



## Council Meeting

Jubilee Centre Council Chamber  
9909 Franklin Avenue, Fort McMurray

Tuesday, April 12, 2011  
6:00 p.m.

---

### Agenda

#### Call to Order

#### Opening Prayer

#### Adoption of Agenda

#### Minutes of Previous Meetings

1. Regular Meeting – March 22, 2011

#### Delegations

None        scheduled

*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.*

#### Presentations

2. Rene Wells, Director, Emergency Management, Rebecca Wade, Deputy Director, Emergency Management and Andun Jevne, Alberta Environment re: River Break-up 2011 Update

**Bylaws**

3. Bylaw No. 11/008 – Land Use Bylaw Amendment – Lot 5, Block 2, Plan 1025664 and Lot 7, Block 2, Plan 1025663 (Waterfront Towers) (1<sup>st</sup> reading)

**Reports**

4. Appointments to Council Committees
5. Events Wood Buffalo

**New and Unfinished Business**

**Reporting - Boards and Committees**

**Adjournment**

**Unapproved Minutes of a Meeting of the Council of the Regional Municipality of Wood Buffalo held in the Council Chambers at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, March 22, 2011, commencing at 6:07 p.m.**

**Present:** M. Blake, Mayor  
M. Allen, Councillor  
D. Blair, Councillor  
L. Flett, Councillor  
S. Germain, Councillor  
D. Kirschner, Councillor  
P. Meagher, Councillor  
D. Scott, Councillor  
J. Stroud, Councillor  
R. Thomas, Councillor  
A. Vinni, Councillor

**Administration:** G. Laubenstein, Chief Administrative Officer  
A. Rogers, Acting Chief Legislative Officer  
K. Kloss, Deputy Chief Administrative Officer  
M. Laing, Legislative Assistant/Recorder  
L. Kotyk, Legislative Assistant/Voting Machine Operator

**Call to Order**

Mayor Blake called the meeting to order at 6:10 p.m.

**Opening Prayer**

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

**Agenda**

11-088 Moved by Councillor Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

**Minutes**

**1. Council Meeting – March 8, 2011**

11-089 Moved by Councillor Thomas that the Minutes of the Regular Meeting held on March 8, 2011 be approved as presented.

CARRIED UNANIMOUSLY

**Delegations**

Mr. Jim Rogers spoke to the 2015 Western Canada Summer Games report, and made note of the many infrastructure needs within the Municipality which need to be addressed.

11-090 Moved by Councillor Blair that the presentation made by Mr. Jim Rogers be received as information.

CARRIED UNANIMOUSLY

**Presentations**

**2. Jeff Fitzner and Kassie Singer, 2015 Western Canada Summer Games Bid Committee re: Wood Buffalo’s submission to host the 2015 Western Canada Summer Games**

Jeff Fitzner and Kassie Singer were in attendance and spoke to the many community benefits of hosting the 2015 Western Canada Summer Games.

**Business Arising out of Presentation**

**3. 2015 Western Canada Summer Games Bid Submission**

11-091 Moved by Councillor Allen that the Regional Municipality of Wood Buffalo be authorized to submit a bid to the Ministry of Tourism, Parks and Recreation for the hosting of the 2015 Western Canada Summer Games; and

THAT up to \$3.8 Million be allocated from the Emerging Issues Reserve, to the 2015 Western Canada Summer Games Host Society for the purpose of hosting the 2015 Western Canada Summer Games, subject to the Regional Municipality of Wood Buffalo being the successful bidder.

CARRIED

For: Allen, Blake, Blair, Flett,  
Germain, Kirschner, Meagher, Scott,  
Stroud, Thomas

Opposed: Vinni

**Reports**

**4. Reserve Bids for Tax Recovery Auction**

11-092 Moved by Councillor Thomas that the reserve bids and sale conditions be established as listed in Attachment 1 – Reserve Bids and Sale Conditions for Tax Sale Properties, dated February 15, 2011.

CARRIED UNANIMOUSLY

**Exit**

Councillor Meagher left the meeting at 7:00 p.m.

**5. 2011 Operating Budget Amendment – Operating Grant for Suncor Community Leisure Centre at MacDonald Island Park**

11-093 \_\_\_\_\_ Moved by Councillor Thomas that additional funding of \$490,266 be accessed from the Community Services 2011 Operating Budget to fund the operating grant increase to Suncor Community Leisure Centre at MacDonald Island Park; and

THAT in the event the entire amount cannot be accommodated within the Community Services 2011 Operating Budget, the balance be funded from the 2011 corporate surplus; and

THAT in the event the 2011 Corporate Surplus is insufficient or non-existent, the funds be committed in the 2011 Emerging Issues Reserve.

CARRIED UNANIMOUSLY

**6. Allocation of 2011 Community Development Funding**

11-094 Moved by Councillor Allen that \$200,000 of 2011 Community Development Funding be allocated as follows:

- 868 Royal Canadian Air Cadet Squadron – Air Cadets Program - \$15,000
- Anzac L'il Lakers Family Resource Centre – Anzac Community Programming - \$35,000
- Big Brothers Big Sisters Association of Wood Buffalo – Mentoring Program - \$23,700
- Canadian Mental Health Association – Communication Skills Program - \$9,000
- Fort McMurray African Canadian Association – Youth Enhancement Program - \$9,000
- Justin Slade Youth Foundation – Youth Empowerment Day 2011 - \$14,000
- Multicultural Association of Fort McMurray – Special Event - \$1,500
- Multicultural Association of Fort McMurray – Cross-Cultural Parenting Program - \$23,800
  
- Multicultural Association of Fort McMurray – Multicultural Expo - \$5,000

- Royal Canadian Army Cadets #2803 Squadron – Army Cadets Program - \$15,000
- Wood Buffalo Educare Society – Early Intervention Program - \$30,000
- Wood Buffalo Senior Support Society – Seniors Support Program - \$12,500
- YMCA of Wood Buffalo – Early Learning and Child Care Conference - \$6,500

CARRIED UNANIMOUSLY

**Reports on Boards and Committees**

Council representatives reported on the following Boards and Committees:

- MacDonal Island Grand Opening (Councillor Germain)
- Selection Committee (Councillor Kirschner)
- Governance, Agenda and Priorities Standing Committee (Councillor Kirschner)

**Adjournment**

11-095 Moved by Councillor Blair that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:15 p.m.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer

**Subject: Bylaw No. 11/008 – Land Use Bylaw Amendment –  
Lot 5, Block 2, Plan 1025664 and Lot 7, Block 2, Plan  
1025663 (Waterfront Towers)**

**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer  
Samuel Alatorre, Director

**Administrative Recommendation:**

THAT Bylaw No. 11/008, being a Land Use Bylaw amendment specific to Lot 5, Block 2, Plan 1025664 and Lot 7, Block 2, Plan 1025663 (located adjacent to River Pointe Shops), be read a first time.

**Summary:**

An application has been received to amend the Land Use Bylaw specific to Lot 5, Block 2, Plan 1025664 and Lot 7, Block 2, Plan 1025663 to redesignate the land from Direct Control District (DC) to High Density Residential District (R4).

The authority to amend the Land Use Bylaw is vested with Council under the Municipal Government Act.

**Background:**

This application is the result of a proposal to develop high-rise residential buildings in the Lower Townsite along the proposed Prairie Loop Boulevard alignment (Attachment 2).

On August 12, 2008, an application was made to redesignate one lot owned by the applicant from Direct Control District (DC) to High Density Residential District (R4). To facilitate both the Municipality and the applicant's plans for the area, the amendment application was put on hold by the Planning and Development Department in early 2009 to allow for a land exchange process to be negotiated between the parties.

On June 8, 2010, the land exchange between the applicant and the Municipality was approved by Council, allowing Administration to proceed with the Land Use Bylaw amendment application.

**Rationale for Recommendation:**

Administration supports this amendment application as it is in line with the recommendations of the Lower Townsite Area Redevelopment Plan. In the Plan the subject area is designated Medium High Density Residential "given its proximity to work and retail opportunities and accessibility to the riverfront park system."

By amending the Land Use Bylaw, the resulting increase in residential density will promote a more efficient use of land and contribute to improving the residential character of the area, and support the vision of the Lower Townsite Area Redevelopment Plan.

Administration has noted that the proposed development is in the flood plain area; however, plans for the proposal indicate that the elevation of the development is above the flood risk contour (250.0m) and aligns with the Land Use Bylaw (Section 60). Plans for the proposal also include an underground parkade, but any flooding concerns would be addressed during the development permit application process.

Other flood mitigation strategies include the proposed Prairie Loop Boulevard alignment, which is located between the subject properties and the Clearwater River. Prairie Loop Boulevard will be built at an elevation of 248.5m, and studies by Administration indicate that the road would act as a flood barrier in this area of the Lower Townsite.

Administration supports the proposed amendment and recommends that Bylaw No. 11/008 be given first reading to allow for the scheduling of a public hearing.

**Attachments:**

1. Bylaw No. 11/008
2. Subject Area Map



**BYLAW NO. 11/008**

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059.**

**WHEREAS** Section 639 of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto requires Council to enact a Land Use Bylaw;

**AND WHEREAS** Section 191(1) of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw;

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

1. THAT Bylaw No. 99/059 is hereby amended by redesignating Lot 5, Block 2, Plan 1025664 and Lot 7, Block 2, Plan 1025663 from Direct Control District (DC) to High Density Residential District (R4).
2. THAT the Chief Administrative Officer be authorized to consolidate this bylaw.
3. THAT 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 \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011.

READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011.

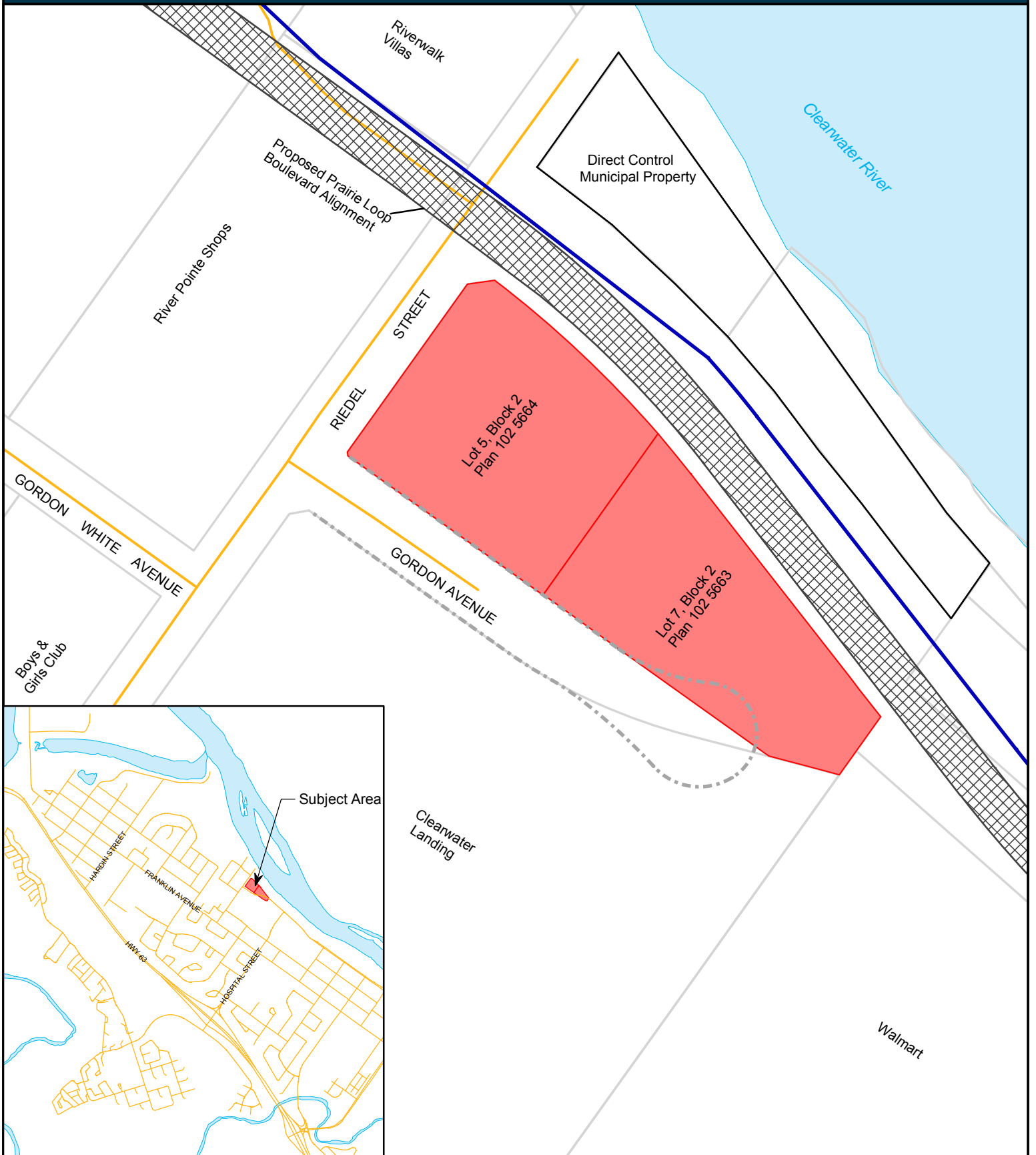
\_\_\_\_\_

Mayor

\_\_\_\_\_

Chief Legislative Officer

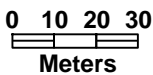
# Attachment 2: Subject Area Map



- Roads
- Proposed Force Main Alignment
- Proposed Cul de Sac
- Proposed Roads Alignment
- Subject Area
- Survey Parcels
- Water



1:1,800



Map updated by the Geographic Information Systems Branch on Feb 16, 2011

## **Subject: Appointments to Council Committees**

### **Selection Committee Recommendations:**

THAT the following appointments be approved, effective April 12, 2011:

- **Communities in Bloom Committee**
  - ~~to~~ December 31, 2011
- **Regional Advisory Committee on Inclusion, Diversity and Equality**
  - to December 31, 2011

### **Summary:**

The Selection Committee, which is comprised of the Mayor and Councillors Blair, Germain and Kirschner, has made recommendations pertaining to existing vacancies on the Communities in Bloom Committee and the Regional Advisory Committee on Inclusion, Diversity and Equality. In keeping with the established bylaws, the appointment of individuals to Council committees must be approved by Council.

### **Background:**

In March of 2011 the Selection Committee was made aware of vacancies on the Communities in Bloom Committee and the Regional Advisory Committee on Inclusion, Diversity and Equality that occurred as a result of mid-term resignations. Due to the extensive number of applications received during the 2010 annual recruitment campaign, the Committee felt it was not necessary to proceed with another campaign. A meeting of the Selection Committee was convened on March 22 to review the applications on file and make recommendations to Council to fill the existing vacancies.

### **Rationale for Recommendation(s):**

The appointment of replacement members is necessary to ensure the continued viability of the affected Boards.

## **Subject: Events Wood Buffalo**

### **APPROVALS:**

Glen Laubenstein, Chief Administrative Officer  
Carol Theberge, Divisional Manager  
Carole Bouchard, Director

### **Administrative Recommendation(s):**

1. THAT funding, to a maximum of \$250,000 be accessed from the 2011 Community Services Operating Budget for the purpose of providing loss protection to Events Wood Buffalo for the 2011 Canada Rocks celebration; and

THAT in the event the entire amount required cannot be accommodated within the 2011 Community Services Operating Budget, the balance be funded from the 2011 Operating Budget Corporate Surplus; and

THAT in the event the 2011 Operating Budget Corporate Surplus is insufficient or non-existent, the funds be accessed from the 2011 Emerging Issues Reserve.

2. THAT Administration be authorized to enter into an agreement with Events Wood Buffalo regarding the use of the \$250,000 funding.

### **Summary:**

Owing to a number of factors, including recent event successes like the Northern Classic and on-going artist booking initiatives, Events Wood Buffalo wishes to evolve its annual summer Canada Rocks celebration to a level comparable with the scope of concerts offered by other communities of this size. The community development, public relations and capacity building significance of attracting quality artists provides Wood Buffalo with an excellent opportunity to develop credibility within the music industry, drive cultural based tourism, and establish ourselves as a community that is able and willing to provide the support and infrastructure necessary to host large scale music and cultural events.

### **Background:**

Events Wood Buffalo has been presented with an opportunity which, if undertaken, will potentially produce the largest scale event in Wood Buffalo history. The financial scope associated with hosting such events can approach \$1 million. Managing the risks associated with major events must be considered. The event in consideration presents considerable risk to Events Wood Buffalo, given the numerous variables in play, the largest of which is weather. As proven in the past, exceptionally well planned and presented outdoor events can become an immediate

success or failure with the impact of weather. It is for this reason that support is being recommended to offset any potential losses.

**Budget/Financial Implications:**

Events Wood Buffalo is requesting \$250,000 as loss protection to execute a summer concert contract. The investment would be based on an established profit/loss agreement with the performer and based on expected production. All or part of this fund will be released following the completion of the event, based on cost recovery.

**Rationale for Recommendation(s):**

At this time, Events Wood Buffalo does not have the financial reserves in place to carry the risk associated with hosting the scale of event being considered for this year's Canada Rocks concert. The proposed event would be of an international scale and would establish a precedent for delivering premium events in our region in the future. This event will enhance future outdoor events while concurrently supporting the routing of entertainment for any future facilities that are developed.

As the community becomes more able to attract and host high profile events and performers to the community, the question of addressing risk to profit margins and event production becomes a significant liability to the organizer - in this case Events Wood Buffalo. Administration is currently working on a policy to address levels of risk associated with these productions and will be bringing the results to Council within the context of 2012 operational budget preparation guidelines.