



Council Meeting

Jubilee Centre Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, March 11, 2014
6:00 p.m.

Agenda

National Anthem

Call To Order

Opening Prayer

Adoption of Agenda

Minutes of Previous Meetings

1. Minutes of Previous Council Meeting - February 25, 2014

Delegations

Those individuals in attendance at the meeting will be provided with an opportunity to address Council regarding an item on the agenda, with the exception of those items for which a Public Hearing is required or has been held. Consistent with all delegations, each presentation will be allowed a maximum of five minutes.

Bylaws

2. Amendment to Local Improvement Debenture Borrowing Bylaws - Bylaw No. 14/004
-2nd and 3rd readings

3. Subdivision Authority Bylaw – Bylaw No. 14/006
- 2nd and 3rd readings

Reports

4. Urban Service Area Boundary Amendment

Reporting - Boards and Committees

Adjournment

Unapproved Minutes of a Meeting of the Council of the Regional Municipality of Wood Buffalo held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, February 25, 2014, commencing at 6:00 p.m.

Present: M. Blake, Mayor
T. Ault, Councillor
G. Boutilier, Councillor
L. Bussieres, Councillor
J. Cardinal, Councillor
S. Germain, Councillor
K. McGrath, Councillor
P. Meagher, Councillor
J. Stroud, Councillor
A. Vinni, Councillor

Absent: J. Chadi, Councillor

Administration: G. Laubenstein, Chief Administrative Officer
S. Kanzig, Chief Legislative Officer
A. Rogers, Senior Legislative Officer
A. Hawkins, Legislative Officer

National Anthem

Call To Order

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

Opening Prayer

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

Adoption of Agenda

The following additions were requested:

- Item # 6 - Subdivision Authority Bylaw - Bylaw No. 14/006; and
- Item # 7 - Accountability, Integrity and Transparency Audit

Moved by Councillor P. Meagher that the Agenda be amended by adding Item #6 - Subdivision Authority Bylaw - Bylaw No. 14/006; and that Item #7 - Accountability, Integrity and Transparency Audit; and that the Agenda be adopted as amended.

CARRIED UNANIMOUSLY

Minutes of Previous Meetings

1. Council Meeting - January 28, 2014

Moved by Councillor J. Stroud that the Minutes of the January 28, 2014 Council meeting be adopted as presented.

CARRIED UNANIMOUSLY

Delegations**2. Mr. Allen Geary, Northern Alberta Development Council re: Fort McMurray-Peace River Transportation and Utility Corridor (via teleconference)**

Mr. Geary, Director of Projects and Research for Northern Alberta Development Council (NADC) participated in the meeting via teleconference. NADC is undertaking an analysis of the merits of developing a transportation and utility corridor between Fort McMurray and Peace River and is looking for Council's support at this time.

Mr. Geary confirmed that a map could be provided showing the various leases located within the affected area.

Business Arising from Delegation**3. Fort McMurray-Peace River Transportation and Utility Corridor**

Moved by Councillor J. Stroud that the Regional Municipality of Wood Buffalo support the concept of a Fort McMurray-Peace River Transportation and Utility Corridor, linking the two regions.
CARRIED UNANIMOUSLY

Mr. Nathan Petherick, Brown & Associates, spoke in support of the Subdivision Authority Bylaw.

Moved by Councillor K. McGrath that the presentation made by Mr. Nathan Petherick be received as information.
CARRIED UNANIMOUSLY

Mr. Jim Rogers, resident, came forward and raised a concern regarding the delegation process for Council agendas.

Moved by Councillor P. Meagher that the presentation made by Mr. Jim Rogers be received as information.
CARRIED UNANIMOUSLY

Public Hearings and Related Reports**4. Closure of Undeveloped Government Road Allowances and Authorization to Sell - Bylaw No. 14/003**

Moved by Councillor P. Meagher that the Public Hearing for Bylaw No. 14/003 be opened.
CARRIED UNANIMOUSLY

Mr. Marcel Ulliac, Director, Land Administration, introduced the proposed Bylaw.

Mr. Nathan Petherick, Brown & Associates, spoke on behalf of Pacific Investments and Development Ltd. He provided an overview of the proposed Bylaw.

Mr. Jim Rogers, resident, spoke in support of the proposed Bylaw.

Moved by Councillor T. Ault that the Public Hearing for Bylaw No. 14/003 be closed.

CARRIED UNANIMOUSLY

The Public Hearing for Bylaw No. 14/003 was held between 6:35 p.m. and 6:45 p.m.

Bylaws

5. Amendment to Local Improvement Debenture Borrowing Bylaws - Bylaw No. 14/004

Moved by Councillor J. Stroud that Bylaw No. 14/004, being a bylaw to amend local improvement debenture borrowing bylaws for the 1994 Waterways Street Upgrading, South Entry Service Road – Gregoire, Gordon Avenue Upgrading (2003), Highway 63 North Water Supply Line, and the McCormick Drive Local Improvement Projects, be read a first time.

CARRIED UNANIMOUSLY

6. Subdivision Authority Bylaw – Bylaw No. 14/006

Moved by Councillor A. Vinni that Bylaw No. 14/006, being the Subdivision Authority Bylaw, be read a first time.

CARRIED UNANIMOUSLY

Reports

7. Accountability, Integrity and Transparency Audit

Moved by Councillor S. Germain:

That the Accountability, Integrity and Transparency Audit Statement of Work, dated February 25, 2014 (Attachment 1) be approved and that the request for proposal process commence immediately;

That the Accountability, Integrity and Transparency Audit be funded from the 2014 Council Operating Budget;

That in the event funding cannot be accommodated in the 2014 Council Operating Budget, funding be allocated from the 2014 corporate Operating Budget surplus; and

That in the event funding cannot be accommodated in the 2014 corporate Operating Budget surplus, funding be allocated from the Emerging Issues Reserve.

CARRIED UNANIMOUSLY

Reporting - Boards and Committees

- Council Retreat (Councillor L. Bussieres, Councillor J. Cardinal, Councillor P. Meagher, Councillor J. Stroud and Mayor M. Blake)
- Wood Buffalo Housing & Development Corporation (Councillor J. Cardinal)
- Municipal Government Act Review; Northern Mayor/Reeve's Caucus (Mayor M. Blake)

Adjournment

Moved by Councillor P. Meagher Motion that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:11 p.m.

Mayor

Chief Legislative Officer

Subject: Bylaw No. 14/004 - Amendment to Local Improvement Debenture Borrowing Bylaws
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APPROVALS:

<p>Brian Moore, Director Elsie Hutton, Executive Director Glen Laubenstein, Chief Administrative Officer</p>
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Administrative Recommendation:

1. THAT Bylaw No. 14/004, being a bylaw to amend local improvement debenture borrowing bylaws for the 1994 Waterways Street Upgrading, South Entry Service Road – Gregoire, Gordon Avenue Upgrading (2003), Highway 63 North Water Supply Line, and the McCormick Drive Local Improvement Projects, be read a second time.
2. THAT Bylaw No. 14/004 be read a third and final time.

Summary:

The proposed amendment to Bylaws 1994 Waterways Street Upgrading (No. 94/25), South Entry Service Road – Gregoire (No. 97/051), Gordon Avenue Upgrading (2003) (No. 03/047), Highway 63 North Water Supply Line Local Improvement Bylaw (No.03/052), and the McCormick Drive Local Improvement Project (No. 96/034) will allow for the required adjustment to assessed frontages or assessed areas, as appropriate, as a result of recent property subdivisions. The authority to amend these bylaws is vested with Council under the *Municipal Government Act*.

Background:

Bylaw No. 94/25 was adopted by Council in 1994 to undertake and complete the construction of Local Improvements for Waterways Street upgrading, including drainage, upgrade to asphalt, curb and gutter and frost protection services, as required.

Bylaw No. 97/051 was adopted by Council in 1997 to undertake the construction of a paved service road providing access to local businesses on Gregoire Drive from Highway 63.

Bylaw No. 03/047 was adopted by Council in 2003 to undertake and complete the construction of Local Improvements to Gordon Avenue upgrades to include asphalt paving with concrete curb, gutter and sidewalks.

Bylaw No. 03/052 was adopted by Council in 2003 to supply and install a water main from the intersection of Memorial Drive and Confederation Way to the former Tempo service station site.

Bylaw No. 96/034 was adopted by Council in 1996 to undertake the construction of local improvements in the form of upgraded street paving to McCormick Drive.

Subsequent to approval of Bylaw No.s 94/25, 97/051, 03/047, 03/052, and 96/034 new property subdivisions have resulted in adjustments in the assessed frontage or assessed areas as appropriate of the local improvement. These changes are reflected in amended Schedules attached hereto. This will result in a redistribution of the existing local improvements costs and not additional local improvement charges.

Rationale for Recommendation:

Section 402 of the *Municipal Government Act* requires that new property subdivisions or amalgamations of parcels of land that are subject to a local improvement tax be reflected in the respective local improvement bylaw. Bylaw No.s 94/25, 97/051, 03/047, 03/052 and 96/034 must be amended to address changes in assessable frontage or assessed areas, as appropriate, and reflected in subsequent tax notices.

Attachment:

1. Bylaw No. 14/004

BYLAW NO. 14/004

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LOCAL IMPROVEMENT DEBENTURE BYLAW NO.'s 94/25, 97/051, 03/047, 03/052 and 96/034

WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to amend Bylaw No. 94/25 authorizing the issuance of a debenture of THREE HUNDRED, FORTY-TWO THOUSAND, TWENTY-SIX (\$342,026) DOLLARS in respect of the project known as “1994 Waterways Street Upgrading Local Improvement”;

WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to amend Bylaw No. 97/051 authorizing the issuance of a debenture of ONE MILLION (\$1,000,000) DOLLARS in respect of the project known as “Local Improvement, South Entry Service Road-Gregoire”;

WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to amend Bylaw No. 03/047 authorizing the issuance of a debenture of SEVEN HUNDRED THOUSAND (\$700,000) DOLLARS in respect of the project known as “Gordon Avenue Upgrading (2003) Local Improvement”;

WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to amend Bylaw No. 03/052 authorizing the issuance of a debenture of THREE MILLION FOUR HUNDRED THOUSAND (\$3,400,000) DOLLARS in respect of the project known as “Highway 63 North Water Supply Line Local Improvement”;

WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to amend Bylaw No. 96/034 authorizing the issuance of a debenture of THIRY THREE THOUSAND (\$33,000) DOLLARS in respect of the project known as “McCormick Drive Local Improvement”;

AND WHEREAS pursuant to the “Municipal Government Act”, Chapter M-26, R.S.A. 2000, the Council of the Regional Municipality of Wood Buffalo may pass a Bylaw to amend or repeal a Bylaw;

NOW, THEREFORE be it resolved that the Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, hereby enacts as follows:

1. Bylaw No. 94/25 is amended by deleting the existing Schedule B and inserting the attached Schedule A.
2. Bylaw No. 97/051 is amended by deleting the existing Schedule A and inserting the attached Schedule B.
3. Bylaw No. 03/047 is amended by deleting the existing Schedule A and inserting the attached Schedule C.
4. Bylaw No. 03/052 is amended by deleting the existing Schedule A and inserting the attached Schedule D.
5. Bylaw No. 96/034 is amended by deleting the existing Schedule A and inserting the attached Schedule E.

6. The Chief Administrative Officer shall be authorized to consolidate this bylaw.
7. This Bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this 25th day of February, A.D 2014.

READ a second time this _____ day of _____, A.D. 2014.

READ a third and final time this _____ day of _____, A.D. 2014.

SIGNED and PASSED this _____ day of _____, A.D. 2014.

Mayor

Chief Legislative Officer

SCHEDULE A – SPECIAL FRONTAGE ASSESSMENT**WATERWAYS STREET UPGRADING**

LOT	BLOCK	PLAN	ROLL #	ASSESSED FRONTAGE (FEET)
9	1	3969ET	60901090	45
10	1	3969ET	60901100	45
11	1	3969ET	60901110	45
12	1	3969ET	60901120	45
13	1	3969ET	60901130	45
14	1	3969ET	60901140	45
9	2	3969ET	60901230	45
10	2	3969ET	60901240	45
11	2	3969ET	60901250	45
12	2	3969ET	60901250	45
13	2	3969ET	60901270	45
14	2	3969ET	60901280	45
1	5	3969ET	60901420	45
2	5	3969ET	60901430	45
3	5	3969ET	60901440	45
13	5	729534	60906590	135
2	6	3969ET	60901550	36
4	6	2997	60905570	58.58
5	6	2997	60905580	58.58
6	6	2997	60905590	58.58
7	6	2997	60905600	33.58
		495RS	60902710	25
7	7	3969ET	60901640	18.75
12	7	3969ET	60901690	18.75
7	8	3969ET	60906600	18.75
12	8	3969ET	60901810	18.75

LOT	BLOCK	PLAN	ROLL #	ASSESSED FRONTAGE (FEET)
12	9	3969ET	60901930	44
13	9	3969ET	60901940	44
14	9	3969ET	60901950	44
15	9	3969ET	60902960	44
16	9	3969ET	60902970	44
17	9	3969ET	60901980	44
18	9	3969ET	60901990	44
19	9	3969ET	60902000	44
20	9	3969ET	60902010	44
21	9	3969ET	60902020	44
22	9	3969ET	60902030	44
	10	3969ET	60902041	72.6
1	20	315TR	60902770	253.84
12	11	3969ET	60902100	18.75
1	21	315TR	60902780	90.6
2	21	2463TR	60905560	27
3	20	9122849	60906180	50
4	20	9122849	60906190	50
5	20	9122849	60906200	50
6	20	9122849	60906210	50
7	20	9122849	60906220	50
8	20	9122849	60906230	50
9	20	9122849	60906240	50
Total Frontage (feet)				2,452.11
Total Special Assessment against all properties				\$68,405.00
Total Special Assessment per front foot				\$27.90
Annual Unit Rate per front foot of frontage to be payable for a period of 20 years calculated at 10%				3.28
Total yearly assessment against all above properties				\$8,042.92

SCHEDULE B – SPECIAL FRONTAGE ASSESSMENT

LOCAL IMPROVEMENT, SOUTH ENTRY SERVICE ROAD - GREGOIRE

LOT	BLOCK	PLAN	ROLL #	ASSESSED FRONTAGE (METERS)
24	2	221538	30620010	78.26
10	2	7821980	30602359	91.78
9B	2	1021073	30622550	38.35
22A	2	21624	30614810	69.9
4	2	7621373	30602190	69.89
17	2	79212278	30603180	67.8
18A	2	224422	30620140	90.44
18B	2	224422	30620150	104.78
1A	2	9823174	30604070	110.05
8A	2	9823174	30604080	88.32
7	2	9923810	30604250	70.33
3A	2	9824101	30604160	37.89
3B	2	9824101	30604150	37.89
4	2	9823478	30604120	64.01
Total Frontage (meters)				1,019.69
Total Special Assessment against all properties				\$1,000,000.00
Total Special Assessment per front meter				\$980.69
Annual Unit Rate per front meter of frontage to be payable for a period of 20 years calculated at 10%				\$115.19
Total yearly assessment against all above properties				\$117,459.62

SCHEDULE C – SPECIAL FRONTAGE ASSESSMENT

GORDON AVENUE UPGRADING (2003) LOCAL IMPROVEMENT

LOT	BLOCK	PLAN	ROLL #	ASSESSED FRONTAGE (METERS)
10	3	616AO	71004000	5.88
11	3	616AO	71004000	12.19
12	3	616AO	71004000	12.19
13	3	616AO	71004000	12.19
10	4	616AO	71004150	12.15
Unit 1		0122055	71040480	1.76
Unit 2		0122055	71040490	1.76
Unit 3		0122055	71040500	1.76
Unit 4		0122055	71040510	1.76
Unit 5		0122055	71040520	1.76
Unit 6		0122055	71040530	1.76
Unit 7		0122055	71040540	1.76
Unit 8		0122055	71040550	1.76
Unit 9		0122055	71040560	1.76
Unit 10		0122055	71040570	1.76
Unit 11		0122055	71040580	1.76
Unit 12		0122055	71040590	1.76
Unit 13		0122055	71040600	1.76
Unit 14		0122055	71040610	1.76
Unit 15		0122055	71040620	1.76
Unit 16		0122055	71040630	1.76
Unit 17		0122055	71040640	1.76
Unit 18		0122055	71040650	1.76
Unit 19		0122055	71040660	1.76
Unit 20		0122055	71040670	1.76
Unit 21		0122055	71040680	1.76
Unit 22		0122055	71040690	1.76
Unit 23		0122055	71040700	1.76
Unit 24		0122055	71040710	1.76
Unit 25		0122055	71040720	1.76
Unit 26		0122055	71040730	1.76
Unit 27		0122055	71040740	1.76
Unit 28		0122055	71040750	1.76

LOT	BLOCK	PLAN	ROLL #	ASSESSED FRONTAGE (METERS)
Unit 29		0122055	71040760	1.76
Unit 30		0122055	71040770	1.76
Unit 31		0122055	71040780	1.76
Unit 32		0122055	71040790	1.76
Unit 33		0122055	71040800	1.76
Unit 34		0122055	71040810	1.76
Unit 35		0122055	71040820	1.76
Unit 36		0122055	71040830	1.76
Unit 37		0122055	71040840	1.76
Unit 38		0122055	71040850	1.76
Unit 39		0122055	71040860	1.76
Unit 40		0122055	71040870	1.76
Unit 41		0122055	71040880	1.76
Unit 42		0122055	71040890	1.76
Unit 43		0122055	71040900	1.76
Unit 44		0122055	71040910	1.76
Unit 45		0122055	71040920	1.75
Unit 46		0122055	71040930	1.75
Unit 47		0122055	71040940	1.75
Unit 48		0122055	71040950	1.75
Unit 49		0122055	71040960	1.75
Unit 50		0122055	71040970	1.75
Unit 51		0122055	71040980	1.75
Unit 52		0122055	71040990	1.75
18	4	616AO	71004240	15.24
19	4	616AO	71004240	15.24
20	4	616AO	71004240	15.24
21	4	616AO	71004240	15.24
22	4	616AO	71004270	15.24
23	4	616AO	71004270	9.14
10-14	5	616AO	71004380	56.33
15	5	616AO	71004430	12.19
16	5	616AO	71027100	12.19
17	5	616AO	71040460	12.19
18	5	616AO	71040470	12.19
19	5	616AO	71027130	15.24

LOT	BLOCK	PLAN	ROLL #	ASSESSED FRONTAGE (METERS)
20	5	616AO	71027140	15.24
21	5	616AO	71004490	15.24
22	5	616AO	71004490	51.23
Unit 1		0220721	71047050	1.47
Unit 2		0220721	71047060	1.47
Unit 3		0220721	71047070	1.47
Unit 4		0220721	71047080	1.47
Unit 5		0220721	71047090	1.47
Unit 6		0220721	71047100	1.47
Unit 7		0220721	71047110	1.47
Unit 8		0220721	71047120	1.47
Unit 9		0220721	71047130	1.47
Unit 10		0220721	71047140	1.47
Unit 11		0220721	71047150	1.47
Unit 12		0220721	71047160	1.47
Unit 13		0220721	71047170	1.47
Unit 14		0220721	71047180	1.47
Unit 15		0220721	71047190	1.47
Unit 16		0220721	71047200	1.47
Unit 17		0220721	71047210	1.47
Unit 18		0220721	71047220	1.47
Unit 19		0220721	71047230	1.47
Unit 20		0220721	71047240	1.47
Unit 21		0220721	71047250	1.46
Unit 22		0220721	71047260	1.46
Unit 23		0220721	71047270	1.46
Unit 24		0220721	71047280	1.46
Unit 25		0220721	71047290	1.46
Unit 26		0220721	71047300	1.46
Unit 27		0220721	71047310	1.46
4	6	616AO	71004540	15.24
5	6	616AO	71004550	15.24
6	6	616AO	71004560	15.24
7	6	616AO	71004581	15.24
8	6	616AO	71004575	15.24
9	6	616AO	71004575	15.24

LOT	BLOCK	PLAN	ROLL #	ASSESSED FRONTAGE (METERS)
10	6	616AO	71004582	12.19
11	6	616AO	71004582	12.19
12	6	616AO	71004582	12.19
13	6	616AO	71004582	3.05
1	1	1320710	71099030	36.57
13	7	616AO	71004880	9.14
2A	7	3910TR	71025010	24.37
3A	7	9723744	71038880	7.62
3B	7	9723744	71038890	7.62
4	7	616AO	71004790	15.24
5	7	616AO	71004800	15.24
6	7	616AO	71004810	15.24
7	7	616AO	71004810	15.24
Unit 1		1120510	71064760	1.905
Unit 2		1120510	71064770	1.905
Unit 3		1120510	71064780	1.905
Unit 4		1120510	71064790	1.905
Unit 5		1120510	71064800	1.905
Unit 6		1120510	71064810	1.905
Unit 7		1120510	71064820	1.905
Unit 8		1120510	71064830	1.905
Unit 9		1120510	71064840	1.905
Unit 10		1120510	71064850	1.905
Unit 11		1120510	71064860	1.905
Unit 12		1120510	71064870	1.905
Unit 13		1120510	71064880	1.905
Unit 14		1120510	71064890	1.905
Unit 15		1120510	71064900	1.905
Unit 16		1120510	71064910	1.905
Total frontage (meters)				780.86
Total Special Assessment against all properties				\$700,000.00
Total Special Assessment per front meter				\$896.45
Annual unit rate per front meter of frontage to Payable for a period of 20 years calculated at 7%				\$84.62
Total yearly assessment against all above properties				\$66,075.05

SCHEDULE D – SPECIAL PROPERTY ASSESSMENT

HIGHWAY 63 NORTH WATER SUPPLY LINE LOCAL IMPROVEMENT

LOT	BLOCK	PLAN	ROLL #	ASSESSED AREA (HECTARES)
7	1	0422789	50583590	9.3000
3A	1	0427034	50589010	1.7200
4A	1	1323176	50537370	2.0600
6		9920757	50562740	.7500
7		9920757	50562750	.5400
1A	1	1223463	50663120	3.0200
2A	1	1223463	50663130	1.8700
3	1	1222000	50537320	2.4200
1		9820898	50561810	2.7100
5	1	0740469	50527310	1.8200
6	1	0740469	50527320	2.0600
20A	1	1021463	50527790	2.3150
21A	1	1021463	50527800	2.2850
19PUL	1	0840460	50527450	.1180
24	1	1125223	50527950	9.2060
2	2	0722934	50527650	1.4990
7	2	1320966	50537360	1.8700
5	1	0521834	50590600	1.4200
6	1	0521834	50590610	1.0500
7	1	0521834	50590620	1.0500
8	1	0521834	50590630	4.3600
2	1	0421281	50583460	2.0200
3	1	0421281	50583470	1.2000
4	1	0421281	50583480	1.4000
4	2	0225028	50574920	3.1400
4	1	0421423	50583490	2.7600
		SE 31-89-9-4	50537350	7.000
		SW 32-89-9-4	50580180	2.1900
7A	1	1021463	50527750	2.0150
	Unit 1	1122917	50527900	.9845
	Unit 2	1122917	50527910	.9845
9A	1	1021463	50527770	1.6710
10A	1	1021463	50527780	2.1970
11PUL	1	0840460	50527370	.0560

LOT	BLOCK	PLAN	ROLL #	ASSESSED AREA (HECTARES)
12	1	0840460	50527380	.7480
13	1	0840460	50527390	.4990
	Unit 1	1121458	50601911	.0760
	Unit 2	1121458	50601912	.0840
	Unit 3	1121458	50601913	.0880
	Unit 4	1121458	50601914	.0880
	Unit 5	1121458	50601915	.0880
	Unit 6	1121458	50601916	.0880
	Unit 7	1121458	50601917	.0880
	Unit 8	1121458	50601918	.0880
	Unit 9	1121458	50601919	.0840
	Unit 10	1121458	50601920	.0760
15	1	0840460	50527410	.4990
16	1	0840460	50527920	2.285
17APUL	1	1021463	50527810	.1580
18APUL	1	1021463	50527820	.1580
5	2	0840460	50527480	.4150
6	2	0840460	50527490	.4380
10	2	0923346	50527660	1.1730
11	2	0923346	50527670	.9110
9	2	0840460	50527520	1.2940
10PUL	2	0840460	50527530	.1630
1	3	0840460	50527930	1.4490
	Unit 1	1221154	50601981	.1230
	Unit 2	1221154	50601982	.1248
	Unit 3	1221154	50601983	.1185
	Unit 4	1221154	50601984	.1117
	Unit 5	1221154	50601985	.1050
	Unit 6	1221154	50601986	.1145
	Unit 7	1221154	50601987	.0940
	Unit 8	1221154	50601988	.0949
	Unit 9	1221154	50601989	.0949
	Unit 10	1221154	50601990	.0937
3	3	0840460	50527560	.7240
4	3	0840460	50527570	.7090
5	3	0840460	50527580	.8710
6	3	0840460	50527590	.6620

LOT	BLOCK	PLAN	ROLL #	ASSESSED AREA (HECTARES)
7	3	0840460	50527600	.5440
	Unit 1	1222268	50537330	.2795
	Unit 2	1222268	50537340	.2795
9	3	0840460	50527620	.6850
10	3	0840460	50527940	1.4840
11PUL	3	0840460	50527640	.1480
Total Property Area (hectares)				99.56
Total Special Assessment against all properties				\$2,566,842.75
Total Special Assessment per hectare				\$25,781.87
Annual Unit Rate per hectare of property to be payable for a period of 20 years calculated at 5.175 %				\$2,084.49
Total yearly assessment against all above properties				\$207,531.82

SCHEDULE E – SPECIAL FRONTAGE ASSESSMENT**LOCAL IMPROVEMENT, MCCORMICK DRIVE**

LOT	BLOCK	PLAN	ROLL #	ASSESSED FRONTAGE (FEET)
1-5	13	3969ET	60906630	45
6	13	3969ET	60906660	45
1	14	3969ET	60902380	45
2	14	3969ET	60902390	45
3	14	3969ET	60902400	45
4	14	3969ET	60902410	45
5	14	3969ET	60902420	45
6	14	3969ET	60902430	45
1-2	15	3969ET	60902500	100
3	15	3969ET	60902520	50
4	15	3969ET	60902530	50
5	15	3969ET	60902540	50
6	15	3969ET	60902550	50
7	15	3969ET	60902560	50
8	15	3969ET	60902570	50
10-11	15	3969ET	60902580	50
2	21	2463TR	60905560	208.16
13	14	9120519	60906150	45
14	14	9120519	60906160	45
15	14	9120519	60906170	45
Total Frontage (feet)				1,153.16
Total Special Assessment against all properties				\$33,000.00
Total Special Assessment per front foot				\$28.62
Annual Unit Rate per front foot of frontage to be payable for a period of 20 years calculated at 7.25%				\$3.36
Total yearly assessment against all above properties				\$3,876.17

Subject: Subdivision Authority Bylaw – Bylaw No. 14/006**APPROVALS:**

Felice Mazzoni, Director
Henry Hunter, Executive Director
Brian Makey, Chief Operating Officer

Administrative Recommendations:

1. THAT Bylaw No. 14/006 being the Subdivision Authority Bylaw be read a second time.
2. THAT Bylaw No. 14/006 be read a third and final time.

Summary:

Section 623 of the Municipal Government Act (MGA) requires a council to pass a bylaw creating a subdivision authority to exercise subdivision powers and duties.

The proposed Bylaw No. 14/006 (Attachment 1) would appoint Subdivision Authority for the Regional Municipality of Wood Buffalo, consisting of the Director of the Planning and Development Department, the Manager of the Community Development Planning Branch, and the Supervisor of Development Control and Permitting. They would be authorized to exercise subdivision powers and duties on behalf of the Municipality in place of Council. The proposed Bylaw No. 14/006 would replace Bylaw No. 99/043, which would be repealed.

Background:

Presently Bylaw 99/043 states that Council is responsible for the approval or refusal of an application for subdivision if there are sixteen or more lots to be created by the proposed subdivision.

Developers have shown the tendency to apportion their proposed subdivisions into 15 (or less) lot phases in order to avoid delays of going through the agenda process and having their applications go before Council as a report for approval. Subsequently, the smaller phased subdivisions the Planning & Development department receive result in complications in processing “piece-meal” applications making them difficult to track, process and approve. Given the operational flexibility offered by the *Municipal Government Act* to each municipality with respect to subdivision authority, there exists an opportunity for improvement in our region.

The subdivision authority bylaws of other large urban and rural municipalities in Alberta have been reviewed by Administration and follow the proposed model of delegating the approving authority for subdivisions. However, Council remains the ultimate approval mechanism for these large subdivision applications and developments, through proposed Area Structure Plans,

Zoning Amendments and Development Permits. The approval of the resulting subdivision applications is to be consistent with these.

The model for subdivision approval proposed in Bylaw No. 14/006 is also used by the City of Edmonton and was developed with the support of its development industry. Given Council's desire to work collaboratively with industry and to reduce application processing time frames, the proposed bylaw is an appropriate and effective tool. Key features of the proposed bylaw include the following:

1. Responsibility and authority for technical review and approval is delegated to professional technical staff.
2. Applicants' rights to appeal decisions of the Subdivision Authority remain unchanged.
3. Residents' rights to appeal decisions of the Subdivision Authority remain unchanged.
4. Extension of registration and endorsement timelines become a Council decision per the *Act*.

Rationale for Recommendation:

The proposed bylaw will help to establish a timely and cost-effective decision-making process, and improve service delivery without compromising legislative requirements.

Staff in the Planning and Development Department perform the technical review on all subdivision applications received by the Municipality. With the proposed bylaw, the Subdivision Authority's technical review and analysis of proposed subdivisions will remain uncompromised as the same rigorous approval process will apply. The Planning and Development Department will continue to process the applications for a subdivision, give notice as required, and evaluate comments received from affected departments and agencies associated with a recommendation of support/non-support.

There is added benefit for the applicant and the Municipality. Applications for a subdivision of 16 lots or greater, regardless of whether they are approved or refused by the proposed Subdivision Authority, will no longer need to be presented to Council. Instead, decisions with respect to application approval can be made by any of the three designated staff members. This streamlined process will reduce staff time, make more efficient use of resources, and will eliminate the time previously required by Council to consider applications. This process would be similarly applied for time extensions for application decisions. Time extension for both subdivision endorsement and registration of a plan of subdivision remain the decisions of Council according to *Municipal Government Act* s. 657.

It should be noted that applicants, or parties deemed to be affected by a subdivision application, will continue to have an opportunity to have their opinions and concerns expressed via appeals to the Subdivision and Development Appeal Board.

With the adoption of departmental business plans, the Strategic Plan 2012 – 2016, and the Municipal Development Plan, Administration has made a commitment to providing quality customer service, and effectiveness and efficiency in service delivery. This proposed bylaw is aligned with these commitments.

Attachments:

1. Bylaw No. 14/006

BYLAW NO. 14/006

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO ESTABLISH A SUBDIVISION AUTHORITY.

WHEREAS Section 623 of the *Municipal Government Act*, R.S.A., 2000, c.M-26, and amendments thereto, requires that a municipality establish a Subdivision Authority to exercise subdivision powers and duties on behalf of the Municipality.

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, in open meeting hereby enacts as follows:

1. This Bylaw shall be cited as the “Subdivision Authority Bylaw.”
2. The Subdivision Authority is hereby established and authorized to exercise subdivision powers and duties on behalf of the Regional Municipality of Wood Buffalo.
3. The Subdivision Authority shall be governed by the provisions of the Municipal Government Act (the “Act”) and any regulations made thereunder.
4. Definitions:
 - a) “Act” means the Municipal Government Act, R.S.A. 2000, c.M-26, as amended.
 - b) “Municipality” means the Regional Municipality of Wood Buffalo.
 - c) “Council” means the Regional Council of the Regional Municipality of Wood Buffalo.
 - d) “Director” means the Director of the Planning and Development Department or any person acting as the Director of the Planning and Development Department.
 - e) “Manager” means the Manager of the Community Development Planning Branch, or in their absence the person designated by the Director as the Acting Manager of the Community Development Planning Branch.
 - f) “Member(s)” means the Director, the Manager or the Supervisor.
 - g) “Regulation” means the Subdivision and Development Regulation, as amended.
 - h) “Supervisor” means the person designated as the Supervisor, Development Control and Permitting (by the Director or in their absence the person designated by the Director as the Acting Supervisor, Development Control and Permitting).
5. The Subdivision Authority shall consist of the Director, the Manager and the Supervisor who are authorized to exercise subdivision powers and duties on behalf of the Municipality as prescribed by the Act and the Regulation.

6. The Supervisor shall be responsible for the processing of subdivision applications including, but not limited to:
 - a) receiving applications for subdivision and determining if the application is complete;
 - b) giving notice of receipt of a subdivision application as required by the Act and the Regulation;
 - c) coordinating the review of the application by the municipal departments and other agencies;
 - d) endorsing a plan of subdivision upon being satisfied that the conditions of approval are satisfied; and
7. A decision on a subdivision application may be made by the Director of Planning, supported by the other two Members.
8. The application and endorsement fees to be charged by the Subdivision Authority shall be determined by Council.
9. The decision of the Subdivision Authority shall be signed by whichever member or members of the Subdivision Authority reviewed and decided upon the subdivision application.
10. Bylaw No. 99/043 and any amendments thereto are hereby repealed.
11. This bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this 25th day of February, A.D 2014.

READ a second time this _____ day of _____, A.D. 2014.

READ a third and final time this _____ day of _____, A.D. 2014.

SIGNED and PASSED this _____ day of _____, A.D. 2014.

Mayor

Chief Legislative Officer

Subject: Urban Service Area Boundary Amendment**APPROVALS:**

Henry Hunter, Executive Director
Glen Laubenstein, Chief Administrative Officer

Administrative Recommendation:

THAT the Government of Alberta be requested to amend Order in Council 817/94 by changing the boundaries of the Urban Service Area (Ward 1) to include the privately held non-residential parcels located within the boundaries of the Urban Development Sub-Region.

Summary:

To stimulate and facilitate commercial and industrial development on privately held parcels within the Urban Development Sub-Region (UDSR), these parcels should be included in the Urban Service Area (USA). Council has passed two resolutions requesting expansion of the USA. The first resolution (Attachment 3) requested the alignment of the USA with the UDSR. The second resolution (Attachment 4) requested the Pacific Investment lands be included inside the USA. To date there has been no action from the Province of Alberta.

Background:

On July 25, 2013 the Government of Alberta announced the UDSR that consists of more than 55,000 acres of Crown land for the urban expansion of Fort McMurray. Within this area, there are multiple parcels that are zoned for non-residential uses and are not held in ownership by the Crown (see Attachment 1, UDSR Private Lands). On September 10, 2013, Council considered a similar action to this to align the boundary of the USA with the UDSR lands announced by the Government of Alberta. Since then, Administration has been informed by representatives from the Government of Alberta that they have not completed sufficient review and assessment of the aforementioned UDSR Crown lands to consider such an amendment of the USA. As non-residential (commercial and industrial) land is privately held and requires no consultation, a request to the Provincial Government to have these lands included in the USA would be an interim solution for providing much needed commercial and industrial expansion in the region.

Budget/Financial Implications:

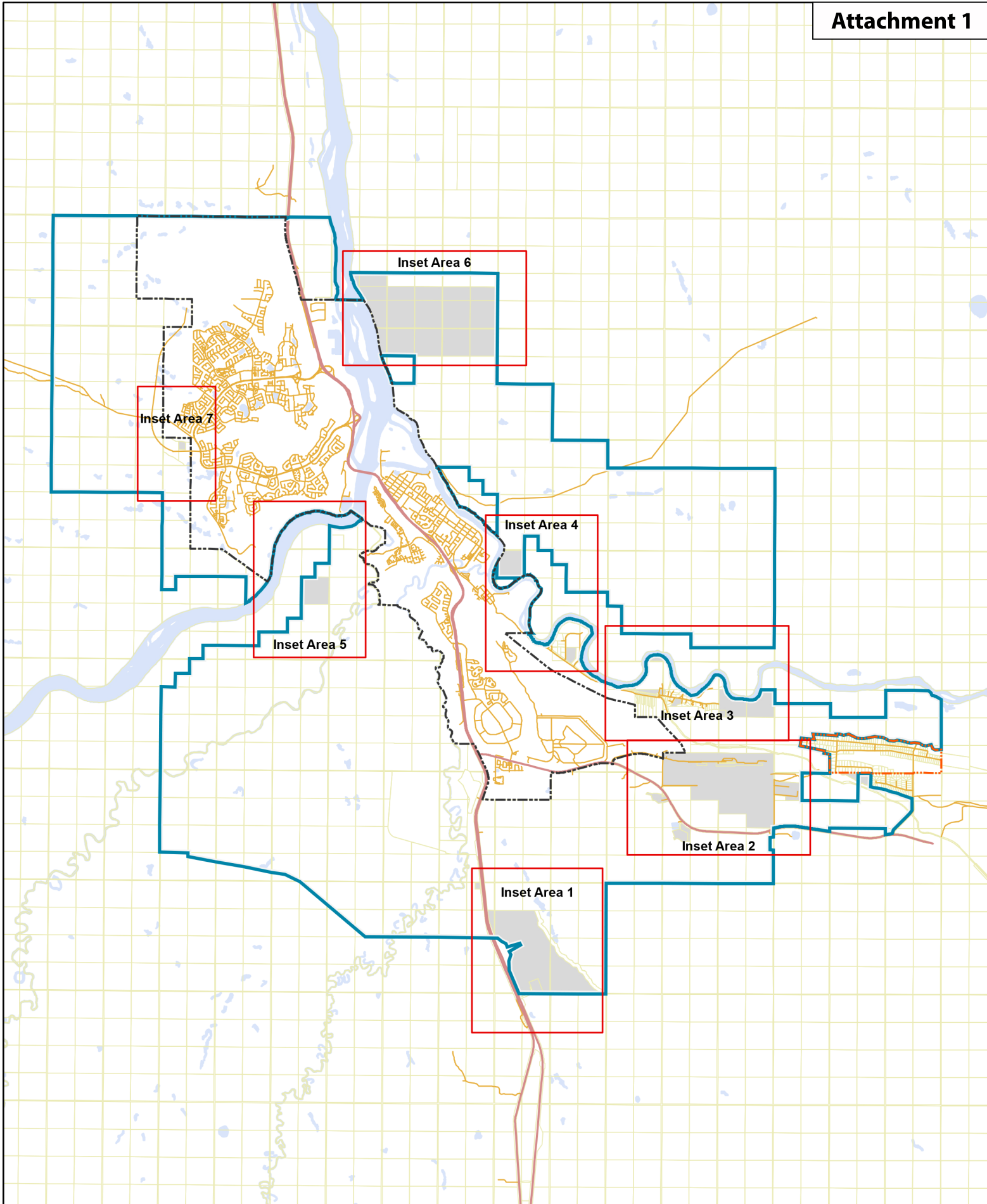
This action will expand the area to which the USA mill rate structure is applied, which will affect tax revenues, beginning with Tax Year 2015. The municipality will experience a short term reduction in revenues from these properties of approximately \$2 million. Administration feels that this action will lead to the faster development of these lands resulting in tax growth and employment opportunities (Attachment 2, UDSR Land Taxation).

Rationale for Recommendation:

There are still several steps and processes that the Government of Alberta is undertaking before the provincially owned lands inside the UDSR are available to be included inside the USA. There are parcels of land that fall within this UDSR boundary that are not held in ownership by the Crown, and could be ready for development activities much more quickly. To facilitate development on these parcels, inclusion within the USA will ensure a competitive mill rate for these land owners, and will allow for the provision of Municipal services to the parcels. Further, by including all non-residential lands within the UDSR in this proposed designation, the RMWB is ensuring that all land owners and/or developers are being treated consistently, and thus neither gaining nor losing an advantage over each other. Finally, given that the previous requested boundary amendment has yet to be processed by the Government of Alberta, there should be no difficulty in adding these parcels to the boundary amendment.

Attachments:

1. Urban Development Sub-Region Private Lands Maps
2. Urban Development Sub-Region Land Taxation Comparison
3. Urban Service Area Boundary Amendment – Urban Development Sub-Region Alignment (September 10, 2013 Council Meeting Minutes)
4. Request for Tax Forgiveness – Pacific Investments GP Ltd. (November 12, 2013 Council Meeting Minutes)



Urban Development Sub-Region (UDSR)

- USDR Boundary
- Urban Service Area (USA) Boundary
- Saprae Creek Estates Boundary
- Privately Owned Non-Residential Title Parcels
- Title Parcels
- Water
- Highways
- Roads



0 1,500
Meters

1:140,000



Note	MAPID 1	MAPID 2	MAPID 3	MAPID 4	Acc Id	Current (Rural)	As Urban Status	Curr Asmt	Land Use Code 1 Description	Land Use Code 1 %	Mill Class 1 Description	Land Use Code 2 Description	Attachment 2		Exemption/ Taxable Status Code	Government Indicator
						Status Transaction Amount (2013 Tax Rate)	Transaction Amount (2013 Tax Rate)						Land Use Code 2 %	Mill Class 2 Description		
	176				10541380	\$188,042.11	\$48,061.41	10394580	FARMLAND - RURAL	100	RURAL NON-RES				TAXABLE	
	178				10546654	\$138,948.74	\$35,513.71	7680800	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	184				10520587	\$459.67	\$117.48	25410	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	185				10520588	\$459.67	\$117.48	25410	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	186				10520586	\$459.67	\$117.48	25410	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	187				10520585	\$459.67	\$117.48	25410	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	190				10520591	\$64.76	\$16.55	3580	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	194				10518723	\$267.55	\$68.38	14790	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	195				10518722	\$459.67	\$117.48	25410	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	196				10520589	\$457.32	\$116.88	25280	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	210				10520552	\$434.16	\$110.96	24000	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	213				10518704	\$518.47	\$132.51	28660	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	217				10520554	\$517.74	\$132.33	28620	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	218				10520555	\$517.74	\$132.33	28620	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	219				10520556	\$517.74	\$132.33	28620	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	222				10520553	\$517.74	\$132.33	28620	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	238				10518711	\$505.44	\$129.18	27940	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	245				10520590	\$465.82	\$119.06	25750	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	247				10520560	\$517.74	\$132.33	28620	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	248				10520559	\$517.74	\$132.33	28620	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	249				10520557	\$517.74	\$132.33	28620	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	250				10520558	\$517.74	\$132.33	28620	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	261				10518882	\$179,547.22	\$45,890.22	9925000	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
Airport	268	273	274	275	10519103	\$0.00	\$0.00	87315000	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				MUNI	
Now RMWB Ownership	283				10588949	\$0.00	\$0.00	4708540	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				FULLY	
	285				10589207	\$243,846.29	\$62,324.33	13479320	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	288	297	303		10589208	\$615,572.17	\$157,333.22	34027560	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	299				10587287	\$4,554.07	\$1,163.97	251740	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
	699				10587667	\$412,859.28	\$105,522.12	22822010	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528383	\$104.01	\$26.58	5750	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528386	\$16,568.45	\$4,234.70	915870	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528387	\$10,558.64	\$2,698.66	583660	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528388	\$8,336.05	\$2,130.60	460800	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528391	\$5,528.06	\$1,412.91	305580	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528394	\$12,496.12	\$3,193.86	690760	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528395	\$6,998.09	\$1,788.63	386840	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528400	\$6,662.15	\$1,702.77	368270	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528401	\$306.99	\$78.46	16970	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528402	\$104.01	\$26.58	5750	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528403	\$104.01	\$26.58	5750	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528404	\$306.99	\$78.46	16970	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528405	\$38,871.92	\$9,935.22	2148760	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528406	\$13,846.21	\$3,538.93	765390	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528408	\$12,604.70	\$3,221.60	1290310	NONRES WITH BLDGS - RURAL	54	RURAL NON-RES	NATURAL PRESERVE VACANT - RURAL	46	RURAL NON-RES	MULTIPLE	
			Airport Sub-Acct		10528409	\$7,502.26	\$1,917.49	414710	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528412	\$1,062.99	\$271.68	58760	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528414	\$2,725.49	\$696.60	150660	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528420	\$4,146.68	\$1,059.84	229220	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528422	\$0.00	\$0.00	54580	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				FULLY	
			Airport Sub-Acct		10528424	\$3,262.42	\$833.83	180340	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
			Airport Sub-Acct		10528429	\$8.32	\$2.12	460	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	

		Airport Sub-Acct	10528430	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528434	\$5,412.64	\$1,383.41	299200	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528437	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528438	\$8.32	\$2.12	460	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528442	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528443	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528445	\$79.05	\$20.20	4370	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528446	\$467.27	\$119.43	25830	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528447	\$2,935.34	\$750.24	162260	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528448	\$49.92	\$12.76	2760	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528449	\$68,020.08	\$17,385.15	3760010	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
Non-Res & Res		Airport Sub-Acct	10528452	\$66,125.69	\$20,054.41	5137140	NONRES WITH BLDGS - RURAL	69	RURAL NON-RES	RES SGL FAMILY WITH BLDGS - RURAL	31	RURAL RES	TAXABLE	PROV
		Airport Sub-Acct	10528453	\$1,477.08	\$377.52	81650	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528454	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528460	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528462	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528463	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528464	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528465	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528476	\$1,026.81	\$262.44	56760	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528478	\$8.32	\$2.12	460	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528479	\$8.32	\$2.12	460	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528481	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528482	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528483	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528484	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528485	\$2,381.42	\$608.66	131640	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528486	\$1,238.46	\$316.53	68460	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528487	\$1,220.37	\$311.91	67460	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528490	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528491	\$12.48	\$3.19	690	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10528493	\$66.57	\$17.01	3680	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
RMWB lease from Airport		Airport Sub-Acct	10529749	\$0.00	\$0.00	460	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				FULLY	
		Airport Sub-Acct	10529750	\$6,594.31	\$1,685.43	364520	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10529752	\$16.64	\$4.25	920	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10529753	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10529755	\$16.64	\$4.25	920	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10530327	\$61,436.80	\$15,702.54	3396100	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10531043	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10531045	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10531047	\$5,359.28	\$1,369.77	296250	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10531048	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10531049	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10531063	\$135,021.31	\$34,509.90	7463700	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	PROV
		Airport Sub-Acct	10533275	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10533278	\$6,976.56	\$1,783.12	385650	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10534044	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10534051	\$8.32	\$2.12	460	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10534052	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
RMWB lease from Airport		Airport Sub-Acct	10534056	\$0.00	\$0.00	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				FULLY	
		Airport Sub-Acct	10534057	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10534058	\$8.32	\$2.12	460	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10534059	\$12.48	\$3.19	690	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	

		Airport Sub-Acct	10534061	\$8.32	\$2.12	460	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10534063	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10539016	\$45.76	\$11.69	2530	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10539017	\$54.09	\$13.82	2990	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10539034	\$8.32	\$2.12	460	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10540142	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10540144	\$306.99	\$78.46	16970	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10540152	\$3,223.16	\$823.80	178170	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10541997	\$58.25	\$14.88	3220	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10542004	\$18,650.84	\$4,766.94	1030980	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10542009	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10542493	\$12,841.83	\$3,282.22	709870	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10542495	\$24.96	\$6.38	1380	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10545461	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10545741	\$6,565.00	\$1,677.94	362900	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10545742	\$66,349.07	\$16,958.06	3667640	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10546054	\$317,154.01	\$81,060.95	17531620	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10550244	\$4.16	\$1.06	230	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10553755	\$40,664.32	\$10,393.33	2247840	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10553756	\$8.32	\$2.12	460	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10553757	\$36,207.21	\$9,254.15	2001460	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10576669	\$9,632.59	\$2,461.98	532470	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10576670	\$10,379.90	\$2,652.98	573780	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10576671	\$10,571.30	\$2,701.90	584360	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10576672	\$13,569.60	\$3,468.23	750100	NONRES WITH BLDGS - RURAL	100	RURAL NON-RES				TAXABLE	
		Airport Sub-Acct	10577833	\$9,636.93	\$2,463.09	532710	NONRES VACANT LAND - RURAL	100	RURAL NON-RES				TAXABLE	
				\$2,866,698.44	\$735,848.45									
				Tax Difference:	-\$2,130,849.99									

Approved Minutes of a Meeting of the Council of the Regional Municipality of Wood Buffalo held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, September 10, 2013, commencing at 6:00 p.m.

Present: M. Blake, Mayor
C. Burton, Councillor
L. Flett, Councillor
S. Germain, Councillor
P. Meagher, Councillor
J. Stroud, Councillor
C. Tatum, Councillor
R. Thomas, Councillor
A. Vinni, Councillor

Absent: D. Blair, Councillor
D. Kirschner, Councillor

Administration: G. Laubenstein, Chief Administrative Officer
A. Rogers, Senior Legislative Officer
J. Brown, Supervisor
R. Kendall, Legislative Coordinator

Call To Order

Mayor Blake called the meeting to order at 6:03 p.m.

Opening Prayer

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

Adoption of Agenda

Moved by Councillor P. Meagher that the agenda be amended to add "Bylaw No. 13/021 – Closure of Undeveloped Government Road Allowance – Proposed Conklin Multi-use Community Centre Site" as item number 4. b. under the Bylaws portion of the agenda, and that the agenda be adopted as amended."
CARRIED UNANIMOUSLY

Minutes of Previous Meetings

1. Minutes of August 27, 2013

Moved by Councillor R. Thomas that the minutes of the August 27, 2013 Council meeting be approved as presented.
CARRIED UNANIMOUSLY

Delegations**2. Nathan Petherick and Dennis Doherty, Pacific Investments & Development Ltd.**

Nathan Petherick, Brown and Associates Planning Group, and Dennis Doherty, Pacific Investments & Development Ltd., spoke with respect to their request for municipal tax relief for rural non-residential taxes levied in 2012/2013 against Plan 1025452 Lot 1 Block 1. Mr. Petherick also indicated that the need to resolve the issue surrounding the extension of the Urban Service Area boundary is paramount as they are seeing the financial implications of not being included within the boundary.

Moved by Councillor R. Thomas that the presentation from Pacific Investments & Development Ltd. be accepted as information and referred to Administration for response.

CARRIED UNANIMOUSLY

Other Delegations

Tyran Ault, resident, spoke in opposition to the Elected Official – Administration Communication Policy and indicated that citizens have expressed concern with respect to the perceived lack of transparency. Mr. Ault also indicated that he understood the principles as to why this was put forward, but suggested some reworking of the Policy before being approved.

Moved by Councillor P. Meagher that the presentation from Tyran Ault be accepted as information.

CARRIED UNANIMOUSLY

Jim Rogers, resident, spoke in opposition to the Elected Official – Administration Communication Policy. Mr. Rogers also spoke in opposition to the Fort Chipewyan Noise Bylaw and indicated that he had some concern as to how the bylaw is worded.

Moved by Councillor R. Thomas that the presentation from Jim Rogers be accepted as information.

CARRIED UNANIMOUSLY

Public Hearings and Related Reports**3. Land Use Bylaw Amendment (Saline Creek Plateau Phase I) - Bylaw No. 13/030**

Councillor S. Germain exited the Chamber at 6:58 p.m.

Moved by Councillor P. Meagher that the Public Hearing for Bylaw No. 13/030 be opened.

CARRIED UNANIMOUSLY

Councillor S. Germain returned to the Chamber at 7:01 p.m.

Tracey Tester, Planning and Development, gave a brief overview of the proposed bylaw and indicated that the proposed bylaw amendment is designed to minimize impact to Highway 69 in its present two-land state and allow development of the Plateau to begin.

Mike Walsh, Rotary Club, spoke in support of the proposed bylaw and indicated that the Rotary Club's objective is to deliver a golf course to the community and to help stabilize housing prices through development of a 200 acre residential subdivision around the golf course. It was indicated that the development of the Saline Creek Plateau is critical to this area.

Kim Jenkins, Keyano Land Trust Corporation, spoke in support of the proposed bylaw, however, indicated that there are concerns regarding Highway 69 not being twinned this year as there are financial implications to their project. Mr. Jenkins emphasized that it is critical to the development of residential lands in Saline Creek that Highway 69 be twinned, and without it, the project will be further delayed.

Further discussions ensued and it was indicated by the CAO that he is working with a Deputy Minister to hopefully find a mutually satisfactory solution to this issue.

Moved by Councillor P. Meagher that the Public Hearing for Bylaw No. 13/030 be closed.

CARRIED UNANIMOUSLY

The Public Hearing was held between 7:00 p.m. and 7:38 p.m.

Moved by Councillor J. Stroud that Bylaw No. 13/030, being an amendment to the Land Use Bylaw No. 99/059, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor C. Tatum that Bylaw No. 13/030 be read a third and final time.

CARRIED UNANIMOUSLY

Recess

A break occurred between 7:45 p.m. and 8:04 p.m.

Bylaws

4. Fort Chipewyan Noise Bylaw No. 13/025

Moved by Councillor R. Thomas that Bylaw No. 13/025, being a Noise Bylaw for the Hamlet of Fort Chipewyan, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 13/025 be read a third and final time.

CARRIED UNANIMOUSLY

4.b Bylaw No. 13/021 - Closure of Undeveloped Government Road Allowance -

Proposed Conklin Multi-use Community Centre Site

Moved by Councillor J. Stroud that Bylaw No. 13/021, being a bylaw to close an undeveloped government road allowance, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor A. Vinni that Bylaw No. 13/021 be read a third and final time.

CARRIED UNANIMOUSLY

5. Land Use Bylaw Amendment – R5-MU District - Bylaw No. 13/034

Moved by Councillor P. Meagher that Bylaw No. 13/034, being an amendment to the Land Use Bylaw, be read a first time; and that the required public hearing be held on Tuesday, November 12, 2013.

CARRIED UNANIMOUSLY

Reports

6. Urban Service Area Boundary Amendment – Urban Development Sub-Region Alignment

Moved by Councillor R. Thomas that the Government of Alberta be requested to amend Order in Council 817/94 by changing the boundaries of the Urban Service Area (Ward 1) to align with the boundaries of the Urban Development Sub-Region.

CARRIED UNANIMOUSLY

7. 2013 and Prior Capital Budget Amendment – Revised Project

Councillor R. Thomas exited the Chamber at 8:38 p.m.

Moved by Councillor P. Meagher that the 2013 and Prior Capital Budget be revised as summarized on Attachment 1 (2013 and Prior Capital Budget Amendment – Revised Project), dated September 10, 2013; and that the cash flow of Capital Project be approved as summarized on Attachment 2 (2013 and Prior Capital Budget Amendment – Project Cash Flow Summary), dated September 10, 2013.

CARRIED UNANIMOUSLY

Councillor R. Thomas returned to the Chamber 8:41 p.m.

8. Elected Official – Administration Communication Policy

Moved by Councillor J. Stroud that Elected Official - Administration Communication Policy LEG-170, dated September 10, 2013, be approved.

CARRIED

For: M. Blake, C. Burton, L. Flett, S. Germain, P. Meagher, J. Stroud, R. Thomas, A. Vinni

Opposed: C. Tatum

Reporting - Boards and Committees

- United Way (Councillor P. Meagher)
- Northern Insights Speakers Series (Councillor C. Burton)
- Federation of Canadian Municipalities Subcommittee (Councillor A. Vinni)
- ALPAC Landscape Advisory Committee, Fort McMurray First Nation Treaty Days (Councillor J. Stroud)
- MacDonald Island Park Corporation (Councillor S. Germain)
- United Way, Oil Sands Trade Show (Mayor M. Blake)

Adjournment

Moved by Councillor P. Meagher that the meeting be adjourned.
CARRIED UNANIMOUSLY

The meeting adjourned at 9:00 pm.



Mayor



Chief Legislative Officer

Approved Minutes of a Meeting of the Council of the Regional Municipality of Wood Buffalo held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, November 12, 2013, commencing at 6:00 p.m.

Present:

M. Blake, Mayor
T. Ault, Councillor
G. Boutilier, Councillor
L. Bussieres, Councillor
J. Cardinal, Councillor
S. Germain, Councillor
K. McGrath, Councillor
P. Meagher, Councillor
J. Stroud, Councillor
V. Vinni, Councillor

Absent:

J. Chadi, Councillor

Administration:

G. Laubenstein, Chief Administrative Officer
S. Kanzig, Chief Legislative Officer
J. Brown, Supervisor
R. Kendall, Legislative Coordinator

Call To Order

The Mayor called the meeting to order at 6:04 p.m.

Opening Prayer

The Mayor invited those so inclined to join her in prayer.

Adoption of Agenda

Moved by Councillor P. Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

Minutes of Previous Meetings

1. Minutes of September 10, 2013

Moved by Councillor J. Stroud that the minutes from the September 10, 2013 Council meeting be approved.

CARRIED UNANIMOUSLY

2. Minutes of Organizational Meeting October 29, 2013

Moved by Councillor P. Meagher that the minutes from the October 29, 2013 Organizational Meeting be approved.

CARRIED UNANIMOUSLY

Delegations

Jeffrey O'Donnell, CEO of Conklin Resource Development Advisory Committee (CRDAC) spoke in support of the development of the Conklin Community Centre which is included in the 2014 Capital Budget presentation. Mr. O'Donnell also indicated that the centre is vital to the future and well-being of the community of Conklin.

Moved by Councillor K. McGrath that the presentation by Conklin Resource Development Advisory Committee be accepted as information.

CARRIED UNANIMOUSLY

Younus Alhatimi, owner of a limousine company, spoke to the Vehicle for Hire Bylaw Amendment and indicated that the rates are too high and are not acceptable to the community they serve. Mr. Alhatimi indicated that the limousine industry should be consulted before any changes are made and advised of these rates.

Moved by Councillor T. Ault that the presentation by Younus Alhatimi be accepted as information.

CARRIED UNANIMOUSLY

Ron McNeill, owner of Sun Taxi, spoke in support of the Vehicle for Hire Bylaw Amendment and indicated that the rate should be accepted for the meter reset.

Moved by Councillor G. Boutilier that the presentation by Ron MacNeill be accepted as information.

CARRIED UNANIMOUSLY

Farhan Javaid, taxi driver, spoke in support of the increased rate change in the proposed bylaw.

Moved by Councillor K. McGrath that the presentation by Farhan Javaid be accepted as information.

CARRIED UNANIMOUSLY

Akram Shamie, Teamsters Local 987, spoke to the proposed bylaw amendment and indicated that members and drivers are frustrated as to how they have been treated, but supported the meter rate that is agreed upon.

Moved by Councillor J. Stroud that the presentation by Akram Shamie be accepted as information.

CARRIED UNANIMOUSLY

Paulos Bogale, spoke to the bylaw and indicated that the taxi drivers are misunderstood, but indicated that the drivers have accepted the rate.

Moved by Councillor P. Meagher that the presentation by Paulos Bogale be accepted as information.

CARRIED UNANIMOUSLY

Adane Grebreyohannes, spoke to the proposed bylaw and the low meter rate that has had a negative impact on the industry.

Moved by Councillor P. Meagher that the presentation by Adane Grebreyohannes be accepted as information.

CARRIED UNANIMOUSLY

Dr. Samson Tsegaye, taxi driver, spoke to the proposed bylaw and addressed concerns of taxi drivers, but supported the increased rate.

Moved by Councillor J. Stroud that the presentation by Dr. Samson Tsegaye be accepted as information.

CARRIED UNANIMOUSLY

Dennis Doherty and Nathan Pethrick on behalf of Pacific Investments spoke regarding their request for tax forgiveness indicating that Pacific Investments is facing significant tax and interest penalties on the property since 2012-2013 amounting to 1.5 million on undeveloped land. It was requested that council consider, and focus on what the tax situation would have been if the Urban Service Area boundary extension had included the Prairie Creek Business Park. Mr. Pethrick also requested that Council consider the motion on municipal tax and interest relief of \$1,053,231.00 for the years 2012 and 2013. Given the understanding from Municipal Affairs that the Municipality's request to align the USA boundary with the UDSR boundary was refused, he requested that Council direct administration to bring forward a motion dealing only with Prairie Creek Business Park, and given the tax uncertainty moving forward, to further direct administration to work with Pacific Investments until the USA boundary issue is resolved by the Province.

Moved by Councillor J. Stroud that the presentation by Dennis Doherty and Nathan Petherick be accepted as information.

CARRIED UNANIMOUSLY

Abdi Hananhussien and Mohammad Dogar spoke in relation to the Vehicle for Hire Bylaw Amendment and addressed concerns of taxi drivers, but supported the increased rate that is proposed.

Moved by Councillor G. Boutilier that the presentation by Abdi Hananhusseini and Mohammad Dogar be accepted as information.

CARRIED UNANIMOUSLY

Penny Skinner, on behalf of the brokerage houses, indicated that they are in support of the proposed meter rate increase.

Moved by Councillor P. Meagher that the presentation by Penny Skinner be accepted as information.

CARRIED UNANIMOUSLY

Recess

A break occurred between 8:10 p.m. and 8:31 p.m.

Bylaws**3. Vehicle for Hire Bylaw Amendment – Bylaw No. 13/035**

Moved by Councillor P. Meagher that Bylaw No. 13/035, being an amendment to the Vehicle for Hire Bylaw No. 13/001, be read a first time.

CARRIED UNANIMOUSLY

Moved by Councillor T. Ault that Bylaw No. 13/035 be read a second time.

CARRIED UNANIMOUSLY

Superintendent Couture, Wood Buffalo RCMP and Phil Walding, Chief Taxi Inspector provided clarification regarding the proposed zone rates, indicating that customers have the choice of choosing the meter rate or the flat rate by zone. Superintendent Couture indicated that there has to be an open and transparent relationship and communication with the industry.

Moved by Councillor P. Meagher that Bylaw No. 13/035 be considered for third reading.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 13/035 be read a third and final time.

CARRIED UNANIMOUSLY

Delegations**4. Diane Shannon, Homeless Initiative Strategic Committee (HISC) re: Report Progress of the 10 Year Plan to End Homelessness 2010-2020.**

Diane Shannon gave an update on the progress of the homeless initiative strategy and the five critical goals for a successful housing first strategy, being change management, prevention, rehousing of homeless persons into safe, affordable and permanent housing, provisions of support of these people that are housed to adapt to that new lifestyle, and education.

Moved by Councillor J. Stroud that the presentation from Diane Shannon be accepted as information.

CARRIED UNANIMOUSLY

Presentations**5. Elsie Hutton, Chief Financial Officer re: 2014 Proposed Budget and Financial Plan**

Elsie Hutton, Chief Financial Officer, and Kola Oladimeji, Director, spoke to the proposed 2014 Budget and Financial Plan and indicated that there is a three day workshop scheduled for November 15, 16 and 18, 2013 to have an in depth review of the budget which will be an open forum for the public to view.

Moved by Councillor P. Meagher that the presentation by Elsie Hutton and Kola Oladimeji be accepted as information.

CARRIED UNANIMOUSLY

Moved by Councillor K. McGrath that the meeting be extended beyond 10:00 p.m.

CARRIED UNANIMOUSLY

Recess

A break occurred at 10:31 p.m., at which time Councillors Bussieres and Meagher left the meeting, and the meeting reconvened at 10:43 p.m.

Business Arising from Presentations

6. 2014 Proposed Budget and Financial Plan

Moved by Councillor J. Stroud that subject to the passing of Council Committees Bylaw No. 13/038, the 2014 Proposed Budget and Financial Plan be forwarded to the Audit and Budget Committee for review and final budget recommendation to Council; and that a Budget Workshop be held on November 15, 16 and 18, 2013.

CARRIED UNANIMOUSLY

Public Hearings and Related Reports

7. Land Use Bylaw Amendment – Multi-use Community Centre - Conklin - Bylaw No. 13/031

Moved by Councillor J. Stroud that the Public Hearing for Bylaw No. 13/031 be opened.

CARRIED UNANIMOUSLY

Claire Woodside, Planning and Development, gave an overview of proposed bylaw amendment and indicated that the intent of the re-designation is to allow for the development of a community facility located at the northeast of the intersection of the Northland Drive and Father Mercredi's Trail in Conklin.

Mayor M. Blake acknowledged written correspondence that had been received by Raymond Beshro, Officer for Community Planning and Development from CN Rail.

Donald Moller, via teleconference, resident of Conklin, spoke in opposition to the proposed bylaw and suggested that there should be a local safe helicopter evacuation zone as well as a municipal airstrip which would be an asset to the community.

Return

Councillor P. Meagher entered the Chamber at 10:56 p.m.

Shirley Tremblay, President of the Conklin Métis Local 193 and Jeffrey O'Donnell, CEO of the Conklin Resource Development Advisory Committee spoke in support of the Land Use Bylaw amendment and indicated that the new designation will allow the project to move forward should it be approved by Council.

Margaret Quintal, via teleconference, resident of Conklin, spoke in support of the proposed bylaw and indicated that the community is in need of facilities and it is time for the project to move forward.

Moved by Councillor J. Stroud that the Public Hearing for Bylaw No. 13/031 be closed.

CARRIED UNANIMOUSLY

The Public Hearing was held between 10:46 p.m. and 11:07 p.m.

Moved by Councillor P. Meagher that Bylaw No. 13/031, being an amendment to the Land Use Bylaw specific to a portion of NW 31-76-7-W4M and a portion of SW 6-77-7-W4M, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 13/031 be read a third and final time.

CARRIED UNANIMOUSLY

8. Land Use Bylaw Amendment – R5-MU District – Bylaw No. 13/034

Moved by Councillor P. Meagher that the Public Hearing for Bylaw No. 13/034 be opened.

CARRIED UNANIMOUSLY

Tom Schwerdtfeger, Planning and Development spoke to the proposed Land Use Bylaw amendment and indicated that there was an oversight and the liquor store use was not added to the previous Bylaw No. 12/003. Mr. Schwerdtfeger indicated that this amendment is supported by Administration.

Moved by Councillor J. Stroud that the Public Hearing for Bylaw No. 13/034 be closed.

CARRIED UNANIMOUSLY

The Public Hearing was held between 11:20 p.m. and 11:35 p.m.

The following motion was put forward by Councillor T. Ault: "that Bylaw No. 13/034, being an amendment to the Land Use Bylaw, be read a second time."

Discussions ensued and it was suggested by Councillor A. Vinni that third reading not proceed at this point. It was suggested that a map be provided to show the location of the liquor store and its closeness to the schools in the area.

Moved by Councillor A. Vinni that Bylaw No. 13/034 be referred to Administration for further clarification and mapping.

CARRIED UNANIMOUSLY

Reports

9. Request for Tax Forgiveness - Pacific Investments GP Ltd.

Moved by Councillor P. Meagher that the request for Pacific Investments GP Ltd. for tax forgiveness be denied.

CARRIED UNANIMOUSLY

Moved by Councillor G. Boutilier that a letter be forwarded on behalf of Council to the Minister of Municipal Affairs requesting that the Pacific Investments Development property be included in the Urban Service Area with a conclusion date of December 20, 2013.

CARRIED UNANIMOUSLY

Moved by Councillor S. Germain that the collection of \$1,053,231.10 be deferred with no further interest charges, until Administration can complete a further analysis of the associated risk to properties located outside of the current Urban Service Area.

Brian Moore, Taxation and Assessment provided clarification that the Municipality has entered into a tax agreement with Pacific Investments, who have made an initial payment to allow them to proceed with the development of the property. Effective December 1, 2013, Pacific Investments will make monthly payments against the outstanding balance to allow them to develop the property.

For: G. Boutilier, S. Germain, K. McGrath
Opposed: M. Blake, T. Ault, J. Cardinal, P. Meagher, J. Stroud, A. Vinni
DEFEATED

10. Community Identification Committee Recommendation – Morimoto Promenade

Moved by Councillor J. Stroud that the waterfront promenade along the Snye be named Morimoto Promenade.

CARRIED UNANIMOUSLY

11. Community Identification Committee Recommendations - Abram's Land

Moved by Councillor T. Ault that the subdivision on Lot 1, Block 1, Plan 1027102 be named Abraham; and that the roads within Lot 1, Block 1, Plan 1027102 be named Abraham Drive and Abraham Place.

CARRIED UNANIMOUSLY

Bylaws**12. Freedom of Information and Protection of Privacy Bylaw – Bylaw No. 13/015**

Moved by Councillor P. Meagher that Bylaw No. 13/015, being the Freedom of Information and Protection of Privacy Bylaw, be read a first time.

CARRIED UNANIMOUSLY

13. Land Use Bylaw Amendment for Multi-Family District – A Portion of Lot 2, Block 1, Plan 102 1640 (Parsons Creek) - Bylaw No. 13/040

Moved by Councillor J. Stroud that Bylaw No. 13/040, being a Land Use Bylaw amendment specific to a portion of Lot 2, Block 1, Plan 102 1640 (Parsons Creek), be read a first time; and that the required public hearing be held on Tuesday, November 26, 2013.

CARRIED UNANIMOUSLY

14. Land Use Bylaw Amendment for Health Care Facility – A Portion of Lot 2, Block 1, Plan 102 1640 (Parsons Creek) - Bylaw No. 13/041

Moved by Councillor P. Meagher that Bylaw No. 13/041, being a Land Use Bylaw amendment specific to a portion of Lot 2, Block 1, Plan 102 1640 (Parsons Creek), be read a first time; and that the required public hearing be held on Tuesday, November 26, 2013.

CARRIED UNANIMOUSLY

15. Council Committees Bylaw – Bylaw No. 13/038

Moved by Councillor P. Meagher that Bylaw No. 13/038, being the Council Committees Bylaw, be read a first time.

CARRIED UNANIMOUSLY

Moved by Councillor T. Ault that Bylaw No. 13/038 be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 13/038 be considered for third reading.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 13/038 be read a third and final time.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Council Members be appointed to Council Committees as follows: Audit and Budget - Mayor Blake, Councillors Bussieres, Chadi, Germain and Stroud; Public Engagement and Communications - Mayor Blake, Councillors Ault, Boutilier, Cardinal and McGrath; Rural Development - Mayor Blake, Councillors Cardinal, Meagher, Stroud and Vinni; Transportation - Mayor Blake, Councillors Ault, Bussieres, McGrath and Meagher.

CARRIED UNANIMOUSLY

16. Procedure Bylaw Amendment – Bylaw No. 13/039

Moved by Councillor P. Meagher that Bylaw No. 13/039, being an amendment to Procedure Bylaw No. 06/020, be read a first time.

CARRIED UNANIMOUSLY

Moved by Councillor T. Ault that Bylaw No. 13/039 be read a second time.

For: T. Ault, J. Cardinal, P. Meagher, J. Stroud

Opposed: M. Blake, G. Boutilier, S. Germain, K. McGrath, A. Vinni

DEFEATED

The following motion was put forward by Councillor S. Germain: "that issues be brought forward to the GAP Committee firstly, with the intent of it being referred to Committee as a Whole before going to a Council Meeting."

Discussion ensued about the now public nature of Administrative Briefings and it was suggested that it might be more appropriate to continue with Administrative Briefings for in-camera matters, and convene as Committee of the Whole to deal with public matters. On that basis, Councillor Germain, with consent of Council, withdrew the motion.

New and Unfinished Business

17. Notion of Motion

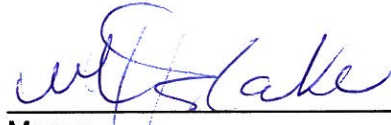
Councillor G. Boutilier served notice that following notice will be brought forward for Council's consideration at the November 26th Council Meeting:

"That any employee of the Regional Municipality of Wood Buffalo on any issue may at any time speak with any member of Council in adhering to the principal of good government for the betterment of all citizens in achieving a greater public good; and that the Elected Officials' Administration Communication Policy LEG -170 dated September 10, 2013 be rescinded and repealed."

Adjournment

Moved by Councillor K. McGrath that the meeting be adjourned.

The meeting adjourned at 12:51 a.m.



Mayor



Chief Legislative Officer