



VALLEYVIEW AND DISTRICT
**CHAMBER OF
COMMERCE**

Letter of Support

Town Council Attn: Office of the CAO
Town of Valleyview
Box 270
Valleyview AB, T0H 3N0

Valleyview Town Council,

The Valleyview and District Chamber of Commerce is writing this letter to address a number of issues regarding land use which have been brought to our attention. First and foremost the Chamber broadly supports efforts by the Town of Valleyview to revise the Land Use Bylaw (LUB) on a cyclical basis. We also support the implementation of the *Downtown Public Realm Concept* and overall direction of the *Development Guidelines*. Beautifying and modernizing our town will help build a more appealing space to do business, attract and retain more talent as well as boost community pride. Better business environments and higher property values in turn will improve tax revenue.

Regarding the next review of the LUB, a number of topics of interest have been brought to the fore thanks to general observations, topics of discussion, and comments from our local realtor. With that in mind the Chamber has two direct suggestions:

Zoning Change: the six properties on east end of 50th Ave should be rezoned from Gateway Commercial (C2) to General Residential (R2). The properties are currently residential units, they are not oriented towards 50th Ave, and need to be accessed via an unpaved alleyway from 45th or 46th Street. While collectively they may be of adequate size to warrant redevelopment into properties befitting the C2 permitted uses, individually it would not be cost-effective given the circumstances. The current zoning and the resulting confusion simply depresses the price of these residences meanwhile, there is ample vacant commercial property available in town.

Discretionary Use Expansion: careful consideration should be given to expanding the number of discretionary uses currently allowed in the Highway Development (HD) zoning district. A number of current properties are not well suited to the uses available now. Suggestions could include “auto body or paint shop” and/or “vehicle and equipment repair or storage”. Allowing these uses to be discretionary would ultimately remove red tape in some cases. Fewer hurdles will be beneficial to prospective businesses and the wider real estate market.

We look forward to continuing the discussion and providing support where possible.

Adrian Petrilli
President
Valleyview and District Chamber of Commerce