



# *The Wood Buffalo Monthly*

**Volume 21, April 2009**

## **Committee Reports**

### **Builders/Trade:**

**Reminder:** The new fire codes are in effect immediately, and the new building codes will come into effect on **May 3, 2009**. To find out more information on how to get the new 82 replacement pages or a new book visit [www.municipalaffairs.alberta.ca](http://www.municipalaffairs.alberta.ca). Or call toll free 1-866-421-6929.

**Government Bylaw & Practices:** A public hearing was held on April 14, 2009 regarding Bylaw No. 09/005. The purpose of the bylaw was to amend the land use bylaw by prohibiting project accommodations (work camps) inside the boundaries of any rural Hamlet or inside the Urban Service Area (Fort McMurray) with the exception of the existing accommodations facility at MacDonald Island. UDI-Wood Buffalo supported this bylaw with the exception to the MacDonald Island extension. The bylaw was passed and the extension was granted. Please see UDI-Wood Buffalo's submission to the public hearing process.

<http://www.udiwoodbuffalo.com/CampAccommodations.pdf>

### **Government of Alberta Information Bulletin**

**BILL 36**-tabled April 27 in the Legislature, creates the authority for regional plans for each of the seven regions identified in the Land-Use Framework. Albertans will be consulted to help define the future of the region in which they live. The Act creates new conservation and stewardship tools to protect heritage landscapes and views. It will make Alberta the first jurisdiction in Canada to compensate landowners whose property values are affected by conservation and stewardship restrictions under regional plans. The Province invites Albertans to learn about Bill 36, the Alberta Land Stewardship Act; open house information sessions begin May 6. Please visit <http://alberta.ca/home/NewsFrame.cfm?ReleaseID=/acn/200904/25821F2A61370-074E-BAC0-24831B95D097EC98.html>

### **Permits Stats**

Building permits issued for the month of March

**Single Family Dwellings- 10    Multi Family- 0**

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**Welcome our newest member**  
**Infinity Bold Ventures – Dwayne Hartle**

**UDI-Wood Buffalo stakeholder programs update:**

**Regional Housing Strategy Advisory Committee** has been set up by the RMWB to provide policies and guidelines around affordable housing. The focus of the project is to design a mid to long-term strategy that will bring together all of the elements necessary to address housing affordability. UDI-Wood Buffalo among other stakeholders, will review and assist in the development of policy recommendations. The municipality would like to encourage developers to become innovative in providing affordable housing, through the use of amendments to the land use bylaw, with possibilities of housing credits, density credits and parking credits.

**Regional Economic Development**

May 12-14<sup>th</sup> is the date for the 2009 Alberta Regional Economic Development Conference to be held in Sherwood Park, hosted by Alberta Finance and Enterprise. Please see the link below for more information:

<http://www.aredconference.com/>

**Mark your calendar**

**Our next event** will be a luncheon at 12 pm on Thursday May 28<sup>th</sup> at the Quality Hotel & Conference Centre. Our guest speaker will be Scott Hennig, Alberta Director and National Communications Director of the Canadian Taxpayers Federation.

**Please click here for registration form and flyer.**

[http://www.udewoodbuffalo.com/UDI\\_May28\\_Event\\_Flyer\\_and\\_Registration.pdf](http://www.udewoodbuffalo.com/UDI_May28_Event_Flyer_and_Registration.pdf)

**Your Participation in a Research Project Requested:** Dr. Sara Dorow a Sociologist at the University of Alberta would like to interview developers and builders about their experiences of, and perspectives on, the housing and community development in Fort McMurray. If you are interested please contact Dr. Sara Dorow at [sdorow@ualberta.ca](mailto:sdorow@ualberta.ca) or call her at 780-492-4301 or local number 780-218-2437. Interviews will last about an hour and could take place in Fort McMurray (in May) or in Edmonton. Thanks, in advance, for considering this opportunity

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## Members Profile



**Birchwood Homes Inc**  
Contact: **Carmelo Daprocida**  
Category: **Minor Developer/Builder**

**PO Box 5268 Fort McMurray**  
**AB, T9H 3G3**  
Phone: **780-714-4964**

**Birchwood Homes Inc.** was established by Carmelo Daprocida in Fort McMurray in April 2001. The primary focus of the business is new residential construction in the

Timberlea area. In April of 2004, Carmelo was joined by his two sons, Robert Daprocida and Domenico Daprocida. Carmelo is very happy that they have brought their families and made Fort McMurray their home as he now has 5 grandchildren close at hand.

Carmelo is responsible for the financial side of the business while Robert and Domenico are in the field as project managers monitoring the day-to-day progress of the homes under construction.

The Daprocida family has been in the construction industry for 37 years, beginning in Cranbrook, BC, moving to Calgary AB and now settling in Fort McMurray. Carmelo was initially trained as an electrician, and then branched out into residential and commercial development and construction.

Birchwood Homes Inc. currently has houses on the market in various stages of completion from bare lots to turnkey homes. Carmelo and his sons are also more than willing to work with you to design and build your custom home.

Carmelo has been a director on the UDI-Wood Buffalo board for 4 years and also sits on the builders committee.

**Please consider supporting our members if you have a need for the services they provide.**

*Quote of the Month*

**Options are like Wrist Watches....**

**Everyone's Watch shows Different Time from others...but everyone BELIEVES that their TIME is CORRECT....** *Author Unknown*

**Please forward any comments or concerns**

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