

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 11, 2004, COMMENCING AT 6:00 P.M.

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

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.

APOLOGIES

The Mayor extended apologies on behalf of Councillor Chadi, who was absent due to an illness in the family and Councillor Slade, who was out of town on business.

2. ADOPTION OF AGENDA

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

MOVED by Councillor Meagher that the Agenda be adopted as

presented.

CARRIED UNANIMOUSLY

3. PRESENTATIONS

None Scheduled.

4. MINUTES OF PREVIOUS MEETINGS

A. REGULAR MEETING – APRIL 27, 2004

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

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

CARRIED UNANIMOUSLY

4-B. PUBLIC HEARING – APRIL 27, 2004

The Minutes of the Public Hearing held on April 27, 2004 were submitted for consideration.

MOVED by Councillor Weber that the Minutes of the Public Hearing held on April 27, 2004 be approved as presented.

CARRIED UNANIMOUSLY

4-C. BUSINESS ARISING OUT OF MINUTES

There was no business arising out of the Minutes.

5. PUBLIC HEARINGS

None Scheduled.

6. UPDATES

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

Councillor Carbery reported on the following:

- Meeting with Northern Alberta Development Council to discuss proposed East-West Road Link
- Alberta Construction Association Banquet & Dinner
- Fort McMurray Regional Airport Commission

Councillor Vyboh reported on the following:

- Community Services Standing Committee
- Keyano College Convocation Ceremonies
- Protective Services Standing Committee

Councillor Weber reported on the following:

- Planning & Development Standing Committee
- Protective Services Standing Committee
- Rural Physicians Action Plan Presentation
- Upcoming Edmonton Airports Authority Annual General Meeting
- Oil Sands Transportation Initiative – The Municipality has not yet been consulted with respect to the proposed transportation link/railroad and it was suggested that action needs to be taken to ensure that the Municipality's priorities and concerns are noted. The Mayor advised that this matter was brought to his attention last week, and a letter has been drafted requesting that the Municipality be consulted with and involved in the process.

Councillor Blake reported on the following:

- Community Services Standing Committee
- Peace River – Fort McMurray Corridor Development
- Wood Buffalo Housing & Development Corporation

6-B. MAYOR'S UPDATE

Mayor Faulkner reported on the following:

- Clarification re: Newspaper Article regarding municipal support of Centennial Obelisk project
- National Round Table on the Environment and the Economy
- Mental Health Walk for Wellness
- Presentation of Alberta Rural Physicians Action Plan
- Canadian Society of Safety Engineers Luncheon
- Awards Circle of Honour sponsored by the Institute for the Advancement of Aboriginal Women
- Sawridge Inn & Conference Centre Grand Re-Opening

7. REPORTS

7-A. AGENDA BILL # 04-057 – CONTRACT AWARD – RURAL AERIAL PHOTOGRAPHY

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FOR GEOGRAPHIC INFORMATION SYSTEMS

04/111

Reference was made to Agenda Bill # 04-057, being Report No. PL-035-2004, dated May 4, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Contract Award – Rural Aerial Photography for Geographic Information Systems.

MOVED by Councillor Weber that a contract for Rural Service Area ortho-rectified photography be awarded to Land Data Technologies Ltd. in the amount of \$41,449, plus GST, and that the funding shortfall of \$1,449, plus GST, be accommodated within the Planning and Development Department's 2004 Operating Budget.

Mr. Bob Skoye came forward and explained that ortho-rectification is a process of correcting photographs to ensure accurate mapping.

CARRIED UNANIMOUSLY

7-B. AGENDA BILL # 04-058 – APPLICATION FOR EXTENSION OF APPROVAL TIME FOR SUBDIVISION APPLICATION 98-WB-US-03 – WOOD BUFFALO ESTATES PHASE IIID

04/112

Reference was made to Agenda Bill # 04-058, BEING Report No. PL-034-2004, dated May 4, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Application for Extension of Approval Time for Subdivision Application 98-WB-US-03 – Wood Buffalo Estates Phase IIID.

MOVED by Councillor Meagher:

1. THAT an extension to the approval of Subdivision 98-WB-US-035 be granted to May 23, 2005.
2. THAT the proposed subdivision design changes as shown on Attachment 3 be approved for Phase III.
3. THAT the original conditions of subdivision approval, as set out in Attachment 4, be amended by the addition of the following conditions:
 9. The developer, in accordance with the January 29, 2004 Thurber Engineering report, caveat each lot containing more than 2.0 m of fill material, indicating the engineering requirements for home construction on those parcels.
 10. That, in accordance with the January 29, 2004 Thurber

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Engineering report, the land designated for possible future school facility development be stripped of all topsoil and organic material, deleterious material or poor quality fill prior to subdivision endorsement and that a geotechnical report be provided indicating that the site is suitable for development without specific engineering design requirements.

4. THAT condition 6 of the original approval be replaced by the following: “That drainage modifications required in accordance with the Storm Water Management Report prepared by B.K. Hydrology Services, dated April 7, 2004, be undertaken prior to any development of residential units within the subdivision.

Mr. Dauk advised that deleterious refers to any waste material of a non-descript nature that doesn't fit into another category. Mr. Dauk also advised that the Municipal Government Act was recently revised, and all subdivision approvals must clearly state the reasons for the decision to ensure that the land is suitable for the development use intended.

Concern was expressed relative to the increased population in the area and the fact that there is presently one exit/entrance to the subdivision. Mr. Dauk, advised that the Area Structure Plan addresses the projected population and Real Martin Drive was designed to handle that traffic capacity. In addition, the Municipality has the capability to extend from Woodward Lane through to Wolverine Drive for emergency purposes.

CARRIED UNANIMOUSLY

8. BYLAWS

8-A. BYLAW NO. 04/018 – DEBENTURE BORROWING BYLAW – WOOD BUFFALO SPORT AND WELLNESS CORPORATION (AGENDA BILL # 04-050) 04/113

Reference was made to Agenda Bill # 04-050, dated March 31, 2004, and prepared by Stephen Clarke, Community Services, regarding the Debenture Borrowing Bylaw – Wood Buffalo Sport and Wellness Corporation.

Bylaw No. 04/018, 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 SIX HUNDRED THOUSAND DOLLARS (\$600,000.00) FOR THE PURPOSE OF CONSTRUCTING THE WOOD BUFFALO SPORT AND WELLNESS CENTRE, was presented to receive second and third

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readings.

MOVED by Councillor Carbery that Bylaw No. 04/018 be given second reading.

The Regional Manager clarified that \$5 Million was identified for construction of a new facility; however, an additional \$1 Million is needed for servicing the site with utilities and other services. The end design is still being worked on by the Committee, and any issues with respect to cost must be brought back for Council's consideration before anything proceeds.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 04/018 be given third and final reading.

CARRIED UNANIMOUSLY

**8-B. BYLAW NO. 04/019 – LAND USE BYLAW TEXT AMENDMENT – FEE SCHEDULE
(AGENDA BILL # 04-059)
04/114**

Reference was made to Agenda Bill # 04-059, being Report No. PD-012-2004, dated March 30, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Text Amendment – Fee Schedule (Development Permit/Bylaw Amendment/Appeal & Miscellaneous Services).

Bylaw No. 04/019, 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 Blake that Bylaw No. 04/019 be given first reading and a Public Hearing be scheduled to take place on May 25, 2004.

It was requested that copies of the Bylaw be sent to the Chamber of Commerce, Construction Association and Builders Association to ensure that developers are aware of the changes being proposed.

CARRIED UNANIMOUSLY

8-C. BYLAW NO. 04/020 – SUBDIVISION AUTHORITY BYLAW AMENDMENT – FEE

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SCHEDULE (AGENDA BILL # 04-060)

04/115

Reference was made to Agenda Bill # 04-060, being Report No. PD-011-2004, dated April 28, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Subdivision Authority Bylaw Amendment – Fee Schedule.

Bylaw No. 04/020, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/043 BEING THE SUBDIVISION AUTHORITY BYLAW FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive first reading.

MOVED by Councillor Vyboh that Bylaw No. 04/020 be given first reading and a Public Hearing scheduled to take place on May 25, 2004.

CARRIED UNANIMOUSLY

8-D. BYLAW NO. 04/021 – 2004 TAX RATE BYLAW (AGENDA BILL # 04-061)

04/116

Reference was made to Agenda Bill # 04-061, dated May 6, 2004, and prepared by Marcel Ulliac, Corporate Services, regarding the 2004 Tax Rate Bylaw.

Bylaw No. 04/021, 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 2004 FISCAL YEAR, was presented to receive first reading.

MOVED by Councillor Meagher:

- THAT Bylaw No. 04/021 be given first reading.
- THAT any additional taxes generated over the already budgeted amount be allocated to the Capital Infrastructure Reserve.

CARRIED UNANIMOUSLY

8-E. BYLAW NO. 04/022 – MACDONALD ISLAND PARK CORPORATION – OPERATING LINE OF CREDIT GUARANTEE (AGENDA BILL # 04-062)

04/117

Reference was made to Agenda Bill # 04-062, dated May 4, 2004, and prepared by Stephen Clarke, Community Services, regarding the MacDonald Island Park Corporation – Operating Line of Credit Guarantee.

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Bylaw No. 04/022, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE MUNICIPALITY TO GUARANTEE THE OPERATING LINE OF CREDIT ARRANGED BY MACDONALD ISLAND PARK CORPORATION, A NON-PROFIT ORGANIZATION PROVIDING FACILITIES AND SERVICES TO RESIDENTS OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, WHICH GUARANTEE WILL BE SPECIFICALLY LIMITED, was presented to receive first reading.

MOVED by Councillor Blake:

- THAT the Regional Municipality of Wood Buffalo guarantee the operating line of credit for the MacDonald Island Park Corporation, in the amount of \$275,000.00, for the period May 12, 2004 through June 30, 2005.
- THAT Bylaw No. 04/022 be given first reading.

CARRIED UNANIMOUSLY

9. NOTICE OF MOTION

A. NOTICE OF MOTION RE: REQUEST FOR ESTABLISHMENT OF MUNICIPAL DEBT REDUCTION PROGRAM

04/118

Councillor Vyboh served notice that the following Motion will be brought forward for Council's consideration on May 25, 2004.

THAT Mayor and Council write to the Provincial Government asking them to establish a program similar to the one created in 1980 for the 75th Anniversary of Alberta which helped reduce municipal debt across the Province.

THAT a second letter by Mayor and Council be sent, through the AUMA, to each municipal council across the Province asking them to make a similar request of the Provincial Government.

10. NEW AND UNFINISHED BUSINESS

There was no New and Unfinished Business.

11. ADJOURNMENT

MOVED by Councillor Meagher that the meeting adjourn at 6:56 p.m.

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CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER