

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO HELD IN THE COUNCIL CHAMBERS AT THE MUNICIPAL OFFICES IN FORT McMURRAY, ON TUESDAY, JANUARY 13, 2004, COMMENCING AT 6:00 P.M.

PRESENT:	MAYOR	D. FAULKNER
	DEPUTY MAYOR	T. WEBER
	COUNCILLORS	M. BLAKE J. CARBERY J. CHADI S. GERMAIN P. MEAGHER J. VYBOH
	REGIONAL MANAGER	D. PUTZ
	CHIEF LEGISLATIVE OFFICER	K. GREIG
	LEGISLATIVE COORDINATOR	A. ROGERS
ABSENT:	COUNCILLORS	M. CADDEN J. RIGNEY C. SLADE

CALL TO ORDER

The Deputy Mayor called the meeting to order at 6:00 p.m.

APOLOGIES

Deputy Mayor Weber extended apologies on behalf of Councillors Cadden and Slade, who were called out of town on business, and Councillor Rigney, who was unable to attend this evening. He also noted that Mayor Faulkner was in Calgary on business, but would be flying back this evening, and joining the meeting in progress.

1. PRAYER

The Deputy Mayor asked everybody to join him in the Prayer.

2. ADOPTION OF AGENDA

The Deputy Mayor asked if there were any additions or deletions to the Agenda.

MOVED by Councillor Meagher that the Agenda be adopted as

presented.

CARRIED UNANIMOUSLY

3. PRESENTATIONS

3-A. MR. JOHN WILSON, CO-CHAIR, 2004 ARCTIC WINTER GAMES HOST SOCIETY RE: 2004 ARCTIC WINTER GAMES HOST SOCIETY REQUEST 04/001

Mr. Wilson advised that there is a tremendous amount of excitement building in the community right now with respect to the Arctic Winter Games. A number of committees have completed their transitional timelines and staff/contractors have been hired. The budget for the 2004 Games is \$6.1 Million, and the Host Society has been successful in raising exactly that amount. Any additional funds will be used to establish a contingency fund that will remain in the community.

Mr. Wilson then provided an update on progress in each of the key areas, noting that over 2,600 volunteers have signed up to date, and it is anticipated that the full volunteer complement will be realized by the start of the Games. Mr. Wilson noted that when the Municipality bid on the Games, there was an expectation that the Host Society would request in-kind services from various municipal departments. These services have now been identified and Council's approval is needed in order to proceed. In addition, the Host Society is requesting funding in the amount of \$150,000 to cover user fees at the three arenas.

Mr. Wilson concluded by noting that the 2004 Arctic Winter Games will provide many benefits to the Regional Municipality of Wood Buffalo, including tremendous media coverage, promoting community image, assisting with recruitment and retention of employees, provision of trained volunteers, updated sports equipment, and facility enhancements.

Deputy Mayor Weber thanked Mr. Wilson for his presentation and commended all those individuals involved in organizing the Games. Council then unanimously agreed to deal with Item 3-C-I. before proceeding with the next presentation.

3-C. BUSINESS ARISING OUT OF PRESENTATIONS

I. AGENDA BILL # 04-001 - 2004 ARCTIC WINTER GAMES HOST SOCIETY REQUEST 04/003

Reference was made to Agenda Bill # 04-001, dated December 2, 2003, and prepared by Stephen Clarke, Community Services, regarding the 2004 Arctic Winter Games Host Society Request.

MOVED by Councillor Blake:

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1. THAT the Regional Municipality of Wood Buffalo cover the estimated cost of renting facilities (\$150,000.00), and the Parks Division's unbudgeted estimated purchase of materials (\$4,000.00), for a total of \$154,000.00 through the 2003 Corporate Operating Budget Surplus. If the 2003 Corporate Operating Surpluses do not occur, or are insufficient to cover the entire \$154,000.00, the 2003 Emerging Issues Reserve be committed to cover the funding shortfall requirements.
2. THAT the following gift-in-kind donations be approved:
 - A. Community Services Department
 - I. Community Development Division - provide staff time to support various aspects of Games planning; complimentary pool passes for participants, and support for rural events (Approximate Value: \$60,000.00).
 - II. Parks & Recreation Division – provide assistance with venue fit out, set-up and teardown, and development of the biathlon facility, cross country ski trails, dog mushing trails and snowshoeing facility (Approximate Value: \$116,000.00).
 - B. RCMP/Bylaw Services – provide traffic control for Opening Ceremonies, during Games Week, Much Music Dances, play-off matches, evening concerts, Closing Ceremonies; display a sensitivity to visitor's parking meter violations and have appropriate resources in place for increased service demands during the Games (Approximate Value: \$290,240.00).
 - C. Fire Department - provide input and assistance regarding the Risk Management Plan, emergency evacuation routes/processes, emergency access routes and sport/cultural venue capacities and have a representative brief Chefs de Mission on evacuation procedures and on location for Opening and Closing Ceremonies to identify any safety concerns (Approximate Value: \$14,471.75).
 - D. Engineering and Public Works
 - I. Provide input and assistance regarding the Risk Management Plan; erect new signage and streetscape banners at various locations throughout the Municipality; loan and deliver safety equipment and barriers; assist with venue set-up and teardown and provide snow removal services as identified (Approximate Value: \$196,786.00).
 - II. Develop a Signage Plan and work with volunteers and

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staff to erect signage (Approximate Value: \$10,000.00).

- III. Provide some warehouse/storage space for the games in partnership with Parks and Recreation Division; provision of staff for the facility committee and ensure regular contact with Host Society regarding indoor facilities; ensure staff are on call for emergencies throughout Games Week; inspect facilities prior to, and during Games Week (Approximate Value: \$19,300.00).
- IV. Provide a bus for the Games sponsor's logos; provide free access on the Municipal Transit System for Games Participants/Volunteers with proper identification and augment public transportation to MacDonald Island for Opening and Closing ceremonies (Approximate Value: \$13,000.00).
- E. Planning and Development – provision of assistance with the permit process and provincial legislation/codes as they relate to the Games (Approximate Value: \$5,000.00).
- F. Communications - develop and implement a Communications Plan regarding impacts of the Games; provide a municipal promotional item for each participant (Approximate Value: \$9,935.00).
- G. Corporate Services - provide assistance with the Games budget processes including variance reports, monthly reports to the chief financial officer and year-end reconciliation with auditors; provide support with accounts payable and receivable (Approximate Value: \$20,000.00).

The Regional Manager confirmed that all affected departments have provided assurance that the Host Society's request for various in-kind services can be accommodated. Mr. Putz also confirmed that the \$154,000 funding request can be accommodated in the Municipality's corporate operating budget surplus for 2003. He also clarified that the cost of snow removal services to be provided by Engineering & Public Works, valued at \$197,000, will be deducted from the corporate budget, and will not impact the snow removal budget.

Mr. Wilson advised that there are 2,600 volunteers on board, as of Saturday's volunteer rally, and the website is getting 25-35 hits per day. Mr. Wilson indicated that the Host Society is confident that the required number of volunteers will be realized, and there may even be a possibility of having to turn some away. He also confirmed that Games staff have been working with airport staff to ensure that the air transportation aspect will flow smoothly.

Several Council Members commended Mr. Wilson, Games staff and volunteers for their considerable

dedication and efforts put forth to ensure the success of the 2004 Arctic Winter Games.

CARRIED UNANIMOUSLY

**3-B. COUNCILLOR SHELDON GERMAIN, REGIONAL MUNICIPALITY OF WOOD
BUFFALO RE: STRATEGIC PLAN
04/002**

Councillor Germain advised the Strategic Plan process began with an internal and external environmental scan for 2007. The scan provided an opportunity for management and employees to take a look and see what will be needed in 2007. The scan data is then compiled and reviewed at a strategic planning session, and strategies are developed. As part of this process, a consolidation team was formed with representation from IAFF, CUPE, Council, exempt staff, Regional Manager, and Senior Leadership Team. Councillor Germain then provided an overview of the Strategic Plan for 2007 for each of the key areas, being Engage Our Citizens, Champion Innovation, Collaborate Effectively, Empower Our People, and Deliver Best Value.

Councillor Germain concluded by advising that the Strategic Plan forms a regional master plan that maps out the future corporate direction for municipal services and infrastructure.

3-C. BUSINESS ARISING OUT OF PRESENTATIONS

**II. AGENDA BILL # 04-002 - STRATEGIC PLAN
04/004**

Reference was made to Agenda Bill # 04-002, dated December 16, 2003, and prepared by Councillor Sheldon Germain, regarding the Strategic Plan.

MOVED by Councillor Chadi that the Strategic Plan be approved.

It was noted that at the Strategic Planning session, discussion occurred relative to how Council goes about making our community a good place to live. One of the items mentioned was the cost of living, and the possibility of alleviating the high cost of housing by reducing taxation or increasing services. The Regional Manager advised that the ability to make adjustments to budgets requires the direction of Council. He explained that there are always trade-offs that Council must consider that relate directly to any decrease in taxation, as the revenues for services are made up primarily of taxes. If services are increased there would be additional cost, thereby impacting the ability to reduce taxes. If taxes were to be reduced, one of the options available would be to increase user fees to cover off the cost of providing services. The Regional Manager also noted that this issue can be addressed as part of the Business Planning and Budget processes.

CARRIED UNANIMOUSLY

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4. MINUTES OF PREVIOUS MEETINGS

A. REGULAR MEETING – DECEMBER 09, 2003

The Minutes of the Regular Council Meeting held on December 09, 2003 were submitted for consideration.

MOVED by Councillor Meagher that the Minutes of the Regular Council Meeting held on December 09, 2003 be approved as presented.

CARRIED UNANIMOUSLY

4-B. PUBLIC HEARING – DECEMBER 09, 2003

The Minutes of the Public Hearing held on December 09, 2003 were submitted for consideration.

MOVED by Councillor Carbery that the Minutes of the Public Hearing held on December 09, 2003 be approved as presented.

CARRIED UNANIMOUSLY

4-C. BUSINESS ARISING OUT OF MINUTES

There was no business arising out of the Minutes.

5. PUBLIC HEARINGS

MOVED by Councillor Meagher that the Regular Meeting move into the Public Hearing at 6:43 p.m.

CARRIED UNANIMOUSLY

RECONVENE

The regular meeting reconvened at 7:15 p.m. The Mayor was in attendance and assumed the Chair at this time.

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6. UPDATES

**A. REPORTING OF COUNCILLORS ON VARIOUS BOARDS/COMMITTEES
(DEPUTY MAYOR WEBER, COUNCILLORS CHADI, VYBOH & CARBERY)**

Deputy Mayor Weber reported on the following:

- Northern Reeves/Mayors/CAO's Meeting in Grimshaw – December 8th
- Various Standing Committee Meetings
- City of Edmonton Council Meeting – December 16th
- 100th Anniversary of Flight Celebrations
- Community Identification Committee
- ALPAC Forest Management Task Force
- Upcoming Meeting with Edmonton Airport Authority – January 22nd
- Upcoming Saprae Creek Residents Society Annual General Meeting

Councillor Chadi reported on the following:

- November 26th – Town Hall meeting in Fort Chipewyan
- December 9th – Meeting with Alberta Seniors Representatives to discuss status of Ayabaskaw Home
- December 10th – 2003 Civic Awards Ceremony – Fort Chipewyan
- December 12th – Mikisew Life Skills Graduation
- December 11th - Official Opening of Fort Chipewyan Winter Road
- January 20th – Town Hall Meeting in Fort Chipewyan

Councillor Vyboh reported on the following:

- 2003 Civic Awards
- Protective Services Standing Committee

Councillor Carbery reported on the following:

- Planning & Development Standing Committee Meeting – January 7th
- Fort McMurray Regional Airport Commission

Councillor Blake reported on the following:

- Return from Maternity Leave and thanks to Councillors Germain and Slade for covering meetings in her absence.

6-B. MAYOR'S UPDATE

Mayor Faulkner reported on the following:

- Thanks to Council for the tremendous support received over the past several months
- Congratulations to residents on the success of 2003 Food Bank Drive, Festival of Trees, and Santa's Anonymous Miracle Marathon
- Meeting in Calgary with the Hon. John Godfrey, Parliamentary Assistant to the Prime Minister

EXIT

Councillor Carbery declared a conflict of interest relative to Item 7-A. and left the meeting at 7:43 p.m.

7. REPORTS

7-A. AGENDA BILL # 04-003 - SNYE SUSTAINABILITY STUDY TENDER REPORT 04/005

Reference was made to Agenda Bill # 04-003, dated November 18, 2003, and prepared by Stephen Clarke, Community Services, regarding the Snye Sustainability Study Tender Report.

MOVED by Deputy Mayor Weber:

1. THAT the contract for the Snye Sustainability Study be awarded to Golder Associates Ltd. for \$110,027, (excluding GST).
2. THAT an additional \$18,000 from the Snye Reclamation Grant be approved for this study.

CARRIED UNANIMOUSLY

RETURN

Councillor Carbery returned to the meeting at 7:45 p.m.

7-B. AGENDA BILL # 04-004 - ANTI-VANDALISM COMMITTEE REPORT 04/006

Reference was made to Agenda Bill # 04-004, dated December 1, 2003, and prepared by Koralee Samaroden, Community Services, regarding the Anti-Vandalism Committee Report.

MOVED by Councillor Meagher that the Anti-Vandalism Committee Report be accepted as information.

Discussion also occurred relative to whether or not Administration has explored other means of combating vandalism, such as billboard signage and security cameras, and it was subsequently agreed that this matter would be dealt with at a future Community Services Standing Committee Meeting.

CARRIED UNANIMOUSLY

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7-C. AGENDA BILL # 04-005 - WOOD BUFFALO COMMUNITIES IN BLOOM COMMITTEE ANNUAL REPORT/RECOMMENDATIONS

04/007

Reference was made to Agenda Bill # 04-005, dated December 1, 2003, and prepared by Koralee Samaroden, Community Services, regarding the Wood Buffalo Communities in Bloom Committee Annual Report/Recommendations.

MOVED by Councillor Meagher:

1. THAT the Wood Buffalo Communities in Bloom Annual Report be accepted as information.
2. THAT funding in the amount of \$5,000.00 for the "Nominate Your Neighbour Contest" be absorbed in Community Services' 2004 Operating Budget.
3. THAT Community Services 2004 Operating Budget absorb \$1,500.00 for reimbursement to Communities In Bloom Committee Members for mileage on personal vehicles, and that this amount also be included in the 2005 Operating Budget Financial Plans.

CARRIED UNANIMOUSLY

8. BYLAWS

8-A. BYLAW NO. 03/061 - FORT MCMURRAY MUNICIPAL AIRPORT AREA STRUCTURE PLAN (AGENDA BILL # 03-226)

04/008

Reference was made to Agenda Bill # 03-226, being Report No. PD-068-2003, dated December 2, 2003, and prepared by Russell Dauk, Planning & Development, regarding the Fort McMurray Municipal Airport Area Structure Plan.

Bylaw No. 03/061, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO ADOPT AN AREA STRUCTURE PLAN FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive second and third readings.

MOVED by Councillor Carbery that Bylaw No. 03/061 be given second reading.

Ms. Maloney clarified that the majority of the proposed runway extension will take place on the west end, thereby lessening the impact to Sapræe Creek residents. The portion to be added on the east end is displaced threshold, as the vast majority of take-off and landing will occur on the west end of the runway. With respect to noise pollution, Ms. Maloney indicated that a more detailed noise study may be required, as noise exposure wasn't specifically recalculated; however, based on the assessment

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completed, the proposed extension wouldn't change the contour at all.

Ms. Maloney indicated that it is possible that the glycol holding tanks may have to be increased in size at some point over the next 20 years; however, there is adequate space for expansion of the tanks. She also noted that no concerns were raised in the initial environmental audit with regard to how the glycol is being handled.

CARRIED UNANIMOUSLY

MOVED by Councillor Germain that Bylaw No. 03/061 be given third and final reading.

CARRIED UNANIMOUSLY

**8-B. BYLAW NO. 03/062 - MUNICIPAL DEVELOPMENT PLAN AMENDMENT – FORT
MCMURRAY AIRPORT AREA STRUCTURE PLAN (AGENDA BILL # 03-227)
04/009**

Reference was made to Agenda Bill # 03-227, being Report No. PD-066-2003, dated December 2, 2003, and prepared by Russell Dauk, Planning & Development, regarding the Municipal Development Plan Amendment – Fort McMurray Airport Area Structure Plan.

Bylaw NO. 03/062, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 00/005 BEING THE MUNICIPAL DEVELOPMENT PLAN FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive second and third readings.

MOVED by Councillor Vyboh that Bylaw No. 03/062 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Blake that Bylaw No. 03/062 be given third and final reading.

CARRIED UNANIMOUSLY

**8-C. BYLAW NO. 03/063 - HIGHWAY 69/CLEARWATER RIVER VALLEY AREA
STRUCTURE PLAN AMENDMENT (AGENDA BILL # 03-228)
04/010**

Reference was made to Agenda Bill # 03-228, being Report No. PD-067-2003, dated December 2, 2003, and prepared by Russell Dauk, Planning & Development, regarding the Highway 69/Clearwater River Valley Area Structure Plan Amendment.

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Bylaw No. 03/063, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/058 BEING THE HIGHWAY 69/CLEARWATER RIVER VALLEY AREA STRUCTURE PLAN, was presented to receive second and third readings.

MOVED by Deputy Mayor Weber that Bylaw No. 03/063 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Germain that Bylaw No. 03/063 be given third and final reading.

CARRIED UNANIMOUSLY

8-D. BYLAW NO. 03/064 - LAND USE BYLAW AMENDMENT TO INCLUDE “AIRPORT DISTRICT” (AGENDA BILL # 03-229)
04/011

Reference was made to Agenda Bill # 03-229, being Report No. PD-065-2003, dated December 2, 2003, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Amendment to Include “Airport District”.

Bylaw No. 03/064, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059 BEING THE LAND USE BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive second and third readings.

MOVED by Councillor Chadi that Bylaw No. 03/064 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Deputy Mayor Weber that Bylaw No. 03/064 be given third and final reading.

CARRIED UNANIMOUSLY

8-E. BYLAW NO. 03/065 - MUNICIPAL DEVELOPMENT PLAN AMENDMENT – PART OF NW ¼ SEC. 2-89-9-W4M (AGENDA BILL # 03-230)
04/012

Reference was made to Agenda Bill # 03-230, being Report No. PD-054-2003, dated November 25, 2003, and prepared by Russell Dauk, Planning & Development, regarding the Municipal Development Plan Amendment – Part of NW ¼ Sec. 2-89-9-W4M.

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Bylaw No. 03/065, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 00/005 BEING THE MUNICIPAL DEVELOPMENT PLAN OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive second and third readings.

MOVED by Councillor Carbery that Bylaw No. 03/065 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Chadi that Bylaw No. 03/065 be given third and final reading.

CARRIED UNANIMOUSLY

8-F. BYLAW NO. 03/066 - LAND USE BYLAW AMENDMENT – PART OF NW ¼ SEC. 2-89-9-W4M (AGENDA BILL # 03-231)
04/013

Reference was made to Agenda Bill # 03-231, being Report No. PD-055-2003, dated November 25, 2003, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Amendment – Part of NW ¼ Sec. 2-89-9-W4M.

Bylaw No. 03/066, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059 BEING THE LAND USE BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive second and third readings.

MOVED by Councillor Blake that Bylaw No. 03/066 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 03/066 be given third and final reading.

CARRIED UNANIMOUSLY

8-G. BYLAW NO. 03/067 - LAND USE BYLAW AMENDMENT – NOTIFICATION OF APPEALS (AGENDA BILL # 03-232)
04/014

Reference was made to Agenda Bill # 03-232, being Report No. PD-044-2003, dated December 4, 2003, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Amendment – Notification of Appeals.

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Bylaw No. 03/067, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059, BEING THE LAND USE BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive second and third readings.

MOVED by Deputy Mayor Weber that Bylaw No. 03/067 be given second reading.

Mr. Dauk clarified that the proposed amendment also includes a provision whereby Administration can use a broader area of notification in instances where it is felt a development will have a broader impact.

CARRIED UNANIMOUSLY

MOVED by Councillor Vyboh that Bylaw No. 03/067 be given third and final reading.

CARRIED UNANIMOUSLY

**8-H. BYLAW NO. 03/068 - DEBENTURE BORROWING BYLAW – FIRE HALL # 2
(AGENDA BILL # 03-233)
04/015**

Reference was made to Agenda Bill # 03-233, dated December 2, 2003, and prepared by Jeff Carlisle, Fire Department, regarding the Debenture Borrowing Bylaw – Fire Hall # 2.

Bylaw No. 03/068, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES TO THE ALBERTA CAPITAL FINANCE AUTHORITY FOR THE FIRE HALL # 2 SOUTH STATION, was presented to receive second and third readings.

MOVED by Deputy Mayor Weber that Bylaw No. 03/068 be given second reading.

Mr. Carlisle confirmed that the south station would meet the intervener response criteria set out in CARS308 under Category A. A Category B classification would be based on passenger volume, possibly requiring an onsite crash service, in which case the South Station would not be able to provide the service outlined in CARS308.

It was noted that the new South Station will meet the standards set out in the Fire Risk Assessment, and it was subsequently suggested that consideration be given to putting an RCMP sub-station on the same site. By combining fire and police services at one location, better service can be provided to residents, while allowing the central RCMP station to remain at Jubilee Centre. It was then requested that the RCMP Inspector and Regional Fire Chief investigate the possibilities of establishing an RCMP facility along with the South Station before proceeding with the proposed debenture.

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Mr. Carlisle advised that the conceptual process of the Timberlea Station did include an RCMP sub-station; however, in discussing the matter with the RCMP, it was decided that the building would not place them in a strategic location for policing work. He noted that this type of consultation does take place regularly between the Fire Department and RCMP. The Regional Manager indicated that the Bylaw before Council would allow planning and design work, as well as land acquisition for the facility, to proceed. He advised that Council could still pass the Bylaw, but add a stipulation that a report be brought back to Council for final approval prior to any funds being borrowed.

It was then suggested that this matter be brought back to the Protective Services Standing Committee to gather more information, and, in turn, provide information to Council on the pros and cons of proceeding as is versus including an RCMP sub-station. It was noted that this Bylaw had already been addressed by the Protective Services Standing Committee, and it was recommended that the Bylaw go forward for consideration.

CARRIED

For: Blake, Carbery, Faulkner,
Meagher, Vyboh, Weber
Opposed: Chadi, Germain

MOVED by Councillor Carbery that third and final reading of Bylaw No. 03/068 be deferred for one month for Administration to prepare a report on the feasibility of incorporating an RCMP sub-detachment along with Fire Hall # 2.

Mr. Carlisle indicated that delaying the debenture for a period of one month would not have any significant impact on construction of the new station.

It was noted that the one-month deferral would provide the Fire Chief and Inspector with an opportunity to sit down and discuss the matter, and identify any barriers to constructing an RCMP sub-station in conjunction with the South Station.

CARRIED

For: Blake, Carbery, Chadi, Faulkner,
Germain, Meagher, Weber
Opposed: Vyboh

**8-H. BYLAW NO. 04/001 - LAND USE BYLAW TEXT AMENDMENT – PARTS OF
COMMON PROPERTY, PLAN 992 4071 (MOBERLY HALL CHARTER SCHOOL)
(AGENDA BILL # 04-006)
04/016**

Reference was made to Agenda Bill # 04-006, being Report No. PD-001-2004, dated December 30, 2003, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Text Amendment – Parts of Common Property, Plan 992 4071 (Moberly Hall Charter School).

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Bylaw No. 04/001, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059, BEING THE LAND USE BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive first reading.

MOVED by Councillor Blake that Bylaw No. 04/001 be given first reading and a Public Hearing scheduled to take place on January 27, 2004.

CARRIED UNANIMOUSLY

9. NOTICE OF MOTION

There were no Notices of Motion.

10. NEW AND UNFINISHED BUSINESS

There was no New and Unfinished Business.

11. ADJOURNMENT

MOVED by Councillor Vyboh that the meeting adjourn at 8:46 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER

MINUTES OF A PUBLIC HEARING OF THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO HELD IN THE COUNCIL CHAMBERS AT THE MUNICIPAL OFFICES IN FORT McMURRAY, ON TUESDAY, JANUARY 13, 2004.

PRESENT:	MAYOR	D. FAULKNER
	DEPUTY MAYOR	T. WEBER
	COUNCILLORS	M. BLAKE J. CARBERY J. CHADI S. GERMAIN P. MEAGHER J. VYBOH
	REGIONAL MANAGER	D. PUTZ
	CHIEF LEGISLATIVE OFFICER	K. GREIG
	LEGISLATIVE COORDINATOR	A. ROGERS
ABSENT:	COUNCILLORS	M. CADDEN J. RIGNEY C. SLADE

1. CALL TO ORDER

The Deputy Mayor called the Public Hearing to order at 6:44 p.m.

ARRIVAL

Mayor Faulkner joined the meeting and assumed the chair at 6:45 p.m.

- A. PUBLIC HEARING RE: BYLAW NO. 03/061 - FORT MCMURRAY
MUNICIPAL AIRPORT AREA STRUCTURE PLAN (AGENDA BILL # 03-226)
04/017**

2-A. OPENING STATEMENT

MS. PATRICIA MALONEY, EBA ENGINEERING CONSULTANTS LTD.

Mr. Ebersohn came forward to introduce Ms. Patricia Maloney, and indicated that her presentation would also incorporate the proposed amendments to the Municipal Development Plan, Land Use Bylaw, and Highway 69/Clearwater River Valley Area Structure Plan (Item B).

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Ms. Maloney advised that the Fort McMurray Municipal Airport Area Structure Plan is a little different from a regular Area Structure Plan because it goes beyond land use, and includes operational and management functions. The Area Structure Plan was jointly funded and completed in collaboration with the Fort McMurray Regional Airport Commission, and in order to make the document useful for both groups, these functions had to be combined.

Ms. Maloney noted that an airport often has an Airport Master Plan and this document fulfils that function as well, as it provides long range and functional guidance. The Area Structure Plan process started in February, 2003, and involved meetings with Planning & Development staff, collection and review of data regarding movements, land uses, statutory documents and federal documents, meetings with airport staff, commission members, airport tenants and various municipal departments, and open houses. The first draft of the document was presented to Planning & Development in July, 2003.

During the preparation of the Area Structure Plan, a mini strategic planning session was held which resulted in the following Vision & Mission Statements: Vision – The Fort McMurray Airport provides and markets excellent aviation services, facilities and businesses for the region; Mission – To continue to operate the airport without seeking financial assistance from the Regional Municipality of Wood Buffalo and provide users with the best airport service and facilities. This places the onus on the airport to generate its own revenues; therefore, the airport has also established goals related to aviation, development, and management.

Most Area Structure Plans involve looking at the Municipal Government Act, Municipal Development Plan and Land Use Bylaws; however, when an airport is involved, Federal Legislation must also be considered. In many cases, senior legislation will take precedence over the operation of an airport. This particular document manages to combine all three levels of legislation, but does recommend that some amendments be made to accommodate the Plan.

Ms. Maloney indicated that the Fort McMurray Airport is one of the few in Canada that saw no decline in movements after 9/11, and this is very reflective of industry, demand, and the growth taking place in the region. The process also involved looking at population, passenger, and air movement projections to ensure that the airport is prepared to meet those needs in future years. One of the other considerations was the type of aircraft that would likely be using the airport, as this would provide guidance for the development of hard infrastructure. Significant long-range infrastructure upgrades include an extension to the main runway, primarily to the west, to allow for the landing needs of a Boeing 737-700 aircraft, and construction of a water drome, because the Snye may not be a feasible landing site in future years. Ms. Maloney noted that it is important to allocate sufficient space for these improvements, as the space may not be able to be allocated in future. Other significant plans include a provision for a cross-wind runway, as winds have been demonstrated to be shifting. This would necessitate construction of taxiways to access these runways, expanding the main apron or initiating new deplaning methods.

As with all Area Structure Plans, the Fort McMurray Municipal Airport Area Structure plan looks at servicing and environmental impacts. At present, the airport is serviced by municipal water and an on-site sewage lagoon. There are some areas that require storm water management, and it is suggested that a storm water management plan be completed. Noise and noise exposure is an issue for anyone living near the airport; however, the majority of plans for infrastructure are primarily all directed to the west and would not increase noise to the east or the community of Saprae Creek. The airport is proposing to

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develop a fully integrated environmental management system and a consultant will be initiating that project in February.

Ms. Maloney concluded by noting that amendments will also be required to the Land Use Bylaw to change the land use designation from UE-Urban Expansion to A-Airport District; the Municipal Development Plan to address references to airport and federal regulations; and the Highway 69/Clearwater River Valley Area Structure Plan to recognize the airport area correctly.

3-A. WRITTEN PRESENTATIONS

There were no written presentations.

4-A. ORAL PRESENTATIONS

No requests were received.

5-A. OTHER PRESENTATIONS, TIME PERMITTING, WITH APPROVAL OF COUNCIL

There were no other presentations

6-A. CLOSING STATEMENT

The proponent did not wish to make a closing statement.

B. PUBLIC HEARING RE: BYLAW NO. 03/062 - MUNICIPAL DEVELOPMENT PLAN AMENDMENT – FORT MCMURRAY AIRPORT AREA STRUCTURE PLAN (AGENDA BILL # 03-227)

PUBLIC HEARING RE: BYLAW NO. 03/063 - HIGHWAY 69/CLEARWATER RIVER VALLEY AREA STRUCTURE PLAN AMENDMENT (AGENDA BILL # 03-228)

PUBLIC HEARING RE: BYLAW NO. 03/064 - LAND USE BYLAW AMENDMENT TO INCLUDE “AIRPORT DISTRICT” (AGENDA BILL # 03-229)

04/018

These items were addressed in conjunction with Agenda Item A – Bylaw No. 03/061 – Fort McMurray Municipal Airport Area Structure Plan.

C. PUBLIC HEARING RE: BYLAW NO. 03/065 - MUNICIPAL DEVELOPMENT PLAN AMENDMENT – PART OF NW ¼ SEC. 2-89-9-W4M (AGENDA BILL # 03-230)

PUBLIC HEARING RE: BYLAW NO. 03/066 - LAND USE BYLAW

AMENDMENT – PART OF NW ¼ SEC. 2-89-9-W4M (AGENDA BILL # 03-231)
04/019

2-C. OPENING STATEMENT

MR. PATRICK BARKER, STANTEC, AND MR. REG COPITHORNE, COLONY PARK ENTERPRISES INC.

Mr. Copithorne advised that the subject property is located to the west of Draper Road and slopes from west to east, towards the Clearwater River. A geotechnical evaluation of the site was undertaken and it indicated that 11 acreage lots, ranging in size from 0.5 to 5 acres, can be created. The lots would contain their own services, including pump-out tanks for sewage and holding tanks for water. Mr. Copithorne also noted that he intends to put a restrictive covenant and design controls in place, and will work with Administration to develop plans.

3-C. WRITTEN PRESENTATIONS

There were no written presentations.

4-C. ORAL PRESENTATIONS

No requests were received.

5-C. OTHER PRESENTATIONS, TIME PERMITTING, WITH APPROVAL OF COUNCIL

There were no other presentations

6-C. CLOSING STATEMENT

The proponent did not wish to make a closing statement.

D. PUBLIC HEARING RE: BYLAW NO. 03/067 - LAND USE BYLAW AMENDMENT – NOTIFICATION OF APPEALS (AGENDA BILL # 03-232)
04/020

2-D. OPENING STATEMENT

MR. RUSSELL DAUK, MANAGER, PLANNING & DEVELOPMENT, REGIONAL MUNICIPALITY OF WOOD BUFFALO

Mr. Dauk advised that the Municipal Government Act requires that a Subdivision & Development Appeal Board must provide five days notice, in writing, of an appeal hearing to an appellant, development authority, and those owners required to be notified under the Land Use Bylaw. The Municipality has found itself in a situation where its Land use Bylaw states that people are to be notified as outlined in the Subdivision & Development Appeal Board Bylaw; however, the Subdivision & Development Appeal Board states that the people to be notified are those laid out in the Land Use

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Bylaw. Administration discovered the error, and is bringing forward a Land Use Bylaw Amendment to address notification of appeals. Specifically, the amendment will put a notification boundary of 30-60 metres in place for the urban service area, and 120 metres for the rural service area. A broader range of referral can be used if an appeal is determined to impact a larger portion of residents outside the 30 or 60 metre boundary.

3-D. WRITTEN PRESENTATIONS

There were no written presentations.

4-D. ORAL PRESENTATIONS

No requests were received.

5-D. OTHER PRESENTATIONS, TIME PERMITTING, WITH APPROVAL OF COUNCIL

6-D. CLOSING STATEMENT

The proponent did not wish to make a closing statement.

7. ADJOURNMENT

MOVED by Councillor Chadi that the Public Hearing adjourn at 7:15 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER