

ROAD ALLOWANCES FOR CNRL LEASE (AGENDA BILL #05-128)
05/220

2-B. OPENING STATEMENT

MS. BETH SANDERS, PLANNING AND DEVELOPMENT, REGIONAL MUNICIPALITY OF WOOD BUFFALO

Ms. Sanders explained this is a straight forward application to close a road allowance for CNRL lease. The intent is to mine the road allowance.

3-B. WRITTEN PRESENTATIONS

There were no written presentations.

4-B. ORAL PRESENTATIONS

There were no oral presentations.

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

There were no other presentations.

6-B. CLOSING STATEMENT

Following the Public Hearing, the Bylaw will be forwarded to the Minister of Transportation for approval before being considered for second and third readings.

C. PUBLIC HEARING RE: BYLAW NO. 05/030 – AMENDMENT TO SAPRAE CREEK AREA STRUCTURE PLAN – LOTS 1 AND 2, BLOCK 1, PLAN 032 5670 (SAPRAE CREEK) (AGENDA BILL #05-129) AND BYLAW NO. 05/031 – AMENDMENT TO THE LAND USE BYLAW – LOTS 1 AND 2, BLOCK 1, PLAN 032 5670 (SAPRAE CREEK) (AGENDA BILL #05-130)

05/221

2-C. OPENING STATEMENT

MR. CHUCK MCNUTT, SENIOR MANAGER, PLANNING, THE FOCUS CORPORATION LTD.

Mr. McNutt came forward and explained that 64 hectares of land has been released by the Province for Development in Saprae Creek. Several concepts were prepared but residents did not want half acre, fully serviced lots. A new proposal is being brought forward after extensive public consultation and residents' concerns being addressed and included in the plan. He added that Planning and Development

support the proposed development concept.

Mr. McNutt then provided background information on how the original proposal was developed into the one being presented tonight. He confirmed that all lots will be a minimum width of 1.7 acres and a maximum of 2.4 acres, with the average lot size being 1.9 acres.

He concluded his presentation by noting this development is good for the area as it:

- Completes vacant lands
- Provides additional housing choices
- Assists with off-site drainage and
- Provides financial assistance for recreation centre development.

For the Municipality, it:

- Provides additional housing choices
- Efficient infill development to existing community
- No public funds required
- Additional tax revenues.

3-C. WRITTEN PRESENTATIONS

There were no presentations received.

4-C. ORAL PRESENTATIONS

The following requested to make oral presentations:

Robert Leclair, Opposing

Mr. Leclair explained that several years ago, an attempt was made to determine how best to manage future growth of the community and Council of the day agreed on the 2 acre lot size for the area. This size was established to deal with the inconsistencies in lot sizes. His concern is related to the water supply as well as the type of residences allowed on these new lots. There is a need for growth, provided it meets the standards as set up by Council for Sapræ Creek.

The proposal is an investment for the developer, but development should stay within the current guidelines of the Area Structure Plan.

Jonathan Grant, Opposing

Mr. Grant indicated his opposition to the proposed change to the Area Structure Plan. He is concerned with the precedent set should this change be allowed as future request from developers for further changes may negatively impact the community.

His concern lies with developers purchasing land and then requesting to change the land use. The

developer purchased the land knowing the lot limits and should develop the property as such.

Richard Scrimshaw, Opposing

Mr. Scrimshaw addressed his concerns relative to:

- reduced water flow
- the plans shown do not identify a green space allowance of 10% as mentioned
- tree buffer zone in Saprae Creek
- if the development proceeds, will the Municipality enforce the restrictive covenants established in the community
- lot size reduction and possible encroachment of septic fields
- developer was requested to provide a outline plan identifying the number of lots lost if the reduced lot size is not used

Mr. Scrimshaw concluded by stating he is in support of development in Saprae Creek as long as it conforms to the Area Structure Plan which everybody else has to conform to.

John Semple, Opposing

Mr. Semple was not in attendance.

Bob Reynolds, Opposing

Mr. Reynolds indicated that this developer asking Council to approve the reduced lot size is showing disrespect to the residents of Saprae Creek. He suggested that smaller acreages translate to higher density and more children running down the road. He suggested that the figure of 10% of lots meeting the 2 acres requirement would be better if it was 10% of the lots not meeting the 2 acres requirement, although this would not be as beneficial to the developer financially.

He concluded by noting his opposition to the proposed amendment.

David Killick, Opposing

Mr. Killick was not in attendance.

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

Mr. Mark Frederickson

Mr. Frederickson noted his opposition to the proposed amendment. He feels it is disrespectful of the developer to come in and downsize the properties as proposed. Residents went out there and spent a lot of work developing the properties in terms of the current Area Structure Plan.

6-C. CLOSING STATEMENT

Mr. McNutt explained the developer goes into communities and helps them develop better communities. In some cases, this requires some changes. Change is not necessarily a bad thing. He noted the changes made to the original proposal based on input from and consultation with the residents.

In response to the concern relative to the reduced water flow, he explained the development will be connecting to the south east water line which will not impact the residential. In terms of reserve calculations, the developer will provide reserves but in way of cash in lieu from direction received from residents who advised they are in need of funds for the recreation centre. It was agreed the money would be better spent towards the recreation centre rather than park space.

With respect to the issue of tree buffering, the developer is working with Planning and Development to provide some around the entire site.

7. ADJOURNMENT

MOVED by Deputy Mayor Vyboh that the Public Hearing adjourn at 6:45 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER