

MINUTES OF THE COUNCIL LAND USE BYLAW MEETING OF BRAZEAU COUNTY, HELD IN THE COUNTY ADMINISTRATION BUILDING, COUNCIL CHAMBERS IN BRAZEAU COUNTY ON TUESDAY, 2014 05 27

CALL TO ORDER

Reeve P. Vos called the meeting to order at 9:00 am.

PRESENT

P. Vos, Reeve
S. Mahan, Councillor
M. Gressler, Councillor
A. Heinrich, Councillor
K. Westerlund, Councillor
M. Schoeninger, Chief Administrative Officer
B. Misener, Planning and Development Manager
J. Swire, Development Officer
K. Robinson, Executive Assistant
J. Evasiuk, Director of Public Works & Infrastructure

ABSENT

R. Moir, Councillor
M. Thompson, Councillor

OTHERS

Heather Anderson, MPC Member at large
Kathleen Seely, Resident
Wes Tweedle, Resident
Cliff Whitelock, Resident
Joe Roos, Resident

ADDITION TO AND ADOPTION OF AGENDA

Addition to and Adoption of Agenda

666/14 Moved by A. Heinrich to adopt the agenda with the following additions:

4. In Private
 - Procedural Bylaw
 - Joint Land Use Bylaw
5. Medical Services Update
6. Meeting Dates

CARRIED UNANIMOUSLY

LAND USE BYLAW 782-12

Land Use Bylaw 782-12 Review (line by line)

9 EXCLUSIVE LAND USE DISTRICTS

9.1 Recreation District (R)

No changes recommended

9.2 Airport Vicinity District (AV)

667/14 Moved by M. Gressler to delete Section 9.2 (4) (b) (ii).

CARRIED UNANIMOUSLY

9.3 Direct Control District (DC)

668/14 Moved by A. Heinrich that Administration research another category for the Land Use Bylaw for an operation that is larger than a major home occupation.

IN FAVOUR: A. Heinrich
K. Westerlund

OPPOSED: S. Mahan
P. Vos
M. Gressler

DEFEATED

9.4 Public Institutional District (PI)

No changes recommended

9.5 Urban Reserve District (UR)

No changes recommended

9.6 Natural Resource Extraction and Processing District (NREP)

This section has been removed

GLOSSARY

669/14 Moved by M. Gressler to add "Minor Home Occupations" and "Medium Home Occupations" to the agenda.

CARRIED UNANIMOUSLY

Reeve P. Vos called for a break at 10:04 am and the meeting resumed at 10:16 am.

4.10 Home Occupations

Minor Home Occupations

670/14 Moved by K. Westerlund that Administration define “residential character” in the glossary.

CARRIED UNANIMOUSLY

671/14 Moved by M. Gressler that Administration define “heavy vehicle” in the Minor Home Occupation section as any vehicle over 19,000 lbs. gross vehicle weight.

CARRIED UNANIMOUSLY

672/14 Moved by S. Mahan to remove Section 4.10 (3) (e).

CARRIED UNANIMOUSLY

Medium Home Occupation

673/14 Moved by A. Heinrich that Administration amend the wording in Section 4.10 (4)(c) to help Council consider the neighbours concerns, but also not be as onerous as the current wording.

CARRIED UNANIMOUSLY

674/14 Moved by K. Westerlund to move Section 4.10 (4) (a) to Section 4.10 (3).

CARRIED UNANIMOUSLY

675/14 Moved by M. Gressler to combine Sections 4.10 (4) (b) and (e).

CARRIED UNANIMOUSLY

676/14 Moved by S. Mahan to remove the first sentence: “no more than 1 home business client or customer on site during any 60 consecutive minutes” from Section 4.10 (4)(h).

CARRIED UNANIMOUSLY

677/14 Moved by M. Gressler that throughout the LUB if we come across scenarios like in 4.10 (h) where it's saying prohibited that we look at it to make it permitted and change to a positive note.

CARRIED UNANIMOUSLY

678/14 Moved by A. Heinrich to remove the last two sentences in Section 4.10 (4)(h).

CARRIED UNANIMOUSLY

679/14 Moved by M. Gressler to take the hours of operation in Section 4.10 (4)(h) and add to the Minor Home Occupation section.

CARRIED UNANIMOUSLY

680/14 Moved by M. Gressler to change the hours of operation for Medium Home Occupation to 8:00 am to 8:00 pm.

CARRIED UNANIMOUSLY

Major Home Occupations

Reeve P. Vos called for a break at 11:32 am and the meeting resumed at 11:38 am.

RECESS FOR LUNCH

681/14 Moved by K. Westerlund that the Land Use Bylaw Review meeting of May 27, 2014 recess for lunch at 12:07 pm.

CARRIED UNANIMOUSLY

CALL TO ORDER

Reeve P. Vos called the meeting to order at 1:03 pm

PRESENT

P. Vos, Reeve
S. Mahan, Councillor
M. Gressler, Councillor
A. Heinrich, Councillor
K. Westerlund, Councillor
M. Schoeninger, Chief Administrative Officer
B. Misener, Planning and Development Manager
J. Swire, Development Officer
K. Robinson, Executive Assistant
J. Evasiuk, Director of Infrastructure

ABSENT

R. Moir, Councillor
M. Thompson, Councillor

682/14 Moved by M. Gressler to add to the agenda the North Saskatchewan Watershed Alliance and CAO David Trews' attendance on June 11th and 12th.

CARRIED UNANIMOUSLY

Major Home Occupation continued

683/14 Moved by M. Gressler to amend the wording in Section 4.10 (5) (c) the same as Section 4.10 (4) (c) to help Council consider the neighbours concerns, but also not be as onerous as the current wording.

CARRIED UNANIMOUSLY

684/14 Moved by A. Heinrich to amend Section 4.10 (5) (e) to twelve (12) employees.

IN FAVOUR: A. Heinrich
P. Vos
S. Mahan
K. Westerlund

OPPOSED: M. Gressler

CARRIED

685/14 Moved by M. Gressler to add the hours of operation in Section 4.10 (5) as 6:00 am to 10:00 pm.

IN FAVOUR: M. Gressler
P. Vos
S. Mahan

OPPOSED: K. Westerlund
A. Heinrich

CARRIED

686/14 Moved by A. Heinrich to add a minimum parcel size of 10 acres for a Major Home Occupation.

CARRIED UNANIMOUSLY

687/14 Moved by A. Heinrich that the Major Home Occupation be a discretionary use in the Agriculture District only.

CARRIED UNANIMOUSLY

688/14 Moved by A. Heinrich that for Major Home Occupation that we use the definition as worded in Land Use Bylaw 474-04 with the exception that tandem in there be tri-axle and that the number of persons be from four (4) to twelve (12) and six (6) vehicles and associated trailers tri-axle trucks and trailers.

IN FAVOUR: A. Heinrich
K. Westerlund

OPPOSED: S. Mahan
P. Vos
M. Gressler

DEFEATED

689/14 Moved by A. Heinrich to remove "...up to a maximum of one ton GVW" from the Home Occupation "Major" in the glossary.

CARRIED UNANIMOUSLY

690/14 Moved by A. Heinrich to amend the Home Occupation "Major" to read: The maximum number of permitted vehicles is six (6) with associated trailers up to a maximum of tri-axle axle size.

Councillor A. Heinrich requested permission to withdraw motion 690/14.
Council voted unanimously to grant permission to withdraw motion 690/14.

Reeve P. Vos called for a break at 2:22 pm and the meeting resumed at 2:31 pm.

**IN PRIVATE
SESSION**

In Private Session

Multi Year Capital Plan

691/14 Moved by M. Gressler that the Council Land Use Bylaw Review meeting of proceed into 'in private' at 2:31pm.

CARRIED UNANIMOUSLY

692/14 Moved by S. Mahan that the Council Land Use Bylaw Review meeting come out of 'in private' at 3:33 pm.

CARRIED UNANIMOUSLY

693/14 Moved by M. Gressler to direct Administration to review the draft Aquatic Facility Development Committee Memorandum of Understanding and provide an administrative recommendation at the June 17, 2014 Council meeting.

CARRIED UNANIMOUSLY

694/14 Moved by A. Heinrich to approve Councillor participation in the North Saskatchewan Regional Plan information sessions held between May 27, 2014 and June 26, 2014.

CARRIED UNANIMOUSLY


695/14 Moved by M. Gressler to approve booking and paying for a hotel room for David Trew, CAO of the North Saskatchewan Watershed Alliance for June 11, 2014 to enable participation in the Brazeau County Fresh Water Conservation Workshop held on June 12, 2014.

CARRIED UNANIMOUSLY

ADJOURNMENT

696/14 Moved by A. Heinrich that the Land Use Bylaw Review meeting of May 27, 2014 adjourn at 3:44 pm.

CARRIED UNANIMOUSLY



Reeve

Chief Administrative Officer