

MINUTES OF PUBLIC HEARING

March 3, 2021

DEVELOPMENT PERMIT DV21-006

THOSE PRESENT:

Councillor Ballas
Councillor Dodds
Deputy Mayor Gammana
Councillor McGee
Councillor Peebles
Councillor Wheeler
Annette Driessen, Acting CAO
Elvera Thomson, General Manager of Finance
Bree Motkoski, Executive Assistant
Sabine Landmark, Administrative Assistant
Abdulrahman Mogbonjubola, Intermediate Systems & Network Analyst

Matt Ellis, Senior Planner
Lowani Mubanga, Planning & Development Officer
Tom Thomson, Fire Chief
Acting S/Sgt. Erin Matthews, RCMP
Graham Long, Drayton Valley and District Free Press (Call-In)
Cathy Weetman, Drayton Valley Western Review (Call-In)
Members of the Public

ABSENT:

ITEM

Development Permit DV21-006 – Discretionary Use and Variance at 5809 50 Ave

CALL TO ORDER

Mayor Doerksen declared the Public Hearing open at 9:07 a.m.

PURPOSE OF THE PUBLIC HEARING

To receive comments, concerns, and questions from the public regarding the proposed Discretionary Drive-Through and Variance requests. The applicant requests the following Variances in addition to the Discretionary Use application:

1. A Variance of 8.5% to allow the Driving Aisles on the east and west of the principal building to be 5.03 metres in width, a deviation from the 5.5 minimum requirement as per Section 3.39 of Land Use Bylaw 2020/12/D.
2. A Variance of 6% to allow the Parking Stall Depths to be 6.10 metres, a deviation from the 6.5 minimum requirement as per Section 3.39 of Land Use Bylaw 2020/12/D.

The Variance requests are considered based on the following Criteria in accordance with section 2.14.b of Land Use Bylaw 2020/12/D:

Variances may be issued where:

- I. The proposed development, with Variance, would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties, and
- II. The need for the Variance is specific to the parcel, building or sign to which it applies, not shared by a significant number of other properties in Town, or

- III. The Variance is a result of an error that is minor in nature in the siting of a building or structure for which a Development Permit has been approved, and the rectifying of the error would create unnecessary hardship to the registered owner, or
- IV. The Variance is deemed by the Development Authority to be preferable to complying with the Bylaw.

BACKGROUND

The Town of Drayton Valley received a Development Permit application for a Wendy's Restaurant, defined in Land Use Bylaw 2020/12/D as an 'Establishment (Eating and Drinking)', with a Drive-Through at the above-noted address. A decision to approve or deny this application will be made by Council, 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

Representatives from A&W expressed their concerns and opposition to the development permit application.

CALL FOR COMMENTS OR WRITTEN SUBMISSIONS

There was no written submission received.

ADJOURNMENT

Mayor Doerksen declared the Public Hearing closed at 9:15 a.m.

MAYOR

CHIEF ADMINISTRATIVE OFFICER