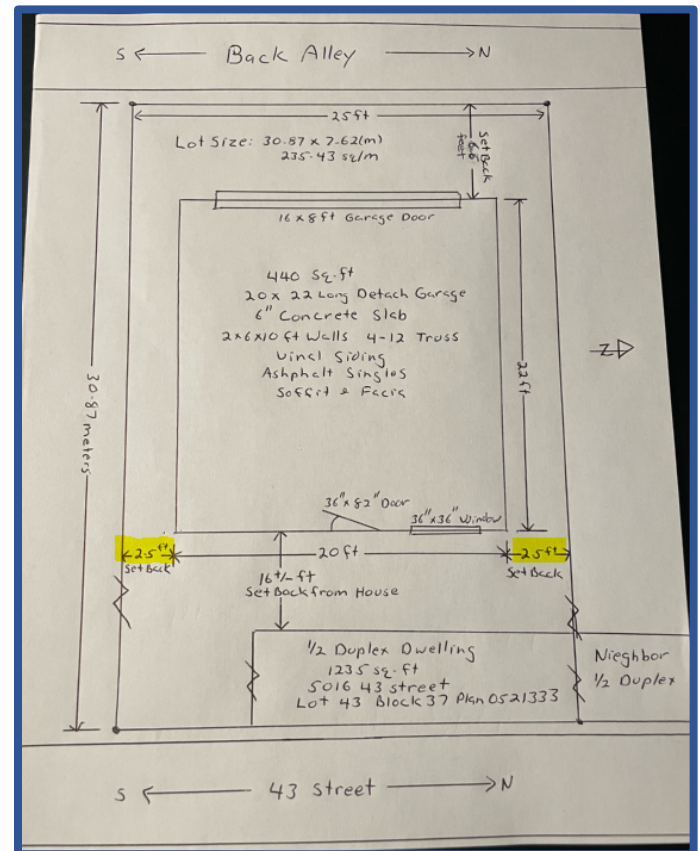


NOTICE OF DECISION**5016 43 Street - DV22-018**

The Town of Drayton Valley approved Development Permit application DV22-018 for a Rear Detached Garage at the above-noted address. As you are identified as a registered landowner within 60 meters of the parcel that is subject to this application, we are sending you this notification in accordance with Section 2.10 of Land Use Bylaw 2020/12/D.

The subject parcel is located within the R-SML (Residential, Small Parcel District) of Land Use Bylaw 2020/12/D which provides for single family and two-family dwellings on smaller parcels, where units are located on separately registered parcels. Detached Garages are permitted accessory buildings in residential zones. The applicant requested 2 variances. The variances requested were 2 - 24% variances to the east and west side setbacks to allow the proposed garage to be 0.76m (2.5 ft) from the side property lines. The minimum side setback requirement is 1m (3.28 ft), in accordance with the Town of Drayton Valley Land Use Bylaw 2020/12/D. It is within the powers of administration to make decisions on variances 30% and under.



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.

The Town of Drayton Valley approved Development Permit application DV22-018 (with conditions) for the proposed garage to be 0.76m from the east and west property lines. Please note that, in accordance with Section 686(1) of the Municipal Government Act, this decision is subject to an appeal period of 21 days after the date of this letter. In the case of this Development Permit, the appeal deadline is 5:00pm on June 10th, 2022.

If you wish to appeal this decision to the Subdivision and Development Appeal Board (SDAB), please contact Sabine Landmark, Administrative Assistant at 780-514-2213 or admin-support@draytonvalley.ca.

If you have any questions in regard to this matter, please do not hesitate to contact Planning and Development at 780-514-2203 or plandev@draytonvalley.ca.

Best Regards,
Planning and Development
Town of Drayton Valley