

**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 28, 2005, COMMENCING AT 6:00 P.M.**

**PRESENT:**

MAYOR	M. BLAKE
COUNCILLORS	J. CARBERY S. GERMAIN R. REBUS C. SLADE J. VYBOH L. WILTZEN
REGIONAL MANAGER	B. NEWELL
CHIEF LEGISLATIVE OFFICER	K. GREIG
LEGISLATIVE COORDINATOR	D. MORRIS

**ABSENT:**

DEPUTY MAYOR	P. MEAGHER
COUNCILLORS	J. CHADI S. CLARKSON S. FLETT

**Call To Order:**

The Mayor called the meeting to order at 6:00 p.m.

**Prayer:**

Mayor Blake asked everyone to join her in Prayer.

**Agenda:**

MOVED by Councillor Vyboh that the Agenda be adopted by deleting Item #1 under Delegations, being Nancy Stammers – Plaque Presentation.

CARRIED UNANIMOUSLY

**Minutes:**

MOVED by Councillor Carbery that the Minutes of the Regular Meeting held on February 14, 2006 be approved as presented.

CARRIED UNANIMOUSLY

MOVED by Councillor Wiltzen that the Minutes of the Public Hearing held on February 14, 2006 be approved as presented.

CARRIED UNANIMOUSLY

**Delegations:**

**1. Mr. John Guenther – Project Accommodation**

Mr. Guenther made reference to his opposition to Bylaw No. 06/001 regarding Project Accommodation and suggested the possibility of working with the Municipality and construction companies to assist in accommodating the site workers with housing and transportation to construction sites. Mr. Guenther's major concern still around the quality of life in our community if opened up to project accommodation.

**2. Mr. Mike Allen, President of Fort McMurray Chamber of Commerce - Project Accommodation**

Mike Allen was spokesperson for himself, Cliff Maron and Charles Iggulden, respectfully urging Council not to pass the Project Accommodation Bylaw 06/001 until all other options have been explored through working together with the Municipality and holding a Community Engagement Opportunity to allow for the community to provide feedback.

**3. Ms. Iris Kirschner - Project Accommodation**

Iris Kirschner requested Council to engage the community in the major issues such as project accommodation. Ms. Kirschner would like to see a committee organized to develop a new Municipal Plan and bring members of the community into the organizing of the plan as was done in the past.

Mayor Blake thanked the presenters for the information provided.

**Public Hearing:**

MOVED by Councillor Vyboh that the Regular Meeting move into the Public Hearing at 6:16 p.m.

CARRIED UNANIMOUSLY

**Reconvene:**

The regular meeting reconvened at 6:23 p.m.

**Council Updates:**

Councillor Carbery reported on the following:

- EUB visit to Fort MacKay
- Airport Update
- Upcoming reception for Liberal party

Councillor Slade reported on the following:

- MacDonald Island Update
- Wood Buffalo Housing and Development Corporation Workshop

Councillor Vyboh reported on the following:

- “Future Forward” Event – March 15, 2006
- Highway 63 Twinning Announcement
- Attendance at Council Workshop
- Subdivision Development and Appeal Board Meeting

**Mayor’s Update:**

Mayor Blake reported on the following:

- Meeting with Alberta Mayors, Leduc Venue
- Meeting with Kevin Taft
- Rotary Luncheon presentation
- Human Resources Planning for Remote Location Presentation
- Edmonton Chamber of Commerce Retreat in Fort McMurray
- Highway 63 Announcement
- Parcel D Social Housing Program Update

**Committee Reports:**

**Corporate Services  
Committee:**

**Resolution 057/06 – Canadian Commission for UNESCO**

MOVED by Councillor Slade,

1. THAT the Regional Municipality of Wood Buffalo join the Canadian Coalition of Municipalities against Racism,
2. THAT we adopt the ten Common Commitments listed in the Canadian Commission for UNESCO, as a guideline for our future plans in the Municipality, and
3. THAT Council establish an Ad Hoc Committee to promote the battle against racism in our community.

CARRIED UNANIMOUSLY

**Resolution 058/06 – Reserve Bids for Tax Recovery Auction**

MOVED by Councillor Slade that the following reserve bid and sale conditions be established by the Regional Municipality of Wood Buffalo for properties scheduled for Public Auction March 31, 2006 at 10:00 a.m., Fifth Floor Boardroom.

PLAN	BLOCK	LOT	ROLL #	RESERVE BID
7822691	61	22	40519630	427,000
5642NY	6	2	8260000940	70,420
5642NY	7	13	8260001170	73,580
5642NY	7	14	8260001190	14,180
5642NY	10	6	8260001730	18,690
8321682	1	26	8260003180	65,450
995TR	1	12A	8480000120	49,330
8321550	-	47	8480000430	48,940
8321550	-	65	8480000610	53,290
8321550	-	93	8480000890	54,380
8321550	-	124	8480001200	51,860

Each preceding parcel will be offered for sale subject to a reserve bid and the reservations and conditions contained in the existing Certificate of Title.

The Regional Municipality of Wood Buffalo may, after public auction, become the owner of any parcel of land that is not sold at the public auction.

Terms: Cash, Bank Draft, or Certified Cheque made payable to the Regional Municipality of Wood Buffalo.

Redemption may be affected by payment of all arrears of taxes and costs at any time prior to the sale .

CARRIED UNANIMOUSLY

**Community Services  
Committee:**

**Resolution 059/06 – Archie Simpson Arena Redevelopment**

MOVED by Councillor Germain that the Regional Municipality of Wood Buffalo assume responsibility for managing the Archie Simpson reconstruction project on the condition that the Insurer provide the maximum amount payable under the insurance coverage.

CARRIED UNANIMOUSLY

**Resolution 060/06 – 2006 interPLAY Visual and Performing Arts Festival**

MOVED by Councillor Vyboh,

1. THAT a \$6,000.00 grant be awarded to interPLAY Society through the Joint Initiatives Program, subject to the Society acquiring a Special Event Permit from the Municipality.
2. THAT the parking lane in front of the Jubilee Centre be closed from 7:00 a.m. on August 10<sup>th</sup> to 6:00 p.m. on August 10<sup>th</sup>.
3. THAT Franklin Avenue be closed between Main Street and Hardin Street from 6:00 p.m. on August 10<sup>th</sup> to 6:00 a.m. August 14<sup>th</sup>.
4. THAT Operations and Maintenance assist with the lane and road closure and supply 12 street barricades for this purpose at an approximate cost of \$1,000.00.
5. THAT Parks and Recreation Division provide 15 garbage cans and garbage bags at an approximate cost of \$100.00.
6. THAT Community Development Division Summer Recreation Staff provide up to a maximum of 40 hours of programming assistance to the festival at an approximate cost of \$700.00.

CARRIED UNANIMOUSLY

**Resolution 061/06 – Thickwood Heights Community Centre Parking**

MOVED by Councillor Germain,

1. THAT the Thickwood Heights Community Centre Parking Lot Expansion project be referred to the 2007 Budget Committee; and,
2. THAT Administration identify interim solutions to address on-street and on-site parking and congestion on Eymundson Road, that can be implemented in 2006.

CARRIED UNANIMOUSLY

**Resolution 062/06 – Design Plan for Larger Scale Arena Facility (Information Only)**

It was noted that if there is already a facility out there which would meet the Municipality's needs, Administration may look at the possibility of using the existing plans.

**Operations Committee:**

**Resolution 063/06 – Engineering For Rural Street Rehabilitation 2006**

MOVED by Councillor Rebus that Council award engineering services for the Rural Street Rehabilitation 2006 project to EXH Engineering Services

Ltd. to a value not to exceed \$100,000.00.

CARRIED UNANIMOUSLY

**Resolution 064/06 – Community Clean Up (Information Only)**

It was confirmed that Operations and Maintenance, as well as Community Services, are currently working on hiring the necessary manpower to address community clean up program. Reference was also made to the initiatives undertaken by the Communities in Bloom in this regard.

**Planning and  
Development Committee:**

**Resolution 065/06 – Award 2006 Watermain Rehabilitation Tender**  
MOVED by Councillor Carbery that the Contract for the 2006 Watermain Rehabilitation, Wolverine Drive (Part A) and Utility Lots 37U and 18W (Part C) be awarded to H. Wilson Industries Ltd. for the net cost of \$951,690.80.

CARRIED UNANIMOUSLY

**Resolution 066/06 – Appointment of Development Officers (Jamie Doyle and Beth Sellick)**

MOVED by Councillor Carbery that Mr. Jamie Doyle and Ms. Beth Sellick be appointed as Development Officers for the Regional Municipality of Wood Buffalo.

CARRIED UNANIMOUSLY

**Resolution 067/06 – Request for Clarification Regarding Bond Street Development (Information Only)**

With respect to the possibility of Bond Street closing down the Morrison Centre parking lot during the construction period, it was confirmed that if businesses are operating from the Morrison Centre, the parking stalls are required as identified under the Land Use Bylaw. Relocation of businesses would be a civil matter between the tenant and landowner.

**Protective Services  
Committee:**

**Resolution 068/06 – Fort Chipewyan Fire Hall Expansion**

MOVED by Councillor Vyboh that Bylaw No. 06/002, a borrowing bylaw to renovate a Fire Station in Fort Chipewyan, be brought forward through the bylaw process.

CARRIED UNANIMOUSLY

**Resolution 069/06 – RCMP Downtown Enhanced Visibility**

MOVED by Councillor Vyboh that the Enhanced Downtown/Traffic Policing Initiative be approved for 2006 and funding to a maximum of \$100,000.00 be approved from the current 2006 RCMP Operating Budget.

CARRIED UNANIMOUSLY

**Resolution 070/06 – Sharing of Protective Services Statistics (Information Only)**

It was suggested that the RCMP and Fire Department statistics shared with Council be also shared with the public at large.

**Exit:** Councillor Slade, being absent at the Public Hearing for Bylaw No. 06/001, was excused from Chambers at 7:08 p.m.

**New and Unfinished Business:** **Resolution 071/06 – Bylaw No. 06/001 – Project Accommodation**  
Mayor Blake advised that the options for amendments to Bylaw No. 06/001, listed in the Council Report on Page 28 of the Agenda, will be considered by Council in the Bylaw section of this meeting.

**Bylaws:** **Resolution 072/06**  
**BYLAW NO. 06/001 - Land Use Bylaw Amendment – Project Accommodation**  
BYLAW NO. 06/001 BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059 BEING THE LAND USE BYLAW.

Mayor Blake made note that 2<sup>nd</sup> Readings of Bylaw No. 06/001 are currently on the floor, as a result of the Regular Council Meeting held on Tuesday, February 14, 2006.

MOVED by Councillor Vyboh that consideration of 2<sup>nd</sup> and 3<sup>rd</sup> readings of Bylaw No. 06/001 be deferred to the March 14, 2006 Regular Council Meeting following a Public Hearing on the matter on the same date.

CARRIED UNANIMOUSLY

**Return:** Councillor Slade returned to Council Chambers at 7:10 p.m.

**Recess and Reconvene:** A break occurred at 7:10 p.m. and the meeting reconvened at 7:21 p.m.

At this time, Chief Legislative Officer, Kevin Greig, reviewed the options for participating by written or oral presentation at a Public Hearing which are:

- By responding to the Statutory Notice that will be advertised in the Fort McMurray Today;
- By accessing the Regional Municipality of Wood Buffalo website, [www.woodbuffalo.ab.ca](http://www.woodbuffalo.ab.ca), and
- By submitting a Request to Present Form or contacting the Legislative and Legal offices at 743-7005.

**Resolution 073/06**

**BYLAW NO. 06/004 – Amendment to Municipal Development Plan – Lynton Intermodel Facility**

BYLAW NO. 06/004 BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 00/005 BEING THE MUNICIPAL DEVELOPMENT PLAN.

MOVED by Councillor Carbery that Bylaw No. 06/004 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Vyboh that Bylaw No. 06/004 be given third and final reading.

CARRIED UNANIMOUSLY

**Resolution 074/06**

**BYLAW NO. 06/005 – Amendment to Highway 69/Clearwater Valley Area Structure Plan – NE and NW 13-88-8-4 – Lynton Intermodel Facility**

BYLAW NO. 06/005 BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW 99/058 BEING THE HIGHWAY 69/CLEARWATER RIVER VALLEY AREA STRUCTURE PLAN.

MOVED by Councillor Germain, that Bylaw No. 06/005 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Vyboh, that Bylaw No. 06/005 be given third and final reading.

CARRIED UNANIMOUSLY



**Resolution 075/06**

**BYLAW NO. 06/006 – Amendment to Municipal Land Use Bylaw –  
Lynton Intermodel Facility Expansion – NE and NW 13-88-8-4 and SE  
and SW 24-88-8-4**

BYLAW NO. 06/006 BEING A BYLAW OF THE REGIONAL  
MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO.  
99/059 BEING THE MUNICIPAL LAND USE BYLAW.

MOVED by Councillor Slade, that Bylaw No. 06/006 be given second  
reading.

MOVED by Councillor Rebus that Bylaw 06/006 hereby is amended to  
include:

“2. THAT the Municipal Land Use Bylaw (99/059) is hereby  
amended by changing the BIU (Business Industrial Unserviced Lot  
District) to include the following:

128.9 Visual Screening

For portions of SW 24-88-8-4 be required to maintain a 10m natural  
buffer zone from the former CN Railcut, a 100m natural buffer zone  
from Spruce Valley Drive and that for portions of NE and NW 13-88-8-  
4 be required to maintain a 100m natural buffer zone from Highway  
69.”

MOVED by Councillor Slade that we defer this item until the next  
Regular Council Meeting on Tuesday, March 14, 2006.

CARRIED

For: Blake, Rebus, Slade,  
Vyboh and Wiltzen

Opposed: Carbery, Germain

**Resolution 076/06**

**BYLAW NO. 06/002 – Fort Chipewyan Fire Hall Expansion  
Debenture (Resolution 070/06)**

BYLAW NO. 06/002 BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO INCUR AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF ONE MILLION DOLLARS (\$1,000,000.00) FOR THE PURPOSE OF THE FORT CHIPEWYAN FIRE HALL EXPANSION .

MOVED by Councillor Rebus, that Bylaw No. 06/002 be given first reading.

CARRIED UNANIMOUSLY

**Adjournment:**

MOVED by Councillor Vyboh that the meeting adjourn at 7:52 p.m.

CARRIED UNANIMOUSLY

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MAYOR

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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 28, 2006.**

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

**1. Call to Order**

Mayor Blake called the Public Hearing to order at 6:16 p.m.

- A. PUBLIC HEARING RE: BYLAW NO. 06/004 - Amendment to Municipal Development Plan – Lynton Intermodel Facility; BYLAW NO. 06/005 – Amendment to Highway 69/Clearwater Valley Area Structure Plan – NE and NW 13-88-8-4; and BYLAW NO. 06/006 – Amendment to Municipal Land Use Bylaw – Lynton Intermodel Facility Expansion – NE and NW 13-88-8-4 and SE and SW 24-88-8-4. (Resolution 077/06)**

**2-A. Opening Statement**

Beth Sanders, Manager, Planning and Development Department, indicated that Bylaw No. 06/004 is to amend the Municipal Development Plan; Bylaw No. 06/005 is to amend the Highway 69/Clearwater Valley Area Structure Plan and Bylaw No. 06/006 is to amend the Municipal Land Use Bylaw. All three amendments are required to accommodate the growth that the Applicant, Athabasca Northern Railway, is proposing for that area.

**3-A. Written Presentations**

There were no written presentations.

**4-A. Oral Presentations**

**Mark Puczko, UMA Engineering Ltd., Edmonton, AB**

Mr. Puczko advised that the applicant is expanding the current railway site to increase services and the volume of rail transportation from Fort McMurray to Boyle and on through to the CNR network throughout North America. Mr. Puczko advised that a forum with Sapræ Creek residents reviewed the expansion and he felt the residents understood the plans.

**5-A. Other Presentations, Time Permitting, with Approval of Council**

There were no other presentations.

**6-A. Closing Statement**

No closing statement presented.

**7. Adjournment**

MOVED by Councillor Carbery that the Public Hearing adjourn  
at 6:23 p.m.

CARRIED UNANIMOUSLY

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MAYOR

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CHIEF LEGISLATIVE OFFICER