

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, APRIL 24, 2007, COMMENCING AT 6:00 P.M.

PRESENT:

MAYOR	M. BLAKE
COUNCILLORS	J. CARBERY S. GERMAIN R. REBUS C. SLADE J. VYBOH
CHIEF ADMINISTRATIVE OFFICER	B. NEWELL
CHIEF LEGISLATIVE OFFICER	K. GREIG
LEGISLATIVE OFFICER	A. ROGERS

ABSENT:

DEPUTY MAYOR	P. MEAGHER
COUNCILLORS	J. CHADI S. CLARKSON L. FLETT L. WILTZEN

CALL TO ORDER: Mayor Blake called the meeting to order at 6:03 p.m.

APOLOGIES: Mayor Blake extended apologies on behalf of several members of Council who were unable to attend the meeting due to business commitments and/or scheduled vacations.

PRAYER: The Mayor asked everyone to join her in Prayer.

AGENDA: Resolution # 07-158
MOVED by Councillor Vyboh that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

MINUTES: **Council Meeting – April 10, 2007**

Resolution # 07-159
MOVED by Councillor Rebus that the Minutes of the Regular Meeting held on April 10, 2007 be approved as presented.

CARRIED UNANIMOUSLY

Public Hearing – April 10, 2007

Resolution # 07-160

MOVED by Councillor Vyboh that the Minutes of the Public Hearing held on April 10, 2007 be approved as presented.

CARRIED UNANIMOUSLY

DELEGATIONS:

Mr. Michel Savard, Superintendent, Environment re: 2005/2006 Household Recycling Comparative Statistics

Mr. Michel Savard, provided an overview of the Municipality's recycling education awareness program, which is offered in partnership with Suncor Energy Inc. The 2006 results for the four recycling depots located throughout the region indicate an increase of 91%, and it is anticipated that this favourable trend will continue in 2007. Mr. Savard noted that the Municipality would not have been able to achieve the success it has realized to date without Suncor's financial contribution, technical assistance and administrative support. He then called upon Mayor Blake to present a memento of appreciation to Suncor's representative, Brenda Erskine.

Mr. Bryan Lutes, Wood Buffalo Housing & Development Corporation re: Construction Financing for Eco-Industrial Park

Mr. Lutes advised that the Wood Buffalo Housing and Development Corporation is requesting municipal approval to enter into a construction mortgage of \$40,000,000 to enable it to proceed with development of the Eco-Industrial Park recently acquired from the Municipality.

Mr. Bryan Lutes, Wood Buffalo Housing & Development Corporation re: Edgewater Court Fire

At Council's request, Mr. Lutes provided an overview of the recent Edgewater Court fire that left 94 families without permanent housing. He noted that the Wood Buffalo Housing & Development Corporation is committed to working with the displaced families and individuals until they are properly housed again. On behalf of the Corporation, Mr. Lutes extended thanks to Emergency Services staff, community volunteers, McMurray Gospel Assembly, Salvation Army, local industry and business, and the Board members themselves for the way in which they reached out to help those impacted by the fire. Financial donations, as well as donations of furniture and gently used clothing, can be made at the Salvation Army Centre that has been set up in the old Brick building.

BUSINESS ARISING

Resolution # 07-161

FROM DELEGATIONS: MOVED by Councillor Vyboh that the 2005/2006 Household Recycling Comparative Statistics presentation be accepted as information.

CARRIED UNANIMOUSLY

Resolution # 07-162

MOVED by Councillor Slade that the Wood Buffalo Housing & Development Corporation be authorized to enter into a construction mortgage, in the amount of \$40,000,000 for the Eco-Industrial Park project.

CARRIED UNANIMOUSLY

Resolution # 07-163

MOVED by Councillor Vyboh that the Edgewater Court update be received as information.

CARRIED UNANIMOUSLY

OTHER DELEGATIONS: **Mr. Dave Marshall, UDI Wood Buffalo re: Land Use Bylaw Amendment – Servicing Capacity**

Mr. Dave Marshall expressed concern with the Land Use Bylaw Amendment – Servicing Capacity that was being presented for first reading. He indicated that the bylaw should not have been presented for consideration without first consulting with property owners. Mr. Marshall indicated his belief that the amendment is a very ill-advised bylaw with huge legal implications and asked that first reading be postponed and Administration directed to consult with property owners before taking such a heavy-handed approach.

Mayor Blake noted that a public hearing will be scheduled to take place on May 8th and advised Mr. Marshall of the process associated with the hearing.

PUBLIC HEARINGS:

Resolution # 07-164

MOVED by Councillor Vyboh that the meeting move into Public Hearing.

CARRIED UNANIMOUSLY

A public hearing was held from 6:26 p.m. to 8:42 p.m. A recess was then held from 8:42 p.m. to 8:59 p.m., following which the regular meeting reconvened.

COUNCIL UPDATES: Reporting of Councillors on Boards and Committees

Councillor Slade reported on the following:

- MacDonal Island Park Corporation
- Edgewater Court Fire

Councillor Vyboh reported on the following:

- Edgewater Court Fire
- Annual Community Clean-Up
- Polynesian Dance Association Fundraising Event
- CBC Radio Reception
- Meeting with MLA Boutilier, Minister Zwozdesky and Snelgrove
- Al Hancock – Mount Everest Expedition

Mayor's Update

Mayor Blake reported on the following:

- Meeting with MLA Boutilier, Hon. Lloyd Snelgrove, President of Treasury Board, and MLA Zwozdesky, Cabinet Policy Committee on Managing Growth Pressures
- Visit from Minister of Environment, Rob Renner
- Response to Edgewater Court Fire
- Meeting with Minister of Finance & Health, NWT
- Leo & Debbie Robert Farewell
- Achievements of Local Athletes

REPORTS:

Draper Road Detailed Design Report

Mr. Salem Abushawashi, Superintendent, Engineering, provided an overview of the proposed Draper Road Detailed Design Report and responded to questions from Council.

Resolution # 07-165

MOVED by Councillor Rebus:

- THAT the Draper Road Detailed Planning Report be adopted as the basis for future Draper Road detailed design;
- THAT Administration discuss the Draper Road Detailed Planning Report with the Waterways residents and Draper residents for the purpose of obtaining a consensus on the priority for the staging.
- THAT Administration be directed to proceed with the detailed design of the section of Draper Road with the highest priority using the Draper Road Detailed Planning Report as the basis for the design.

CARRIED UNANIMOUSLY

Citizen Survey 2006

Mr. Don Reimer, Communications Manager, provided an overview of the 2006 Citizen Survey and responded to questions from Council.

Resolution # 07-166

MOVED by Councillor Vyboh:

- THAT the 2006 Citizen Survey results be received as information;
- THAT a further citizen survey be conducted in 2008 for the purpose of tracking and measuring improvement in citizen satisfaction levels with municipal programs and services; and
- THAT Administration be directed to communicate the results of the 2006 Citizen Survey to residents.

CARRIED UNANIMOUSLY

Sale of Portion of River Lot 11, Fort Chipewyan

Resolution # 07-167

MOVED by Councillor Carbery:

- THAT Administration be directed to complete the sale of land of approximately 1.5± acres (6,070 sq.m.) within River Lot 11, Fort Chipewyan to Danny Mercredi for the price of \$18,000, plus a 7% administration fee;
- THAT all costs associated with survey, subdivision and registration be borne by the purchaser;
- THAT the proceeds from the sale be deposited to the Asset Addition Reserve;
- THAT the 7% administration fee be deposited to the Land Management Operating Budget; and
- THAT administration be directed to grant an easement for the required legal access to the property, with all costs for road construction being covered by the purchaser.

CARRIED UNANIMOUSLY

Disposal of Lots 20 and 21, Block 1, Plan 995TR (Conklin)

Resolution # 07-168

MOVED by Councillor Vyboh that Administration be directed to complete the transfer of land for Lots 20 and 21, Block 1, Plan 995TR in Conklin to Wood Buffalo Housing & Development Corporation for the nominal fee of \$1.00 per lot.

CARRIED UNANIMOUSLY

Council Expense Report – Period Ending March 31, 2007

Resolution # 07-169

MOVED by Councillor Vyboh that the Council Expense Report for the period ending March 31, 2007 be received as information.

CARRIED UNANIMOUSLY

BYLAWS:

Saline Creek Plateau Area Structure Plan

- **Bylaw No. 07/027 – Municipal Development Plan Amendment**
- **Bylaw No. 07/028 – Highway 69/Clearwater River Valley Area Structure Plan Amendment**
- **Bylaw No. 07/029 – Saline Creek Plateau Area Structure Plan**

Bylaw Nos. 07/027, 07/028 and 07/029, BEING BYLAWS OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 00/005, AMEND HIGHWAY 69/CLEARWATER RIVER VALLEY AREA STRUCTURE PLAN BYLAW NO. 99/058, AND ADOPT THE SALINE CREEK PLATEAU AREA STRUCTURE PLAN, respectively, were presented to receive second and third readings.

Resolution # 07-170

MOVED by Councillor Slade that Bylaw No. 07/027, to amend the Municipal Development Plan to include Saline Creek Plateau in the Urban Service Area boundary of Fort McMurray, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-171

MOVED by Councillor Carbery that Bylaw No. 07/027 be read a third and final time.

CARRIED UNANIMOUSLY

Resolution # 07-172

MOVED by Councillor Vyboh that the Government of Alberta be requested to amend Order in Council 817/94 to reflect new ward boundaries for the urban service area, as identified in Bylaw No. 07/027.

CARRIED UNANIMOUSLY

Resolution # 07-173

MOVED by Councillor Carbery that Bylaw No. 07/028, to amend the Highway 69/Clearwater Valley Area Structure Plan to rescind references to Keyano College Heavy Equipment Campus lands and adjacent lands to the north and Rotary Park Campgrounds, be read a

second time.

CARRIED UNANIMOUSLY

Resolution # 07-174

MOVED by Councillor Slade that Bylaw No. 07/028 be read a third and final time.

CARRIED UNANIMOUSLY

Resolution # 07-175

MOVED by Councillor Slade that Bylaw No. 07/029, being the Saline Creek Plateau Area Structure Plan, be read a second time.

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

- The people who currently reside in the area clearly do not want an arterial roadway through their community.
- An Area Structure Plan is a high-level document that is intended to be a starting point, as opposed to a final plan, and provides a foundation for planning the next stages of work.
- There are no available developable lands in the urban service area which already have Area Structure Plans in place. The Area Structure Plan needs to be put in place to help address housing needs for the region.
- The Waterways community is unique, with a long history. The proposed road would take away from the area's character, and likely take away a portion of the existing park as well.
- Council just approved a road alignment for Draper Road and part of that process will involve community consultation and analysis of traffic patterns.
- The proposed road alignment would aid in flood prevention initiatives as it would serve as a form of flood diking.
- Prohibitions can be put in place with respect to transportation of dangerous goods and heavy hauling.

The Manager of Planning & Development clarified that the proposed road alignment is not a foregone conclusion. It has been included in the Area Structure Plan as an option for a transportation system. Once geo-technical studies and other research have been completed, it may become clear that the alignment isn't possible, in which case other options would be explored.

CARRIED UNANIMOUSLY

The following motion was put forward by Councillor Vyboh: "THAT Bylaw No. 07/029 be read a third and final time.", followed by the

following referral motion:

“THAT Bylaw No. 07/029 be referred to Administration for the purpose of bringing forward an amendment to remove reference to a north-south roadway through Draper/Waterways.”

Concern was expressed about the implications of removing the reference to a north-south corridor and how it may impact the Municipality’s lobbying initiatives for a ring road. Concern was also expressed with respect to the limited possibility of further expanding Highway 63 through Fort McMurray, and the implications of adding even more traffic to an already congested corridor.

A lengthy discussion then occurred in which support was expressed for a north-south corridor. After considerable debate, it was agreed that other options need to be explored before making a decision that could have such a significant impact to the community as a whole.

With Council’s consent, Councillor Vyboh then withdrew his previous referral motion.

Resolution # 07-176

MOVED by Councillor Vyboh that Bylaw No. 07/029 be referred to Administration to identify options relative to a north/south corridor.

CARRIED

For: Blake, Carbery, Rebus, Vyboh

Opposed: Germain, Slade

RECESS

A brief recess occurred from 10:35 p.m. until 10:38 p.m.

Bylaw No. 07/032 - Debenture Borrowing Bylaw – Beacon Hill/Good Shepherd Park Upgrades

Resolution # 07-177

MOVED by Councillor Vyboh that Bylaw No. 07/032, being a borrowing bylaw for the Beacon Hill/Good Shepherd Community Park Upgrades, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-178

MOVED by Councillor Germain that Bylaw No. 07/032 be read a third and final time.

CARRIED UNANIMOUSLY

Bylaw No. 07/039 - Community Identification Committee

Resolution # 07-179

MOVED by Councillor Carbery that Bylaw No. 07/039, being a bylaw to establish a Community Identification Committee, be read a first time.

CARRIED UNANIMOUSLY

Resolution # 07-180

MOVED by Councillor Vyboh that Bylaw No. 07/039 be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-181

MOVED by Councillor Germain that Bylaw No. 07/039 be considered for third reading.

CARRIED UNANIMOUSLY

Resolution # 07-182

MOVED by Councillor Carbery that Bylaw No. 07/039 be read a third and final time.

CARRIED UNANIMOUSLY

Resolution # 07-183

MOVED by Councillor Germain that Council Policy # PRL-040-2006 be amended by deleting the existing text from Section 01.02 and inserting the following: "Community Identification Committee – A Committee of Council established for the purpose of recommending the naming (identifying) of communities, subdivisions, public facilities, streets, multi-family projects and addressing of lots."

Concern was expressed with respect to the potential naming of public facilities and the impact that may be realized with respect to the Municipality's ability to secure revenue through the sale of naming rights.

DEFEATED UNANIMOUSLY

Bylaw No. 07/004 - Closure of Undeveloped Road Allowance in Parcel F Area of Timberlea

Resolution # 07-184

MOVED by Councillor Vyboh that Bylaw No. 07/004, being a bylaw to close an undeveloped government road allowance located within Parcel F - Timberlea, be read a first time, and a public hearing scheduled to take place on May 8, 2007.

CARRIED UNANIMOUSLY

Bylaw No. 07/036 – Land Use Bylaw Amendment – Servicing Capacity

Resolution # 07-185

MOVED by Councillor Vyboh:

- THAT Bylaw No. 07/036, being a Land Use Bylaw Amendment, be read a first time, and a public hearing scheduled to take place on May 8, 2007;
- THAT Administration immediately plan, budget and complete the design and construction, within two (2) years, of the sanitary sewer upgrading, force main from Lift Station 1B to Wastewater Treatment Plant, to meet peak design flows;
- THAT Administration conduct further flow monitoring within the South Sanitary Trunk Sewer Basin;
- THAT Administration consider further development east of the Athabasca River within Fort McMurray after consideration of sanitary system constraints and mitigating measures; and
- THAT the sanitary sewer master plan be completed prior to consideration of further development east of the Athabasca River within Fort McMurray that increases the load on the sanitary system.

The Superintendent, Current Planning came forward and explained that the bylaw has been brought forward after extensive legal consultation and is not seen as a measure to stop development. He explained that the intent of the bylaw is to provide the Municipality with more flexibility on how it looks at development on the south side of the Athabasca River.

CARRIED

For: Blake, Carbery, Germain, Slade,
Vyboh

Opposed: Rebus

Bylaw No. 07/038 - Land Use Bylaw Amendment – Lot 2, Block 23,

Plan 762 0533 (140 MacAlpine Crescent)

Resolution # 07-186

MOVED by Councillor Carbery that Bylaw No. 07/038, being a Land Use Bylaw Amendment – Lot 2, Block 23, Plan 762 0533, be read a first time, and a public hearing scheduled to take place on May 8, 2007.

CARRIED UNANIMOUSLY

Bylaw No. 07/040 - Debenture Borrowing Bylaw – Confederation Way - Third East Bound Lane - Millennium Drive to Highway 63

Resolution # 07-187

MOVED by Councillor Vyboh that Bylaw No. 07/040, being a debenture borrowing bylaw for the Confederation Way Third Eastbound Lane, be read a first time.

CARRIED UNANIMOUSLY

NEW BUSINESS:

Notice of Motion – Banning of Plastic Grocery Bags

Councillor Vyboh gave notice that the following Motion would be brought forward for Council’s consideration at the May 8, 2007 Council meeting:

“THAT Administration explore the feasibility of banning the usage of plastic grocery bags in the community to lessen the impact on the environment.”

ADJOURNMENT:

Resolution # 07-188

MOVED by Councillor Carbery that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:50 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER

MINUTES OF A PUBLIC HEARING OF THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO HELD IN THE COUNCIL CHAMBERS AT THE MUNICIPAL OFFICES IN FORT McMURRAY, ON TUESDAY, APRIL 24, 2007.

PRESENT:	MAYOR	M. BLAKE
	COUNCILLORS	J. CARBERY S. GERMAIN R. REBUS C. SLADE J. VYBOH
	CHIEF ADMINISTRATIVE OFFICER	B. NEWELL
	CHIEF LEGISLATIVE OFFICER	K. GREIG
	LEGISLATIVE OFFICER	A. ROGERS
ABSENT:	DEPUTY MAYOR	P. MEAGHER
	COUNCILLORS	J. CHADI S. CLARKSON L. FLETT L. WILTZEN

CALL TO ORDER

Mayor Blake called the Public Hearing to order at 6:26 p.m.

PUBLIC HEARING RE: BYLAW NO. 07/027 – MUNICIPAL DEVELOPMENT PLAN AMENDMENT – SALINE CREEK PLATEAU; BYLAW NO. 07/028 – HIGHWAY 69/CLEARWATER RIVER VALLEY AREA STRUCTURE PLAN AMENDMENT – SALINE CREEK PLATEAU; AND BYLAW NO. 07/029 – SALINE CREEK PLATEAU AREA STRUCTURE PLAN

A. Opening Statement

Ms. Beth Sanders, Manager, Planning & Development

Ms. Sanders provided an overview of the proposed amendments, noting that the Saline Creek Plateau Area Structure Plan (ASP) is necessary to ensure that the land is ready for development when it is released by the Province. Under Alberta's Municipal Government Act, what's before Council is consideration of the plan itself. An Area Structure Plan is a tool to guide development and must contain four specific elements, being a sequence of development, land uses, proposed population density and general transportation routes or public utility requirements. The proposed Saline Creek Plateau ASP meets those objectives and is supported by the Planning & Development Department.

Mr. Armin Preiksaitis, Armin A. Preiksaitis & Associates Ltd. and Mr. Herb Kuehne, Associated Engineering

Mr. Armin Preiksaitis provided a review of the scope of work that took place in developing the proposed ASP, noting that it also included an assessment of the impacts to parks, recreation and schools. Administration and other stakeholders were involved in developing a series of planning principles which provide the framework for the proposed ASP. Thurber Environmental was engaged to undertake geo-technical work and identified some issues related to slope stability. It is recommended that more geo-technical work be undertaken in specific identified areas before development proceeds. The development concept reflects the principles developed from the design charette, and reflects a village centre concept with a mix of community related uses and facilities located in the very centre of the site.

Mr. Herb Kuehne provided an overview of the proposed transportation plan, which involves the upgrading of Highway 69 to a four-lane arterial and another arterial linkage that connects with Draper Road and eventually to Clearwater Drive. The concept for the transportation plan lies within a core area with a fused grid system which will enhance vehicle and pedestrian traffic, and encourage better land use.

Mr. Preiksaitis advised that the design, from a roadway and servicing point of view, would be staged from west to east, starting with the Keyano lands and moving eastward to the Rotary lands. It was further explained that the roadway is shown conceptually and is not intended to be a fixed alignment at this point, as geo-technical studies, traffic impacts and community impact assessments need to be undertaken before proceeding.

Ms. Jolie Whetzel, Whetzel Environomics

Ms. Whetzel advised that the proposed Area Structure Plan takes the old framework of legislation and vocabulary and moves forward to create an environmental plan and community development plan of the highest level. From an environmental perspective, any changes that allow for better energy savings and efficiencies, either in transportation or buildings, make a huge difference. The ASP fundamentally involves a shift in vocabulary and attitude and will allow for more integration and cooperation in the development process.

B. Written Presentations

The Chief Legislative Officer advised that one written presentation had been received from Mr. Larry LeMesurier in opposition to the proposed bylaws.

C. Verbal Presentations

Mr. Jim Rogers, resident, expressed concern that the proposed road would become another bypass or serve as an alternate route up Beacon Hill, and would likely result in heavy traffic flow or heavy haulers using the roadway. Mr. Rogers then suggested that Council consider an alternate route, which would be at a lower gradient than the present Beacon Hill.

Mr. Harley Townsend, resident, expressed opposition to the proposed roadway, and indicated that an arterial roadway through an established neighbourhood will have a tremendous impact on quality of life for area residents. He also indicated that the proposed roadway could have a potentially negative impact on property values, and asked that Council find an alternative route for the road.

Mr. Rick Bradley, resident, expressed opposition for the proposed bylaws, particularly with respect to the proposed arterial road from the development area to the lower townsite. He indicated a need for further geo-technical analysis and requested that Council reject the proposed alignment until such time as further consideration has been given to the technical aspects.

Mr. Byron Bailey, Rotary Club of Fort McMurray, advised that the Rotary Club has not been sufficiently involved in the ASP development process and suggested that the level of consultation is not in keeping with the principles of the Canadian Institute of Planning Code of Ethics. He advised that Rotary is seeking the following four specific amendments to the proposed Area Structure Plan:

- Reallocation of 80 acres of land for recreation grounds in addition to the proposed golf course;
- Review of the alignment of the proposed Draper Road and main arterial;
- Extension of the arterial roadway all the way through to the existing Airport Road is unnecessary; and
- Consideration of a district sewage treatment facility to service the Saline Creek area.

Mr. Bailey concluded by providing copies of correspondence from UDI Wood Buffalo, the Fort McMurray Chamber of Commerce, and Keyano College Board of Governors in support of Rotary's request for amendments.

D. Other Verbal Presentations (Time Permitting and with Consent of Council)

Mr. Tony Punko, resident, expressed support for the proposed Saline Creek development, noting that it appears to be fairly well thought out and would be a prime area for residential and commercial development. Mr. Punko then expressed concern relative to the proposed access road that will connect Highway 69 to Draper Road. He indicated that there have been past issues with slope instability in the area and it could be very costly to stabilize and maintain. Mr. Punko also expressed concern relative to the potential for use of the arterial roadway by industrial and commercial traffic, as well as airport commuters, and the impact this would have on an established neighbourhood. Mr. Punko suggested that Council consider using the old CN railbed, as the basic framework is already in place and the location would help address concerns related to safety, traffic and transportation of hazardous goods, as well as providing a way and means of constructing a flood dike.

Mr. Ian Dirom, resident, indicated his belief that developing Saline Creek is an overall bad move. He indicated that the report doesn't address utility systems or implications on the overall systems, and questioned how infrastructure systems will be developed. Mr. Dirom also indicated that the report doesn't contain any information about the cost implications of developing the site, nor does it contain enough information to allow Council to make an informed decision.

Ms. Janet Doherty, resident, indicated that a road which divides the community from the Clearwater River has nothing to do with the Waterways Community Plan, and will only serve to cut off access to natural green spaces and recreation areas. She concluded by asking that Council give consideration to what the roadway will do to the surrounding neighbourhood.

E. Questions of Council

The following clarifications were provided in response to questions from Council:

- Twinning of Highway 69 needs to occur before development takes place. Based on current traffic patterns, twinning would likely need to take place part way through the first phase of development.
- The proposed recreation site encompasses 30 acres and will accommodate parking, buildings and playfields, and will also be shared with schools.
- With respect to alternate sewage treatment, the Municipality has put out a request for proposals for a community energy plan for the site; however, proposals came in at a higher cost than expected. The Municipality is working with the Province and Keyano College, as landowners, to find a way to secure funding. The plan, when completed, will identify sewage and treatment alternatives, as well as cost and environmental implications.
- The proposed arterial road corridor is based on direction that the notion of having another north-south route through Fort McMurray to lessen traffic impacts on Highway 63. The ASP requires that a community impact assessment, functional design study and geo-technical assessment take place to determine if the proposed alignment is even possible.
- A trip transportation manual was used to ascertain potential traffic volumes and roadway capacities. As this is a rather generic means of determining traffic volumes, a much higher level analysis would have to take place in individual neighbourhoods.
- Invitations to the design charette were sent to key stakeholders, such as landowners and lessees, as well as the Government of Alberta and real estate. In addition, the charette was advertised inviting the public to attend and participate.
- With an Area Structure Plan of this magnitude, typically what happens is that the developer comes forward with an outline plan which proves that the intended land use and subdivision proposal meet the general objectives of the ASP. If something in the outline plan is untenable or unpalatable, the applicant has the ability to make application to amend the plan, at which time it is evaluated and brought forward for consideration.
- In discussion with Waterways residents, it is apparent that residents want flood protection, as well as a nice, clear view and open access to the River. Administration needs to continue to converse with residents to figure out how to accommodate both of those needs.
- If no palatable solution can be found relative to the proposed roadway, alternate accesses will need to be explored. Other options include three accesses off of Highway 69, a roadway which hooks up with MacKenzie Boulevard, and another option further east located closer to the airport.
- If an 80 acre recreational site is included, it would take away from the community center concept, thereby taking away from the community's accessibility from a pedestrian perspective.

F. Closing Statement

Ms. Beth Sanders, Manager, Planning & Development

Ms. Sanders advised that, based on the submission received, Administration is recommending the reallocation of 80 acres for recreation purposes from the centre of the development to the outer perimeter, as requested by Rotary. She noted that the recreation site would still be located within the urban service area. The proposed arterial roadway alignment through Waterways is included in the Area Structure Plan and it is intended to be considered in principle. A considerable amount of work must take place in terms of consultation with residents and geo-technical studies, and both must be done in concert with the Draper Road upgrade and Riverfront Master Plan. It is recommended that the location of the proposed arterial roadway and its alignment on the Plateau be left as is, as there is a need to ensure that there is access to airport related commercial sites on the east end of the site.

CLOSURE OF PUBLIC HEARING

Resolution # 07-189

MOVED by Councillor Vyboh that the public hearing be closed.

CARRIED UNANIMOUSLY

The public hearing closed at 8:42 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER