

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

CALL TO ORDER

Reeve P. Vos called the meeting to order at 9:03 am.

PRESENT

P. Vos, Reeve
S. Mahan, Councillor
R. Moir, Councillor
M. Thompson, Councillor
M. Gressler, Councillor
A. Heinrich, Councillor
K. Westerlund, Councillor
M. Schoeninger, Chief Administrative Officer
B. Misener, Planning and Development Manager
K. Robinson, Executive Assistant

OTHERS

Heather Anderson, Member at large MPC
Wes Tweedle, Resident

ADDITION TO AND ADOPTION OF AGENDA

Addition to and Adoption of Agenda

532/14 Moved by K. Westerlund to adopt the agenda amended as follows:

3. Scheffer Andrew – LUB cost expenditures Summary
4. Meeting Dates Discussion – May 27 /May 28, 2014
5. In Private:
 - a) Participatory Compensation

CARRIED UNANIMOUSLY

LAND USE BYLAW 782-12

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

7 RESIDENTIAL LAND USE DISTRICTS

7.1 Country Residential District (CR)

7.2 Country Residential Suburban (CRS)

7.3 Compact Country Residential (CCR)

7.4 Hamlet Residential District (HR)

7.5 Hamlet Residential Single-Detached District (HRS)

7.6 Birchwood Village Greens Condominium District (BVC)

7.7 Modular/Manufactured Home Park District (MHP)

533/14 Moved by A. Heinrich to research former County documents as well as other municipalities regarding land parcel sizes.

534/14 Moved by R. Moir to table motion 533/14.

CARRIED UNANIMOUSLY

8 BUSINESS DEVELOPMENT LAND USE DISTRICTS

8.1 Commercial District (C)

535/14 Moved by K. Westerlund to move "Recreational Vehicle Park" under "discretionary use".

CARRIED UNANIMOUSLY

536/14 Moved by M. Gressler to add "gas bar" to Section 8.1 (4)(b)(i).

CARRIED UNANIMOUSLY

8.2 Hamlet Commercial District (HC)

537/14 Moved by M. Gressler to add "gas bar" to Section 8.2 (4)(b)(i).

CARRIED UNANIMOUSLY

538/14 Moved by M. Gressler that except for service station and gas bar all discretionary uses are at the discretion of the Development Authority setbacks for individual properties that are being developed in commercial areas.

M. Gressler requested permission to withdrawn motion 538/14.

539/14 Moved by R. Moir to grant permission to withdraw motion 538/14.

CARRIED UNANIMOUSLY

Reeve P. Vos called for a break at 10:18 am and the meeting resumed at 10:32 am.

- 540/14** Moved by K. Westerlund to amend Section 8.2 (3)(c) (i)(ii)(iii) to read:
“Front Yard:
(i) 20 m (65.5 ft.) where abutting a County road where road widening has not been dedicated;
(ii) 12.5 m (41 ft.) where abutting a County road where road widening has been dedicated;
(iii) 20 m (65.5 ft.) where abutting a highway.

CARRIED UNANIMOUSLY

- 541/14** Moved by K. Westerlund to amend Section 8.2 (3)(c)(iii) to read: “40.0 m (131 ft.) where abutting a highway”.

CARRIED UNANIMOUSLY

- 542/14** Moved by R. Moir that Administration research setbacks for gas bar and service stations.

CARRIED UNANIMOUSLY

- 543/14** Moved by S. Mahan to remove Section 8.2 (7)(c).

CARRIED UNANIMOUSLY

- 544/14** Moved to M. Thompson to add to Section 4.19 “No freestanding sign may exceed one hundred twenty-five (125%) percent of the height of the principal building”.

CARRIED UNANIMOUSLY

- 545/14** Moved by S. Mahan to amend Sections 8.1(7)(a) and 8.2 (7)(a) to read: “Refer to Section 4.19 under Development Regulations”.

CARRIED UNANIMOUSLY

8.3 Rural Industrial District (RI)

- 8.3 (1)(a) – remove “on”

- 546/14** Moved by K. Westerlund to amend Section 8.3 (5)(a) to read: “9.0 m (30 ft.) for the principle building”.

CARRIED UNANIMOUSLY

547/14 Moved by R. Moir to amend Section 8.3 (8)(a) to read: "Refer to Section 4.19 under Development Regulations".

CARRIED UNANIMOUSLY

8.4 Light Industrial District (LI)

B. Misener recommended that this section be reviewed extensively because Contracting Services - major and minor, and Oilfield Support Services are not suitable for a light industrial use in a designated hamlet or growth area. Several of the permitted uses should either be discretionary or not included at all in the Light Industrial District.

548/14 Moved by A. Heinrich that Administration research with other municipalities in regards to the Light Industrial District and Industrial District and bring back a report to Council.

CARRIED UNANIMOUSLY

8.5 Industrial District (I)

B. Misener requested clarification regarding Council's requests to research several issues and bring items back and is this information that Council would like to see before taking it out to the public meeting.

549/14 Moved by A. Heinrich that Administration bring and consolidate the research for Council's review prior to public meeting.

CARRIED UNANIMOUSLY

Scheffer Andrew

M. Schoeninger reported that the cost for Scheffer Andrew to work on the Land Use Bylaw from 2012 to 2013 was \$85,575.32.

550/14 Moved by R. Moir to receive for information.

CARRIED UNANIMOUSLY

Meeting Dates – May 27 and May 28, 2014

551/14 Moved by K. Westerlund to cancel the May 28, 2014 Land Use Bylaw Review date and to schedule June 16, 2014 from 9:00 – 4:00 pm for a continuation of the Land Use Bylaw Review.

CARRIED UNANIMOUSLY

IN PRIVATE SESSION

In Private Session

552/14 Moved by A. Heinrich that the Land Use Bylaw Review meeting of May 5, 2014 proceed into 'in private' at 11:42 am.

CARRIED UNANIMOUSLY

553/14 Moved by K. Westerlund that the Land Use Bylaw Review meeting of May 5, 2014 come out of 'in private' at 12:02 am.

CARRIED UNANIMOUSLY

554.14 Moved by K. Westerlund to approve Heather Anderson's honoraria/expense claim for participation as an MPC board member in the Land Use Bylaw Review meetings for the period covering March 2014 up to and including May 5, 2014.

IN FAVOUR: P. Vos
K. Westerlund
M. Thompson
R. Moir
M. Gressler
S. Mahan

OPPOSED: A. Heinrich

CARRIED

ADJOURNMENT

555/14 Moved by M. Thompson that the Land Use Bylaw Review meeting of May 5, 2014 adjourn at 12:04 pm.

CARRIED UNANIMOUSLY



Reeve


Chief Administrative Officer