

MINUTES OF PUBLIC HEARING

September 15, 2021

DEVELOPMENT PERMIT DV21-042

THOSE PRESENT:

Mayor Doerksen
Councillor Ballas
Councillor Dodds
Councillor Gammana
Deputy Mayor McGee
Councillor Peebles
Councillor Wheeler
Robert Osmond, Interim CAO
Annette Driessen, General Manager of
Community Services
Elvera Thomson, General Manager of
Finance (Call-In)
Ken Woitt, General Manager of Planning
and Development
Aishah Mohd Isa, Energy Program
Coordinator
Lowani Mubanga, Planning and
Development Officer
Tom Thomson, Fire Chief
Bree Mastre, Executive Assistant

Nathan Palovcik, Manager of Information
Services
Sabine Landmark, Administrative
Assistant
Pam Thesen, Returning Officer
Owen Olynyk, General Manager of
Infrastructure
Victor Bujor, General Manager of
Enterprise and Growth
Kelsey Baker, Communications Assistant
Acting S/Sgt. Erin Matthews, RCMP
Graham Long, Drayton Valley and
District Free Press (Call-In)
Cathy Weetman, Drayton Valley Western
Review (Call-In)
Mark Cappis, Big West Country News
(Call-In)
Members of the Public

ABSENT:

ITEM

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

CALL TO ORDER

Mayor Doerksen declared the Public Hearing open at 9:09 a.m.

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.

Variations may be issued where:

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

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

BACKGROUND

The Town of Drayton Valley received a Development Permit application for a 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.

CALL FOR COMMENTS FROM THE FLOOR

There were no comments from the floor.

CALL FOR COMMENTS OR WRITTEN SUBMISSIONS

There was no written submission received.

ADJOURNMENT

Mayor Doerksen declared the Public Hearing closed at 9:11 a.m.

MAYOR

INTERIM CHIEF ADMINISTRATIVE OFFICER