



Agenda

Call to Order

National Anthem

1.0	Additions to the Agenda	
2.0	Adoption of Agenda	
3.0	Corrections or Amendments:	
3.1.	August 18, 2021, Regular Meeting of Council Minutes	3-8
3.2.	September 8, 2021, Special Meeting of Council Minutes	9
4.0	Adoption of:	
4.1.	August 18, 2021, Regular Meeting of Council Minutes	
4.2.	September 8, 2021, Special Meeting of Council Minutes	
5.0	Public Hearings	
5.1.	Town of Drayton Valley Clean Energy Improvement Tax Bylaw 2021/11/A	10
5.2.	Direct Control One (DC-1) Commercial, Farmers' Market Bylaw 2021/06/D	11
5.3.	Discretionary Use & Variance at 5733 50 Ave (Lot 3; Block 32; Plan 6327HW) - Development Permit Application DV21-042	12-13
5.4.	Discretionary Use at 6204-58 Ave (Lot 1; Block 15; Plan 1323539) - Development Permit Application DV21-041	14
6.0	Delegations / Administrative Updates	
6.1.	Bench Dedication – Tammy Reiner	15-17
6.2.	Drayton Valley RCMP Stats – August 2021 – Acting S/Sgt. Erin Matthews	285-292
7.0	Decision Items	Pages 18-226
7.1.	Town of Drayton Valley Clean Energy Improvement Tax Bylaw 2021/11/A Presented for Second and Third Reading	18-23
7.2.	Direct Control One (DC-1) Commercial, Farmers' Market Bylaw 2021/06/D Presented for Second and Third Reading	24-67
7.3.	Discretionary Use & Variance at 5733 50 Ave (Lot 3; Block 32; Plan 6327HW) - Development Permit Application DV21-042	68-95
7.4.	Discretionary Use at 6204-58 Ave (Lot 1; Block 15; Plan 1323539) - Development Permit Application DV21-041	96-194
7.5.	Request to Revise Columbarium Niche Fee Schedule	195-200
7.6.	Rural Development Network Reaching Home Funding Letters of Support	201-205
7.7.	Advanced Vote for the 2021 General Municipal Election	206-207
7.8.	Special Ballots – 2021 General Municipal Election	208-209
7.9.	Federal Statutory Holiday: National Day for Truth and Reconciliation	210-216
7.10.	Weyerhaeuser Proposal	217-221
7.11.	Appointment of Bylaw Enforcement Officer	222-226

8.0	Department Reports	
8.1.	Planning and Development	Ken Woitt
8.2.	Infrastructure and Engineering	Owen Olynyk
8.3.	Health and Safety	Shawna Law
8.4.	Community Services and FCSS	Annette Driessen
8.5.	Enterprise and Growth	Victor Bujor
8.6.	Protective and Emergency Services	Tom Thomson
8.7.	Corporate Services and Finance	Elvera Thomson
8.8.	CAO/Administration	Robert Osmond
9.0	Council Reports	
9.1.	Councillor Gammana	
9.2.	Deputy Mayor McGee	
9.3.	Councillor Wheeler	
9.4.	Councillor Ballas	
9.5.	Councillor Peebles	
9.6.	Councillor Dodds	
9.7.	Mayor Doerksen	
10.0	Information Items	Pages 227-292
10.1.	Drayton Valley Health Foundation – Annual Report	228-247
10.2.	Drayton Valley Municipal Library Board Meeting Minutes – June 17, 2021, and Stats – June and July 2021	248-254
10.3.	Drayton Valley Recreation Committee Meeting Minutes – June 17, 2021	255-257
10.4.	Economic Development Committee Meeting Minutes – July 15, 2021	258-259
10.5.	Brazeau Foundation Meeting Minutes – July 15, 2021	260-263
10.6.	STAR Catholic Board Meeting Highlights – August 2021	264
10.7.	North Saskatchewan Watershed Alliance – Annual Report	265-284
10.8.	Drayton Valley RCMP Stats – August 2021	285-292
11.0	Adjournment	



Meeting Minutes

THOSE PRESENT:

Mayor Doerksen	Lowani Mubanga, Planning and Development Officer
Councillor Ballas	Bree Mastre, Executive Assistant
Councillor Dodds	Sabine Landmark, Administrative Assistant
Councillor Gammana	Leah Sadegian, Revenue Manager/AV Recording
Deputy Mayor McGee	Shawna Law, Manager Health and Safety
Councillor Peebles	Acting S/Sgt. Erin Matthews, RCMP
Councillor Wheeler	Graham Long, Drayton Valley and District Free Press (Call-In)
Annette Driessen, Acting CAO	Cathy Weetman, Drayton Valley Western Review (Call-In)
Elvera Thomson, General Manager of Finance	Big West Country News (Call-In)
Owen Olynyk, General Manager of Infrastructure	Members of the Public
Victor Bujor, General Manager of Enterprise and Growth	
Aishah Mohd Isa, Energy Program Coordinator	

ABSENT:

CALL TO ORDER

Mayor Doerksen called the meeting to order at 9:02 a.m.

1.0 Additions to the Agenda

There were no additions or deletions to the Agenda.

2.0 Adoption of Agenda

RESOLUTION #137/21

Councillor Dodds moved to adopt the Agenda for the August 18, 2021, Regular Meeting of Council, as presented.

CARRIED

3.0 Corrections or Amendments:

3.1. July 21, 2021, Regular Meeting of Council Minutes

There were no corrections or amendments to the July 21, 2021, Regular Meeting of Council Minutes.

3.2. July 21, 2021, Public Hearing Minutes 2021/10/F

There were no corrections or amendments to the July 21, 2021, Public Hearing Minutes Bylaw 2021/10/F.

4.0 Adoption of:

4.1. July 21, 2021, Regular Meeting of Council Minutes

RESOLUTION #138/21

Councillor Gammana moved to adopt the Minutes of the July 21, 2021, Regular Meeting of Council, as presented.

CARRIED

4.2. July 21, 2021, Public Hearing Minutes 2021/10/F

RESOLUTION #139/21

Councillor McGee moved to adopt the Minutes of the July 21, 2021, Public Hearing Bylaw 2021/10/F, as presented.

CARRIED

5.0 Delegations

5.1. Drayton Valley RCMP Stats – July 2021 – Acting S/Sgt. Erin Matthews

Acting S/Sgt. Matthews presented Council with the statistics for the month of July and advised of new staff members coming to the detachment.

Mr. Mubanga entered the meeting at 9:07 a.m.

5.2. Q2 Finance Report – Elvera Thomson

Mrs. Thomson presented Council with the Q2 Finance Report.

6.0 Decision Items

6.1. Town of Drayton Valley Clean Energy Improvement Tax Bylaw 2021/11/A,
Presented for First Reading

RESOLUTION #140/21

Councillor Wheeler moved that Council give First Reading to proposed Clean Energy Improvement Tax Bylaw 2021/11/A.

CARRIED

6.2. Town of Drayton Valley-Brazeau County Intermunicipal Development Plan (IDP)
Bylaw 2021/09/D, Presented for First Reading

RESOLUTION #141/21

Councillor McGee moved that Council give First Reading to proposed Town of Drayton Valley-Brazeau County Intermunicipal Development Plan (IDP) Bylaw 2021/09/D, as presented.

CARRIED

6.3. Direct Control One (DC-1) Commercial, Farmers' Market Bylaw 2021/06/D,
Presented for First Reading

RESOLUTION #142/21

Councillor Peebles moved that Council give First Reading to proposed Direct Control One (DC-1) Commercial, Farmers' Market Bylaw 2021/06/D, as presented.

CARRIED

Mayor Doerksen called a break at 10:24 a.m.

Mayor Doerksen reconvened the meeting at 10:33 a.m.

Councillor Dodds returned to the meeting at 10:34 a.m.

6.4. Whistleblower Policy A-02-21

RESOLUTION #143/21

Councillor Ballas moved that Town Council approve Whistleblower Policy A-02-21, as presented.

CARRIED

Councillor Wheeler returned to the meeting at 10:38 a.m.

6.5. Omniplex Ice Fees

RESOLUTION #144/21

Councillor Dodds moved that Council take from the table Resolution #134/21.

CARRIED

RESOLUTION #134/21

Councillor Gammana moved that Council approve up to 25% rebate to the Town of Drayton Valley residents.

DEFEATED

RESOLUTION #145/21

Councillor Gammana moved that Town Council approve a fee rebate of 25% for youth and adult group bookings for the 2021-22 season based on final registration numbers and end of year revenues, to all Town residents based on the Terms and Conditions outlined below: 1. Ice Users must provide proof of Town residency; 2. Ice users must provide proof of payment made to a group program; 3. Participants must make application directly to the Town at the end of the season and no later than December 31, 2022.

Councillor Peebles asked for a friendly amendment to say "...based on registration numbers and annual revenues..." instead of "...based on final registration numbers and end of year revenues..." and to change condition 3 to "Participants must make application directly to the Town no later than December 31, 2022" instead of "3. Participants must make application directly to the Town at the end of the season and no later than December 31, 2022" and to state "...2021-22 Omniplex Ice Season..." instead of "...2021-22 season..."

Councillor Gammana accepted the friendly amendment.

CARRIED AS AMENDED

Mayor Doerksen exited the meeting at 11:13 a.m. and Deputy Mayor McGee took over chairing the meeting.

6.6. New Aquatic Centre Amenity Sponsorship Rights Agreement for Approval

RESOLUTION #146/21

Councillor Wheeler moved that Council approve the Sponsorship Rights Agreement between the Town and Obsidian Energy Ltd., as presented.

CARRIED

RESOLUTION #147/21

Councillor Wheeler moved that Council approve the Sponsorship Rights Agreement between the Town and Plains Midstream Canada ULC, as presented.

CARRIED

Mayor Doerksen returned to the meeting at 11:18 a.m. and reconvened chairing the meeting.

6.7. Community Event Grants, Third Quarter Allocation – Late Applications

RESOLUTION #148/21

Councillor Wheeler moved that Council recognize awarding the Drayton Valley Community Foundation \$1,500 from the Community Events Grant to help cover the costs for rental and food for the Community Dinner taking place on August 20, 2021.

CARRIED

RESOLUTION #149/21

Councillor Dodds moved that Council award the Drayton Valley Minor Baseball \$1,502.50 from the Community Events Grant to help cover the costs for purchasing provincial shirts and water/Gatorade for the 13U Teams Provincials event taking place on August 27-29, 2021.

CARRIED

6.8. Combative Sports Commission

RESOLUTION #150/21

Councillor Peebles moved that Council direct Administration to revise the Town of Drayton Valley Combative Sports Commission Bylaw 2003/07/C for Council's review and to prepare the required information for the formation of a Commission.

CARRIED

6.9. Education Budget and Reserve

RESOLUTION #151/21

Councillor Dodds moved that Council direct Administration to establish a reserve for Education to accumulate any reserves earned, and that Council approve the reallocation of \$40,000 from the operating budget to purchase classroom equipment and supplies.

CARRIED

6.10. Town of Drayton Valley Recycling Centre Relocation

RESOLUTION #152/21

Councillor Wheeler moved that Council approve the relocation of the Recycling Centre, as proposed.

CARRIED

6.11. Landfill Request for Proposal

RESOLUTION #153/21

Councillor Dodds moved that Council approve the Landfill Operation RFP, as presented.

CARRIED

6.12. Closed Session: Request to Write-Off Bad Debt – FOIP section 16(1)(a)(ii)

RESOLUTION #154/21

Councillor Gammana moved that Council move to a Closed Session at 11:54 a.m. for item 6.12 of the August 18, 2021, Regular Council Meeting Agenda, pursuant to section 16(1)(a)(ii) of the *Freedom of Information and Protection of Privacy Act*.

CARRIED

Ms. Driessen was present for item 6.12. to provide Council advice.

Mrs. Thomson was present for item 6.12. to provide Council advice.

Ms. Sadegian was present for item 6.12. to provide Council advice.

RESOLUTION #155/21

Councillor Ballas moved that Council come out of Closed Session at 12:12 p.m.

CARRIED

Mayor Doerksen called a break at 12:12 p.m.

Mayor Doerksen reconvened the meeting at 12:57 p.m.

RESOLUTION #156/21

Councillor McGee moved that Council approve the request to write-off \$42,952.62 of Other Receivables and \$32,729.07 of Utilities Receivables.

CARRIED

7.0 Department Reports

7.1. Planning and Development

Mr. Mubanga provided an update of the activities in the Planning and Development department.

7.2. Infrastructure and Engineering

Mr. Olynyk provided an update from the Infrastructure, Water Treatment Plant, and Public Works departments.

7.3. Health and Safety

Ms. Law provided an update from the Safety department.

7.4. Community Services and FCSS

Ms. Driessen provided an update from the Community Services department, new aquatic facility construction and aquatic fundraising committee, Omniplex, and Park Valley Pool. She noted upcoming events in the community.

7.5. Protective and Emergency Services

Fire Chief Thomson was not present to provide a report.

7.6. Corporate Services and Finance

Mrs. Thomson provided an update from the Finance department.

7.7. CAO/Administration

Ms. Driessen noted that the 2022 budget process has commenced. She thanked Mr. Mubanga for stepping in at the Planning & Development department and introduced Victor Bujor as the General Manager for Enterprise and Growth.

8.0 Council Reports

8.1. Councillor Dodds

- July 23 – AUMA Reconciliation Workshop
- Education Committee meetings
- Municipal Leaders' Caucus
- Meeting with Minister Schweitzer and MLA Smith
- Sustainability Committee meeting
- Arbitration meeting
- Jail & Bail fundraiser

8.2. Councillor Gammana

- Education Committee meetings
- Meeting with Minister Schweitzer and MLA Smith

8.3. Deputy Mayor McGee

- Brazeau Foundation update

8.4. Councillor Wheeler

- Sustainability Committee meeting

8.5. Councillor Ballas

- had nothing to report

8.6. Councillor Peebles

- had nothing to report

- 8.7. Mayor Doerksen
- Open House at Brazeau County/Breton Fire Hall

9.0 Information Items

9.1. Brazeau Foundation Meeting Minutes – June 14, 2021, and June 24, 2021

9.2. Economic Development Committee Meeting Minutes – June 16, 2021

9.3. Sustainability Committee Meeting Minutes – June 22, 2021

9.4. Drayton Valley RCMP Stats – July 2021

RESOLUTION #157/21

Councillor Dodds moved that Council accept the above items as information.

CARRIED

10.0 Adjournment

Mayor Doerksen adjourned the meeting at 1:30 p.m.

MAYOR

ACTING CHIEF ADMINISTRATIVE OFFICER



Meeting Minutes

THOSE PRESENT:

Mayor Doerksen
Councillor Ballas
Councillor Dodds
Councillor Peebles
Councillor Gammana
Deputy Mayor McGee
Councillor Wheeler
Annette Driessen, Acting CAO
Owen Olynyk, General Manager of
Infrastructure
Nathan Palovcik, Manager of Information
Services

Sabine Landmark, Administrative
Assistant
Bree Mastre, Executive Assistant
Kelsey Baker, Communications Assistant
(Call-In)
Cathy Weetman, Drayton Valley Western
Review (Call-In)
Graham Long, Drayton Valley & District
Free Press (Call-In)
Robert Osmond

Absent:

1.0 CALL TO ORDER

Mayor Doerksen called the meeting to order at 9:15 a.m.

2.0 Adoption of Agenda

RESOLUTION #158/21

Councillor Dodds moved to adopt the Agenda for the September 8, 2021, Special Meeting of Council, as presented.

CARRIED

3.0 Decision Items

3.1 Interim Chief Administrative Officer Employment Agreement

Councillor Gammana excused himself from the decision items and abstained from voting.

RESOLUTION #159/21

Councillor Dodds moved that Council approve the Employment Agreement between the Town of Drayton Valley and Robert Osmond, effective September 13, 2021.

CARRIED

3.2 Interim Chief Administrative Officer Appointment

RESOLUTION #160/21

Councillor Ballas moved that Council appoint Robert Osmond as the Interim Chief Administrative Officer for the Town of Drayton Valley, pursuant to the Chief Administrative Officer Bylaw 2009/12/A and effective September 13, 2021.

CARRIED

4.0 Adjournment

Mayor Doerksen adjourned the meeting at 9:18 a.m.

MAYOR

ACTING CHIEF ADMINISTRATIVE OFFICER

PUBLIC HEARING

September 15, 2021

9:00 A.M.

Council Chambers – Civic Centre

1. DECLARE PUBLIC HEARING OPEN

Bylaw No. 2021/11/A – Clean Energy Improvement Tax Bylaw

2. PRESENT

3. PURPOSE OF THE PUBLIC HEARING

To receive comments, concerns, and questions from the public with regard to the proposed Clean Energy Improvement Tax Bylaw 2021/11/A.

4. BACKGROUND

The above Bylaw received First Reading at the August 18, 2021, 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.

5. CALL FOR COMMENTS FROM THE FLOOR.

6. CALL FOR COMMENTS OR WRITTEN SUBMISSIONS.

7. DECLARE PUBLIC HEARING CLOSED.

PUBLIC HEARING

September 15, 2021

9:00 A.M.

Council Chambers – Civic Centre

1. DECLARE PUBLIC HEARING OPEN

Direct Control One (DC-1) Commercial, Farmers' Market Bylaw 2021/06/D

2. PRESENT

3. PURPOSE OF THE PUBLIC HEARING

To receive comments, concerns, and questions from the public regarding Bylaw 2021/06/D that will re-zone 5015 Industrial Road from C-GEN (Commercial, General District) to the proposed DC-1 (Commercial, Direct Control-One District).

4. BACKGROUND

The Town of Drayton Valley received an application to re-zone 5015 Industrial Road (5935HW;11;5) from C-GEN (Commercial, General District) to the proposed DC-1 (Commercial, Direct Control-One District). The purpose of the DC-1 district is to provide flexibility by permitting a Farmers' Market, in addition to other land uses currently listed as Permitted Uses in the C-GEN (Commercial, General District) district as well as to mitigate potential impacts to surrounding landowners. 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 Re-zoning Application, requesting comments from the public, and advising them of the Public Hearing, has been provided 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.

5. CALL FOR COMMENTS FROM THE FLOOR.

6. CALL FOR COMMENTS OR WRITTEN SUBMISSIONS.

7. DECLARE PUBLIC HEARING CLOSED.

PUBLIC HEARING

September 15, 2021

9:00 A.M.

Council Chambers – Civic Centre

1. DECLARE PUBLIC HEARING OPEN

Development Permit DV21-042 – Discretionary Use and Variance at 5733 50 Ave.

2. PRESENT

3. PURPOSE OF THE PUBLIC HEARING

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

1. A Variance less than 30% to allow the proposed Cannabis Retail store to be within 200 metres of another Cannabis Retail Store contrary to section 4.10.h 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.

4. BACKGROUND

The Town of Drayton Valley received a Development Permit application for a Commercial Plaza (Galaxy Plaza), defined in Land Use Bylaw 2020/12/D as 'Retail (Shopping Centre)', with a Drive-Through and Variance request 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 Discretionary Use and Variance, requesting comments from the public, and advising them of the Public Hearing, has been provided 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.

- 5. CALL FOR COMMENTS FROM THE FLOOR.**
- 6. CALL FOR COMMENTS OR WRITTEN SUBMISSIONS.**
- 7. DECLARE PUBLIC HEARING CLOSED.**

PUBLIC HEARING

September 15, 2021

9:00 A.M.

Council Chambers – Civic Centre

1. DECLARE PUBLIC HEARING OPEN

Development Permit DV21-041 – Discretionary Use and Variance at 6204 58 Avenue.

2. PRESENT

3. PURPOSE OF THE PUBLIC HEARING

To receive comments, concerns, and questions from the public regarding the proposed Discretionary Bulk Storage of Oil and Gas Substances (Hydrochloric Acid).

4. BACKGROUND

The Town of Drayton Valley received a Development Permit application for the bulk storage of hydrochloric acid in 3 – 50m³ tanks equipped with equipped with fume scrubbers, level indicators and warning lights. Additionally, a safety berm will be constructed around the storage area. This use is not specifically provided for in Land Use Bylaw 2020/12/D and will be considered as a similar use. 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 Discretionary Use and Variance, requesting comments from the public, and advising them of the Public Hearing, has been provided 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.

5. CALL FOR COMMENTS FROM THE FLOOR.

6. CALL FOR COMMENTS OR WRITTEN SUBMISSIONS.

7. DECLARE PUBLIC HEARING CLOSED.



Town of Drayton Valley Delegation Request Form

Name(s): Tammy Reiner

Organization: _____
FOIP Act; RSA 2000; Chapter F-25; section 17(1) & (4) FOIP Act; RSA 2000; Chapter F-25; section 17(1) & (4)

Contact Number _____ Contact E-mail: _____

Mailing Address: FOIP Act; RSA 2000; Chapter F-25; section 17(1) & (4) _____

Meeting you would like to attend as a Delegation (please check all that apply)*:

- Council Meeting
- Governance & Priorities Committee Meeting
- ? Special Meeting/Presentation
- Administration Meeting

* Request must be received a minimum of TWO WEEKS prior to the meeting being requested for; please refer to the Meeting Schedule for dates

Reason for Requesting Delegation:

(information only, request for funding, concern, etc)

Given The public outcry and support that myself as a community member would like to see a memorial plaque placed in town for Derek Henningsmoen. Not only important for the community but also important for the community to support the family.

Additional Information Provided

Please list the information you attached or included with your delegation request:

A letter of permission I had asked his sons for.

Please indicate any preference you have for meeting:

Please submit your request by:

Fax: 780.542.5753

E-mail:

admin-support@draytonvalley.ca

In person: 5120-52 ST

Erik Henningsmoen
FOIP Act; RSA 2000; Chapter F-25; section 17(1) & (4)

August XX, 2021

Town of Drayton Valley
5120 52 Street
Drayton Valley, Alberta T7A 1A1

SUBJECT: Letter of Endorsement – Establishing a Memorial Park Bench for Derek John Henningsmoen in Drayton Valley's Discovery Park

To Whom It May Concern:

Please accept this letter as my family's endorsement for the establishment of a memorial park bench in the Town of Drayton Valley for our father Derek John Henningsmoen (1955- 2021).

Our father Derek passed away under tragic circumstances this past July in Drayton Valley. You may remember seeing media stories regarding his passing during this past June and July. We have attached two such stories to this letter for context. Despite these tragic circumstances, my family was awed by the support that the Drayton Valley community provided, this included first responders and volunteers who took part in the search efforts.

Derek had special needs brought on by a series of strokes near the end of his life, but he always worked hard to maintain his independence. Derek was a long-time resident of Drayton Valley. Derek always loved walking around Drayton Valley's numerous parks and pathways.

My family believes that a memorial bench located in one of these parks would be a fitting tribute to him. We would suggest that locating a memorial bench in Discovery Park would be ideal, as the park is across the street from his childhood home. My family would gladly be willing to put forth the costs of establishing a memorial bench of our father.

Please advise us if it would be possible to establish a memorial bench in our father Derek's memory.

Sincerely,

Erik Henningsmoen & Brandon Henningsmoen

FOIP Act; RSA 2000; Chapter F-25; section 17(1) & (4)

ATTACHMENTS:

- (1) Derek John Henningsmoen Memorial Webpage (archived), <https://www.tributearchive.com/obituaries/21626625/derek-john-henningsmoen/wal>.
- (2) CTV News, 'We need him home': Family continues to search for missing Drayton Valley man, <https://edmonton.ctvnews.ca/we-need-him-home-family-continues-to-search-for-missing-drayton-valley-man-1.5490342>.
- (3) Global News, Missing Drayton Valley man with special needs found dead, June 27, 2021, <https://globalnews.ca/news/7984725/drayton-valley-derek-henningsmoen-missing/>.



DRAYTON VALLEY BENCH DEDICATION

COMMEMORATIVE MEMORIAL APPLICATION

Name of Applicant: Tammy Reiner Date: Aug 24/2021

Mailing Address: **FOIP Act; RSA 2000; Chapter F-25; section 17(1) & (4)**

PO. Box/Street Address CM/Town Province Postal Code
Email: **FOIP Act; RSA 2000; Chapter F-25; section 17(1) & (4)** Contact Phone **FOIP Act; RSA 2000; Chapter F-25; section 17(1) & (4)**

MEMORIAL DETAILS

Name of Person/Event for dedication plaque: Derek Henningsmoen

Reason for Commemoration:

REQUESTED TYPE OF ACTIVITY - (Tick applicable box)

Please give at least three (3) locations for placement of Bench and Plaque

BENCH Proposed Location* (existing bench or new location)

PLAQUE Proposed Inscription*

BY AFFIXING HIS/HER SIGNATURE BELOW, THE APPLICANT CONFIRMS THAT THE FOLLOWING STATEMENTS ARE TRUE, TO THE BEST OF HIS/HER KNOWLEDGE.

1. The information provided is accurate.
2. The signature below is that of the applicant or authorized designate of the applicant requesting sponsorship.
3. I understand and agree that this application, or any information related there to, is not confidential information and may be released by the Town of Drayton Valley.

Applicant's Signature: _____ Date: Aug 24/2021
FOIP Act; RSA 2000; Chapter F-25; section 17(1) & (4)

TOWN OF DRAYTON VALLEY REQUEST FOR DECISION

DRAYTON VALLEY



SUBJECT:	Town of Drayton Valley Clean Energy Improvement Tax Bylaw 2021/11/A Presented for Second and Third Reading
MEETING:	September 15, 2021 Regular Meeting of Council
PRESENTED BY:	Aishah Mohd Isa Energy Program Coordinator

1. PROPOSAL AND BACKGROUND:

The Clean Energy Improvement Program (CEIP) is an innovative financing tool for property owners to fund energy efficient and renewable energy upgrades to their properties. The financing is then repaid through property taxes.

A CEIP Bylaw is a requirement under the *Municipal Government Act* to authorize the chosen financing mechanism for the program. A CEIP Market Study and the CEIP Bylaw are pre-requisites to apply for the Federation of Canadian Municipalities (FCM) Community Efficiency Financing grant, which can offset the first four years of program costs.

The First Reading of the Clean Energy Improvement Tax Bylaw 2021/11/A was presented and approved on August 18th, 2021.

2. BUDGET / GRANT / RESOURCE IMPLICATIONS:

CEIP will be implemented only if the Town successfully secured funding for program start-up costs. Once the program has been established and running, Administration costs can be evaluated, and a fee can be added to new projects to cover future administrative costs (up to 5% of project costs).

Section 252 (2) of the *Municipal Government Act* provides that the borrowing made by a municipality for CEIP does not count against its debt limit or debt service limit.

The Town may borrow the capital required for the program from its local bank, credit union or other financial organizations. A line of credit would be secured which would only be used when projects are completed, minimizing the carrying costs.

3. ALIGNMENT WITH LEGISLATION AND TOWN PLANS:

Type of Document	Yes ~ N/A ~ Partial	Comments
Provincial Acts / Regulations	Yes	<i>Municipal Government Act</i> , Division 6.1 Clean Energy Improvement Tax Bill 10: An Act to Enable Clean Energy Improvements AR 212/2018: Clean Energy Improvements Regulation
Municipal Bylaws	N/A	
Municipal Development Plan	N/A	
Sustainability Vision 2019-2021	Yes	GHG Reduction/Carbon Footprint
Town of Drayton Valley Strategic Plan 2019-2021	N/A	
Other Plans or Policies	Yes	Local Energy Stewardship Plan Goal

4. POTENTIAL MOTIONS:

A. That Council give Second Reading to proposed Clean Energy Improvement Tax Bylaw 2021/11/A as presented.

That Council give Third and Final Reading to proposed Clean Energy Improvement Tax Bylaw 2021/11/A as presented.

B. That Council give Second Reading to proposed Clean Energy Improvement Tax Bylaw 2021/11/A with the following amendment(s): _____.

That Council give Third and Final Reading to proposed Clean Energy Improvement Tax Bylaw as amended.




C. That Council does not give Second Reading to proposed Clean Energy Improvement Tax Bylaw 2021/11/A.

5. RECOMMENDATION:

Administration recommends that Council give Second and Third Readings to proposed Clean Energy Improvement Tax Bylaw 2021/11/A.

6. ATTACHMENTS:

1. DRAFT Clean Energy Improvement Tax Bylaw 2021/11/A.

REPORT PREPARED BY:		REVIEWED BY:	
APPROVED BY:			

**DRAFT BYLAW NO. 2021/11/A****Name of Bylaw: Clean Energy Improvement Tax Bylaw**

WHEREAS a clean energy improvement program is a financing program that facilitates the implementation of qualified clean energy improvements to eligible properties.

WHEREAS pursuant to Section 390.3 of the *Municipal Government Act*, being Chapter M-26 of the Revised Statutes of Alberta 2000 and amendments thereto, a municipality may pass a clean energy improvement tax bylaw to establish a clean energy improvement program.

WHEREAS a clean energy improvement program bylaw authorizes the municipality to make a borrowing for the purpose of financing clean energy improvements and authorizes Council to impose, with respect of each qualified clean energy improvement, a clean energy improvement tax to raise revenue to pay the amount required to recover the costs of those clean energy improvements.

WHEREAS the Minister of Environment and Parks has designated a Program Administrator to support municipalities' efforts to establish clean energy improvement programs.

AND WHEREAS the Town of Drayton Valley wishes to enable financing for clean energy improvements for eligible properties in their municipality through the Clean Energy Improvement Program.

NOW THEREFORE the Council of the Town of Drayton Valley, duly assembled, hereby enacts as follows:

TITLE

1. This Bylaw may be cited as the "Clean Energy Improvement Tax Bylaw" of the Town of Drayton Valley.

PURPOSE

2. The purpose of this Bylaw is to establish a Clean Energy Improvement program for the Town of Drayton Valley.

DEFINITIONS

3. In this Bylaw, the following definitions apply, unless the context otherwise requires:

- 3.1. Act – means the Municipal Government Act, R.S.A., 2000, c. M-26 and amendments thereto;
- 3.2. Agreement – means a Clean Energy Improvement Agreement executed between the Town of Drayton Valley and the Owner whereby the Owner agrees to pay an amount required to cover the costs of financing each Eligible Clean Energy Improvement approved by the Program Administrator, as drafted in accordance with Section 390.4 of the Act;
- 3.3. Clean Energy Improvement Tax – means a tax levied against an Eligible Property pursuant to an Agreement;
- 3.4. Eligible Clean Energy Improvement – means, subject to the regulations, a renovation, adaptation, or installation on eligible private property that will increase energy efficiency or the use of renewable energy on that property, and for which an Agreement may be made;
- 3.5. Eligible Property – means a property that is situated within the Town, that qualifies as eligible under Section 390.2 of the Act;
- 3.6. Owner – means, collectively, the registered owners of a property;
- 3.7. Program – means a clean energy improvement program as described in the Act and Regulation;
- 3.8. Program Administrator – means the Alberta Municipal Services Corporation, or its successors or assigns as designated in accordance with the Regulation;
- 3.9. Regulation – means the Clean Energy Improvement Regulation, A.R.212/2018 and amendments thereto; and
- 3.10. Town – means the municipal corporation of the Town of Drayton Valley or as the context may imply, the physical area within the jurisdictional boundary of the Town of Drayton Valley.

PROGRAM APPLICATION

4. Pursuant to the Program, an Owner of Eligible Property may apply to the Program Administrator to finance an Eligible Clean Energy Improvement. The Program Administrator may charge a fee in relation to any such application, pursuant to the Regulation.
5. An Owner may submit one Program application per year, per Eligible Property.
6. An Owner must meet the following eligibility criteria to participate in the Program:

- 6.1. Be current on their taxation payment for the property, for a period of 5-years, prior to the date of the application to the program;
- 6.2. Has never been in collections for a property in the Town;
- 6.3. Does not have any outstanding municipal service bills or unresolved development compliance issues with the municipality. The Town reserves the right to deny the applicant if the applicant is not in good standing with any department of the Town;
- 6.4. Not be in personal bankruptcy (or insolvency) and the property must not be in foreclosure. The Owner may be required to provide documentation confirming these; and
- 6.5. Be current with mortgage payment, and any other debts secured by the property. The Owner may be required to provide documentation confirming these.

CLEAN ENERGY IMPROVEMENT AGREEMENT

7. The Town may enter into an Agreement with an Owner on a discretionary basis but subject at all times to the requirements, conditions and limitations set out in Section 10 (1) of the Regulation including, but not limited, to the Program Administrator's approval of the application.
8. Where the Town has entered into an Agreement with an Owner, and at any time following the signing of the Agreement, a Clean Energy Improvement Tax will be imposed on the applicable property pursuant to that Agreement.

CLEAN ENERGY IMPROVEMENT TAX

9. For the purpose of imposing a Clean Energy Improvement Tax, the annual repayment amount will not exceed the annual taxation amount most recently imposed for the Eligible Property.
10. The period over which the cost of each Eligible Clean Energy Improvement will be spread may vary, to a maximum, over the probable lifetime of the applicable improvement.
11. For the purpose of this Program, the Town may borrow funds totaling up to \$3, 200,000, over the course of a 4-year period, in the form of a line of credit or other loan instruments to finance approved Eligible Clean Energy Improvements. Source of funding may be financial institutions, lending organizations and/or the Green Municipal Fund, a program delivered by the Federation of Canadian Municipalities and funded by the Government of Canada.

12. The annual maximum amount to be allocated by the Town towards the Clean Energy Improvement Program is up to \$400,000 for residential and up to \$500,000 for non-residential.
13. The annual borrowed amount will have a maximum rate of interest of 5%, a maximum term of 25 years, and repayment terms including principal and interest, plus other fees or charges applicable to the borrowing.
14. The principal and interest owing under the borrowing will be paid using the proceeds from the Clean Energy Improvement Tax and other payments that may be made by the Owners with respect to the applicable Eligible Clean Energy Improvements.
15. If the Owner wishes to make early, full repayment of an amount financed by a Clean Energy Improvement Tax, the amount owing will be calculated at the time of the request, based on the principal and interest remaining and the terms of the financing.
16. Any project that has been approved under the Program must be completed within the time limit as set out under the Agreement.

SEVERABILITY

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

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

CHIEF ADMINISTRATIVE OFFICER

TOWN OF DRAYTON VALLEY

REQUEST FOR DECISION

DRAYTON VALLEY



SUBJECT:	Direct Control One (DC-1) Commercial, Farmers' Market Bylaw 2021/06/D Presented for Second and Third Reading
MEETING:	September 15, 2021 Regular Meeting of Council
PRESENTED BY:	Lowani Mubanga Planning and Development Officer

1. PROPOSAL AND BACKGROUND:

The Drayton Valley and District Agricultural Society (hereafter referred to as the Applicant) applied to re-zone the parcel at 5015 Industrial Road to provide for the use of the parcel as a permanent year-round location for the Drayton Valley Evergreen Farmers' Market. Town Council gave First Reading to Bylaw 2021/06/D which if approved (after Second and Third Reading), will re-zone 5015 Industrial Road from C-GEN (Commercial, General District) to DC-1 (Commercial, Direct Control-One District). If approved, the change in designation will provide for the use of 5015 Industrial Road (**See Attachment 1- Site Location and Zoning Map**) as the permanent year-round location for the Drayton Valley Farmers' Market.

Farmers' Markets bring many benefits to the community but could also have potential impacts to surrounding land uses. Administration worked with the applicant to ensure that possible negative impacts to surrounding landowners from this use, are mitigated as much as reasonably possible. As such, a Direct Control (DC-1) district was proposed, the purpose of which is to provide flexibility by permitting a Farmers' Market, in addition to other land uses currently listed as Permitted Uses in the C-GEN (Commercial, General District) district as well as to mitigate potential impacts to surrounding landowners.

The current location for the Farmers' Market, is the Life Church parking lot at 5115 50 Avenue on Wednesdays during the hours of 4:00-7:00pm from May-October 2021 and patrons use the adjacent Eldorado Elementary School parking lot for parking. The Farmers' Market is held during the same hours at the MacKenzie Conference Centre from September to December. Although it is typical for most other Farmers' Markets to do the same, Administration recognizes the logistical challenges the Applicant contends with in setting up, managing the activities of the market, and cleaning up at one of these two locations each week.

The Applicant intends to host smaller Farmers' Markets at the subject parcel each Wednesday of the week from 1:00 pm-8:00 pm, May to September. The Applicant also wishes to test the off-season by hosting a market from 8:00am-6:00pm once per month on Wednesdays or Saturdays from October to May and if demand dictates, these Saturday markets could be held weekly on either day of the off-season. The Applicant will continue to host weekly Christmas-season markets at the MacKenzie Conference Centre from the second week in October until mid-December.

Since the August 18, 2021, Regular Meeting of Council, the re-zoning application was advertised on the Town website, Facebook and in the DV Free Press. Additionally, notices were sent to surrounding landowners within 100m of the subject site. No comments were received from surrounding landowners at the time this report was prepared.

The subject parcel is designated as Commercial/Light Industrial in Map 4-Generalized Present and Future Land Uses of Municipal Development Plan 2012/27/D (**see Attachment 3- Municipal Development Plan Map 4**). The proposed Farmers' Market use complies with the policies of Section 2.8 (Commercial and Light Industrial Areas) of the Plan.

Site Inspection

The subject property, formerly occupied by Pembina River Nursery and Garden Centre, consists of an L-shaped building that includes at-grade entrances that facilitate wheelchair access and a fenced rear yard that includes a gated entrance that faces Industrial Road towards the front of the parcel and second gated entrance at the rear of the parcel that faces the lane at the rear of the parcel (**see Attachment 4- Site Photos**).

The building on the parcel consists of two parts; an original east-west oriented portion (which according to the site plan was completed in 1993) and a front north-south oriented addition that faces Industrial Road completed in 2008. According to a previous 2015 aerial photo, the parcel included a greenhouse, numerous smaller outbuildings located behind the building, a shipping container located at the west side of the building and several trees/shrubs that were likely potted and offered for sale along the rear fence line facing the lane. According to the same aerial photo, parking for the former nursery/garden centre was offered at the front of the building within the Town's right-of-way part of Industrial Road and at the east side of the building (**see Attachment 5- 2015 Aerial Photo**).

Land Use Bylaw 2020/12/D

The subject property is in the Commercial, General (C-GEN) district of Land Use Bylaw 2020/12/D.

Farmers' Market is defined in Land Use Bylaw 2020/12/D, as

"a use where individual vendors provide goods for sale directly to the public. Vendors may change on a frequent or seasonal basis and goods may be sold both inside and outside of the building. Goods being sold are primarily fresh food products, finished consumer goods, produce, handcrafted articles, antiques or second-hand goods".

Section 5.4.f requires a parcel to be re-zoned to a Direct Control (DC) district prior to it being used as a Farmers' Market. Administration, therefore, presents the proposed Direct Control, One (DC-1) district, as Bylaw 2021/06/D (**See Attachment 6-Draft Bylaw 2021/06/D**) for Second and Third Reading. The provisions of this proposed district are discussed separately below.

Development Authority

For the purposes of efficiency, Administration recommended the decision authority for Permitted Use Development Permit applications and Variances (subject to the limits prescribed in Table 3- Public Consultation Requirements of the Land Use Bylaw) in this district is delegated to a Development Officer or Senior Planner. Therefore, any time the Applicant or a future owner of the subject property applies for a Development Permit in this district (unless the proposed use is listed as Discretionary or consists of a Variance of more than 30%), Administration may process the application without a meeting before the Municipal Planning Commission (MPC).

Permitted and Discretionary Uses

Consistent with the main purpose of this Bylaw, Farmers' Market is listed as a Permitted Use in the proposed DC-1 district. However, the subject property could always change ownership in the future with a new owner no longer wishing to utilize the property as a Farmers' Market. Therefore, the proposed

DC-1 district includes the Permitted and Discretionary Uses of the current Commercial, General (C-GEN) district so a future owner in this scenario could convert the subject property back to a commercial use that is currently permitted without the need to re-zone the property a second time.

Administration has drafted the proposed Bylaw to list “all uses in the Commercial, General (C-GEN) land use district” in addition to Farmers’ Market under Permitted Uses and “all uses in the Commercial, General (C-GEN) land use district” under Discretionary Uses in the proposed DC-1 district. However, Administration opted to copy the list of Permitted and Discretionary Uses in the C-GEN district to the proposed DC-1 district to reduce the number of pages that one needs to refer to when reviewing Land Use Bylaw 2020/12/D.

Parcel Size

The minimum required dimensions for the subject parcel in the DC-1 district are those that exist.

Setbacks

Other than permitting a Farmers’ Market on the subject parcel that includes site specific regulations for this use, the proposed DC-1 district is identical to the current C-GEN district. Therefore, the front, side and rear yard setbacks for the proposed district are carried over from the current C-GEN land use district.

Administration notes the existing building on the parcel is located 0 metres from the front property line. Town Council approved Development Permit DV06-051 with Variance for the front yard setback of this part of the building on April 5, 2006. The variance that was approved applies to front portion of the building. The minimum required 8.0 metre front yard setback.

The minimum required side yard setback is 3.0 metres. Administration recognized the shipping container shown in the 2015 aerial photo of the property was present at the time of the site inspection. Administration is willing to recognize this shipping container as legal non-conforming, meaning that it can remain in its current location until it is re-located or removed from the parcel completely. If the shipping container is removed or re-located, it cannot be moved back to its current location and no additional shipping containers are permitted without amendment to the proposed DC district and issuance of a Development Permit.

The rear yard setback, identical to the current C-GEN district of Land Use Bylaw 2020/12/D, is 5.0 metres. In the context of a commercial property, the purpose of a rear yard setback is to ensure sufficient space between the building, commercial display/storage area, etc. and the adjacent lane. Administration understands the Applicant may wish to construct an addition at the rear of the existing building in the location of the previously existing greenhouse. Based on the 2015 aerial photo and available mapping information, a future addition in the location of the previously existing greenhouse would appear to comply with the 5.0 metres rear yard setback requirement.

Maximum Number of Vendors

When the Applicant initially discussed the Farmers’ Market with Administration, it was indicated that a maximum of 45 vendors could be accommodated at the subject property. The Applicant has since reduced this number to 30.

The number of required parking stalls for the proposed Farmers’ Market is a function of the number of vendors; therefore, the higher number of maximum vendors at the Farmers’ Market, the higher the number of required parking spaces and vice-versa. Administration recommends setting the maximum number of vendors to 30 for the time being and If the Applicant wishes to increase the number of vendors, an amendment to the proposed DC district can be considered.

Required Parking Spaces

The Guide to Starting a Farmers' Market, published by Alberta Agriculture and Forestry, most recently updated in 2018 states, "*the rule of thumb is two to three stalls per vendor*" (Page 10) **(See Attachment 9- Excerpt from Guide to Starting a Farmers' Market)**.

Administration used a ratio of two stalls per vendor when calculating the parking requirements of the proposed district. Based on a total maximum of 30 vendors, a total of 60 stalls at minimum are required for a Farmers' Market in the proposed DC-1 district.

Bicycle parking spaces are based on the number of parking stalls specifically provided on the subject parcel, subject to a minimum of four spaces in accordance with Section 3.44 of Land Use Bylaw 2020/12/D.

Other than the number of parking spaces, the other parking-related provisions of Land Use Bylaw 2020/12/D (Sections 3.37-3.45) apply as part of the DC-1 district. The Applicant's site plan submitted for this bylaw indicates a total of 22 on-site parking spaces. Six of these parking spaces are within the Town's right-of-way for Industrial Road. After accounting for the 22 parking stalls to be provided on-site, a total of 38 required parking spaces would need to be secured through communal parking agreements with the neighboring and surrounding landowners within the vicinity of the subject parcel.

Communal Parking Agreements

The deficient number of parking spaces may be provided entirely on a single parcel or any combination among numerous parcels. While there is no stated distance between the subject parcel and the parcel(s) that provide the remaining required parking spaces, they do need to be within reasonable proximity of each other.

While Administration does not involve itself with matters between private landowners, it is recognized that opportunity for communal parking arrangements may be available at several nearby properties. If any of the deficient parking spaces are provided at the parcels on the opposite (north) side of Industrial Road, Administration recommends that a signalized pedestrian crosswalk is installed.

The requirement for one or more communal parking agreements between the Applicant and adjacent/surrounding landowner(s) will be implemented as a condition of an eventual Development Permit, should Bylaw 2021/06/D for the proposed DC-1 district be passed.

Similar to implementation of the communal parking agreement(s) discussed above, any required pedestrian crosswalk would be implemented through a Development Agreement that may be required as a condition of a Development Permit.

Days and Hours of Operation

Days that specifically apply to a Farmers' Market operated at the subject parcel are those that have been stated by the applicant:

- Wednesday and Saturday (applies to Farmers' Market only)
 - I. If the Farmers' Market is to be held on days other than those stated above, the host of the Farmers' Market shall provide 3 weeks' notice to surrounding landowners notifying them of the alternative days.
- Hours of operation will typically be 1:00 pm-8:00 pm on Wednesday every week from May to September and monthly on Wednesdays or Saturdays 8:00 am-6:00 pm from October to May.

These Hours may vary and as such, the host of the Farmers' Market shall provide 3 weeks' notice to surrounding landowners notifying them of the alternative hours.

Administration notes these specific days and hours for the Farmers' Market may alleviate some concerns that adjacent/surrounding landowners may have with providing any number of deficient parking spaces on their site, as the hours for the Farmers' Market are mostly outside a typical business day.

As the Applicant also wishes to utilize the building for other events during non-Farmers' Market times (i.e. firearms training, general safety training, first-aid courses, non-profit community group meetings, birthday party bookings, obedience classes, etc.) the normal parking requirements of the Land Use Bylaw would apply. Administration confirms the 22 provided on-site parking stalls complies with the parking requirements of the Land Use Bylaw for any of these intended uses.

Landscaping

Landscaping is an important component for beautifying areas of the Town and promoting sustainable, aesthetically pleasing re-development. As the proposed Farmers' Market is a change of use for the subject parcel, it is subject to the requirements of Land Use Bylaw 2020/12/D. Section 3.19- Table 5 (Tree Planting Minimums) of the Land Use Bylaw requires a minimum of one tree per 400 square metres of gross parcel area. Based on an area of 1,633.99 square metres, this ratio equates to a minimum of four trees for the subject parcel.

Administration recognizes the difficulties with digging holes to plant trees on the parcel, due to the amount of asphalt. However, Administration accommodates these challenges by clarifying the trees may be provided in planter boxes in the regulations of the proposed DC-1 district.

For non-residential and multi-residential parcels, Section 3.18 of the Land Use Bylaw requires a minimum 1.8-meter-wide landscaped buffer along each public road right-of-way. While Administration respects that (except for two areas), the south side of Industrial Road between 50 Street and 52 Street consists of a limited landscaped buffer, recently adopted Land Use Bylaw 2020/12/D is an instrument that can be utilized by the Town to implement gradual and progressive improvement over time as re-development occurs in this area. Therefore, trees planted as part of the proposed use should generally face the parcel's frontage along Industrial Road. Administration identifies a small area for these plantings between parking stall 20 and parking stalls 14 through 16 along the front lot line of the subject parcel (**see Attachment 2- Site Plan**). Due to their broad base that may obstruct walkways and parking stalls, Section 3.19.d of the Land Use Bylaw prohibits evergreen trees planted in these areas. However, numerous types of deciduous plantings that strike a balance of providing visual amenity, not interfering with parking spaces and, provide for adequate sightlines are possible within this area.

If the Applicant is unable to comply with landscaping requirements of the proposed DC-1 district, Administration has included a wording which allows for alternative landscaping provisions at the direction of a qualified landscaping professional.

Additional Requirements

The additional requirements of the Land Use Bylaw regarding storage provision of garbage receptacles and so on apply to the subject parcel, whether it is used as a Farmers' Market or any of the other intended uses. Provision of waste receptacles on the subject parcel will be implemented through the conditions of a Development Permit.

2. BUDGET / GRANT / RESOURCE IMPLICATIONS:

N/A.

3. ALIGNMENT WITH LEGISLATION AND TOWN PLANS:

Type of Document	Yes ~ N/A ~ Partial	Comments
Provincial Acts / Regulations	Yes	<i>Alberta Public Health Act and Food Regulation Municipal Government Act (MGA) National Building Code, Alberta Edition Societies Act, Cooperatives Act</i>
Municipal Bylaws	Yes	Business Licence Bylaw 2008/15/D Community Standards Bylaw 2015/08/D Land Use Bylaw 2020/12/D
Municipal Development Plan	Yes	Section 2.8- Commercial/Light Industrial Areas, Map 4
Sustainability Vision 2019-2021	N/A	N/A
Town of Drayton Valley Strategic Plan 2019-2021	Yes	Goal One- Recovery in Drayton Valley Goal Three- A Sense of Community
Other Plans or Policies	Yes	Social Development Plan 2020-2024, A Community fulfilled with food that is accessible and secure for all (Page 15)

4. POTENTIAL MOTIONS:

A. That Council give Second Reading to proposed Direct Control One (DC-1) Commercial, Farmers' Market Bylaw 2021/06/D, as presented.

That Council give Third and Final Reading to proposed Direct Control One (DC-1) Commercial, Farmers' Market Bylaw 2021/06/D, as presented.

B. That Council give Second Reading to proposed Direct Control One (DC-1) Commercial, Farmers' Market Bylaw 2021/06/D with amendments to _____.

That Council give Third and Final Reading to proposed Direct Control One (DC-1) Commercial, Farmers' Market Bylaw 2021/06/D, as amended.

C. That Council table the Second Reading of proposed Direct Control One (DC-1) Commercial, Farmers' Market Bylaw 2021/06/D, to request further information from Administration in regard to: _____.




D. That Council decline to give Second Reading to proposed Direct Control One (DC-1) Commercial, Farmers' Market Bylaw 2021/06/D.

5. RECOMMENDATION

Administration recommends giving Second and Third Reading to proposed Direct Control One (DC-1) Commercial, Farmers' Market Bylaw 2021/06/D.

6. ATTACHMENTS:

- 1. Site Location and Zoning Map
- 2. Site Plan
- 3. Municipal Development Plan Map 4
- 4. May 13, 2021 Site Photos
- 5. 2015 Aerial Photo
- 6. Draft Bylaw 2021/06/D
- 7. Current Location Site Photos
- 8. Farmers' Market Access and Parking
- 9. Excerpt from Guide to Starting a Farmers' Market
- 10. Farmers' Market draft MOU and Landowner Letters

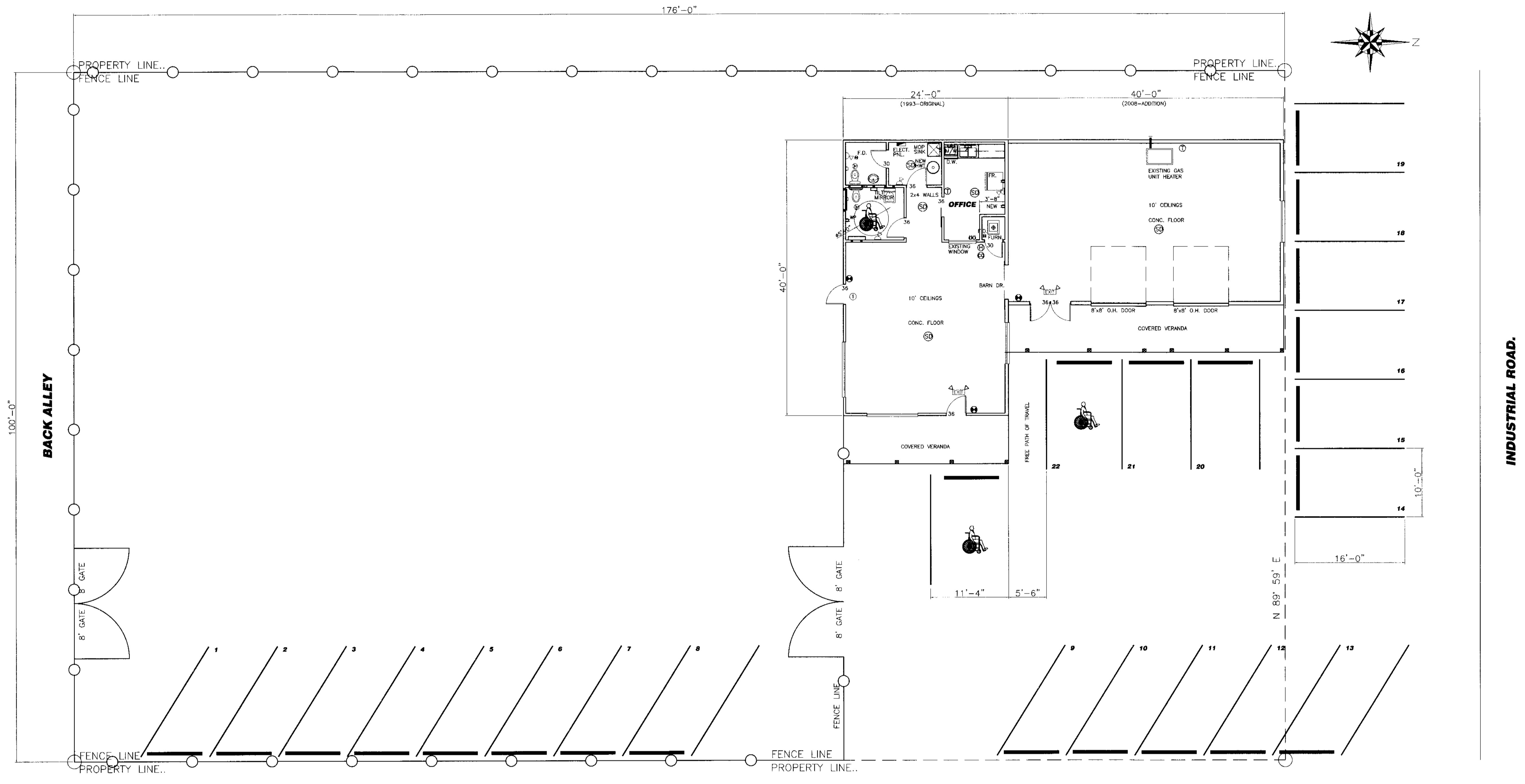
REPORT PREPARED BY:		REVIEWED BY:	
APPROVED BY:			

ATTACHMENT

..... @- O #° u@ V° V) :-\ V@8 MAP

ATTACHMENT 2

SITE PLAN



PROPOSED PARKING LAYOUT
SCALE : 3/16" = 1'-0"

"NEW" D.V. AGRICULTURAL SOCIETY
LOT : 5
BLOCK # : 11
PLAN # : 5935-HW
CIVIC ADDRESS : 5015 INDUSTRIAL ROAD.
DRAYTON VALLEY, ALBERTA

no.	description	revisions	date	checked

detail legend

	A	DETAIL NO.
	B	LOCATION DWG. NO.
	C	DETAIL DWG. NO.
DETAIL NUMBERS	TO	

seal

project
D.V. AGRICULTURAL SOCIETY
5015 INDUSTRIAL ROAD,
DRAYTON VALLEY, ALBERTA

drawing title
PROPOSED PARKING LAYOUT

scale AS SHOWN

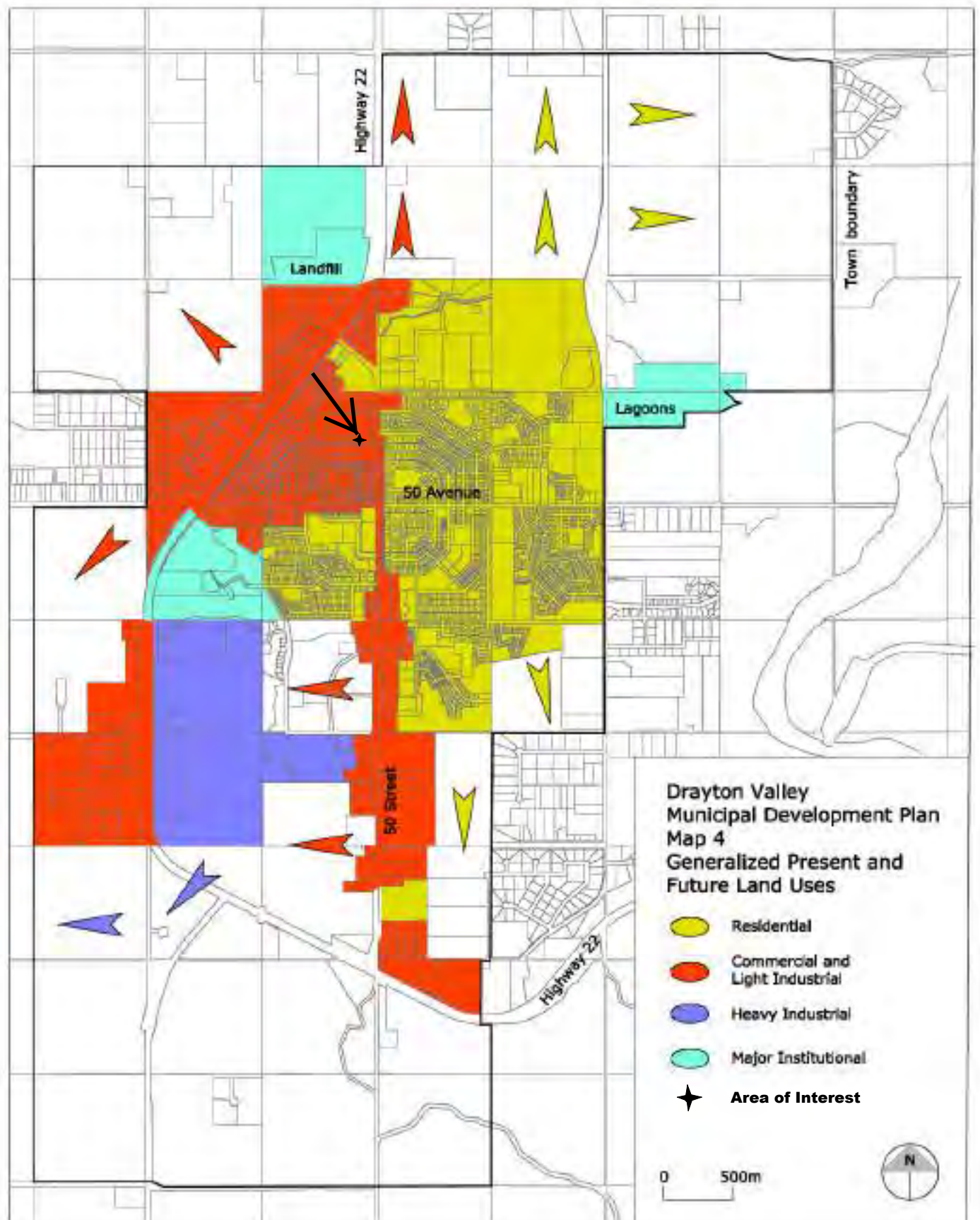
drawn by A. KELLY drawing no. **A-3**

reviewed by COLLEEN/HARVEY

date MAY 7 /21 project no. DV-AG

units AS SHOWN

ATTACHMENT 3
MUNICIPAL DEVELOPMENT PLAN- MAP 4



ATTACHMENT

o@- h=\ u\ 8k° h=o' hk\ h\ o-) 'Q #° u@ V



Subject parcel from opposite side of Industrial Road looking south



From the front of the subject parcel looking east along Industrial Road towards 50 Street



Storage container to the west of the building on the subject parcel



The gate at the rear of the subject parcel from the lane



From the subject parcel looking east along the lane towards 50 Street



From the subject parcel looking west along the lane towards 52 Street

ATTACHMENT 5

2015 AERIAL PHOTOGRAPH



ATTACHMENT 6

DRAFT BYLAW 2021/06/D



DRAFT BYLAW 2021/06/D

BYLAW NO. 2021/06/D

Name of Bylaw: Direct Control One (DC-1) Commercial, Farmers' Market

WHEREAS Council deems it necessary to amend Land Use Bylaw 2020/12/D by re-zoning the subject parcel from the existing Commercial, General (C-GEN) land use district to a newly created Direct Control, One (DC-1) land use district.

AND WHEREAS Council wishes to include a Farmers' Market as defined in Section 6- Glossary of Land Use Bylaw 2020/12/D as a Permitted Use in the newly created DC-1 land use district.

AND WHEREAS Council also wishes to include those land uses currently listed as Permitted Uses or Discretionary Uses in the Commercial, General (C-GEN) land use district in the new DC-1 land use district.

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, 2000:

TITLE

1. This Bylaw may be cited as the "Direct Control One (DC-1) Commercial, Farmers' Market of the Town of Drayton Valley".

PURPOSE

1. The purpose of this Bylaw is to provide flexibility by creating a new Direct Control (DC-1) land use district that includes a Farmers' Market, as defined in Section 6- Glossary, in addition to other land uses currently listed as Permitted Uses in the Commercial, General (C-GEN) land use district of Land Use Bylaw 2020/12/D at the subject property.
2. Land uses listed as Discretionary in the Commercial, General (C-GEN) land use district of Land Use Bylaw 2020/12/D are continued in this newly created DC-1 district at the subject property.
3. Pursuant to Section 641(3) of the Act, the power to approve applications for Development Permits may be delegated to a Development Officer or Senior Planner when the proposed use is consistent with the uses and standards set out below. The provisions of the newly created land use district known as Direct Control One (DC-1) shall be as provided in Appendix "A", Figure 7 attached hereto.

4. The land use designation of Lot 5, Block 11, Plan 5935HW (municipally known as 5015 Industrial Road), as shown in Appendix "A" attached hereto are changed from Commercial, General (C-GEN) to Direct Control One- (DC-1).

DRAFT

**Bylaw 2021/06/D
Appendix "A"**

"DC-1" DIRECT CONTROL, ONE- COMMERCIAL, FARMERS' MARKET

PURPOSE:

To provide flexibility by permitting a Farmers' Market, as defined in Section 6- Glossary, in addition to other land uses currently listed as Permitted Uses in the Commercial, General (C-GEN) land use district of Land Use Bylaw 2020/12/D at the subject property.

DEVELOPMENT PERMITS:

a) The Development Authority shall consider and decide upon Development Permit applications within this district. Notwithstanding section 5.4 (b) of Land Use Bylaw 2020/12/D, a Planning and Development Officer and Senior Planner can make decisions on Development applications for all permitted uses in this Direct Control One- (DC-1) District.

b) The Development Authority may grant a Variance for a Development Permit in accordance with Sections 2.10 through 2.17 of the Land Use Bylaw. Notwithstanding section 5.4 (b) of Land Use Bylaw 2020/12/D, a Planning and Development Officer and Senior Planner can make decisions on Development applications for all variances 30% or less in this Direct Control One- (DC-1) District.

AREA:

The Direct Control, One (DC-1) district applies to the parcel identified as Lot 5, Block 11, Plan 5935HW (municipally known as 5015 Industrial Road) and shown in **Figure 7- Direct Control, One (DC-1) 1 Land Use Location Map.**

**Figure 7-
Direct Control, One (DC-1) 1 Land Use Location Map**



PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Auction Market
Alcohol Production	Automotive Sales and Service
Animal Services Facility (Minor)	Cannabis Processing (Micro)
Establishment (Eating & Drinking/Entertainment)	Care Facility (Child/Large Group)
Farmers' Market	Communications Tower
Financial Institution	Establishment (Adult)
Government Services	Funeral Home
Hotel/Motel	Gas Station
Office	Industrial (Light)
Recreation (culture & Tourism)	Recreation (Public)
Recreation (Private)	Recycling Facility
Religious Assembly	Retail (Large/Shopping Centre)
Retail (Cannabis/Liquor/Small/General)	School
School (Trade)	Drive-Through
	Solar Panels (Wall Mounted)

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE: 0.16 hectares*

Parcel Width	Parcel Depth
30.0 m*	53.6 m*

*Minimum Parcel Size, Parcel width and Parcel Depth are those dimensions for the subject parcel that exist on the date this land use district comes into effect.

MAXIMUM BUILDING HEIGHT: 20.0 m**MINIMUM SETBACKS:**

MAIN BUILDING		
Front Yard	Side Yard	Rear Yard
8.0 m	3.0 m	5.0 m
ACCESSORY BUILDINGS		
Front Yard	Side Yard	Rear Yard
No Accessory Buildings Permitted in the Front Yard	1.0m	1.0m

NUMBER OF FARMERS' MARKET VENDORS: based on a maximum of 30 Market Vendors.

LANDSCAPING: The minimum number of trees provided within the confines of the subject parcel shall be one tree per 400 m² of gross parcel area, as per the requirements of Section 3.19 (Tree Planting) and Table 5 (Tree Planting Minimums) in Land Use Bylaw 2020/12/D.

Tree plantings shall generally face the frontage along Industrial Road and may be provided within planters on the property. If the Landscaping requirements cannot be adhered to because of the limitations of the subject parcel, alternative provisions may be provided at the direction of a qualified landscaping professional and to the satisfaction of the Development Authority. Otherwise, all other Landscaping requirements of Sections 3.18 through 3.25 of Land Use Bylaw 2020/12/D apply.

PARKING REQUIREMENTS:

Use	Required Parking Stalls
Farmers' Market	60 (based on a ratio of 2 per vendor, capped at 30 Market Vendors) *
All Other Uses	In accordance with Section 3.38 and Table 6-Parking Minimums of the Land Use Bylaw
Bicycle Parking Spaces	4 spaces

*The total number of required parking spaces include those provided on-site as well as the Town road allowance in front of the subject property. The remaining required parking spaces shall be secured through one/more communal parking agreements with surrounding and nearby landowner(s). The Town shall be notified if or when a parking agreement is amended or canceled by either party.

All other Parking regulations as stated in Sections 3.37-3.42, 3.43.i and 3.44-3.55, inclusive of Tables and Figures contained in these sections of the Land Use Bylaw apply.

DAYS AND HOURS OF OPERATION:

Hours of operation that generally apply to the Farmers' Market only:

- a) Wednesday and Saturday
 - i) If the Farmers' Market is to be held on days other than those stated above, the host of the Farmers' Market shall provide 3 weeks' notice to surrounding landowners notifying them of the alternative days.
- b) Hours of operation will typically be 1:00 pm-8:00 pm on Wednesday every week from May to September and monthly on Wednesdays or Saturdays 8:00 am-6:00 pm from October to May. These Hours may vary and as such, the host of the Farmers' Market shall provide 3 weeks' notice to surrounding landowners notifying them of the alternative hours.

No restrictions to days and hours of operation for other Permitted and Discretionary land uses in the DC-1 land use district.

ADDITIONAL REQUIREMENTS:

- a) Outdoor storage and display shall not be permitted except for a Farmers' Market and sidewalk sales,
- b) Garbage storage shall be confined to a designated area and shall not have an adverse affect on the use or circulation on the parcel or adjacent lands,
- c) Maximum of two shipping containers of up to 12m (40 ft) in length are permitted at the west side or to the rear sides of the main building. The exterior of the Shipping containers shall be reasonably maintained at the discretion of the Development Authority.
- d) Requirements of other authorities, as stated in Section 1.4 of the Land Use Bylaw apply.

EXCEPTIONS:

- a) Auction Markets exclude Livestock sales.

INTERPRETATION

1. Words used in the singular include the plural and vice-versa.
2. Words used in the present tense include the other tenses and derivative forms.

SEVERABILITY

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

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 18th day of August, 2021, A. D.

Public Hearing held this ____ day of _____, 2021, A. D.

Read a second time this ____ day of _____, 2021, A. D.

Read a third and final time this ____ day of _____, 2021, A. D.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

DRAFT

ATTACHMENT

o@- h=\ u\ 8k° h=o' #ykk-Vu'Q #° u@V



Eldorado School 50 Street Parking Lot looking south



Eldorado School 50 Avenue parking lot looking west towards Life Church

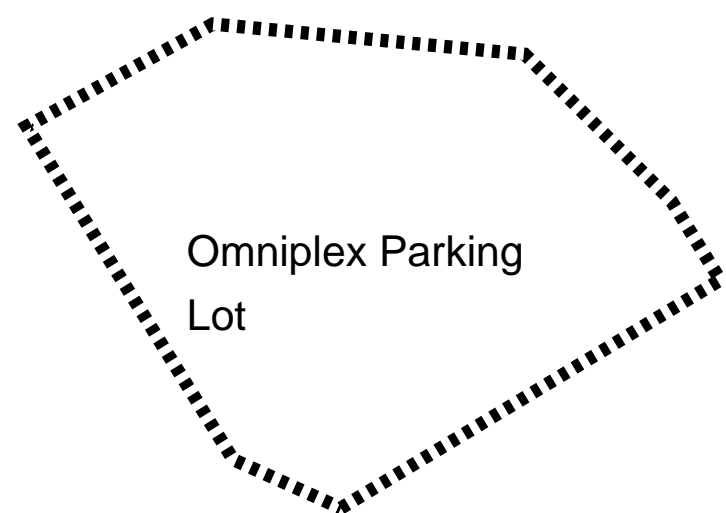


Food truck to the south of the Eldorado School 50 Avenue parking lot



Entrance of the Farmer's Market in the Life Church parking lot

ATTACHMENT 8
FARMERS' MARKET ACCESS AND PARKING



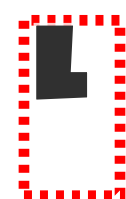
Occasional Location

Life Church/Eldorado



Current Location

Ag Society Office
5015 Industrial Road



Proposed New Location

ATTACHMENT

- Ekhu'7k\ U '8y@ - 'u\ 'ou' ku@8° '7° kU -ko 'U ° kMu'

Things to consider when selecting a site:

- **Size:** How many tables/stalls will the site accommodate? Is there room to increase the existing number of vendors? If your size is limited, is there a way to reconfigure the layout of the stalls to be able to increase the number of vendors? If your site is available year round, could you have some vendors set up outside during the summer months to allow for an increase in vendors during the busy season?
- **Centrality:** Is the site central to where your potential customers live, work and shop? If it isn't central, is there public transportation available so that customers who don't drive can still attend the market?
- **Transportation:** As noted above, some of your customers won't be able to drive so alternatives need to be available to them. For example, if seniors make up an important component of your target audience but the market is not within easy walking distance of where the seniors are located in your community, is it possible to rent a van each week to transport seniors to the market?
- **Parking:** Is there ample parking? The rule of thumb is two to three stalls per vendor. Is the parking lot paved, on grass or gravel and what impact will there be when it rains?
- **Surface cover/flooring:** If indoors, is the market on a cement surface, tile or hardwood? If the market is outside, is the surface paved, gravel, on grass, etc.? And what is the impact when it rains? Consult with Alberta Health Services for outdoor surfaces that are not recommended/viable for a farmers' market.
- **Water:** Potable water must be available for your vendors.
- **Restrooms:** Restrooms for vendors and customers must be available within the area.
- **Cost:** Is the facility provided by your sponsor at no cost or is there a weekly/seasonal fee or a long term lease? If the facility is available exclusively to your market year round, what else can you do with the building on off-market days in order to recoup some of your expenses?

Source: Alberta Agriculture and Forestry, Starting an Alberta Approved Farmer's Market (2018)

ATTACHMENT 10

FARMERS' MARKET MOU AND LANDOWNER LETTERS

Memorandum of Understanding

Memorandum of Understanding

Between

(Add Business name HERE)

And

Drayton Valley & District Agricultural Society

(Herein referred to as DV Ag Society)

This Memorandum of Understanding (MOU) sets the terms and understanding between The BUSINESS and the DV & District Ag Society to utilize (# of parking spaces) for the Drayton Valley Farmers' Market on Wednesdays weekly from May to September from 1:00 pm-8:00 pm and monthly Wednesdays OR Saturdays 8:00 am-6:00 pm from October to May.

Background

The Drayton Valley & District Agricultural Society has purchased the building and land at 5015 Industrial Rd to house the Drayton Valley Agricultural Society office and meeting room as well as the weekly market. The building should be opening in August of 2021. The DC-1 zoning allows for multiple uses out of this location and requests for additional parking agreements with surrounding business is a condition of the Town of Drayton Valley. The Ag Society is in need of 30 offsite parking spots for its vendors in order to accommodate more spaces for the public onsite and to find an additional 30 parking stalls for public use overflow.

Purpose

This MOU will allow a clear understanding of the arrangement between the BUSINESS and the Drayton Valley & District Agricultural Society. The goal is to give vendors, staff, volunteers and public places to park near the location without congesting the available parking spaces on site at 5015 Industrial Rd.

- The Agricultural Society will provide a map of the area to be used by vendors and staff that does not conflict with the public parking normally used by the BUSINESS customers.
- They will maintain adequate insurance for their event and will include the BUSINESS as additional named insured if required.
- Signage may be provided for participating businesses in areas where parking is NOT permitted to reduce disruption.
- The Drayton Valley & District Agricultural Society is a Not For Profit organization that depends on volunteerism and donations, grants and the income from Farmers' Market and events of this sort to operate in the community. This MOU understands that this is an IN KIND shared use of space and that no money will be transferred by or to either party.

Duration

This MOU is at-will and may be modified by mutual consent of authorized officials from The Business and the Drayton Valley & District Agricultural Society. This MOU shall become effective upon signature by the authorized officials and will remain in effect until modified or terminated by any one of the partners by mutual consent.

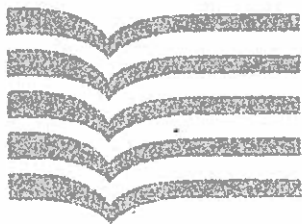
Contact Information

The Business
Contact person:
Address:
Telephone: 780-
E-mail:

Drayton Valley & District Agricultural Society
Harvey Miller, President
Box 6985 Drayton Valley, T7A 1S3
Telephone: 780-898-5351
E-mail: dvagsocietyinfo@gmail.com

_____ Date:
(Signature)
(The BUSINESS)

_____ Date:
(Signature)
(Harvey Miller, Drayton Valley & District Agricultural Society, President)



DRAYTON VALLEY & DISTRICT AGRICULTURAL SOCIETY

Box 7257
Drayton Valley Alberta
T7A 1S5

May 25, 2021

Regarding: Events PARKING for Drayton Valley & District Agricultural Society

Hello Neighbours!!

The Drayton Valley & District Agricultural Society would like to ask permission to utilize parking in front of your business during weekly or monthly Farmer's Market operations seasonally.

The Farmers Market currently runs Wednesdays from 4:00 pm-7:00 pm from May to October. During the Off-Season we may have monthly Saturday Markets but they would be much smaller than the high season and would be during the day between 10:00 am-3:00 pm. Christmas markets would still be at Omniplex/Mackenzie Centre.

We understand that there will be some inconvenience to surrounding businesses if there are public parking in your business spaces. We would hope you could look at the positives instead of negatives and think of ways to advertise your business or service to the people parking in your space for the short period of time there is a conflict. We often attract 300-500 people in the 3 hours we are open and the mix seems to be half town and half County with a few from further away in summer months. This is great exposure and could translate into new customers.

We are also looking for off site reserved spaces for market vendors. They would be arriving about 2:00 pm and leaving about 7:10 pm. If you have spaces to donate for the 30 people needing them, please let us know.

Thank you for considering our request. Please contact Harvey Miller (President) at 780-898-5351 or Colleen Schoeninger through email at _____ with any questions you may have.

If you have no questions and are not opposed to the market setting up in the neighbourhood, please sign your name and business and contact at the bottom of the page and we will submit on your behalf.

Concerns can be directed to Ag President or Matt at Town of Drayton Valley Planning Department.

Sincerely,

Drayton Valley Agricultural Society

Bald Eagle Plumbing + Heating
no concern

May 26/21

Bruce Burdeleau



DRAYTON VALLEY
DISTRICT
AGRICULTURAL SOCIETY

Box 7257
Drayton Valley Alberta
T7A 1S5

May 25, 2021

Regarding: Events PARKING for Drayton Valley & District Agricultural Society

Hello Neighbours!!

The Drayton Valley & District Agricultural Society would like to ask permission to utilize parking in front of your business during weekly or monthly Farmer's Market operations seasonally.

The Farmers Market currently runs Wednesdays from 4:00 pm-7:00 pm from May to October. During the Off-Season we may have monthly Saturday Markets but they would be much smaller than the high season and would be during the day between 10:00 am-3:00 pm. Christmas markets would still be at Omniplex/Mackenzie Centre.

We understand that there will be some inconvenience to surrounding businesses if there are public parking in your business spaces. We would hope you could look at the positives instead of negatives and think of ways to advertise your business or service to the people parking in your space for the short period of time there is a conflict. We often attract 300-500 people in the 3 hours we are open and the mix seems to be half town and half County with a few from further away in summer months. This is great exposure and could translate into new customers.

We are also looking for off site reserved spaces for market vendors. They would be arriving about 2:00 pm and leaving about 7:10 pm. If you have spaces to donate for the 30 people needing them, please let us know.

Thank you for considering our request. Please contact Harvey Miller (President) at 780-898-5351 or Colleen Schoeninger through email at _____ with any questions you may have.

If you have no questions and are not opposed to the market setting up in the neighbourhood, please sign your name and business and contact at the bottom of the page and we will submit on your behalf.

Concerns can be directed to Ag President or Matt at Town of Drayton Valley Planning Department.

Sincerely,

Drayton Valley Agricultural Society

Home Away Inn

Daily / Weekly / Monthly Stay Hotel

www.TheHomeAway.com

Toll Free 1-(866)-927-0220

TEL 780-542-4255

FAX 780-800-6990

HomeAwayInn.DV@gmail.com



5208 Industrial Road
Drayton Valley
Alberta. T7A 1R6

DRAYTON VALLEY DISTRICT AGRICULTURAL SOCIETY

Box 7257
Drayton Valley Alberta
T7A 1S5

May 25, 2021

Regarding: Events PARKING for Drayton Valley & District Agricultural Society

Hello Neighbours!!

The Drayton Valley & District Agricultural Society would like to ask permission to utilize parking in front of your business during weekly or monthly Farmer's Market operations seasonally.

The Farmers Market currently runs Wednesdays from 4:00 pm-7:00 pm from May to October. During the Off-Season we may have monthly Saturday Markets but they would be much smaller than the high season and would be during the day between 10:00 am-3:00 pm. Christmas markets would still be at Omniplex/Mackenzie Centre.

We understand that there will be some inconvenience to surrounding businesses if there are public parking in your business spaces. We would hope you could look at the positives instead of negatives and think of ways to advertise your business or service to the people parking in your space for the short period of time there is a conflict. We often attract 300-500 people in the 3 hours we are open and the mix seems to be half town and half County with a few from further away in summer months. This is great exposure and could translate into new customers.

We are also looking for off site reserved spaces for market vendors. They would be arriving about 2:00 pm and leaving about 7:10 pm. If you have spaces to donate for the 30 people needing them, please let us know.

Thank you for considering our request. Please contact Harvey Miller (President) at 780-898-5351 or Colleen Schoeninger through email at _____ with any questions you may have.

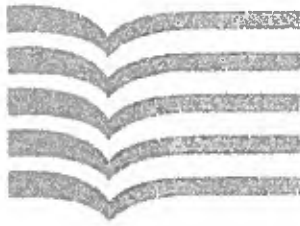
If you have no questions and are not opposed to the market setting up in the neighbourhood, please sign your name and business and contact at the bottom of the page and we will submit on your behalf.

Concerns can be directed to Ag President or Matt at Town of Drayton Valley Planning Department.

Sincerely,

Drayton Valley Agricultural Society

No
concerns.



DRAYTON VALLEY & DISTRICT AGRICULTURAL SOCIETY

Box 7257
Drayton Valley Alberta
T7A 1S5

May 25, 2021

Regarding: Events PARKING for Drayton Valley & District Agricultural Society

Hello Neighbours!!

The Drayton Valley & District Agricultural Society would like to ask permission to utilize parking in front of your business during weekly or monthly Farmer's Market operations seasonally.

The Farmers Market currently runs Wednesdays from 4:00 pm-7:00 pm from May to October. During the Off-Season we may have monthly Saturday Markets but they would be much smaller than the high season and would be during the day between 10:00 am-3:00 pm. Christmas markets would still be at Omniplex/Mackenzie Centre.

We understand that there will be some inconvenience to surrounding businesses if there are public parking in your business spaces. We would hope you could look at the positives instead of negatives and

vice to the people parking in your space for the short act 300-500 people in the 3 hours we are open and the h a few from further away in summer months. This is istomers.

s for market vendors. They would be arriving about 2:00 ces to donate for the 30 people needing them, please let

contact Harvey Miller (President) at 780-898-5351 or with any questions you may have.

If you have no questions and are not opposed to the market setting up in the neighbourhood, please sign your name and business and contact at the bottom of the page and we will submit on your behalf.

Concerns can be directed to Ag President or Matt at Town of Drayton Valley Planning Department.


Sincerely,

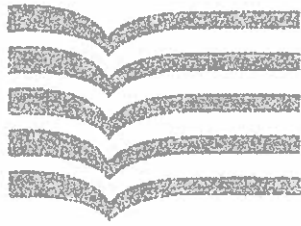
Drayton Valley Agricultural Society



Dean Gabrielson
Operations Administration Manager

(780) 542-3096 Box 7866
dgabrielson@keystonefieldeng.com 5014 Industrial Road
www.keystonefieldeng.com Drayton Valley, AB T7A 1S9

no concerns 



DRAYTON VALLEY & DISTRICT AGRICULTURAL SOCIETY

Box 7257
Drayton Valley Alberta
T7A 1S5

May 25, 2021

Regarding: Events PARKING for Drayton Valley & District Agricultural Society

Hello Neighbours!!

The Drayton Valley & District Agricultural Society would like to ask permission to utilize parking in front of your business during weekly or monthly Farmer's Market operations seasonally.

The Farmers Market currently runs Wednesdays from 4:00 pm-7:00 pm from May to October. During the Off-Season we may have monthly Saturday Markets but they would be much smaller than the high season and would be during the day between 10:00 am-3:00 pm. Christmas markets would still be at Omniplex/Mackenzie Centre.

We understand that there will be some inconvenience to surrounding businesses if there are public parking in your business spaces. We would hope you could look at the positives instead of negatives and think of ways to advertise your business or service to the people parking in your space for the short period of time there is a conflict. We often attract 300-500 people in the 3 hours we are open and the mix seems to be half town and half County with a few from further away in summer months. This is great exposure and could translate into new customers.

We are also looking for off site reserved spaces for market vendors. They would be arriving about 2:00 pm and leaving about 7:10 pm. If you have spaces to donate for the 30 people needing them, please let us know.

Thank you for considering our request. Please contact Harvey Miller (President) at 780-898-5351 or Colleen Schoeninger through email at _____ with any questions you may have.

If you have no questions and are not opposed to the market setting up in the neighbourhood, please sign your name and business and contact at the bottom of the page and we will submit on your behalf.

Concerns can be directed to Ag President or Matt at Town of Drayton Valley Planning Department.

Sincerely,

Drayton Valley Agricultural Society
TRACY Petro Canada Bulk
Office - 780 542-4360.

please put up sandwich board saying no event parking because of card lock - semi activity.

MIXERS
Liquor Store



Frank & Clara
Owners/Operators

Store: 780-542-7595
Cell: 780-722-5418
Fax: 780-542-5094

5236 - 50 Street
Drayton Valley, AB
frank_cho@hotmail.com

**DRAYTON VALLEY
DISTRICT
AGRICULTURAL SOCIETY**

Box 7257
Drayton Valley Alberta
T7A 1S5

May 25, 2021

Regarding: Events PARKING for Drayton Valley & District Agricultural Society

Hello Neighbours!!

The Drayton Valley & District Agricultural Society would like to ask permission to utilize parking in front of your business during weekly or monthly Farmer's Market operations seasonally.

The Farmers Market currently runs Wednesdays from 4:00 pm-7:00 pm from May to October. During the Off-Season we may have monthly Saturday Markets but they would be much smaller than the high season and would be during the day between 10:00 am-3:00 pm. Christmas markets would still be at Omniplex/Mackenzie Centre.

We understand that there will be some inconvenience to surrounding businesses if there are public parking in your business spaces. We would hope you could look at the positives instead of negatives and think of ways to advertise your business or service to the people parking in your space for the short period of time there is a conflict. We often attract 300-500 people in the 3 hours we are open and the mix seems to be half town and half County with a few from further away in summer months. This is great exposure and could translate into new customers.

We are also looking for off site reserved spaces for market vendors. They would be arriving about 2:00 pm and leaving about 7:10 pm. If you have spaces to donate for the 30 people needing them, please let us know.

Thank you for considering our request. Please contact Harvey Miller (President) at 780-898-5351 or Colleen Schoeninger through email at _____ with any questions you may have.

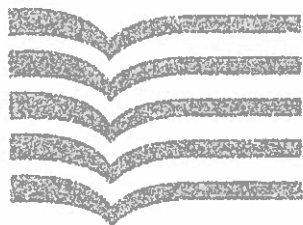
If you have no questions and are not opposed to the market setting up in the neighbourhood, please sign your name and business and contact at the bottom of the page and we will submit on your behalf.

Concerns can be directed to Ag President or Matt at Town of Drayton Valley Planning Department.

Sincerely,

Drayton Valley Agricultural Society

once a month Saturday is fine
weekly Wednesday is more of an issue
we do it have much parking.
Please send yearly calendar of dates.



DRAYTON VALLEY & DISTRICT AGRICULTURAL SOCIETY

Box 7257
Drayton Valley Alberta
T7A 1S5

May 25, 2021

Regarding: Events PARKING for Drayton Valley & District Agricultural Society

Hello Neighbours!!

The Drayton Valley & District Agricultural Society would like to ask permission to utilize parking in front of your business during weekly or monthly Farmer's Market operations seasonally.

The Farmers Market currently runs Wednesdays from 4:00 pm-7:00 pm from May to October. During the Off-Season we may have monthly Saturday Markets but they would be much smaller than the high season and would be during the day between 10:00 am-3:00 pm. Christmas markets would still be at Omniplex/Mackenzie Centre.

We understand that there will be some inconvenience to surrounding businesses if there are public parking in your business spaces. We would hope you could look at the positives instead of negatives and think of ways to advertise your business or service to the people parking in your space for the short period of time there is a conflict. We often attract 300-500 people in the 3 hours we are open and the mix seems to be half town and half County with a few from further away in summer months. This is great exposure and could translate into new customers.

We are also looking for off site reserved spaces for market vendors. They would be arriving about 2:00 pm and leaving about 7:10 pm. If you have spaces to donate for the 30 people needing them, please let us know.

Thank you for considering our request. Please contact Harvey Miller (President) at 780-898-5351 or Colleen Schoeninger through email at _____ with any questions you may have.

If you have no questions and are not opposed to the market setting up in the neighbourhood, please sign your name and business and contact at the bottom of the page and we will submit on your behalf.

Concerns can be directed to Ag President or Matt at Town of Drayton Valley Planning Department.

Sincerely,

Drayton Valley Agricultural Society

Beck *Harvey Miller* *Colleen Schoeninger*

TOWN OF DRAYTON VALLEY REQUEST FOR DECISION

SUBJECT:	Discretionary Use & Variance at 5733 50 Ave (Lot 3; Block 32; Plan 6327HW) - Development Permit Application DV21-042
MEETING:	September 15, 2021 Regular Meeting of Council
PRESENTED BY:	Lowani Mubanga Planning and Development Officer

1. PROPOSAL AND BACKGROUND:

The Town of Drayton Valley received a Development Permit application for a Commercial Plaza (Galaxy Plaza), defined in Land Use Bylaw 2020/12/D as ‘Retail (Shopping Centre)’, with a Drive-Through at the above-noted address. The subject parcel is shown in the enclosed Zoning Map (see **Attachment 1**) and Immediate Context Map (see **Attachment 2**). The proposed development is shown in the enclosed Development Drawings (see **Attachment 3**). Landowners within 100 metres of the parcel that is subject to this application were notified in accordance with Section 2.10 of Land Use Bylaw 2020/12/D and Development Notices to the Public Policy PD-04-08.

The subject parcel is located within the C-GEN (Commercial, General District) of Land Use Bylaw 2020/12/D in which ‘Retail (Shopping Centre)’ is listed as discretionary. The proposed Drive-Through, which sometimes comes with such types of development, is also listed as discretionary. In accordance with Section 2.10 of Land Use Bylaw 2020/12/D, decisions for discretionary uses are made by the Municipal Planning Commission (MPC)/Town Council.

Retail (Shopping Centre) is defined in Land Use Bylaw 2020/12/D as “a use where commercial establishments are grouped on a site planned, developed, and managed as a single unit with on-site parking provided. Typical development includes a strip mall, power centre or shopping mall”. The 576.5m² plaza will have 4 commercial spaces, 1 of which is proposed to be a liquor store and another to be a cannabis retail store. There are no current proposed uses for the other 2 spaces.

A Drive-Through is defined in Land Use Bylaw 2020/12/D as “a use where services are provided to patrons who are in a motor vehicle. This use will always be approved with another use such as Establishment (Eating and Drinking) or financial institution”. The Drive-Through will straddle the principal building on the south, east and north sides and will specifically be for liquor store use. The subject property (see **Attachment 4-Site Photographs**) is currently vacant and is adjacent to another Drive-Through on the south-west corner of the parcel immediately west.

Additionally, the applicant is applying for a Variance of less than 30% to permit a cannabis retail store to be located within 200 metres of another cannabis retail store. A Variance can be described as a deviation from a set of rules a municipality applies to land use and land development. It is within the powers of Administration to make a decision on Variances less than 30%. However, in this instance, the Variance is also decided by MPC/Town Council, due to the Discretionary Use (drive-through) aspect of the application. The applicant notes that allowing the cannabis store will help offset the losses in revenue incurred as a result of reduced activity (current pandemic) and volatile fuel prices at the adjacent fuel station which is also owned by the same company.

Furthermore, the applicant adds that the project can only proceed if the cannabis store is approved as this is the anchor tenant for the development.

The application was circulated to other Town departments and external stakeholders for comments and recommendations as this application covers multiple areas outside of planning and development. There were no concerns received from other Town departments or external stakeholders. The subject parcel is quite narrow and as such, the Applicant was required by the Town to revise the proposed site plan to one that ensures optimal site layout to ensure safe onsite traffic flow, that potential queuing problems and bottlenecks are mitigated as reasonably as possible and to demonstrate how vehicles would maneuver safely to ensure smooth traffic flow.

MUNICIPAL DEVELOPMENT PLAN 2012/27/D:

The subject parcel is located within the Commercial and Light Industrial Area of the Municipal Development Plan (**See Attachment 5- Municipal Development Plan, Map 4**).

Section 2.8 of the Municipal Development Plan (MDP) states,

"the lines between commercial and minor industrial operations can often be blurred, but the two activities are so often complementary in Drayton Valley as to be one entity. It can also be argued that most of the commercial activity which occurs in the community is a function of industry and many commercial enterprises might be better described as "industrial support. Planning for such a mix can be a balancing act. For the most part, the restaurants, hotels, professional services and other commercial activities coexist happily beside the auto repair, storage yards and car washes of the industrial sector. The negative impact that one activity might have on another is mitigated by their interdependence."

Based on the wording of Section 2.8 above, the proposed Shopping Centre and Drive-Through fall within this purview of "Industrial Support". More specifically, the surrounding uses are similar and/or are complementary and thus, provide for a mix of uses that coexist harmoniously due to their interdependence. The development will offer the community, amongst other things, a wider variety in shopping options, employment opportunities, a wider commercial tax base, will help stimulate the local economy and boost investor confidence.

LAND USE BYLAW 2020/12/D:

As mentioned earlier, the subject property is located in the C-GEN (Commercial, General District) of Land Use Bylaw 2020/12/D. Retail Shopping Centre and Drive-Through are discretionary in the C-GEN (Commercial, General District) meaning a decision on the application is at the discretion of the Municipal Planning Commission (MPC)/Town Council. Discretionary uses are those uses that are not typically appropriate for all land use districts but because of specific circumstances such as location and impact, they may be deemed suitable for the subject property. Additionally, due to their perceived impacts on surrounding land uses, Discretionary Uses require the exercise of judgment or deliberation from the approval authority (in this case, MPC). Discretionary Use applications require further scrutiny to determine appropriateness of a use depending on the specifics of a given application and its accompanying circumstances.

The location of the proposed development, coupled with the variance requested aligns with some of the following criteria as per Section 2.14.b of Land Use Bylaw 2020/12/D:

- 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.

The intent of the 200 metre distance requirement could be interpreted as a way to limit potential clusters of cannabis retail stores in areas like the downtown where parcels are more compact. These clusters could potentially be perceived negatively by the public. However, an argument can be made as to why this requirement exists for cannabis retail and not other businesses such as liquor stores, or even fast-food restaurants. Perhaps the 200 metre restriction for the location of a cannabis retail store from another could be from the edge of one building to another as opposed to the property line for areas with larger parcels or could be eliminated altogether. This may have to be a wider discussion in the near future. Administration supports the proposed development and is of the opinion that the development is appropriate for the noted location. The development also meets part of the criteria listed above that must be considered when evaluating a Variance, in accordance with Section 2.14 of Land Use Bylaw 2020/12/D.

2. BUDGET / GRANT / RESOURCE IMPLICATIONS:

All registered landowners within 100 metres of the subject property were mailed a notice of this Council Meeting as per Section 2.10 of Land Use Bylaw 2020/12/D. A notice was also advertised on the Town's website and Facebook page.

3. ALIGNMENT WITH LEGISLATION AND TOWN PLANS:

Type of Document	Yes ~ N/A ~ Partial	Comments
Provincial Acts / Regulations	Yes	<i>Municipal Government Act</i> , Sections 230 and 606 (establish the requirements for sending notifications of public hearings) Part 17 (contains the several sections related to municipal and regional land use planning matters), Divisions 4 and 5 (statutory plans and Land Use Bylaw),

		<p>Section 650 (Development Permit conditions), Division 10 (appeals)</p> <p>Alberta Fire Code, the fire safety-related requirements for this specific land use are administered/ enforced by Drayton Valley/Brazeau County Fire Services and will be determined during a fire safety inspection imposed as a condition of the Development Permit</p> <p><i>Gaming, Liquor and Cannabis Act.</i></p>
Municipal Bylaws	Yes	<p>Town of Drayton Valley Land Use Bylaw 2020/12/D, Sections 1.12 (establishing Council as Development Authority for Discretionary Uses), 2.10 (requires that landowners within 100 meters of a subject property are notified of applications for Discretionary Use Development Permits and a notice published to the Town website prior to and after a decision), 2.12 (requires that the applicant is notified of a decision the same day it is made and the decision is advertised on the Town website), 2.11 (ability to approve a Development with or without conditions or refuse a Development Permit with reasons) , 2.14 (recommended criteria for evaluating a Variance), 4.5 (Drive-Through Regulations) and 6 (Glossary), 4.10 Retail (Cannabis) – General/Site Requirements, 4.11 Retail Liquor – General/Site Requirements.</p>
Municipal Development Plan	Yes	<p>Map 4 (Attachment 5) - Identifies the subject property located within the Commercial & Light Industrial Area of Town.</p> <p>Section 2.8 (Commercial and Light Industrial policies).</p>
Sustainability Vision 2019-2021	N/A	None
Town of Drayton Valley Strategic Plan 2019-2021	Yes	<p>Goal One (Recovery) - Approval of this Development Permit would facilitate the creation of employment and further diversify the economy to help achieve economic resiliency. Given current economic conditions, the proposed use presents the Applicant an opportunity to create an avenue that helps stimulate the local economy while realizing revenue.</p>

Other Plans or Policies	Yes	PD-04-08- Development Notices to the Public Policy- requires that landowners within 60 meters of a subject property are notified of applications for Discretionary Use Development Permits.
-------------------------	-----	---

4. POTENTIAL MOTIONS:




- A. That Council approves Development Permit DV21-042 with the recommended conditions (**see Attachment 6 - Draft DV21-042**).
- B. That Council approves Development Permit DV21-042 but deny the Variance (require the applicant to conform with regulations as per Land Use Bylaw 2020/12/D) with the recommended conditions (**see Attachment 6 - Draft DV21-042**).
- C. That Council refuses Development Permit DV21-042, with the following reason(s): _____.

5. RECOMMENDATION

Administration recommends Council approve Development Permit DV21-042 with conditions.

6. ATTACHMENTS:

- 1. Zoning Map
- 2. Immediate Context Map
- 3. Proposed Development Drawings
- 4. Site Photographs
- 5. Municipal Development Plan- Map 4
- 6. Draft Development Permit DV21-042

REPORT PREPARED BY: Lowani Mubanga		REVIEWED BY:	
APPROVED BY:			







ATTACHMENT

..... @- O #° u@ V° V) :-\ V@8 MAP



**Town of Drayton Valley
Zoning Map
August 2021**

Legend

-  Area of Interest
-  C-GEN Commercial, General District
-  DC Direct Control District
-  R-SML Residential, Small Parcel District
-  S-COM Special, Community Services District
-  S-PRK Special, Parks and Recreation District



This map is for advisory purposes only and does not replace a legal land survey. It is based on data sources deemed reliable but the Town of Drayton Valley is not responsible for errors or omissions.

ATTACHMENT 2

IMMEDIATE CONTEXT MAP

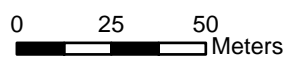


Town of Drayton Valley

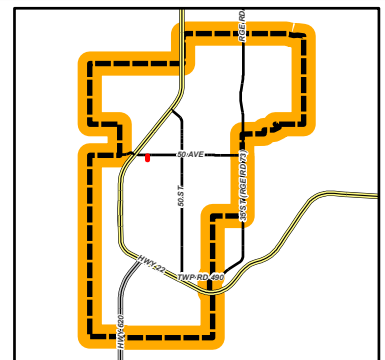
August 2021

Legend

- Area of Interest
- Parcels
- Parks

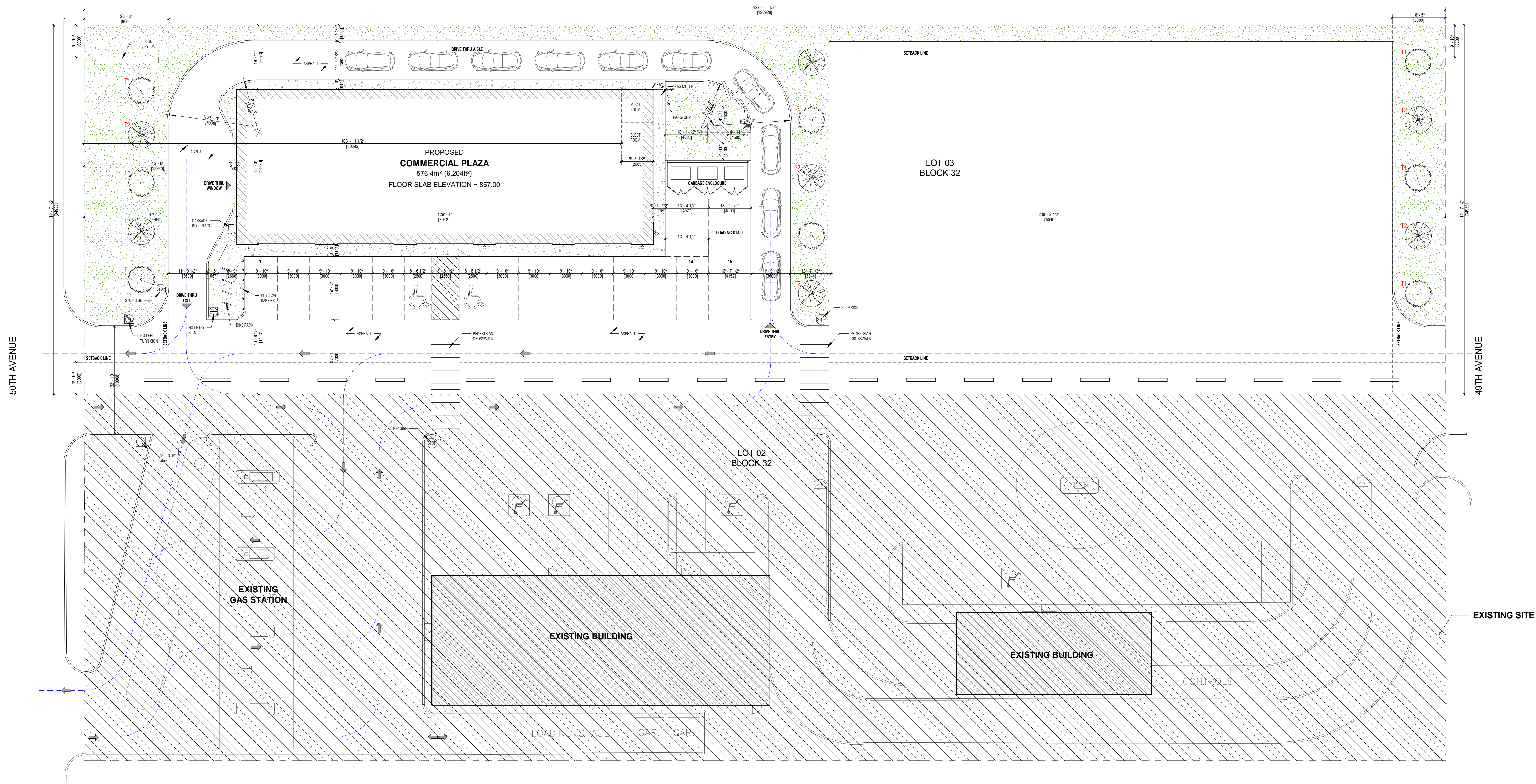


This map is for advisory purposes only and does not replace a legal land survey. It is based on data sources deemed reliable but the Town of Drayton Valley is not responsible for errors or omissions.



ATTACHMENT 3

DEVELOPMENT DRAWINGS



Project No.:
21-024
Project Title:
GALAXY PLAZA - DRAYTON VALLEY

Project Address:
**5733 50 AVENUE
DRAYTON VALLEY, AB. T7A 1J9**

Notes:
1. This drawing is the sole property of FarMor Architecture and shall not be reproduced or used in any way without written permission by the above.
2. Read all dimensions, do not scale from drawing.
3. Verify all dimensions and datum prior to construction start and any/all errors, omissions and/or discrepancies are to be reported immediately.

Issued for:
DEVELOPMENT PERMIT

Date:
16 AUGUST 2021

Revisions:

SITE PLAN
1/16" = 1'-0"

NOTE:
PLEASE SEE SITE GRADING PLAN FOR ELEVATIONS

LEGEND

- PROPERTY LINE
- == CURB
- ▬ BUILDING OUTLINE
- EXTERIOR LIGHT FIXTURE

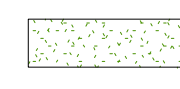
LANDSCAPING LEGEND



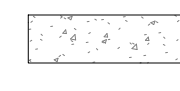
T1
COMMON NAME: SIBERIAN LARCH
SPECIES NAME: *LARIX SIBIRICA*
PLANT TYPE: CONIFEROUS
QUANTITY: 8



T2
COMMON NAME: IVORY SILK JAPANESE LILAC
SPECIES NAME: *SYRINGA RETICULATE*
PLANT TYPE: DECIDUOUS
QUANTITY: 7



SOD



CONCRETE SIDEWALK

DEVELOPMENT INFORMATION:

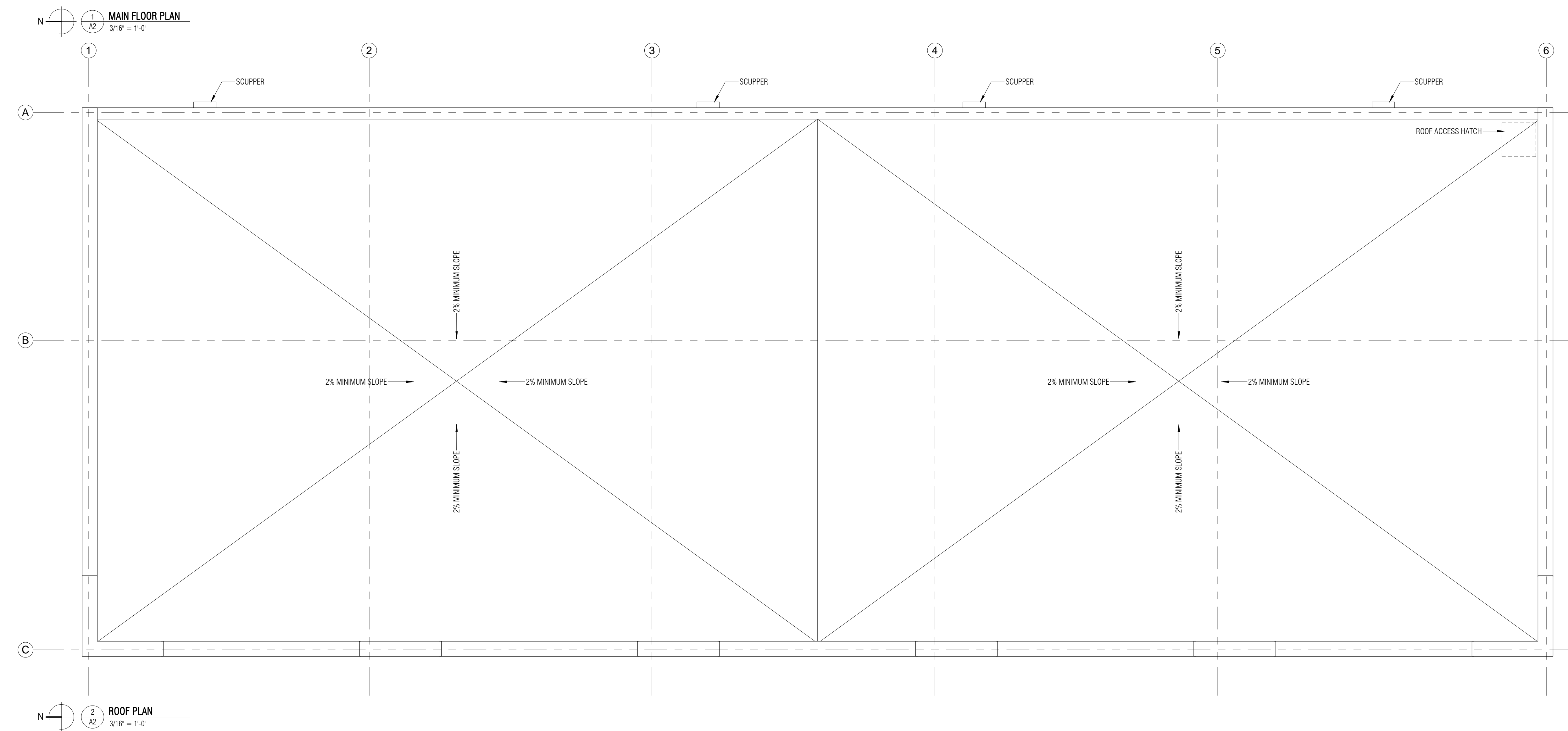
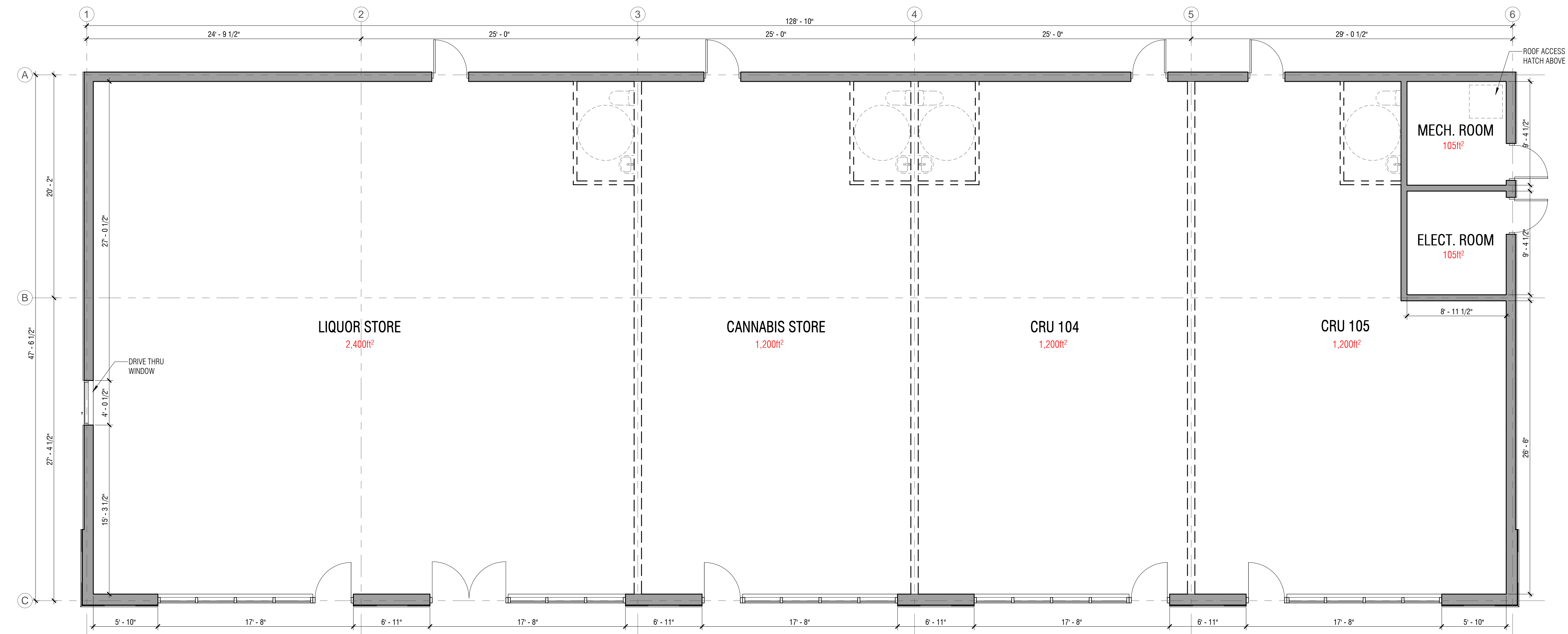
PROJECT TITLE	- GALAXY PLAZA - DRAYTON VALLEY
LEGAL DESCRIPTION	- LOT 3; BLOCK 32; PLAN 6327HW
MUNICIPAL ADDRESS	- 5733 50TH AVENUE DRAYTON VALLEY, AB. T7A 1J9
LAND USE DESIGNATION	- C-GEN: COMMERCIAL GENERAL DISTRICT
ZONING BYLAW	- TOWN OF DRAYTON VALLEY LAND USE BYLAW 2020-12-D
PERMITTED USE	- COMMERCIAL
PROPOSED USE	- COMMERCIAL
PARCEL AREA	- 4,480m ² (48,221.5ft ²)
BUILDING AREA	- 576.4m ² (6,204ft ²)
FLOOR AREA RATIO	- 0.12
PARKING STALLS	- REQUIRED: 2 STALLS PER 100.0m ² PROVIDED: 15 STALLS (12 REGULAR + 2 HANDICAP + 1 LOADING STALL)
FRONT SETBACK	- 8.0m
REAR SETBACK	- 8.0m
SIDE SETBACK	- 3.0m
BUILDING HEIGHT	- 5.5m
TREE PLANTING	- REQUIRED: 11 TREES (1 PER 400.0m ² GROSS PARCEL AREA) PROVIDED: 15 TREES

Drawing:
SITE PLAN

Key Plan:

Sheet No.:

A1



Project No.:
21-024

Project Title:
GALAXY PLAZA - DRAYTON VALLEY

Project Address:
**5733 50 AVENUE
 DRAYTON VALLEY, AB. T7A 1J9**

- Notes:**
1. This drawing is the sole property of FarMor Architecture and shall not be reproduced or used in any way without written permission by the above.
 2. Read all dimensions, do not scale from drawing.
 3. Verify all dimensions and datum prior to construction start and any/all errors, omissions and/or discrepancies are to be reported immediately.

Issued for:
REVIEW

Date:
8 JULY 2021

Revisions:

1. ISSUED FOR REVIEW	8 JULY 21

Drawing:
FLOOR PLAN, SCHEDULES

Key Plan:

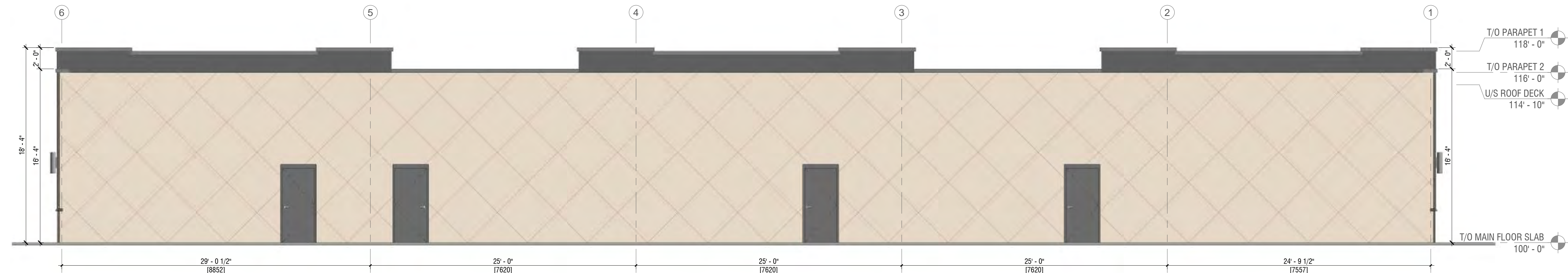
Sheet No.:

A2

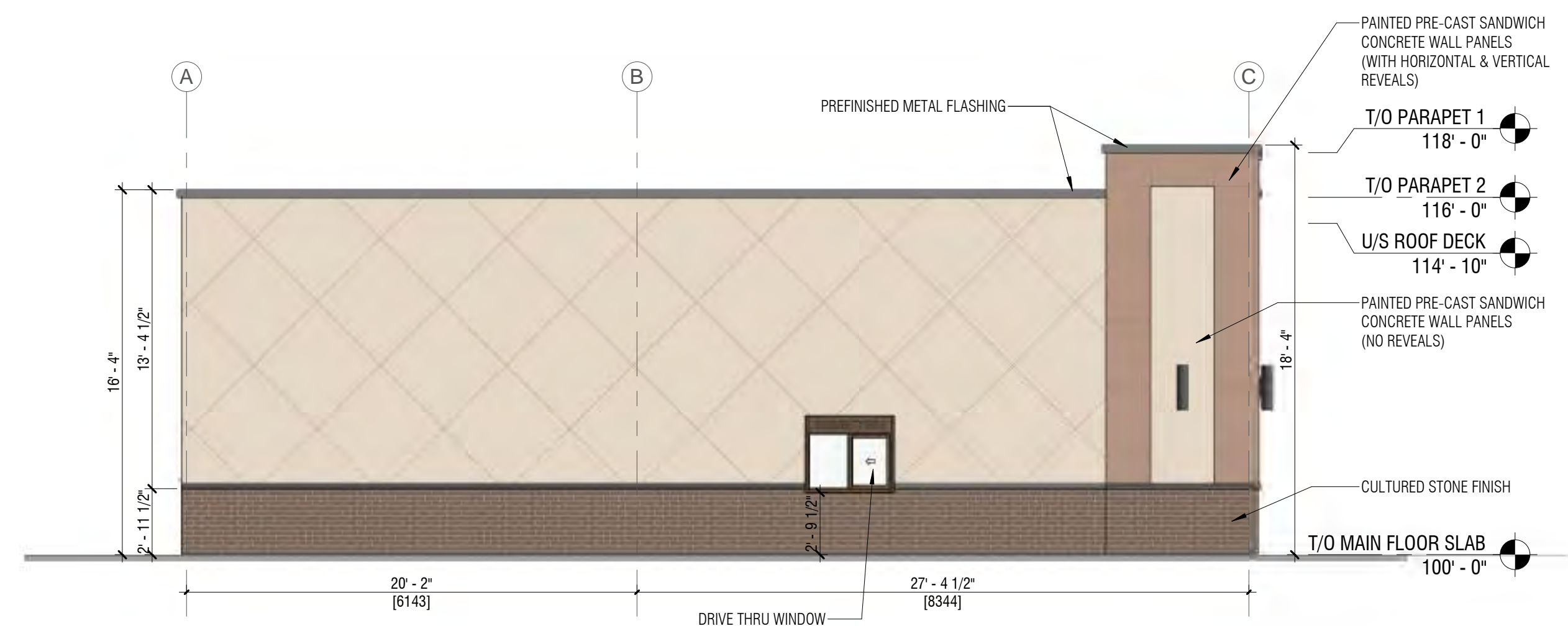
OF - 4



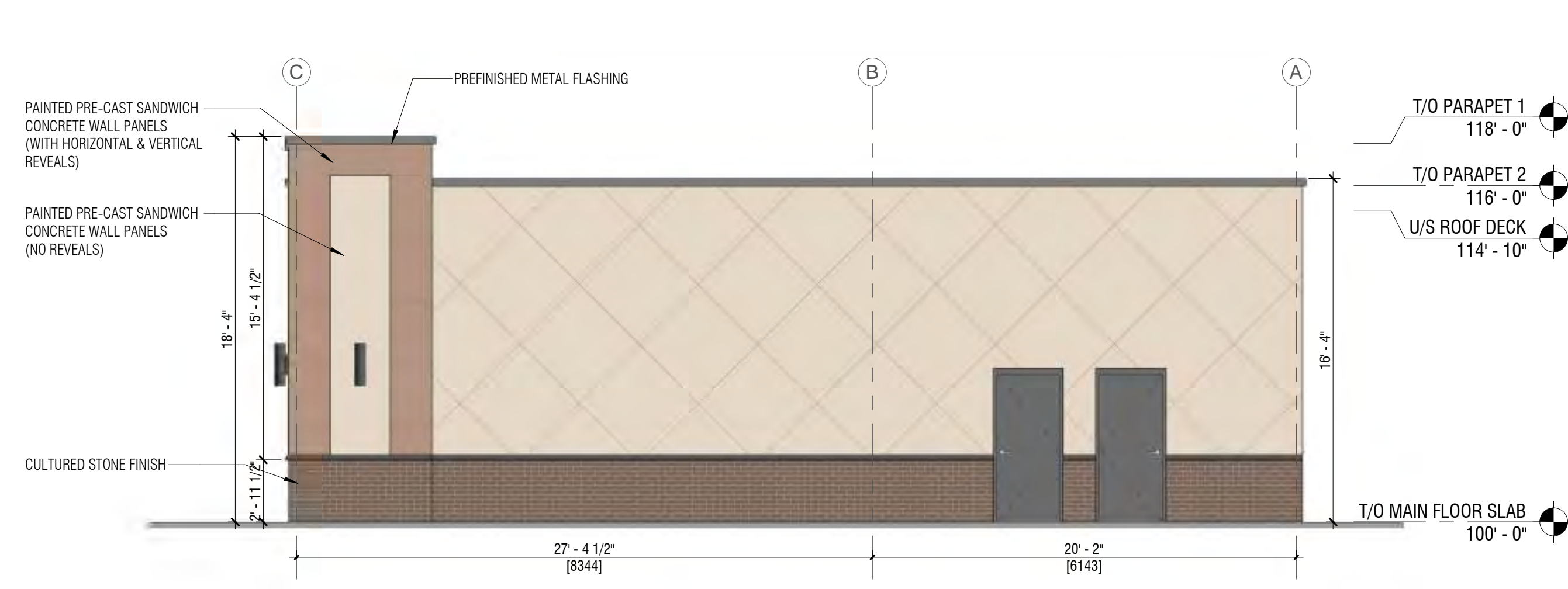
1 WEST ELEVATION
3/16" = 1'-0"



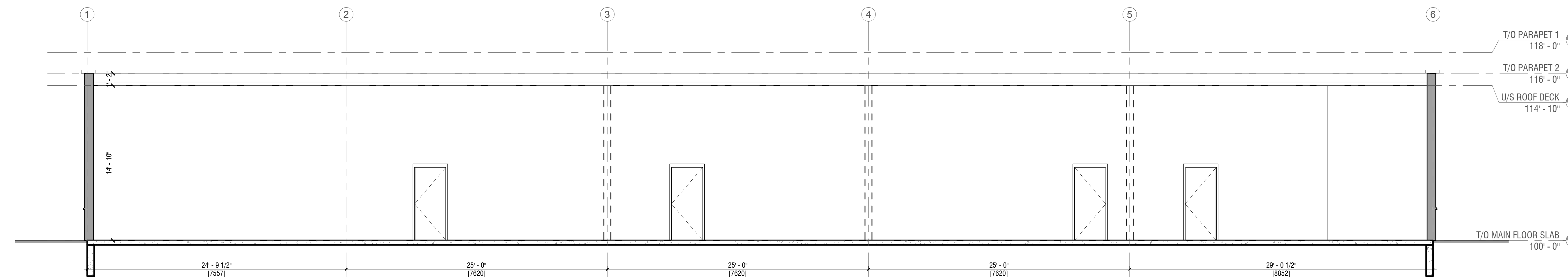
2 EAST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"



5 BUILDING SECTION 1
3/16" = 1'-0"

Project No.:
21-024
Project Title:
GALAXY PLAZA - DRAYTON VALLEY

Project Address:
**5733 50 AVENUE
DRAYTON VALLEY, AB. T7A 1J9**

Notes:
1. This drawing is the sole property of FarMor Architecture and shall not be reproduced or used in any way without written permission by the above.
2. Read all dimensions, do not scale from drawing.
3. Verify all dimensions and datum prior to construction start and any/all errors, omissions and/or discrepancies are to be reported immediately.

Issued for:
REVIEW

Date:
8 JULY 2021

Revisions:
1. ISSUED FOR REVIEW 8 JULY 21

Drawing:
BUILDING ELEVATIONS, SECTION

Key Plan:

Sheet No.:

A3



Project No.:
21-024
 Project Title:
GALAXY PLAZA - DRAYTON VALLEY

Project Address:
**5733 50 AVENUE
 DRAYTON VALLEY, AB. T7A 1J9**

Notes:
 1. This drawing is the sole property of FarMor Architecture and shall not be reproduced or used in any way without written permission by the above.
 2. Read all dimensions, do not scale from drawing.
 3. Verify all dimensions and datum prior to construction start and any/all errors, omissions and/or discrepancies are to be reported immediately.

Issued for:
REVIEW

Date:
8 JULY 2021

Revisions:
 1. ISSUED FOR REVIEW 8 JULY 21

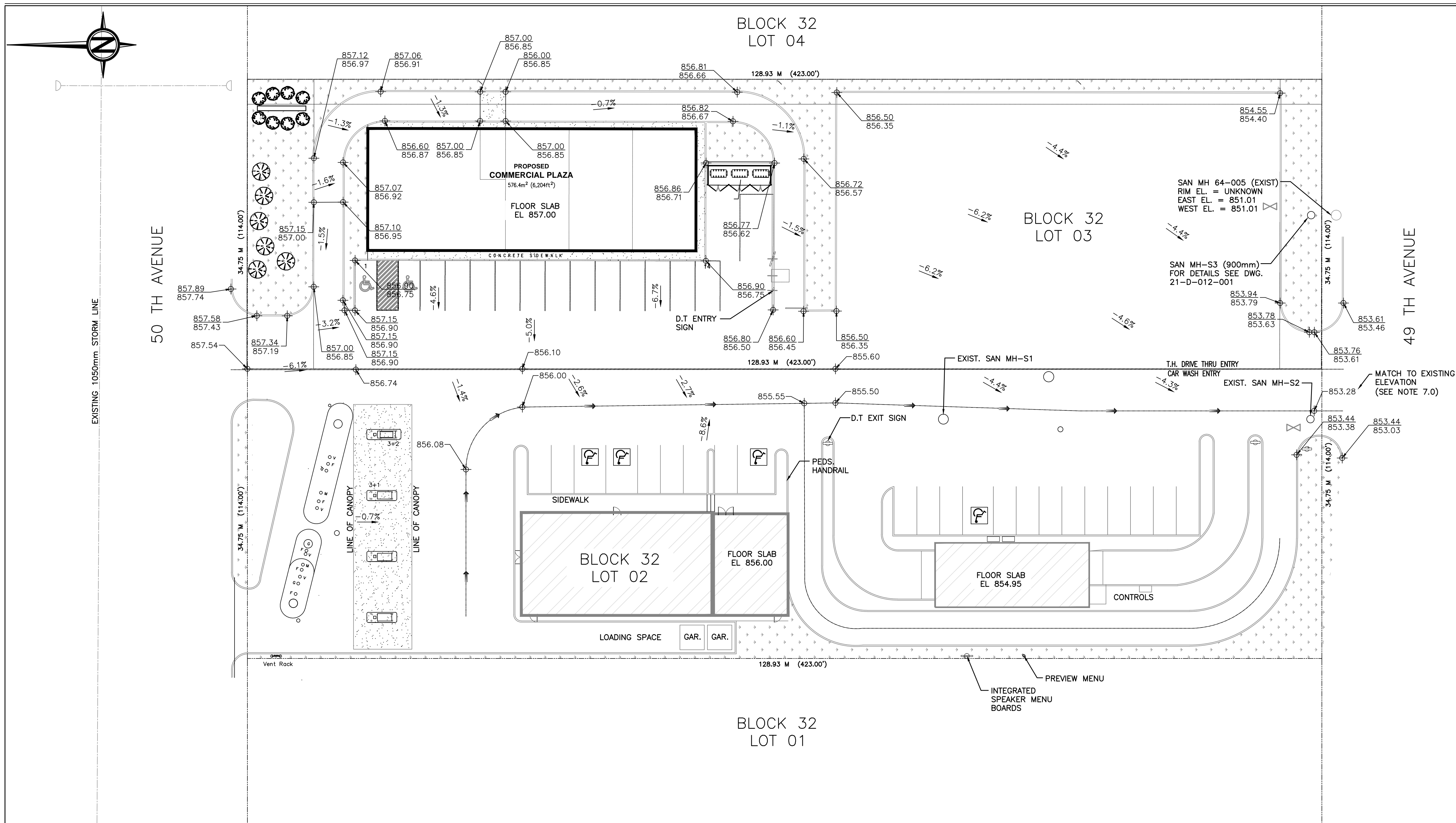


Drawing:
EXTERIOR VIEWS

Key Plan:

Sheet No.:

A4



- NOTES
- 1.0 ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE
 - 2.0 ALL DISTANCES ARE IN METERS
 - 3.0 THE OWNER/DEVELOPER MUST CONFORM TO TOWN OF DRAYTON VALLEY EROSION AND SEDIMENT CONTROL GUIDELINES.
 - 4.0 ALL CONSTRUCTION TO COMPLY WITH TOWN OF DRAYTON VALLEY GUIDELINES.
 - 5.0 CONTRACTOR TO VERIFY SERVICE TIE-IN LOCATIONS AND ELEVATIONS.
 - 6.0 INSPECTION OF MUNICIPAL UTILITY CONNECTIONS (WATER SANITARY AND STORM SEWER) TO TOWN MAINLINES IS TO BE INSPECTED BY TOWN STAFF. NOTICE IS REQUIRED TO SCHEDULE AN INSPECTION.
 - 7.0 CONTRACTOR MUST MATCH LOT GRADING TO EXISTING STREET ELEVATION AND EXISTING PHASE 1 ASPHALT ELEVATIONS.

LEGEND

	PROPERTY LINE
	CURB
	PROPOSED STORM SEWER LINE
	GRADING LINES
	LANDSCAPING
EL:XXX.XX	TOP OF CURB ELEVATION
EL:XXX.XX	TOP OF ASPHALT ELEVATION
EL:XXX.XX	DESIGN ELEVATION (T.O. ASPHALT)
	OVERLAND FLOW

A	19-JUL-21	ISSUED FOR DEVELOPMENT PERMIT	TS	TT
NO.	DATE	DESCRIPTION	BY	CHE/ENG/APP
REVISIONS				
DRAWN BY:	DATE:	CHECKED BY:	DATE:	
T. SHINNESS	06-NOV-15			
ENGINEER:	DATE:	APPROVED:	DATE:	

DRAYTON VALLEY, ALBERTA

LOT 3 BLOCK 32 DEVELOPMENT

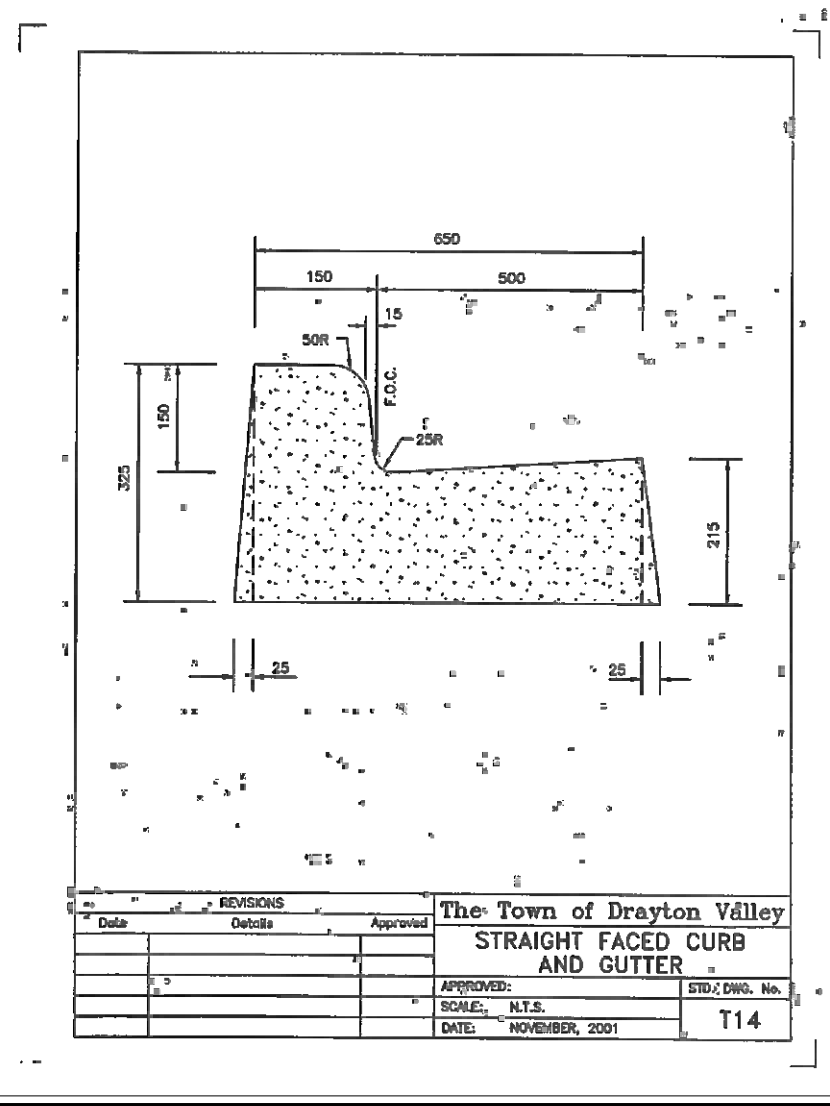
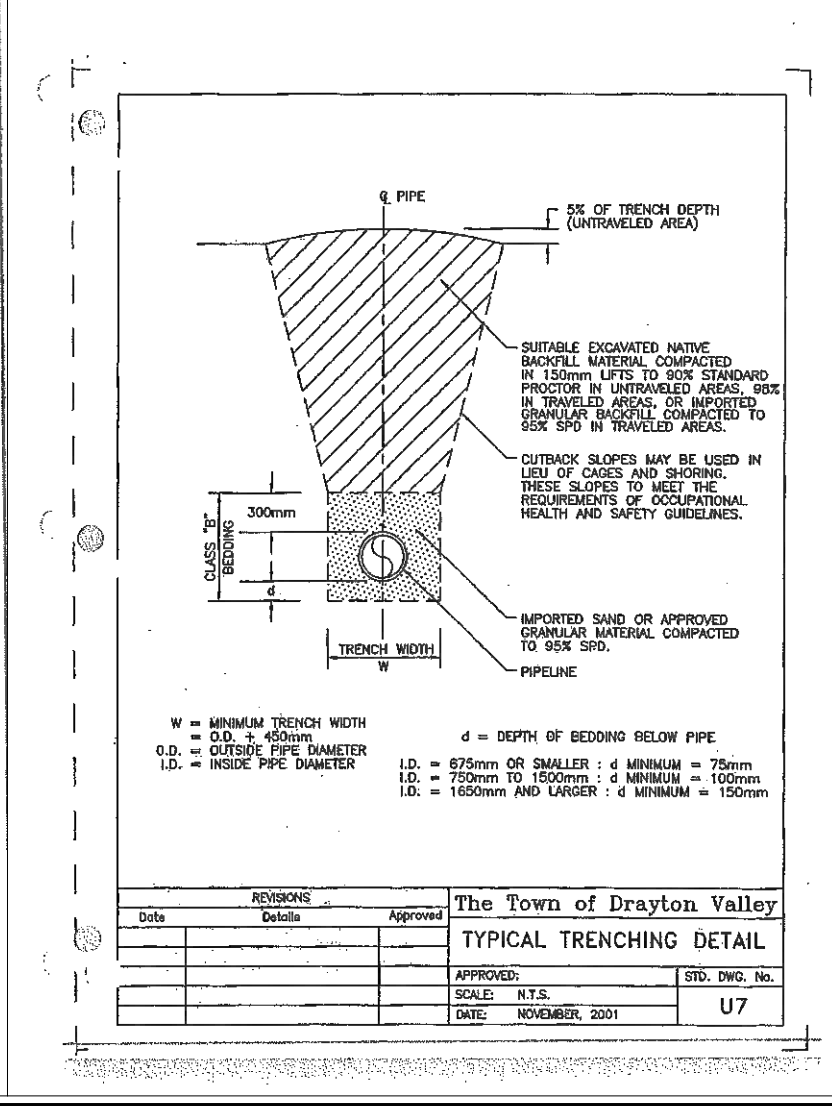
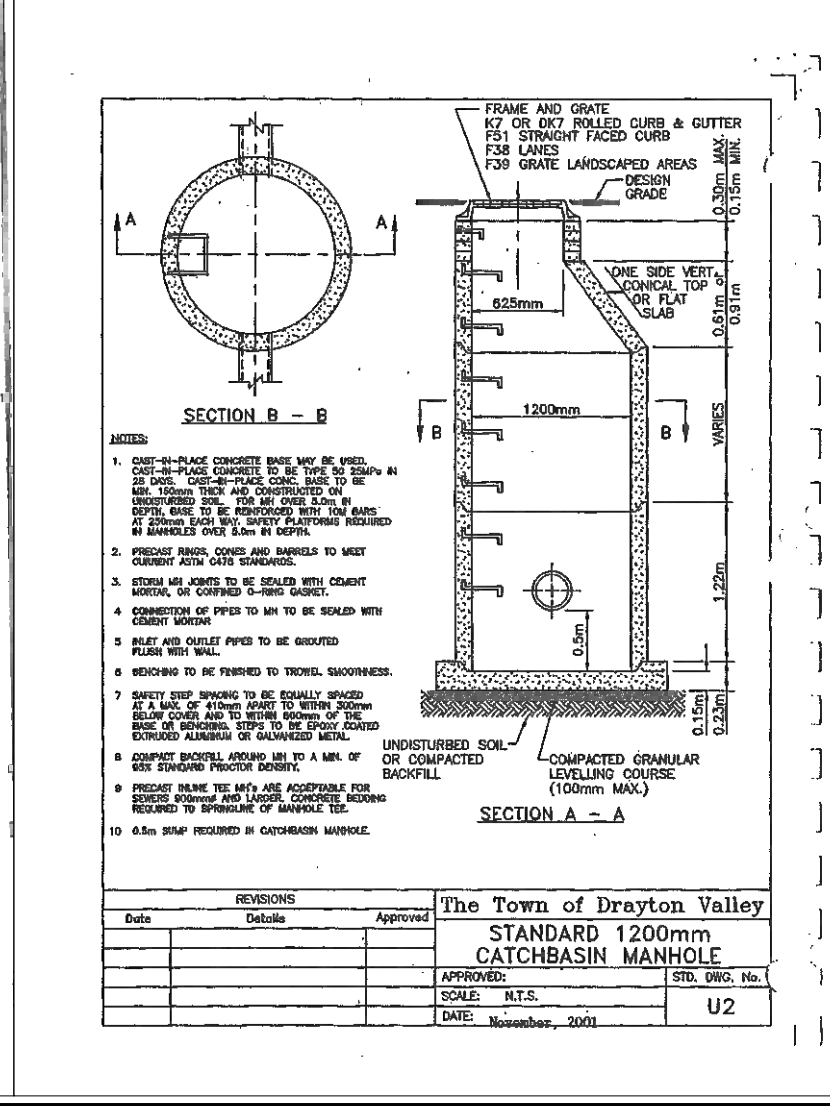
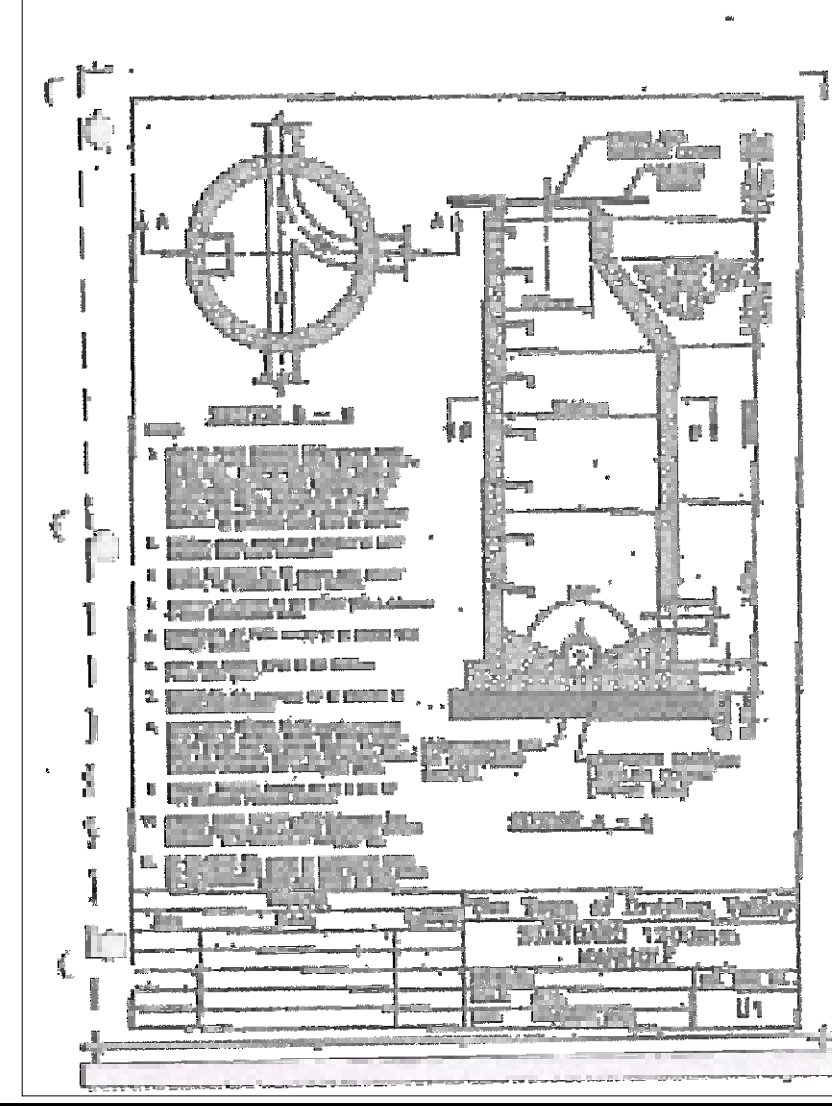
SITE GRADING PLAN

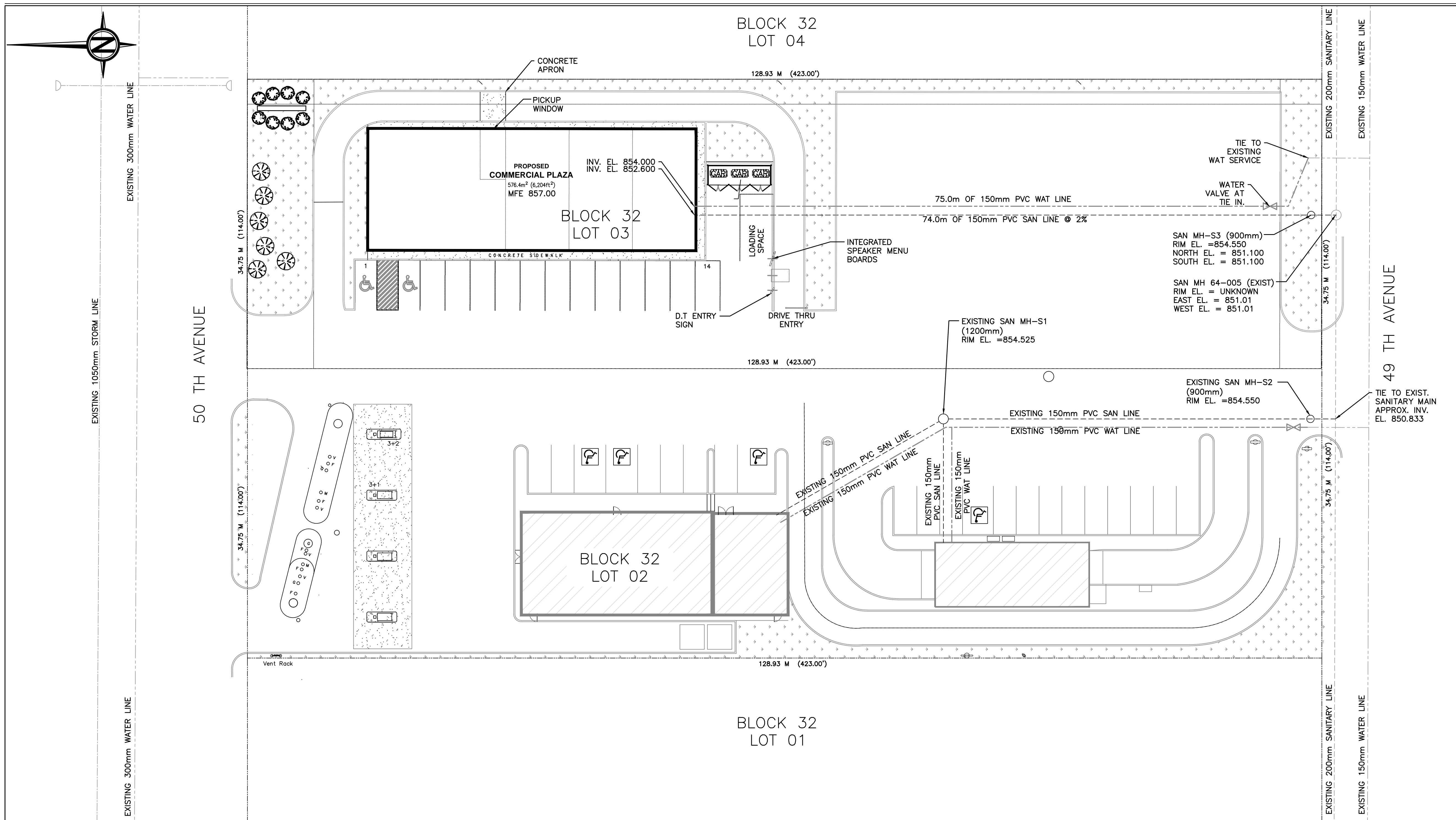
5733 50TH AVE

SCALE: 1:250

CLIENT:

JOB NUMBER:	DWG NUMBER:	REV:
21-D-012	DD-15D017-02	A





NOTES

- 1.0 ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE
- 2.0 ALL DISTANCES ARE IN METERS
- 3.0 THE OWNER/DEVELOPER MUST CONFORM TO TOWN OF DRAYTON VALLEY EROSION AND SEDIMENT CONTROL GUIDELINES.
- 4.0 ALL CONSTRUCTION TO COMPLY WITH TOWN OF DRAYTON VALLEY GUIDELINES.
- 5.0 CONTRACTOR TO VERIFY SERVICE TIE-IN LOCATIONS AND ELEVATIONS.
- 6.0 INSPECTION OF MUNICIPAL UTILITY CONNECTIONS (WATER SANITARY AND STORM SEWER) TO TOWN MAINLINES IS TO BE INSPECTED BY TOWN STAFF. NOTICE IS REQUIRED TO SCHEDULE AN INSPECTION.

LEGEND

---	PROPERTY LINE
---	CURB
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING SANITARY SEWER LINE
---	PROPOSED SANITARY SEWER LINE
---	LANDSCAPING

ENGINEER'S STAMP	PERMIT STAMP

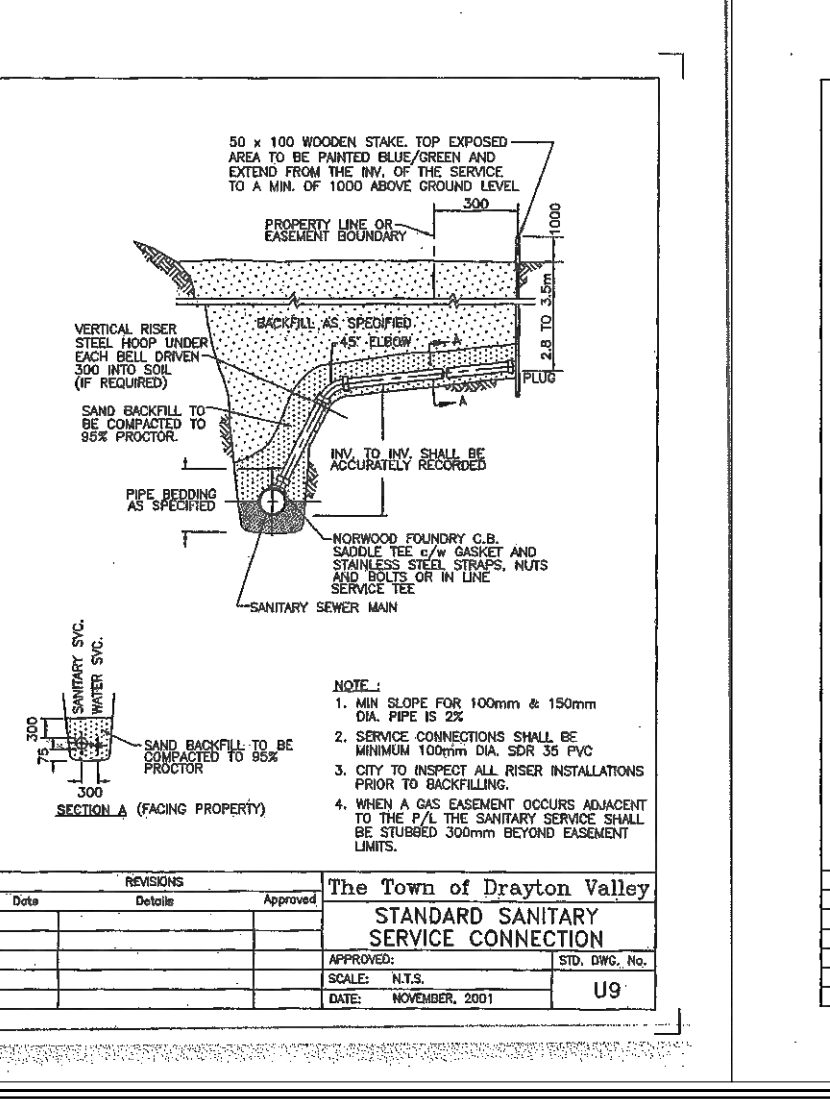
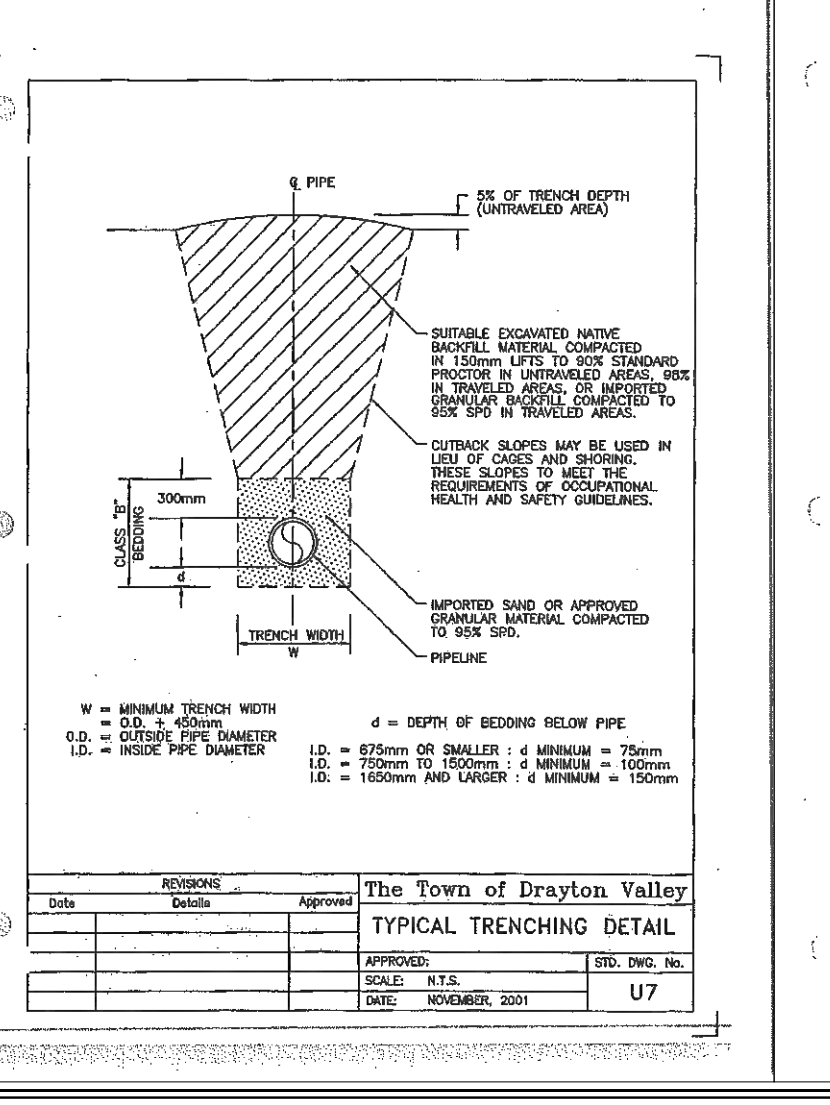
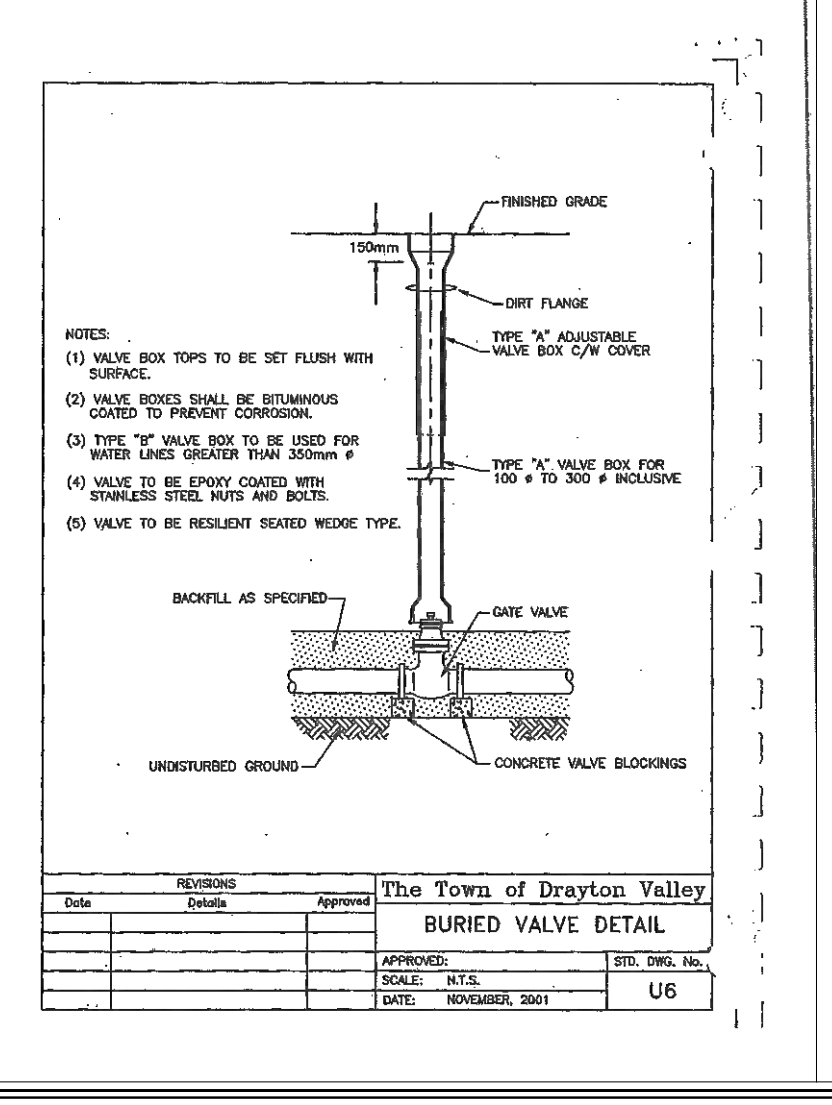
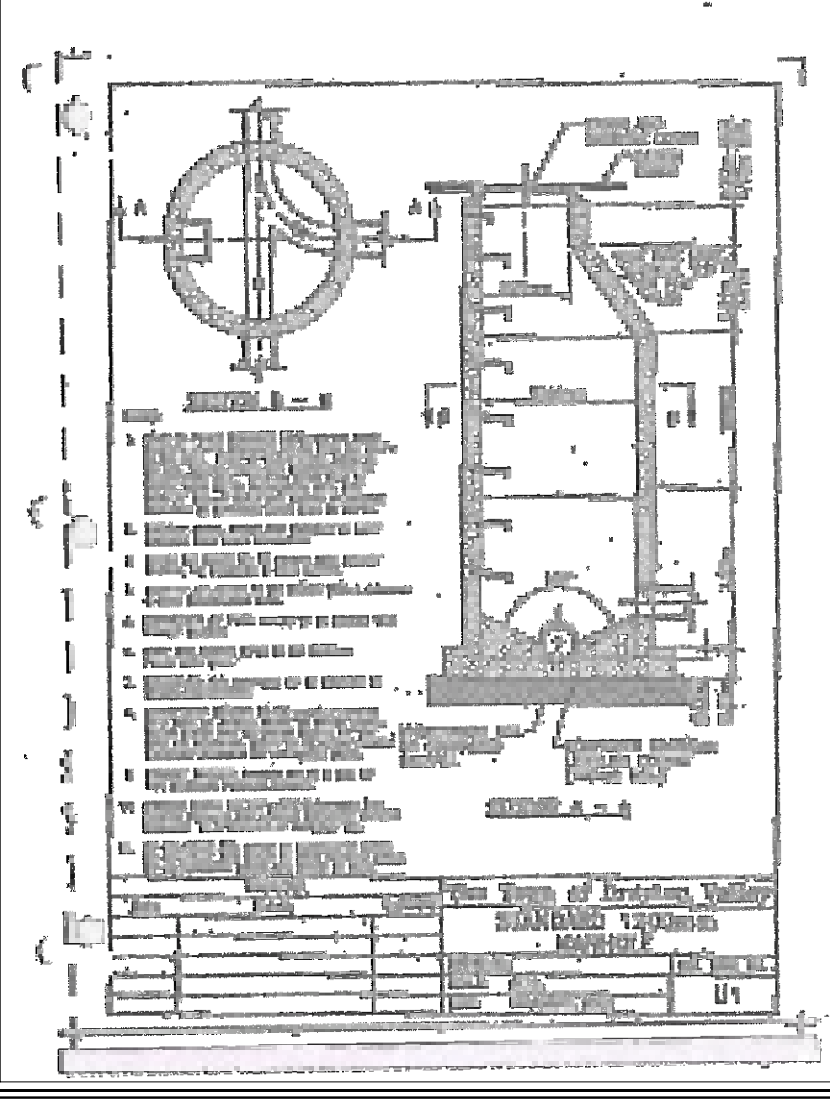
A	19-JUL-21	ISSUED FOR DEVELOPMENT PERMIT	TS	TT
NO.	DATE	DESCRIPTION	BY	CHE/ENG/APP

REVISIONS			
DRAWN BY:	DATE:	CHECKED BY:	DATE:
T. SHINNESS	06-JUL-21		
ENGINEER:	DATE:	APPROVED:	DATE:

DRAYTON VALLEY, ALBERTA
 LOT 3 BLOCK 32 DEVELOPMENT
 SITE SERVICING PLAN
 5733 50TH AVE

SCALE:	CLIENT:
1:250	1881858 ALBERTA LTD.

JOB NUMBER:	DWG NUMBER:	REV:
21-D-012	DD-21D012-01	A



ATTACHMENT

.....o@- h=\ u\ 8k° h=0

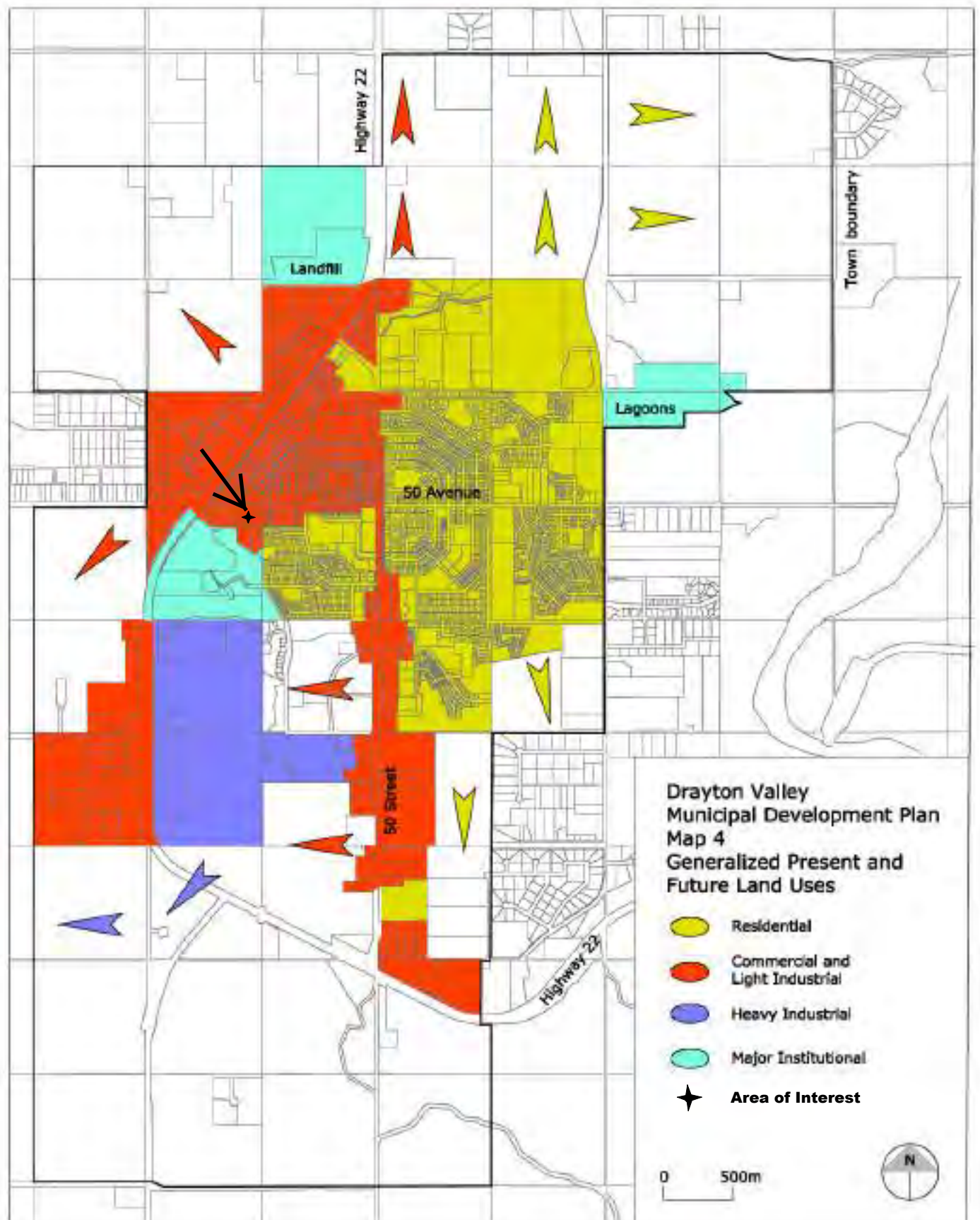
South Facing from 50 Avenue







ATTACHMENT 5
MUNICIPAL DEVELOPMENT PLAN- MAP 4



ATTACHMENT

) k° 7u) - t - Q hU - Vu'h-kU @) t



DRAFT DEVELOPMENT PERMIT # DV21-042

LOT 3, BLOCK 32, PLAN 6327HW

YOUR DEVELOPMENT APPLICATION # DV21-042 HAS BEEN CONSIDERED BY

THE DEVELOPMENT OFFICER AND TOWN COUNCIL

APPROVED, SUBJECT TO THE CONDITIONS BELOW

REFUSED, PURSUANT TO THE REASONS ON ATTACHED SCHEDULE 'A'

TYPE OF DEVELOPMENT: Retail (Shopping Centre) with Drive-Through

PROPERTY CIVIC ADDRESS: 5733 50 Avenue

PERMIT ISSUED TO: FarMor Architecture

ADDRESS: _____

CONDITIONS OF DEVELOPMENT PERMIT

The following conditions are standard of development and **MUST** be complied with:

1. The following Variance pursuant to Section 2.14 of Town of Drayton Valley Land Use Bylaw 2020/12/D has been granted by Town Council as part of this Development Permit.
 - The proposed Cannabis Retail store is permitted to be within 200 metres of another Cannabis Retail Store (Variance less than 30%).
2. Site layout and construction must be as shown in the examined and approved Site Plan which follows setback regulations as outlined in the Land Use Bylaw. NOTE: All setbacks are from the property line to the eave of the structure, NOT from any roadway, curb, sidewalk or fence line unless otherwise noted in the Land Use Bylaw. The Owner/Applicant or Contractor must locate the property lines before setting the building, foundation or walls on the property.
3. Surface drainage shall be such that runoff does not flow onto adjacent lots, except onto drainage easements. Site grading shall be as approved by the Town Engineer.
4. Driveways are to be constructed such that they are at least 4 to 8 inches above the curb at the property line, to ensure runoff does not flow from the street onto the property.
5. Driveway location shall be free of any conflict with power poles, utility or municipal structures or any other existing structures or adjacent properties.
6. The sewer invert elevation at the property line must be confirmed by the contractor prior to setting the elevations for the building. Notification must be given to the Town's Civil Engineering Technologist, Sonny Caguiguin at 780-514-2561, prior to connection to any Town-owned utility.
7. Easements shall not be encroached upon by any structures unless otherwise approved in this permit.
8. Water and sewer services are to be installed for each unit at the sole cost of the owner/applicant or contractor, including any changes in service location, capacity and pressure.
 - I. Where water pressure is below 100 kPa (15 psi) or where the volume of water is inadequate to satisfactorily supply the plumbing system with water during periods of

- peak demand, the owner shall provide and maintain such equipment as may be necessary to adequately supply the fixtures and water outlets.
- II. Where the water pressure is in excess of 700 kPa (100 psi) the owner shall provide and maintain approved pressure reducing equipment to maintain the pressure between 100 kPa (15 psi) and 700 kPa (100psi).
 - III. Where the owner wishes to reduce the water pressure, the owner shall be responsible for installing and maintaining approved pressure reducing equipment.
9. The Town shall be advised of any damage to municipal structures prior to the start of any construction. Failure to point out any damages will result in the contractor being responsible for repairs.
 10. Weeping tile shall not be hooked to the sanitary sewer or storm drain and must be pumped out into the back yard.
 11. All landscaping shall be completed to the satisfaction of the Development Officer within one (1) year of occupancy of the development.
 12. The owner/applicant or contractor shall not, during construction or after construction, impede, obstruct or change any existing drainage patterns outside of the subject property without prior approval of the Town Engineer.
 13. The water and sewer service tie-ins to the Town's water and sewer mains shall be inspected by the Town before backfilling occurs. Please contact Utilities Supervisor, Shelley George at 780-514-2249 for an inspection.
 14. Obtaining the required plumbing, gas and electrical permits and inspections are the responsibility of the Owner/Applicant or Contractor. The Town of Drayton Valley may require a copy of the plumbing inspection report prior to allowing water and sewer services to be activated. The Town requires that the owner/applicant or contractor, at his sole cost, install a station wire from the water metre to the exterior of the building (at a height no greater than 3 feet above grade and in close proximity to the outdoor gas meter) to which the Town will install a remote reader.
 15. A Real Property Report (RPR), prepared by an Alberta Land Surveyor, is required to be submitted to the Development Authority for review against the approved site plan at the foundation stage of the development prior to further commencement of construction. Failure to provide an RPR at the foundation stage may result in the issuance of a Stop Work Order by the Development Authority.
 16. This permit is subject to any/all required Federal, Provincial or Municipal Permit approvals including, but not limited to, Building and/or Safety Code Permits.
 17. The Owner/Applicant or Contractor shall be financially responsible during construction for any damage, or as a result of the negligence causing damage by the owner/applicant or contractor's servants, suppliers, agents or contractors, to any public or private property.
 18. It is the responsibility of the Owner/Applicant or Contractor to ensure all requirements for utility companies (including easements) are met. These companies include, but are not limited to Telus, Fortis Alberta, Atco Gas and the Town of Drayton Valley.
 19. The Owner/Applicant or Contractor shall, upon the completion of the construction and installation of the municipal improvements, deliver to the Town both a paper and electronic copy (an AutoCAD *.dwg file, version R14 or higher) of as-built plans, prepared and certified by the consulting engineer as being complete and accurate in all details, for all municipal improvements for the Town's records.
 20. Site area shall be fenced/secured to prevent public access for safety during construction.
 21. The building shall have its civic address clearly displayed temporarily during construction and permanently after construction. The numbers shall be easily visible from the street and shall accord with the Town of Drayton Valley's Addressing Bylaw.
 22. The Owner/Applicant or Contractor shall prevent excess soil or debris from being spilled on public streets, lanes and sidewalks, and shall not place soil or any other materials on

adjacent properties without permission in writing from adjacent property owners. The owner/applicant or contractor shall be solely responsible for cleaning up the soil or debris

23. The Owner/Applicant or Contractor shall place a call to Alberta One-Call for location of all utilities prior to construction.
24. It is the responsibility of the Owner/Developer to provide any water or sewer upgrades that are different than the existing services in the area should they be required as a result of this development.
25. Grading and drainage work shall be completed to the specifications provided to and approved by the Town Engineer. The Applicant/Developer shall not impede, obstruct or change or alter the grade or change any existing drainage patterns outside of the subject property without prior approval of the Town Engineer.
26. All loads are to be secured.
27. Any loose debris or mud that may be deposited onto other lands or roads from trucks or equipment shall be cleaned up at the expense of the Applicant/Developer.
28. Applicant/Developer shall erect safety construction signs (ie: trucks turning off of or onto road), which shall be erected prior to commencement of each day and removed at the end of the day of work.
29. Applicant/Developer shall advise the Town Office of dates of commencement and completion of the operation.
30. Topsoil and/or earth which is not required for future lot grading or landscaping shall be removed from site and properly disposed of. Storage of topsoil and/or earth on future phases of developable land within the quarter section is not permitted.
31. Parking Stalls, driving aisles and loading spaces shall be clearly marked and regularly maintained in the parking area to the satisfaction of the Development Authority, including provisions for barrier free parking stalls intended for mobility-reduced persons. All regular parking stalls shall be a minimum of 3m X 6m with a minimum aisle width of 7m.
32. All parking aisles and stalls must be hard surfaced (asphalt and/or concrete), and meet the requirements of Sections 3.37 – 3.45 of the Town of Drayton Valley Land Use Bylaw 2020/12/D regarding number of stalls, dimensions, etc. This shall be completed on or before opening of the development.
33. The Owner/Developer shall provide onsite bike racks to accommodate a minimum of 4 bicycles. Bicycle racks shall:
 - i. Be constructed of industrial-grade metals with a smooth painted surface to prevent rusting and, as much as reasonably possible, scratching of bicycle frames,
 - ii. Be securely affixed to the finished grade, and
 - iii. Have two points of contact between the bicycle and the rack to allow a wheel and frame to be locked to the rack, similar to those shown in Figure 6 – Permitted Bicycle Rack Designs in the Land Use Bylaw 202/12/D.
34. Parking facilities shall have adequate lighting for the entire parking area.
35. The Owner/Developer shall install proper traffic signage required for the safe operation of vehicle traffic to the satisfaction of the Town during and after construction of the proposed development. Driving aisles shall be marked as shown on the approved Site Plan, to show that they are one-way.
36. As per section 3.19 of Land Use Bylaw 2020/12/D, In Commercial Land Use Districts, the minimum number of trees required shall be 1 per 400.0 m² gross parcel area. Trees planted to meet landscaping requirements shall be a minimum of 1.8 meters in height at the time of installation and shall not impede movement or visibility of pedestrians or traffic.
37. Outside storage (refuse areas) must be located, screened, and maintained to the satisfaction of the Development Authority.

38. A minimum of one (1) garbage receptacle is required along the length of the Drive-Through in accordance with section 4.5 of Land Use Bylaw 202/12/D.
39. There shall not be outside storage of goods, products, materials or equipment permitted within the front yard setback prescribed. Outside storage of goods, products, materials or equipment shall be kept in a clean and orderly condition at all times and shall be screened by means of a solid wall or fence from public thoroughfares to the satisfaction of the Development Authority.
40. Installation of any signage will require development authorization. Application shall be submitted and approved, prior to installation.
41. All improvements are to be located subject to the approved "Site Plan", Prepared by FarMor Architecture, Project Number 21-024 as attached to the development permit application. Any change to the approved "Site Plan" must be approved by the Town before the changes are made, which may happen or may have to be done for whatsoever reason.
42. New builds are to change the Siamese connection to a single 4.5" Sotrz fire department connection. The local Fire Department is to be involved in the placement and positioning of fire hydrants, as well as being involved in or notified of the hydrant testing and flow rates for this development.
43. The Owner/Developer shall be responsible to repair any damage to Town Infrastructure related to or resulting from construction.

NOTE: *This Permit becomes effective twenty-one (21) days from the Date of Decision (below) provided no appeal is lodged. In the case of a valid appeal being lodged, the Permit is suspended until such time as the Subdivision and Development Appeal Board renders its decision.*

DEVELOPMENT OFFICER:



LOWANI MUBANGA, BEnvD, MPlan

DATE OF DECISION:

September 15th, 2021

DEADLINE FOR APPEAL:

October 7th, 2021

IMPORTANT NOTES

1. This permit is subject to any/all required Federal, Provincial or Municipal Permit approvals including, but not limited to, Alberta Transportation Roadside Development Permit, Building and/or Safety Code Permits.
2. The Owner/Applicant or Contractor shall obtain the required Alberta Safety Codes Permit(s) prior to the installation of any propane tank associated with this development.
3. A Fire Safety Plan shall be approved by Drayton Valley/Brazeau County fire Services prior to commencement of any demolition work on the subject property.
4. A fire inspection must be completed by Drayton Valley/Brazeau County Fire Services prior to operation. Please contact Drayton Valley/Brazeau Fire Services to schedule an appointment.
5. No physical excavation or construction may legally begin prior to the effective date (or such later date should an appeal be received). Any excavation or construction started prior to the effective date will be done at the sole risk and cost of the applicant/owner.

8. This Development Permit is valid for a period of twelve (12) months from the date it was issued. If at the expiry of this period, the development has not been commenced, the Development Permit is deemed invalid.
9. The issuance of this Development Permit does not supersede, or suggest violation of any caveat, easement, restrictive covenant or other encumbrance registered on title. It is the responsibility of the Applicant/Owner to research the Certificate of Title for the existence of any encumbrance.
10. The development must not encroach on Registered Rights of Ways or Utility Service Lines.
11. The proposed development must comply with the applicable AER setbacks unless a lesser distance is agreed to in writing by AER; and the AER must be contacted by the Applicant/Owner to ensure that no active or abandoned well sites are located on the subject lands.

DRAFT

TOWN OF DRAYTON VALLEY REQUEST FOR DECISION

SUBJECT:	Discretionary Use at 6204-58 Ave (Lot 1; Block 15; Plan 1323539) - Development Permit Application DV21-041
MEETING:	September 15, 2021 Regular Meeting of Council
PRESENTED BY:	Ken Woitt, GM, Planning & Development

1. PROPOSAL AND BACKGROUND:

The Town of Drayton Valley has received a Development Permit application for a Chemical Storage Tank facility at the above-noted address and shown in the enclosed Site Location & Zoning Map (see **Attachment 1**), Immediate Existing Context Map (see **Attachment 2**) and Tentative Development Drawing (see **Attachment 3**).

Landowners within 100 meters of the parcel that are subject to this application were notified in accordance with Land Use Bylaw 2020/12/D.

The subject parcel is located in the I-Industrial District of the Land Use Bylaw (LUB) Bylaw 2020/12/D.

MUNICIPAL DEVELOPMENT PLAN 2012/27/D:

The subject parcel is located within the Commercial and Light Industrial future growth area of the Municipal Development Plan (**See Attachment 7- Municipal Development Plan, Map 4**).

Administration supports the proposed Chemical Storage Tank facility on the subject property. Administration is of the opinion that the above use conforms to the Commercial and Light Industrial policies in the Municipal Plan, Bylaw 2012/27/D.

LAND USE BYLAW 2020/12/D:

The subject parcel is located within the I-Industrial, Light District of Land Use Bylaw 2020/12/D in which chemical storage facility is considered similar to the Permitted or Discretionary Uses. The applicant is proposing chemical storage tanks to house products used by local oil and gas producers. The storage tanks were previously set up in the Town and were dismantled and stored since TRICAN closed. The subject property is serviced with municipal water, sanitary sewer, power and natural gas. The applicant is applying for the approval of the above-mentioned Discretionary Use and it is within the powers of Town Council to make a decision on Discretionary Uses.

Chemical Storage Tanks as a Discretionary Use in the I-Industrial District will:

- a) not unduly interfere with the amenities of the neighborhood;
- b) not materially interfere with or affect the use, enjoyment or value of neighboring lots and;
- c) conform with the uses prescribed for the land in the I-Industrial district.

Therefore, Administration feels the proposed Chemical Storage Tank facility meets the criteria listed above and in the Land Use Bylaw 2020/12/D.

The application was circulated to other Town departments for comments and recommendations. Drayton Valley/Brazeau County Fire Services provided comments and their recommendations regarding approval of safety and emergency response plans (**See Attachment 8 - Fire Services Comments**).

A Fire Safety Inspection must also be conducted and passed in accordance with the National Fire Code – 2019 Alberta Edition (and in some areas, also in accordance with the National Building Code – 2019 Alberta Edition).

As the above-mentioned Fire Code (and in some cases Building Code) measures are Federal and Provincial requirements, they are not reflected in the conditions of the Development Permit, which are appealable to the Subdivision and Development Appeal Board (SDAB) as per the *Municipal Government Act*. However, these requirements are provided as separate information items as a courtesy to the Applicant.

Administration supports the proposed Chemical Storage Tank facility on the subject property. Administration is of the opinion of that the above uses meet the criteria suggested for a Discretionary Use under the I-Industrial, Light District of Land Use Bylaw 2020/12/D.

2. BUDGET / GRANT / RESOURCE IMPLICATIONS:

All registered landowners within 100 meters of the subject property were mailed a notice of this Council Meeting as per Section 2.12 of the LUB.

3. ALIGNMENT WITH LEGISLATION AND TOWN PLANS:

Type of Document	Yes ~ N/A ~ Partial	Comments
Provincial Acts / Regulations	Yes	<i>Municipal Government Act</i> , Sections 230 and 606 (establish the requirements for sending notifications of public hearings) Part 17 (contains the several sections related to municipal and regional land use planning matters), Divisions 4 and 5 (statutory plans and Land Use Bylaw), Section 650 (Development Permit conditions), Division 10 (appeals) Alberta Fire Code, the fire safety-related requirements for this specific land use are administered/ enforced by Drayton Valley/Brazeau County Fire Services and will be determined during a fire safety inspection imposed as a condition of the Development Permit
Municipal Bylaws	Yes	Town of Drayton Valley Land Use Bylaw 2020/12/D, (requires that landowners

		within 100 meters of a subject property are notified of applications for Discretionary Use Development Permits), (ability to approve a use similar to a use prescribed in the subject parcel's land use district, (ability to approve a Development with or without conditions or refuse a Development Permit with reasons) and (establishing Council as Development Authority for Discretionary Uses)
Municipal Development Plan	Yes	Map 4 (Attachment 5) - Identifies the subject property located within the Commercial & Light Industrial future area of Town. Section 2.8 (Commercial and Light Industrial policies).
Sustainability Vision 2019-2021	N/A	None
Town of Drayton Valley Strategic Plan 2019-2021	Yes	Goal One (Recovery) - Approval of this Development Permit would facilitate the creation of employment and further diversify the economy to help achieve economic resiliency. This development exemplifies resiliency. Given current economic conditions, the proposes uses present the Applicant an opportunity to create an innovative avenue that stimulates the local economy while realizing revenue.
Other Plans or Policies	Yes	PD-04-08- Development Notices to the Public Policy- requires that landowners within 100 meters of a subject property are notified of applications for Discretionary Use Development Permits.

4. POTENTIAL MOTIONS:



- A. That Council approves Development Permit DV21-041 with the recommended conditions (**see Attachment 6- Draft DV21-041**).
- B. That Council approves Development Permit DV21-041 but with revisions to the recommended conditions.
- C. That Council refuses Development Permit DV21-041, with the following reasons: _____.

5. RECOMMENDATION:

Administration recommends Council approve Development Permit DV21-041 with the recommended conditions.

6. ATTACHMENTS:

- 1. Site Location & Zoning Map**
- 2. Immediate Existing Context Map**
- 3. Proposed Development Drawings**
- 4. Site Photographs**
- 5. Emergency Response and Safety Data Sheet**
- 6. Draft Development Permit DV21-041**
- 7. Municipal Development Plan- Map 4**
- 8. Fire Services Comments**

REPORT PREPARED BY:	Ken Woitt	REVIEWED BY:	
APPROVED BY:			

ATTACHMENT

..... @- O #° u@ V° V) :-\ V@8 MAP