

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 01 13

CALL TO ORDER

Reeve P. Vos called the meeting to order at 9:15 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

OTHERS

H. Anderson, MPC

ADDITION TO AND ADOPTION OF AGENDA

Addition to and Adoption of Agenda

30/14 Moved by M. Gressler to approve the agenda with the following additions:

Medical Response/Ambulance Shortage

CARRIED UNANIMOUSLY

Medical Response/Ambulance Shortage

M. Schoeninger provided Council with an update from the AAMDC.

31/14 Moved by R. Moir to receive for information.

CARRIED UNANIMOUSLY

Land Use Bylaw Review

Council had a philosophical discussion regarding what they wanted to accomplish with the Land Use Bylaw Review.

Reeve P. Vos called for a break at 10:31 am and the meeting resumed at 10:50 am.

Council's List for Discussion

- Major Home Occupation
- RV Storage and Height
- Worker Housing
- Landowner Conflict
- Spot Zoning
- More than one dwelling on a parcel
- Fair Taxation
- Setbacks and Variance
- Subdivisions
- Criteria for geotechs and other studies – slope stability
- RV Parks
- Dwelling size and types
- Permitted uses for each district
- Telecommunication towers
- Flexibility in the Agriculture District
- Dealing with current non-compliant operations - grandfathering
- Land Locked Lands
- Sign off sheet/education sheet
- Look at Area Structure Plans

Review of Policies

PD-1 – Municipal Reserve Development – Hamlets

- 32/14 Moved by K. Westerlund to proceed with amendments to PD-1 to bring in compliance with the MGA.

CARRIED UNANIMOUSLY

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

- 33/14 Moved by R. Moir to update the PD-3 policy to the current format.

CARRIED UNANIMOUSLY

PD-7 – Environmental Reserve

34/14 Moved by A. Heinrich to revise the PD-7 Environmental Reserve policy and seek legal advice on taking an environmental reserve with regard to taking the environmental reserve only on the parcel being created and allowing the use of the environmental reserve in an agriculture operation.

IN FAVOUR: A. Heinrich

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

DEFEATED

35/14 Moved by K. Westerlund to seek legal advice and options for the PD-7 Environmental Reserve policy.

CARRIED UNANIMOUSLY

RECESS FOR LUNCH

36/14 Moved by K. Westerlund that the Council Land Use Bylaw Review meeting of January 13, 2014 recess for lunch at 12:06 pm.

CARRIED UNANIMOUSLY

CALL TO ORDER

Reeve P. Vos called the meeting to order at 12:54 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

OTHERS

H. Anderson, MPC

PD-8 – Public Reserve

37/14 Moved by K. Westerlund that Administration revise and update the policy with some general reworking.

CARRIED UNANIMOUSLY

PD-9 – Certificates of Compliance

38/14 Moved by M. Thompson to receive the PD-9 Certificates of Compliance for information and bring back to Council January 21, 2014.

CARRIED UNANIMOUSLY

PD-10 – Extension of Time – Presentation of Plan of Subdivision (Other Instrument that effects the Subdivision) to Municipal District of Brazeau No. 77

39/14 Moved by A. Heinrich to update PD-10 – Extension of Time to the current format.

CARRIED UNANNIMOUSLY

PD-12 – Encroachment Agreement

40/14 Moved by R. Moir to update PD-12 Encroachment Agreement to the current format.

CARRIED UNANIMOUSLY

PD-13 – Area Structure Plans

41/14 Moved by S. Mahan to amend PD-13 – Area Structure Plans to add that should an Area Structure Plan be required prior to the 5th parcel out of a quarter, it will be at the discretion of the Development Authority.

CARRIED UNANIMOUSLY

Reeve P. Vos called for a break at 2:03 pm and the meeting resumed at 2:14 pm.

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

42/14 Moved by K. Westerlund to leave PD-14 – Groundwater Evaluation Policy for New and Existing Developments as is and amend 2) under the Phase 1 Groundwater Availability Study.

CARRIED UNANIMOUSLY

PD- 15 – Guide for Rural Living

43/14 Moved by K. Westerlund to move PD-15 – Guide for Rural Living policy to Community Services and add the policy to the website.

CARRIED UNANIMOUSLY

The Land Use Bylaw 782-12 Review concluded for the day at Section 3.2 Tree Clearing.

NEXT MEETING

March 10, 2014 – 9:00 – 4:00 pm
March 12, 2014 – 1:00 – 4:00 pm
March 25, 2014 – 9:00 – 4:00 pm

ADJOURNMENT

44/14 Moved by K. Westerlund that the Council Land Use Bylaw Review Meeting of January 13, 2014 adjourn at 4:20 pm.

CARRIED UNANIMOUSLY



Reeve



Chief Administrative Officer