

NOTICE OF PUBLIC HEARING

BYLAW 2022-08-D



September 14th – 9:00 am Council Chambers, Drayton Valley Civic Centre, 5120 - 52 Street, Drayton Valley, AB.

Please be advised that Town Council will be holding a Public Hearing to receive comments, concerns and questions from the public regarding Bylaw 2022-08-D, which seeks amendments to Manufactured Homes requirements in the Land Use Bylaw (LUB) 2020/12/D.

Amendments sought include:

- The addition of various architectural design controls for manufactured homes and their sites
- Specificity on when permits and inspections are required
- Removal of Manufactured Homes as a Permitted Use from R-GEN (Residential, General District) and R-MLT (Residential, Multiple Dwelling District)
- Changing Manufactured Homes from a Permitted Use to a Discretionary Use in R-TRN (Residential, Transition District)

A full breakdown of the proposed changes is attached to this notice.

The hearing will be held at 9:00 am on September 14th, 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 Town Council on the proposed amendments.

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 Town Council as part of the formal public hearing.

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



BYLAW NO. 2022-08-D

Amendment to Land Use Bylaw #2020/12/D (Text Amendments)

The Town of Drayton Valley believes that Manufactured Homes (MFHs) are a vital segment of the Town's housing market.

The Town, MFH park owners and residents will endeavor to work together to take advantage of the benefits of administering MFH Architectural Controls in the Town's the Land Use Bylaw.

The common goal is to achieve effective enforcement procedures, optimal business conditions and marketable housing units, which result in attractive, safe and livable MFH communities that all Drayton Valley residents are proud of.

WHEREAS Council deems it necessary to amend the text of Drayton Valley Land Use Bylaw 2020/12/D;

AND WHEREAS the Municipal Government Act, R.S.A.,2000, c.M-26 as amended or repealed and replaced from time to time, provides that a municipality has the power to amend the Land Use Bylaw;

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:

THAT Bylaw 2020/12/D, as amended, The Drayton Valley Land Use Bylaw is hereby further amended by:

1. Adding the following architectural design controls to Section 3.32 MANUFACTURED HOMES and renumbering accordingly:

- I. Massing- shall represent the form and configuration representative of Manufactured Homes and other residential forms.
- II. Form - shall represent the single or double wide standard shape for Manufactured Homes.
- III. Materials - shall be suitable for the purpose, durable and compatible with existing Manufactured Home Parks and areas.
- IV. Color - shall be compatible and complementary with existing Manufactured Home Parks and adjacent neighborhoods.
- V. Landscaping - shall be landscaped in all yard areas to the satisfaction of the Development Authority.
- VI. Scale - shall be similar in width and height to standard Manufactured Homes.
- VII. Age - shall not be older than fifteen (15) years as indicated on the CSA label, unless in the opinion of the Development Authority a building inspection by a registered Safety Codes Officer (SCO) reveals the MFH has been upgraded to meet equivalent life safety requirements (smoke detectors & egress windows),

*Lowered to 15
years from 25
years since
first reading*

energy/building standards (double glazed windows & wall/roof assemblies) and fire resistance materials (flame spread rating & asbestos free).

Added since first reading

VIII. Maintenance - shall maintain Manufactured Homes and the yard to the satisfaction of the Development Authority.

IX. Roadways within Manufactured Home Sites shall be maintained to the satisfaction of the Development Authority.

2. Adding the following regulation to Section 3.32 MANUFACTURED HOMES and renumbering accordingly

Development Permits, Building Permits, and/or Building Inspections shall be completed prior to moving the Manufactured Home on site.

3. Deleting "Dwelling (Manufactured Home)" from Discretionary Uses of the following Districts:

- i. R-GEN Residential, General District
- ii. R-MLT Residential, Multiple Dwelling District

4. Deleting "Dwelling (Manufactured Home)" from Permitted Uses and adding it to Discretionary Uses of the following District:

I. R-TRN Residential, Transition District

Removed R-SML (Residential, Small Parcel District) as an affected zone since first reading

THAT this Bylaw may be cited as the "Text Amendment Bylaw 2022-08-D of the Town of Drayton Valley".

THAT if any portion of this Bylaw is declared invalid by a court of competent jurisdiction, the invalid portion must be severed, and the remainder of the Bylaw is deemed valid.

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 20 day of July, 2022, A. D.

Public Hearing held this 14 day of September, 2022, A. D.

Read a second time this ___ day of ___, 2022, A. D.

Read a third and final time this ___ day of ___, 2022, A. D.

MAYOR

CHIEF ADMINISTRATIVE OFFICER