

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO HELD IN THE COUNCIL CHAMBERS AT THE MUNICIPAL OFFICES IN FORT McMURRAY, ON TUESDAY, FEBRUARY 10, 2004, COMMENCING AT 6:00 P.M.

PRESENT:	MAYOR	D. FAULKNER
	DEPUTY MAYOR	J. CARBERY
	COUNCILLORS	M. BLAKE M. CADDEN S. GERMAIN P. MEAGHER C. SLADE J. VYBOH T. WEBER
	REGIONAL MANAGER	D. PUTZ
	CHIEF LEGISLATIVE OFFICER	K. GREIG
	LEGISLATIVE COORDINATOR	A. HAWKINS
ABSENT:	COUNCILLORS	J. CHADI J. RIGNEY

CALL TO ORDER

The Mayor called the meeting to order at 6:07 p.m.

1. PRAYER

The Mayor asked everybody to join him in the Prayer.

2. ADOPTION OF AGENDA

The Mayor asked if there were any additions or deletions to the Agenda.

MOVED by Councillor

- THAT the Agenda be amended by:
 - removing the current Page 32 and replacing it with a revised Page 32;
 - deleting Item 3-B. – Presentation by Mr. Ray Downie, Broadview Applied Research Group Inc. re: Community Plan on Homelessness & Affordable Housing;

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- deleting Item 3-C-I. – Agenda Bill # 04-011 – Update to Community Plan on Homelessness & Affordable Housing; and
- adding Item 7-C. – Agenda Bill # 04-020 – Alberta Capital Finance Authority Right to Vote.
- THAT the Agenda be adopted as amended.

It was noted that Mr. Ray Downie was scheduled to present this evening; however, due to inclement weather conditions, WestJet has cancelled all of its flights into Fort McMurray. As a result, his presentation will be re-scheduled to take place at a future date.

CARRIED UNANIMOUSLY

ABSENCES

Mayor Faulkner indicated that Councillor Chadi was absent for medical reasons and Councillor Rigney is attending a tourism conference in Camrose.

3. PRESENTATIONS

3-A. MR. GORD WINKEL, CHAIR OF YMCA OF WOOD BUFFALO BOARD RE: REPAYMENT OF BRIDGING LOAN FROM REGIONAL MUNICIPALITY OF WOOD BUFFALO

04/029

Mr. Winkel, Chair of the YMCA Board, came forward to present Council with the final principal payment of \$100,000 for the interim loan provided to the YMCA by the Municipality. He recognized the support received from industry, Council and the community at large to ensure the success of the YMCA and the viable delivery of services from that institution into the future. He mentioned specifically Albion Sands, Suncor and Syncrude, as well as the solid commitment of the YMCA management team and staff. He further mentioned the interim loan of \$200,000 approved by the Municipality.

Mr. Winkel took this opportunity to commend the Municipality's leadership on this matter and expressed the YMCA's appreciation for the contribution. Ms. Cathy MacDonald, President and CEO, YMCA of Fort McMurray was also recognized for all her efforts.

3-B. MR. RAY DOWNIE, BROADVIEW APPLIED RESEARCH GROUP INC. RE: COMMUNITY PLAN ON HOMELESSNESS & AFFORDABLE HOUSING

04/030

This item was removed from the agenda and will be re-scheduled to take place at a future date.

3-C. BUSINESS ARISING OUT OF PRESENTATIONS

**I. AGENDA BILL # 04-011 – UPDATE TO COMMUNITY PLAN ON
HOMELESSNESS & AFFORDABLE HOUSING
04/031**

This item was removed from the agenda and will be re-scheduled to take place at a future date.

4. MINUTES OF PREVIOUS MEETINGS

A. REGULAR MEETING – JANUARY 27, 2004

The Minutes of the Regular Council Meeting held on January 27, 2004 were submitted for consideration.

MOVED by Councillor Meagher that the Minutes of the Regular Council Meeting held on January 27, 2004 be approved as presented.

CARRIED UNANIMOUSLY

4-B. BUSINESS ARISING OUT OF MINUTES

**THICKWOOD/TIMBERLEA FUNCTIONAL TRANSPORTATION PLAN
04/032**

Councillor Vyboh questioned when the recommendations relative to noise abatement in the Thickwood Heights/Timberlea area would be coming before Council. The Regional Manager indicated he has no definite date, but the matter would be first submitted to the Standing Committee and then to Council.

5. PUBLIC HEARINGS

MOVED by Deputy Mayor Carbery that the Regular Meeting move into the Public Hearing at 6:19 p.m.

CARRIED UNANIMOUSLY

RECONVENE

The regular meeting reconvened at 6:22 p.m.

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6. UPDATES

**A. REPORTING OF COUNCILLORS ON VARIOUS BOARDS/COMMITTEES
(DEPUTY MAYOR CARBERY, COUNCILLORS VYBOH, WEBER, BLAKE & CHADI)**

Councillor Vyboh reported on the following:

- Presentation made by representatives from the RCMP Forensic/Identification.
- DARE program graduation.
- Jail'n Bail on February 5th - Canadian Cancer Society.
- Protective Services Standing Committee meeting.

Councillor Weber reported on the following:

- Meeting with consulting group for the Edmonton City Centre Airport.
- Northern Alberta Development Council (NADC) Stakeholders meeting.
- Spent an evening with the Tom Weber Class of firefighters.
- Protective Services Standing Committee meeting.
- Planning & Development Standing Committee meeting.

Councillor Blake reported on the following:

- Wood Buffalo Housing & Development Corporation working session - January 23rd.

Deputy Mayor Carbery mentioned the municipality is losing a very dynamic asset in the person of Mr. Jeff Stibbert, mine manager at Albian Sands.

6-B. MAYOR'S UPDATE

Mayor Faulkner reported on the following:

- Meeting with consulting group for the City Centre Airport.
- Alberta Chamber of Resources Annual Meeting held on January 30th.
- Meeting with Alberta Sustainable Resources regarding development in the region.
- Upcoming Arctic Winter Games.

Mayor Faulkner apologized to Council Members for his comments, which appeared in the newspaper relative to Council expense budgets. His comments did not clearly reflect the situation.

7. REPORTS

**7-A. AGENDA BILL # 04-012 – CONTRACT AWARD – FORT CHIPEWYAN LANDFILL
04/033**

Reference was made to Agenda Bill # 04-012, prepared by Wes Holodniuk, Engineering & Public Works, regarding the Contract Award – Fort Chipewyan Landfill.

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MOVED by Councillor Meagher:

1. THAT the tender for the 2003/2004 New Landfill Construction in Fort Chipewyan be awarded to Carmacks Enterprises Ltd. for the amount of \$608,439.50 (plus GST); and
2. THAT Administration forward all documentation to INAC for funding contribution.

CARRIED UNANIMOUSLY

EXIT - CONFLICT OF INTEREST

Deputy Mayor Carbery declared conflict of interest with the next Item on the Agenda, as his employer is in negotiations with one of the parties, and left the meeting at 6:40 p.m.

**7-B. AGENDA BILL # 04-013 – BELL WEST LEASE FOR FORT CHIPEWYAN
COMMUNICATION TOWER**
04/034

Reference was made to Agenda Bill # 04-013, being Report No. PD-007-2004, dated January 30, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Bell West Lease for Fort Chipewyan Communication Tower.

MOVED by Councillor Blake that the Regional Manager be authorized to enter into a lease agreement with Bell West Inc. for 5.94 ha in Fort Chipewyan, for an annual rental of \$713.60, plus GST, for the purpose of constructing a tower to provide the SuperNet Network, and that said lease agreement have the approval of municipal legal counsel and insurance underwriters.

CARRIED UNANIMOUSLY

RETURN

Deputy Mayor Carbery returned to the meeting at 6:41 p.m.

7-C. AGENDA BILL # 04-020 – ALBERTA CAPITAL FINANCE AUTHORITY RIGHT TO VOTE
04/035

Reference was made to Agenda Bill # 04-020, dated February 9, 2004, and prepared by Darold Sturgeon, Corporate Services, regarding the Alberta Capital Finance Authority Right to Vote.

MOVED by Councillor Vyboh that the Regional Manager, or his designate, be appointed to represent and vote the shares of the Regional Municipality of Wood Buffalo at shareholder meetings of the Alberta Capital Finance Authority.

CARRIED UNANIMOUSLY

8. BYLAWS

8-A. BYLAW NO. 04/001 - LAND USE BYLAW TEXT AMENDMENT – PARTS OF COMMON PROPERTY, PLAN 992 4071 (MOBERLY HALL CHARTER SCHOOL) (AGENDA BILL # 04-006)
04/036

Reference was made to Agenda Bill # 04-006, being Report No. PD-001-2004, dated December 30, 2003, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Text Amendment – Parts of Common Property, Plan 992 4071 (Moberly Hall Charter School).

Bylaw No. 04/001, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059 BEING THE LAND USE BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive second and third readings.

MOVED by Deputy Mayor Carbery that Bylaw No. 04/001 be given second reading, as amended.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 04/001 be given third and final reading, as amended.

CARRIED UNANIMOUSLY

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8-B. BYLAW NO. 03/068 - MULTI-PURPOSE FIRE AND POLICE FACILITY (AGENDA BILL # 04-014)

04/037

Reference was made to Agenda Bill # 04-014, dated January 19, 2004, and prepared by Inspector Peter Clark, RCMP, regarding the Multi-Purpose Fire and Police Facility.

Bylaw No. 03/068, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES TO THE ALBERTA CAPITAL FINANCE AUTHORITY FOR THE FIRE HALL # 2 SOUTH STATION, was presented to receive third and final reading.

MOVED by Councillor Vyboh:

1. THAT Bylaw No. 03/068 be given third and final reading.
2. THAT Administration proceed with investigation of an RCMP sub-office at the new Fire Hall # 2 South Station Facility, and that this investigation be completed prior to the design of the Fire Hall # 2 South Station.
3. THAT Administration include a cost-benefit analysis for evaluating renovation expenditures and long-term operating and maintenance costs at the Gregoire Station Fire Hall # 2 as a part of the RCMP facility construction project.

CARRIED

For: Blake, Carbery, Cadden, Faulkner,
Germain, Meagher, Vyboh, Weber

Opposed: Slade

8-C. BYLAW NO. 04/002 - 2004 BUSINESS REVITALIZATION ZONE (BRZ) TAX BYLAW (AGENDA BILL # 04-008)

04/038

Reference was made to Agenda Bill # 04-008, dated January 12, 2004, and prepared by Marcel Ulliac, Corporate Services, regarding the 2004 Business Revitalization Zone (BRZ) Tax Bylaw.

Bylaw No. 04/002, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE A BUSINESS REVITALIZATION ZONE TAX FOR THE 2004 FISCAL YEAR IN THE MUNICIPALITY, was presented to receive second and third readings.

MOVED by Councillor Blake that Bylaw No. 04/002 be given

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second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 04/002 be given third and final reading.

CARRIED UNANIMOUSLY

8-D. BYLAW NO. 04/004 - TIMBERLEA AREA STRUCTURE PLAN AMENDMENT – LOTS 1 THROUGH 36, BLOCK 13, PLAN 022 5763 – LAKEWOOD PHASE II (AGENDA BILL # 04-015)
04/039

Reference was made to Agenda Bill # 04-015, being Report No. PD-03-2004, dated January 29, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Timberlea Area Structure Plan Amendment – Lots 1 Through 36, Block 13, Plan 022 5763 – Lakewood Phase II.

Bylaw No. 04/004, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 01/020, BEING THE TIMBERLEA AREA STRUCTURE PLAN, was presented to receive first reading.

MOVED by Councillor Blake that Bylaw No. 04/004 be given first reading and a Public Hearing scheduled to take place on February 24, 2004.

CARRIED UNANIMOUSLY

8-E. BYLAW NO. 04/005 - LAND USE BYLAW AMENDMENT – LOTS 1 THROUGH 36, BLOCK 13, PLAN 022 5763 – LAKEWOOD PHASE II (AGENDA BILL # 04-016)
04/040

Reference was made to Agenda Bill # 04-016, being Report No. PD-04-2004, dated January 29, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Amendment – Lots 1 through 36, Block 13, Plan 022 5763 – Lakewood Phase II.

Bylaw No. 04/005, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059, BEING THE LAND USE BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive first reading.

MOVED by Councillor Weber that Bylaw No. 04/005 be given first reading and a Public Hearing scheduled to take place on

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February 24, 2004.

CARRIED UNANIMOUSLY

**8-F. BYLAW NO. 04/006 - DEBENTURE BORROWING BYLAW – URBAN SCADA* AND
PLC* UPGRADES (AGENDA BILL # 04-017)**
04/041

Reference was made to Agenda Bill # 04-017, being Report No. FM04-02DB, and prepared by Wes Holodniuk, Engineering & Public Works, regarding the Debenture Borrowing Bylaw – Urban SCADA* and PLC* Upgrades.

Bylaw No. 04/006, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES TO THE ALBERTA CAPITAL FINANCE AUTHORITY FOR THE URBAN SCADA AND PLC UPGRADES, was presented to receive first reading.

MOVED by Councillor Vyboh that Bylaw No. 04/006 be given first reading.

CARRIED UNANIMOUSLY

8-G. BYLAW NO. 04/007 - TAXI BYLAW AMENDMENT (AGENDA BILL # 04-018)
04/042

Reference was made to Agenda Bill # 04-018, dated January 26, 2004, and prepared by Marcel Ulliac, Corporate Services, regarding the Taxi Bylaw Amendment.

Bylaw No. 04/007, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 03/021, BEING A BYLAW REGULATING AND CONTROLLING TAXI BUSINESSES WITHIN THE MUNICIPALITY'S BOUNDARIES, was presented to receive all three readings.

MOVED by Councillor Blake that Section 5.04(h) of Bylaw No. 03/021 be amended by striking the current working and substituting it with the following: "Submit a valid Defensive Driving Certificate from an institution recognized by Alberta Transportation and approved by the Chief Taxi Inspector."

CARRIED UNANIMOUSLY

MOVED by Councillor Blake that Bylaw No. 04/007 be given

first reading.

CARRIED UNANIMOUSLY

MOVED by Deputy Mayor Carbery that Bylaw No. 04/007 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Vyboh that Bylaw No. 04/007 be considered for third and final reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Weber that Bylaw No. 04/007 be given third and final reading.

CARRIED UNANIMOUSLY

8-H. BYLAW NO. 04/008 - DEBENTURE BORROWING BYLAW – JUBILEE CENTRE HEATING SYSTEM AND VENTILATION PLANT UPGRADES (AGENDA BILL # 04-019)
04/43

Reference was made to Agenda Bill # 04-019, being Report No. FM04-01DB, dated February 3, 2004, and prepared by Wes Holodniuk, Engineering & Public Works, regarding the Jubilee Centre Heating System and Ventilation Plant Upgrades.

Bylaw No. 04/008, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES TO THE ALBERTA CAPITAL FINANCE AUTHORITY FOR THE JUBILEE CENTRE HEATING SYSTEM AND VENTILATION PLANT UPGRADES, was presented to receive first reading.

MOVED by Councillor Vyboh that Bylaw No. 04/008 be given first reading.

CARRIED UNANIMOUSLY

9. NOTICE OF MOTION

There were no Notices of Motion.

10. NEW AND UNFINISHED BUSINESS

There was no New and Unfinished Business.

11. ADJOURNMENT

MOVED by Councillor Meagher that the meeting adjourn at
7:12 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER

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, FEBRUARY 10, 2004.

PRESENT:	MAYOR	D. FAULKNER
	DEPUTY MAYOR	J. CARBERY
	COUNCILLORS	M. BLAKE M. CADDEN S. GERMAIN P. MEAGHER C. SLADE J. VYBOH T. WEBER
	REGIONAL MANAGER	D. PUTZ
	CHIEF LEGISLATIVE OFFICER	K. GREIG
	LEGISLATIVE COORDINATOR	A. HAWKINS
ABSENT:	COUNCILLORS	J. CHADI J. RIGNEY

1. CALL TO ORDER

The Mayor called the Public Hearing to order at 6:19 p.m.

- A. PUBLIC HEARING RE: BYLAW NO. 04/001 - LAND USE BYLAW TEXT AMENDMENT – PARTS OF COMMON PROPERTY, PLAN 992 4071 (MOBERLY HALL CHARTER SCHOOL) (AGENDA BILL # 04-006)
04/044**

2-A. OPENING STATEMENT

MS. BEV PASICHNUK, PRINCIPAL, MOBERLY HALL CHARTER SCHOOL

Ms. Pasichnuk came forward to provide information on the application before Council, which is to facilitate expansion of the charter school. Mr. Jim Donaldson, representative for the Gregoire Park Condominium Association, also came forward to provide support for the proposed re-zoning application.

3-A. WRITTEN PRESENTATIONS

There were no written presentations.

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4-A. ORAL PRESENTATIONS

No requests were received.

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

There were no other presentations.

6-A. CLOSING STATEMENT

The proponent did not wish to make a closing statement.

7. ADJOURNMENT

MOVED by Councillor Vyboh that the Public Hearing adjourn at
6:22 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER