

NOTICE OF NON-STATUTORY PUBLIC HEARING

August 17th – 9:00 am Council Chambers, Drayton Valley Civic Centre, 5120 - 52 Street, Drayton Valley, AB.

The Town of Drayton Valley received a Development Permit application for an Accessory Structure (Garage/Shop) at 5812 Mitchell Drive (0123405;;6) which requires variances.

Accessory Structures are permitted under the Land Use Bylaw up to a height of 3.6m (approximately 11 & 3/4 ft). The applicant is requesting a variance on the height. The variance requested is an increase in permitted height to 7.2m (approximately 23 & 1/2ft) or a variance increase of 100%.

The Accessory Structure is also seeking a variance on the prohibition of Accessory Structures in the front yard. Land Use Bylaw 2020/12/D identifies a front yard as the area between the front face of the principal building and the front property line. While the Structure is expected to keep in line with the approximate front yard boundary, a variance permitting encroachment of up to 0.9m (approximately 3ft) is sought to ensure small deviations during construction are protected by a minor buffer area (Variance of <1%).

Diagrams of the planned structure and the variances sought are attached for your convenience.

It is within the powers of the Municipal Planning Commission (Town Council) to make decisions on variances greater than 30%. Variances may be issued where:

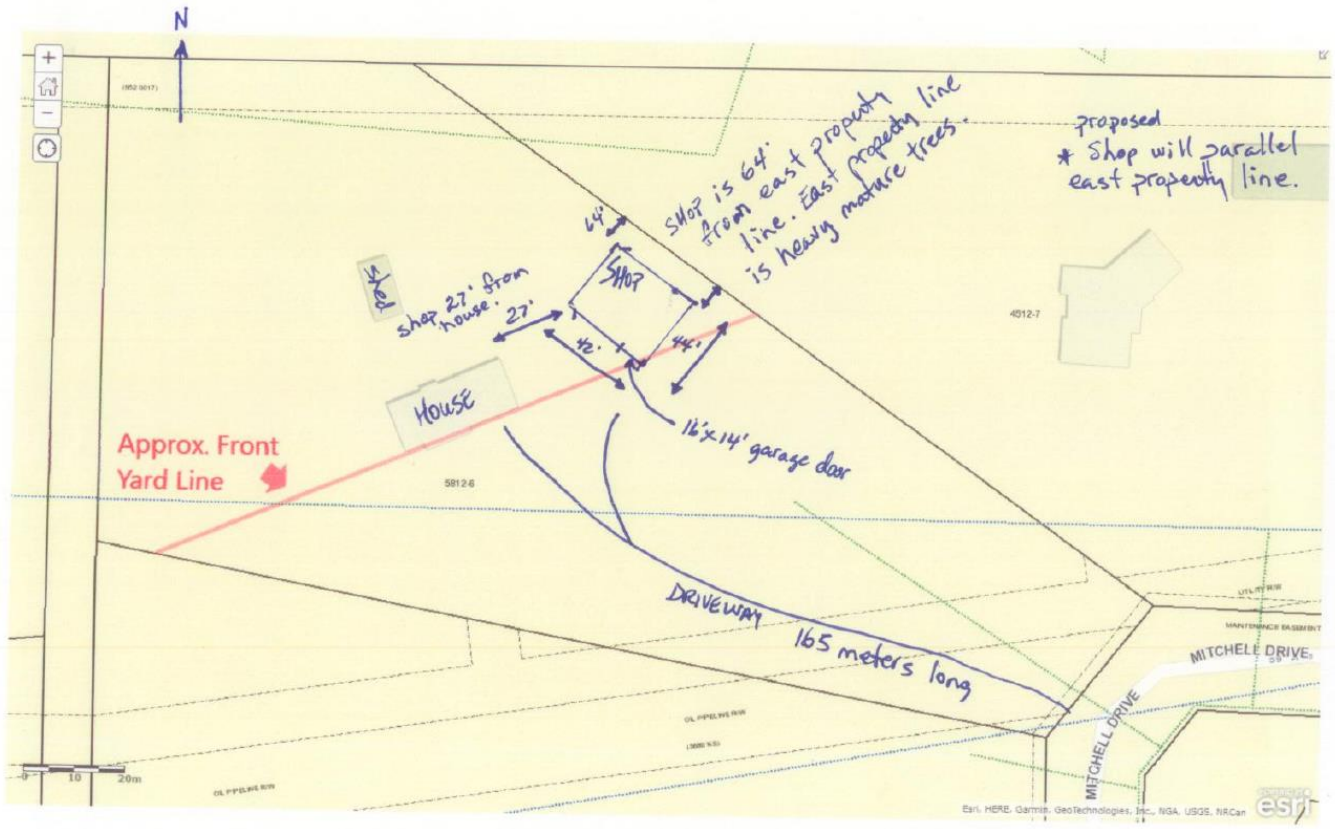
- i. The proposed development, with Variance, would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties, and
- ii. The need for the Variance is specific to the parcel, building or sign to which it applies, 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 hearing will be held at 9:00 am on August 17th, 2022, in Council Chambers at the Town of Drayton Valley Civic Centre, 5120 - 52 Street, Drayton Valley, AB.

The public hearing will also be virtually broadcasted via WebEx, the Town's online streaming platform. This hearing is open to the public and your attendance is encouraged as this is your opportunity to express your views to the Municipal Planning Commission (Town Council) on the proposed development variance request. You are also encouraged to submit your comments in writing to the Planning and Development department email provided below or in-person prior to the hearing. Written submissions received prior to the designated meeting time will be provided to the Municipal Planning Commission members and considered before the formal public hearing.

If you have any questions regarding this matter, please do not hesitate to contact Planning and Development at 780-514-2219 or plandev@draytonvalley.ca.

General Site Plan



General Garage/Shop Design and Elevation Drawings

