

NOTICE OF PUBLIC HEARING

Council has received a request from the purchaser of 4503 – 51 Street being Plan 3983RS, Block 13, Lots 13 & 14 to rezone this parcel from R2 – Low Density Residential to C3 – Neighbourhood Commercial. The purpose of the C3 district is to use land for local retail and service outlet development, which provide for the sale of convenience goods and services in close proximity to residential areas. The applicant is proposing a commercial building with two additional floors of residential units.



Prior to giving this bylaw second reading, Council has scheduled a public hearing to obtain feedback on the proposed changes on **October 9th, 2024 at 4:00 pm** to be in Council Chambers in the Millet Civic Centre 4528 – 51 Street. A full copy of Bylaw 2024-12 is available on www.millet.ca.

Verbal presentations can be made at the public hearing and written submission can be made but must be submitted no later than October 3, 2024 at 4:00pm in person at the Town Office being 4528 - 51 Street, by email to admin@millet.ca or by mail to:

Town of Millet
Box 270
Millet, AB T0C 1Z0
RE: Bylaw 2024-12

Those wishing to be heard at the public hearing have a maximum of 10 minutes to speak to the proposed bylaw change.

Questions related to these proposed changes can be emailed to infrastructure@millet.ca.
Lisa Novotny, Director of Development & Infrastructure

6A.11 - C3 - Neighbourhood Commercial District Regulations

6A.11.1 Purpose

To establish a district in which land is used for local retail and service outlet development, which provide for the sale of convenience goods and services in close proximity to residential areas.

6A.11.2 Permitted Uses

1. Multi-tenant Commercial Building
2. Single Tenant Commercial Building
3. Convenience Retail Store
4. Essential Utility Services
5. Personal Service Business
6. Professional, Financial and Office Support Service
7. **Mixed Use Residential Suite**

6A.11.3 Discretionary Uses

1. Restaurant

6A.11.4 Maximum Lot Coverage

1. One (1) storey building 50%
2. Two (2) or **Three (3)** storey building 45%

6A.11.5 Minimum Front Yard Setback

1. All buildings 10 m

6A.11.6 Minimum Side Yard Setback

1. One (1) storey building 3.0m
2. Two (2) or **Three (3)** storey building 5.0m

6A.11.7 Minimum Rear Yard Setback

1. One (1) storey building 6.0m
2. Two (2) or **Three (3)** storey building 6.0m

6A.11.8 Maximum Building Height

1. Principal Building 10.0m

6A.11.9 Appearance and Siting Requirements

1. Sites to be designated, as C3 - Neighbourhood Commercial, shall be located on a Provincial Highway.
2. The siting and appearance of all buildings or improvements and the landscaping of the lot shall be cohesive with residential properties in order that there shall be general conformity with adjacent buildings and that there may be adequate protection afforded to the amenities of the adjacent buildings.

6A.11.10 General Regulations – See Part 7

6A.11.11 Specific Use Regulations – See Part 8

6A.11.12 Alberta Fire and Building Codes

Subdivision and development and construction of any development or structure cannot begin until evidence is provided, to the satisfaction of the Development Authority, that all the requirements of the Alberta Building Code and Alberta Fire Code have been met.

***** Items in red are proposed changes to the C3 Neighbourhood Commercial district currently being considered by Council Bylaw 2024-11.**