

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, MAY 9, 2006, COMMENCING AT 6:00 P.M.

PRESENT:

DEPUTY MAYOR	L. WILTZEN
COUNCILLORS	J. CARBERY S. CLARKSON - CHAIR S. GERMAIN R. REBUS C. SLADE J. VYBOH
REGIONAL MANAGER	B. NEWELL
CHIEF LEGISLATIVE OFFICER	K. GREIG
LEGISLATIVE COORDINATOR	D. BERGEY

ABSENT:

MAYOR	M. BLAKE
COUNCILLORS	J. CHADI S. FLETT P. MEAGHER

CALL TO ORDER:

Councillor Clarkson called the meeting to order at 6:00 p.m.

PRAYER:

Councillor Clarkson asked everyone to join her in Prayer.

AGENDA:

MOVED by Councillor Vyboh that the Agenda be adopted as amended.
By removing page 43 - Schedule A of "Bylaw No. 06/018 – Highway 63 North Water Supply Line Local Improvement Bylaw Amendment" and replacing with revised page 43 Schedule A.

CARRIED UNANIMOUSLY

MINUTES:

MOVED by Councillor Vyboh that the Minutes of the Regular Meeting held on April 25, 2006 be approved as presented.

CARRIED UNANIMOUSLY

MOVED by Councillor Vyboh that the Minutes of the Public Hearing held on April 25, 2006 be approved as presented.

CARRIED UNANIMOUSLY

DELEGATION:

No presentations

PUBLIC HEARINGS:

MOVED by Councillor Wiltzen that the Regular Meeting move into the Public Hearing at 6:06 p.m.

CARRIED UNANIMOUSLY

RECONVENE

The regular meeting reconvened at 6:59 p.m.

COUNCIL UPDATES:

Councillor Carbery reported on the following:

- Regional Airport Commission

Councillor Vyboh reported on the following:

- Sounds of Pacific Evening
- Dugout Grand Opening
- MacDonald Island Ground Breaking Ceremony
- Meeting with MLA
- Loan Forgiveness Opportunity
- Rent Increase in Gregoire Lake Mobile Home Park

Deputy Mayor Wiltzen reported on the following:

- Willow Lake Committee Meeting May 11, 2006 at 7:00
- RCMP Open House in Anzac
- Meeting with MLA
- Traditional Aboriginal Graduation

Councillor Rebus reported on the following:

- An upcoming Youth Feedback session hosted by Alberta's Youth Advisory Panel on May 13, 2006, 11:00 a.m. – 3:00 p.m. at the Nistawoyou Association Friendship Centre – 8310 Manning Avenue

MAYOR'S UPDATE

Councillor Clarkson reported on the following:

- MacDonald Island Ground Breaking
- Meeting with MLA
- National Census Day May 16, 2006

RECESS/RECONVENE

A break occurred at 7:11 p.m.
The meeting reconvened at 7:25 p.m.

**COMMITTEE
REPORTS:**

**CORPORATE
SERVICES
COMMITTEE:**

Resolution 148/06 – Highway 63 North Water Supply Line Local Improvement Bylaw Amendment

MOVED by Councillor Slade that Bylaw No. 06/018, being an amendment to the Highway 63 North Water Supply Line Local Improvement Bylaw No. 03/052, be brought forward through the bylaw process.

CARRIED UNANIMOUSLY

Resolution 149/06 2006 Tax Rate Bylaw

MOVED by Councillor Slade:

1. THAT Bylaw No. 06/019, being the 2006 Tax Rate Bylaw, be moved forward through the bylaw process.
2. THAT any additional taxes generated over the approved 2006 Operating Budget be allocated to the Capital Infrastructure Reserve fund.

CARRIED UNANIMOUSLY

**COMMUNITY
SERVICES
COMMITTEE:**

Resolution 150/06 – MacDonald Island Park Redevelopment Project – Design Services Contract

MOVED by Councillor Clarkson that contract number QU1629 – MacDonald Island Redevelopment Design Services be amended from \$1,250,120.00 to \$3,262,426.00.

CARRIED UNANIMOUSLY

Resolution 151/06 – MacDonald Island Park Redevelopment Project –

Tender Awards

MOVED by Councillor Clarkson:

1. THAT the phase one foundation contract be awarded to Stuart Olson Construction at a cost of \$969,849.00.
2. THAT the electrical site servicing contract be awarded to River City Electrical Limited at a cost of \$645,915.00.
3. THAT the mechanical site servicing contract be awarded to H. Wilson Industries Limited at a cost of \$982,106.00.

CARRIED UNANIMOUSLY

**OPERATIONS
COMMITTEE:**

Resolution 152/06 – Green Municipal Fund Grant Support - Landfill

MOVED by Deputy Mayor Wiltzen:

1. THAT the Regional Municipality of Wood Buffalo proceed with the application for a Federation of Canadian Municipalities grant for the Landfill Gas feasibility study.
2. THAT the Regional Municipality of Wood Buffalo enter into an agreement with Shell Canada Ltd. for financial support for 50% (\$44,078.50) funding of the Landfill Gas feasibility study.

CARRIED UNANIMOUSLY

**PLANNING AND
DEVELOPMENT
COMMITTEE:**

Resolution 153/06 – EUB Intervention (For Information Only)

The Regional Municipality of Wood Buffalo is experiencing a significant rate of growth as a result of oil sand development and this is impacting its ability to maintain and improve services to its citizens.

Councillor Carbery advised Committee that Council's Resource Development Review Committee will be conducting a series of public meetings to collect comments from across the Region, not industry, on the positive and negative impacts of growth and future growth on our quality of life. The comments received will form part of the impact statement the Municipality is preparing for upcoming Alberta Energy Utility Board hearings.

The public meetings will be conducted during the weeks of May 23 and May 29, 2006 in the following communities:

- Anzac / Gregoire Lake Estates
- Conklin
- Fort Chipewyan
- Fort McMurray
- Janvier

Written and/or verbal presentations can be registered with Maureen Lawrence at 799-7885.

**PROTECTIVE
SERVICES
COMMITTEE**

Resolution 154/06 – School Resource Officer Position at Father Mercredi High School

MOVED by Councillor Vyboh that the Regional Municipality of Wood Buffalo enter into an agreement with the Fort McMurray Catholic Schools to provide a School Resource Officer to Father Patrick Mercredi High School during the period of September 30, 2006 to June 30, 2009 on the condition that 50% of the costs for the position would be billed to the Fort McMurray Catholic Schools and that the remainder of the funds for each year be accessed from within the existing RCMP 2006, 2007, 2008 and 2009 Operating Budget.

CARRIED UNANIMOUSLY

**COMMUNITY
IDENTIFICATION
COMMITTEE:**

Resolution 155/06 – Naming of Roadways (2) within new Subdivision Pacific Place

MOVED by Councillor Clarkson that the names of the new roads within Pacific Place subdivision be called Breaker Gate and Shore Way.

CARRIED

For: Carbery, Clarkson, Rebus
Slade, Vyboh, Wiltzen
Opposed: Germain

**NEW AND
UNFINISHED
BUSINESS:**

None

BYLAWS:

EXIT

Councillor Germain declared conflict of interest with the next item due to

pecuniary interest, based on section 170 (1) (b) of the Municipal Government Act and left the meeting at 7:45 p.m.

Resolution 156/06

**BYLAW NO. 06/011 – Land Use Bylaw Amendment – MR behind Rusty’s and Allstar
BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059 BEING THE LAND USE BYLAW FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO.**

A public hearing was held on this matter earlier in the meeting.

Unaware of the Public Hearing process Kerry McKinnon asked to address Council at this time regarding his concern with the above bylaw specifically related to the noise and traffic it may create.

MOVED by Councillor Rebus that Bylaw No. 06/011 be given second reading.

MOVED by Councillor Carbery that second reading of Bylaw No. 06/011 be deferred pending receipt of additional information on permitted uses for the land.

CARRIED UNANIMOUSLY

Resolution 157/06

**BYLAW NO. 06/014 – Debenture Bylaw – Waste Water Treatment Plant
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 HUNDRED THIRTY-SIX MILLION DOLLARS (\$136,000,000.00) FOR THE PURPOSE OF CONSTRUCTION OF ENVIRONMENTAL CAPITAL ASSETS.**

MOVED by Councillor Carbery that Bylaw No. 06/014 be given second reading.

CARRIED UNANIMOUSLY

RETURN

Councillor Germain returned to the meeting at 7:49 p.m.

MOVED by Councillor Slade that Bylaw No. 06/014 be given third reading.

CARRIED UNANIMOUSLY

Resolution 158/06

BYLAW NO. 06/015 – Closure of Undeveloped Road Allowance in Parcel F Area of Timberlea

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF CLOSING AND CREATING TITLE TO UNDEVELOPED GOVERNMENT ROAD ALLOWANCES IN ACCORDANCE WITH SECTION 22 OF THE MUNICIPAL GOVERNMENT ACT, CHAPTER M26.1, REVISED STATUTES OF ALBERTA 2000, AS AMENDED.

A public hearing was held on this matter earlier in the meeting.

MOVED by Councillor Rebus that Bylaw No. 06/015 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Deputy Mayor Wiltzen that Bylaw No. 06/015 be given third reading.

CARRIED UNANIMOUSLY

Resolution 159/06

BYLAW NO. 06/016 -- Amendment to the Timberlea Area Structure Plan

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW 01/020 BEING THE TIMBERLEA AREA STRUCTURE PLAN.

A public hearing was held on this matter earlier in the meeting.

MOVED by Councillor Slade that Bylaw No. 06/016 be given second reading.

CARRIED

For: Carbery, Clarkson,
Germain, Slade, Wiltzen
Opposed: Rebus, Vyboh

MOVED by Councillor Carbery that Bylaw No. 06/016 be given third reading.

CARRIED

For: Carbery, Clarkson,
Germain, Slade, Wiltzen

Opposed: Rebus, Vyboh

Resolution 160/06

BYLAW 06/017 – Amendment to the Municipal Land Use Bylaw to redistrict Parcel D

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW 99/059 BEING THE MUNICIPAL LAND USE BYLAW.

Detailed engineering has progressed and, given the complex topography of the site, two amendments to the proposed land use redistricting plan are recommended. Elimination of a short section of road is the best option to meet the Municipality's Engineering Servicing Standards and the adjustment to the layout of a small park area in the Southwesterly portion of Parcel D will provide more useable public space.

MOVED by Councillor Germain that Bylaw No. 06/017 be amended by removing Schedule A and replacing it with a revised Schedule A.

CARRIED UNANIMOUSLY

MOVED by Councillor Germain that Bylaw No. 06/017 be given second reading, as amended.

CARRIED

For: Carbery, Clarkson,
Germain, Slade, Wiltzen

Opposed: Rebus, Vyboh

MOVED by Councillor Slade that Bylaw No. 06/017 be given third reading, as amended.

CARRIED

For: Carbery, Clarkson,
Germain, Slade, Wiltzen
Opposed: Rebus, Vyboh

Resolution 161/06

BYLAW 06/018 – Amendment to Bylaw No. 03/052 – Highway 63 N. Water Supply Line Local Improvement

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND DEBENTURE BYLAW NO. 03/052.

MOVED by Councillor Rebus that Bylaw No. 06/018 be given first reading.

CARRIED UNANIMOUSLY

MOVED by Deputy Mayor Wiltzen that Bylaw No. 06/018 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Vyboh that Council consider third reading of Bylaw No. 06/018.

CARRIED UNANIMOUSLY

MOVED by Councillor Slade that Bylaw No. 06/018 be given third reading.

CARRIED UNANIMOUSLY

Resolution 162/06

BYLAW 06/019 – 2006 Tax Rate Bylaw

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE SEVERAL RATES OF TAXATION TO BE IMPOSED FOR THE RURAL AND URBAN SERVICE AREAS FOR THE 2006 FISCAL YEAR.

MOVED by Councillor Vyboh that Bylaw No. 06/019 be given first reading.

CARRIED

For: Carbery, Clarkson,
Germain, Slade, Vyboh
Wiltzen
Opposed: Rebus

ADJOURNMENT:

MOVED by Deputy Mayor Wiltzen that the meeting adjourn at 8:50 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, MAY 9, 2006.

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

1. CALL TO ORDER

Councillor Clarkson called the Public Hearing to order at 6:06 p.m.

EXIT

Councillor Germain exited the meeting at 6:07 p.m. due to pecuniary interest, based on section 170 (1) (b) of the Municipal Government Act.

A. PUBLIC HEARING RE: BYLAW NO. 06/011 – Land Use Bylaw Amendment – MR behind Rusty’s and Allstar Resolution 163/06

2-A. OPENING STATEMENT

Dennis Peck, Superintendent, Planning and Development Department, explained that Bylaw No. 06/011 is to change the land use designation of the said property from EP – Environmental Preservation District to C4 – Highway Commercial District in order to accommodate the sale of the land that Council has already agreed to.

3-A. WRITTEN PRESENTATIONS

There were no written presentations.

4-A. ORAL PRESENTATIONS

Iris Kirschner – Opposed

Iris Kirschner addressed Council stating her opposition to changing the designation of the said property from EP – Environmental Preservation District to C4 – Highway Commercial District. Mrs. Kirschner is concerned about green space being taken away for commercial land when the green space is part of our beautiful community.

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

There were no other Presentations.

6-A. QUESTIONS OF COUNCIL

- What has transpired to make this property zoned Environmental Preservation?
It was explained Environmental Preservation is a zone used in large areas enabling the Municipality to look at these lands and determine the best use for them. This should not be confused with Environmental Reserve.
- Will residents still have access to the river in this area?
There is still access for a public trail that could be developed along the top of the hill.
- Have we asked for the opinion of homeowners that back onto this property?
- What is the distance between the property line and the slope?
This information will be provided to Council.

7-A. CLOSING STATEMENT

There was no closing statement presented.

RETURN

Councillor Germain returned to the meeting at 6:16 p.m.

B. PUBLIC HEARING RE: BYLAW NO. 06/15 - Closure of Undeveloped Road Allowance in Parcel F Area of Timberlea Resolution 164/06

2-B. OPENING STATEMENT

Beth Sanders, Manager, Planning and Development Department, explained that Bylaw No. 06/015 is required to facilitate the sale and development of land in the North Parsons Creek area within Parcel F. Alberta Seniors have done the work on this and have informed Planning and Development that this undeveloped roadway needs to be closed.

3-B. WRITTEN PRESENTATIONS

There were no written presentations.

4-B. ORAL PRESENTATIONS

There were no oral presentations.

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

There were no other Presentations.

6-B. QUESTIONS OF COUNCIL

There were no questions.

7-B. CLOSING STATEMENT

There was no closing statement presented.

**C. PUBLIC HEARING RE: BYLAW NO. 06/016 – Amendment to the Timberlea Area
Structure Plan re: Parcel D
AND
BYLAW NO. 06/017 – Amendment to the Municipal Land Use Bylaw to redistrict
Parcel D
(Resolution 165/06)**

2-C. OPENING STATEMENT

Mr. Guy Buchanan, President, Centron Residential Corporation presented the following information:

- The concept plan for Parcel D
- The interchange to preserve the level of service and safety of operation of Confederation Way for existing residents
- Park Concept
- Land Use Concept
- Housing Mix at 10 units per acre
- Major Land Use Distribution
- West multi-family sites
- East multi-family sites
- Mixed Use Area
- Open Space
- West Park and Storm Pond
- Easterly Park Concept

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- Firesmart cross sections
- Roadway cross section
- Land Use Concept

3-C. WRITTEN PRESENTATIONS

There were no written presentations.

4-C. ORAL PRESENTATIONS

Iris Kirschner – Opposed

Iris Kirschner spoke to oppose more density in the Parcel D area as we have smaller streets and smaller lots. Mrs. Kirschner would like Council to take a look at what is going on and ensure that the Municipality of Wood Buffalo it being proactive.

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

There were no other presentations.

6-C. QUESTIONS OF COUNCIL

- What are the parking requirements for this area?
50% of the parking will be provided underground.

7-C. CLOSING STATEMENT

Mr. Guy Buchanan, President, Centron Residential Corporation expressed that Centron is excited about setting a new benchmark in Fort McMurray.

8. ADJOURNMENT

MOVED by Councillor Vyboh that the Public Hearing be closed
at 6:59 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER