

MINUTES OF PUBLIC HEARING

June 12, 2019
BYLAW 2019/11/D

THOSE PRESENT:

Deputy Mayor Ballas
Councillor Dodds
Councillor Gammana
Councillor Peebles
Councillor Wheeler
Erin Felker, Acting Chief Administrative Officer
Annette Driessen, Director of Community Services
Rick Wheatley, Director of Engineering
Tom Thomson, Fire Chief
Kevin McMillan, Director of Finance
Jennifer Stone, Executive Assistant and Communications
Sabine Landmark, Administrative Assistant
Debbi Weber, GIS and Corporate Initiatives Manager

Matt Ellis, Planner
Hari Dusi, Junior Networks & Systems Administrator
Kelsey Baker, Communications Assistant
Merlin Klassen, Health & Safety Coordinator, Director of Emergency Management
Doug Whistance-Smith, Library Director
Cathy Weetman, Western Review
Members of the Public

ABSENT:

Mayor Doerksen
Councillor McGee
Winston Rossouw, Chief Administrative Officer

ITEM

Bylaw No. 2019/11/D – Land Use Amending (Direct Control Three (DC3)) Bylaw.

CALL TO ORDER

Deputy Mayor Ballas declared the Public Hearing open at 9:10 a.m.

PURPOSE OF THE 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.

Bylaw 2019/11/D is to 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 DC3 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

BACKGROUND

The above Bylaw received First Reading at the May 22, 2019, Regular Meeting of Council, and may receive Second and Third Readings today, depending upon the comments received at this Public Hearing.

Notification of the Bylaw, requesting comments from the public, and advising them of the Public Hearing, has been provided through in accordance with Town of Drayton Valley Bylaw 2018/07/A (Electronic Advertising Bylaw). To facilitate the Public Hearing process, any comments received (written or verbal) will be presented as a package at the time of the Public Hearing.

CALL FOR COMMENTS FROM THE FLOOR

There was one comment received from the floor.

CALL FOR COMMENTS OR WRITTEN SUBMISSIONS

There were no written submissions received.

ADJOURNMENT

Deputy Mayor Ballas declared the Public Hearing closed at 9:16 a.m.

DEPUTY MAYOR

CHIEF ADMINISTRATIVE OFFICER