

**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 19, 2006, COMMENCING AT 7:00 P.M.**

**PRESENT:**

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

**ABSENT:** MAYOR M. BLAKE

**CALL TO ORDER:** Deputy Mayor Carbery called the meeting to order at 7:01 p.m.

**PRAYER:** Deputy Mayor Carbery asked everyone to join him in Prayer.

**AGENDA:** Resolution # 306/06  
MOVED by Councillor Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

**MINUTES:** Resolution # 307/06  
MOVED by Councillor Vyboh that the Minutes of the Regular Meeting held on September 5, 2006 be approved as presented.

CARRIED UNANIMOUSLY

**DELEGATIONS:** There were no delegations scheduled.

**PUBLIC HEARINGS:** **Public Hearing re: Bylaw 06/036 – Text Amendment to Highway 63 North Area Structure Plan and Bylaw No. 06/037 – Text Amendment to Land Use Bylaw**

A Public Hearing was held from 7:04 p.m. to 8:04 p.m.

**RECONVENE:**

The regular meeting reconvened at 8:04 p.m.

**COUNCIL UPDATES:**

**Reporting of Councillors on Boards and Committees**

Councillor Meagher reported on the following:

- Terry Fox Run
- Awaiting results from the National Communities in Bloom Meeting
- Kudos to MacDonald Island for the good job done relative to the Oil Sands Trade Show

Councillor Rebus reported on the following:

- Draper Resident's meeting

Councillor Clarkson reported on the following:

- BRZ meeting
- Leadership Wood Buffalo meeting
- Public reaction to a Chatelaine article regarding the Municipality

Councillor Flett reported on the following:

- Municipality's 10<sup>th</sup> Anniversary ceremony in Fort Chipewyan

**Deputy Mayor's Update**

Deputy Mayor Carbery reported on the following:

- Mayor Blake away at a Banff Leadership Course
- Oil Sands Conference and Trade Show
- Northern Alberta Development Council (NADC) meeting
- Council Strategic Planning Session held earlier in September

**RECESS/  
RECONVENE:**

A recess occurred at 8:13 p.m. and the meeting reconvened at 8:21 p.m.

**Updates from Administration**

Deputy Mayor Carbery noted these are strictly information updates and only questions of clarification would be considered.

- Community Services - Timberlea Athletic Park**
- **Father Mercredi Sport field**
  - **Corless Field**

Mr. Stephen Clarke, Manager of Community Services, came forward and provided an update relative to the Syncrude Timberlea Athletic

Park, Father Mercredi Sports Field and Corless Field, identifying what work has been done to date and what work remains to be done.

Mr. Clarke was thanked for his report.

### **Human Resources - Workforce Statistics**

Ms. Jacqui Sample, Manager of Human Resources, came forward and presented an update on workforce statistics and challenges the Municipality is facing at this time. She addressed issues such as current number of employees, high turnover rate, vacancy levels in individual departments and years of service demographics. The Municipality is currently short 88 positions.

It was noted the Municipality fell short of its 2003 goal to have a turnover rate of 6%. The community's remoteness is a major issue with getting people into the community.

Ms. Sample was thanked for her report.

### **Operations and Maintenance - Wastewater Treatment Plant - Water Treatment Plant**

Mr. Wes Holodniuk, Manager of Operations and Maintenance, came forward and presented information on the Water Treatment Plant and the Wastewater Treatment Plant projects.

In terms of the Water Treatment Plant, he outlined the approved budgets and projects scheduled for the years 2006, 2007, 2008, 2011 and 2016.

In terms of the Wastewater Treatment Plant, he discussed investigation for location of grit disposal, investigation of sludge levels, development of staffing needs, wastewater effluent quality and monitoring of chemical dosage. He noted the main contract is 17% complete and updated Council on the actual budget spent to date on the project.

Mr. Holodniuk was thanked for his presentation.

### **Planning and Development - Population Projection Scenarios**

Ms. Beth Sanders, Manager of Planning and Development came forward and spoke to issues such as population trend scenarios, development areas and what and where developments may happen.

She noted that since 1999, the rate of population growth has been on average 8.7% annually. Three scenarios were developed based on 6%, 9% and 12% growth rates. Possible development sites identified were Saline Creek with potential population of +/- 20,000, between Horse and Hangingstone Rivers with potential population of +/- 23,240 population and North of Parsons Creek with potential population of +/- 11,593.

Potential dwelling units were addressed, based on information provided by the construction industry. Land Management is also trying to identify options to accommodate the Municipality's needs for industrial and commercial development.

It was noted Council needs to have information relative to various densities and what these entail to assist in developing long term planning of the community.

Ms. Sanders was thanked for her presentation.

**RCMP - Hardin Street Retrofit  
- Regional Policing Needs Assessment**

Ms. Cherie Cormier, RCMP Office Administrator, came forward to address Council regarding the Hardin Street Retrofit and the Regional Policing Needs Assessment.

Ms. Cormier indicated that 50 staff will be moving to the Hardin Street location by the end of October.

In terms of the Regional Policing Needs Assessment, she thanked Council, stakeholders and the public who provided input in the consultation sessions held to date. Final consultations are scheduled to be held in Draper/Saprae Creek and Fort MacKay by the end of September, following which the consultant will be preparing a report for Council's consideration.

Ms. Cormier was thanked for her presentation.

**REPORTS:**

There were no reports.

**NEW BUSINESS:**

There was no new business.

**BYLAWS:**

**Bylaw No. 06/036 – Text Amendment to Highway 63 North Area Structure Plan - Graymont**

MOVED by Councillor Meagher that Bylaw No. 06/036, being a bylaw to amend the Highway 63 North Area Structure Plan (ASP) to allow natural resource extraction within the Industrial Land Use Policies section, within Sections 5, 6, 7, 8, 18, 19, 30 and 31, of Twp 90-Rge 9-W4M and NE 36 of Twp 90-Rge 10-W4M, be read a second time.

Discussion occurred relative to the presentations heard during the Public Hearing held earlier in the meeting. Concern was raised relative to the proximity of the proposed amendment to the urban service area.

Clarification was provided in that the Area Structure Plan amendment and the Land Use Bylaw proposed this evening will allow the sand and gravel extraction operation to proceed. Should the applicant wish to proceed with the limestone operations, a further application for Land Use Bylaw amendment will be required.

It was suggested the area being proposed at this time be reduced by removing Sections 5, 6, 7 and 8 in order to further distance the proposed operation from the Urban Service Area. Administration was directed to review this option to determine whether or not this would be a substantial change to the proposed bylaw and report back to Council on how to proceed.

Resolution #308/06

MOVED by Councillor Rebus that this matter be referred back to Administration for further review and reporting back to Council.

CARRIED UNANIMOUSLY

**Bylaw No. 06/037 – Text Amendment to Land Use Bylaw – Graymont**

Based on the disposition of Bylaw No. 06/036, the following resolution was put forward at this time.

Resolution # 309/06

MOVED by Councillor Chadi that this matter be referred to Administration for further review and reporting back to Council.

CARRIED UNANIMOUSLY

**ADJOURNMENT:**

Resolution # 310/06

MOVED by Councillor Meagher that the meeting be adjourned.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING  
TUESDAY, SEPTEMBER 19, 2006

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CARRIED UNANIMOUSLY

The meeting adjourned at 9:15 p.m.

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MAYOR

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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 19, 2006.**

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	REGIONAL MANAGER	B. NEWELL
	SENIOR LEGISLATIVE OFFICER	K. GREIG
	LEGISLATIVE COORDINATOR	A. ROGERS
ABSENT:	MAYOR	M. BLAKE

**CALL TO ORDER**

Deputy Mayor Carbery called the Public Hearing to order at 7:04 p.m.

**PUBLIC HEARING RE: BYLAW NO. 06/036 – TEXT AMENDMENT TO HIGHWAY 63 NORTH AREA STRUCTURE PLAN – GRAYMONT, AND BYLAW NO. 06/037 – TEXT AMENDMENT TO THE LAND USE BYLAW - GRAYMONT**

**A. Opening Statement**

**Mr. Ron Wrigley**, applicant on behalf of Inland Aggregates and Graymont Western Canada was present to address Council. Mr. Wrigley spoke to the two applications before Council being an amendment to the Area Structure Plan (ASP) and an amendment to the Land Use Bylaw.

The ASP amendment will provide the developers with a reasonable basis to move forward with extensive Environmental Impact Assessment studies. The Land Use Bylaw amendment will allow for sand and gravel production to serve the immediate Fort McMurray market needs and the proximity to Fort McMurray urban development will minimize trucking distance, thereby reducing transportation costs.

Mr. Wrigley elaborated on the concept plan for the sand and gravel extraction operation which involves some of the following: treed setback areas along the river and highway, limited size of the active operating area, coordination of access with Alberta Infrastructure and Transportation, reclamation as

natural and recreations areas, stockpiles to be located outside flood risk areas, dust control measures to be implemented, re-use of wash water – no discharge to the river.

A traffic study has been prepared and submitted to Alberta Infrastructure and Transportation who will be commenting on it at the permitting stage. A Fish and Fish Habitat Baseline Report prepared shows that setbacks provide a natural corridor along the river, small operating areas mitigate impacts, setbacks from Pond 1 ensure protection of the fish habitat and the potential for an end-use lake would enhance fisheries and wildlife habitat.

Reference was made to the consultation activities which occurred to date, including distribution of newsletter, meetings with stakeholders, open houses and meetings with First Nation and aboriginal groups.

Mr. Wrigley concluded his presentation by noting that approval of these amendments will allow the companies to proceed with provincial Surface Material Lease approval process for short-term sand and gravel extraction in the West ½ of Section 31 as well as proceed with the Environmental Impact Studies process for a future limestone quarry.

#### **B. Written Presentations**

There were no written presentations

#### **C. Verbal Presentations**

**Mr. Jim Rogers**, resident, spoke in support of the operation, noting this is a highly sophisticated operation, the people involved are very responsive to the input from stakeholders and are working together to make sure that everybody's needs are met.

**Mr. Grant Henry**, resident, spoke in opposition of the proposed amendment. He referred to the quality of life issue, specifically referring to the Municipality's position being offered to the Alberta Energy and Utilities Board relative to the oil sand development in the region. He is concerned with the impact on fish and wildlife in the area, suggesting that once the habitat is gone, it is virtually impossible to replace. He questioned the validity of the supply and demand issue factor for this development. He suggested the following be looked at: impact assessment, loss of habitat, disturbance of land adjacent to urban service area, discharge of effluents, steam, and proximity of industrial development to the Parsons Creek residential area.

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

Mr. Dennis Peck, Superintendent of Current Planning, was present to put forward Administration's position on this application. He noted Administration has supported the application from the start. With proper plans in place, the Municipality could end up with a good end product. Having the opportunity to work with the developer early allowed the opportunity to have a land use that meets the long term vision of the Municipality.

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

The following issues/questions were discussed:

- Environment Impact Assessment – noise and dust studies to be completed as part of this assessment
- Expected time line for environmental assessment – approximately two years
- Communication plan for keeping stakeholders updated on progress of studies and development – newsletters, open houses, meetings with stakeholders
- Tree buffers around the operation – intended 30 m from the highway
- Requirements relative to land reclamation processes – all levels of government have tough processes in terms of land reclamation
- Municipality’s long term vision for the area in question
- Staging/Phasing of land clearing and time lines associated with the sand and gravel operation – approximately 10 years
- Impacts study regarding wind and potential for dust blowing on highway, creating traffic hazards - dust/atmosphere specialist hired for the Environmental Impact Assessment phase and dust control measures are implemented on the site
- Time lines of development (40-50 years for the limestone operation)
- Smoke release and natural emissions from truck exhaust
- Migration patterns of animals
- Proximity of development to the urban service area and residential areas
- Noise level and sound abatement program – provincial noise standards to be met

**F. Closing Statement**

In closing, Mr. Wrigley suggested this proposed development is different in terms of scope and impact versus oil sand projects as referred to earlier. The various issues raised are being addressed through Sustainable Resource Development, Alberta Environment and Alberta Energy and Conservation Board as well as by separating the sand and gravel from the limestone operation.

**CLOSURE OF PUBLIC HEARING**

Resolution # 311/06

MOVED by Councillor Clarkson that the Public Hearing be closed.

CARRIED UNANIMOUSLY

The public hearing closed at 8:04 p.m.

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MAYOR

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CHIEF LEGISLATIVE OFFICER