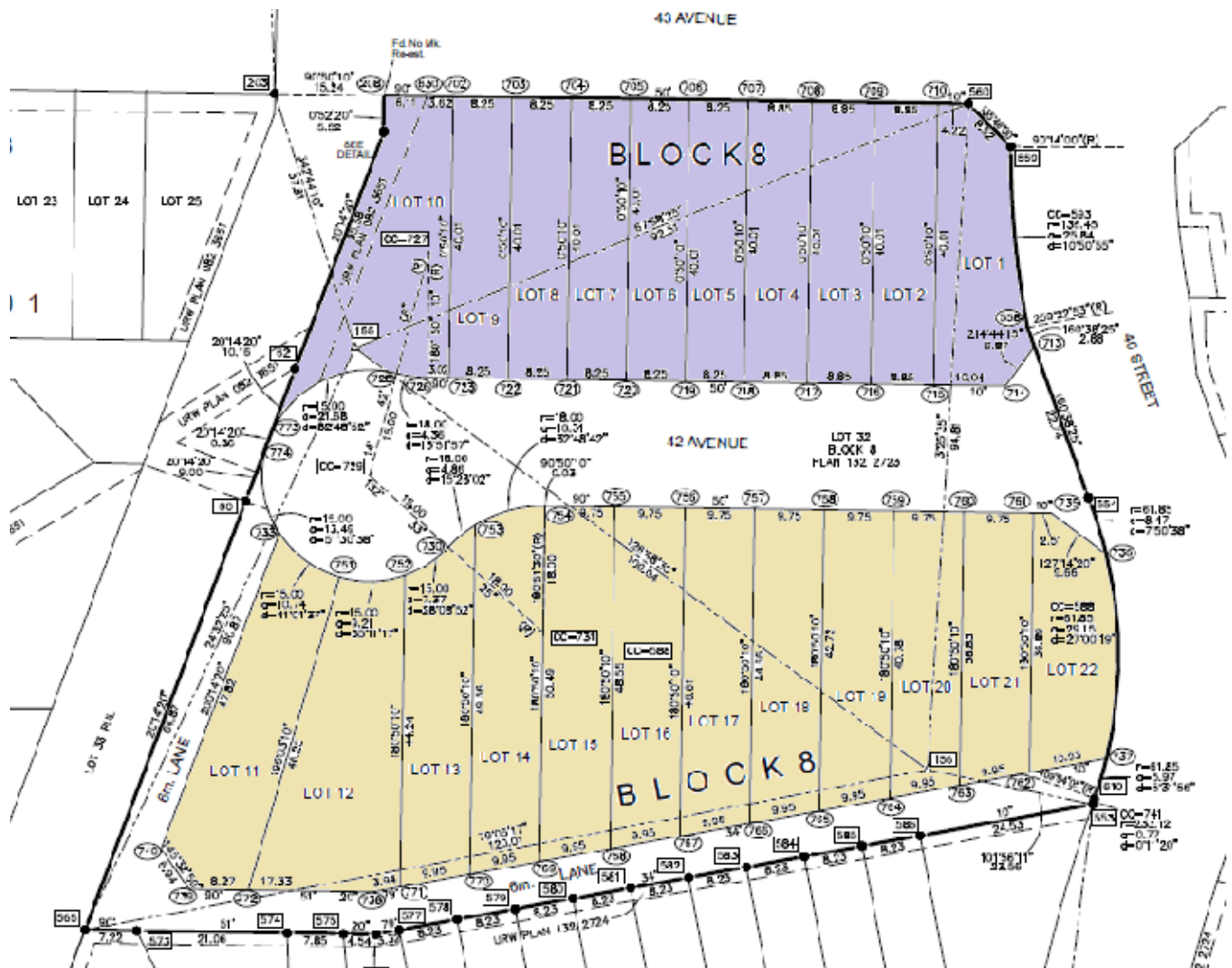
Public Hearing held this ____ day of _____, 20____, A. D.

Read a second time this ____ day of _____, 20____, A. D.

Read a third and final time this ____ day of _____, 20____, A. D.

MAYOR

TOWN MANAGER

SCHEDULE 'A'

R2 General Residential District



R1N Low Density Narrow Lot Residential District

AGENDA ITEM: 4.3	Development Permit No. DV14-213
Department:	Development & Planning
Presented by:	Councillor Wheeler
Support Staff:	Jennifer Martin

BACKGROUND:

Administration has received a renewal application for 86 sleeper trailers located at 5025 & 5037 - 62 Street. The original application was submitted December 18, 2012, with an effective date of January 1, 2013. The Land Use Bylaw was going to change to add the section regarding Project Accommodation (Work Camps). This section of the Bylaw would allow project accommodation on a one year temporary basis, which may be renewed yearly upon Council approval. A yearly \$500/bed fee on top of the Development and Building Fees was also added to the Fee Schedule. Development Permit renewal approval was given at the February 19, 2014 Regular Meeting of Council for one year.

As the Development Permit was set to expire December 18, 2014, the applicant chose to re-apply for continuance of the sleeper trailers for the 2015 calendar year.

The proposed development is a discretionary use under the C2-General Commercial District and Council approval is therefore required. Administration is recommending the approval of a Temporary Development Permit, with conditions specific to the proposed use. This Permit would be in effect for one year and would have to be reapplied for in December of 2015 for the year 2016 should the applicant wish to maintain the sleeper trailers on this property. The Building Inspector has advised that, provided there are no changes, the Building Permit will only need to be applied for every 5 years.

OPTIONS:

The following are the options available to Council today with respect to this application to allow for temporary use of 86 sleeper trailers within a C2-Central Commercial District.

OPTION A:

I move that Council approves the temporary Development Permit DV14-213 subject to the conditions listed below.

1. The approved trailers are to be used ONLY as temporary accommodations for employees. Permanent residency is strictly prohibited. This Development Permit is valid for one (1) year, after which new Development Permit approval is required. As application was made December 18, 2014, renewal of this permit must be applied for by this December 18 of each year following, and will be subject to a fee of \$500.00 per bed, which will be charged on a yearly basis along with the Development Permit fees.
2. There will be no water or sewer services hooked up to the temporary trailers without the prior approval of the Town Engineer of his designate.
3. Adequate on-site parking for private vehicles shall be provided to the same standards as a hotel (this parking shall be in addition to that required for the principle use of the land).

4. The temporary trailers shall be removed from site when the Development Permit expires.
5. The temporary trailed shall be inspected by and have approval from the Drayton Valley/Brazeau County Fire Chief or his designate, prior to occupancy.
6. The temporary trailers must be secured by:
 - a. The installation of appropriate fencing around the site; or
 - b. On-site security staff.

OPTION B:

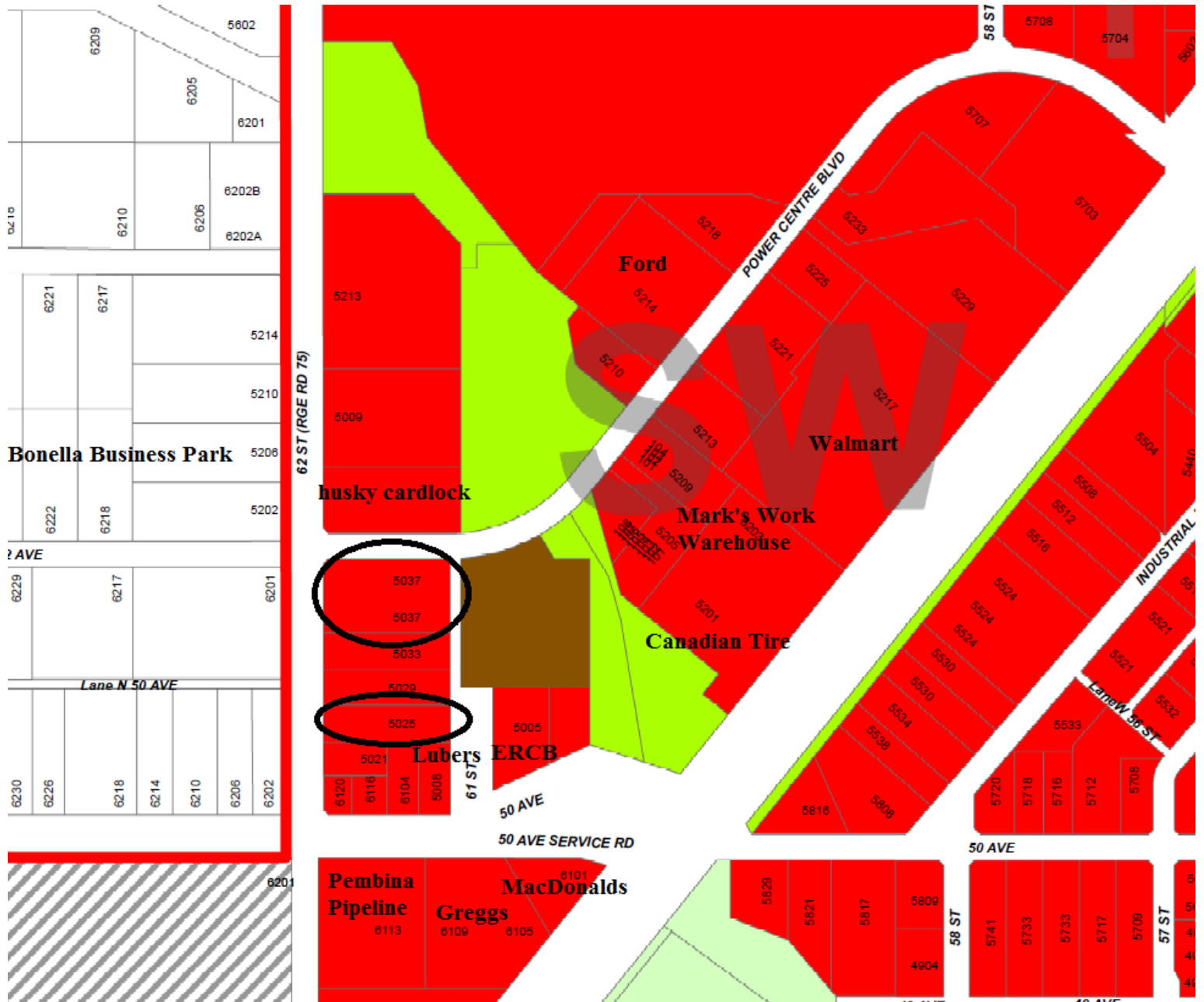
That Council tables the temporary Development Permit DV14-213 to the _____, 2015 Council Meeting.

OPTION C:

That Council refuses the temporary Development Permit DV14-213 as the existing sleeper trailers are a discretionary use within the zoning district.

MOTION

I move that Council...



Lydell Side
5025-62ND ST

I-5	8x10
I-4	8x10
I-3	8x10
I-2	8x10
I-1	8x10

L-1	8x10
L-2	8x10
L-3	8x10
L-4	8x10
L-5	8x10

N-1	12x20
N-2	12x20

K-1	8x10
K-2	8x10
K-3	8x10
K-4	8x10
K-5	8x10

WASHCAR & LAUNDRY FACILITIES

J-1	8x10
J-2	8x10
J-3	8x10
J-4	8x10

M-1	8x10
M-2	8x10
M-3	8x10

“Lyda West”

A-1	8x12	Washroom & Laundry	A-2	Storage
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D-6	8x10
D-5	8x10
D-4	8x10
D-3	8x10
D-2	8x10
D-1	8x10

B-1	8x10
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C-5	8x10
C-4	8x10
C-3	8x10
C-2	8x10
C-1	8x10

‘Lyda East’

Washrooms & Laundry Facilities

E-1	8x10
E-2	8x10
E-3	8x10
E-4	8x10
E-5	8x10
E-6	8x10
E-7	8x10

G-1	8x10
G-2	8x10
G-3	8x10
G-4	8x10
G-5	8x10
G-6	8x10
G-7	8x10

O-1	8x10
O-2	8x10
O-3	8x10
O-4	8x10
O-5	8x10
O-6	8x10
O-7	8x10

Q-1	8x10
Q-2	8x10
Q-3	8x10
Q-4	8x10
Q-5	8x10
Q-6	8x10
Q-7	8x10

F-1	8x10
F-2	8x10
F-3	8x10
F-4	8x10
F-5	8x10
F-6	8x10
F-7	8x10

H-1	8x10
H-2	8x10
H-3	8x10
H-4	8x10
H-5	8x10
H-6	8x10
H-7	8x10

P-1	8x10
P-2	8x10
P-3	8x10
P-4	8x10
P-5	8x10
P-6	8x10
P-7	8x10

