



TOWN OF DRAYTON VALLEY

NOTICE OF PUBLIC HEARING

June 12, 2019 – 9:00 am Council Chambers,
Drayton Valley Civic Centre

Please be advised that Town Council will be holding a Public Hearing to receive comments, concerns and questions from the public regarding proposed amendments to Town of Drayton Valley Land Use Bylaw 2007/24/D to re-zone the subject lands located at 4929 46 Street (as shown cross-hatched in red in the photo to the right) from the current R2-General Residential district to a newly created Direct Control district known as DC3.

Proposed Bylaw 2019/11/D is add the following Land Use Bylaw definition for a Residential Conversion:

“Residential Conversion means a development located in a Residential district that involves the conversion of a Detached House for the use of a low-impact Personal Service Establishment (but does not include Dry Cleaning) or Professional Service business. Examples of such uses include, but not necessarily limited to lawyers, accountants, hair dressing, fitness training and tailoring”.

The proposed DC-3 district as part of Bylaw 2019/11/D would:

1) Deem the following uses as Permitted Uses in the DC3 district:

- Detached Houses
- Home Businesses
- Home Offices
- Minor Day Care Operations
- Secondary Suites
- Public Parks and Recreation Areas
- Buildings and uses accessory to the above
- Residential Conversion

2) Deem the following uses as Discretionary Uses in the DC3 district:

- Moved-in houses, including new Manufactured Homes
- Day Care Facilities
- Group Homes
- Utility Installations
- Residential Sales Centre
- Bed and Breakfast Establishments
- Buildings and Uses Accessory to the above

3) Include minimum parking standards for a Residential Conversion in the DC3 district

4) Include minimum landscaping and screening standards for a Residential Conversion in the DC3 district

5) Include restrictions on the hours of operation for a business in the DC3 district

6) Include restrictions on the amount of employee/customer traffic for a business in the DC3 district

7) Include restrictions on the amount, type and size of signage for a business in the DC3 district

This hearing is open to the general public and your attendance is encouraged as this is your opportunity to express your views to Town Council on this application.

Time & Place:

Date: June 12, 2019

Time: 9:00 am

Location: Council Chambers, Drayton Valley Civic Centre

You are encouraged to submit your comments in writing to the Planner prior to the hearing. Written submissions received prior to the designated meeting time will be provided to Council members and considered before the formal public hearing.



Proposed DC3 District
Bylaw 2019-11-D

Should you have any questions with regard to the proposed Bylaw, please contact Matt Ellis, BES, RPP, MCIP, Planner at 780-514-2203 or by email at mellis@draytonvalley.ca.