

**MINUTES OF THE COUNCIL LAND USE BYLAW REVIEW OF BRAZEAU COUNTY, HELD IN  
THE COUNTY ADMINISTRATION BUILDING, COUNCIL CHAMBERS IN BRAZEAU COUNTY  
ON FRIDAY, 2016 03 11**

**CALL TO  
ORDER**

Reeve B. Guyon called the meeting to order at 9:09 a.m.

**PRESENT**

B. Guyon, Reeve  
A. Heinrich, Councillor  
S. Mahan, Councillor  
M. Gressler, Councillor  
R. Moir, Councillor  
K. Westerlund, Councillor  
M. Schoeninger, CAO  
M. Verhaeghe, Director Planning & Development  
M. Reimer, Administrative Assistant  
C. Whalen, Administrative Assistant

**ABSENT**

M. Thompson, Councillor

**OTHERS**

**ADDITION TO  
AND ADOPTION  
OF AGENDA**

**Addition to and Adoption of Agenda**

- 11. Tiny Houses
- 12. Commercial Land Use Agreement
- 13. a) Resolution for Alternative Energy  
b) Letter from Ave Peck
- 8. b) Supporting Documentation

**420/16** Moved by A. Heinrich to adopt the Agenda with additions.  
**CARRIED UNANIMOUSLY**

**Item 2**

**421/16** Moved by K. Westerlund to remove 4.20 Recreational Vehicle Section.  
**CARRIED UNANIMOUSLY**

**422/16** Moved by M. Gressler to bring the previous regulations to the Property  
Maintenance and Nuisance bylaw.  
**CARRIED UNANIMOUSLY**

**423/16** Moved by R. Moir 4.14.4. L) be amended to read "access to services does not contravene any provincial legislation".

**CARRIED UNANIMOUSLY**

**424/16** Moved by R. Moir to remove 4.14.2 in its entirety.

**CARRIED UNANIMOUSLY**

Called for a break at 10:10 a.m.

Called back to order at 10:18 a.m.

**425/16** Moved by M. Gressler to delete recreational vehicles from Birchwood as a use.

**CARRIED UNANIMOUSLY**

**426/16** Moved by M. Gressler to delete long term use of a recreational vehicle from AG.

**CARRIED UNANIMOUSLY**

**427/16** Moved by R. Moir to direct administration to align and insert a clause of clarity identifying that a permit will be required when it exceeds the maximum identified numbers as stated in regulations.

**CARRIED UNANIMOUSLY**

### **Item 3**

**428/16** Moved by K. Westerlund to follow staff recommendation and remove 4.21 School Bus Regulation in its entirety.

**CARRIED UNANIMOUSLY**

### **Item 4**

**429/16** Moved by M. Gressler to take out 4.26 as it stands at the moment and replace with the three recommendations in MV15 a), b) & c) with the added point of d) that in AG and AGH districts that they are considered to be an accessory building.

**CARRIED UNANIMOUSLY**

#### **Item 5**

**430/16** Moved by M. Gressler to keep Section 4.12 Hazardous Areas as is including comments MV20, 21, and 22 as stated in the agenda.

R. Moir requests a friendly amendment to change setback to maximum of 30m from top of bank.

M. Gressler accepts the friendly amendment.

**In Favour:** K. Westerlund, S. Mahan, R. Moir, M. Gressler

**Opposed:** B. Guyon, A. Heinrich

**CARRIED**

#### **Item 6**

Reviewed previous decisions.

Called for break at 10:58 a.m.

Called back to order at 11:04 a.m.

#### **Item 7**

**431/16** Moved by S. Mahan to remove 4.27 in its entirety.

**CARRIED UNANIMOUSLY**

#### **Item 8**

**432/16** Moved by A. Heinrich to direct administration to look at all other options to a geotechnical and bring back to the April 5<sup>th</sup>, 2016 Council Meeting.

**CARRIED UNANIMOUSLY**

**433/16** Moved by R. Moir to receive the information submitted on cone testing for information.

**CARRIED UNANIMOUSLY**

#### **Item 9**

**434/16** Moved by S. Mahan to remove 4.18 as presented.

**CARRIED UNANIMOUSLY**

#### **Item 10**

Dealt with under item 5.

**Item 11**

**435/16** Moved by S. Mahan that tiny homes be added as secondary suites to the Land Use bylaw.

**CARRIED UNANIMOUSLY**

**436/16** Moved by S. Mahan that we go with the secondary suites in the bylaw as presented on page 3 of the listed additions of the agenda.

**CARRIED UNANIMOUSLY**

**437/16** Moved by S. Mahan that tiny houses be included in the Land Use bylaw under a permitted use as a principle use which is the only residence on the parcel in Agricultural, Agricultural Holdings and Birchwood and a permitted use as a secondary dwelling on Agricultural and Agricultural Holdings.

**CARRIED UNANIMOUSLY**

**438/16** Moved by A. Heinrich that we allow for tiny houses be a primary dwelling as a discretionary use in CR, CCR & HR.

**CARRIED UNANIMOUSLY**

Called for break at 12:10 p.m.

Called back to order at 12:15 p.m.

**Item 12**

**439/16** Moved by M. Gressler that we put Auto Body as a discretionary use in Commercial District.

R. Moir requested a friendly amendment to change to Automotive Equipment and Body Repair.

M. Gressler accepts the friendly amendment.

**CARRIED UNANIMOUSLY**

**440/16** Moved by A. Heinrich to put on the remaining items and Automotive Equipment and Body Repair on the Agenda of the March 18<sup>th</sup>, 2016 meeting from 1:00 – 4:30 pm.

**CARRIED UNANIMOUSLY**

**Item 13 a)**

Discussed participation in the clean energy topic at the upcoming conference.

**Item 13 b)**

Discussed how to address A. Peck's request at the upcoming conference.

**441/16** Moved by R. Moir to put the Drayton Volunteer Table at the Drayton Valley Volunteer Appreciation Night on the agenda as item 14.

**CARRIED UNANIMOUSLY**

**442/16** Moved by R. Moir to direct administration to book a table at the Drayton Valley Volunteer appreciation night on April 13, 2016.

**CARRIED UNANIMOUSLY**

**ADJOURNMENT** **443/16** Moved by K. Westerlund that the Council Land Use Bylaw review meeting of March 11, 2016 adjourn at 12:48 p.m.

**CARRIED UNANIMOUSLY**

  
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Reeve  
\_\_\_\_\_  
Chief Administrative Officer