

**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, MARCH 23, 2004, COMMENCING AT 6:00 P.M.**

PRESENT:	MAYOR	D. FAULKNER
	DEPUTY MAYOR	J. CARBERY
	COUNCILLORS	M. BLAKE M. CADDEN J. CHADI S. GERMAIN P. MEAGHER C. SLADE J. VYBOH T. WEBER
	REGIONAL MANAGER	D. PUTZ
	CHIEF LEGISLATIVE OFFICER	K. GREIG
	LEGISLATIVE COORDINATOR	A. HAWKINS
ABSENT:	COUNCILLOR	J. RIGNEY

**CALL TO ORDER**

The Mayor called the meeting to order at 6:06 p.m.

**ABSENCE**

The Mayor advised that Councillor Rigney was unable to attend tonight's meeting.

**1. PRAYER**

The Mayor asked everybody to join him 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 with the following amendments:

- Replace pages 31 and 32 of Agenda Bill #04-026 - Reserve Bids for Tax Recovery Action - March 31, 2004;

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- Add Item 7-I - Agenda Bill #04-037 - Wood Buffalo Leisure and Wellness Centre Corporation under Reports; and
- Replace pages 82 to 85 of Agenda Bill #04-034 - Bylaw No. 04/012 - Land Use Bylaw Text Amendment.

CARRIED UNANIMOUSLY

**3. PRESENTATIONS**

**3-A. MR. BOB GAZZARD, PAST PRESIDENT, FORT MCMURRAY CHAMBER OF COMMERCE RE: DRUG AWARENESS EVENING PARTNERSHIP**  
04/058

Mr. Bob Gazzard, Past President, Fort McMurray Chamber of Commerce came forward to address Council regarding the Drug Awareness Evening Partnership held on October 22, 2003.

He recognized and thanked Constable Beth Campbell, facilitator for the evening, as well as the various sponsors, who helped put together such a successful evening which was attended by over 200 residents.

Mr. Gazzard presented the Municipality with copies of the Drug Awareness CD developed by the Fort McMurray Chamber of Commerce, which is a proactive approach to encourage public awareness of illegal drugs, the impact on the community, and to offer information on the support networks in place.

Mr. Gazzard concluded his presentation by thanking the Municipality for its support for the Drug Awareness Evening.

**3-B. MR. GILLES HUIZINGA, CHIEF ADMINISTRATIVE OFFICER, WOOD BUFFALO HOUSING & DEVELOPMENT CORPORATION RE: REQUEST FOR FINANCING APPROVAL: VENTURE TERRACE**  
04/059

Mr. Gilles Huizinga, Chief Administrative Officer, Wood Buffalo Housing & Development Corporation, came forward and provided background information relative to the Request for Financing Approval: Venture Terrace.

He explained this is part of the ongoing effort of the Corporation to bring housing into the community for low and mid income families, individuals and seniors. He explained that Venture Terrace was originally intended to provide housing for low-income employees, through their employers.

**3-C. BUSINESS ARISING OUT OF PRESENTATIONS**

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**I. DRUG AWARENESS EVENING PARTNERSHIP**  
04/060

MOVED by Councillor Blake that the presentation regarding the Drug Awareness Evening Partnership be accepted as information.

CARRIED UNANIMOUSLY

**II. AGENDA BILL # 04-025 - APPROVAL TO PERMIT FINANCING: VENTURE TERRACE**  
04/061

Reference was made to Agenda Bill # 04-025, prepared by Gilles Huizinga, Wood Buffalo Housing & Development Corporation, regarding the Approval to Permit Financing: Venture Terrace.

Mr. Huizinga confirmed that the employers involved in the original project would be recognized and provision would be made for those employees to apply for housing in Venture Terrace.

MOVED by Councillor Blake:

1. THAT the Wood Buffalo Housing & Development Corporation be authorized to borrow an amount not exceeding \$4,743,964.00, as insured by CMHC; and
2. THAT the Members of the Corporation (Regional Manager, and Councillor representing the Municipality) be authorized to pass a resolution authorizing the borrowing.

CARRIED UNANIMOUSLY

**4. MINUTES OF PREVIOUS MEETINGS**

**A. REGULAR MEETING – MARCH 09, 2004**

The Minutes of the Regular Council Meeting held on March 09, 2004 were submitted for consideration.

MOVED by Councillor Meagher that the Minutes of the Regular Council Meeting held on March 09, 2004 be approved as presented.

CARRIED UNANIMOUSLY

**4-B. BUSINESS ARISING OUT OF MINUTES**

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There was no business arising out of the Minutes.

**5. PUBLIC HEARINGS**

MOVED by Councillor Chadi that the Regular Meeting move into the Public Hearing at 6:28 p.m.

CARRIED UNANIMOUSLY

**RECONVENE**

The regular meeting reconvened at 7:02 p.m.

**6. UPDATES**

**A. REPORTING OF COUNCILLORS ON VARIOUS BOARDS/COMMITTEES  
(COUNCILLORS GERMAIN, MEAGHER, SLADE & CADDEN)**

Councillor Germain reported on the following:

- Proposed Wood Buffalo Leisure and Wellness Centre

Councillor Meagher reported on the following:

- Proposed Wood Buffalo Leisure and Wellness Centre
- Communities in Bloom Committee - Nominate Your Neighbour Program
- Fellowship Baptist Church Soup Kitchen Annual Auction and Fundraising Event

Councillor Slade reported on the following:

- Upcoming Audit/Budget Standing Committee Meetings - March 25 and 26, 2004
- Recognized and commended Planning and Development staff for meeting the various challenges that go along with development in the community

Councillor Cadden reported on the following:

- Public Works and Transportation Standing Committee meeting

**6-B. MAYOR'S UPDATE**

Mayor Faulkner reported on the following:

- Arctic Winter Games Volunteer Appreciation Night
- Scotiabank 40<sup>th</sup> Anniversary celebration
- Releasing of balloons by the French Canadian Association as part of the "Semaine Internationale de la Francophonie"
- Chamber of Commerce Luncheon - swearing in of new directors

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- Hospital Foundation Spring Fling

**7. REPORTS**

**7-A. AGENDA BILL # 04-026 - RESERVE BIDS FOR TAX RECOVERY AUCTION –  
MARCH 31, 2004**  
04/062

Reference was made to Agenda Bill # 04-026, dated February 23, 2004, and prepared by Marcel Ulliac, Corporate Services, regarding the Reserve Bids for Tax Recovery Auction March 31, 2004.

MOVED by Councillor Meagher that the reserve bid and sale conditions be established as listed in Schedule A.

CARRIED UNANIMOUSLY

**7-B. AGENDA BILL # 04-027 - EMERGING ISSUE – APPROVAL FOR STAFFING  
INCREASE FOR PLANNING & DEVELOPMENT DEPARTMENT**  
04/063

Reference was made to Agenda Bill # 04-027, being Report No. PD-005-2004, dated January 22, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Emerging Issue – Approval for Staffing Increase for Planning & Development.

MOVED by Councillor Vyboh:

1. THAT the Planning & Development Department be authorized to add the following unbudgeted staff:
  - a. Planner I – Long Range & Project Planning (One FTE – proposed to move to April, 2004 from January, 2005)
  - b. Technology Implementation Coordinator (2004 to 2006 Term Position)
  - c. Subdivision/Development Agreement Coordinator (One FTE, hiring 2004)
  - d. Subdivision/Development Agreement Technologist/ Senior Development Officer (One FTE, hiring 2004)
  - e. Development Clerk (One FTE, hiring 2004)
2. THAT the Planning & Development Department include funding for the requested new staff positions in the 2005 Operating Budget and 2006 and 2007 Financial Plans.
3. THAT the additional staffing costs for 2004 be managed

within the Planning & Development Department's Operating Budget.

CARRIED UNANIMOUSLY

**7-C. AGENDA BILL # 04-028 - NAMING OF ROADWAYS WITHIN TIMBER HEIGHTS SUBDIVISION**  
 04/064

Reference was made to Agenda Bill # 04-028, being Report No. PD-013-2004, dated February 17, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Naming of Roadways within Timber Heights Subdivision.

MOVED by Councillor Weber:

1. THAT the name Timber Heights be assigned to the development as shown on Attachment 1; and
2. THAT the names Ewashko Crescent, Waterhouse Street, Nelson Lane, and Swanson Lane be assigned to the roadways located within Timber Heights as shown on Attachment 1.

It was questioned whether or not there is a process in place for recognition of those individuals whose names are used for street naming. Councillor Weber will be bringing this issue back to the Community Identification Committee for review.

A concern was raised relative to the grouping of names for the various areas of the Municipality and it was questioned whether or not it is possible to keep the previous practice of using a theme or having the roadways within one area starting with the same letter.

MOVED by Councillor Blake that this report be referred back to the Community Identification Committee for further review.

DEFEATED

For: Blake, Faulkner, Vyboh  
 Opposed: Carbery, Cadden, Chadi, Germain, Meagher, Slade, Weber

Voting then occurred on Councillor Weber's motion.

CARRIED

For: Carbery, Cadden, Chadi, Germain, Meagher, Slade, Weber  
 Opposed: Blake, Faulkner, Vyboh

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**7-D. AGENDA BILL # 04-029 - 2004 GENERAL MUNICIPAL ELECTION - APPOINTMENT OF RETURNING OFFICER**  
04/065

Reference was made to Agenda Bill # 04-029, dated March 15, 2004, and prepared by Surekha Kanzig, Corporate Services, regarding the 2004 General Municipal Election – Appointment of Returning Officer.

MOVED by Councillor Vyboh that Pauline Gauthier be appointed Returning Officer to conduct the 2004 General Municipal Election.

CARRIED UNANIMOUSLY

**7-E. AGENDA BILL # 04-030 - 2004 GENERAL MUNICIPAL ELECTION – ADVANCE VOTE DATES**  
04/066

Reference was made to Agenda Bill # 04-030, dated March 15, 2004, and prepared by Surekha Kanzig, Corporate Services, regarding the 2004 General Municipal Election – Advance Vote Dates.

MOVED by Councillor Meagher:

1. THAT the Regional Municipality of Wood Buffalo conduct an Advance Vote on Friday, October 8, and Saturday, October 9, 2004, between 12:00 noon and 8:00 p.m., for the 2004 General Municipal Election.
2. THAT polling stations for the Advance Vote be situated at the following locations:
  - Anzac – Municipal Office
  - Conklin – Municipal Office
  - Fort Chipewyan – Municipal Office
  - Fort MacKay – Fort McKay Public School
  - Fort McMurray – Council Chambers – Main Floor, Jubilee Centre, 9909 Franklin Avenue
  - Janvier – Municipal Office
  - Sapræ Creek – Community/Fire Hall

CARRIED UNANIMOUSLY

**7-F. AGENDA BILL # 04-031 - 2004 GENERAL MUNICIPAL ELECTION – INSTITUTIONAL VOTING STATIONS**  
04/067

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Reference was made to Agenda Bill # 04-031, dated March 15, 2004, and prepared by Surekha Kanzig, Corporate Services, regarding the 2004 General Municipal Election – Institutional Voting Stations.

MOVED by Councillor Chadi that institutional voting stations be established for the October 18, 2004 General Municipal Election at the following locations:

- Ward 1 – Northern Lights Regional Health Centre; Continuing Care Unit, Northern Lights Regional Health Centre; Legion Manor; Araubaska House; and Rotary House
- Ward 2 – Ayabaskaw Home (Fort Chipewyan).

CARRIED UNANIMOUSLY

**7-G. AGENDA BILL # 04-032 - 2004 GENERAL MUNICIPAL ELECTION – PHYSICALLY INCAPACITATED ELECTOR AT HOME**  
04/068

Reference was made to Agenda Bill # 04-032, dated March 16, 2004, and prepared by Surekha Kanzig, Corporate Services, regarding the 2004 General Municipal Election – Physically Incapacitated Elector at Home.

MOVED by Councillor Blake:

1. THAT at home voting be accommodated for physically incapacitated electors between the hours of 10:00 a.m. and 8:00 p.m. on Monday, October 18, 2004; and
2. THAT, at the request of a physically incapacitated elector, Deputy Returning Officers attend the incapacitated elector's residence for the purpose of taking the elector's vote.

CARRIED UNANIMOUSLY

**7-H. AGENDA BILL # 04-033 - 2004 GENERAL MUNICIPAL ELECTION – AGREEMENTS TO CONDUCT JOINT ELECTIONS**  
04/069

Reference was made to Agenda Bill # 04-033, dated March 15, 2004, and prepared by Surekha Kanzig, Corporate Services, regarding the 2004 General Municipal Election – Agreements to Conduct Joint Elections.

MOVED by Councillor Cadden that Administration be authorized to enter into agreements with elected authorities to conduct the 2004 General Municipal Election.



CARRIED UNANIMOUSLY

**7-I. AGENDA BILL #04-037 - WOOD BUFFALO LEISURE AND WELLNESS CENTRE CORPORATION**  
04/070

Reference was made to the Report dated March 11, 2004 and prepared by Stephen Clarke, Manager, Community Services, regarding Wood Buffalo Leisure and Wellness Centre Corporation.

MOVED by Councillor Germain:

1. THAT the Articles of Association for the Wood Buffalo Leisure and Wellness Corporation be accepted as indicated on Attachment 1.
2. THAT the Memorandum of Association for the Wood Buffalo Leisure and Wellness Corporation be accepted as indicated on Attachment 2.
3. THAT Administration be directed to complete the registration of the Wood Buffalo Leisure and Wellness Corporation on or before May 1, 2004.
4. THAT the Operating Principles for the Wood Buffalo Leisure and Wellness Corporation be accepted as indicated on Attachment 3.
5. THAT four (4) representatives from the Municipality be appointed to sit on the Board.
6. THAT Administration be directed to work with the appointed Board to support the establishment of the Wood Buffalo Leisure and Wellness Centre.

Councillor Germain and Administration were recognized for all their work and effort in bringing this matter forward.

Reference was made to recommendation #5 and it was suggested that these appointments be dealt with at the next regular Council meeting.

CARRIED UNANIMOUSLY

It was noted there are four steps in this process:

- Council approval for funding for this project in the amount of \$6M in its 2004 Capital budget - completed
- Council approval of the partnership agreement - completed
- Approval for debenture financing - first reading can be submitted at the next regular Council meeting
- Approval of final design and award of construction contract.

## 8. BYLAWS

### 8-A. **BYLAW NO. 04/010- LAND USE BYLAW AMENDMENT – LOTS 7 & 8, BLOCK 3, PLAN 1268NY (10108 & 10110 FRASER AVENUE) (AGENDA BILL # 04-023)** 04/071

Reference was made to Agenda Bill # 04-023, being Report No. PD-009-2004, dated February 18, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Amendment – Lots 7 & 8, Block 3, Plan 1268NY.

Bylaw No. 04/010, 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 second and third readings.

MOVED by Councillor Weber that Bylaw No. 04/010 be given second reading.

A lengthy discussion occurred during which the following was noted:

- The proposed development meets the parking requirements under the Land Use Bylaw;
- Access for fire fighting purposes is based on the Safety Codes and will be addressed at the time the development permit is issued;
- Garbage will be stored underground and removed by a private contractor;
- Units will be equipped with a video monitor which will allow residents to see visitors before granting access to underground parking;
- Construction will take approximately nine months with the interior being completed in the winter time;
- The issues associated with the side effects of a construction zone, such as dust, noise and garbage, are regulated through provincial Safety Codes.
- The Manager of Planning and Development provided the zoning history of the parcels in question. He confirmed that because the project is consistent with proposed rezoning, the only requirement was to advertise the public hearing.
- The developer confirmed discussing the issue with the owners of Chez Dube, in addition to attending a meeting which was organized and attended by Rotary House residents;
- The developer mentioned that past experience in his field was the basis for determining the average age of residents in the proposed high end condominiums (45 to 55 years old);
- Reference was made to a suggestion that the subject land be used for expansion of Rotary House; however, it was noted the property is not owned by the Municipality, and any expansion of that nature would require a higher density rezoning than the present R2;
- The proposed development is not supported by the Communities in Bloom Committee;
- Rotary House residents are asking to maintain a secure, relaxed and stable environment;
- Development will occur on the subject land, concern expressed relative to what may be developed

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should this project not be approved

- This matter has been dealt with for some time, and Planning and Development's concern throughout was that the development fit in with the surrounding area;
- Issues related to traffic congestion and on-street parking need to be addressed separately through Bylaw Services and the Engineering & Public Works Department;
- The developer has initiated discussions with Diversified Transportation with regard to the parking of busses, picking up and dropping off passengers in the immediate area;
- The exterior design is subject to various fire and safety codes; and
- The wishes of the existing local residents should be taken into consideration.

CARRIED

For: Blake, Cadden, Carbery, Chadi,  
 Faulkner, Germain, Slade, Weber

Opposed: Meagher, Vyboh

MOVED by Councillor Chadi that Bylaw No. 04/010 be given third and final reading.

CARRIED

For: Blake, Cadden, Carbery, Chadi,  
 Faulkner, Germain, Slade, Weber

Opposed: Meagher, Vyboh

**8-B. BYLAW NO. 04/011 – BOREALIS PARK DISTRICT ROAD CLOSURE (AGENDA BILL # 04-024)**  
 04/072

Reference was made to Agenda Bill # 04-024, being Report No. PD-006-2004, dated January 27, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Borealis Park District Road Closure.

Bylaw No. 04/011, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF CLOSING PUBLIC TRAVEL AND CREATING TITLE TO PORTIONS OF PUBLIC STREET AND LANES, was presented to receive second and third readings.

MOVED by Councillor Germain that Bylaw No. 04/011 be amended by removing the existing Schedule "A" and replacing it with the revised Schedule "A".

CARRIED UNANIMOUSLY

MOVED by Councillor Vyboh that Bylaw No. 04/011 be given

second reading, as amended.

CARRIED UNANIMOUSLY

MOVED by Councillor Weber that Bylaw No. 04/011 be given third and final reading, as amended.

CARRIED UNANIMOUSLY

**8-C. BYLAW NO. 04/009 - DEBENTURE BORROWING BYLAW – MACKENZIE PARK PUMPHOUSE/RESERVOIR ROOF (AGENDA BILL # 04-021)**  
04/073

Reference was made to Agenda Bill # 04-021, being Report No. FM04-03DB, dated February 5, 2004, and prepared by Wes Holodniuk, Engineering & Public Works, regarding the Debenture Borrowing Bylaw – MacKenzie Park Pumphouse/Reservoir Roof.

Bylaw No. 04/009, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES TO THE ALBERTA CAPITAL FINANCE AUTHORITY FOR THE MACKENZIE PUMPHOUSE/RESERVOIR ROOF, was presented to receive second and third readings.

MOVED by Councillor Blake that Bylaw No. 04/009 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Chadi that Bylaw No. 04/009 be given third and final reading.

CARRIED UNANIMOUSLY

**8-D. BYLAW NO. 04/012 - LAND USE BYLAW TEXT AMENDMENT (AGENDA BILL # 04-034)**  
04/074

Reference was made to Agenda Bill # 04-034, being Report No. PD-014-2004, dated March 4, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Text Amendment.

Bylaw No. 04/012, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059 BEING THE LAND USE BYLAW FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive first reading.

MOVED by Councillor Cadden that Bylaw No. 04/012 be given first reading and a Public Hearing scheduled to take place on April 27, 2004.

CARRIED UNANIMOUSLY

**8-E. BYLAW NO. 04/013 - 2004 GENERAL MUNICIPAL ELECTION – LOCATIONS TO RECEIVE NOMINATIONS ON NOMINATION DAY (AGENDA BILL # 04-035)**  
04/075

Reference was made to Agenda Bill # 04-035, dated March 15, 2004, and prepared by Surekha Kanzig, Corporate Services, regarding the 2004 General Municipal Election – Locations to Receive Nominations on Nomination Day.

Bylaw No. 04/013, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO ESTABLISH VARIOUS LOCATIONS TO RECEIVE NOMINATIONS FOR THE 2004 GENERAL MUNICIPAL ELECTION, was presented to receive first reading.

MOVED by Councillor Weber that Bylaw No. 04/013 be given first reading.

CARRIED UNANIMOUSLY

**9. NOTICE OF MOTION**

There were no Notices of Motion.

**10. NEW AND UNFINISHED BUSINESS**

**10-A. AGENDA BILL # 04-036 - APPOINTMENTS TO BOARDS & COMMITTEES**  
04/076

Reference was made to the Agenda Bill # 04-036, dated March 18, 2004, and prepared by the Selection Committee, regarding Appointments to Boards & Committees.

MOVED by Councillor Blake that the following appointments to Boards & Committees be approved:

- **Assessment Review Board** – Ms. Jeanette Sibley (Urban Alternate Member), commencing immediately & terminating December 31, 2004
- **Communities In Bloom Committee** – Ms. Laura Mucklow

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(Public-at-large), Ms. Nancy Stammers (Media liaison), commencing April 1, 2004 & terminating March 31, 2007; and Ms. Tracy Unger (Heritage/Tourism liaison), commencing April 1, 2004 & terminating March 31, 2006.

- **Community Services Advisory Committee** – Mr. Larry Loveng, commencing immediately & terminating December 31, 2004.
- **Fort McMurray Regional Airport Commission** – Mr. Bob Findlay, Mr. Rollie Shaw (Public-at-large), and Mr. Jason Reimer (Fort McMurray Tourism Association representative), commencing April 1, 2004 & terminating March 31, 2007.
- **Landlord & Tenant Advisory Board** – Ms. Sheila Foesier, commencing immediately & terminating December 31, 2004; and Ms. Marg Day, commencing immediately & terminating December 31, 2005.
- **Library Board** – Ms. Marianne Bruce, commencing immediately & terminating December 31, 2004.
- **Subdivision & Development Appeal Board** – Mr. Glenn van't Wout (Ward 1 regular), effective immediately & terminating December 31, 2004; and Ms. Renee Rebus (Ward 3 alternate), effective immediately & terminating December 31, 2005.
- **Wood Buffalo Housing & Development Corporation** – Ms. Valerie Crowe, commencing April 1, 2004 & terminating March 31, 2007; and Ms. Ravi Natt, commencing April 1, 2004 & terminating March 31, 2005.

CARRIED UNANIMOUSLY

**11. ADJOURNMENT**

MOVED by Councillor Chadi that the meeting adjourn at 8:33 p.m.

CARRIED UNANIMOUSLY

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MAYOR

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CHIEF LEGISLATIVE OFFICER



The Chief Legislative Officer advised that the following written presentations have been received:

- Mr. Peter Rankis, Architect Circle (supporting)
- Mr. Bob Packolyk, Chez Dube (opposing)
- Ms. Francia Panopalis (opposing)
- Ms. Juliet Stoll (opposing)
- Letter of opposition signed by 30 residents of Rotary House
- Betty, Koralee, and Jim Samaroden (opposing)
- V.R. Wigen, Fraser Court Estates (opposing)
- Mr. John Walton, President, Royal Village Condominium Association Board (opposing)

#### **4-A. ORAL PRESENTATIONS**

##### **MR. BOB PACKOLYK, CHEZ DUBE**

Mr. Pacholyk came forward to submit his objection to rezoning the land in question from R2 to R3 to build a 17-condominium building.

He submitted the following three concerns in terms of the proposed development:

- Size of the building is disproportionate even though it is a beautiful architectural design;
- As entrepreneurs, when they purchased the adjacent property, the decision was based on the park location and property in question having been rezoned R2;
- The building would have a negative impact on Borealis Park which attracts people from everywhere in the Municipality - 8 balconies overlooking the park would result in loss of privacy for park users. Chez Dube and Rotary House were both designed to leave large green areas around the building while the proposed development would produce the opposite.

He presented a petition signed by 80+ residents who oppose the proposed development. The majority of the signatories reside in the immediate area or are park users.

He concluded by noting his belief that the proposed rezoning is not the best for the existing community, Borealis Park and Fort McMurray as a whole. He suggested keeping the R2 designation would better maintain the integrity of the area and asked that Council vote against the proposed rezoning.

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

##### **MS. PATRICIA WOODWARD**

Ms. Woodward, a long-term resident, came forward to speak in opposition to the proposed rezoning. She raised the following issues:

- Only 2 meters between the building's wall and the Rotary House fence
- Rotary House is home to approximately 31 elderly people who have contributed to this community, and are now asking for a bit of parkland, quiet and conformity in the area, the ability to look out their back window and not have to look at the corner of a building



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- Placing a building of that size on the land in question would restrict their ability to access Borealis Park
- There are already issues with teenagers around Rotary House

**MR. ART AVERY**

Mr. Avery, a long-term resident came forward and suggested the Municipality look at purchasing the land in question for future expansion of Rotary House which will be needed eventually

**MS. BETTY SAMARODEN**

Ms. Betty Samaroden came forward and noted that Borealis Park is a very important part of the downtown area. Developing a 3-storey building would not be compatible with the area. She mentioned the various constructions along the riverfront in comparison to the sizes of Heritage Park and Lions Park and referred to the City of Edmonton where the River Valley area is a focal point for visitors.

**MR. FRANK MENEZES**

Mr. Menezes mentioned his concern with the impact of the proposed development on the local wildlife, which is part of the area.

**6-A. CLOSING STATEMENT**

The developer came forward and reiterated that the proposed rezoning and development is in line with the Lower Townsite Area Redevelopment Plan and the Municipal Development Plan. He noted that a fourplex development in the area might create more of a situation than the anticipated residents in the proposed development.

- B. PUBLIC HEARING RE: BYLAW NO. 04/011 – BOREALIS PARK DISTRICT  
ROAD CLOSURE (AGENDA BILL # 04-024)  
04/078**

**2-B. OPENING STATEMENT**

**MR. RUSSELL DAUK, MANAGER, PLANNING AND DEVELOPMENT, REGIONAL  
MUNICIPALITY OF WOOD BUFFALO**

Mr. Dauk explained that the purpose of this bylaw is to deal with the road closure of undeveloped portions of Selby Avenue and adjacent laneways. The Lower Town site Area Redevelopment Plan encourages small scale commercial and tourism development in the Borealis Park District to enhance its recreation and tourism potential. Once the roadways are closed, the parcels can be consolidated to form a potentially developable parcel for such purpose.

A concern was raised relative to a natural gas line on through the property; however, the Municipality

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would grant a right-of-way upon closure of the road. Another concern was raised with respect to the recent development of a new turnaround, which was not accounted for in the map. A revised map has been prepared to reflect the current situation.

**3-B. WRITTEN PRESENTATIONS**

The Chief Legislative Officer that the following written presentations have been received:

- Mr. John Walton, President, Royal Village Condominium Association Board (opposing)

**4-B. ORAL PRESENTATIONS**

**MR. JOHN WALTON**

Mr. John Walton indicated he has no objection to the rezoning or the consolidation of the parcels, but wants to make sure that any development going up fits in with the area.

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

**6-B. CLOSING STATEMENT**

The proponent did not wish to make a closing statement.

**7. ADJOURNMENT**

MOVED by Councillor Vyboh that the Public Hearing adjourn at  
7:02 p.m.

CARRIED UNANIMOUSLY

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MAYOR

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CHIEF LEGISLATIVE OFFICER