

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 03 25

CALL TO ORDER

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

PRESENT

P. Vos, Reeve
R. Moir, Councillor
M. Thompson, Councillor
M. Gressler, Councillor
A. Heinrich, Councillor
S. Mahan, Councillor
K. Westerlund, Councillor
M. Schoeninger, Chief Administrative Officer
B. Misener, Planning and Development Manager
K. Robinson, Executive Assistant
J. Evasiuk, Director of Public Works & Infrastructure
M. Gallivan, Deputy Fire Chief
T. Thomson, Fire Chief

OTHERS

Garry Mastre
Heather Anderson, Member at large MPC
Cliff Whitelock
Joe Roos
Kathleen Seely
Gerald Dusterfoft
Wes Tweedle

ADDITION TO AND ADOPTION OF AGENDA

Addition to and Adoption of Agenda

327/14 Moved by A. Heinrich to approve the agenda as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Adoption of Minutes

328/14 Moved by A. Heinrich to approve the minutes of the March 12, 2014 Council Land Use Bylaw meeting as presented

CARRIED UNANIMOUSLY

329/14 Moved by R. Moir to approve the minutes of the March 12, 2014 Quarterly Report Update Meeting as presented

CARRIED UNANIMOUSLY

**LAND USE BYLAW
782-12**

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

Section 4.3 – Access, Parking and Loading

- No amendments made at this time - leave as is until reviewed by consultant

Section 4.4 – Airport Protection Overlay

- No amendments made at this time - additional research to be done regarding the reference to Transport Canada

Section 4.5 – Building Design

- Concern that this impacts farming operations
- Concern that (3) and (4) are too detailed

330/14 Moved by M. Gressler that administration research alternate wording for Section 4.5 – Building Design.

CARRIED UNANIMOUSLY

Reeve P. Vos called for a break at 10:03 am and the meeting resumed at 10:10 am.

Section 4.6 – Confined Feeding Operations

331/14 Moved by A. Heinrich that Administration research how we are allowed or not it is best that we can handle in the Land Use Bylaw the direction Council wishes to give the NRCB when they approve an operation for a Confined Feeding Operation and really it deals with setbacks, but what we are trying to accomplish is setting them back from lakes and water bodies, that kind of thing, so it's more of an outlook on how other municipalities are offering their advice in this regard and for us to get ideas from them.

CARRIED UNANIMOUSLY

Section 4.7 – Demolition/Removal

- Concern with confusion between Section 3.2 (h) (i) and Section 4.7
- As long as Ag land is exempt, this section does not require amendment

Section 4.8 – Fences

- No amendments required in this section

Section 4.9 – Hazardous Areas

- No amendments required in this section

Section 4.10 Home Occupations

332/14 Moved by M. Gressler to separate this section out, schedule an evening meeting in either May or June for discussion and advertise for public input.

CARRIED UNANIMOUSLY

- Open for business and flexible
- Protect people's ability to earn a living
- Keep the 3 sections (minor, medium and major) but clearly define where these are permitted
- Assist home occupations to transition from one section to another i.e. from minor to medium etc.
- Big investment for a small business to rent or purchase another space to expand
- Almost like we are punishing the small business for working hard and growing their business
- Apply logic and regulate it consistently
- Make it well defined and enforceable
- Don't surprise the people – keep it well advertised

**RECESS FOR
LUNCH**

333/14 Moved by K. Westerlund that the Land Use Bylaw Review meeting of March 25, 2014 recess for lunch at 12:12 pm.

CARRIED UNANIMOUSLY

CALL TO ORDER

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

PRESENT

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

OTHERS

Heather Anderson, Member at large MPC

Addition to the Agenda

334/14 Moved by M. Gressler to add Policy PD-12 Encroachment Agreements to the agenda.

CARRIED UNANIMOUSLY

PD-12 Encroachment Agreements

B. Misener presented a copy of an encroachment agreement for Council's information.

**LAND USE BYLAW
REVIEW**

Land Use Bylaw Review continued

Section 4.11 – Keeping of Animals

- Should clearly state that regulations for parcels over 15 acres should be clearly outlined
- Break down to include more options i.e. dogs and cats

Garry Mastre, Kathleen Seely and Gerald Dusterhoft arrived at the meeting at 1:25 pm
Cliff Whitelock, Joe Roos and Wes Tweedle arrived at the meeting at 1:31 pm

- This section pertains to livestock and not problem animals/pets
- Take into consideration if the livestock are kept year round or only part of a year
- Should this section be in the land use bylaw or and animal control bylaw
- Controlled in the animal control bylaw and referenced in the LUB

335/14 Moved by S. Mahan that Administration come back with a template option.

CARRIED UNANIMOUSLY

Section 4.12 - Landscaping

Cecil Anderson arrived at the meeting at 2:06 pm.

- this sounds like urban landscaping
- added costs to the developer
- some of this is totally ridiculous – control of planting of trees and flower beds
- way too much detail

336/14 Moved by M. Gressler to replace section 4.12 in its entirety with “the development authority has the discretion to require landscaping in instances where they think it’s appropriate in residential or industrial areas”.

IN FAVOUR: M. Gressler
K. Westerlund
S. Mahan
M. Thompson

OPPOSED: R. Moir
P. Vos
A. Heinrich

CARRIED

Section 4.13 – Natural Resource Extraction and Processing

337/14 Moved by A. Heinrich to remove the first sentence in section 4.13(1) as follows: “Natural Resource Extraction and Processing developments must be reclaimed to the satisfaction of the provincial and/or federal authority having jurisdiction”.

CARRIED UNANIMOUSLY

338/14 Moved by R. Moir to amend page 119 Section 4.13 (4) as follows: reference was made to section 3.5(1) (j) and it should read 4.13 (3).

CARRIED UNANIMOUSLY

Section 4.14 – Number of Dwellings per Parcels

- More flexible when there is such a housing shortage
- Emergency Services – responding can be a problem if the residences are not clearly identified
- A trailer beats a car to sleep in – so many people don't have anywhere to live – if they are willing to work we should be helping
- A way to bring more units onto parcels
- Renting out family care units when they are no longer needed

339/14 Moved by K. Westerlund to allow family care units to stay on parcels smaller than 4 acres.

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

OPPOSED: A. Heinrich

CARRIED

Reeve P. Vos called for a break at 3:20 and the meeting resumed at 3:32 pm.

NEXT MEETING

340/14 Moved by A. Heinrich to schedule the next Land Use Bylaw meeting for Wednesday, May 14, 2014 for the evening public meeting from 6:30 – 9:00 pm to review Home Occupations.

CARRIED UNANIMOUSLY

341/14 Moved by K. Westerlund to schedule a Land Use Bylaw review meeting for Monday, May 5, 2014 from 9:00 – noon.

CARRIED UNANIMOUSLY

ADJOURNMENT

342/14 Moved by K. Westerlund that the Land Use Bylaw review meeting of March 25, 2014 adjourn at 3:41 pm.

CARRIED UNANIMOUSLY



Reeve



Chief Administrative Officer