

**Village of Valemount  
Minutes of the Public Hearing  
Zoning Amendment Bylaw No. 642, 2009**

**Date:** August 11, 2009  
**Time:** 7:03 PM  
**Place:** Community Hall

**Those Present:** Mayor Smith  
Councillor Capstick  
Councillor Piper  
Councillor Roe  
Councillor Tchir

**Others:** D.B. Fleming, Chief Administrative Officer  
Sandy Salt, Deputy Director of Corporate Services  
Silvio Gislimberti, Economic Development Officer  
General Public (66)  
Media (5)

1. **Call to Order** Mayor Smith called the Public Hearing to order at 7:03 PM
  
2. **Public Hearing for Zoning Amendment Bylaw No. 642, 2009** Mayor Smith read a Public Hearing statement referring to Zoning Amendment Bylaw No. 642, 2009.

The Chief Administrative Officer outlined the intention and purpose of proposed Zoning Amendment Bylaw No. 642, 2009.

The Chief Administrative Officer informed Council that there was one written communication received from Mr. John Peterson regarding Zoning Amendment Bylaw No. 642, 2009 in support of the SAAS FEE project.

Ms. Shirley Sander of SAAS FEE Land Developments gave a brief overview of the SAAS FEE 5<sup>th</sup> Avenue development project summarizing the key changes proposed for this project.

Mayor Smith called for any briefs to be submitted, comments or concerns from the floor concerning Bylaw No. 642.

Mr. Silvio Gislimberti of 325 17<sup>th</sup> Avenue questioned if the Village has the authority to go through this procedure for a Casino. Mayor Smith responded that it is a proposed Casino and that there is no endorsement by Council for a Casino. The Chief Administrative Officer responded that the Zoning Amendment would allow a Casino on the property and that there is an entirely separate process with the province to get approval for a Casino. Mr. Gislimberti is opposed to a Casino and suggests the developer does some impact studies to present to Council.

Mr. John Grogan of 880 Hillside Drive commented that he thinks a performance bond should be attached to this project and that time-share owners have a detachment from the community. Mr. Grogan requests Council defer third reading of Bylaw No. 642 to remove as a minimum the words Casino from the Bylaw if and when it is passed.

Mr. Ted Barr of 1401 6<sup>th</sup> Avenue is in favor of the development but not a Casino.

Mr. Jim Wanchulak of 1065 8<sup>th</sup> Avenue is in favor of the development and thinks it will benefit everyone in the community and would like to see the project go through.

Ms. Kathy Gates-Grogan of 880 Hillside Drive would like to see development come but not in the shape of a Casino/Nightclub but rather something more family oriented. Ms. Grogan is opposed to a Casino.

Mr. Curtis Pawliuk of 1100 9<sup>th</sup> Avenue is in support of this development fully, and a Casino will not be the lifeblood of this community it will only be one part of the SAAS FEE development along with many other parts of this development, and would just be another activity offered in Valemount; and Mr. Pawliuk does support this development.

Mr. Maurice Hill of 1900 Cranberry Place is very much in favor of this development but not in favor of a Casino, however will not stand in its way; he commented we need this development.

Ms. Christine Torgerson of 2855 Birch Road responded to Mr. Grogan's comments about time-share owners and favors this development.

Ms. Jeannette Townsend of 1934 Cranberry Place spoke in favor of this project and she too owns a time-share, does not go to casinos and would not stand in the way of those that do.

Mr. Andru McCracken of 1080 5<sup>th</sup> Avenue wished that property could have been kept by the Village and is concerned by all of the retail space. He commented that Valemount is suffering an identity crisis and thinks a Casino is a terrible idea and is not in favor of a Casino.

Ms. Dallas Bullock of Bunberry Road would like to see more community-based services instead of services always aimed at the tourists.

Mr. Eugene Jamin of 1350 3<sup>rd</sup> Avenue would like to see an Environmental Impact Study on how a Casino would affect Valemount over a long-term basis.

Mr. John Crowley of Bunberry Road inquired what room is there in the development for other options besides a Casino.

Ms. Nicki Forman of 2805 Morrison Road reported that they own property in Nevada and go to a town that is considered a Casino town; Meskit was incorporated the same year as Valemount and had a population of 1106 at that time and today has a population of 19,500, has 4 Casinos 3 of which are currently operating. She reported that most of the people that go to these Casinos are seniors that go there for an hour or two once a week and then they go home, there is no rowdiness or bar fights; Casinos are not all negative.

Ms. Sue Marko of 4540 North Hwy 5 commented that Casinos are a great revenue source. She said that she moved here seven years ago specifically for tourism aspect of snowmobiling in the community, and that this is about tourism and she fully supports this project and will go to the Casino herself.

Ms. Patricia Thoni of 1002 5<sup>th</sup> Avenue is in favor of the Casino and development and reported that the Casino in Quesnel has not caused all sorts of problems there.

Mayor Smith called for any further comments from the members of the audience on Bylaw No. 642.

**3. Adjournment**

Hearing no further comments from the members of the audience on Zoning Amendment Bylaw No. 642, 2009 held August 11, 2009, Mayor Smith declared this Public Hearing adjourned and concluded.

The meeting was adjourned at 8:05 PM.

ADOPTED BY COUNCIL  
AT A REGULAR MEETING  
HELD ON \_\_\_\_\_  
RESOLUTION NUMBER \_\_\_\_\_

CERTIFIED CORRECT

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer