

**Approved Minutes of a Meeting of the Council of the Regional Municipality of Wood Buffalo held in the Council Chambers at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, June 28, 2011, commencing at 6:00 p.m.**

**Present:** M. Blake, Mayor  
M. Allen, Councillor  
D. Blair, Councillor  
L. Flett, Councillor  
S. Germain, Councillor  
D. Kirschner, Councillor  
P. Meagher, Councillor (via teleconferencing)  
D. Scott, Councillor  
J. Stroud, Councillor  
R. Thomas, Councillor  
A. Vinni, Councillor

**Administration:** G. Laubenstein, Chief Administrative Officer  
S. Kanzig, Chief Legislative Officer  
J. Callahan, Legislative Officer  
M. Laing, Legislative Assistant/Recorder

**Call to Order**

Mayor Blake called the meeting to order at 6:00 p.m.

**Opening Prayer**

Mayor Blake invited those so inclined to join her in Prayer.

**Agenda**

11-180 Moved by Councillor Thomas that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

**Minutes**

**1. Council Meeting – June 14, 2011**

11-181 Moved by Councillor Allen that the minutes of the regular meeting held on June 14, 2011 be approved as presented.

CARRIED UNANIMOUSLY

**Delegations**

**2. Ross Jacobs, Community Futures Wood Buffalo re: Annual Stakeholder Report**

**Ross Jacobs, Community Futures Wood Buffalo**, presented information regarding their Annual Stakeholder Report. He provided an overview of Community Futures Wood Buffalo’s services and their linkage to the Regional Municipality of Wood Buffalo.

11-182 Moved by Councillor Scott that the presentation made by Ross Jacobs be received as information.

CARRIED UNANIMOUSLY

**Jim Rogers, resident**, commented on the Community Futures Wood Buffalo presentation.

11-183 Moved by Councillor Thomas that the presentation made by Jim Rogers be received as information.

CARRIED UNANIMOUSLY

**Public Hearings and Related Reports**

**3. Bylaw No. 11/016 – Land Use Bylaw Amendment – Lot 1, Block 1, Plan 102 7102 (Abrams Land)**

11-184 Moved by Councillor Kirschner that Council move into a Public Hearing regarding Bylaw No. 11/016.

CARRIED UNANIMOUSLY

**Peter Apostolakos, Planning and Development**, provided an introduction and brief overview of the proposed bylaw, noting that it is supported by Administration.

**Pankaj Nalavde, Armin A. Preiksaitis and Associates Ltd., Applicant**, provided an opening statement for Bylaw No. 11/016.

11-185 Moved by Councillor Kirschner that the Public Hearing be closed for Bylaw 11/016.

CARRIED UNANIMOUSLY

The Public Hearing regarding Bylaw No. 11/016 was held between 6:32 p.m. and 6:46 p.m.

11-186 Moved by Councillor Kirschner that Bylaw No. 11/016, being a Land Use Bylaw amendment specific to Lot 1, Block 1, Plan 102 7102 (Abrams Land) and an amendment to the Public Services District, be read a second time.

CARRIED UNANIMOUSLY

11-187 Moved by Councillor Kirschner that Bylaw No. 11/016, be read a third and final time.

CARRIED UNANIMOUSLY

**4. Sapræ Creek (East) – Lot 1, Block 1, Plan 082 1583**

- **Bylaw No. 11/017 – Municipal Development Plan Amendment**
- **Bylaw No. 11/018 – Area Structure Plan Amendments**
- **Bylaw No. 11/019 – Land Use Bylaw Amendments**

11-188 Moved by Councillor Thomas that Council move into a Public Hearing regarding Bylaw Nos. 11/017, 11/018, 11/019.

CARRIED UNANIMOUSLY

**Claire Woodside, Planning and Development**, provided an introduction and brief overview of the proposed bylaws, noting that they are supported by Administration.

**Darrell Grant, Brown and Associates Planning Group, Applicant, and Dennis Doherty, Pacific Investments and Development Ltd., Landowner**, provided an opening statement for the proposed bylaws.

**Jim Rogers, resident**, spoke in favor of all the Sapræ Creek (East) Bylaws.

11-189 Moved by Councillor Allen that the Public Hearing for Bylaw Nos. 11/017, 11/018, 11/019 be closed.

CARRIED UNANIMOUSLY

The Public Hearing regarding Bylaw Nos. 11/017, 11/018 and 11/019 was held between 6:49 p.m. and 6:59 p.m.

11-190 Moved by Councillor Vinni that Bylaw No. 11/017, being an amendment to the Municipal Development Plan to change the designation of Lot 1, Block 1, Plan 082 1583 from Future Residential to Country Residential and from Rural to Country Residential, be read a second time.

CARRIED UNANIMOUSLY

11-191 Moved by Councillor Vinni that Bylaw No. 11/017, be read a third and final time.

CARRIED UNANIMOUSLY

11-192 Moved by Councillor Vinni that Bylaw No. 11/018, being an amendment to the Highway 69/Clearwater River Valley Area Structure Plan and Fort McMurray Municipal Airport Area Structure Plan to change the designation of Lot 1, Block 1, Plan

082 1583 from Proposed Country Residential and Environmentally Sensitive Areas to Existing Suburban Estate Residential, and an amendment to the Sapræ Creek Area Structure Plan to reduce the minimum lot size within the Hamlet of Sapræ Creek Estates from 1.0 hectares to 0.8 hectares on Lot 1, Block 1, Plan 082 1583, be read a second time.

CARRIED UNANIMOUSLY

11-193 Moved by Councillor Vinni that Bylaw No. 11/018, be read a third and final time.

CARRIED UNANIMOUSLY

11-194 Moved by Councillor Vinni that Bylaw No. 11/019, being a site specific amendment to the Land Use Bylaw to reduce the minimum lot size on Lot 1, Block 1, Plan 082 1583 from 1.0 hectare to 0.8 hectares, and change the designation from Rural District (RD) to Suburban Estate Residential District (SE), be read a second time.

CARRIED UNANIMOUSLY

11-195 Moved by Councillor Vinni that Bylaw No. 11/019, be read a third and final time.

CARRIED UNANIMOUSLY

**5. Sapræ Creek (Southwest) – Lot 1, Block 5, Plan 082 1581**

- **Bylaw No. 11/020 – Municipal Development Plan Amendment**
- **Bylaw No. 11/021 – Area Structure Plan Amendments**
- **Bylaw No. 11/022 – Land Use Bylaw Amendments**

11-196 Moved by Councillor Vinni that Council move into a Public Hearing regarding Bylaw Nos. 11/020, 11/021 and 11/022.

CARRIED UNANIMOUSLY

**Claire Woodside, Planning and Development**, provided an introduction and brief overview of the proposed bylaws, noting that they are supported by Administration.

**Darrell Grant, Brown and Associates Planning Group, Applicant, and Dennis Doherty, Pacific Investments and Development Ltd., Landowner**, provided an opening statement for the proposed bylaws.

11-197 Moved by Councillor Thomas that the Public Hearings for Bylaw Nos. 11/020, 11/021, 11/022 be closed.

CARRIED UNANIMOUSLY

The Public Hearing regarding Bylaw Nos. 11/020, 11/021 and 11/022 was held between 7:07 p.m. and 7:14 p.m.

11-198 Moved by Councillor Vinni that Bylaw No. 11/020, being an amendment to the Municipal Development Plan to change the designation of Lot 1, Block 5, Plan 082 1581 from Rural to Country Residential, be read a second time.

CARRIED UNANIMOUSLY

11-199 Moved by Councillor Vinni that Bylaw No. 11/020, be read a third and final time.

CARRIED UNANIMOUSLY

11-200 Moved by Councillor Vinni that Bylaw No. 11/021, being an amendment to the Highway 69/ Clearwater River Valley Area Structure Plan to change the designation of Lot 1, Block 5, Plan 082 1581 from Environmentally Sensitive Areas to Existing Suburban Estate Residential, and the Fort McMurray Municipal Airport Area Structure Plan to change the designation of Lot 1, Block 5, Plan 082 1581 from Environmentally Sensitive Areas to Existing Suburban Estate Residential, and an amendment to the Sapræ Creek Area Structure Plan to change the designation of Lot 1, Block 5, Plan 082 1581 from Recreation to Country Residential and reduce the minimum lot size from 1.0 hectare to 0.8 hectares within the Hamlet of Sapræ Creek Estates, be read a second time.

CARRIED UNANIMOUSLY

11-201 Moved by Councillor Vinni that Bylaw No. 11/021, be read a third and final time.

CARRIED UNANIMOUSLY

11-202 Moved by Councillor Vinni that Bylaw No. 11/022, being an amendment to the Land Use Bylaw to reduce the minimum lot size within the Hamlet of Sapræ Creek Estates from 1.0 hectare to 0.8 hectares, and to change the designation from Urban Expansion District (UE) to Suburban Estate Residential District (SE) on Lot 1, Block 5, Plan 082 1581, be read a second time.

CARRIED UNANIMOUSLY

11-203 Moved by Councillor Vinni that Bylaw No. 11/022, be read a third and final time.

CARRIED UNANIMOUSLY

## 6. Reserve Designation Removal and Consolidation – South Municipal Multi-Use Facility

Councillor Thomas put the following recommendations on the floor:

“THAT the reserve designation be removed from the property legally described as Plan 7520462 Block R7 and;

THAT once approved for reserve designation removal, the property currently legally described as Plan 7520462, Block R7 be consolidated with the adjacent property legally described as Plan 0625305, Block 24, Lot 3.”

11-204 Moved by Councillor Scott that Council move into a Public Hearing regarding the Reserve Designation Removal and Consolidation – South Municipal Multi-Use Facility.

CARRIED UNANIMOUSLY

**Marcel Ulliac, Land Administration**, provided an introduction and brief overview of the Reserve Designation Removal and Consolidation – South Municipal Multi-Use Facility, noting that is supported by Administration.

**Jim Rogers, resident**, spoke in favor of the Reserve Designation Removal and Consolidation – South Municipal Multi-Use Facility.

11-205 Moved by Councillor Thomas that the Public Hearing be closed.

CARRIED UNANIMOUSLY

The Public Hearing regarding the Reserve Designation Removal and Consolidation – South Municipal Multi-Use Facility was held between 7:19 p.m. and 7:27 p.m. Voting then occurred on the original motion.

11-206 Moved by Councillor Thomas:

- THAT the reserve designation be removed from the property legally described as Plan 7520462 Block R7 and;
- THAT once approved for reserve designation removal, the property currently legally described as Plan 7520462, Block R7 be consolidated with the adjacent property legally described as Plan 0625305, Block 24, Lot 3.

CARRIED UNANIMOUSLY

## 7. Bylaw No. 11/023 – Road Closure and Authorization to Sell

11-207 Moved by Councillor Thomas:

- THAT Bylaw No.11/023, being a bylaw to close a laneway, be read a first time; and

- THAT subject to the laneway closure, and in accordance with the terms and conditions outlined in Attachment 3 (Summary Land Sale – Terms and Conditions dated June 1, 2011), Administration be authorized to proceed with the sale of the laneway to the purchaser for land consolidation purposes.

CARRIED UNANIMOUSLY

**8. Expropriation – Road Right of Way within Lot 1, Block 1, Plan 012 3284 (Prairie Loop Boulevard)**

11-208 Moved by Councillor Kirschner that an expropriation be initiated to secure a Road Right of Way (ROW) within Lot 1, Block 1, Plan 012 3284 from River Pointe Shopping Centre Investments Inc.

CARRIED UNANIMOUSLY

There was no new or unfinished business.

**Reports on Boards and Committees**

- MacDonald Island Park Corporation (Councillor Germain)
- Regional Advisory Committee on Inclusion, Diversity and Equality (Councillor Vinni)

**Adjournment**

11-209 Moved by Councillor Blair that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:38 p.m.

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Mayor

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Chief Legislative Officer