

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, OCTOBER 11, 2005, COMMENCING AT 6:00 P.M.

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

CALL TO ORDER

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

1. PRAYER

Mayor Blake asked everyone to join her in Prayer.

Mayor Blake passed on Councillor Chadi's regrets as he was unable to attend tonight's meeting.

2. ADOPTION OF AGENDA

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

MOVED by Councillor Meagher that the Agenda be approved with the following amendments:

- Remove Pages 1 and 2 (September 27, 2005 Council Minutes and replace with revised Pages 1 and 2;
- Delete Pages 20, 21 and 22; and

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, OCTOBER 11, 2005

- Remove Pages 25 and 26 (Agenda Bill #05-188) and replace with revised Pages 25 to 26A.

CARRIED UNANIMOUSLY

3. PRESENTATIONS

No presentation scheduled.

4. MINUTES OF PREVIOUS MEETINGS

4-A. REGULAR MEETING – SEPTEMBER 27, 2005

The Minutes of the Regular Council Meeting held on September 27, 2005 were submitted for consideration.

MOVED by Councillor Vyboh that the Minutes of the Regular Council Meeting held on September 27, 2005 be approved as presented.

CARRIED UNANIMOUSLY

4-B. PUBLIC HEARING – SEPTEMBER 27, 2005

The Minutes of the Public Hearing held on September 27, 2005 were submitted for consideration.

MOVED by Councillor Vyboh that the Minutes of the Public Hearing held on September 27, 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 6:07 p.m.

CARRIED UNANIMOUSLY

RECONVENE

The regular meeting reconvened at 6:09 p.m.

6. UPDATES

6-A. REPORTING OF COUNCILLORS ON VARIOUS BOARDS/COMMITTEES (Councillors Flett, Meagher, Slade, Vyboh and Wiltzen)

Councillor Flett reported on the following:

- Fort MacKay Awards Night; and
- Public Works and Transportation Standing Committee meeting.

Councillor Meagher reported on the following:

- Communities in Bloom Committee meeting;
- Fire Fighters Memorial Service; and
- Funeral service for Bev Morgan.

Councillor Slade reported on the following:

- Wood Buffalo Housing & Development Corporation financial review; and
- MacDonald Island Board meeting with Steering Committee.

Councillor Vyboh reported on the following:

- Attendance at the AUMA Convention; and
- Fire Fighters Memorial Service.

Councillor Wiltzen reported on the following:

- Planning and Development Standing Committee meeting;
- Protective Services Standing Committee meeting;
- Public Works and Transportation Standing Committee meeting; and
- Willow Lake Community Association meeting.

6-B. MAYOR'S UPDATE

Mayor Blake reported on the following:

- Proclamation of October 17 to 23, 2005 as Canada Citizenship Week;
- Thanked Deputy Mayor Germain for chairing the last Council meeting;
- Harvest of Hope and Pink Ribbon Run;
- Presentation at a Maximize Oil Sands Growth conference;
- AUMA convention and meetings held with Minister of Infrastructure and Transportation, K Division and Minister of Seniors and Community Supports;
- Meeting with Mid-Size Cities Mayors;
- Meeting with Mayor Bronconnier from Calgary;
- Expressed condolences to the families of Mrs. Bev Morgan and Mr. Andy Gaudet who passed away in the last week; and
- Promoted the upcoming Civic Awards nominations request.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, OCTOBER 11, 2005

7. REPORTS

7-A. AGENDA BILL # 05-184 – APPOINTMENT OF DEVELOPMENT OFFICER – SEMRA KALKAN
05/259

Reference was made to Agenda Bill #05-184 being the Report dated September 30, 2005 and prepared by Planning and Development regarding Appointment of Development Officer – Semra Kalkan.

MOVED by Councillor Meagher that Ms. Semra Kalkan be appointed as a Development Officer for the Regional Municipality of Wood Buffalo.

CARRIED UNANIMOUSLY

7-B. AGENDA BILL #05-185 – APPOINTMENT OF REGIONAL ASSESSOR – HENK VAN WAAS
05/260

Reference was made to Agenda Bill #05-185 being the Report dated September 22, 2005 and prepared by Corporate Services, regarding Appointment of Regional Assessor.

MOVED by Councillor Carbery that Mr. Henk van Waas be appointed as Regional Assessor for the Regional Municipality of Wood Buffalo.

CARRIED UNANIMOUSLY

7-C. AGENDA BILL #05-186 – CAMBRIDGE STRATEGIES INVOICE PAYMENT & CONTRACT.
05/261

Reference was made to Agenda Bill #05-186 being the Report prepared by the Regional Manager regarding Cambridge Strategies Invoice Payment & Contract.

MOVED by Councillor Clarkson:

1. That Cambridge Strategies August/September invoice of \$24,269.86 be authorized for payment from the Emerging Issues Reserve.
2. That Cambridge Strategies August invoice of \$4,895.25 for work on the Land Release Project be authorized for payment from the Emerging Issues Reserve.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, OCTOBER 11, 2005

3. That the Municipality terminate the open-ended contract with Cambridge Strategies for the remainder of 2005.

CARRIED UNANIMOUSLY

7-D. AGENDA BILL #05-187 – CONTRACT AWARD #QU1708 – FORT CHIPEWYAN WINTER ROAD
05/262

Reference was made to Agenda Bill #05-187 being Report No. FC-022, dated September 27, 2005 and prepared by Operations & Maintenance, regarding Contract Award #QU1708 – Fort Chipewyan Winter Road.

MOVED by Councillor Wiltzen that the contract for the 2005/2006 Fort Chipewyan Winter Road, #QU1708, be awarded to Girard Enterprises Inc., for the amount of \$853,800.00.

CARRIED UNANIMOUSLY

It was noted the Municipality should continue to pursue other levels of government for assistance relative to the annual cost incurred in operating the winter road.

7-E. AGENDA BILL #05-188 – ARCHIE SIMPSON RECONSTRUCTION PROJECT
05/263

Reference was made to Agenda Bill #05-188 being Report dated September 29, 2005 and prepared by Community Services regarding Archie Simpson Reconstruction Project.

MOVED by Councillor Carbery that Council approve the rebuilding of the Archie Simpson Arena by the Municipal Insurer, provided that the following items are satisfactory to the Regional Municipality of Wood Buffalo:

- Site plan
- Floor plan indicating detailed layout of spaces
- Elevations illustrating materials and colours
- Wall sections indicating building heights and relationships
- Wall and roof sections indicating construction technology and insulation values
- Foundation and lab details
- Specification of materials and method of construction; and

- Warranty and commissioning information.

CARRIED UNANIMOUSLY

Discussion occurred relative to the option of installing an ice plant in the arena and it was indicated this issue may be addressed through the public consultation process.

7-F. AGENDA BILL #05-189 – SUBDIVISION APPLICATION – LOTS 1 AND 2, BLOCK 1, PLAN 032 5670 (SAPRAE CREEK)
 05/264

Reference was made to Agenda Bill #05-189 being Report No. PD-100-2005 dated September 20, 2005 and prepared by Planning and Development Department regarding Subdivision Application – Lots 1 and 2, Block 1, Plan 032 5670 (Saprae Creek).

MOVED by Councillor Rebus that the Plan of Subdivision as illustrated on Attachment #2 be approved, subject to the conditions identified in Attachment #3, and subject to final approval by Council of the amendment to the Land Use Bylaw to allow lot sizes of 0.80 ha for the following reasons:

- The use of the land for the proposed subdivision is consistent with the Municipal Development Plan, Highway 69/Clearwater River Valley and the Saprae Creek Area Structure Plans and the Land Use Bylaw as amended;
- The subdivision will be serviced with municipal water;
- The subdivision will create on site sewer services for each lot;
- Storm water management within the subdivision area will be accommodated by the construction of a storm water management facility; and
- The land is suitable for the intended residential uses.

Discussion occurred relative to the following issues/concerns raised by local residents:

- Green space – The Municipal Government Act allows the municipality to take 10 percent of land for municipal reserve. This can be a combination of land and/or cash in lieu, at Council's discretion. Administration's recommendation is to take cash in lieu for this development.
- Trail system – This matter is addressed under the conditions of subdivision approval whereby the developer will enter into a development agreement with the Municipality which will address construction of trails
- Minimum size of homes and land for mobile homes – The minimum size of homes will be 1206 square feet. Dwellings are not allowed if they only sit on a chassis as opposed to a basement. Mobile homes are only allowed on a temporary basis associated with the construction of a

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, OCTOBER 11, 2005

permanent home.

Voting then occurred on the motion:

CARRIED UNANIMOUSLY

8. BYLAWS

**8-A. BYLAW NO. 05/036 –LAND USE BYLAW AMENDMENT – LOTS 1 AND 2, BLOCK 1, PLAN 032 5670 (SAPRAE CREEK) (AGENDA BILL #05-182).
05/265**

Reference was made to Agenda Bill # 05-182 being Report No. PD-098-2005 dated September 1, 2005 and prepared by Planning and Development Department regarding Land Use Bylaw Amendment – Lots 1 and 2, Block 1, Plan 032 5670 (Saprae Creek).

Bylaw No. 05/036, 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 was presented to receive second and third readings.

MOVED by Councillor Clarkson that Bylaw No. 05/036 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 05/036 be given third and final reading.

CARRIED UNANIMOUSLY

INTRODUCTION – Deputy Chief of Operations

Fire Chief Carlisle took this opportunity to introduce Mr. Brian Makey, newly appointed Deputy Chief of Operations.

**8-B. BYLAW NO. 05/037– EMERGENCY SERVICES BYLAW (AGENDA BILL #05-190)
05/266**

Reference was made to Agenda Bill # 05-190, being Report dated September 12, 2005 and prepared by Fire Department regarding Emergency Services Bylaw.

Bylaw No. 05/037, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, OCTOBER 11, 2005

FOR THE PURPOSE OF DELIVERING EMERGENCY SERVICES was presented to receive first reading.

MOVED by Councillor Wiltzen that Bylaw No. 05/037 be given first reading.

CARRIED UNANIMOUSLY

9. NOTICE OF MOTION

None Scheduled

10. NEW AND UNFINISHED BUSINESS

None scheduled.

11. ADJOURNMENT

MOVED by Councillor Meagher that the meeting adjourn at 6:59 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, OCTOBER 11, 2005.

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

1. CALL TO ORDER

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

- A. PUBLIC HEARING RE: BYLAW NO. 05/036 – LAND USE BYLAW AMENDMENT – LOTS 1 AND 2, BLOCK 1, PLAN 032 5670 (SAPRAE CREEK) (AGENDA BILL #05-182)**
05/267

2-A. OPENING STATEMENT

Beth Sanders, Manager, Planning and Development explained the proposal is to amend the land use bylaw, south of Sapræ Creek Estates to allow for development of 71 lots measuring 0.8 hectares.

3-A. WRITTEN PRESENTATIONS

There were no requests for written presentations.

4-A. ORAL PRESENTATIONS

There were no requests for oral presentations.

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

None.

6-A. CLOSING STATEMENT

None.

7. ADJOURNMENT

MOVED by Councillor Clarkson that the Public Hearing adjourn
at 6:09 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER