

Town of Vegreville Council Meeting Minutes - June 12, 2017

#2017-JUNE-13 DALE LEFEBVRE, INFRASTRUCTURE, PLANNING & DEVELOPMENT DIRECTOR – AMENDMENT TO LAND USE BYLAW 02-2013

A Request for Council Decision dated June 9, 2017 from Dale Lefebvre, Infrastructure, Planning & Development Director stating:

The investors for Hotello made a presentation to Council at the June 7, 2017 Legislative Committee Meeting. They informed Council that Hotello is not being utilized and that the developers are trying to create a sustainable business within Vegreville. The proposed solution would be to convert a portion of the hotel into apartments.

At the meeting, Council unanimously agreed to direct the Planning & Development Department to proceed with the process to amend Land Use Bylaw 02-2013 to allow second floor and above residential use within C3.

Councillor MacPhee moved that Town Council approve the Planning & Development Department proceeding with the process to amend Land Use Bylaw 02-2013 to include the following under Section 5.10 Highway Commercial District – (C3), Subsection 3 Subdivision and Development Regulations:

(E) Dwelling Units

The following regulations shall apply to dwelling units within the C3 Districts:

- (i) Dwelling units shall be located on the second floor or above and allowed only in buildings where at least the first storey is used for commercial purposes.
- (ii) Dwelling units shall have access at grade which is separate from any access for any commercial use.
- (iii) Dwelling units shall meet the requirements for apartments in the R4 District, except for minimum site area, minimum required yards and maximum site coverage, which shall all be at the sole discretion of the Development Authority.

Carried unanimously.