

# Land Use Bylaw Update Engagement Summary October 2020

## Introduction

The Town of Drayton Valley is undertaking a comprehensive review and update of the Municipal Development Plan (MDP) and Land Use Bylaw (LUB). The MDP and LUB are key documents, required by the province, that guide and regulate future growth and development within a municipality.

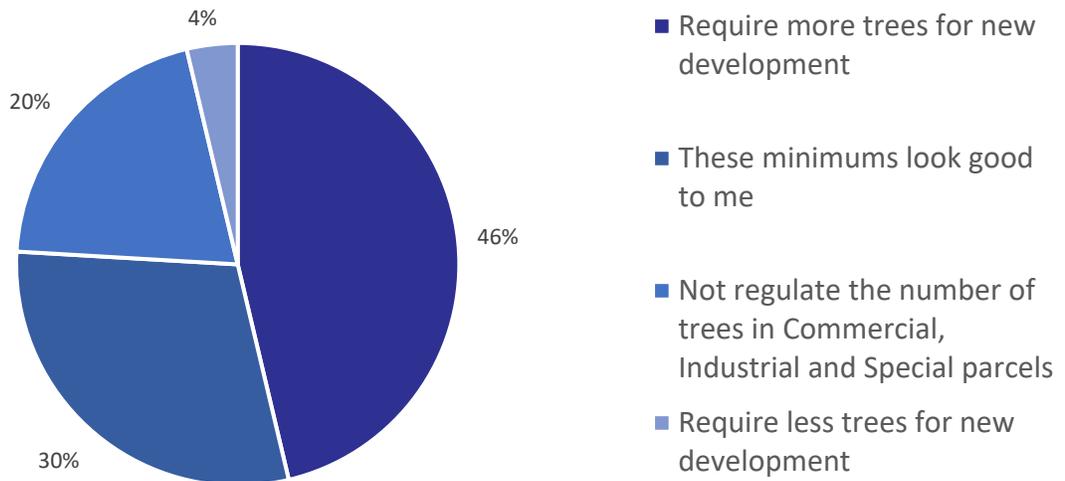
In September 2020, a community open house and community survey were used to share the draft changes to the Land Use Bylaw regulations and gather feedback from residents and stakeholders about their perspectives related to changes. An in-person open house was held on September 9, 2020 and 2 participants attended. The community survey was available from September 14-28 and 54 responses were received. The feedback shared will be used to help inform potential changes to LUB regulations.

A high-level summary of key themes that emerged are provided in the following sections.

## High Level Summary

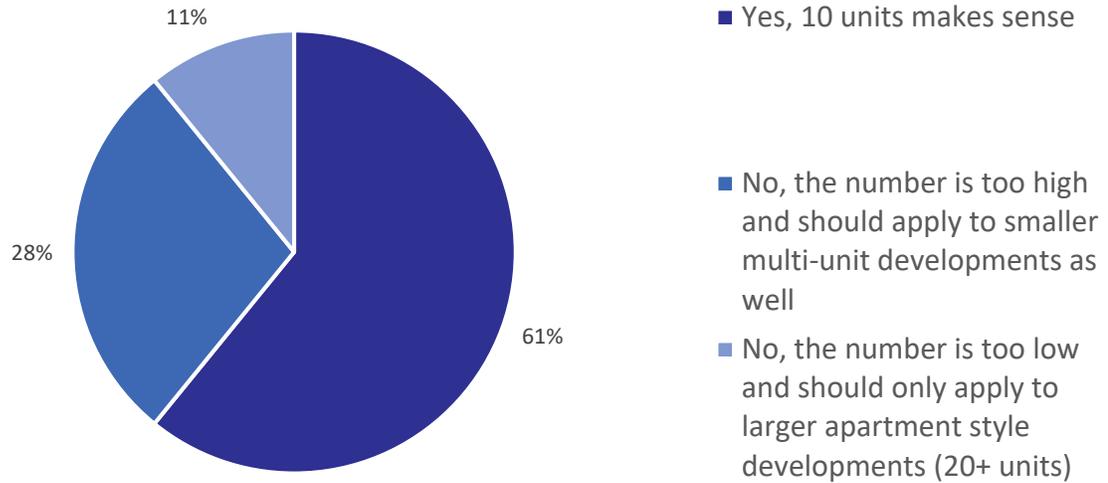
### Tree Regulations

#### Minimum Requirements for Trees in New Developments (54 responses)



### Higher-Density Dwellings

**Requirements for Higher-Density Dwellings (multi-unit dwellings over 10 units) (46 responses)**



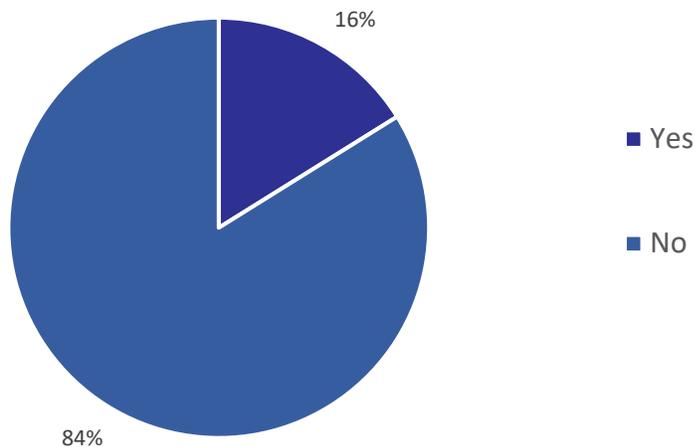
### Additional Requirements Needed for Multi-unit Dwellings Over 10 Units (10 responses)

- Lots of parking to accommodate residents and visitors – need to reduce street parking
  - Consider larger stalls to accommodate bigger vehicles such as one ton trucks
- Parking lot area landscaping needs to be managed and keep clean
- Bike racks should not be required

### Home Offices

**Development Permit Requirements for Home Offices (37 responses)**

- A majority of respondents indicated there should be no requirements



- Feedback was mixed from respondents who provided additional comments:
  - Should not be regulating what residents are doing inside their home when it doesn't impact others (i.e. no customers or additional staff)
  - As long as residents are following the regulations, doesn't need to be complicated further
  - Definition is contradictory – does not involve anyone coming to the dwelling unit, but up to one visitor a week on average
  - Homebased businesses should have strict regulations for visitors and customer visit to limit impacts to residential areas
  - Development permit or business license should be required

### Direct Control Districts

#### Development That Should Be Direct Control Only (19 Responses)

- Several residents indicated they did not know or were unsure
- A couple of respondents indicated that it was already addressed in the Land Use Bylaw
- Ideas that were shared included the following:
  - Oil wells/pumpjacks/pumphouses
  - Communications towers
  - Cannabis and food processing that emit sound or odours
  - Farmer's Market

### Residential Conversions

#### Residential Conversions in Other Residential Districts (25 Responses)

- Respondents were split on whether or not they agreed with residential conversions in other districts
  - Conversions should only be allowed with direct approval from all nearby parcels
  - Consultation and discussions need to occur prior to any conversion
  - Concerns about parking and traffic
  - Supportive if there is minimal impact and fits in with existing neighbourhood
  - There is enough business frontage available

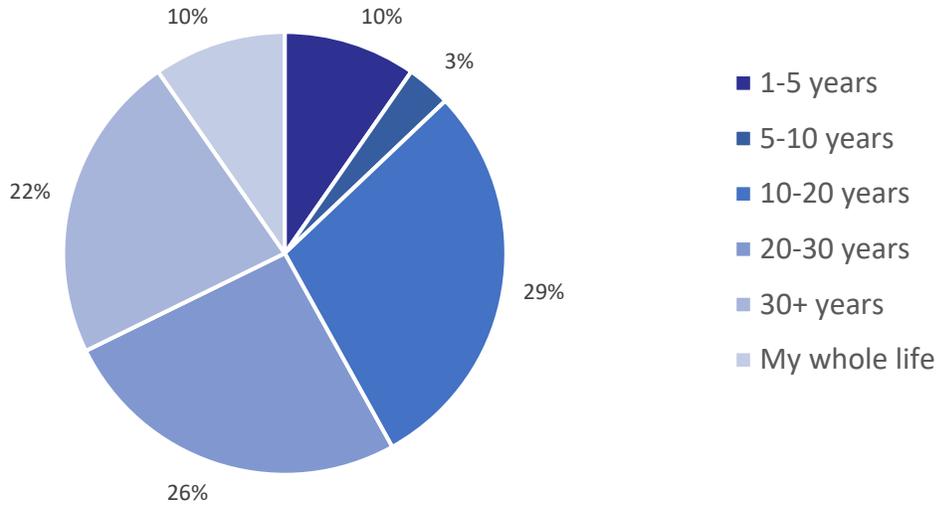
### Additional Comments

#### Additional Feedback on Land Use Bylaw (11 responses)

- Residential neighbourhoods need to remain solely residential – no business uses, conversions, increased traffic or noise
- Residential outdoor lighting section doesn't make sense
- Businesses should be concentrated in the downtown and not spread out to support downtown shopping
  - Parking is also an issue
- Drainage concerns in the back alleys of commercial properties (e.g. Royal Bank/Remax area). Ice builds up in winter and creates safety concerns for people walking and driving

About You

Lived in Drayton Valley (33 Responses)



Age (31 Responses)

