

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, JUNE 28, 2005.

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

1. CALL TO ORDER

The Mayor called the Public Hearing to order at 6:20 p.m.

A. PUBLIC HEARING RE: BYLAW NO. 05/023 – LAND USE BYLAW AMENDMENT TO ACCOMMODATE RESIDENCY IN CAMPGROUNDS (AGENDA BILL #05-106)

05/187

2-A. OPENING STATEMENT

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

Ms. Sanders indicated the Bylaw put forward is creating a new land use for camping facilities. This will deal with seasonal recreational and recreational facilities as well as year round residency.

3-A. WRITTEN PRESENTATIONS

Written Presentations were received from the following, all in opposition to the bylaw:

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- L. Frank Kennedy
- Mrs. J. Coninx
- David Swiderski
- Penny Walton
- Randy and Marlene Dyck
- Barry Bilau
- Mrs. Cecile Trottier
- Daniel Fluet
- Tino and Cheryl Cassins
- Roger Deets, President R. Deets Welding Co.
- Peter Wood, Field Office Manager, O. J. Pipelines
- Clayton Schmidt, Branch Manager, Northern Crane Service
- William Fox
- Judy Galloway, T. Galloway & Son Trucking Ltd.
- Wayne and Laura Romans
- Cory McFadden & Christiane Dextrase
- Form Letter from Concerned Campground users signed by 37 individuals

4-A. ORAL PRESENTATIONS

STEVE JARVIS, REPRESENTING CENTENNIAL CAMPGROUND - Opposing

- They have been advised that the bylaw revisions would not impact their operation, but he is concerned that should improvements or further development be required, this would not be the case.
- Concerned that the entire process has been frustrating and stressful for owners and customers.
- Provided history on events since they purchased Centennial campground.
- During the consultation process, the report assumed there were issues rather than confirming that there were issues.
- There is a requirement for contract workers to be able to stay in campgrounds during jobs.

RON FORSCHNER - Opposing

- Has been a permanent RV resident in the Tower Road Campground for 3 years and has not seen a safety issue in that time.
- Excellent services provided, i.e. no shortage of potable water, daily garbage disposal, park cleaned by staff daily.
- In terms of economics, residents contribute financially to the community, i.e. purchasing of goods, RV accessories, vehicles.
- Cost of housing and land are not affordable by all people.
- The people chose to live in RV on a permanent basis; the Municipality should consider expanding parks.
- The workers are required to work in this town but there is no place for them to live.

ANNE EMOND – Opposing

- As Canadian, people are free to make choices and they chose to live in a RV.

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- Living in RVs allows families to stay together and as long as it does not cause anybody harm, there should be no problem with it.
- Living in a campground makes for better neighbours, taking care of and looking after each other.
- This is no different than living in apartment buildings.

MARY LOU FURSUTH – Opposing

- Outlined personal tragedy which resulted in family member selling home in Edmonton and buying a recreation vehicle. This allowed him to work in Fort McMurray, and having space to enable parents to live with him.

DALLAS GREENWOOD – Opposing

- Not in attendance

GORD SPROULE – Opposing

- Not in attendance

GORD FUNNELL – Opposing

- People need a place to stay in order to work up here.
- RV users need a place to go.

DAN LEMKE, ON BEHALF OF ROTARY PARK CAMPGROUND – Opposing

- Concern with consultation process – they provided input and raised questions at the public meeting, but nothing further was received from Planning and Development other than the notice of this Public Hearing.
- Concern with bylaw amendments dealing with numerous issues which are not necessarily issues, i.e. propane tanks, quality of life issues, children in campgrounds. The only time they have children is during summer months, none in the winter. No concerns have been raised relative to propane tanks.
- Concern that the proposed bylaw impacts on the way campgrounds can operate. Question raised that if the bylaw is implemented, what happens to existing parks and future developments, i.e. if they decide to build new facilities, are they subject to this new bylaw or does the entire campground need to be upgraded?

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

There were no other presentations.

6-A. CLOSING STATEMENT

Ms. Sanders came forward and indicated that the proposed bylaw will accommodate some residency in winter months provided that necessary services are in place. In terms of enforcement, existing campgrounds will need to meet their permit conditions. The rules will change when something further is done, i.e. if existing campgrounds want to add year round residency.

**B. PUBLIC HEARING RE: BYLAW NO. 05/024 – LAND USE BYLAW
AMENDMENT – LOT 24, BLOCK 55, PLAN 772 0076 (108 CORNWALL DRIVE)
(AGENDA BILL #05-107)
05/188**

2-B. OPENING STATEMENT

MR. ROD HANSEN, SELECT HOMES

Mr. Hansen explained his company has applied for the rezoning as they do not intent to use the land for church purposes. The location of the land does not lend itself to be turned into a single family residence either. The previous land owner has no objection to the proposed rezoning and there are no residences adjacent to the site.

RETURN

Councillor Germain returned to the meeting at 6:56 p.m.

Mr. Hansen indicated that Planning and Development did not support this application based on not having the correct information. The intent is to develop a professional building which will enhance the area more than a single family residence. He noted it would not be economically feasible to build a new residence on the site. Mr. Hansen referenced a letter he distributed to the residents in the area, to ensure they understand what is being planned.

Mr. Hansen asked Council to consider approving the rezoning application before them.

3-B. WRITTEN PRESENTATIONS

There were no written presentations.

4-B. ORAL PRESENTATIONS

HAROLD PARSONS – Opposing

Mr. Parsons offered the following:

- Concerned with increased traffic at the intersection.
- Concerned with safety specifically in terms of the children having to cross the boulevard going to school.
- In reference to the applicant's letter suggesting that if the property was to be developed as single family residence, there is great potential that the property could become a real eyesore – there are bylaws in place which would deal with that possibility.
- Concerned with someone thinking we need more space for doctors when they are leaving town faster than they can be replaced.

DERMOT NASH – Opposing

Mr. Nash offered the following:

- Concerned with traffic impacts at the intersection and specifically with the children walking to school crossing the boulevard.
- Concerned with Fire Department access/egress for emergency vehicles.
- Concerned about potential impact on property value.
- Concerned that the letter received from applicant was intimidating.

DARSHAN DHILLON – Opposing

Mr. Dhillon offered the following:

- List of people (82 names) also opposing the proposed rezoning.
- Concerned about safety is the main issue – children walking to school will be more at risk.
- Concerned with increased traffic congestion.
- This particular area already has enough commercial development.
- The green space was to serve as a noise barrier, so putting a commercial development next to it would defeat that purpose.
- Agrees with Planning and Development personnel in not supporting the application.

DENNIS GLENNON – Supporting

On behalf of the Baptist Church, Mr. Glennon offered the following:

- History of the Church.
- Support the rezoning as it will not be developed as a liquor store, an arcade or a strip mall, but as a professional building.
- Spoke in support of Mr. Hansen's character as a developer in the Municipality for the last 30 years.

TRACY McKINNON – Opposing

Ms. McKinnon offered the following:

- Concerned for the fire hall access/egress for emergency vehicles.
- Once a professional building is built, does it mean the rest of the berm will be developed as well? When does it stop?
- Concerned with pedestrian traffic.
- What the area needs is green space, not development.

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

There were no other presentations.

6-B. CLOSING STATEMENT

Mr. Hansen reiterated his belief that a professional building would work better on this site than a single family residence. He concluded with noting his belief that traffic would not increase.

**C. PUBLIC HEARING RE: BYLAW NO. 05/025 – LAND USE BYLAW AMENDMENT – LOT 2, BLOCK 5, PLAN 032 5184 AND LOT A, BLOCK 1, PLAN 022 1118 (MILLENIUM VILLAGE) (AGENDA BILL #05-108)
05/189**

2-C. OPENING STATEMENT

LORETTA RICHTER, COMMUNITY PLANNER, THE FOCUS CORPORATION LTD.

On behalf of the Wood Buffalo Housing and Development Corporation, Ms. Richter, indicated the proposal is to rezone the area in question from UE – Urban Expansion to R2-1 – Multi-Density Residential in order to provide affordable housing. Public Consultation was used to develop the design, by utilizing/determining the needs of the community through design charettes.

They started with the community and finding out the community needs through proactive consultation. The development translates into affordable housing with open space and social interaction being provided by putting in the park and community centre. This re-structure would allow for a stage of the development to move ahead this year.

3-C. WRITTEN PRESENTATIONS

There were no presentations received.

4-C. ORAL PRESENTATIONS

There were no requests for oral presentations received.

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

There were no other presentations.

6-C. CLOSING STATEMENT

There was no closing statement.

**D. PUBLIC HEARING RE: BYLAW NO. 05/026 – TIMBERLEA AREA STRUCTURE PLAN AMENDMENT – NORTH CENTRAL TIMBERLEA (AGENDA BILL #05-109) AND BYLAW NO. 05/027 – LAND USE BYLAW AMENDMENT – NORTH CENTRAL TIMBERLEA (AGENDA BILL #05-110)
05/190**

2-D. OPENING STATEMENT

CATHRYN CHOPKO-BECK, ASSOCIATE, IBI GROUP

Ms. Chopko-Beck outlined the proposed changes to the Timberlea Area Structure Plan which have resulted following detailed planning for the area, such as:

- Increasing allowable density for low density single family housing;
- Reconfiguration of road access to the North Parson's Creek growth area;
- Increasing allowable density for manufactured homes, but decreasing the number of manufactured home units;
- Addition of medium density apartments; and
- Open space network being planned in more detail, to create large parks and connecting walking trails.

Ms. Chopko-Beck indicated that public consultation has occurred and positive comments have been received on the proposal. The main concern raised was relative to the timing of the development. The question being - when will lots be available on the market? The other concern was that the lots be available and affordable as soon as possible.

3-D. WRITTEN PRESENTATIONS

There were no written presentations.

4-D. ORAL PRESENTATIONS

There were no requests for oral presentations received.

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

There were no other presentations.

6-D. CLOSING STATEMENT

There was no closing statement.

7. ADJOURNMENT

MOVED by Councillor Meagher that the Public Hearing adjourn
at 6:12 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER