

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, April 24, 2012, commencing at 6:00 p.m.

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

Absent: M. Allen, Councillor
D. Scott, Councillor
R. Thomas, Councillor

Administration: G. Laubenstein, Chief Administrative Officer
S. Kanzig, Chief Legislative Officer
L. Kotyk, Recorder/Legislative Assistant

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.

The Mayor acknowledged the absence of Councillor R. Thomas, due to participation in a theatre event. She also acknowledged the current leave of absence of Councillors D. Scott and M. Allen.

Adoption of Agenda

Moved by Councillor P. Meagher that the agenda be amended to add Community Identification Committee Recommendations – Roadways in Parsons Creek Phase 1A, Blocks 3 and 5A as item number 7; and

That the agenda be adopted as amended.
CARRIED UNANIMOUSLY

Minutes of Previous Meetings

1. Regular Meeting - April 10, 2012

Moved by Councillor P. Meagher that the minutes of the Council Meeting held on April 10, 2012 be approved as presented.

CARRIED UNANIMOUSLY

Delegations

Jim Rogers, resident, came forward to comment on the proposed Bylaw No. 12/008 - Roads and Transportation Bylaw Amendment. He expressed concern regarding the bylaw, and questioned whether it could regulate a reduction in both truck traffic and vehicle speed on Draper Road.

Moved by Councillor P. Meagher that the presentation made by Jim Rogers regarding Bylaw No. 12/008 be accepted as information.

CARRIED UNANIMOUSLY

Exit

Councillor D. Kirschner declared a potential pecuniary interest in relation to Agenda Item Nos. 2 and 3 and exited the Chamber at 6:10 p.m.

Public Hearings and Related Reports

- 2. Fort McMurray Regional Airport Area Structure Plan**
- Bylaw No. 12/009 - Fort McMurray Regional Airport ASP
 - Bylaw No. 12/010 - Highway 69/Clearwater River Valley ASP Amendment
 - Bylaw No. 12/011 - Land Use Bylaw Amendment

Moved by Councillor P. Meagher that Council move into a Public Hearing regarding Bylaw No. 12/009, Bylaw No. 12/010, and Bylaw No. 12/011.

CARRIED UNANIMOUSLY

Peter Apostolakos, Planning and Development Department provided an introduction regarding the proposed Fort McMurray Regional Airport Area Structure Plan and related Bylaws. Mr. Apostolakos noted that the plan aligns with the Municipal Development Plan, and administration supports the development.

Scott Clements, Fort McMurray Airport Authority, Pankaj Nalavde, ParioPlan, and Armin A. Preiksaitis, ParioPlan, provided an opening statement regarding the proposed Fort McMurray Airport Area Structure Plan. It noted that expansion of

infrastructure at the airport is required to accommodate increased usage and that April, 2013 is the targeted opening for the proposed expansion.

Mr. John Hersey, resident, made a presentation regarding the Fort McMurray Airport Area Structure Plan. He communicated that he would like confirmation that full disclosure has been made regarding the expansion, and that no oil processing facility will be part of the proposed area structure plan.

Moved by Councillor P. Meagher that Council close the Public Hearing regarding the Bylaw No. 12/009, Bylaw No. 12/010, Bylaw No. 12/011.

CARRIED UNANIMOUSLY

The Public Hearing for Bylaw Nos. 12/009, 12/010 and 12/011 was held between 6:12 p.m. and 6:39 p.m.

Moved by Councillor P. Meagher that Bylaw No. 12/009, being the Fort McMurray Regional Airport Area Structure Plan, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 12/009, be read a third and final time.

CARRIED UNANIMOUSLY

Moved by Councillor A. Vinni that Bylaw No. 12/010, being an amendment to the Highway 69/Clearwater River Valley Area Structure Plan, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor A. Vinni that Bylaw No. 12/010, be read a third and final time.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 12/011, being an amendment to the Land Use Bylaw, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 12/011, be read a third and final time.

CARRIED UNANIMOUSLY

Exit

Councillor Meagher declared a potential pecuniary interest in relation to agenda item no. 3 and exited the chamber at 6:49 p.m.

3. Bylaw No. 12/012 – Land Use Bylaw Amendment – City Centre Area Redevelopment Plan Special Area: Downtown Major Redevelopment Zone

Moved by Councillor A. Vinni that Council move into a Public Hearing regarding Bylaw No. 12/012.

CARRIED UNANIMOUSLY

Carol Theberge, Community Development, and Samuel Alatorre, Planning and Development, provided an introduction regarding Bylaw No. 12/012. They outlined that the proposed Bylaw has been the subject of a community consultation process which started in March, 2012. The proposed Bylaw supports the City Centre Area Redevelopment Plan, and aligns with the Municipal Development Plan. Administration supports the proposed Bylaw.

Peter Stevenson, Citium Group, provided a presentation to Council regarding Bylaw 12/012, and queried the provisions within the proposed Bylaw for non-conforming buildings.

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

Blair Martin, Romspen Investment Corporation, spoke in support of the proposed Bylaw No. 12/012, and commented that future development downtown will present a positive investment opportunity.

Michael Durocher, resident, spoke in support of Bylaw No. 12/012, and commented that it will present an opportunity for the further development of Arts and Culture infrastructure in the region, and create a foundation for a vibrant downtown.

Nick Saunders, Fort McMurray Chamber of Commerce, commented that the development will need to be diverse, and that limiting vehicle traffic could impede existing businesses in the downtown area. He also raised the subject of non-conforming buildings, and provision, within the Bylaw for their refurbishment.

Cheryl Cooper, resident, spoke in support of the Bylaw.

Joan Furber, on behalf of seniors, spoke in support of the Bylaw.

Bryan Lutes, Urban Development Institute, Wood Buffalo, discussed both Gold Certification within buildings and non-conforming buildings.

Ian Dirom, resident, also raised the provisions for non-conforming buildings. He also suggested that a citizen's advisory committee could be set up as part of the process.

Melliz Neha, resident, mentioned that as a member of the youth population in Fort McMurray, he is in support of the proposed Bylaw. He raised the question of whether it

is possible to implement a Light Rail Train (LRT) system in Fort McMurray as part of the transit system to the downtown core. He also raised the issue of safety downtown at night for youth.

Moved by Councillor A. Vinni that Council close the public hearing regarding Bylaw No. 12/012.

CARRIED UNANIMOUSLY

The Public Hearing for Bylaw No. 12/012 was held between 6:50 p.m. and 8:24 p.m.

A recess occurred between 8:23 p.m. and 8:40 p.m.

The following motion was presented by Councillor S. Germain: “That Bylaw No. 12/012, being an amendment to the Land Use Bylaw specific to the Downtown Major Redevelopment Zone and the general regulations as outlined in the City Centre Area Redevelopment Plan, be read a second time”. The following amendments were put forward by Councillor A. Vinni.

Moved by Councillor A. Vinni:

- THAT Section 9.6.1.1.1 be deleted and replaced with the following:

“Enlargements and additions to a Residential Building, that constitute less than 5% of the Building or 100m² in Gross Floor Area, whichever is greater, provided that such additions do not result in an increase in the number of Dwellings within the Building or on the Site;” and

That Section 9.6.1.1.2 be deleted and replaced with the following:

- “Enlargements and additions to a non-Residential Building, that constitute less than 5% of the Building or 100m² in Gross Floor Area, whichever is greater.”

CARRIED UNANIMOUSLY

Moved by Councillor A. Vinni that Section 9.6.2.2 be deleted and replaced with the following:

- “.2 The Development Authority shall not allow a variance to the minimum Site size except as set out in this section. The Development Authority may allow a variance of up to 33% reduction to the minimum Site size required to achieve the maximum Floor Area Ratio set out in the City Centre Floor Area Ratio Map, if the

Development meets all of the following criteria:

- .1 The Development meets all of the requirements set out in section 9.10 Downtown Major Redevelopment Zone Development Standards, or section 9.11 Franklin Avenue Re-Urbanization Zone Development Standards as applicable to the Site; and
- .2 At least one corner of the Site is located at the intersection of two Public Roads; and
- .3 A minimum Setback of 10 metres is provided between the Tower and the Lot line adjacent to another Site.”

CARRIED UNANIMOUSLY

Moved by Councillor A. Vinni that Section 9.16.2.1 (d) be deleted and replaced with the following:

- “d. Notwithstanding the foregoing, sections 9.16.2.1(a) and 9.16.2.1(b) do not apply to:
- i. The Lots within the Downtown Primary Office Employment Area on the lands bounded by Hardin Street, Franklin Avenue, Haineault Street, and Highway 63, if the primary use on the Ground Floor, and the Storey above the Ground Floor, continues to be Retail Commercial, Retail Commercial Large Format, or Food and Beverage Commercial, and these uses form part of a Shopping Centre.
 - ii. Buildings existing at the date of adoption of this Part 9.
 - iii. Buildings on Sites that, because of their size, are allowed a Maximum Floor Area Ratio of 2.0.”

CARRIED UNANIMOUSLY

Moved by Councillor S. Germain that Bylaw No. 12/012 be read, a second time, as amended.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 12/012, be read a third and final time.

CARRIED UNANIMOUSLY

Return

Councillors D. Kirschner and P. Meagher returned to the Chamber at 9:02 p.m.

4. Bylaw No. 12/013 – Land Use Bylaw Amendment – City Centre Area Redevelopment Plan Special Area: Franklin Avenue Re-urbanization Zone, Neighbourhood Stabilization Zone and Recreation Zone

Moved by Councillor P. Meagher that Council move into a public hearing for Bylaw No. 12/013.

CARRIED UNANIMOUSLY

Carol Theberge, Community Development, and **Samuel Alatorre, Planning and Development** provided an introduction regarding Bylaw No. 12/013, noting that it is supported by Administration.

Cheryl Cooper, resident, spoke in support of the Bylaw.

Jim Rogers, resident, noted that opportunities for community gardens, a boat launch, workshop and garage space in residential developments should be considered in relation to development following the proposed Bylaw.

Moved by Councillor D. Blair that Council close the public hearing regarding Bylaw No. 12/013.

CARRIED UNANIMOUSLY

The Public Hearing for Bylaw No. 12/013 was held between 9:03 p.m. and 9:21 p.m.

Moved by Councillor P. Meagher that Bylaw No. 12/013, being an amendment to the Land Use Bylaw specific to the Franklin Avenue Re-urbanization Zone, Neighbourhood Stabilization Zone, and Recreation Zone as outlined in the City Centre Area Redevelopment Plan, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 12/013, be read a third and final time.

CARRIED UNANIMOUSLY

Bylaws**5. Bylaw No. 12/008 – Roads and Transportation Bylaw Amendment**

Glen Smith, Parks and Public Works, William Lyons, Facility Services and Rene Wells, RCMP/Bylaw Services, provided an introduction regarding Bylaw No. 12/008 - Roads and Transportation Bylaw Amendment.

Moved by Councillor J. Stroud that Bylaw No. 12/008, being an amendment to the Roads and Transportation Bylaw, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 12/008, be read a third and final time.

CARRIED UNANIMOUSLY

6. Bylaw No. 12/014 – 2012 Property Tax Rate Bylaw

Moved by Councillor P. Meagher that the 2012 Operating Budget be amended by decreasing transfer to Capital Infrastructure Reserve by \$1,161,011.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 12/014, being the 2012 Property Tax Rate Bylaw, be read a first time.

CARRIED UNANIMOUSLY

7. Community Identification Committee Recommendations - Roadways in Parsons Creek Phase 1A, Blocks 3 and 5A

Moved by Councillor S. Germain:

- That the subdivisions of Parsons Creek Phase 1A, Blocks 3 and 5A be named collectively as Heritage Ridge at Parsons Creek; and
- That the roads within Parsons Creek Phase 1A, Blocks 3 and 5A be named Heibert Bay, Dehoog Crescent, Huberman Way, MacRae Place, Nicholson Drive, and Comfort Cove.

CARRIED UNANIMOUSLY

Reporting - Boards and Committees

- MacDonald Island Park Corporation (Councillor S. Germain)
- Communities in Bloom Committee (Councillor J. Stroud)
- Municipal Census 2012, Zero Waste Initiative, Proclamation – SPCA Walk to Stop Animal Abuse, Proclamation - Victims of Crime Awareness (Mayor Blake)

Adjournment

Moved by Councillor D. Blair that the meeting be adjourned.
CARRIED UNANIMOUSLY

The meeting adjourned at 9:47 p.m.

Mayor

Chief Legislative Officer