

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 03 10

CALL TO ORDER

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

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
T. Kwirant, Administrative Assistant
J. Evasiuk, Director of Public Works & Infrastructure

OTHERS

Heather Anderson, Municipal Planning Commission
Garry Mastre
Wes Tweedle
Rene Lemay
Courtney Whalen, Drayton Valley Western Review

ADDITION TO AND ADOPTION OF AGENDA

Addition to and Adoption of Agenda

278/14 Moved by K. Westerlund to amend the agenda of the Land Use Bylaw Meeting adjournment time to 3:00 p.m.

CARRIED UNANIMOUSLY

279/14 Moved by A. Heinrich to approve the agenda with amendments.

CARRIED UNANIMOUSLY

LAND USE BYLAW REVIEW

Planning and Development Policies

PD-1: Municipal Reserve Development – Hamlets

B. Misener presented the proposed changes to the policy.

PD-3: In-stream Policy for Subdivision, Development Permits and Re-designation

B. Misener presented the proposed changes to the policy.

PD-7: Environmental Reserve (currently with lawyer)

PD-8: Public Service

This policy to be brought forward at the March 25, 2014 meeting.

PD-9: Certificates of Compliance

Clerical errors fixed

PD-10: Extension of Time

B. Misener presented the proposed changes to the policy.

PD-12: Encroachment Agreements

B. Misener presented the proposed changes to the policy.

PD-13: Area Structure Plans

Policy currently under review

PD-14: Groundwater Evaluation Policy for New and Existing Developments

Policy currently under review

Open House Feedback

No action

Reeve Pat Vos called for a break at 9:52 a.m. and the meeting resumed at 10:22 a.m.

**LAND USE BYLAW
782-12**

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

Page 15 Section 3.2 (g) (i) Decks

Discussion ensued

Page 18 Section 3.2 (o) Tree Clearing

Discussion ensued

280/14 Moved by A. Heinrich that Section 3.2 (o) Tree Clearing is removed in its entirety from the Land Use Bylaw 782-12.

CARRIED UNANIMOUSLY

Reeve Pat Vos called for a break at 11:06 a.m. meeting resumed at 11:12 p.m.

Page 9 Section 2.1(1)

281/14 Moved by R. Moir that a definition of "similar uses" is added to the glossary and that the definition will be streamlined by Administration when added to the glossary.

CARRIED UNANIMOUSLY

282/14 Moved by A. Heinrich that section 2.1 (1) of the Land Use Bylaw 782-12 be updated to allow the Municipal Planning Commission to be the approving authority.

CARRIED UNANIMOUSLY

Page 14 Section 3.2 (1)Development Permit Not Required

283/14 Moved by K. Westerlund that Section 3.2 (1) is amended to read:

"these items are exempt as long as they satisfy all other development regulations"

CARRIED UNANIMOUSLY

Page 14 Section 3.2 (g) Decks

284/14 Moved by R. Moir that Section 3.2 (1) (g) is removed from Bylaw 782-12 in its entirety.

DEFEATED UNANIMOUSLY

Page 17 3.2. Section 1 (m) Site Grading

285/14 Moved by M. Gressler that 3.2 (m) (i) is amended to read:
“site grading is a discretionary use in all districts and requires a development permit unless it is exempt by Section 3.2 (m) (iv)”

DEFEATED UNANIMOUSLY

286/14 Moved by M. Gressler that Section 3.2 (m) (i) is amended to read:
“Site grading is a permitted use in all districts and requires a development permit unless it is exempt by Section 3.2 (m) (iv)”

CARRIED UNANIMOUSLY

287/14 Moved by K. Westerlund that 4.2 Section (1) is amended to read:
“Unless lot grading is exempt by Section 3.2, every application for site grading is considered a permitted use within the designated land use district of the bylaw”

CARRIED UNANIMOUSLY

RECESS FOR LUNCH

288/14 Moved by M. Gressler adjourn for lunch at 11:57 p.m.

CARRIED UNANIMOUSLY

CALL TO ORDER

Reeve P. Vos called the meeting to order at 12:46 p.m.

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
T. Kwirant, Administrative Assistant
J. Evasiuk, Director of Public Works & Infrastructure

OTHERS

Heather Anderson, Municipal Planning Commission
Garry Mastre
Wes Tweedle
Courtney Whalen, Drayton Valley Western Review

Page 18 Section 3.3 (1)

289/14 Moved by S. Mahan that Section 3.3 (1) (d) be removed from the Land Use Bylaw 782-12 in its entirety.

CARRIED UNANIMOUSLY

Page 18 Section 3.3

290/14 Moved by A. Heinrich that a clause be added to Section 3.3 that reads:

“After the acceptance of a Development Permit application, if the development authority deems more information is required to make a decision, the applicant will have 90 to 120 days to provide the required information or the permit may be closed or refused. Extensions to this timeline will be granted subject to the discretion of the Development Officer.”

CARRIED UNANIMOUSLY

Page 22 Section 3.5 (1)

291/14 Moved by M. Gressler that Section 3.5 (1) be amended to read:

“Applicants proposing a natural resource extraction use, or an expansion to an existing operation, **will be considered a discretionary use**, and will be required to submit plans and a narrative demonstrating the following:”

CARRIED UNANIMOUSLY

Reeve Pat Vos called for a break at 2:03 p.m. and the meeting resumed at 2:12 p.m.

Page 22 Section 3.5 (1)

292/14 Moved by M. Gressler that natural resource extraction use be considered a discretionary use in the following districts only:

Agriculture District
Rural Industrial
Industrial

CARRIED UNANIMOUSLY

293/14 Moved by A. Heinrich that the Natural Resource Extraction and Processing (NREP) District Section 9.6 be removed from Land Use Bylaw 782-12 in its entirety.

CARRIED UNANIMOUSLY

Page 25 Section 3.6 (6) (a) (b) (c)

Discussion to continue at the Council Land Use Bylaw Review Meeting of March 12, 2014.

NEXT MEETING

March 12, 2014 – 9:00 a.m. – 4:00 p.m.
March 25, 2014 - 9:00 a.m. – 4:00 p.m.

ADJOURNMENT

294/14 Moved by K. Westerlund that the Council Land Use Bylaw Review Meeting of March 10, 2014 adjourn at 2:58 p.m.

CARRIED UNANIMOUSLY

K. Westerlund left the meeting at 2:58 p.m.

295/14 Moved by S. Mahan to reconvene the Council Land Use Bylaw Review Meeting of March 10, 2014 at 2:59 p.m.

CARRIED UNANIMOUSLY

PRESENT

P. Vos, Reeve
R. Moir, Councillor
M. Thompson, Councillor
M. Gressler, Councillor
A. Heinrich, Councillor
S. Mahan, Councillor
M. Schoeninger, Chief Administrative Officer
T. Kwirant, Administrative Assistant

Reeve Pat Vos called for a break at 2:59 p.m. and the meeting resumed at 3:06 p.m.

296/14 Moved by R. Moir that the Land Use Bylaw Review Meeting of March 10, 2014 proceed to "In-Private" at 3:07 p.m.

CARRIED UNANIMOUSLY

297/14 Moved by M. Gressler that the Land Use Bylaw Review Meeting of March 10, 2014 come out of "In-Private" at 4:29 p.m.

CARRIED UNANIMOUSLY

ADJOURNMENT

298/14 Moved by M. Gressler that the Council Land Use Bylaw Review Meeting of March 10, 2014 adjourn at 4:30 p.m.

CARRIED UNANIMOUSLY



Reeve



Chief Administrative Officer