

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 23, 2006, COMMENCING AT 6:00 P.M.

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

CALL TO ORDER:

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

PRAYER:

Mayor Blake asked everyone to join her in Prayer.

AGENDA:

MOVED by Councillor Meagher that the Agenda be adopted as amended:

1. By deleting Item A under Delegations, MacDonald Island Eviction – David Hook, St. John Ambulance Pages 15 – 19; and
2. By adding “Naming Rights – Timberlea Athletic Park” under New and Unfinished Business after Page 29.

CARRIED UNANIMOUSLY

MINUTES:

MOVED by Councillor Clarkson that the Minutes of the Regular Meeting held on May 9, 2006 be approved as amended:

1. On page 4 – Planning and Development change the Mayor advised to Councillor Carbery advised.
2. On page 9 Bylaw 06/019 – 2006 Tax Rate Bylaw change Carried Unanimously to Carried, For: Carbery, Clarkson, Germain, Slade, Vyboh and Wiltzen Opposed: Rebus

CARRIED UNANIMOUSLY

MOVED by Councillor Vyboh that the Minutes of the Public Hearing held on May 9, 2006 be approved as presented.

CARRIED UNANIMOUSLY

DELEGATION:

Resolution 167/06

2006 Tax Rate Bylaw – Paul Hartigan, Fort McMurray Chamber of Commerce

Paul Hartigan presented on behalf of the Business Community of Fort McMurray as represented by the Chamber of Commerce. The Chamber of Commerce does not support the reduction of taxes in one category at the expense and cost of another. The Chamber strongly supports the reduction of taxes in any area; however these reductions should be fair and balanced. The Chamber is not seeking a reduction in taxes but an end to unwarranted increases to businesses and apartments.

Resolution 168/06

Off Site Levy Bylaw – Dave Marshall,
Stakeholder Committee Representative

Dave Marshall, Wood Buffalo Builders Association spoke about the upcoming Off site levy bylaw. It is agreed that there is a requirement to fast track this process, however the WBBA still has two points they would like to discuss:

1. Timing of payments – come to an understanding on this with more legal input.
2. Sewage Treatment Plant – there is some confusion for the potential billable taxation. WBBA would like to see the utilities people attend a meeting to work with the group and help them understand how the rates are being calculated so that new rate payers are not being double taxed.

Resolution 169/06

Procedure Bylaw – Iris Kirschner

Mrs. Kirshner was unable to present at the meeting but a copy of her

presentation was provided to Council.

COUNCIL UPDATES:

Councillor Flett reported on the following:

- Alarming number of fires happening in Fort Chipewyan

Councillor Meagher reported on the following:

- Leadership Convention
- Relay for Life
- Public School Staff Recognition Banquet
- Communities in Bloom at the Trade Show

Councillor Rebus reported on the following:

- Ribbon Cutting at Suncor's new fuel station
- Trade Show
- Community meeting in Saprae Creek

MAYOR'S UPDATE

Mayor Blake reported on the following:

- Thank you to Councillors who covered during the her recent absence
- Canadian Institute of Mining Conference
- Youth Advisory meeting
- Cool Jobs for Students – Career Fair June 16, 2006 1:00 – 4:00 at the Dugout in Borealis Park

**COMMITTEE
REPORTS:**

**CORPORATE
SERVICES
COMMITTEE:**

Resolution 170/06 – Fort McMurray RCMP Facility – Alternate Funding

MOVED by Councillor Clarkson that \$191,104.15 be transferred from the Capital Infrastructure Reserve to the Fort McMurray RCMP Facility project to replace the Alberta Municipal Infrastructure Program funding for ineligible costs.

CARRIED UNANIMOUSLY

Resolution 171/06 2006 Legislative Structure and Procedure Bylaw

MOVED by Councillor Clarkson:

1. THAT Bylaw No. 06/020, a bylaw to replace the Procedure Bylaw 05/038, be brought forward through the bylaw process.
2. THAT Council meetings be held on the 1st, 2nd, 3rd and 4th Tuesday of each month at 7:00 p.m. in the Fort McMurray Jubilee Centre Council Chambers, subject to approval of Bylaw No. 06/020.

CARRIED

For: Blake, Carbery, Clarkson,
Flett, Meagher, Slade, Vyboh
Wiltzen
Opposed: Germain, Rebus

**COMMUNITY
SERVICES
COMMITTEE:**

Resolution 172/06 – Homelessness (For Information Only)

The Committee requested that Administration provide a report on endeavours underway to address the homelessness issue prior to winter.

Resolution 173/06 – Community Clean up (For Information Only)

The Committee discussed the idea of expanding the community clean up to include adopt a block, adopt a business and adopt a parking lot. Currently the Communities in Bloom Committee is participating in adopt a trail and adopt a park as well as nominate your neighbour to promote clean up. Garbage bags and rubber gloves are available to citizens who would like to encourage clean up in their neighbourhoods by calling Karen Puga in Community Services at 799-8643. The BRZ is also promoting this clean up to businesses.

**PLANNING AND
DEVELOPMENT
COMMITTEE:**

Resolution 174/06 – Amendment to the Anzac Area Structure Plan to accommodate school site

MOVED by Councillor Germain that Bylaw No. 06/021 be brought forward through the bylaw process.

CARRIED UNANIMOUSLY

Resolution 175/06 – Land Sale in Conklin

MOVED by Councillor Germain that the Municipality sell approximately .47 acres (1900 sq.m) of land to 964866 Alberta Ltd., for the price of \$12,730.00 plus 7% admin fee, with all survey costs to be borne by the purchaser and that the proceeds of the sale go to the land asset reserve fund.

CARRIED UNANIMOUSLY

Resolution 176/06 – Subdivision of East Draper Road (For Information Only)

Focus Corporation has applied to subdivide a portion of SW ¼ Sec 33, Twp 88, Rge 8, W4M that lies south of the Clearwater River into 30 residential lots of 1 ha each and one municipal reserve lot of 1.03 ha. The remainder of the parcel will be designated Environmental Reserve.

This item was referred back to Administration so that more public consultation can take place and more information on the location of the boat launch can be determined.

Resolution 177/06 – Secondary Industrial Park – Create 16 Lots

1. MOVED by Councillor Germain that the plan of Subdivision be approved subject to the following conditions:
 - a. Any and all easements required by the Municipality or any Franchise Utility as a result of this development shall be provided by the developer at no cost to the Municipality or any Franchise Utility and shall be registered on title by Utility Right – of – Way Plan.
 - b. The area occupied by ATCO Pipelines right-of-way plan 862 1388 shall be designated a Public Utility Lot (PUL) and fencing and notices will be placed to the satisfaction of the Municipality and Franchise Utilities.
 - c. Should it be necessary to alter any on site municipal or franchise utilities, all cost shall be borne by the developer.
 - d. All existing municipal caveats registered on the title will be carried forward onto the newly created titles.
 - e. The Developer shall enter into a Development Agreement with the Regional Municipality of Wood Buffalo in a form suitable to the Municipality for the construction of municipal infrastructure to include but not limited to the construction of roads and ditches within the subdivided area.
 - f. Proposed lot 5 shall be redesigned to remove the 7 metre strip on land running parallel to the southern road.
 - g. A site grading plan, including drainage, shall be provided to the satisfaction of the Municipality.

- h. Pursuant to Section 666(1) of the MGA, the Developer shall provide money in lieu of a municipal reserve equal to 10% of the appraised market value of the land.
2. This approval is for the following reasons:
- a. The land is suitable for the intended use
 - b. The land will be adequately serviced
 - c. The subdivision meets Land Use Bylaw 99/059 standards for Business Industrial District.
 - d. The subdivision meets ASP Bylaw 99/058 standards for Business Industrial use.

CARRIED UNANIMOUSLY

Resolution 178/06 – Off Site Levy Bylaw

MOVED by Councillor Germain that Bylaw No. 06/022, a bylaw to amend off-site levies for Wood Buffalo Estates, Wood Buffalo Estates West, Martin Ridge Estates, Timberlea and Lower Townsite East End, be brought forward through the bylaw process.

CARRIED UNANIMOUSLY

**PROTECTIVE
SERVICES
COMMITTEE**

Resolution 179/06 – Highway Construction – Traffic (For Information Only)

With the construction along the highway in progress the Committee would like Administration to investigate if it would be possible to post signs, similar to the street sweeping signs that would alert residents to the construction occurring and to look for alternate routes or expect long delays. The Committee discussed having an RCMP officer direct traffic to help alleviate bottle necks that occur when traffic is merging and would like Administration to investigate this.

**NEW AND
UNFINISHED
BUSINESS:**

Resolution 180/06 – Naming Rights – Timberlea Athletic Park

MOVED by Councillor Germain that the Regional Municipality of Wood Buffalo enter into a naming rights agreement for Timberlea Athletic Park with Syncrude Canada Limited for a ten year period in exchange for a \$2.5

million dollar contribution to the Park.

CARRIED UNANIMOUSLY

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 7:24 p.m.

Mayor Blake, Councillor Flett and Councillor Meagher did not participate in the Public Hearing held on May 9, 2006 therefore must abstain from voting on this matter.

EXIT

Councillor Meagher left the meeting at 7:24 p.m.

Resolution 181/06

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.

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

CARRIED

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

RETURN

Councillor Meagher returned to the meeting at 7:27 p.m.

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

CARRIED

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

RETURN

Councillor Germain returned to the meeting at 7:34 p.m.

Resolution 182/06

BYLAW NO. 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 Meagher that Bylaw No. 06/019 be given second reading.

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

Resolution 183/06

BYLAW NO. 06/020 – A bylaw to repeal Procedure Bylaw 05/038 BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO REGULATE THE PROCEEDINGS OF COUNCIL AND COUNCIL COMMITTEES.

MOVED by Councillor Meagher that Bylaw No. 06/020 be given first reading.

CARRIED UNANIMOUSLY

Resolution 184/06

BYLAW NO. 06/021 -- Amendment to the Anzac Area Structure Plan to accommodate school site BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW 02/060 BEING THE ANZAC AREA STRUCTURE PLAN.

MOVED by Deputy Mayor Wiltzen that Bylaw No. 06/021 be given first reading and a Public Hearing be scheduled for June 13, 2006.

CARRIED UNANIMOUSLY

Resolution 185/06

BYLAW 06/022 – Amendment to Off Site Levy Bylaws BEING AN OFF SITE LEVY AMENDMENT BYLAW FOR WOOD BUFFALO ESTATES, WOOD BUFFALO ESTATES WEST, MARTIN RIDGE ESTATES, TIMBERLEA AND LOWER TOWNSITE EAST END.

MOVED by Councillor Meagher that Bylaw No. 06/022 be given first reading and that a Public Hearing be scheduled for June 13, 2006.

CARRIED UNANIMOUSLY

ADJOURNMENT:

MOVED by Deputy Mayor Wiltzen that the meeting adjourn at 8:03 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER