

MINUTES OF THE SPECIAL COUNCIL MEETING OF THE MUNICIPAL DISTRICT OF BRAZEAU NO. 77, HELD IN THE M.D. ADMINISTRATION BUILDING, COUNCIL CHAMBERS IN DRAYTON VALLEY ON FRIDAY, 95 12 21.

CALL TO ORDER Reeve W. Tweedle called the meeting to order at 7:10 pm.

PRESENT
M. Deol, Town of Drayton Valley
R. Irwin, Town of Drayton Valley
C. Miner, Town of Drayton Valley
B. Hammond, Town of Drayton Valley
S. Rudyk, Town of Drayton Valley
R. Dauk, New Era Planning Services
C. Freeson, Village of Breton
G. McCallum, Village of Breton
J. Wynnyk, Village of Breton
J. Coombes, M. D. Of Brazeau
B. Guyon, M.D. of Brazeau
W. Tweedle, M.D of Brazeau
M. Schwab, M.D. of Brazeau
J. Starling, M.D. of Brazeau
L. Johnson, M.D. of Brazeau
R. Matthews, M.D. of Brazeau
M. Hamdon, Town of Drayton Valley

ADDITIONS TO AND ADOPTION OF AGENDA

Additions to and Adoption of Agenda

622-95 Moved by B. Guyon to adopt the agenda as presented.

CARRIED UNANIMOUSLY

By-Law No. 255-95 Being a Bylaw to Amend Bylaw No. 109-90 To Include a Country Residential Suburban Estates District

Discussion took place regarding the new land use district.

Breton Mayor J. Wynnyk raised concerns about the allowed uses. She suggested that Institutional or public uses be limited to places of worship.

L. Johnson stated that as proposed, this land use district could be applied to any lands within the M.D.

J. Wynnyk expressed concerns that the land use would be applied to the proposed development adjacent to the Village and this should be tailored to their proposal.

J. Coombes asked if this could not be the case.

R. Matthews stated that it is a decision to be made by Council.

B. Guyon asked what uses were a concern for the Village.

J. Wynnyk expressed concerns about the broad application of the definition of institutional use. She stated that if this could be limited, then there would be no concern.

C. Miner discussed lot sizes. He stated that there was a need for more public institutional uses.

JA WT

Considerable discussion took place regarding the proposed land use district, and the discretionary uses that are included in the Bylaws draft being reviewed. Specifically, it was felt that Public Institutional needed to be restricted and that the public facility discretionary use was also too broad.

It was agreed that Public Institutional should be restricted to places of worship and that public utility facility be amended to public utility building.

Concerns were raised regarding the size of accessory buildings. Following this discussion, it was agreed that the combined total area for all necessary Buildings should not exceed 1000 sq. ft.

Finally, discussion centered on the servicing requirements for water and sewer. It was felt that the flexibility allowed in the draft, was required to accommodate those situations where development may occur well away from the urban areas and their utility systems. Ultimately servicing requirements must meet the design and standards required by the M.D. Council.

Those present felt that if these changes were made, they could support the creation of the proposed land use district..

623-95 Moved by B. Guyon to give second reading to Bylaw No. 255-95 as amended.

CARRIED UNANIMOUSLY

624-95 Moved by M. Schwab to give third and final reading to Bylaw No. 255-95.

CARRIED UNANIMOUSLY

Bylaw No. 256-95 Being a Bylaw to Amend Bylaw No. 109-90, To Amend the Land Use Designation of Part of SW 1/4 12 48 4 W5M From Ag 1 to Rural Recreational/Country Suburban Estates

625-95 Moved by B. Guyon to give Bylaw No. 256-95 first reading.

IN FAVOUR W. Tweedle
M. Schwab
J. Starling
B. Guyon

OPPOSED J. Coombes

CARRIED

BG WT

Bylaw No. 258-95 Being a Bylaw to Amend Bylaw No. 109-90
To Adopt and Area Structure Plan for PT SW 1/4 12 48 4 W5M

626-95 Moved by B. Guyon to give Bylaw No. 258-95 first reading.

IN FAVOUR W. Tweedle
M. Schwab
J. Starling
B. Guyon

OPPOSED J. Coombes

CARRIED

J. Coombes stated that as an ASB member he had concerns with Bylaw No. 626-95 and was not prepared to support first reading.

627-95 Moved by B. Guyon that the Public Hearing be scheduled for January 23, 1996 at 7:30 pm in the Village of Breton.

ADJOURNMENT Adjournment

628-95 Moved by J. Starling that the Special Council Meeting of 95 12 21 adjourn at 8:45 pm.



Reeve



Municipal Manager