

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO HELD IN THE COUNCIL CHAMBERS AT THE MUNICIPAL OFFICES IN FORT McMURRAY, ON TUESDAY, FEBRUARY 22, 2005, COMMENCING AT 6:00 P.M.

PRESENT:

MAYOR	M. BLAKE
DEPUTY MAYOR	C. SLADE
COUNCILLORS	J. CARBERY J. CHADI S. CLARKSON L. FLETT S. GERMAIN P. MEAGHER R. REBUS J. VYBOH L. WILTZEN
ACTING REGIONAL MANAGER	B. FEDORAK
CHIEF LEGISLATIVE OFFICER	K. GREIG
LEGISLATIVE COORDINATOR	A. ROGERS

CALL TO ORDER

The Mayor called the meeting to order at 6:04 p.m.

1. PRAYER

The Mayor asked everybody to join her in the Prayer.

2. ADOPTION OF AGENDA

The Mayor asked if there were any additions or deletions to the Agenda.

MOVED by Councillor Meagher that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

3. PRESENTATIONS

None Scheduled.

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4. MINUTES OF PREVIOUS MEETINGS

A. REGULAR MEETING – FEBRUARY 08, 2005

The Minutes of the Regular Council Meeting held on February 08, 2005 were submitted for consideration.

MOVED by Councillor Vyboh that the Minutes of the Regular Council Meeting held on February 08, 2005 be approved as presented.

CARRIED UNANIMOUSLY

4-B. PUBLIC HEARING - 08, 2005

The Minutes of the Public Hearing held on February 08, 2005 were submitted for consideration.

MOVED by Councillor Meagher that the Minutes of the Public Hearing held on February 08, 2005 be approved as presented.

CARRIED UNANIMOUSLY

4-C. BUSINESS ARISING OUT OF MINUTES

There was no business arising out of the Minutes.

5. PUBLIC HEARINGS

MOVED by Councillor Carbery that the Regular Meeting move into the Public Hearing at 6:06 p.m.

CARRIED UNANIMOUSLY

RECONVENE

The regular meeting reconvened at 7:24 p.m.

6. UPDATES

**A. REPORTING OF COUNCILLORS ON VARIOUS BOARDS/COMMITTEES
(COUNCILLORS GERMAIN, REBUS, CARBERY, CHADI & CLARKSON)**

Councillor Germain reported on the following:

- Wood Buffalo Sport & Wellness Corporation

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Councillor Rebus reported on the following:

- Public Works & Transportation Standing Committee
- Saprae Creek Residents Society Meeting
- Audit/Budget Standing Committee
- Emergency Management Planning Course
- Planning & Development Standing Committee

Councillor Carbery reported on the following:

- MacDonald Island Park Corporation
- Northern Connector Road Meeting

Councillor Chadi reported on the following:

- Town Hall Meeting – Fort Chipewyan
- Emergency Management Planning Course
- Broadband Internet Services in Fort Chipewyan
- Athabasca Delta Community School Event re: Substance Abuse
- Public Works & Transportation Standing Committee
- MacDonald Island Park Corporation
- Audit/Budget Standing Committee
- Fort Chipewyan Winter Carnival and Ice Fishing Derby

Councillor Clarkson reported on the following:

- Opening of new RBC Branch in Timberlea
- Wood Buffalo Housing & Development Corporation Design Charette
- Fort Hills Oil Sands Project
- Business Revitalization Zone Association Meeting
- Protective Services Standing Committee

6-B. MAYOR'S UPDATE

Mayor Blake reported on the following:

- Northern Connector Road Meeting with Northern Sunrise County
- Wood Buffalo Housing & Development Corporation Awards Reception in Calgary
- Meeting with New CAO of Edmonton Regional Airports Authority
- Deer Creek Energy Presentation
- Mid-Sized Cities Mayor's Meeting in Saskatchewan
- Northland Forest Products Novice Hockey Tournament
- Chinese New Year Celebrations

RECESS AND RECONVENE

A recess was called at 7:44 p.m. and the meeting then reconvened at 8:00 p.m.

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7. REPORTS

7-A. AGENDA BILL # 05--027 - DEVELOPMENT PERMIT APPLICATION – CLEARING AND GRUBBING – LOT 3, BLOCK 1, PLAN 042 1905
05/042

Reference was made to Agenda Bill # 05-027, being Report No. PD-019-2005, prepared by Stephen Clarke, Planning & Development, regarding the Development Permit Application – Clearing and Grubbing – Lot 3, Block 1, Plan 042 1905.

MOVED by Councillor Meagher that development permit application # 2005-0044 be approved subject to the conditions outlined in Attachment 2.

CARRIED UNANIMOUSLY

7-B. AGENDA BILL # 05-028 - PLAN OF SUBDIVISION TO CREATE 51-UNIT BARELAND CONDOMINIUM - LOT 10, BLOCK 7, PLAN 042 5471
05/043

Reference was made to Agenda Bill # 05-028, being Report No. PD-021-2005, dated January 31, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Plan of Subdivision to Create 51-Unit Bareland Condominium – Lot 10, Block 7, Plan 042 5471.

MOVED by Councillor Vyboh that the Plan of Subdivision be approved as shown on Attachment 2 under the provisions of the Municipal Government Section 654(2) subject to the conditions outlined on Attachment 4, for the following reasons:

1. The proposed subdivision:
 - a) would not unduly interfere with the amenities of the neighbourhood, or
 - b) would not materially interfere with or affect the use, enjoyment or value of the neighbourhood parcels of land, and
 - c) conforms to the use prescribed for that land in the Land Use Bylaw.
2. The use of the land for the proposed subdivision is consistent with the Municipal Development Plan, Timberlea Area Structure Plan and Land Use Bylaw;
3. The subdivision will be serviced with municipal water and sewer services;
4. Storm water management within the subdivision area will be accommodated by the construction of a storm water management facility; and

5. The land is suitable for the intended residential uses.

CARRIED UNANIMOUSLY

7-C. AGENDA BILL # 05-029 - PLAN OF SUBDIVISION TO CREATE 30-UNIT BARELAND CONDOMINIUM – LOT 10, BLOCK 9, PLAN 042 3977
05/044

Reference was made to Agenda Bill # 05-029, being Report No. PD-022-2005, dated February 1, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Plan of Subdivision to Create 30-Unit Bareland Condominium – Lot 10, Block 9, Plan 042 3977.

MOVED by Councillor Clarkson that the Plan of Subdivision be approved as shown on Attachment 2 under the provisions of the Municipal Government Section 654(2) subject to the conditions outlined on Attachment 4, for the following reasons:

1. The proposed subdivision:
 - a) would not unduly interfere with the amenities of the neighbourhood, or
 - b) would not materially interfere with or affect the use, enjoyment or value of the neighbourhood parcels of land, and
 - c) conforms to the use prescribed for that land in the Land Use Bylaw.
2. The use of the land for the proposed subdivision is consistent with the Municipal Development Plan, Timberlea Area Structure Plan and Land Use Bylaw;
3. The subdivision will be serviced with municipal water and sewer services;
4. Storm water management within the subdivision area will be accommodated by the construction of a storm water management facility; and
5. The land is suitable for the intended residential uses.

CARRIED UNANIMOUSLY

7-D. AGENDA BILL # 05-030 - LAND ASSET RESERVE FUND REQUEST – CLEARING HIGHWAY 63 NORTH INDUSTRIAL/COMMERCIAL LAND
05/045

Reference was made to Agenda Bill # 05-030, being Report No. PD 009-2005, dated January 7, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Land Asset Reserve Fund Request – Clearing Highway 63 North Industrial/Commercial Land.

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MOVED by Councillor Chadi that the clearing of Highway 63 North Industrial/Commercial Lands project funding in the amount of \$150,000 be approved from the Land Asset Reserve Fund.

In light of the information provided by Administration, Councillor Wiltzen requested a friendly amendment whereby the amount of funding would be reduced from \$150,000 to \$75,000. Councillor Chadi concurred with this request. Voting then occurred on the amended Motion.

CARRIED UNANIMOUSLY

7-E. AGENDA BILL # 05-031 - CONTRACT AWARD – ANZAC WATER HAUL
05/046

Reference was made to Agenda Bill # 05-031, being Report No. UT05-05, dated January 20, 2005, and prepared by Michel Savard, Operations & Maintenance, regarding the Contract Award – Anzac Water Haul.

MOVED by Councillor Meagher that the Anzac Water Haul Delivery Contract be awarded to Clearwater Hauling on a three-year term at a cost of \$14,600.00 + GST per month, with performance review.

CARRIED UNANIMOUSLY

7-F. AGENDA BILL # 05-032 - FORT CHIPEWYAN TANDEM TRUCK
05/047

Reference was made to Agenda Bill # 05-032, being Report No. ME05-01, dated January 6 2005, and prepared by Jawed Malik, Operations & Maintenance, regarding the Fort Chipewyan Tandem Truck.

MOVED by Councillor Chadi:

1. THAT the contract award for one tandem truck, complete with a plow and sanding unit be awarded to Western Sterling at a total cost of \$125,500.00, plus GST.
2. THAT the funding shortfall of \$35,460.00 be allocated from: Equipment Reserve Committed Funds (\$8,880.00), Pre-Draw Debenture Borrowing Bylaw No. 00/017 (\$19,428.00), and Fort Chipewyan 2005 Operating Budget (\$7,152.00).

CARRIED UNANIMOUSLY

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7-G. AGENDA BILL # 05-033 – CONTRACT AWARD QU#1571 – THICKWOOD HEIGHTS PUMPHOUSE UPGRADE
05/048

Reference was made to Agenda Bill # 05-033, being Report No. ER05-02, dated February 15, 2005, and prepared by Wes Holodniuk, Operations & Maintenance, regarding the Contract Award QU#1571 – Thickwood Heights Pumphouse Upgrade.

MOVED by Councillor Carbery:

1. THAT the contract for the construction of Thickwood Heights Pumphouse Upgrade be awarded to Nason Contracting Group Ltd. for the amount of \$2,654,507, plus GST.
2. THAT the funding shortfall of \$1,192,470, plus GST, be funded from the 2005 Emerging Issues Reserve.

CARRIED UNANIMOUSLY

ABSTENTION

Mayor Blake noted that Councillors Carbery and Rebus have both previously indicated that they will be abstaining from discussion and voting on Items 8-A. and 8-B. Councillors Carbery and Rebus left the meeting at 8:09 p.m.

8. BYLAWS

8-A. BYLAW NO. 05/008 – LOWER TOWNSITE AREA REDEVELOPMENT PLAN AMENDMENT – BLOCK 1, PLAN 7904AS AND CLOSED ROAD ALLOWANCE (7901 KING STREET) (AGENDA BILL # 05-022)
05/049

Reference was made to Agenda Bill # 05-022, being Report No. PD-092-2004, dated December 9, 2004, regarding the Lower Townsite Area Redevelopment Plan Amendment – Block A, Plan 7904AS and Closed Road Allowance (7901 King Street).

Bylaw No. 05/008, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 01/044, BEING THE LOWER TOWNSITE AREA REDEVELOPMENT PLAN, was presented to receive second and third readings.

MOVED by Councillor Chadi that Bylaw No. 05/008 be given second reading.

A lengthy discussion ensued, in which the following points were made:

- Other townhouse developments in Fort McMurray have experienced issues with parking, and it is

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quite likely that the proposed development will experience the same issues.

- The developer has commissioned an independent traffic study which states that traffic volumes are well within acceptable national standards; however, the proposed development will increase traffic in an area where there are schools and children.
- The Lower Townsite Area Redevelopment Plan is a living document; however, any changes to the Plan must be orderly and not undertaken in a piecemeal fashion.
- Affordable housing in Fort McMurray is now approaching \$200,000 per unit and can generally only be managed by those with annual incomes of \$75,000-\$80,000.
- Traffic on King Street has increased substantially since the overpass has been put in place, and any increase to the existing traffic volumes would have a negative impact to both students who attempt to cross the roadway and the surrounding community.
- If developed as proposed, the property will be valued at \$8 Million; however, if single family homes were to be developed to the standards of the existing properties, the property would be valued at approximately \$2 Million.
- The surrounding neighbourhood has been in place for a long period of time and, in some cases, homes have been passed from one generation to the next. For that reason, comparisons should not be made with much newer developments in the Timberlea area.

In addition, clarification was provided by Administration relative to the following:

- The Lower Townsite Area Redevelopment Plan encompasses the entire lower Townsite area, and the site in question was not included as any parkland or for any possible municipal use.
- The proposed development is a standard two-storey building, with a height of approximately 28 feet.
- Very few complaints have been received from residents regarding noise from firehalls, despite their proximity to the facility.
- Brief discussion has taken place with the developer, who has indicated that he is open to pursuing the concept of a gated community for adults only.
- The rationale for having site access located off Centennial Drive is because of the site's proximity to the bridge, and because it is typically proposed to have intersections located a minimum of 200 metres apart.
- The only way to have certainty in terms of the type of the development that's built is to zone the land as Direct Control and apply very specific guidelines. This would ensure that the development is substantially more controlled than a standard R3 district.
- The subject property is located in the Keyano District, as identified by the Area Redevelopment Plan. It was identified as such in 2001 because it was unknown by Planning & Development at that time that ATCO was contemplating the decommissioning of the site and taking it out of service. Had that information been known when the Plan was being developed, the site would likely have been identified as infill for future redevelopment.
- With respect to flood control, the Land Use Bylaw has conditions that require developments to be at certain levels, and it has been determined that the height of the existing site is suitable for development.
- The capacity of existing water and sewer services is sufficient to handle the proposed development, and is scheduled for replacement/upgrade within the next three years.
- The proponent has had an offer to purchase in place for the last four years, and has brought forward applications for commercial, hotel and residential developments.

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Mayor Blake concluded discussion by thanking residents for participating in the Public Hearing. She also noted that Council has heard the information presented and had their questions answered on this matter. Voting then took place on the Motion.

DEFEATED UNANIMOUSLY
 Abstained: Carbery, Rebus

8-B. BYLAW NO. 05/009 – LAND USE BYLAW AMENDMENT – BLOCK A, PLAN 7904AS AND CLOSED ROAD ALLOWANCE (7901 KING STREET) (AGENDA BILL # 05-023)
 05/050

Reference was made to Agenda Bill # 05-023, being Report No. PD-093-2004, dated December 9, 2004, and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment – Block A, Plan 7904AS and Closed Road Allowance (7901 King Street).

Bylaw No. 05/009, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059, BEING THE LAND USE BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive second and third readings.

MOVED by Councillor Vyboh that Bylaw No. 05/009 be given second reading.

DEFEATED UNANIMOUSLY
 Abstained: Carbery, Rebus

RETURN

Councillors Carbery and Rebus returned to the meeting at 8:47 p.m.

8-C. BYLAW NO. 05/010 – LAND USE BYLAW AMENDMENT – ADD OFFICE TO R3 DISTRICT – LOT 2, BLOCK 15 PLAN 032 6193 (for on-site residential property administration only) (AGENDA BILL # 05-024)
 05/051

Reference was made to Agenda Bill # 05-024, being Report No. PD-010-2005, dated January 14, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment – Add Office (for on-site residential property administration only) to R3 District – Lot 2, Block 15, Plan 032 6193.

Bylaw No. 05/010, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059, BEING THE LAND USE BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive second and third readings.

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MOVED by Councillor Clarkson that Bylaw No. 05/010 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Deputy Mayor Slade that Bylaw No. 05/010 be given third and final reading.

CARRIED UNANIMOUSLY

8-D. BYLAW NO. 05/011 – LAND USE BYLAW AMENDMENT REGARDING UNDERGROUND PARKADE (AGENDA BILL # 05-025)
05/052

Reference was made to Agenda Bill # 05-025, being Report No. PD-096-2004, dated January 27, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment regarding Underground Parking.

Bylaw No. 05/011, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059, BEING THE LAND USE BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive second and third readings.

MOVED by Councillor Chadi that Bylaw No. 05/011 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 05/011 be given third and final reading.

CARRIED UNANIMOUSLY

8-E. BYLAW NO. 05/006 – BUSINESS REVITALIZATION ZONE OPERATING BUDGET AND TAX BYLAW (AGENDA BILL # 05-013)
05/053

Reference was made to Agenda Bill # 05-013, dated January 18, 2005, and prepared by Marcel Ulliac, Corporate Services, regarding the 2005 Business Revitalization Zone Operating Budget and Tax Bylaw.

Bylaw No. 05/006, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE A BUSINESS REVITALIZATION ZONE TAX FOR THE 2005 TAX YEAR, was presented to receive second and third readings.

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MOVED by Councillor Vyboh that Bylaw No. 05/006 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Chadi that Bylaw No. 05/006 be given third and final reading.

CARRIED UNANIMOUSLY

9. NOTICE OF MOTION

There were no Notices of Motion.

10. NEW AND UNFINISHED BUSINESS

There was no New and Unfinished Business.

11. ADJOURNMENT

MOVED by Councillor Chadi that the meeting adjourn at 8:52 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER

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- A. PUBLIC HEARING RE: BYLAW NO. 05/008 - LOWER TOWNSITE AREA REDEVELOPMENT PLAN AMENDMENT – BLOCK A, PLAN 7904AS AND CLOSED ROAD ALLOWANCE (7901 KING STREET) (AGENDA BILL # 05-022); AND BYLAW NO. 05/009 - LAND USE BYLAW AMENDMENT – BLOCK A, PLAN 7904AS AND CLOSED ROAD ALLOWANCE (7901 KING STREET) (AGENDA BILL # 05-023)**
05/054

2-A. OPENING STATEMENT

MR. BOB CAMPBELL

Mr. Campbell advised that the principal owner of the property is Mr. Don Farris. The site in question is the former ATCO power station site, located near King Street & Centennial Drive. From 1930-1988, the site operated as an active power generation station, but sat as an inactive station from 1988-2003. In 2003, the site was cleared and remediated, and is now vacant. A number of development applications were previously made, including a propane distribution centre, a 100-room hotel with restaurant, and a 53-unit extended stay apartment complex. On each occasion, comments were received from the surrounding neighbourhood stating that the proposed uses weren't compatible.

The amendment before Council is for a 32-unit townhouse facility, with eight clusters of four two-storey units, each being 1100-1200 square feet in size and retailing for \$200,000-\$250,000. The traffic impact resulting from this development would be minimal. From a parking perspective, Mr. Campbell advised that each unit would have a single garage and an exclusively dedicated driveway, allowing for a minimum of two vehicles. Mr. Campbell advised that the proposal is consistent in every way with the Area Redevelopment Plan adopted by Council in 2001, and referenced several sections of the Plan to support this statement. He noted that the proposed development is not inconsistent with the surrounding residential development.

The existing site, if zoned to R3, could accommodate up to 50 units; however, in this instance, the developer is only looking to place 32 units on the site. Mr. Campbell cited several examples throughout the community whereby multi-unit developments are located next to single-family homes. Mr. Campbell also noted that both the Northern Lights Regional Health Centre and Keyano College have provided letters of support for this project. Mr. Campbell concluded by noting that this is an excellent opportunity for the Municipality to act in a way that is consistent with the Area Redevelopment Plan by making it possible for the developer to provide additional affordable housing, while converting the former industrial site to an aesthetically pleasing residential development.

3-A. WRITTEN PRESENTATIONS

The Chief Legislative Officer advised that written presentations were received from the following:

- Ms. Charlotte Koenig (supporting)
- Ms. Anne Lilke (opposing)
- Gerry & Lorna Herasimenko (opposing)
- Ms. Tammy VanMackelberg (opposing)

4-A. ORAL PRESENTATIONS

MS. JOAN FURBER

Ms. Furber noted that she opposes the rezoning for one or more of the reasons noted below.

MR. GARY BOURQUE

Mr. Bourque noted that he opposes the proposed rezoning for one or more of the reasons noted below.

MR. BILL DE SILVA, LIAM CONSTRUCTION

Mr. de Silva advised that he supports the proposed rezoning for one or more of the reasons noted below.

MR. DON FARRIS

Mr. Farris advised that he supports the proposed rezoning for one or more of the reasons noted below.

MR. MARCEL HUCULAK, ISL CONSULTANTS

Mr. Huculak advised that he was asked to address traffic issues with respect to the proposed development. He indicated that he has a lot of experience dealing with traffic issues and has done considerable work in the Fort McMurray area. Mr. Huculak advised that he measured the amount of traffic that was using Centennial Drive, but a count taken by a local resident was higher, so he would base his findings on those numbers. Based on the information provided, the maximum number of vehicles in a one-hour period is 197. National traffic standards would allow for up to 500 cars travelling on that roadway in a one-hour time period; therefore, the existing traffic volume is well below that threshold. The Institute of Transportation Engineers was consulted in order to project how much traffic the proposed development would generate and it has been determined that there would be about 20 trips in a peak hour, thereby increasing the traffic flow to 217 vehicles per hour. This is still well below the national standard of 500. Mr. Huculak concluded by noting that the total amount of traffic is well below the acceptable limit, and the traffic impact of the proposed development would be minimal.

MR. DALE ARTHUR, ATCO ELECTRIC

Mr. Arthur advised that ATCO neither supports nor opposes the proposed rezoning, and is simply in attendance this evening to speak to ownership of the subject property. The site was previously used as a power generating station, but was decommissioned when a second transmission line was brought into the community. The onsite improvements were removed by the developer in 2002/2003, and ATCO then proceeded with remediation of the land, which involved removal and replacement of 32 metric tonnes of material. ATCO had to retain title to the site while the remediation was ongoing; however, the land was actually sold to the developer approximately two years ago, and the transfer of Title is now taking place.

MR. LANCE BUSSIERES

Mr. Bussieres was not in attendance.

MS. CHARLOTTE KOENIG

Ms. Koenig advised that she supports the proposed rezoning for one or more of the reasons noted below.

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MR. JIM SZLACHETKA

Mr. Szlachetka advised that he opposes the rezoning for one or more of the reasons noted below.

MS. MICHELE MILLER AND MS. ANNE LILKE

Ms. Miller and Ms. Lilke advised that they oppose the proposed rezoning for one or more of the reasons noted below.

MS. SANDRA LAYES

Ms. Layes advised that she opposes the rezoning for one or more of the reasons noted below.

5-A. OTHER PRESENTATIONS, TIME PERMITTING, WITH APPROVAL OF COUNCIL

JOHN KRAWCHENKO

Mr. Krawchenko advised that he opposes the proposed rezoning for one or more of the reasons noted below.

CHAD SITAR

Mr. Sitar advised that he supports the proposed rezoning for one or more of the reasons noted below.

NEMR NAJMEDDINE

Mr. Najmeddine advised that he supports the proposed rezoning for one or more of the reasons noted below.

LORI WHITE

Ms. White advised that she opposes the rezoning for one or more of the reasons noted below.

GERRY HERASIMENKO

Mr. Herasimenko advised he opposes the proposed rezoning for one or more of the reasons noted below.

DOUG COLLINS

Mr. Collins advised that he opposes the proposed rezoning for one or more of the reasons noted below.

DOREEN LEPINE

Ms. Lepine advised that she opposes the proposed rezoning for one or more of the reasons noted below.

KEN WHELTON

Mr. Whelton advised that he opposes the proposed rezoning for one or more of the reasons noted below.

REASONS STATED FOR OPPOSING THE REZONING:

- The proposed development would be higher than the neighbouring single-family homes. Any new development should be at the same level as the existing homes in the area.
- Residents don't like the tactics being used by the developer, and feel that he is trying to intimidate them with threats of putting a prison or graveyard on the site.

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- The subject land is a key visual entrance to the City and, if developed incorrectly, will be an unrecoverable mistake.
- Traffic is an issue in this area already. Any increase is not acceptable.
- The historical future of the area and its surrounding natural spaces needs to be protected.
- A local resident was denied a variance on a building in 2002, with the rationale that it negatively impacted the surrounding neighbourhood.
- The land is currently zoned as Public Service and the developer bought the property with that knowledge.
- Lot sizes in the Lower Townsite are quite large, but the proposed development is described as clusters, and will not fit in with the surrounding neighbourhood.
- Many of the existing residents bought or built their property with the understanding that there would be no further residential development in the area. This certainty should not be changed many, many years after most homes were built or purchased.
- Access to the site from Tolen Drive instead of King Street and Centennial Drive, would eliminate a lot of short-cutting and help to relieve some of the traffic congestion in the area.
- The best use for the subject property would be for a senior citizens assisted living residence or an extension to Heritage Park.
- Increased density, noise pollution, traffic accidents and crime will all result in negative impacts to existing residents.
- Traffic and parking on Centennial Drive are tremendous, without any additional development adding to the congestion.
- Young children play in the area and have to cross the street in order to go to school.
- Many of the people who say that there isn't a traffic problem don't live in the affected area.
- There are plenty of places in Fort McMurray for the development of affordable housing, but that does not include the downtown area.
- Land investment is a gamble and the developer knew the zoning of the land at the time of purchase.
- Many affordable housing units are purchased as rental units and are generally not as well maintained as homes.
- A traffic volume of 500 cars per hour is unacceptable.
- The development will not change the affordability of homes in this community.
- Each unit is likely to have more than two vehicles per unit if the homeowner chooses to rent the property.
- The proposed development and resulting increase to traffic will be treacherous for the kids who live in the area.
- Parking in the area is and will continue to be a problem, especially with young people who have limited incomes and take in boarders to supplement their costs.
- It is difficult for children who live in the area to play because there are so many cars.

REASONS STATED FOR SUPPORTING THE PROPOSED REZONING:

- The site is situated above the flood plain, at 252 metres.
- Engineering studies have been conducted with respect to slope stability, and it has been determined that structures can be built up to 25-30 feet away from the river.
- The developer is working with Parks staff and is proposing to extend the existing trail system along King Street to join up with Heritage Park.

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- The developer will landscape the property to blend in with existing landscaping and enhance the heritage aspect as much as possible.
- The developer has held three open house and listened to immediate residents on previous occasions.
- The developer endeavoured to talk with local residents and has had 12 residents in the affected area sign a statement of support for the proposed development.
- The proposed development is the result of consultation with residents, modifying proposals and will add value to the community as a whole.
- The proposed development will provide much-needed housing in the Lower Townsite.
- There is a tremendous lack of affordable housing in Fort McMurray.
- The most ideal development for the subject land would be a park, yet there is a large park area directly across the road that isn't being used.
- The development of a 32-unit townhouse complex would be much more preferable than some of the uses that are allowed under the current Public Service zoning.
- The average price of a single family dwelling in Fort McMurray is \$302,000 and any development that helps make housing more affordable would be welcome.
- The property, as it presently sits, is an eyesore and the time has come to do something to make it more aesthetically pleasing.

Following the above presentations, Mayor Blake invited any presenter who felt that he or she may not have been given a reasonable opportunity to speak to the matter at hand to come forward. No concerns were raised; therefore, Mayor Blake proceeded with Closing Statements.

6-A. CLOSING STATEMENT

MR. BOB CAMPBELL

Mr. Campbell clarified that the proposed development would provide three parking stalls for each unit; one in the garage and two in the driveway. He indicated that this is not simply a numbers game and the final decision shouldn't be based on who was the most eloquent, loudest, or most persistent.

The Lower Townsite Area Redevelopment Plan invited public input before the Council of the day adopted the principles contained in the report. In considering changing the subject area to allow for compatible residential infill and redevelopment of higher density districts, Mr. Campbell noted that this site was used for industrial purposes in the past, but is certainly not suitable for industrial use at present.

Mr. Campbell referenced the Area Redevelopment Plan, noting that the subject property is located within the Keyano District, but borders on the Hospital District. According to the Plan, one of the objectives of the Hospital District is to allow for compatible residential infill and redevelopment at higher densities. The proposed development would prevent the intrusion of incompatible land uses and would also provide for a transition of uses between districts. The scale of the proposed development would complement the existing single family homes and would not compromise the light, air or privacy of those homes.

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Mr. Campbell noted that the Planning & Development Department supports the proposed amendment and asked that Council support the creation of affordable housing by voting in favour of the Bylaw. The proposed townhouse development is different from the duplexes across the street. Mr. Campbell concluded by noting that the Lower Townsite Area Redevelopment Plan contemplates change, and even though some change can be painful, it can also be correct.

RETURN

Councillors Carbery and Rebus joined the Public Hearing at 7:20 p.m.

- B. PUBLIC HEARING RE: BYLAW NO. 05/010 - LAND USE BYLAW AMENDMENT – ADD OFFICE TO R3 DISTRICT – LOT 2, BLOCK 15, PLAN 032 6193 (FOR ON-SITE RESIDENTIAL PROPERTY ADMINISTRATION ONLY) (AGENDA BILL # 05-024)
05/055**

2-B. OPENING STATEMENT

MR. BRYAN LUTES, DEVELOPMENT MANAGER, WOOD BUFFALO HOUSING & DEVELOPMENT CORPORATION

Mr. Lutes advised that the proposed Bylaw would allow for an office in an existing residential complex. He explained that the office is required because the Wood Buffalo Housing & Development Corporation feels that their clientele requires the services of an on-site residential manager to fulfil their needs.

3-B. WRITTEN PRESENTATIONS

There were no written presentations.

4-B. ORAL PRESENTATIONS

No requests were received.

5-B. OTHER PRESENTATIONS, TIME PERMITTING, WITH APPROVAL OF COUNCIL

There were no other requests to address Council.

6-B. CLOSING STATEMENT

The proponent did not wish to make a closing statement.

**C. PUBLIC HEARING RE: BYLAW NO. 05/011 - LAND USE BYLAW
AMENDMENT REGARDING UNDERGROUND PARKADE
05/056**

2-C. OPENING STATEMENT

**MR. STEPHEN CLARKE, ACTING MANAGER, PLANNING & DEVELOPMENT,
REGIONAL MUNICIPALITY OF WOOD BUFFALO**

Mr. Clarke advised that this amendment has been brought forward by the Planning & Development Department. In 2001, several provisions were added to the Land Use Bylaw to address underground parkades that are not 100% underground. This has created situations where there is insufficient room on site for all services, and encroachments have occurred as a result. Mr. Clarke requested that the proposed amendment be supported as it will aid in addressing encroachment issues, ensure adequate space for onsite shallow utilities, and improve pedestrian safety.

3-C. WRITTEN PRESENTATIONS

There were no written presentations.

4-C. ORAL PRESENTATIONS

No requests were received.

5-C. OTHER PRESENTATIONS, TIME PERMITTING, WITH APPROVAL OF COUNCIL

There were no other requests to address Council.

6-C. CLOSING STATEMENT

The proponent did not wish to make a closing statement.

7. ADJOURNMENT

MOVED by Councillor Meagher that the Public Hearing adjourn
at 7:24 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER