

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO HELD IN THE COUNCIL CHAMBER AT THE MUNICIPAL OFFICES IN FORT McMURRAY, ON TUESDAY, JANUARY 8, 2008, COMMENCING AT 6:00 P.M.

PRESENT:

MAYOR	M. BLAKE
COUNCILLORS	M. ALLEN D. BLAIR M. BYRON S. CLARKSON S. GERMAIN G. JANVIER P. MEAGHER R. REBUS J. VYBOH
CHIEF ADMINISTRATIVE OFFICER	B. NEWELL
CHIEF LEGISLATIVE OFFICER	K. GREIG
LEGISLATIVE ASSISTANT	W. HAYES

ABSENT:

COUNCILLOR	J. CHADI
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CALL TO ORDER: Mayor Blake called the meeting to order at 6:05 p.m.

PRAYER: The Mayor asked everyone to join her in Prayer.

AGENDA: Resolution # 08-001
MOVED by Councillor Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

Arrival

Councillor Rebus arrived at 6:06 p.m.

MINUTES: **Council Meeting – November 27, 2007**

Resolution # 08-002
MOVED by Councillor Vyboh that the Minutes of the Regular Meeting held on November 27, 2007 be approved as presented.

CARRIED UNANIMOUSLY

Special Council Meeting – December 10, 2007

Resolution # 08-003

MOVED by Councillor Meagher that the Minutes of the Special Meeting held on December 10, 2007 be approved as presented.

CARRIED UNANIMOUSLY

DELEGATION:

Mr. Bryan Lutes, President, Wood Buffalo Housing & Development Corporation re: Wood Buffalo Housing & Development's Request for Grant to Offset Marshal House Levies.

Mr. Lutes presented justification for the grant request to offset levies at Marshall House. The proposed offset is to cover the costs of the renovations to the second and third floors of Marshall House which were not covered by their funding campaign. Failure to obtain these funds would have a detrimental effect on future slated housing development as the annual cost per dwelling could increase by \$6,000.

Provincial monies have already been received for this project through the United Way but these funds do not cover capital costs.

Marshall House, upon completion of renovations, will have a capacity of 174 persons, 64 of which will be housed in the transitional space on the second and third floors.

This matter will be dealt with later in the Reports portion of the Agenda.

PUBLIC HEARINGS:

Resolution # 08-004

MOVED by Councillor Meagher that the meeting move into Public Hearing.

CARRIED UNANIMOUSLY

A public hearing was held from 6:17 p.m. to 6:25 p.m., following which the regular meeting reconvened.

BYLAWS:

Highway 69/Clearwater River Valley – E ½ 19 & NW 20 88-8-W4M

- Bylaw No. 07/069 – Area Structure Plan Amendment

- Bylaw No. 07/070 – Land Use Bylaw Amendment

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
TUESDAY, JANUARY 8, 2008

Bylaw Nos. 07/069 and 07/070, BEING A HIGHWAY 69/CLEARWATER RIVER VALLEY AREA STRUCTURE PLAN AMENDMENT AND A LAND USE BYLAW AMENDMENT, respectively, were presented to receive second and third readings.

Resolution # 08-005

MOVED by Councillor Meagher that Bylaw No. 07/069 be read a second time.

CARRIED UNANIMOUSLY

Resolution # 08-006

MOVED by Councillor Clarkson that Bylaw No. 07/069 be read a third and final time.

CARRIED

For: Allen, Blake, Blair, Byron,
Clarkson, Germain, Janvier,
Meagher, Vyboh

Against: Rebus

Resolution # 08-007

MOVED by Councillor Meagher that Bylaw No. 07/070 be read a second time.

CARRIED

For: Allen, Blake, Blair, Byron,
Clarkson, Germain, Janvier,
Vyboh

Against: Meagher, Rebus

Resolution # 08-008

MOVED by Councillor Vyboh that Bylaw No. 07/070 be read a third and final time.

CARRIED

For: Allen, Blake, Blair, Byron,
Clarkson, Germain, Janvier,
Vyboh

Against: Meagher, Rebus

REPORTS:

Wood Buffalo Housing & Development Corporation Request for Grant to Offset Marshall House Off-Site Levy

Resolution # 08-009

MOVED by Councillor Allen:

- THAT the Wood Buffalo Housing & Development Corporation's request for a grant to offset off-site levies paid on the Marshall House project be denied; and,

- THAT Administration be directed to continue working with the Homelessness Committee to coordinate additional programs and search for funding.

Concern was raised relative to the fact that the Wood Buffalo Housing & Development Corporation is providing a necessary public service and that a one time grant from the Municipality drawn from funds in the 2008 Emerging Issues Budget could be made available.

DEFEATED UNANIMOUSLY

Resolution # 08-010

MOVED by Councillor Allen that \$341,683.00 be committed from 2008 Emerging Issues Budget as a one-time capital grant to Wood Buffalo Housing & Development Corporation.

CARRIED UNANIMOUSLY

RCMP/Bylaw and Search & Rescue Warehouse

Resolution # 08-011

MOVED by Councillor Vyboh that \$480,000.00 be committed from the Capital Infrastructure Reserve for the RCMP/Bylaw and Search & Rescue Society Warehouse, on the condition that any Provincial grant received by the Search & Rescue Society for the project shall be used to reimburse the Municipality for construction costs.

CARRIED UNANIMOUSLY

Conflict of Interest

Councillor Rebus declared a pecuniary interest relative to the Development Permit Application for Longboat Landing, and excused herself from the meeting at 8:04 p.m.

Development Permit Application – Lot 1, Block 1, Plan 892 2128 and Parts of River Lots 23 & 24 (Longboat Landing)

Resolution # 08-012

MOVED by Councillor Vyboh that Development Permit #2007-1822 be approved, subject to the following:

- No further development for building forms that are not in conformance with the Longboat Landing, Volume 1: Land Use Planning Brief, as formerly agreed to by Council, shall be supported without first considering an amendment of the Planning Brief.

CARRIED

For: Allen, Blake, Blair, Clarkson,

Germain, Meagher, Janvier,
Vyboh
Against: Byron

Return

Councillor Rebus returned to the meeting at 8:12 p.m.

COUNCIL UPDATES:

Reporting of Councillors on Boards and Committees

Councillor Clarkson reported on the following:

- AUMA Building Communities Committees

Councillor Allen reported on the following:

- Fort McMurray Music Teachers' Association Music Writing Awards.
- Landlord Tenant Advisory Committee

NEW BUSINESS:

None scheduled.

ADJOURNMENT:

Resolution # 08-013

MOVED by Councillor Meagher that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:22 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER

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	LEGISLATIVE ASSISTANTS	W. HAYES
ABSENT:	COUNCILLOR	J. CHADI

CALL TO ORDER

Mayor Blake called the Public Hearing to order at 6:17 p.m.

PUBLIC HEARING RE: BYLAW NO. 07/069 – HIGHWAY 69/CLEARWATER RIVER VALLEY AREA STRUCTURE PLAN AMENDMENT and BYLAW NO. 07/070 – LAND USE BYLAW AMENDMENT.

A. Opening Statement

Mr. Dennis Peck, Manager, Current Planning

Mr. Peck advised that the proposed Bylaw amendment to change the designation of 2.4 hectares from Discretionary Use to an Industrial Zone is supported by the Planning and Development Department. As detailed in the Area Structure Plan, new industrial developments should be in close proximity to existing industry as is the case here. Land re-designation must be approved prior to applying for a building permit and any building would be subject to all codes currently in place. These regulations include environmental and traffic assessments.

B. Written Presentations

There were no written presentations

C. Verbal Presentations

No verbal presentation requests were received.

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

There were no requests to address Council.

E. Questions of Council

In response to questions from Council, Mr. Peck clarified that there is currently no differentiation in the land use definitions for heavy and light industrial. It was also stated that such distinctions would be implemented within the next year.

It was directed that any cases of improper hazardous waste disposal should be referred to Alberta Environment. Further, these amendments pertain to land use and not land owner practices.

F. Closing Statement

There was no closing statement.

CLOSURE OF PUBLIC HEARING

Resolution # 08-014

MOVED by Councillor Meagher that the public hearing be closed.

CARRIED UNANIMOUSLY

The public hearing closed at 6:23 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER