

**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, July 10, 2012, commencing at 6:00 p.m.**

**Present:** M. Blake, Mayor  
D. Blair, Councillor  
C. Burton, Councillor  
L. Flett, Councillor  
S. Germain, Councillor (via teleconference)  
D. Kirschner, Councillor  
P. Meagher, Councillor  
J. Stroud, Councillor  
C. Tatum, Councillor  
R. Thomas, Councillor  
A. Vinni, Councillor

**Administration:** G. Laubenstein, Chief Administrative Officer  
S. Kanzig, Chief Legislative Officer  
S. Soutter, Legislative Coordinator/Recorder

**Call to Order**

Mayor Blake called the meeting to order at 6:06 p.m.

**Opening Prayer**

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

**Swearing-In of Councillors-Elect and Signing of Ethical Guidelines**

Mayor Blake called forward the successful candidates from the June 25, 2012 municipal By-election, Christine Burton and Colleen Tatum, and administered the Oath of Office. Councillors C. Burton and C. Tatum then assumed their respective seats and made a brief statement, thanking family, friends and supporters. The Ethical Guidelines for Municipal Councillors was then circulated and signed by all Councillors. All signed documents are appended and shall form part of these minutes.

**Agenda**

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

CARRIED UNANIMOUSLY

**Minutes**

**1. Council Meeting – June 26, 2012**

Moved by Councillor R. Thomas that the Minutes of the Council Meeting held on June 26, 2012 be approved as presented.

CARRIED UNANIMOUSLY

## **Delegations**

**Jim Rogers, resident**, came forward to comment on the proposed MacDonald Island Park expansion project and to comment on the necessity of a bridge linking MacDonald Island Park to the Snye.

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

CARRIED UNANIMOUSLY

**Les Cardinal, resident**, addressed Council on the proposed MacDonald Island Park expansion, stating that the aboriginal community is formally requesting a piece of land for cultural and ceremonial purposes.

Moved by Councillor D. Blair that the presentation made by Les Cardinal be accepted as information.

CARRIED UNANIMOUSLY

**Theresa Wells, resident**, came forward to address Council on the proposed MacDonald Island Park expansion project, noting that the recreation centre is an integral part of the City Centre Redevelopment Plan and indicating her support for the project.

Moved by Councillor R. Thomas that the presentation made by Theresa Wells be accepted as information.

CARRIED UNANIMOUSLY

## **Presentations**

### **2. MacDonald Island Park Expansion Project**

Tim Reid, Chief Operating Officer, MacDonald Island Park and Nick Sanders, Board Chair MacDonald Island Park Corporation, accompanied by members of the design team made a presentation regarding the expansion project which included an overview of the design theme and the amenities of the recommended facility. The presenters noted that the guaranteed maximum price of the proposed project is \$127 million, from 2012-2015.

## **Business Arising Out of Presentation**

### **3. MacDonald Island Park Expansion Project**

Moved by Councillor R. Thomas that:

- the MacDonald Island Park Development Concepts and Preliminary Business Plan dated November 2011, be accepted as information; and
- Administration include the funding request by MacDonald Island Park Corporation in relation to the Development Concepts and Preliminary Business Plan dated November 2011 in the 2013 to 2015 draft capital budget to be considered by Council.

CARRIED UNANIMOUSLY

**Exit**

Councillor S. Germain excused himself for the remainder of the meeting.

**Recess**

A recess occurred from 7:43 p.m. to 8:05 p.m.

**Public Hearings and Related Bylaws**

**Exit**

Councillor R. Thomas declared a potential pecuniary interest regarding the next business item and exited the Council Chamber at 8:06 p.m.

**4. Bylaw No. 12/028 - Saline Creek Plateau Area Structure Plan Amendment**

Moved by Councillor P. Meagher that the public hearing for Bylaw No. 12/028 be opened.

CARRIED UNANIMOUSLY

**T. Schwerdtfeger, Supervisor, Community Development Planning**, provided an overview of the proposed amendment to Saline Creek Plateau Area Structure Plan, indicating that the purpose is to adjust the land use configuration, densities of residential land and transportation network of the future development area.

**Opening Statement – Applicant, C. Chopko-Beck, IBI Group**, provided an opening statement which included commending the Regional Municipality of Wood Buffalo and land owners on their collaborative effort in bringing the proposed plan together.

**John Wilson, Chair, Keyano College Board of Governors and Keyano College Land Trust**, provided an overview of the land acquisition and added that Keyano College fully supports the amendment.

**Dan Lemke, Rotary Club of Fort McMurray**, advised that the Rotary Club is in full support of the amendment.

**Jim Rogers, resident**, spoke in support of the proposed bylaw amendment.

Moved by Councillor P. Meagher that the public hearing for Bylaw No. 12/028 be closed.

CARRIED UNANIMOUSLY

The Public Hearing for Bylaw No. 12/028 was held between 8:06 p.m. and 8:45 p.m.

Moved by Councillor J. Stroud that Bylaw No. 12/028, being an amendment to the Saline Creek Plateau Area Structure Plan, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor D. Kirschner that Bylaw No. 12/028 be read a third and final time.

CARRIED UNANIMOUSLY

**Return**

Councillor R. Thomas returned to the meeting at 8:53 p.m.

**5. Bylaw No. 12/019 - Land Use Bylaw Amendment - Longboat Landing**

Moved by Councillor P. Meagher that the public hearing for Bylaw No. 12/019 be opened.

CARRIED UNANIMOUSLY

**C. Woodside, Planner, Community Development Planning** provided an overview of the bylaw amendment for Longboat Landing. The proponent and Administration have reviewed the land use district and identified that the height maximum set out in the Land Use Bylaw are too restrictive and will not allow for development on the site and that is not in line with the vision for Longboat Landing.

**Opening Statement – Applicant, B. Talbot, Devonian Properties** provided an opening statement by requesting that Council support the proposed amendment to rectify an oversight in the original Longboat Landing land use by bringing the maximum height permissible in line with other developments.

**Jim Rogers, resident**, spoke in support of the proposed bylaw amendment, but expressed his opinion that amendments of this nature are frivolous and little more than nit picking nonsense.

Moved by Councillor R. Thomas that the public hearing for Bylaw No. 12/019 be closed.

CARRIED UNANIMOUSLY

The Public Hearing for Bylaw No. 12/019 was held between 8:54 p.m. and 9:02 p.m.

Moved by Councillor P. Meagher that Bylaw No. 12/019, being a Land Use Bylaw amendment specific to the Longboat Landing District (LBL-R4), be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor R. Thomas that Bylaw No. 12/019 be read a third and final time.

CARRIED UNANIMOUSLY

**6. Bylaw No. 12/021 - Land Use Bylaw Amendment (Gateway District)**

Moved by Councillor R. Thomas that the public hearing for Bylaw No. 12/021 be opened.

CARRIED UNANIMOUSLY

**T. Schwerdtfeger, Supervisor, Community Development Planning**, provided an overview of the proposed Gateway District, noting that the amendment will create a framework for mixed-use commercial and residential uses located at the entranceways in the Urban Service Area.

**Jim Rogers, resident**, spoke in support of the proposed bylaw amendment.

Moved by Councillor P. Meagher that the public hearing for Bylaw No. 12/021 be closed.

CARRIED UNANIMOUSLY

The Public Hearing for Bylaw No. 12/021 was held between 9:06 p.m. and 9:21 p.m.

Moved by Councillor R. Thomas that Bylaw No. 12/021, being an amendment to the Land Use Bylaw to create the “Gateway District”, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 12/021 be read a third and final time.

CARRIED UNANIMOUSLY

**7. Bylaw No. 12/025 - Land Use Bylaw Amendment - Lot 70MR, Block 31, Plan 082 7243 (Eagle Ridge School Site)**

Moved by Councillor D. Blair that the public hearing for Bylaw No. 12/025 be opened.

CARRIED UNANIMOUSLY

**T. Schwerdtfeger, Supervisor, Community and Development Planning**, provided an overview of the bylaw amendment to redesignate a portion of land from PR- Parks and Recreation District to PS- Public Services District. Additionally the amendment to Land Use Bylaw Section 113.3 to delete “hamlets only” after Outdoor Recreation Facility in the PS-Public Services District.

**D. Rewniak, ACI Architecture**, made a presentation to Council in support of the bylaw amendment and provided a summary of the features and design concept of the collaboration of the Catholic and Public schools and Community Centre to be located on the land.

**Jim Rogers, resident**, spoke in support of the proposed bylaw amendment.

Moved by Councillor D. Blair that the public hearing for Bylaw No. 12/025 be closed.

CARRIED UNANIMOUSLY

The Public Hearing for Bylaw No. 12/025 was held between 9:23 p.m. and 9:34 p.m.

Moved by Councillor R. Thomas that Bylaw No.12/025, being an amendment to the Land Use Bylaw, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 12/025 be read a third and final time.

CARRIED UNANIMOUSLY

**8. Bylaw No. 12/020 - Road Closure and Authorization to Sell**

Moved by Councillor P. Meagher that the public hearing for Bylaw No. 12/020 be opened.

CARRIED UNANIMOUSLY

**Marcel Ulliac, Director, Land Administration**, stated that the purpose of the proposed bylaw is to close a government road allowance, which would enable the purchaser to consolidate the subject property to the adjacent land, which is intended to be used as a laydown area.

Moved by Councillor P. Meagher that the public hearing for Bylaw No. 12/020 be closed.

CARRIED UNANIMOUSLY

The Public Hearing for Bylaw No. 12/020 was held between 9:41 p.m. and 9:44 p.m.

Since the subject property is located in the Rural Service Area, Bylaw No. 12/020 must be forwarded to the Minister of Transportation for authorization before being considered for second and third readings.

**9. Bylaw No. 12/027 - Closure of Undeveloped Government Road Allowances (Saline Creek Plateau Area)**

Moved by Councillor J. Stroud that the public hearing for Bylaw No. 12/027 be opened.

CARRIED UNANIMOUSLY

**M. Ulliac, Director, Land Administration**, advised that four parcels of land located in the Saline Creek Plateau area have been made available for sale by the Government of Alberta. The closure of the undeveloped government road allowances is required in order to facilitate consolidation with the adjacent land for planning and development purposes.

Moved by Councillor P. Meagher that the public hearing for Bylaw No. 12/027 be closed.

CARRIED UNANIMOUSLY

The Public Hearing for Bylaw No. 12/027 was held between 9:45 p.m. and 9:48 p.m.

Moved by Councillor R. Thomas that Bylaw No. 12/027, being a Bylaw to close undeveloped government road allowances in the Saline Creek Plateau Area, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 12/027, be read a third and final time.

CARRIED UNANIMOUSLY

Moved by Councillor A. Vinni that the meeting be extended beyond 10:00 p.m. to enable the balance of the agenda items to be dealt with.

CARRIED UNANIMOUSLY

## Recess

A recess occurred from 9:51 p.m. to 10:14 p.m.

## Other Bylaws

### 10. Bylaw No. 12/024 - Design Review Panel

Moved by Councillor J. Stroud that Bylaw No. 12/024, being the Design Review Panel Bylaw, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 12/024 be read a third and final time.

CARRIED UNANIMOUSLY

### 11-12. Various Bylaws for First Reading

- **2012 Debenture Borrowing for New and Previously Approved Capital Projects – Bylaws 12/030, 12/031, 12/032, 12/033, 12/034 and 12/035**
- **Bylaw No. 12/036 – Utility Rates Bylaw Amendment**

Moved by Councillor P. Meagher that the following bylaws be read a first time:

- Bylaw No.12/030 – Amendment to the Prairie Loop Boulevard Project;
- Bylaw No.12/031 – Amending the debenture borrowing bylaw for the Athabasca Water Treatment Plant Expansion project;
- Bylaw No.12/032 - Amending the debenture borrowing bylaw for the Fort MacKay Bridge Replacement project;
- Bylaw No. 12/033 – Debenture borrowing bylaw for the Conklin Sewage Lagoon Upgrade Construction project;
- Bylaw No.12/034 - Debenture borrowing bylaw for the Septage Receiving Station Construction project;
- Bylaw No.12/035 – Amending the debenture borrowing bylaw for the South Operations Centre project; and
- Bylaw No. 12/036, Amending the Utility Rates Bylaw.

CARRIED UNANIMOUSLY

## Reports

### 13. Fort McMurray Golf Club - Licence of Occupation

Moved by Councillor R. Thomas that a Licence of Occupation be issued to the Fort McMurray Golf Club for 6.0 hectares of Road Plan 912 1645, at a yearly rate of \$340 for 28 years, with an expiry date of July 31, 2040.

CARRIED UNANIMOUSLY

**14. Appointment of Regional Assessor**

Moved by Councillor P. Meagher that Mr. Brian Moore be appointed as Regional Assessor for the Regional Municipality of Wood Buffalo.  
CARRIED UNANIMOUSLY

**15. 2012 Capital Budget Amendments – Revised, New and Cancelled Projects**

Moved by Councillor R. Thomas that the 2012 Capital Budget and the future cash flow of multiple year projects be amended as summarized on Attachment 1 (2012 Capital Budget Amendments – Revised, New and Cancelled Projects, dated July 10, 2012).  
CARRIED UNANIMOUSLY

**16. 2012 City Centre Area Redevelopment Operating Budget**

Moved by Councillor R. Thomas that:

- funding of \$6,452,542 is allocated from the 2012 Community Development Division Operating Budget for the City Centre Area redevelopment operating budget;
- in the event that this funding cannot be accommodated in the 2012 Community Development Division operating budget, funding shall be allocated from the 2012 corporate budget surplus, if it exists; and
- in the event this funding cannot be accommodated in the 2012 corporate operating budget surplus, funding be allocated from Emerging Issues Reserve.

CARRIED UNANIMOUSLY

**Reports on Boards and Committees**

- Anzac Seniors Month Celebrations, Anzac School Achievement Awards (Councillor J. Stroud)
- Communities in Bloom Committee (Councillor P. Meagher)
- Inside Education’s Oil Sands Education Tour (Councillor R. Thomas)
- June Jamboree, High School Graduations (Mayor Blake)

At this time Mayor Blake congratulated the Municipality’s Chief Administrative Officer, Glen Laubenstein and presented him with the Long Service Recognition Award and Distinguished Services Award from the Canadian Association of Municipal Administrators.

**Adjournment**

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

The meeting adjourned at 10:45 p.m.

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Mayor

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Chief Legislative Officer