

**Approved Minutes of a Meeting of the Council of the Regional Municipality of Wood Buffalo held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, November 30, 2010, commencing at 5:00 p.m.**

**Present:** M. Blake, Mayor  
M. Allen, Councillor  
D. Blair, Councillor  
L. Flett, Councillor  
S. Germain, Councillor  
D. Kirschner, Councillor  
P. Meagher, Councillor  
D. Scott, Councillor  
J. Stroud, Councillor  
R. Thomas, Councillor  
A. Vinni, Councillor

**Administration:** G. Laubenstein, Chief Administrative Officer  
S. Kanzig, Chief Legislative Officer  
K. Kloss, Deputy Chief Administrative Officer  
D. Elliott, Chief Operating Officer  
L. Kotyk, Legislative Assistant/Recorder  
M. Laing, Legislative Assistant/Voting Machine Operator

**Call to Order**

Mayor Blake called the meeting to order at 5:07 p.m.

**Opening Prayer**

Mayor Blake asked everyone to join her in Prayer.

**Agenda**

10-350 Moved by Councillor Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

**Minutes**

**1. Regular Meeting – November 9, 2010**

10-351 Moved by Councillor Allen that the minutes of the Council meeting held on November 9, 2010 be approved as presented.

CARRIED UNANIMOUSLY

**2. Regular Meeting (Budget) – November 18, 2010**

10-352 Moved by Councillor Thomas that the minutes of the Regular Meeting (Budget) held on November 18, 2010 be approved as presented.

CARRIED UNANIMOUSLY

**Delegations**

- 3.** Mr. Graham Boje, Executive Director of the Oil Sands Developers Group addressed Council and provided an industry update and comments on the proposed 2011 municipal budget.

10-353 Moved by Councillor Blair that the presentation made by Mr. Graham Boje, Executive Director – the Oil Sands Developers Group, be received as information.

CARRIED UNANIMOUSLY

**Presentations and Related Reports**

- 4. Mr. John Stelter, KPMG re: 2009 Audited Consolidated Financial Statements**

Mr. John Stelter, Auditor, KPMG provided a PowerPoint presentation to Council regarding the 2009 External Audit Completion Summary.

- 5. 2009 Audited Consolidated Financial Statements**

10-354 Moved by Councillor Germain that the Audited Consolidated Financial Statements of the Regional Municipality of Wood Buffalo for the year ended December 31, 2009 be accepted as information.

CARRIED UNANIMOUSLY

**Public Hearings and Related Bylaws**

- 6. Bylaw No. 10/034 – Riverbend Point Area Structure Plan**

10-355 Moved by Councillor Allen that Council move into a Public Hearing regarding Bylaw No. 10/034.

CARRIED UNANIMOUSLY

**Dennis Peck, Director, Planning and Development; Darcy Elder, Director, Engineering; and Greg MacMillan, Acting Regional Fire Chief, Regional Municipality of Wood Buffalo**

Members of the Regional Municipality of Wood Buffalo Administration addressed Council, advising that they do not support Bylaw No. 10/034, largely due to uncertainties surrounding the Province's transportation plan for the area, and resulting impacts to the proposed development.

**Kent Snyder, DAON Property Corporation and Marinus Scheffer, President and CEO, Scheffer Andrew Ltd.**

Mr. Snyder and Mr. Scheffer spoke in support of Bylaw No. 10/034, addressing issues such as environmental impact, geotechnical study, transportation, emergency services access, and servicing.

**Ron Savage, Vice President of Land Development, DAON Property Corporation**

Mr. Savage spoke in support of Bylaw No. 10/034, making specific note of the proposed development in relation to the Fringe Area Study and approved developments within the urban service area.

**Dale St. Lawrence, President of DAON Property Corporation and Percy Marshall, DAON Property Corporation**

Mr. St. Lawrence and Mr. Marshall spoke in support of Bylaw 10/034.

10-356 Moved by Councillor Meagher that the Public Hearing for Bylaw No. 10/034 be closed.

CARRIED UNANIMOUSLY

The Public Hearing regarding Bylaw No. 10/034 was held between 6:10 p.m. and 7:41 p.m.

**Recess**

A recess occurred between 7:41 p.m. and 8:07 p.m.

10-357 Moved by Councillor Vinni that Bylaw No. 10/034 be referred to Administration for up to six months to receive more information from Alberta Transportation with regard to the Transportation Master Plan.

CARRIED

For: Blake, Kirschner, Meagher,  
Scott, Stroud, Thomas, Vinni

Opposed: Allen, Blair, Flett,  
Germain

**7. Bylaw 10/035 – Land Use Bylaw Amendment Lots 1-6, Block 13, Plan 3969 ET (7203-7213 Cliff Avenue)**

10-358 Moved by Councillor Meagher that Council move into a Public Hearing regarding Bylaw No. 10/035

CARRIED UNANIMOUSLY

**Chris Reddy, Manager, Current Planning and Development, Regional Municipality of Wood Buffalo**

Mr. Reddy advised that Administration does not support Bylaw No. 10/035.

**Daniel Gunn, Developer, Gunn Development Corporation**

Mr. Gunn spoke in support of Bylaw No. 10/035, focusing on the issues of transportation, the current zoning of the area and slope stability.

**Larry LeMesurier, Resident**

Mr. LeMesurier spoke against Bylaw No.10/035, making reference to transportation issues, current zoning of the area and slope stability.

**Jim Rogers, President of the Waterways Residents Association**

Mr. Rogers spoke against Bylaw No. 10/035, making specific mention of concerns with regard to slope stability.

**Tom Weber, Resident**

Mr. Weber addressed Council and spoke in support of Bylaw 10/035.

10-359 Moved by Councillor Meagher that the Public Hearing for Bylaw No. 10/035 be closed.

CARRIED UNANIMOUSLY

The Public Hearing regarding Bylaw No. 10/035 was held between 8:44 p.m. and 9:26 p.m.

10-360 Moved by Councillor Meagher that Bylaw No. 10/035, being a Land Use Bylaw Amendment to Lots 1-6, Block 13, Plan 3969 ET (7203 – 7213 Cliff Avenue), be read a second time.

CARRIED UNANIMOUSLY

10-361 Moved by Councillor Germain that Bylaw No. 10/035 be read a third and final time.

CARRIED UNANIMOUSLY

**Bylaws****8. Bylaw No. 10/036 – Land Use Bylaw Amendment – Longboat Landing**

10-362 Moved by Councillor Allen that Bylaw No. 10/036, being a Land Use Bylaw Amendment specific to the Longboat Landing District, Lot 1, Block 3, Plan 082 4071; Unit 3, Plan 074 0808; Units 6 to 8, Plan 074 0836; Plan 074 0893; Plan 082 1660; Plan 074 1021; Plan 074 1008; and Plan 074 0836 be read a first time; and

CARRIED UNANIMOUSLY

10-363 Moved by Councillor Germain that Longboat Landing, Volume 1: Land Use Planning Brief (2004) be repealed upon the third reading of Bylaw No. 10/036

CARRIED UNANIMOUSLY

**9. Bylaw No. 10/037 – Land Use Bylaw Amendment – Lots 2 & 3, Block 1, Plan 832 2639 (7925 Franklin Avenue)**

10-364 Moved by Councillor Meagher that Bylaw No. 10/037, being a Land Use Bylaw Amendment for Lots 2 & 3, Block 1, Plan 832 2639 (7925 Franklin Ave), be read a first time.

CARRIED UNANIMOUSLY

**Reports****10. 2010 Capital Budget Amendments – Revised and Cancelled Projects**

10-365 Moved by Councillor Meagher that the 2010 Capital Budget and the future cash flow of multiple year projects be amended as summarized on Attachments 1 and 2 respectively (Capital Budget Amendments, dated November 30, 2010 and Capital Budget Amendments – Multiple Year Projects, dated November 30, 2010).

CARRIED UNANIMOUSLY

**11. General Accounts Receivable Write Off**

10-366 Moved by Councillor Meagher that the outstanding accounts receivable arrears identified in Attachment 1 –Regional Municipality of Wood Buffalo Recommended Accounts for Write Off, November 2010 be written off.

CARRIED UNANIMOUSLY

**Reporting on Boards and Committees**

Council representatives reported on the following Boards and Committees:

- Communities in Bloom Committee (Cr. Meagher)
- The Wood Buffalo Housing Development Corporation (Cr. Scott)
- Leadership Wood Buffalo (Cr. Thomas)

**Adjournment**

10-367 Moved by Councillor Blair that the meeting be adjourned.  
CARRIED UNANIMOUSLY

The meeting adjourned at 9:48 p.m.

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Mayor

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Chief Legislative Officer