

**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, AB, on Tuesday, November 25, 2008, commencing at 6:00 p.m.**

**Present:** M. Blake, Mayor  
M. Allen, Councillor  
D. Blair, Councillor  
M. Byron, Councillor  
S. Germain, Councillor  
G. Janvier, Councillor  
P. Meagher, Councillor  
R. Rebus, Councillor  
J. Vyboh, Councillor

**Absent:** S. Clarkson, Councillor  
L. Flett, Councillor

**Administration:** R. Burkard, Chief Administrative Officer  
S. Kanzig, Chief Legislative Officer  
K. Greig, Deputy CAO – Corporate  
S. Motkaluk, Deputy CAO – Operations  
J. Callahan, Legislative Officer  
B. Broomfield-Andrews, Recorder/Legislative Assistant

**Call to Order**

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

**Opening Prayer**

The Mayor asked everyone to join her in Prayer.

**Agenda**

08-263 Moved by Councillor Meagher:

- THAT the agenda be amended as follows:
  - Under Reports, add:
    - Item 14 – Purchase of a Portion of Block A, Plan 4569 KS;
    - Item 15 – Purchase of Lot 5, Block 1, Plan 952 3036; and
    - Item 16 – Purchase of Portion of Lot 1, Block 3, Plan 082 4071 (Long Boat Landing).
    -

- THAT the agenda be adopted as amended.  
CARRIED UNANIMOUSLY

## Minutes

### **1. Council Meeting – October 28, 2008**

08-264 Moved by Councillor Vyboh:

- THAT the Minutes of the Regular Meeting held on October 28, 2008 be amended by adding to Item 7, Resolution 08-248, the name Clarkson after the words “Moved by Councillor”; and
- THAT the Minutes be approved as amended.

CARRIED UNANIMOUSLY

### **2. Organizational Meeting – October 28, 2008**

08-265 Moved by Councillor Vyboh that the Minutes of the Organizational Meeting held on October 28, 2008 be approved as presented.

CARRIED UNANIMOUSLY

### **3. Special Council Meeting – November 18, 2008**

08-266 Moved by Councillor Allen that the Minutes of the Special Council Meeting held on November 18, 2008 be approved as presented.

CARRIED UNANIMOUSLY

## Delegations

### **4. Susan MacArthur re: Tax Abatement on Property (Ashlar Building Club)**

Ms. Susan MacArthur, President of the Fort McMurray Ashlar Building Club, was in attendance to request that the Ashlar Building Club property be made tax exempt as per Section 364(1) of the *Municipal Government Act*, for the tax years 2006 through 2008. Ms. MacArthur provided background information on the Ashlar Building Club. Taxes have been paid yearly on the property and with the increased valuation on the property over the years, the resulting tax increases are causing financial hardship. The 2008 tax bill is approximately \$57,000.00. Ms. MacArthur noted that in response for a review of their assessment, it was found that the property had been incorrectly assessed, and the Club will be refunded approximately 50% of the taxes paid over the last several years. In conclusion, Ms. MacArthur thanked Council for the opportunity to present their request.

## Business Arising Out of Delegations

## 5. The Fort McMurray Ashlar Building Club Property Tax Exemption Request

08-267 Moved by Councillor Rebus that the Fort McMurray Ashlar Building Club's requested taxation exemption for the property legally described as Plan 9121064 Block 2 Lot 13 be denied as it does not meet the requirements of the Community Organization Tax Exemption Regulation.

Henk van Waas, General Manager, Assessment and Taxation, was in attendance and provided a brief synopsis with respect to Administration's recommendation to deny the Ashlar Building Club's taxation exemption request, and responded to questions from Council.

Discussion ensued with regard to the amount of taxes paid on the Club's property, not knowing the Club's dissolutions or bylaws, the amounts of municipal taxes and requisitions for the Club's property, and future plans for the property.

Voting then occurred on the motion.

CARRIED

For: Blair, Blake, Byron, Germain,  
Janvier, Meagher, Rebus

Opposed: Allen, Vyboh

## Public Hearings

### 6. Public Hearing re: Bylaw No. 08/001 – Land Use Bylaw General Text Amendments

08-268 Moved by Councillor Vyboh that the meeting move into Public Hearing.

CARRIED UNANIMOUSLY

#### A. Opening Statement

##### Chris Reddy, Manager, Current Planning

Mr. Reddy advised that the only significant change within the Land Use Bylaw text amendments is a provision to increase the possibility of having basement suites in a number of zones throughout the Municipality.

#### B. Written Presentations

It was noted that correspondence, dated November 19, 2008 had been received from Mr. Rick Haney.

#### C. Verbal Presentations

**Mr. Jim Rogers, resident,** came forward to express his opinion with regard to various sections of the proposed text amendments to the Land Use Bylaw. He noted that sometimes bylaws can appear to be a bullying activity by anonymous people utilizing the authority as their agent.

**Mr. Rick Haney, resident,** came forward to clarify the intent of his written correspondence. He advised that he agrees with Sapræ Creek having basement suites similar to what Fort McMurray has, but would like to see a relaxation on the basement suite issue with regard to ensuring there is sufficient parking to accommodate this.

#### **D. Other Verbal Presentations**

There were no other requests to address Council.

#### **E. Questions of Council**

Susan Motkaluk, Deputy Chief Administrative Officer Operations, Wes Holodniuk, General Manager, Public Works, and Chris Reddy, Manager, Current Planning were in attendance and provided clarification with regard to water and sewer issues, the size and capacity of the water reservoir with respect to a proposed increase of residents in Sapræ Creek; the definition of staff accommodations and/or boarding house and the potential impact on neighbors, the potential impact of increased water capacity resulting from additional people living in basement suites; additional health requirements related to water; zoning; on site security; and with regard to rear and front yard setback requirements for recreational vehicles or utility trailers on a residential lot in a district, the definition of district.

#### **F. Closing Statement**

There was no closing statement.

08-269 Moved by Councillor Meagher that the Public Hearing be closed.

CARRIED UNANIMOUSLY

The Public Hearing was held from 6:35 p.m. to 7:08 p.m.

### **Bylaws**

#### **7. Bylaw No. 08/001 – Land Use Bylaw General Text Amendments**

The following motion was presented by Councillor Meagher: “That Bylaw No. 08/001, being a Land Use Bylaw Text Amendment, be read a second time”.

It was noted that changes are required to correct two numbers in Section 1.50 of Bylaw No. 08/001.

08-270 Moved by Councillor Rebus that Bylaw No. 08/001 be amended by deleting “103.3 and 103.4” from Section 1.50 and inserting “103.4 and 104.4”.

CARRIED UNANIMOUSLY

08-271 Moved by Councillor Rebus that Bylaw No. 08/001 be amended by deleting the words “and 104.4” from Section 1.50.

A short discussion occurred with regard to clarification in deleting the words “and 104.4”.

Voting then occurred on the motion.

CARRIED UNANIMOUSLY

A discussion occurred in response to a concern of Council with regard to Attachment 1, Sections 12, adding the definition of Staff Accommodation, and 13, changing the definition of a Boarding House, and with regard to the rationale for each section.

Discussion continued with regard to the definitions of Staff Accommodation and Boarding House.

### **Recess**

A recess occurred from 7:30 p.m. to 7:49 p.m.

08-272 Moved by Councillor Rebus that Bylaw No. 08/001 be amended by inserting the words “in the urban service area” immediately following the words “...on a residential lot...” in Section 1.38.

CARRIED UNANIMOUSLY

08-273 Moved by Councillor Rebus that Bylaw No. 08/001, as amended, be read a second time.

CARRIED UNANIMOUSLY

08-274 Moved by Councillor Allen that Bylaw No. 08/001 be read a third and final time.

CARRIED UNANIMOUSLY

### **Reports**

#### **8. 2008 Tax Cancellation Request**

08-275 Moved by Councillor Meagher:

- THAT the Municipal portion of the 2008 property taxes on the property legally described as Plan 2269NY Block 5 Lot 8, be cancelled in the amount of \$664.35, due to the residence being destroyed by fire.
- THAT the Municipal portion of the 2008 property taxes on the property legally described as Plan 1347TR Block 34 Lot 16, be cancelled in the amount of \$87.03, due to the mobile

home being destroyed by fire.

CARRIED UNANIMOUSLY

**9. Tax Accounts Write-Off**

08-276 Moved by Councillor Rebus that the outstanding tax arrears identified in Attachment 2 – Recommended Tax and Business License Fee Account Write-Offs, dated November 6, 2008 be written off.

Henk van Waas, General Manager, Assessment and Taxation, provided the background information on this item and clarification in response to questions from Council.

CARRIED

For: Allen, Blair, Blake, Byron,  
Germain, Meagher, Rebus, Vyboh

Opposed: Janvier

**10. Capital Budget Amendment – Purchase of Leased Road Compactor**

08-277 Moved by Councillor Vyboh that the 2008 Capital Budget be amended as identified in Attachment 1 – Capital Budget Amendment Request - Purchase of Lease Road Compactor, dated November 25, 2008.

CARRIED UNANIMOUSLY

08-278 Moved by Councillor Vyboh:

- THAT \$89,900 be utilized from the Public Services Division's 2008 Operating Budget to fund the purchase of the leased road compactor;
- THAT in the event the entire amount cannot be accommodated within the Public Services Division's 2008 Operating Budget, the balance be funded from a 2008 Corporate Operating Surplus; and
- THAT in the event a 2008 Corporate Operating Surplus is insufficient or non-existent, the funds be committed from the 2008 Emerging Issues Reserve.

CARRIED UNANIMOUSLY

**11. Fort McKay First Nation Addition to Reserve**

08-279 Moved by Councillor Vyboh that the Municipality issue a letter of support to the Federal Minister of the Department of Indian Affairs and Northern Development for the Fort McKay First Nation's Addition To Reserve subject to the Fort McKay First Nation providing the Municipality with a Band Council Resolution

which confirms that the Fort McKay First Nation and Department of Indian Affairs and Northern Development will negotiate and enter into an Operating and Cost Recovery Agreement with the Municipality for the provision of services.

Marcel Ulliac, General Manager, Strategic Initiatives, and Jeffrey O'Donnell, Senior Advisor, Rural and Aboriginal Affairs, provided the background information on this item and responded to questions from Council.

CARRIED UNANIMOUSLY

## **12. Fort McMurray Community Development Plan – Capital Budget Amendments**

Susan Motkaluk, Deputy Chief Administrative Officer, Paige Tracey, General Manager, Risk and Compliance, and Wes Holodniuk, General Manager, Public Works, were in attendance.

08-280 Moved by Councillor Vyboh:

That the 2008 Capital Budget be amended as identified in Attachments 1 through 12, dated November 25, 2008 for the following projects:

1. Saline Creek Supply Line from WTP to King Street Booster (FMCDP) – Design
2. King Street Booster Station Replacement (FMCDP)
3. Saline Creek Supply Line from King Street Booster to Mackenzie Reservoir (FMCDP)
4. Saline Creek Highway 69 Water Supply Line (FMCDP)
5. Saline Creek Plateau Transmission Main (FMCDP)
6. Saline Creek Outfall Sewer to Mills Avenue (FMCDP)
7. Saline Creek Drive and Bridge (FMCDP) – Design
8. Saline Creek Highway 69 Twinning (FMCDP) – Urban Service Area
9. Parsons Creek Water Supply from WTP to Parsons Creek Reservoir (FMCDP) – Confederation Way
10. Parsons Creek Sewer Outfall Siphon (FMCDP)
11. Parsons Creek West Access Road (FMCDP) – Design
12. Community Development Plan Infrastructure Implementation

CARRIED UNANIMOUSLY

08-281 Moved by Councillor Vyboh that the provisions of Attachments 1 through 12 (Capital Budget Amendment Requests) remain confidential pursuant to sections 16 and 25 of the Freedom of

Information and Protection of Privacy Act, R.S.A., 2000 c. F-25, as amended.

CARRIED UNANIMOUSLY

08-282 Moved by Councillor Germain that the projects not exceed the funding allocations from the Provincial Government without prior Council approval.

CARRIED UNANIMOUSLY

**13. Delivery of Safety Code Permitting, Inspections, and Occupancy Certifications – Uniform Quality Management Plan**

08-283 Moved by Councillor Allen that the Regional Municipality of Wood Buffalo Uniform Quality Management Plan dated September 12, 2008 be adopted.

Susan Motkaluk, Deputy Chief Administrative Officer, and Chris Reddy, Manager, Current Planning, were in attendance and responded to questions from Council.

Voting then occurred on the motion.

CARRIED UNANIMOUSLY

08-284 Moved by Councillor Meagher that Administration be directed to finalize procurement of a contract with a qualified external firm to deliver the Uniform Quality Management Plan.

CARRIED UNANIMOUSLY

**14. Purchase of a Portion of Block A, Plan 4569 KS**

08-285 Moved by Councillor Meagher:

- THAT the property legally described as: all that portion of Block A, Plan 4569 KS, as shown on Attachment 3 containing 0.87 ha (2.15 acres) more or less be purchased in accordance with the terms and conditions outlined in Attachment 1 (Summary of Land Purchase Agreement, dated November 25, 2008).
- THAT Administration be directed to enter into an option to sell land in accordance with the terms and conditions outlined in Attachment 1 (Summary of Land Purchase Agreement) legally described as: Lot 4 containing 1.048 ha (2.59 acres) more or less and Lot 21 containing 0.97 ha (2.41 acres) more or less as shown in Eco-Industrial Park option land Attachment 4.
- THAT the provisions of Attachment 1 (Summary of Land Purchase Agreement, dated November 25, 2008) remain confidential pursuant to sections 16 and 25 of the *Freedom of Information and Protection of Privacy Act*, R.S.A. 2000. c. F-25, as amended.

CARRIED



For: Allen, Blair, Blake, Byron,  
Janvier, Meagher, Rebus, Vyboh  
Opposed: Germain

**15. Purchase of Lot 5, Block 1, Plan 952 3036**

08-286 Moved by Councillor Meagher:

- THAT the property legally described as Lot 5, Block 1, Plan 952 3036 be purchased in accordance with the terms and conditions outlined in Attachment 1 (Land Purchase Summary, dated November 25, 2008) and Attachment 2 (Subject Area Map).
- THAT the provisions of Attachment 1 (Summary of Land Purchase) and Attachment 2 (Subject Area Map) remain confidential pursuant to sections 16 and 25 of the *Freedom of Information and Protection of Privacy Act*, R.S.A. 2000. c. F-25, as amended.

CARRIED

For: Allen, Blair, Blake, Byron,  
Janvier, Meagher, Rebus, Vyboh  
Opposed: Germain

**16. Purchase of Portion of Lot 1, Block 3, Plan 082 4071 (Long Boat Landing)**

08-287 Moved by Councillor Allen:

- THAT the property legally described as all that portion of Lot 1, Block 3, Plan 082 4071, as shown in red on Attachment 4 containing 1.25 ha (3.11 acres) more or less be purchased in accordance with the terms and conditions outlined in Attachment 1 (Summary of Land Purchase Agreement, dated November 25, 2008).
- THAT Administration be directed to enter into an option to sell land in accordance with the terms and conditions outlined in Attachment 2 (Summary of Land Sale Agreement, dated November 25, 2008) for land legally described as all that portion of government road allowance adjoining River Lots 22, 23 and 24, Fort McMurray Settlement, as shown in green on Attachment 3.
- THAT the provisions of Attachment 1 (Summary of Land Purchase Agreement, dated November 25, 2008) and Attachment 2 (Summary of Land Sale Agreement, dated November 25, 2008) remain confidential pursuant to sections 16 and 25 of the *Freedom of Information and Protection of Privacy Act*, R.S.A. 2000. c. F-25, as amended.

CARRIED

For: Allen, Blair, Blake, Byron,

Janvier, Meagher, Rebus, Vyboh  
Opposed: Germain

### **New and Unfinished Business**

There was no new or unfinished business.

### **Updates**

#### **Mayor's Update**

Mayor Blake reported on the following:

- Sod Turning for New School in Anzac
- Olympian Celebrities
- Remembrance Day Service
- Send off for Al Hancock Final Climb
- Interview of New RCMP Officer In Charge
- Grand Opening of The Family Group Conferencing and Safe Visitation Centre
- Grand Tour of MacDonald Island Park
- Golden Years Society Seniors Tea
- Community Leaders Reception at Stonebridge hotel
- Olympic Torch Relay Announcement
- Santa Clause Parade

#### **Reporting of Councillors on Boards and Committees**

Councillor Blair reported on the following:

- Minister of Environment and Minister of Aboriginal Relations Meeting in Fort Chipewyan
- Winter Road
- Presentation on Solvent Abuse
- Shell Canada and TEC Open Houses
- Communities In Bloom Annual Meeting
- Marshall House Outreach Meeting

Councillor Allen reported on the following:

- Wood Buffalo Housing and Development Corporation Meeting
- Represented the Mayor at the Grand Opening and Ribbon Cutting of the new Alberta Treasury Branch in Timberlea
- Salvation Army Annual Kettle Campaign
- 20<sup>th</sup> Annual Music Writing Awards

Councillor Meagher

- Oil Sands Discovery Centre Meeting
- United Way

**Administrative Update**

There was no administrative update.

**Adjournment**

08-288 Moved by Councillor Meagher that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:05 p.m.

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Mayor

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Chief Legislative Officer