

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, MARCH 27, 2007, COMMENCING AT 6:00 P.M.

PRESENT:

MAYOR	M. BLAKE
DEPUTY MAYOR	P. MEAGHER
COUNCILLORS	J. CARBERY S. CLARKSON L. FLETT S. GERMAIN R. REBUS J. VYBOH L. WILTZEN
REGIONAL MANAGER	B. NEWELL
CHIEF LEGISLATIVE OFFICER	K. GREIG
LEGISLATIVE OFFICER	A. ROGERS

ABSENT:

COUNCILLORS	J. CHADI C. SLADE
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CALL TO ORDER: Mayor Blake called the meeting to order at 6:03 p.m.

APOLOGIES: Mayor Blake extended apologies on behalf of Councillors Chadi and Slade who were unable to attend due to other commitments. She also noted that Councillor Clarkson would be joining the meeting shortly.

PRAYER: The Mayor asked everyone to join her in Prayer.

AGENDA: Resolution # 07-075
MOVED by Deputy Mayor Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

MINUTES: **Council Meeting – March 13, 2007**

Resolution # 07-076
MOVED by Councillor Vyboh that the Minutes of the Regular Meeting held on March 13, 2007 be approved as presented.

CARRIED UNANIMOUSLY

DELEGATIONS:

**Mr. Prakash Mullick, Wood Buffalo Tobacco Reduction Coalition
re: 100% Non-Smoking Bylaw for the Regional Municipality of
Wood Buffalo**

Mr. Mullick advised that the Wood Buffalo Tobacco Reduction Coalition's (WBTRC) "Go for the Gold" campaign to ban smoking in all public places fits well within Future Forward's vision for the citizens of the Municipality. He noted that all residents have the right to live and work in a safe and healthy community. The gold standard is the top of the line, and the bylaw proposed by the WBTRC would prohibit smoking in public and work places, including restaurants, bars, billiard parlours, bingos and casinos, with no exemptions.

Mr. Mullick noted that the Regional Municipality of Wood Buffalo led the province in 2001, with its adoption of a bylaw prohibiting smoking in public places where minors are present. It is now time to move forward and adopt the gold standard that has been adopted by other Alberta communities. Since the province has advocated its responsibility to ban smoking in public places, the WBTRC is asking that the Municipality improve the quality of life for residents by bringing forward a bylaw that will ban smoking in all public places and workplaces.

Resolution # 07-077

MOVED by Councillor Vyboh that the Wood Buffalo Tobacco Reduction Coalition's presentation and request for a 100% Non-Smoking Bylaw in the Regional Municipality of Wood Buffalo be referred to Administration for preparation of a report outlining options for Council's consideration.

It was clarified that in researching and constructing the bylaw model, the bylaws from several other municipalities in Alberta were used, as well as the model provided by Action on Smoking & Health (ASH). The best components from each bylaw were incorporated into the model presented by the WBTRC.

CARRIED UNANIMOUSLY

PUBLIC HEARINGS:

Resolution # 07-078

MOVED by Councillor Vyboh that the meeting move into Public Hearing.

CARRIED UNANIMOUSLY

A public hearing was held from 6:14 p.m. to 6:57 p.m., following

which the regular meeting reconvened. Councillor Clarkson joined the meeting while the public hearing was in progress.

COUNCIL UPDATES:

Reporting of Councillors on Boards and Committees

Councillor Vyboh reported on the following:

- Snow Clearing Open House – March 14
- French Canadian Heritage Week
- Proclamation to End Racism and Discrimination
- Meeting with Northern Lights Regional Health Board

Councillor Wiltzen reported on the following:

- Willow Lake Community Association Meeting
- Conklin Community Association Meeting

Councillor Carbery reported on the following:

- Meeting with Northern Lights Regional Health Board
- MacDonald Island Park Corporation
- Community Summit - Oil Sands Consultation Multi-Stakeholder Committee

Mayor's Update

Mayor Blake reported on the following:

- Meeting with interim AEUB Chair, Brak McManus
- Chamber of Commerce Annual General Meeting
- Retirement of Syncrude Chief Operating Officer, Jim Carter
- ChooseWell Challenge Celebration
- Meeting with Austrian Ambassador, Otto Dietz
- 2007 AAMD&C Spring Convention
- Farewell to Steve Cook, Land Manager
- Meeting w/Jay Nagendran, Assistant Deputy Minister, Alberta Environment, Oilsands Environment Management Division
- Community Summit - Oil Sands Consultation Multi-Stakeholder Committee
- Municipal pothole repair line - 743-7859
- Success of local athletes, Brooke Voight and Graham Killick, at sporting events

REPORTS:

2007 General Municipal Election – Advance Vote Dates

Resolution # 07-079

MOVED by Deputy Mayor Meagher:

1. THAT the Regional Municipality of Wood Buffalo conduct an Advance Vote on Wednesday, October 3, Friday, October 5,

Saturday, October 6 and Wednesday, October 10, 2007, between 12:00 noon and 8:00 p.m., for the 2007 General Municipal Election.

2. THAT polling stations for the Advance Vote be situated at the following locations:
- Anzac Municipal Office
 - Conklin Municipal Office
 - Fort Chipewyan Municipal Office
 - Fort MacKay, Fort McKay Public School
 - Fort McMurray, Council Chamber – Jubilee Centre
 - Janvier Municipal Office
 - Saprae Creek Community/Fire Hall

CARRIED UNANIMOUSLY

2007 General Municipal Election – Campaign Contribution and Expense Disclosure Bylaw

Resolution # 07-080

MOVED by Councillor Vyboh that the Regional Municipality of Wood Buffalo continue its current practice provided for under the Local Authorities Election Act as it relates to disclosure of campaign contributions.

CARRIED UNANIMOUSLY

2007 General Municipal Election – Physically Incapacitated Elector at Home

Resolution # 07-081

MOVED by Councillor Clarkson that, at the request of a physically incapacitated elector, deputy returning officers attend the incapacitated elector's residence for the purpose of taking the elector's vote between the hours of 10:00 a.m. and 8:00 p.m. on Monday, October 15, 2007.

CARRIED UNANIMOUSLY

2007 General Municipal Election – Institutional Voting Stations

Resolution # 07-082

MOVED by Deputy Mayor Meagher:

THAT institutional voting stations be established for the October 15, 2007 General Municipal Election at the following locations:

- Northern Lights Regional Health Centre;
- Continuing Care Unit, Northern Lights Regional Health Centre; and
- Rotary House

CARRIED UNANIMOUSLY

2007 General Municipal Election – Agreements to Conduct Joint Elections

Resolution # 07-083

MOVED by Councillor Wiltzen that Administration be authorized to enter into agreements with elected authorities to conduct the 2007 General Municipal Election.

CARRIED UNANIMOUSLY

2007 General Municipal Election – Appointment of Returning Officer

Resolution # 07-084

MOVED by Councillor Vyboh that Pauline Gauthier be appointed Returning Officer to conduct the 2007 General Municipal Election.

CARRIED UNANIMOUSLY

Draper Community Water Servicing Options

Resolution # 07-085

MOVED by Councillor Rebus:

- THAT water delivery services for the Draper Community remain status-quo;
- THAT Administration be directed to investigate other water service delivery options and communicate the findings to Draper residents prior to proceeding with development of a Local Improvement Plan; and
- THAT the Draper Community continue to be charged a rate of \$1.00/m³ for water until December 31, 2008.

CARRIED UNANIMOUSLY

Tender Award – 2007 Light and Medium Duty Vehicle Purchases

Resolution # 07-086

MOVED by Deputy Mayor Meagher that Tender # QU1888 – 2007 Equipment Purchases, be awarded to Alberta Motor Products for the amount of \$640,929.00 plus GST.

CARRIED UNANIMOUSLY

Purchase of Replacement Vehicle

Resolution # 07-087

MOVED by Councillor Clarkson:

1. THAT a new pick-up truck and accessories, consisting of beacon light, headache rack, box liner and arrow board, be purchased at a cost of \$34,000.00 plus GST; and
2. THAT \$11,440.00 of the total purchase be funded from the insurance payout proceeds, and the balance of \$22,560.00 plus G.S.T. be funded from the 2007 Operations and Maintenance Operating Budget.

CARRIED UNANIMOUSLY

Funding Request – Some Other Solutions

Resolution # 07-088

MOVED by Councillor Carbery that Some Other Solutions be allocated \$13,300.00 from the Community Initiatives Reserve for the purpose of operating the SOS Crisis Line in 2007.

CARRIED UNANIMOUSLY

Tender Award – Rural Road Maintenance Services

Resolution # 07-089

MOVED by Deputy Mayor Meagher:

1. THAT Administration be authorized to award Tender #QU1886 and enter into an agreement with Demers Contracting Services Ltd. for the provision of road maintenance services in Area 1 (containing all roads North of and off of Engstrom Lake Road, including gravel roads, La Loche Winter Trail and all roads within the Hamlets of Anzac, Gregoire Lake Estates, Saprae Creek, and Fort McKay) for an initial term of five (5) years, with an extension option of two further one-year terms, subject to annual review of services provided, performance review and price escalation; and
2. THAT Administration be authorized to award Tender #QU1887 and enter into an agreement with Dipper Oilfield Developments for the provision of road maintenance services in Area 2 (containing all roads South of Engstrom Lake Road, including gravel roads and all roads within the Hamlets of Conklin and Janvier) for an initial term of five (5) years, with an extension option of two further one-year terms, subject to annual review of services provided, performance review and price escalation.

CARRIED UNANIMOUSLY

Development of Eco-Industrial Park by Wood Buffalo Housing and Development Corporation

Resolution # 07-090

MOVED by Councillor Vyboh that administration be directed to

complete the transfer of the Eco-Industrial Park (legally described as Lots 2 and 5, Block 1 of new subdivision of Lot 1, Plan 012 0302 and all of Lot 3, Block 1, Plan 042 1905) to the Wood Buffalo Housing and Development Corporation subject to the following:

1. The sale price shall be set at \$10,000,000, plus all costs incurred by the Municipality to date, plus 50% of the net profits generated by the project in excess of \$20,000,000;
2. The goals of Council for development of this land and the associated sales strategy be a condition of sale; and
3. A maximum of 10 acres shall be returned to the Municipality at no cost to accommodate future possible land exchanges and infrastructure needs.

CARRIED UNANIMOUSLY

Appointments to Boards and Committees

Resolution # 07-091

MOVED by Councillor Vyboh that the following appointments be approved:

- **Assessment Review Board** – Ms. Reena Hussein for the duration of the existing term, which expires December 31, 2007
- **Community Services Advisory Committee** – Ms. Jennifer Kennett, for the duration of the existing term, which expires December 31, 2008
- **Fort McMurray Regional Airport Commission** – Mr. Jason Reimer and Mr. Terry Vacheresse, for 2-year terms, effective April 1, 2007 and expiring December 31, 2008; and Mr. John Coyne, Mr. Bob Findlay and Mr. Roy Williams, for 3-year terms, effective April 1, 2007 and expiring December 31, 2009
- **Landlord & Tenant Advisory Board** – Ms. Gale Williams, for the duration of the existing term, which expires December 31, 2007
- **Subdivision & Development Appeal Board** – Mr. Scott Richardson and Mr. Jason Schulz to be changed from alternate to regular status, effective immediately; Mr. Doug Harris, as an alternate member for a 2-year term, effective immediately and expiring December 31, 2008; Mr. Bob Pattison, as an alternate member for a 3-year term, effective immediately and expiring December 31, 2009
- **Wood Buffalo Housing & Development Corporation** – Ms. Ravi Natt for a 3-year term, effective April 1, 2007, and expiring December 31, 2009.

CARRIED UNANIMOUSLY

RECESS

A recess occurred from 7:34 p.m. until 7:52 p.m.

BYLAWS:

Bylaw No. 07/002 – Land Use Bylaw Amendment – Lot 5, Block 11, Plan 792 0314 (236 Stony Mountain Road – Anzac)

Bylaw No. 07/002, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059, was presented to receive second and third readings.

Resolution # 07-092

MOVED by Councillor Carbery that Bylaw No. 07/002, being a Land Use Bylaw Amendment, specific to Lot 5, Block 11, Plan 792 0314 only, to add “Dwelling Units Above Ground Floor Commercial” to the list of discretionary uses in the HC-Hamlet Commercial District, and increase the maximum height to 12.2 metres, be read a second time.

Concern was expressed with respect to the fact that a development comprised of 75% one-bedroom apartments does not fit in with the community’s wants and needs to attract families. There are also too many variables with basic services, such as water and sewer, and servicing capacity. In addition, there was not an overwhelming expression of support from the community.

CARRIED

For: Blake, Carbery, Clarkson, Flett,
Germain, Meagher

Opposed: Rebus, Vyboh, Wiltzen

Resolution # 07-093

MOVED by Councillor Germain that Bylaw No. 07/002 be read a third and final time.

CARRIED

For: Blake, Carbery, Clarkson, Flett,
Germain, Meagher

Opposed: Rebus, Vyboh, Wiltzen

Bylaw No. 07/010 - Debenture Borrowing Bylaw – Fort Chipewyan Airport Maintenance Garage

Bylaw No. 07/010, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF FOUR MILLION NINETY

THOUSAND DOLLARS (\$4,090,000) FOR THE FORT
CHIPEWYAN AIRPORT MAINTENANCE GARAGE, was
presented to receive second and third readings.

Resolution # 07-094

MOVED by Councillor Carbery that Bylaw No. 07/010, being a
borrowing Bylaw to construct the Fort Chipewyan Airport
Maintenance Garage, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-095

MOVED by Deputy Mayor Meagher that Bylaw No. 07/010 be read a
third and final time.

CARRIED UNANIMOUSLY

**Bylaw No. 07/011 - Debenture Borrowing Bylaw Amendment –
Regional Landfill**

Bylaw No. 07/011, BEING A BYLAW OF THE REGIONAL
MUNICIPALITY OF WOOD BUFFALO TO AMEND
DEBENTURE BORROWING BYLAW NO. 03/025 FOR THE
REGIONAL LANDFILL PROJECT, was presented to receive second
and third readings.

Resolution # 07-096

MOVED by Councillor Clarkson that Bylaw No. 07/011, being an
amendment to Bylaw No. 03/025 for the construction of the 2007
portion of the Regional Landfill, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-097

MOVED by Councillor Vyboh that Bylaw No. 07/011 be read a third
and final time.

CARRIED UNANIMOUSLY

Bylaw No. 07/012 – Debenture Borrowing Bylaw – 2007 Sanitary Sewer Main Replacement

Bylaw No. 07/012, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF EIGHT HUNDRED THOUSAND DOLLARS (\$800,000) FOR THE 2007 SANITARY SEWER MAIN REPLACEMENT, was presented to receive second and third readings.

Resolution # 07-098

MOVED by Deputy Mayor Meagher that Bylaw No. 07/012, being a borrowing bylaw for the 2007 Sanitary Sewer Main Replacement, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-099

MOVED by Councillor Clarkson that Bylaw No. 07/012 be read a third and final time.

CARRIED UNANIMOUSLY

Bylaw No. 07/013 – Debenture Borrowing Bylaw – 2007 Storm Main Replacement

Bylaw No. 07/013, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF EIGHT HUNDRED THOUSAND DOLLARS (\$800,000) FOR THE 2007 STORM MAIN REPLACEMENT, was presented to receive second and third readings.

Resolution # 07-100

MOVED by Councillor Vyboh that Bylaw No. 07/013, being a borrowing bylaw for the 2007 Storm Main Replacement, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-101

MOVED by Deputy Mayor Meagher that Bylaw No. 07/013 be read a third and final time.

CARRIED UNANIMOUSLY

Bylaw No. 07/014 – Debenture Borrowing Bylaw – Franklin/Riedel Update and Rehabilitation

Bylaw No. 07/014, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF THREE MILLION FIVE HUNDRED THIRTY SEVEN THOUSAND TWO HUNDRED NINETY EIGHT DOLLARS (\$3,537,298) FOR THE FRANKLIN/RIEDEL UPGRADE AND REHABILITATION, was presented to receive second and third readings.

Resolution # 07-102

MOVED by Councillor Clarkson that Bylaw No. 07/014, being a borrowing bylaw for the construction of the 2007 portion of the Franklin/Riedel Upgrade and Rehabilitation, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-103

MOVED by Deputy Mayor Meagher that Bylaw No. 07/014 be read a third and final time.

CARRIED UNANIMOUSLY

Bylaw No. 07/017 - Debenture Borrowing Bylaw – Beacon Hill Pump House Reservoir Roof Replacement

Bylaw No. 07/017, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF SIX HUNDRED THOUSAND DOLLARS (\$600,000) FOR THE BEACON HILL PUMP HOUSE RESERVOIR ROOF REPLACEMENT, was presented to receive second and third readings.

Resolution # 07-104

MOVED by Councillor Carbery that Bylaw No. 07/017, being a borrowing bylaw to replace the Beacon Hill Pump House Reservoir Roof, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-105

MOVED by Deputy Mayor Meagher that Bylaw No. 07/017 be read a third and final time.

CARRIED UNANIMOUSLY

Bylaw No. 07/026 – Games Legacy Reserve Bylaw Amendment

Bylaw No. 07/026, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND FORT MCMURRAY GAMES LEGACY RESERVE FUND BYLAW NO. 94/31, was presented to receive all three readings.

Resolution # 07-106

MOVED by Councillor Clarkson that Bylaw No. 07/026, being a Games Legacy Reserve Bylaw Amendment, be read a first time.
CARRIED UNANIMOUSLY

Resolution # 07-107

MOVED by Councillor Carbery that Bylaw No. 07/026 be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-108

MOVED by Deputy Mayor Meagher that Bylaw No. 07/026 be considered for third reading.

CARRIED UNANIMOUSLY

Resolution # 07-109

MOVED by Councillor Clarkson that Bylaw No. 07/026 be read a third and final time.

CARRIED UNANIMOUSLY

Bylaw No. 07/023 – Timberlea Area Structure Plan Amendment – Part of Lot 1A, Plan 012 3208 and Part of Lot 9, Block 1, Plan 062 5817 – Parcel “F”

Bylaw No. 07/023, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND TIMBERLEA AREA STRUCTURE PLAN BYLAW NO. 01/020, was presented to receive first reading.

Resolution # 07-110

MOVED by Deputy Mayor Meagher that Bylaw No. 07/023, being a Timberlea Area Structure Plan Amendment - Part of Lot 1A, Plan 012 3208 and Part of Lot 9, Block 1, Plan 062 5817 (Parcel F), be read a first time.

CARRIED UNANIMOUSLY

Bylaw No. 07/024 – Land Use Bylaw Amendment – Part of Lot 1A, Plan 012 3208 and Part of Lot 9, Block 1, Plan 062 5817 – Parcel

“F”

Bylaw No. 07/024, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059, was presented to receive first reading.

Resolution # 07-111

MOVED by Councillor Clarkson that Bylaw No. 07/024, being a Land Use Bylaw Amendment - Part of Lot 1A, Plan 012 3208 and Part of Lot 9, Block 1, Plan 062 5817 (Parcel “F”), be read a first time.

CARRIED UNANIMOUSLY

Bylaw No. 07/031 – 2007 General Municipal Election – Bylaw to Establish Locations to Receive Nominations on Nomination Day

Bylaw No. 07/031, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO ESTABLISH VARIOUS LOCATIONS TO RECEIVE NOMINATIONS FOR THE 2007 GENERAL MUNICIPAL ELECTION, was presented to receive all three readings.

Resolution # 07-112

MOVED by Councillor Vyboh that Bylaw No. 07/031, being a bylaw to establish various locations to receive nominations for the 2007 General Municipal Election be read a first time.

CARRIED UNANIMOUSLY

Resolution # 07-113

MOVED by Deputy Mayor Meagher that Bylaw No. 07/031 be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-114

MOVED by Councillor Rebus that Bylaw No. 07/031 be considered for third reading.

CARRIED UNANIMOUSLY

Resolution # 07-115

MOVED by Councillor Clarkson that Bylaw No. 07/031 be read a third and final time.

CARRIED UNANIMOUSLY

Bylaw No. 07/032 – Debenture Borrowing Bylaw – Beacon Hill/Good Shepherd Community Park Upgrades

Bylaw No. 07/032, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF SIX HUNDRED THOUSAND DOLLARS (\$600,000) FOR THE BEACON HILL/GOOD SHEPHERD COMMUNITY PARK UPGRADES, was presented to receive first reading.

Resolution # 07-116

MOVED by Deputy Mayor Meagher that Bylaw No. 07/032, being a borrowing bylaw for the Beacon Hill/Good Shepherd Community Park Upgrades, be read a first time.

CARRIED UNANIMOUSLY

**Bylaw No. 07/033 – Municipal Development Plan Amendment-
Campground Regulations**

Bylaw No. 07/033, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 00/005, was presented to receive first reading.

Resolution # 07-117

MOVED by Councillor Carbery that Bylaw No.07/033, being a Municipal Development Plan Amendment, be read a first time.

CARRIED UNANIMOUSLY

**Bylaw No. 07/034 – Land Use Bylaw Amendment – Campground
Regulations**

Bylaw No. 07/034, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059, was presented to receive first reading.

Resolution # 07-118

MOVED by Councillor Clarkson that Bylaw No. 07/034, being a Land Use Bylaw Amendment, be read a first time.

CARRIED UNANIMOUSLY

NEW BUSINESS:

None scheduled.

ADJOURNMENT:

Resolution # 07-119

MOVED by Deputy Mayor Meagher that the meeting be adjourned.

CARRIED UNANIMOUSLY

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
TUESDAY, MARCH 27, 2007

The meeting adjourned at 8:34 p.m.

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, MARCH 27, 2007.

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

CALL TO ORDER

Mayor Blake called the Public Hearing to order at 6:14 p.m.

PUBLIC HEARING RE: BYLAW NO. 07/002 – LAND USE BYLAW AMENDMENT - LOT 5, BLOCK 11, PLAN 792 0314 (236 STONY MOUNTAIN ROAD – ANZAC)

A. Opening Statement

Mr. Paul Bergmann, Camden Lands (Applicant)

Mr. Bergmann advised that the purpose of the bylaw is to amend the Hamlet Commercial designation of the Land Use Bylaw to allow for a residential over commercial development in Anzac. At the present time, this is not a permitted use. Mr. Bergmann noted that it is the company's intent to offer a more reasonable and affordable housing solution that is located as close to the existing amenities as possible. The proposed development involves construction of two buildings of less than 600 square metres each, with four 1200 square foot commercial bays on the main floor and a combined total of 32 residential dwellings.

ARRIVAL

Councillor Clarkson joined the meeting at 6:21 p.m.

Mr. Bergmann advised that the process to date has involved soliciting feedback and information from residents, so that any concerns can be addressed and incorporated into the plan. Feedback was received in three key areas, being parking, proximity of the development to school sites, and wheelchair accessibility, all of which are being addressed through design modifications. He clarified that the project has been designed to minimize its impact to the community, and indicated his belief that the community recognizes that growth is inevitable and, if managed and planned properly, will be of benefit to the community.

B. Written Presentations

There were no written presentations

C. Verbal Presentations

No verbal presentation requests were received.

D. Other Verbal Presentations (Time Permitting and with Consent of Council)

Ms. Olive Wooden, The Duck Inn (Owner)

Ms. Wooden commended the developer on the manner in which the development was presented to the community, but expressed concern related to the existing water and sewer situation, particularly for business owners. Ms. Wooden indicated that the present water supply and septic removal systems are inadequate for running a business in the community and provided examples based on her own personal experiences as owner/operator of The Duck Inn. She indicated that until such time as the proper services are in place, there is no point in proceeding with a development of this magnitude.

E. Questions of Council

The following responses/clarifications were provided by Administration in response to questions from Council:

- The Municipality has no concerns at present with respect to sewage lagoon capacity.
- The southeast water line will be completed in 2007.
- The site identified for development of a future school site in the community shares a property line with the proposed development. It isn't unusual to have residential properties adjacent to a school site.
- If approved, the development will be charged water rates, as per the utility rate structure passed by Council.
- Based on 32 units, with 75% being one-bedroom and the remainder being 2-bedroom units, a minimum of 41 parking spaces would be needed for residential use. The calculation for commercial parking is based on the type of business and ranges from 26-102 stalls.

In addition, the developer offered clarification with respect to the following issues:

- A formal market analysis was not completed; however, the informal analysis was based on anecdotal evidence from people living in the area, real estate, the developer's own understanding of the local market and demand for different types of accommodation.

- Each of the two buildings proposed will include four commercial bays of approximately 1400 square feet each. No retail tenants have been established yet.
- The proposed buildings will be slightly higher than the neighbouring hotel, largely because of the architectural façade that's being added to give the building curb appeal.
- Camden Lands obtained information from the Municipality's Engineering Department with respect to statistics for tank sizes and water needs on a litres per person per day basis. Tank capacity for both sewage and domestic water supply were based on this information.
- The proposed development proposes 32 residential suites, and sufficient parking is available for 63 vehicles.
- Discussions took place with Engineering staff and the Fire Marshal with respect to timing of water delivery and sewage extension plans, as well as installation of fire hydrants.
- Residential suites will be offered for sale on the public market through MLS. No block purchase commitments have been made.
- If approved, it is anticipated that the first building will be ready for Christmas occupancy.

F. Closing Statement

There was no closing statement.

CLOSURE OF PUBLIC HEARING

Resolution # 07-120

MOVED by Deputy Mayor Meagher that the public hearing be closed.

CARRIED UNANIMOUSLY

The public hearing closed at 6:57 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER