

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, SEPTEMBER 11, 2007, COMMENCING AT 6:00 P.M.

PRESENT:

MAYOR	M. BLAKE
DEPUTY MAYOR	J. VYBOH
COUNCILLORS	J. CARBERY J. CHADI S. CLARKSON L. FLETT S. GERMAIN P. MEAGHER R. REBUS L. WILTZEN
CHIEF ADMINISTRATIVE OFFICER	B. NEWELL
CHIEF LEGISLATIVE OFFICER	K. GREIG
LEGISLATIVE OFFICER	A. ROGERS

ABSENT:

COUNCILLOR	C. SLADE
------------	----------

CALL TO ORDER: Mayor Blake called the meeting to order at 6:09 p.m.

PRAYER: The Mayor asked everyone to join her in Prayer.

AGENDA: Resolution # 07-352
MOVED by Councillor Meagher:

- THAT the agenda be amended by:
 - deferring Item A under Public Hearings and Item A under Bylaws (Highway 63/881 Corridor Area Structure Plan) to the October 9, 2007 regular Council meeting; and
 - adding Item D under Reports (Request for Leave of Absence); and
- THAT the agenda be adopted as amended.

CARRIED UNANIMOUSLY

MINUTES:

Council Meeting – August 28, 2007

Resolution # 07-353

MOVED by Deputy Mayor Vyboh that the Minutes of the Regular Meeting held on August 28, 2007 be approved as presented.

CARRIED UNANIMOUSLY

Public Hearing – August 28, 2007

Resolution # 07-354

MOVED by Councillor Meagher that the Minutes of the Public Hearing held on August 28, 2007 be approved as presented.

CARRIED UNANIMOUSLY

DELEGATIONS:

Mr. Thom Stubbs, Integrated Environments Ltd. re: Update to the Community Plan on Homelessness & Affordable Housing

Mr. Thom Stubbs was in attendance to provide an overview of the most recent version of the Community Plan on Homelessness and Affordable Housing. Mr. Stubbs provided an overview of the vision, principles and objectives utilized in further defining the plan, which contains four specific recommendations. These recommendations are: that the Municipality adopt the plan and utilize it to guide funding and partnership decisions; that the Municipality work with the Wood Buffalo Housing & Development Corporation to enhance and develop partnerships to increase community capacity; that the Municipality call for stronger local participation and involvement of other levels of government in the planning and implementation of housing and addressing homelessness challenges in the region; and that the homelessness initiative steering committee conduct a review of its structure. Mr. Stubbs then concluded his presentation by responding to questions from Council.

Resolution # 07-355

MOVED by Councillor Rebus that the Community Plan on Homelessness and Affordable Housing Report, dated August 24, 2007, be adopted and used as a guiding document for the future planning and allocation of the homelessness partnership strategy funding and resources for the Regional Municipality of Wood Buffalo.

CARRIED UNANIMOUSLY

Mr. Jim Rogers re: Community Plan on Homelessness and Affordable Housing

Mr. Rogers expressed concern about the homelessness situation, noting that there are several types of homeless people in the community. He indicated that the children of indigenous people should have a priority claim to housing, addictions treatment, counselling and job opportunities, over those who have moved here looking for work, or those who are supporting the drug culture. Mayor Blake then suggested that Mr. Rogers dialogue with administration about the issues that he had raised.

Mr. John Malcolm re: Community Plan on Homelessness and Affordable Housing

Mr. Malcolm expressed concern that the people originally from the community are being displaced, and that there is a huge drug and alcohol problem that seems to be thriving. He indicated that there are some very simple solutions, and questioned the success rate of homelessness initiatives in aboriginal communities. Mr. Malcolm indicated that he is willing to help and offer some solutions on how to address the homelessness situation in aboriginal communities. Mayor Blake clarified that the Plan is intended to serve the entire community, as opposed to one specific group, and encouraged Mr. Malcolm to enter into discussions with administration about his concerns and suggestions.

PUBLIC HEARINGS:

Resolution # 07-356

MOVED by Councillor Meagher that the meeting move into Public Hearing.

CARRIED UNANIMOUSLY

A public hearing was held from 7:02 p.m. until 8:02 p.m. A recess was then held from 8:02 p.m. until 8:22 p.m., following which the regular meeting reconvened.

COUNCIL UPDATES:

Reporting of Councillors on Boards and Committees

Councillor Clarkson reported on the following:

- Blueberry Festival and Future Forward launch
- Firefighters Memorial Service
- AUMA Community Infrastructure Meeting

Councillor Flett reported on the following:

- Fort Chipewyan Public Meeting
- Fort Chipewyan Fall Fair

Councillor Germain reported on the following:

- Tour of Syncrude Sport & Wellness Centre at Keyano College

Councillor Meagher reported on the following:

- River Clean-Up on September 15th
- United Way Campaign Kick-Off
- Blueberry Festival and Parade

Councillor Rebus reported on the following:

- Upcoming Sapræ Creek Community Barbeque

Mayor's Update

Mayor Blake reported on the following:

- Blueberry Festival and Parade
- Integrated Community Sustainability Plan
- Future Forward Launch
- Tom Morimoto Book Launch
- Flame of Hope Tournament
- Alberta Recycling Management Authority Visit
- Syncrude United Way Breakfast

REPORTS:

Integrated Community Sustainability Plan – Terms of Reference

Mr. Jagdev Shahi, Planning & Development, provided a brief overview of the Integrated Community Sustainability Plan and responded to questions from Council.

Resolution # 07-357

MOVED by Councillor Clarkson that the “Integrated Community Sustainability Plan – Terms of Reference” be accepted as information.
CARRIED UNANIMOUSLY

AUMA/AAMD&C Resolution – Intervenor Cost Reimbursement – EUB Hearings

Resolution # 07-358

MOVED by Deputy Mayor Vyboh:

- THAT the Resolution entitled Funding Support for Alberta Energy & Utilities Board Hearings be sent to the Alberta Urban Municipalities Association (AUMA) and Alberta Association of

Municipal District & Counties (AAMD&C) for consideration at their respective conventions; and

- THAT the Mayor forward a letter to the Honourable Minister Guy Boutilier, MLA for Fort McMurray - Wood Buffalo requesting his support for the resolution and that a copy of the correspondence also be forwarded to the Minister of Municipal Affairs and Housing.

CARRIED UNANIMOUSLY

Proposed Development and Street Names

The following motion was presented by Councillor Meagher: “THAT roadways within Eagle Ridge Stage 2 be named: Falcon Drive, SparrowHawk, Loutit Road, Eagle Ridge Boulevard, Falcon Green, Wax Wing, Pintail, Cormorant, Killdeer, Snowy Owl, Grebe, Sandhill, Merganser, Widgeon, Heron and Crane; THAT roadways within North Central Timberlea Phase 8 be named: Walnut, Chestnut, Huckleberry, Elderberry, Hawthorn, Crabapple, Honeysuckle and Chokecherry; and THAT roadways within Long Boat Landing be named: Denholm and Fontaine.”

Concern was expressed with respect to some of the names being proposed, and it was noted that names in Eagle Ridge were selected to maintain consistency with indigenous birds. Concern was also expressed with respect to feedback from residents who have indicated that the present system is confusing and difficulty to navigate.

Resolution # 07-359

MOVED by Councillor Carbery that Killdeer be removed from the list of street names for Eagle Ridge Stage 2 and replaced with Blackbird.

DEFEATED

For: Blake, Carbery, Rebus

Opposed: Chadi, Clarkson, Flett,
Germain, Meagher, Vyboh,
Wiltzen

Voting then occurred on the original motion.

Resolution # 07-360

MOVED by Councillor Meagher:

- THAT roadways within Eagle Ridge Stage 2 be named: Falcon Drive, SparrowHawk, Loutit Road, Eagle Ridge Boulevard, Falcon Green, Wax Wing, Pintail, Cormorant, Killdeer, Snowy Owl, Grebe, Sandhill, Merganser, Widgeon, Heron and Crane;
- THAT roadways within North Central Timberlea Phase 8 be

named: Walnut, Chestnut, Huckleberry, Elderberry, Hawthorn, Crabapple, Honeysuckle and Chokecherry; and

- THAT roadways within Long Boat Landing be named: Denholm and Fontaine.

CARRIED

For: Blake, Carbery, Chadi, Clarkson,
Flett, Meagher, Rebus, Vyboh,
Wiltzen

Opposed: Germain

Request for Leave of Absence

Resolution # 07-361

MOVED by Councillor Clarkson that David A. Blair be granted an unpaid leave of absence for the period September 17 - October 15, 2007, inclusive, for the purpose of seeking nomination for the 2007 General Municipal Election.

CARRIED UNANIMOUSLY

BYLAWS:

Bylaw No. 07/061 – Timberlea Area Structure Plan Amendment – Part of Lot 1, Block 17, Plan 052 3653

The following motion was presented by Deputy Mayor Vyboh: “THAT Bylaw No. 07/061, being a Timberlea Area Structure Plan Amendment – Part of Lot 1, Block 17, Plan 052 3653, be read a second time.”

Resolution # 07-362

MOVED by Deputy Mayor Vyboh that Bylaw No. 07/061 be amended by:

- a) In Section 3(a), striking out 1383, and inserting 1367;
- b) In Section 3(b), striking out 820, and inserting 833; and
- c) Deleting the existing Schedules A and B in their entirety and replacing them with Schedules A and B hereto attached.

CARRIED UNANIMOUSLY

Resolution # 07-363

MOVED by Deputy Mayor Vyboh that Bylaw No. 07/061, being a Timberlea Area Structure Plan Amendment – Part of Lot 1, Block 17, Plan 052 3653, as amended, be read a second time.

CARRIED UNANIMOUSLY

Resolution #07-364

MOVED by Councillor Meagher that Bylaw No. 07/061 be read a third and final time.

CARRIED UNANIMOUSLY

Bylaw No. 07/062 – Land Use Bylaw Amendment – Part of Lot 1, Block 17, Plan 052 3653 – Phase 8 – Timberlea North Central Subdivision

Resolution # 07-365

MOVED by Councillor Carbery that Bylaw No. 07/062, being a bylaw to amend the Land Use Bylaw – Part of Lot 1, Block 17, Plan 052 3653, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-366

MOVED by Councillor Clarkson that Bylaw No. 07/062 be read a third and final time.

CARRIED UNANIMOUSLY

Bylaw No. 07/063 – Land Use Bylaw Amendment – Sections 35 & 36, Part of Sections 25 & 26 within Township 88, Range 8, W4M (Saprae Creek)

Resolution # 07-367

MOVED by Councillor Meagher that Bylaw No. 07/063, being a Land Use Bylaw Amendment – Sections 35, 36 and Part of Sections 25 & 26, within Township 88, Range 8, W4M, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-368

MOVED by Councillor Chadi that Bylaw No. 07/063 be read a third and final time.

CARRIED UNANIMOUSLY

Bylaw No. 07/064 – Land Use Bylaw Amendment – General Text Amendments

The following motion was presented by Councillor Clarkson: “THAT Bylaw No. 07/064, being a Land Use Bylaw Text Amendment, be read a second time.”

Resolution # 07-369

MOVED by Councillor Carbery that Bylaw No. 07/064 be deferred to the September 25, 2007 scheduled Council meeting to allow administration an opportunity to consult with the development industry about the impacts of the proposed amendments.

It was clarified that if administration is unable to meet the specified

timeframe, Council would be advised accordingly and the bylaw would be brought forward at the earliest possible opportunity.

CARRIED UNANIMOUSLY

Bylaw No. 07/060 - Assessment and Taxation Fees Bylaw

The Regional Assessor provided an overview of the proposed bylaw and responded to questions from Council.

Resolution # 07-370

MOVED by Councillor Meagher that Bylaw 07/060, being the Assessment and Taxation Fees Bylaw, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-371

MOVED by Councillor Chadi that Bylaw No. 07/060 be read a third and final time.

CARRIED UNANIMOUSLY

NEW BUSINESS:

None scheduled.

ADJOURNMENT:

Resolution # 07-372

MOVED by Councillor Meagher that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:41 p.m.

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, SEPTEMBER 11, 2007.

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

CALL TO ORDER

Mayor Blake called the Public Hearing to order at 7:02 p.m.

PUBLIC HEARING RE: BYLAW NO. 07/061 – TIMBERLEA AREA STRUCTURE PLAN AMENDMENT – PART OF LOT 1, BLOCK 17, PLAN 052 3653; AND BYLAW NO. 07/062 – LAND USE BYLAW AMENDMENT – PART OF LOT 1, BLOCK 17, PLAN 052 3653 – PHASE 8 – TIMBERLEA NORTH CENTRAL SUBDIVISION

A. Opening Statement

Mr. Dennis Peck, Manager, Current Planning

Mr. Peck advised that the item before Council represents an amendment to the Timberlea Area Structure Plan and the Land Use Bylaw for the last portion of the consortium lands in Timberlea North Central. The proposed development will bring approximately 400 housings units into the area. Mr. Peck noted that administration has been working with the developer for some time and the amendment is fundamentally just an adjustment to the original plan. Planning & Development supports the proposed bylaw.

Mr. Tim Walsh, Applicant

Mr. Walsh advised that the amendments before Council represent the last phase of the subdivision for the overall plan approved in 2005. He noted that, essentially, the plan presented has no major changes and is largely reconfiguration of roadways, addition of back lanes for access to parking and

reconfiguration of a multi-family site for better access. Overall densities have not increased and the area is primarily a single family neighbourhood. Mr. Walsh noted that the developers have worked closely with administration to ensure that the proposed configuration doesn't have a significant impact on the overall allocation of land. Mr. Walsh also noted that the Consortium is proposing an additional seven lots be added to the total development in lieu of payment for the stormwater pond built.

B. Written Presentations

There were no written presentations.

C. Verbal Presentations

No verbal presentation requests were received.

D. Other Verbal Presentations (Time Permitting and with Consent of Council)

There were no requests to address Council.

E. Questions of Council

In response to questions from Council, Mr. Peck advised that the Municipal Government Act allows the Municipality to collect 10% of the total developable area for public use (municipal reserve). The stormwater pond is not considered part of the 10% reserve allocation.

F. Closing Statement

There was no closing statement.

**PUBLIC HEARING RE: BYLAW NO. 07/063 – LAND USE BYLAW AMENDMENT –
SECTIONS 35 & 36, PART OF SECTIONS 25 & 26 WITHIN TOWNSHIP 88, RANGE 8,
W4M (SAPRAE CREEK)**

A. Opening Statement

Mr. Dennis Peck, Manager, Current Planning

Mr. Peck noted that the proposed rezoning is a result of the Fringe Area Study recently adopted by Council. Administration is now looking at the various parcels of land in an effort to reduce the Urban Expansion district and zone the properties more appropriately. Mr. Peck noted that the proposed redesignation of the subject property as Rural District will give Vista Ridge more flexibility in terms of what they can do. Other areas will also be addressed in the future to reduce the more restrictive zoning in areas outside the urban service area.

B. Written Presentations

It was noted that an E-mail had been received from Mr. Kevin Grogan, Vista Ridge, in support of the proposed amendment.

C. Verbal Presentations

No verbal presentation requests were received.

D. Other Verbal Presentations (Time Permitting and with Consent of Council)

There were no other requests to address Council.

E. Questions of Council

In response to questions from Council, it was noted that any future development of the property would be subject to the same rigorous checks, balances and analysis that other developments have to go through before any permit is issued.

F. Closing Statement

There was no closing statement.

**PUBLIC HEARING RE: BYLAW NO. 07/064 – LAND USE BYLAW AMENDMENT –
GENERAL TEXT AMENDMENTS**

A. Opening Statement

Mr. Dennis Peck, Manager, Current Planning

Mr. Peck advised that the proposed bylaw brings forward a large number of text amendments that have been identified by administration and have accumulated over the past three years. A large number of the amendments relate to landscaping provisions, and many others are simply clarifications of existing provisions. Many other amendments were also identified, but because they represent a significant change, they were removed and will be dealt with separately. Mr. Peck noted that one other area of change is an increased level of authority for Development Officers, which would be beneficial in reducing the number of appeals filed and, in some instances, reducing wait times. The Planning & Development Department supports the proposed amendments.

B. Written Presentations

There were no written presentations received.

C. Verbal Presentations

Mr. Jim Rogers, resident, indicated opposition to the proposed bylaw, and expressed his opinion that the bylaw is simply another means of legalizing injustice. He expressed specific opposition to

any provisions relating to an increase in the authority of development officers, second-storey balconies, and basement suites.

Mr. Peck cautioned that the Municipality and Mr. Rogers are currently involved in legal proceedings on an issue very closely related to the issues being raised by Mr. Rogers. As such, Mr. Rogers was directed to reference the specific sections of the bylaw that he wished to address. No specific sections were referenced in the remainder of Mr. Rogers' presentation.

D. Other Verbal Presentations (Time Permitting and with Consent of Council)

There were no other requests to address Council.

E. Questions of Council

In response to questions from Council, the following clarification was provided:

- Any numbering issue within the bylaw does not affect the intent of the amendment itself.
- A Land Use Bylaw typically has a lifespan of 5-10 years and then must be updated or replaced to address changing community standards. The Municipality's bylaw has been in place since 1999 and is due for a re-working. That process will involve a significant level of public consultation and will take approximately two to three years to complete.
- Immediate benefits of proceeding with the proposed amendments include greater clarity, consistent interpretations, bringing the bylaw in line with Alberta Safety Codes, providing greater clarity to developers in terms of landscaping provisions, expedite the process for compliance certificates, and reduce the number of appeals to the Subdivision & Development Appeal Board.
- No consultation was sought with specific interest groups, however, the bylaw has complied with the notification requirements of the Municipal Government Act.
- Administrative directives are in place to ensure consistency of application with respect to discretionary use. In addition, staff meets on a regular basis to review and clarify any areas of ambiguity.
- The landscaping provisions includes a higher letter of credit. The increase from 100% to 125% will ensure that the future cost of completing the landscaping is recovered in instances where the developer does not complete landscaping within the specified timeframe. Because costs are increasing significantly from one year to another, a letter of credit based on 100% of current cost would not be sufficient to cover costs in a year or two.
- Parks staff were consulted and provided feedback on all of the landscaping provisions, particularly in terms of the types of trees and shrubs and the impact of root systems on municipal infrastructure.
- Every decision of a development officer may be appealed to the Subdivision & Development Appeal Board, regardless of the level of authority that has been granted to the development officer.
- The landscaping provisions being added to the bylaw are the same provisions that Parks asks for in landscaping plans. The only significant difference is that those provisions will be known ahead of time.

F. Closing Statement

There was no closing statement.

CLOSURE OF PUBLIC HEARINGS

Resolution # 07-373

MOVED by Councillor Chadi that the public hearings be closed.

CARRIED UNANIMOUSLY

The public hearings closed at 8:02 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER