

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 24, 2005, COMMENCING AT 6:00 P.M.

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

CALL TO ORDER

The Deputy Mayor called the meeting to order at 6:05 p.m.

1. PRAYER

The Deputy Mayor extended Council's deepest condolences to the family and friends of those who have been affected by the tragic accident that transpired a few days ago, and asked that everyone join him in a moment of silence.

2. ADOPTION OF AGENDA

The Deputy 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

3-A. DR. DIANA DAVIDSON, ALBERTA'S PROMISE RE: REGIONAL MUNICIPALITY OF WOOD BUFFALO AS A "COMMUNITY OF PROMISE"

05/116

Dr. Davidson noted that Alberta's Promise was thrilled to receive an application from the Regional Municipality of Wood Buffalo in February, and is quite excited that the organization has become a partner with this initiative. Alberta's Promise is a movement that aims to inspire, recognize and celebrate businesses and other sectors of the corporate world, including registered charities, that are doing good things for children and youth. It is a relatively new initiative legislated in 2003, and it is intended to give support, recognize and profile some of the things that organizations are doing that help make Alberta the best Province in which to raise children.

Dr. Davidson noted that more information about Alberta's Promise can be found on their website – www.albertaspromise.org, and then presented Deputy Mayor Vyboh with a little red wagon which is the program's symbol.

3-B. BUSINESS ARISING OUT OF PRESENTATIONS

I. ALBERTA'S PROMISE

05/117

MOVED by Councillor Meagher that the Alberta's Promise presentation be accepted as information.

CARRIED UNANIMOUSLY

APOLOGIES

The Deputy Mayor extended apologies on behalf of Mayor Blake, who was in Edmonton attending a dinner function being held in honour of Her Majesty, Queen Elizabeth II. He also extended apologies on behalf of Councillor Chadi who was absent due to medical reasons.

4. MINUTES OF PREVIOUS MEETINGS

A. REGULAR MEETING – MAY 10, 2005

The Minutes of the Regular Council Meeting held on May 10, 2005 were submitted for consideration.

MOVED by Councillor Meagher that the Minutes of the Regular Council Meeting held on May 10, 2005 be approved as presented.

CARRIED UNANIMOUSLY

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 24, 2005

4-B. PUBLIC HEARING – MAY 10, 2005

The Minutes of the Public Hearing held on May 10, 2005 were submitted for consideration.

MOVED by Councillor Clarkson that the Minutes of the Public Hearing held on May 10, 2005 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

MOVED by Councillor Meagher that the Regular Meeting move into the Public Hearing at 6:18 p.m.

CARRIED UNANIMOUSLY

RECONVENE

The regular meeting reconvened at 6:24 p.m.

6. UPDATES

**A. REPORTING OF COUNCILLORS ON VARIOUS BOARDS/COMMITTEES
(COUNCILLORS CLARKSON, GERMAIN, REBUS & CARBERY)**

Councillor Clarkson reported on the following:

- InterCity Forum on Social Policy
- YMCA 30th Birthday
- Provincial Infrastructure Funding Announcement
- NAOSH Luncheon – Passport to Safety Initiative
- Regional Manager Interviews
- Community Identification Committee
- Facilities Project Team Meeting w/RCMP
- Community Services Standing Committee
- State of the Region Address
- Conklin Community Engagement Initiative
- Tour of Janvier Municipal Building
- Alberta Association of Police Chiefs Reception

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 24, 2005

Councillor Germain reported on the following:

- Meeting with Kinsmen & Kinettes Community Group
- Community Cleanliness Initiatives

Councillor Rebus reported on the following:

- Planning & Development Standing Committee
- Saprae Creek Residents' Society Meeting
- Infrastructure Funding Announcement
- Meeting at Vista Ridge re: Proposed Expansion Lands for Weiss Drive

Councillor Carbery reported on the following:

- Proposed Meeting with RIWG re Airport Proliferation
- Meetings to discuss land disposition in the Municipality

Councillor Meagher reported on the following:

- 3rd Annual Relay for Life

6-B. MAYOR'S UPDATE

Deputy Mayor Vyboh reported on the following:

- Hire-A-Student Office Opening
- State of the Region Address
- Alberta Association of Chiefs of Police Reception

RECESS AND RECONVENE

The Deputy Mayor called a brief recess at 6:41 p.m. and the meeting then reconvened at 6:48 p.m.

7. REPORTS

7-A. AGENDA BILL # 05-084 - EVERGREEN VILLAGE STAGE II FINANCING APPROVAL 05/118

Reference was made to Agenda Bill # 05-084, being Report No. 3, dated March 17, 2005, and prepared by Gilles Huizinga, Wood Buffalo Housing & Development Corporation, regarding Evergreen Village Stage II Financing Approval.

MOVED by Councillor Slade:

1. THAT the Wood Buffalo Housing & Development Corporation be permitted to borrow \$4,870,880 (required financing for the project); and

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 24, 2005

2. THAT the Regional Manager and Councillor representing the Regional Municipality of Wood Buffalo be authorized to pass a resolution authorizing the borrowing.

CARRIED UNANIMOUSLY

7-B. AGENDA BILL # 05-085 - 2005 TRAPPERS LIGHTING REQUEST
05/119

Reference was made to Agenda Bill # 05-085, dated May 5, 2005, and prepared by Carole Bouchard, Community Services, regarding the 2005 Trappers Lighting Request.

MOVED by Councillor Meagher that the installation of stadium lighting at the Father Mercredi football field by the Trappers Football Parents' Association be supported.

CARRIED UNANIMOUSLY

7-C. AGENDA BILL # 05-086 - WOOD BUFFALO COMMUNITIES IN BLOOM TRANSIT BUS ADVERTISING
05/120

Reference was made to Agenda Bill # 05-086, dated May 9, 2005, and prepared by Carole Bouchard, Community Services, regarding the Wood Buffalo Communities In Bloom Transit Bus Advertising.

MOVED by Councillor Carbery that a total of \$13,000.00 be allocated from the Community Services Operating Budget to advertise the Communities In Bloom Program on a transit bus (\$8,000.00 from photo radar funding and \$5,000.00 from the Community Development Division budget).

CARRIED UNANIMOUSLY

7-D. AGENDA BILL # 05-087 - ALBERTA CENTENNIAL LEGACIES PER CAPITA GRANT PROGRAM – MUNICIPAL ALLOCATION
05/121

Reference was made to Agenda Bill # 05-087, dated May 3, 2005, and prepared by Carole Bouchard, Community Services, regarding the Alberta Centennial Legacies Per Capita Grant Program – Municipal Allocation.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 24, 2005

MOVED by Councillor Slade:

1. THAT the remaining Alberta Centennial Municipal Per Capita Grant funds in the amount of \$88,507 be allocated to the Conklin Multi-Use Pad Project; and
2. THAT \$38,507 of 2005 municipal capital dollars allocated to the Conklin Multi-Use Pad Project be redirected to the Capital Infrastructure Reserve.

CARRIED UNANIMOUSLY

7-E. AGENDA BILL # 05-088 - 2005 K'AI TAILE DENE GATHERING
05/122

Reference was made to Agenda Bill # 05-088, dated May 6, 2005, and prepared by Carole Bouchard, Community Services, regarding the 2005 K'ai Taile Dene Gathering.

MOVED by Councillor Clarkson:

1. THAT \$5,000 be allocated from the Joint Initiatives Program and \$2,500.00 from Council's Civic Grant Fund, subject to the Committee acquiring a Special Event Permit from the Municipality;
2. THAT the Kewatinok Community Society provide staff time up to 305 hours, use of three vehicles and the use of Mamawi Community Hall for five days, free of charge, during the event (approximate cost: \$13,135.00); and
3. THAT the Municipal Contact Office and Municipal Operations and Maintenance Department in Fort Chipewyan provide staff time up to 35 hours, municipal equipment, Communities In Bloom beautification contribution and use of the municipal boardroom free of charge for five days during the event (approximate cost: \$3,000.00).

CARRIED UNANIMOUSLY

7-F. AGENDA BILL # 05-089 - 2005 CELEBRATE CANADA DAY REQUEST FOR SUPPORT
05/123

Reference was made to Agenda Bill # 05-089, dated May 4, 2005, and prepared by Carole Bouchard, Community Services, regarding the 2005 Celebrate Canada Day Request for Support.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 24, 2005

MOVED by Councillor Meagher:

1. THAT the Mayor bring greetings at the opening ceremonies on July 1 and ride in the parade, on the Municipal float, along with any other interested members of Regional Council;
2. THAT a \$4,500.00 grant from the Joint Initiatives Program and \$2,500.00 from the Civic Grant Program be allocated to the Celebrate Canada Committee;
3. THAT Parks and Recreation prepare the fireworks concert site with grass cutting and debris clean-up before and after the event;
4. THAT Community Development Division provide summer student staff, for about six hours, to deliver childrens' activities at MacDonald Island on July 1, 2005;
5. THAT the Fire Department provide a fire truck and ambulance support at the fireworks concert on June 30 and the parade on July 1, 2005;
6. THAT Operations and Maintenance provide barricades for the fireworks concert site and parade route, grade the area for the stage, provide a street sweeper, provide garbage cans at the fireworks site and hang Canadian flags along the parade route; and
7. THAT the RCMP provide bike patrol officers for the evening of June 30 and participate in the Canada Day parade and opening ceremonies.

CARRIED UNANIMOUSLY

**7-G. AGENDA BILL # 05-090 - 2005 LITTLE LEAGUE PRAIRIE CHAMPIONSHIPS
FUNDING REQUEST**
05/124

Reference was made to Agenda Bill # 05-090, dated April 29, 2005, and prepared by Carole Bouchard, Community Services, regarding the 2005 Little League Prairie Championships Funding Request.

MOVED by Councillor Clarkson that a \$2,500.00 grant be allocated to Fort McMurray Little League from the Joint Initiatives Program for the 2005 Prairie Championships.

It was suggested that it be recommended to the event organizers that former Council Member, Ron Morgan, be invited to attend the event as a dignitary/special guest

CARRIED UNANIMOUSLY

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 24, 2005

7-H. AGENDA BILL # 05-091 - NEXEN ENVIRONMENTAL MONITORING STATION
05/125

Reference was made to agenda Bill # 05-091, being Report No. PD-031-2005, dated April 5, 2005, and prepared by Stephen Clarke, Planning & Development regarding the Nexen Environmental Monitoring Station.

MOVED by Councillor Carbery that a lease be entered into with Nexen Inc. for a 0.32 acre portion of NE¼ 9-86-7-W4M, with an annual rental of \$3,000.00, plus GST, for a term of five years, with three 5-year options to renew.

CARRIED UNANIMOUSLY

7-I. AGENDA BILL # 05-092 - WINTER OPERATIONS RESOURCES
05/126

Reference was made to Agenda Bill # 05-092, being Report No. ID05-13, dated April 28, 2005, and prepared by Wes Holodniuk, Operations & Maintenance, regarding Winter Operations Resources.

MOVED by Councillor Slade:

1. THAT the 2003/2004 Snow Clearing Policy be amended to reflect a proactive snow management policy.
2. THAT funding for additional equipment in 2005 be allocated from the Capital Infrastructure Reserve in the amount of \$1,380,000.00
3. THAT \$555,400.00 funding for staff, rental equipment and contractors for October, November and December, 2005, be allocated from the 2005 Operations & Maintenance Operating Budget;
4. THAT operating budgets for 2006 include proactive snow management in the amount of \$3,851,870.00; and
5. THAT the Rural Road Maintenance standards be amended to reflect the Urban Service Area Snow Clearing Policy changes in road maintenance area.

Mr. Holodniuk explained that the most significant change recommended is an increase in both staff and equipment, which would enable the Municipality to take a more proactive approach with snow removal. Past practice has been reactive, in that snow clearing didn't actually start until there was significant accumulation and people started calling. By increasing staff and equipment, snow clearing will begin as soon as it snows, and hauling will continue throughout the winter season instead of all at once. The end result is that residents will see roadways cleared much more quickly.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 24, 2005

Mr. Holodniuk also clarified that the equipment to be purchased is not normally available in the community. The items that are available will be rented. This will ensure that the Municipality only pays for the equipment when it is needed.

It was requested that the wording of recommendation 5 be changed to read as follows: "THAT the Rural Road Maintenance Standards be consolidated with the Urban Service Area Snow Clearing Policy changes relative to road maintenance area." Council indicated concurrence with the request, and voting then took place on the revised motion.

CARRIED UNANIMOUSLY

**7-J. AGENDA BILL # 05-093 - JUBILEE CENTRE CONDOMINIUM CORPORATION
CENTRAL HEATING & VENTILATION CONTRACT AWARD**
05/127

Reference was made to Agenda Bill # 05-093, dated May 5, 2005, and prepared by Wes Holodniuk, Operations & Maintenance, regarding the Jubilee Centre Condominium Corporation Central Heating & Ventilation Contract Award.

MOVED by Councillor Meagher:

1. THAT the funding shortfall of \$227,517 be funded from the 2005 Operations & Maintenance Department Operating Budget;
2. THAT in the event the entire amount cannot be accommodated within the 2005 Operating Budget, the balance be funded from the 2005 Corporate Operating Budget surpluses; and
3. THAT in the event that the 2005 Corporate Operating Budget surpluses do not exist or are unable to entirely fund the \$227,517 shortfall, the funds be committed from the 2005 Emerging Issues Reserve.

CARRIED UNANIMOUSLY

7-K. AGENDA BILL # 05-094 - FORT MCMURRAY TRUCK FILL
05/128

Reference was made to Agenda Bill # 05-094, being Report No. ID05-16, dated April 28, 2005, and prepared by Wes Holodniuk, Operations & Maintenance, regarding the Fort McMurray Truck Fill.

MOVED by Councillor Slade that \$1,000,000.00 be allocated from the Capital Infrastructure Reserve for the design and construction of a potable water truck fill along Highway 63,

adjacent to the future Fort McMurray Tertiary Wastewater Treatment Plant.

Concern was expressed relative to the estimated price of the project. Mr. Holodniuk explained that the intent is to start the design and tender immediately following approval with construction to start by Fall so that the facility is operational by Christmas. He also explained that the total cost is based on the best estimate available at this point in time, and taking the current market into consideration. In terms of monitoring costs, once the project has been tendered and awarded, Administration will work with the contractor to ensure that they deliver on the unit rate price and will continue monitoring until the facility is complete.

CARRIED UNANIMOUSLY

7-L. AGENDA BILL # 05-095 - JUBILEE CENTRE PROPERTY MANAGEMENT CONTRACT AWARD
05/129

Reference was made to Agenda Bill # 05-095, dated May 5, 2005, and prepared by Wes Holodniuk, Operations & Maintenance, regarding the Jubilee Centre Property Management Contract Award.

MOVED by Councillor Clarkson:

1. THAT LON-DA Property Management be awarded the property management contract for a two-year term commencing July 1, 2005, for the total value of \$2,014,906.00, plus GST, of which the municipal portion shall be \$980,050.00;
2. THAT the funding shortfall of \$179,346 for the operations, maintenance and repairs be accommodated in the Operations & Maintenance Department 2005 Facilities Maintenance Operating Budget;
3. THAT in the event the entire amount cannot be accommodated within the 2005 Operating Budget, the balance be funded from the 2005 corporate operating budget surpluses; and
4. THAT in the event that the 2005 corporate operating surpluses do not exist or are unable to entirely fund the \$179,346 shortfall, the funds be committed from the 2005 Emerging Issues Reserve.

Concern was expressed relative to the cost of the service and the fact that only one tender had been received. Mr. Holodniuk advised that Lon-Da was the only bidder, so Administration went back and asked to have the safety program and staffing improved. No research has been conducted with respect to having the Municipality provide the same property management services through staff; however, the

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 24, 2005

Municipality is in a condominium association with the Province, and the project would have to be re-tendered, with the Municipality submitting its own tender proposal. Mr. Holodniuk also noted that the same property management firm oversees other buildings, and, in comparison, the quote submitted is slightly cheaper. It was then requested that, in future, all possible options be identified and explored when only one bid is received on a project, as a single bid essentially leaves Council with no other alternatives to consider.

CARRIED UNANIMOUSLY

8. BYLAWS

8-A. BYLAW NO. 05/015 - TIMBERLEA AREA STRUCTURE PLAN AMENDMENT – LOTS 1 & 2, BLOCK 16, PLAN 042 5986 (PARSONS CREEK) (AGENDA BILL # 05-081) 05/130

Reference was made to Agenda Bill # 05-081, being Report No. PD-040-2005, dated April 19, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Timberlea Area Structure Plan Amendment – Lots 1 & 2, Block 16, Plan 042 5986 (Parsons Creek).

Bylaw No. 05.015, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 01/020, BEING THE TIMBERLEA AREA STRUCTURE PLAN, was presented to receive second and third readings.

MOVED by Councillor Meagher that Bylaw No. 05/015 be given second reading.

Concern was expressed relative to the proposed density/population and the parking implications. Mr. Clarke explained that the number of people is determined by extrapolating the average number of people in units from the last municipal census. Fort McMurray also has an average of 3 vehicles per household. The development will include 412 parking stalls, roughly half of which will be underground. Through the development permit process, Administration can put policies in place that prevent on-street parking and make people who live in or visit the area aware of the restrictions.

Concern was also expressed with respect to the need to change statutory plans to accommodate certain numbers of people/sizes of developments and whether it is viable to do so. If the Municipality continues to amend its statutory plans to allow increased densities, there will likely be a residual impact on the infrastructure and the community as a whole.

The applicant came forward and explained that the development, as currently designed, will be rental property, although the status of the 52 townhomes has not yet been decided. Mr. Evans noted that he expects to see a net profit of approximately 15%, which is a common profit margin among developments of this nature. He also clarified that the site will actually contain 540 parking stalls, not the 412 stalls noted earlier.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
 - TUESDAY, MAY 24, 2005

Mr. Clarke advised that the property owner who had submitted questions, was aware that there would be a multi-family development across the street when he purchased the lot. The questions raised in his correspondence have been addressed. The developer has indicated, in writing, that he will ensure the development stays within the densities prescribed by the Municipality. Planning & Development is supporting the proposed rezoning largely because of the quality of the development and the fact it provides a play space/outdoor space on a year-round basis. It offers a very effective style of housing with a large buffer between the townhouses and apartments. In addition, the concerns with respect to parking congestion can be addressed through enforcement, and by getting more housing units on the market so that people aren't forced to share accommodations.

CARRIED

For: Clarkson, Flett, Germain, Meagher,
 Rebus, Vyboh

Opposed: Carbery, Slade, Wiltzen

MOVED by Councillor Clarkson that Bylaw No. 05/015 be given third and final reading.

CARRIED

For: Clarkson, Flett, Germain, Meagher,
 Rebus, Vyboh

Opposed: Carbery, Slade, Wiltzen

8-B. BYLAW NO. 05/014 - MACDONALD ISLAND PARK CORPORATION EXTENSION TO LINE OF CREDIT (AGENDA BILL # 05-071)
 05/131

Reference was made to Agenda Bill # 05-071, dated April 20, 2005, and presented by Carole Bouchard, Community Services, regarding the MacDonald Island Park Corporation Extension to Line of Credit.

Bylaw No. 05/014, 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 second and third readings.

MOVED by Councillor Carbery that Bylaw No. 05/014 be given second reading.

CARRIED UNANIMOUSLY

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 24, 2005

MOVED by Councillor Meagher that Bylaw No. 05/014 be given third and final reading.

CARRIED UNANIMOUSLY

8-C. BYLAW NO. 05/016 - 2005 TAX RATE BYLAW (AGENDA BILL # 05-082)
05/132

Reference was made to Agenda Bill # 05-082, dated April 22, 2005, and prepared by Marcel Ulliac, Corporate Services, regarding the 2005 Tax Rate Bylaw.

Bylaw No. 05/016, 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 SERVICES AREAS FOR THE 2005 FISCAL YEAR, was presented to receive second and third readings.

MOVED by Councillor Slade that Bylaw No. 05/016 be given second reading.

Mr. Ulliac advised that the various rates in the Bylaw are consistent with the tax rate strategy initiated in 2003. Using the urban residential rate of 6.50 mills as a base, which will remain constant, the rural residential rate is adjusted to 3.25 mills, while the non-residential rate is adjusted to 9.08 mills. He also explained that the Municipal Government Act provides for various property assessment classes. In looking at industrial property, also referred to as machinery and equipment, the Act says that it has to be consistent with the tax rate applied to the non-residential assessment class. Council previously directed Administration to investigate resolutions for presentation at the annual AUMA Convention, and one of those resolutions is to amend the Municipal Government Act to allow for local municipalities to apply a different rate against that assessment class.

It was noted that Council needs the guidance and support of the local MLA in trying to get the proposed amendment passed. It would be very difficult to undertake a massive shift in tax rates for industry, as it would also affect the entire non-residential tax category. Mr. Ulliac explained that Council is very much aware of the impact that the current strategy is having on the urban residential ratepayers, and has taken measure to alleviate the escalation seen over the past three years. Council recently approved a new taxation strategy, that, beginning in 2006, will see a reduction in the overall burden to the urban residential tax base.

EXIT

Councillor Slade left the meeting at 8:09 p.m.

Councillor Rebus indicated that she would be voting against second and third readings of the bylaw, not because she opposes the bylaw in principle, but because she believes that the total tax burden strategy

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 24, 2005

recently adopted by Council should be implemented immediately, instead of waiting for 2006. Mr. Ulliak noted that the taxation strategy approved in 2003 was to be phased in over a three-year period, with 2005 being the third year, thereby fulfilling Council's commitment to implement that strategy. He further noted that the bylaw before Council would have to be amended in order to implement a new strategy, and the specific numerical information isn't readily available. In addition, the time frame which it is required that taxes be paid before imposition of penalties would likely not be met, and ultimately impact the Municipality's cash flow.

CARRIED

For: Carbery, Clarkson, Flett, Germain
Meagher, Slade, Vyboh, Wiltzen

Opposed: Rebus

MOVED by Councillor Meagher that Bylaw No. 05/016 be given third and final reading.

CARRIED

For: Carbery, Clarkson, Flett, Germain
Meagher, Slade, Vyboh, Wiltzen

Opposed: Rebus

**8-D. BYLAW NO. 05/017 - REGIONAL INFRASTRUCTURE OFF-SITE LEVY BYLAW
(AGENDA BILL # 05-096)**

05/133

Reference was made to Agenda Bill # 05-096, being Report No. PD-032-2005, dated May 3, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Regional Infrastructure Off-Site Levy Bylaw.

Bylaw No. 05/017, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF ESTABLISHING AN OFF-SITE LEVY FOR LAND THAT IS TO BE SUBDIVIDED OR DEVELOPED WITHIN THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive first reading.

MOVED by Councillor Rebus that Bylaw No. 05/017 be given first reading and a Public Hearing scheduled to take place on June 14, 2005.

CARRIED UNANIMOUSLY

EXIT

Councillor Carbery declared a potential conflict of interest and left the meeting at 8:15 p.m.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 24, 2005

8-E. BYLAW NO. 05/018 - MUNICIPAL DEVELOPMENT PLAN AMENDMENT – E½ 19 & W½ 20 & SW¼ 29 & SE¼ 30-94-10-W4M (CARIBOU ENERGY PARK – FORT MACKAY) (AGENDA BILL # 05-097)

05/134

Reference was made to Agenda Bill # 05-097, being Report No. PD-047-2005, dated May 3, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Municipal Development Plan Amendment – E½ 19 and W½ 20 & SW¼ 29 & SE¼ 30-94-10-W4M (Caribou Energy Park – Fort MacKay).

Bylaw No. 05/018, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 00/005, BEING THE MUNICIPAL DEVELOPMENT PLAN OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive first reading.

MOVED by Councillor Meagher that Bylaw No. 05/018 be given first reading and a Public hearing scheduled to take place on June 14, 2005.

CARRIED UNANIMOUSLY

8-F. BYLAW NO. 05/019 - LAND USE BYLAW AMENDMENT – E½ 19 & W½ 20 & SW¼ 29 & SE¼ 30-94-10-W4M (CARIBOU ENERGY PARK – FORT MACKAY) (AGENDA BILL # 05-098)

05/135

Reference was made to Agenda Bill # 05-098, being Report No. PD-048-2005, dated May 3, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment – E½ 19 & W½ 20 & SW¼ 29 and SE¼ 30-94-10-W4M (Caribou Energy Park – Fort MacKay).

Bylaw No. 05/019, 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 Clarkson that Bylaw No. 05/019 be given first reading and a Public Hearing scheduled to take place on June 14, 2005.

CARRIED UNANIMOUSLY

RETURN

Councillor Carbery returned at 8:17 p.m.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 24, 2005

8-G. BYLAW NO. 05/020 - UTILITY RATES BYLAW AMENDMENT (AGENDA BILL # 05-099)
05/136

Reference was made to Agenda Bill # 05-099, being Report No. ED05-12, dated April 22, 2005, and prepared by Wes Holodniuk, Operations & Maintenance, regarding the Utility Rates Bylaw Amendment.

Bylaw No. 05/020, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 03/058, BEING A BYLAW ESTABLISHING UTILITY RATES FOR THE SEWER, WATER AND SOLID WASTE UTILITIES, was presented to receive first reading.

MOVED by Councillor Clarkson:

1. THAT an "Urban Interim Rate Adjustment" be approved, effective July 1, 2005; and
2. THAT Bylaw No. 05/020 be given first reading.

CARRIED UNANIMOUSLY

8-H. BYLAW NO. 05/021 - BOYS & GIRLS CLUB REQUEST FOR BRIDGING LOAN (AGENDA BILL # 05-100)
05/137

Reference was made to Agenda Bill # 05-100, dated May 9, 2005, and prepared by Carole Bouchard, Community Services, regarding the Boys and Girls Club Request for Bridging Loan.

Bylaw No. 05/021, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE A BRIDGING LOAN TO THE FORT MCMURRAY BOYS AND GIRLS CLUB, was presented to receive first reading.

MOVED by Councillor Meagher:

1. THAT Bylaw No. 05/021 be given first reading;
2. THAT the Fort McMurray Boys and Girls Club enter into a bridging loan agreement with the Regional Municipality of Wood Buffalo, subject to final approval of Bylaw No. 05/021; and
3. THAT Administration be directed to provide organizational support to the Fort McMurray Boys & Girls Club.

CARRIED UNANIMOUSLY

9. NOTICE OF MOTION

There were no Notices of Motion.

10. NEW AND UNFINISHED BUSINESS

**10-A. NOTICE OF MOTION RE: TRAFFIC CONTROL ON BRIDGES DURING
TEMPORARY LANE CLOSURES**

05/138

Reference was made to the correspondence dated May 19, 2005, prepared by Kevin Greig, Chief Legislative Officer, regarding the Notice of Motion – Traffic Control on Bridge During Temporary Lane Closure.

The Deputy Mayor noted that the Municipality has received a response from Mr. Andy Brown, Alberta Transportation, in response to Administration's request for traffic controls on the bridges.

MOVED by Councillor Carbery that this Council request Alberta Infrastructure to immediately plan and implement a system of lights and pathways which will permit traffic to move in both directions on either bridge in the event that one bridge is closed down due to maintenance or a traffic accident.

Councillor Carbery noted that residents are being treated as second-class citizens because of the long delays that they are forced to endure whenever there is any kind of incident on one of the bridges. It will likely be several years before another bridge is constructed across the Athabasca, and Council is doing a disservice to residents by sitting and doing nothing about the current situation. Councillor Carbery noted that this solution may not be optimal, but it is the most viable one available at the present time. He then requested Council's support for this matter.

A lengthy discussion took place in which several members of Council expressed support for the Motion on the floor, noting that it would be a positive step towards ensuring the continued health and safety of citizens. It was also indicated that this initiative could also serve to mitigate some action by the Province to deal with the traffic flow issues that exist on Highway 63 throughout the Municipality.

Following discussion, it was agreed that the Mayor would contact Minister Oberg's office to invite him and other Alberta Transportation officials to an upcoming Committee of the Whole Meeting to further explore this issue.

CARRIED UNANIMOUSLY

11. ADJOURNMENT

MOVED by Councillor Meagher that the meeting adjourn at 8:37
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 24, 2005.

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

1. CALL TO ORDER

The Deputy Mayor called the Public Hearing to order at 6:18 p.m.

- A. PUBLIC HEARING RE: BYLAW NO. 05/015 – TIMBERLEA AREA
STRUCTURE PLAN AMENDMENT
05/139**

2-A. OPENING STATEMENT

MR. DAVID EVANS, CDM PROPERTIES LTD.

Mr. Evans thanked staff for their diligent work in getting the application through to this point, noting that he is very happy to work through the requests of staff in order to address the concerns of stakeholders. CDM currently owns 66 units in the Thickwood area, and completed its second building approximately one year ago. CDM is very happy to be part of a growing, exciting community, and looks forward to moving forward and continuing its involvement.

MR. RICK LEWIS, GIBBS GAGE ARCHITECTS

Mr. Lewis advised that he is seeking Council's support for the proposed amendment, which affects Parcel B by increasing density to allow for a slight net increase in the number of development units, while lowering the maximum number of people. The proposed development is comprised of 285

REGIONAL MUNICIPALITY OF WOOD BUFFALO PUBLIC HEARING
- TUESDAY, MAY 24, 2005

apartments in a quadrangle configuration, with Powder Drive to the south and 52 townhouses next to Parsons Creek. The development will accommodate half of the required parking stalls, with roughly 200 stalls located below the apartment building. This will free up a substantial amount of green space and add to the quality of the surrounding community by providing a variety of landscape and recreational facilities.

3-A. WRITTEN PRESENTATIONS

There were no written presentations.

4-A. ORAL PRESENTATIONS

No requests were received.

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

There were no other requests to address Council.

6-A. CLOSING STATEMENT

The proponent did not wish to make a closing statement.

7. ADJOURNMENT

MOVED by Councillor Meagher that the Public Hearing adjourn at 6:24 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER