



## Council Meeting

Jubilee Centre Council Chamber  
9909 Franklin Avenue, Fort McMurray

Tuesday, March 8, 2011  
6:00 p.m.

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### Agenda

#### Call to Order

#### Opening Prayer

#### Adoption of Agenda

#### Minutes of Previous Meetings

1. Regular Meeting – February 22, 2011

#### Delegations

*Those individuals in attendance at the meeting will be provided with an opportunity to address Council regarding an item on the agenda, with the exception of those items for which a Public Hearing is required or has been held. Consistent with all delegations, each presentation will be allowed a maximum of five minutes.*

#### Public Hearings and Related Reports

2. Bylaw No. 11/007 – Land Use Bylaw Amendment – Lot 168, Block 5, Plan 102 3470 and Lot 4, Block 7, Plan 092 3934 (Stonecreek – Parcel F)
  - Public Hearing
  - 2<sup>nd</sup> and 3<sup>rd</sup> readings

**Bylaws**

3. Bylaw No. 11/005 – South Municipal Facility (Component 2) – Construction – Debenture Borrowing (2<sup>nd</sup> and 3<sup>rd</sup> readings)

**Reports**

4. Development Permit Application 2010–0915 Lots 2 and 3, Block 1, Plan 832 2639

**New and Unfinished Business**

**Reporting - Boards and Committees**

**Adjournment**

**Unapproved Minutes of a Meeting of the Council of the Regional Municipality of Wood Buffalo held in the Council Chambers at the Municipal Offices in Fort McMurray, AB, on Tuesday, February 22 , 2011, commencing at 5:00 p.m.**

**Present:** M. Blake, Mayor  
M. Allen, Councillor  
D. Blair, Councillor  
L. Flett, Councillor  
S. Germain, Councillor  
D. Kirschner, Councillor  
P. Meagher, Councillor  
D. Scott, Councillor  
J. Stroud, Councillor  
R. Thomas, Councillor  
A. Vinni, Councillor

**Administration:** G. Laubenstein, Chief Administrative Officer  
S. Kanzig, Chief Legislative Officer  
K. Kloss, Deputy Chief Administrative Officer  
D. Elliott, Chief Operating Officer  
A. Hawkins, Legislative Officer/Recorder  
L. Kotyk, Legislative Assistant/Voting Machine Operator

**Call to Order**

Mayor Blake called the meeting to order at 5:11 p.m.

**Opening Prayer**

Mayor Blake invited those so inclined to join her in Prayer.

**Agenda**

11-061 Moved by Councillor Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

**Minutes**

**1. Council Meeting – February 8, 2011**

11-062 Moved by Councillor Thomas that the Minutes of the Regular Meeting held on, February 8, 2011 be approved as presented.

CARRIED UNANIMOUSLY

**Delegations**

Mr. Jim Rogers, resident, came forward and spoke briefly to the Capital Budget Amendment report as well as to the Amendment to Council Meeting Schedule report.

11-063 Moved by Councillor Meagher that the presentation by Mr. Jim Rogers be accepted as information.

CARRIED UNANIMOUSLY

**Public Hearing and Related Reports**

- 2. Sand and Gravel Operation – NW<sup>1</sup>/<sub>4</sub>, NE<sup>1</sup>/<sub>4</sub>, SE<sup>1</sup>/<sub>4</sub>, 18 Township 91, Range 9 W4M  
-Bylaw No. 11/003 – Highway 63 North Area Structure Plan Amendment  
-Bylaw No. 11/004 – Land Use Bylaw Amendment**

11-064 Moved by Councillor Meagher that Council move into a Public Hearing for Bylaw Nos. 11/003 and 11/004.

CARRIED UNANIMOUSLY

Mr. Brad McMurdo, Planner, introduced Bylaw Nos. 11/003 and 11/004.

Mr. Jim Rogers, resident, came forward and spoke in support of the development, noting that efforts must be made to minimize environmental and ecological impacts.

11-065 Moved by Councillor Thomas that the Public Hearing for Bylaw Nos. 11/003 and 11/004 be closed.

CARRIED UNANIMOUSLY

The Public Hearing regarding Bylaw Nos. 11/003 and 11/004 was held between 5:16 p.m. and 5:26 p.m.

11-066 Moved by Councillor Allen that Bylaw No. 11/003, being a Highway 63 North Area Structure Plan amendment specific to NW<sup>1</sup>/<sub>4</sub>, NE<sup>1</sup>/<sub>4</sub>, SE<sup>1</sup>/<sub>4</sub> 18-91-9-W4M, be read a second time.

CARRIED UNANIMOUSLY

11-067 Moved by Councillor Meagher that Bylaw No. 11/003, be read a third and final time.

CARRIED UNANIMOUSLY

11-068 Moved by Councillor Thomas that Bylaw No. 11/004, being a Land Use Bylaw amendment specific to NW¼, NE¼, SE¼ 18-91-9-W4M, be read a second time.

CARRIED UNANIMOUSLY

11-069 Moved by Councillor Allen that Bylaw No. 11/004, be read a third and final time.

CARRIED UNANIMOUSLY

### **Bylaws**

#### **3. Bylaw No. 11/006 – Timberlea Athletic Park Project – Debenture Borrowing**

11-070 Moved by Councillor Meagher that Bylaw No. 11/006, being a debenture borrowing bylaw amendment for the Timberlea Athletic Park project, be read a second time.

CARRIED UNANIMOUSLY

11-071 Moved by Councillor Thomas that Bylaw No. 11/006 be read a third and final time.

CARRIED UNANIMOUSLY

#### **4. Bylaw No. 11/007 – Land Use Bylaw Amendment – Lot 168, Block 5, Plan 102 3470 and Lot 4, Block 7, Plan 092 3934 (Stonecreek – Parcel F)**

11-072 Moved by Councillor Allen that Bylaw No. 11/007, being a Land Use Bylaw amendment for Lot 168, Block 5, Plan 102 3470 and Lot 4, Block 7, Plan 092 3934, be read a first time.

CARRIED UNANIMOUSLY

### **Reports**

#### **5. 2011 Capital Budget Amendments – Revised, New and Cancelled Projects**

11-073 Moved by Councillor Meagher that the 2011 Capital Budget and the future cash flow of multiple year projects be amended as summarized on Attachments 1 and 2 respectively (2011 Capital Budget Amendments – Multiple Year Projects, dated February 22, 2011).

CARRIED UNANIMOUSLY

**6. Project Prioritization – 2010 – 2013**

11-074 Moved by Councillor Kirschner:

- that the Governance, Agenda and Priorities Standing Committee develop a list of priority issues and a process to address these issues from a governance and policy perspective; and
- that once developed, the list be submitted to Council for consideration.

CARRIED UNANIMOUSLY

**7. Amendment to Council Meeting Schedule**

11-075 Moved by Councillor Meagher that the schedule of Council meetings be altered to commence at 6:00 p.m. on the second and fourth Tuesday of each month, exclusive of scheduled recess periods.

CARRIED UNANIMOUSLY

**8. Extension of the Recreational Infrastructure Canada (RInC) Program**

11-076 Moved by Councillor Allen:

- that Recreational Infrastructure Canada (RInC) be requested to extend the deadline for the Portable Structures for Rural Rinks Project #8035 to October 31, 2011; and
- that a claim for eligible costs incurred up to March 31, 2011, be submitted to Western Economic Diversification by April 30, 2011; and
- that the Regional Municipality of Wood Buffalo accept full responsibility for any costs incurred beyond October 31, 2011 should the project not be completed.

CARRIED UNANIMOUSLY

**New and Unfinished Business**

There was no New and Unfinished Business to be discussed.

**Reports on Boards and Committees**

There was no reporting done at this time.

**Adjournment**

11-077 Moved by Councillor Thomas that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 6:00 p.m.

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Mayor

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Chief Legislative Officer

**Subject: Bylaw No. 11/007 – Land Use Bylaw Amendment – Lot 168, Block 5, Plan 102 3470 and Lot 4, Block 7, Plan 092 3934 (Stonecreek – Parcel F)**

**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer  
Samuel Alatorre, Director

**Administrative Recommendations:**

1. THAT Bylaw No. 11/007, being a Land Use Bylaw amendment for Lot 168, Block 5, Plan 102 3470 and Lot 4, Block 7, Plan 092 3934, be read a second time.
2. THAT Bylaw No. 11/007 be read a third and final time.

**Summary:**

An application has been received to amend the Land Use Bylaw to allow for reallocation of unit densities in two areas of Stonecreek – Parcel F as shown in Attachment 2.

The authority to amend the Land Use Bylaw is vested with Council under the Municipal Government Act.

**Background:**

The Timberlea Area Structure Plan, which includes the growth areas known as Eagle Ridge – Parcel D and Stonecreek – Parcel F, was adopted by Council on March 27, 2001. The Area Structure Plan was then amended in 2007 by restricting the development area of Stonecreek (Parcel F) to 1685 units, based on servicing capacity. The amendment further specified that 62% of the units would be medium density development, typified by townhouses and low-rise apartment buildings.

This amendment application proposes reallocating the densities of two parcels within Stonecreek. Specifically, 77 Medium Density – R3 units are proposed to be moved from Site 9 to Site 5 (Attachment 3). Both sites are in Medium Density – R3 districts. A request for rezoning to commercial (C3A) of Site 9 will be brought to Council before July 2011. The developer is required to notify all potentially affected properties in Site 8 (the adjacent site).

**Rationale for Recommendation(s):**

The Timberlea Area Structure Plan supports medium density development for Stonecreek – Parcel F. This amendment, if adopted, will continue to allow for a maximum of 1685 units to be developed in Stonecreek and has not changed from the total densities originally approved by Council.



Flexibility in site design is appropriate where the use, enjoyment, amenity and value of the neighbourhood remain unaffected. Administration maintains that the density reallocation proposed by this amendment will not negatively impact neighbouring parcels or the development area as a whole.

Administration supports the proposed amendment and recommends that Bylaw No. 11/007 be given first reading to allow for the scheduling of a public hearing.

**Attachments:**

1. Bylaw No. 11/007
2. Subject Area Map
3. Proposed Density Reallocation Map

**BYLAW NO. 11/007**

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059**

**WHEREAS** Section 639 of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto requires Council to enact a Land Use Bylaw;

**AND WHEREAS** Section 191(1) of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw;

**NOW THEREFORE**, the Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, in open meeting hereby enacts as follows:

1. Land Use Bylaw No. 99/059 is hereby amended by:
  - (a) Deleting the words “Portion of Lot 1A, Plan 012 3208 as depicted as site 5 on the attached map, a maximum density of 32.5 units/ha” from Section 98.5(i)(vi) and replacing with “Lot 168 , Block 5, Plan 102 3470 depicted as Site 5 on the following map, a maximum density of 57.6 units/ha”.
  - (b) Deleting the words “Portion of Lot 1A, Plan 012 3208 as depicted as site 9 on the attached map, a maximum density of 97.3 units/ha” from Section 98.5(i)(ix) and replacing with “Lot 4 , Block 7, Plan 092 3934 depicted as Site 9 on the following map, a maximum density of 54.1 units/ha”.
2. That the Chief Administrative Officer is authorized to consolidate this bylaw.
3. That this bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this 22<sup>nd</sup> day of February, A.D 2011.

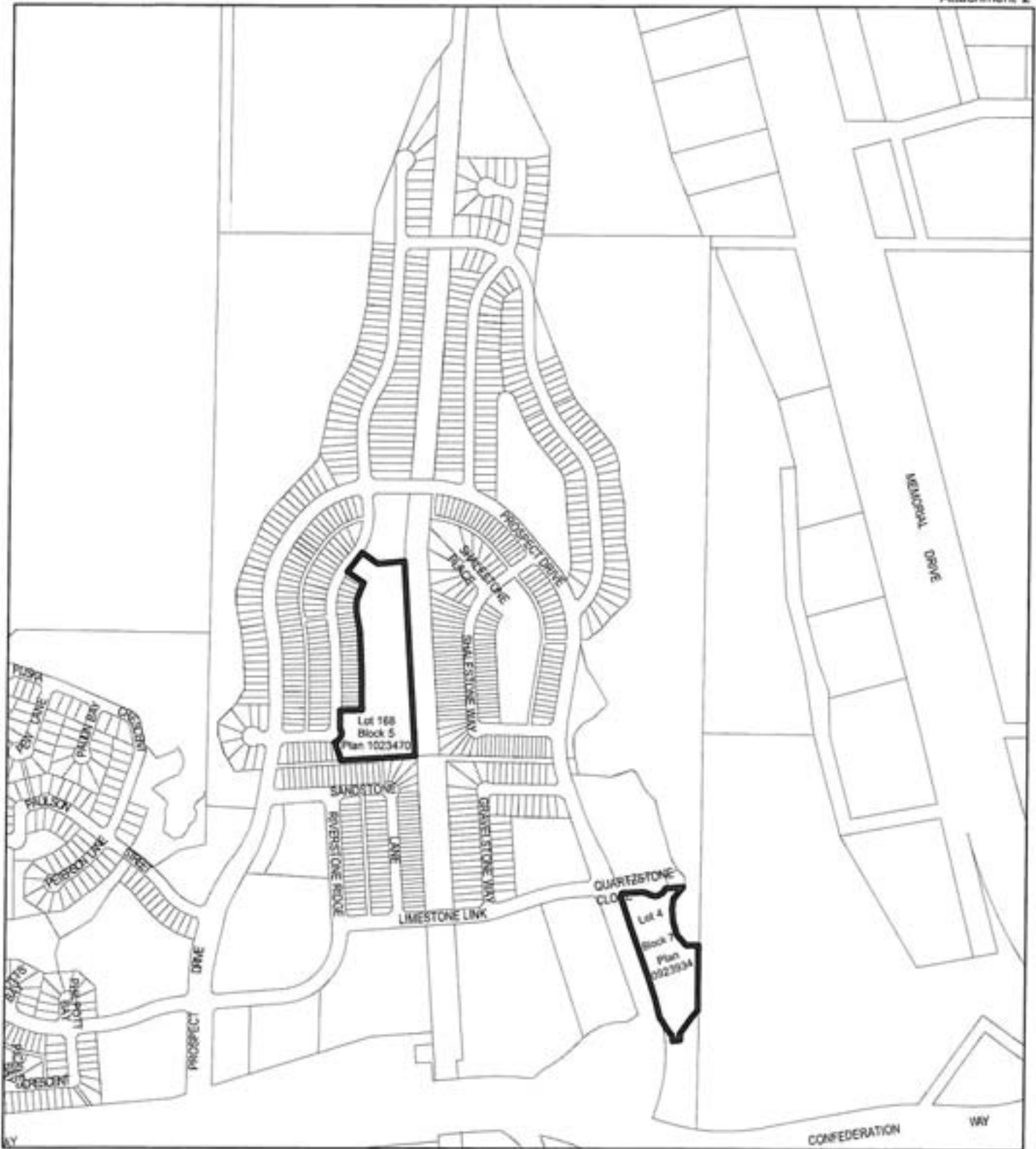
READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011.

READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer

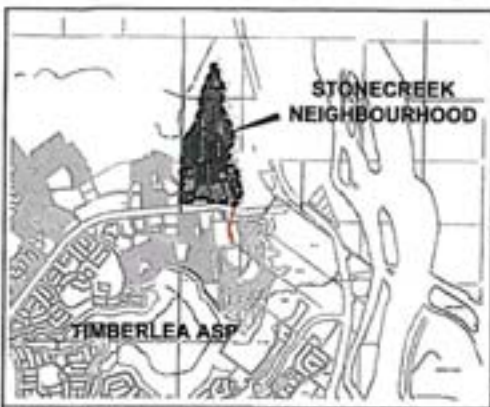


**Subject Area Map**



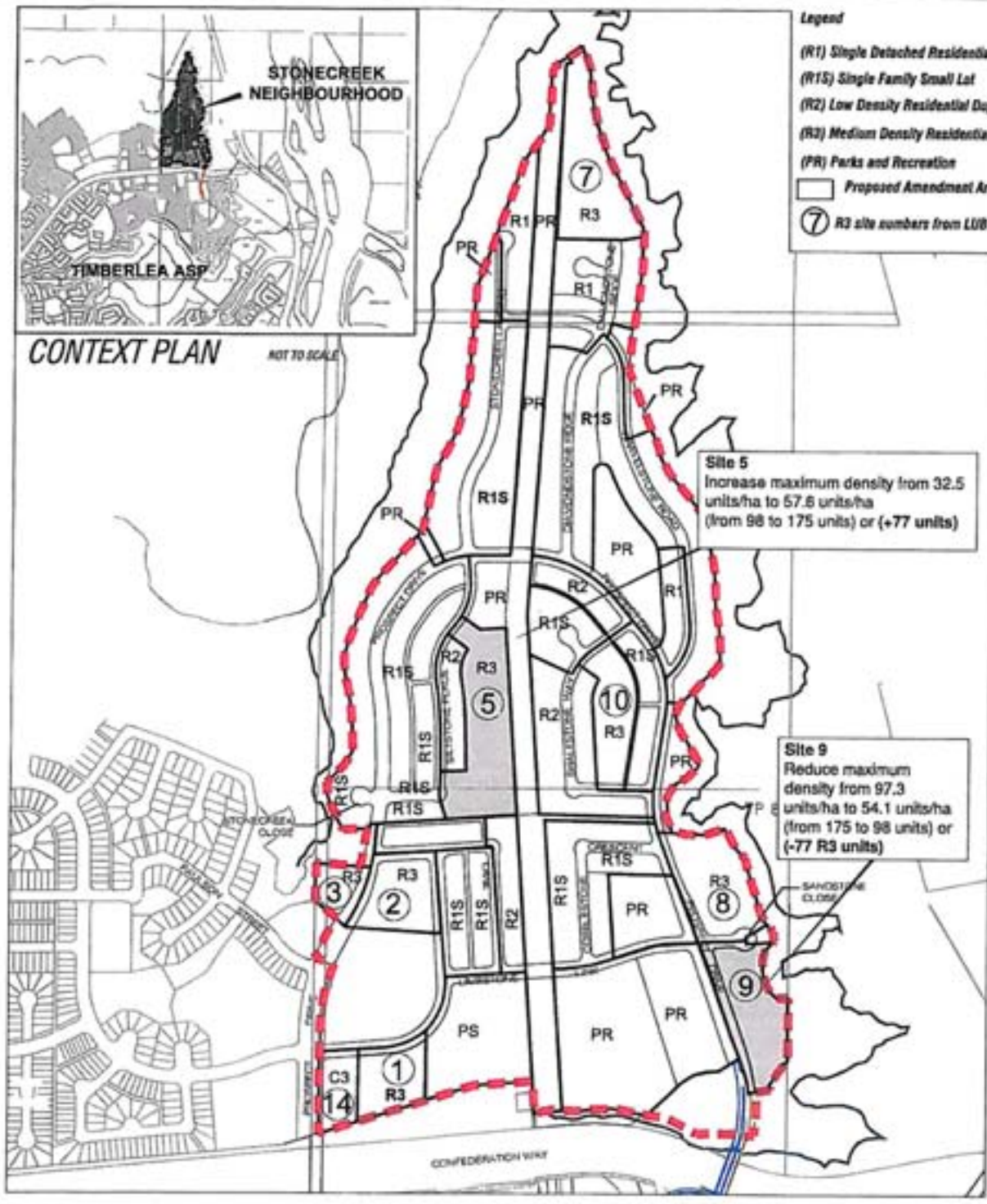
Subject Property (Lot 168, Block 5, Plan 1023470 & Lot 4, Block 7, Plan 0923934)





CONTEXT PLAN NOT TO SCALE

- Legend**
- (R1) Single Detached Residential
  - (R1S) Single Family Small Lot
  - (R2) Low Density Residential Duplex
  - (R3) Medium Density Residential
  - (PR) Parks and Recreation
  - Proposed Amendment Area
  - ⑦ R3 site numbers from LUB 96/059



LUB TEXT AMENDMENT

R3 (Medium Density Residential) Site 5 and Site 9 density transfer



December 2010

**Subject: Bylaw No. 11/005 - South Municipal Facility (Component 2) – Construction – Debenture Borrowing**

**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer  
Terry Morton, Divisional Manager  
Elsie Hutton, Chief Financial Officer

**Administrative Recommendation(s):**

1. That Bylaw No 11/005, being a debenture borrowing bylaw for the South Municipal Facility (Component 2) - Construction project, be read a second time.
2. That Bylaw No 11/005, be read a third and final time.

**Summary:**

Approval of debenture borrowing is required in order to proceed with projects previously approved through the capital budget process. As required by the Municipal Government Act, Council approval is required for borrowing purposes.

**Background:**

The project below, as approved by Council on December 14, 2010, identified debenture borrowing as a source of funding. It is being presented to Council for approval for debenture borrowing.

| Bylaw # | Project Name  | Debenture Amount (\$)     |
|---------|---|---------------------------|
| 11/005  | South Municipal Facility (Component 2) - Construction | 142,900,000               |
|         | <b>Total</b>  | <b><u>142,900,000</u></b> |

**Budget/Financial Implications:**

A total of \$142,900,000 in debenture borrowing is required for the South Municipal Facility (Component 2) – Construction project which was previously approved by Council. Council approval of debenture financing for this project enables, but does not require, the Municipality to access debt for the project immediately. Cash management and anticipated debt interest rates will ensure the best use of cash and debt. The debenture bylaw process allows us to access debt from Alberta Capital Finance Authority at any time in the future should our financial position require us to do so.

**Rationale for Recommendation(s):**

If debenture borrowing is not approved for the new project it cannot proceed as planned since the applicable bylaw and advertising requirements must be in place prior to commencement of the project. Debenture funds are drawn down by the Municipality only when a project commences and funds have been committed or expended, therefore, no costs are incurred if a project is delayed or does not proceed as planned or sufficient cash is available as an interim funding source.

Advertising is required in accordance with Section 251 of the Municipal Government Act for the South Municipal Facility (Component 2) – Construction project since the term exceeds five (5) years in duration.

**Attachments:**

1. Bylaw No 11/005

**BYLAW NO. 11/005**

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF ONE HUNDRED FORTY TWO MILLION NINE HUNDRED THOUSAND DOLLARS (\$142,900,000.00) FOR THE PURPOSE OF THE SOUTH MUNICIPAL FACILITY (Component 2) CONSTRUCTION.**

WHEREAS the Council of the Regional Municipality of Wood Buffalo has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the financing, undertaking and completion of the South Municipal Facility (Component 2) – Construction;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the South Municipal Facility (Component 2) – Construction is \$142,900,000;

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$142,900,000, for a period not to exceed twenty five (25) years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw;

WHEREAS the principal amount of the outstanding debt of the Regional Municipality of Wood Buffalo at December 31, 2009 is \$237,228,752.00 and no part of the principal or interest is in arrears;

WHEREAS the estimated lifetime of the project financed under this bylaw is equal to, or in excess of twenty five (25) years;

AND WHEREAS all required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta;

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, duly assembled, hereby enacts as follows:

1. That for the purpose of the South Municipal Facility (Component 2) – Construction the sum of One Hundred Forty Two Million Nine Hundred Thousand (\$142,900,000.00) be borrowed from the Alberta Capital Finance Authority, or another authorized financial institution, by way of debenture on the credit and security of the Regional Municipality of Wood Buffalo at large, of which amount the full sum of \$142,900,000.00 is to be paid by the Regional Municipality of Wood Buffalo at large.
2. The proper officers of the Municipality are hereby authorized to issue debentures on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the South Municipal Facility (Component 2) – Construction.

3. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual equal payments of combined principal and interest installments not to exceed twenty five (25) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed fourteen (14) percent.
4. The Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.
7. This bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this 8th day of February, 2011.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer



## Sample Debenture Amortization Schedule

South Municipal Facility (Component 2) - Construction

|                                     |                  |
|-------------------------------------|------------------|
| Principal                           | \$142,900,000.00 |
| *Budgeted Interest for 25 year debt | 4.259%           |
| Term                                | 25               |
| Payments                            | \$9,399,422.81   |

| Year | Beginning Balance | Principal      | Interest       | Payment        | End Balance      |
|------|-------------------|----------------|----------------|----------------|------------------|
|      |                   |                |                |                | \$142,900,000.00 |
| 1    | \$142,900,000.00  | \$3,313,311.81 | \$6,086,111.00 | \$9,399,422.81 | \$139,586,688.19 |
| 2    | \$139,586,688.19  | \$3,454,425.76 | \$5,944,997.05 | \$9,399,422.81 | \$136,132,262.42 |
| 3    | \$136,132,262.42  | \$3,601,549.76 | \$5,797,873.06 | \$9,399,422.81 | \$132,530,712.67 |
| 4    | \$132,530,712.67  | \$3,754,939.76 | \$5,644,483.05 | \$9,399,422.81 | \$128,775,772.90 |
| 5    | \$128,775,772.90  | \$3,914,862.65 | \$5,484,560.17 | \$9,399,422.81 | \$124,860,910.26 |
| 6    | \$124,860,910.26  | \$4,081,596.65 | \$5,317,826.17 | \$9,399,422.81 | \$120,779,313.61 |
| 7    | \$120,779,313.61  | \$4,255,431.85 | \$5,143,990.97 | \$9,399,422.81 | \$116,523,881.77 |
| 8    | \$116,523,881.77  | \$4,436,670.69 | \$4,962,752.12 | \$9,399,422.81 | \$112,087,211.08 |
| 9    | \$112,087,211.08  | \$4,625,628.49 | \$4,773,794.32 | \$9,399,422.81 | \$107,461,582.58 |
| 10   | \$107,461,582.58  | \$4,822,634.01 | \$4,576,788.80 | \$9,399,422.81 | \$102,638,948.57 |
| 11   | \$102,638,948.57  | \$5,028,029.99 | \$4,371,392.82 | \$9,399,422.81 | \$97,610,918.58  |
| 12   | \$97,610,918.58   | \$5,242,173.79 | \$4,157,249.02 | \$9,399,422.81 | \$92,368,744.79  |
| 13   | \$92,368,744.79   | \$5,465,437.97 | \$3,933,984.84 | \$9,399,422.81 | \$86,903,306.81  |
| 14   | \$86,903,306.81   | \$5,698,210.98 | \$3,701,211.84 | \$9,399,422.81 | \$81,205,095.84  |
| 15   | \$81,205,095.84   | \$5,940,897.78 | \$3,458,525.03 | \$9,399,422.81 | \$75,264,198.06  |
| 16   | \$75,264,198.06   | \$6,193,920.62 | \$3,205,502.20 | \$9,399,422.81 | \$69,070,277.44  |
| 17   | \$69,070,277.44   | \$6,457,719.70 | \$2,941,703.12 | \$9,399,422.81 | \$62,612,557.74  |
| 18   | \$62,612,557.74   | \$6,732,753.98 | \$2,666,668.83 | \$9,399,422.81 | \$55,879,803.76  |
| 19   | \$55,879,803.76   | \$7,019,501.97 | \$2,379,920.84 | \$9,399,422.81 | \$48,860,301.79  |
| 20   | \$48,860,301.79   | \$7,318,462.56 | \$2,080,960.25 | \$9,399,422.81 | \$41,541,839.23  |
| 21   | \$41,541,839.23   | \$7,630,155.88 | \$1,769,266.93 | \$9,399,422.81 | \$33,911,683.35  |
| 22   | \$33,911,683.35   | \$7,955,124.22 | \$1,444,298.59 | \$9,399,422.81 | \$25,956,559.13  |
| 23   | \$25,956,559.13   | \$8,293,932.96 | \$1,105,489.85 | \$9,399,422.81 | \$17,662,626.17  |
| 24   | \$17,662,626.17   | \$8,647,171.57 | \$752,251.25   | \$9,399,422.81 | \$9,015,454.60   |
| 25   | \$9,015,454.60    | \$9,015,454.60 | \$383,968.21   | \$9,399,422.81 | (\$0.00)         |

|       | Principal        | Interest        | Payment          |
|-------|------------------|-----------------|------------------|
| Total | \$142,900,000.00 | \$92,085,570.34 | \$234,985,570.34 |

\*The interest rate reflected above was based on the assumptions utilized during the 2011 Capital Budget development. Rate differentials are based on the term of the borrowing.

**Subject: Development Permit Application 2010-0915  
Lots 2 and 3, Block 1, Plan 832 2639**

**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer  
Carol Theberge, Divisional Manager  
Samuel Alatorre, Director

**Administrative Recommendation(s):**

1. THAT Development Permit 2010-0915 for Lots 2 and 3, Block 1, Plan 832 2639 be approved.
2. THAT Administration be authorized to approve variances to the proposed development up to 10% on any dimension of the building.

**Summary:**

A Development Permit application has been received for an addition to a commercial use (Hardware Store) at 7925 Franklin Avenue. The subject property is within a Direct Control District and Council is the approval authority under the Municipal Government Act and the Land Use Bylaw.

**Background:**

Since the 1960s a hardware store has been located on the subject property and currently consists of a 2800 m<sup>2</sup> store, an outdoor storage yard and a garden centre. In 2001, the site was designated Medium Density Residential (R3) in the Land Use Bylaw, and Medium Density Residential (MR) in the updated 2009 Lower Townsite Area Redevelopment Plan. Due to the legal non-conforming status of the development, no additions have been made to the store since 2003.

**Alternatives:**

1. Approve the development permit.
2. Refuse the development permit.
3. Approve the development permit with conditions.

**Rationale for Recommendation(s):**

Administration supports the intent of the development permit as it will allow the longstanding tenant to make necessary improvements to the development and the site – subject to Council's approval. Although there are no specific site regulations in the Direct Control District, the proposed improvements meet typical commercial building provisions to the satisfaction of the Planning and Development Department.

Currently there are 43 parking stalls on the subject property. The developer, however, proposes significant upgrades to the parking lot and will provide an additional 55 stalls for a total of 98 stalls. Notwithstanding the additional stalls, 144 parking stalls are required for the development based on the parking requirements outlined in the Land Use Bylaw for the proposed land use.

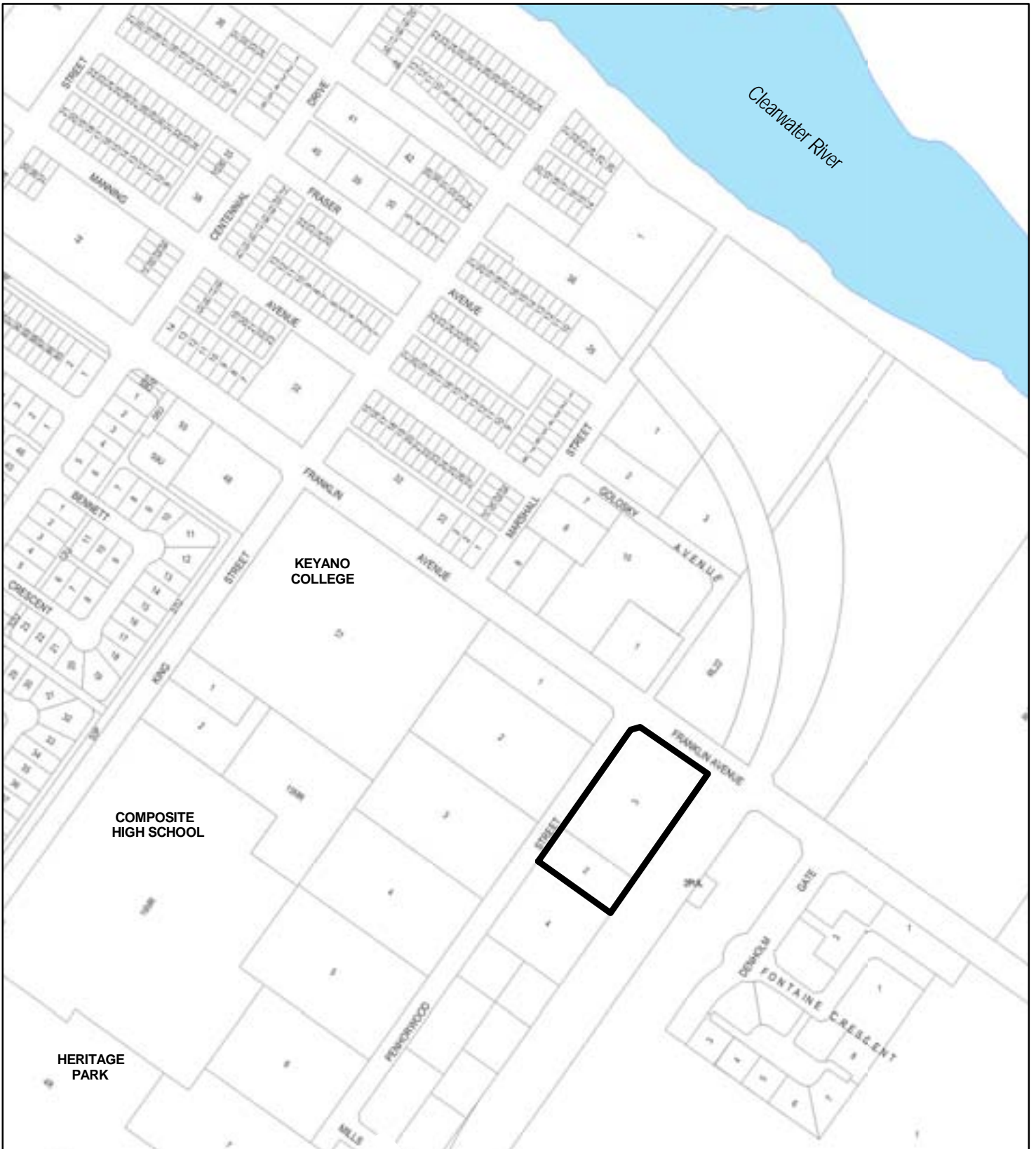
Administration is aware that there are parking challenges in the Lower Townsite and is currently reviewing parking standards. Although the proposed development does not fulfill the parking requirements outlined in the Land Use Bylaw, Administration believes that the proposed parking (98 stalls) is sufficient for the commercial use in this location. The hardware store is located near the south end of Franklin Avenue and there is less need for parking in this particular area.

In addition Administration requests authorization from Council to approve variances to the proposed development up to 10% on any dimension of the building. This will allow for minor alterations to be addressed through the Planning and Development Department without the need for further Council approval.

This development requires some upgrades to municipal infrastructure. The Development Agreement is being prepared and will ensure that all costs to upgrade will be borne by the developer.

**Attachments:**

1. Subject Area Map



**Subject Area Map**



Subject Property (Lots 2 and 3, Block 1, Plan 832 2639)

