

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 24, 2006, COMMENCING AT 6:00 P.M.

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|-----------------|----------------------------|--|
| PRESENT: | MAYOR | M. BLAKE |
| | DEPUTY MAYOR | S. CLARKSON |
| | COUNCILLORS | J. CARBERY S. FLETT S. GERMAIN R. REBUS C. SLADE J. VYBOH L. WILTZEN |
| | ACTING REGIONAL MANAGER | M. ULLIAC |
| | CHIEF LEGISLATIVE OFFICER | K. GREIG |
| | LEGISLATIVE COORDINATOR | D. MORRIS |
| ABSENT: | COUNCILLORS | J. CHADI P. MEAGHER |

CALL TO ORDER:

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

PRAYER:

Mayor Blake asked everyone to join her in Prayer.

AGENDA:

MOVED by Councillor Rebus that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

MINUTES:

MOVED by Councillor Rebus that the Minutes of the Regular Meeting held on December 13, 2005 be approved as presented.

CARRIED UNANIMOUSLY

DELEGATIONS:

No delegations.

PUBLIC HEARINGS:

MOVED by Deputy Mayor Clarkson that the Regular Meeting move into

the Public Hearing at 6:05 p.m.

CARRIED UNANIMOUSLY

RECESS/RECONVENE:

A break occurred at 7:29 p.m.
The Regular meeting reconvened at 7:45 p.m.

CHANGE IN AGENDA:

MOVED by Councillor Germain that the Agenda change to have Bylaw No. 05/041 moved forward to be dealt with at this time.

CARRIED UNANIMOUSLY

Resolution 001/06

Bylaw No. 05/041 – Land Use Bylaw Amendment – Lots 18-25, Block 1, Plan 198AS (Bond Street Towers) 2nd and 3rd Readings

BYLAW NO. 05/041 BEING A BYLAW TO AMEND BYLAW NO. 99/059 BEING THE LAND USE BYLAW FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO.

MOVED by Councillor Carbery that Bylaw No. 05/041 be given second reading.

CARRIED

For: Blake, Carbery, Clarkson, Flett,
Germain, Rebus, Slade
Opposed: Vyboh and Wiltzen

MOVED by Councillor Germain that Bylaw No. 05/041 be given third reading.

CARRIED

For: Blake, Carbery, Clarkson, Flett,
Germain, Rebus, Slade
Opposed: Vyboh and Wiltzen

RECESS/RECONVENE:

Mayor Blake excused those members of the Gallery needing to leave.
A brief recess occurred at 8:20 p.m. and the regular meeting reconvened at 8:22 p.m.

COUNCIL UPDATES:

Councillor Carbery reported on the following:

- Upcoming meeting regarding Airport development

Councillor Slade reported on the following:

- MacDonald Island Meeting

Councillor Vyboh reported on the following:

- “The Christmas Carol” Program
- MacDonald Island New Years Eve Event
- Library Film Festival

MAYOR’S UPDATE

Mayor Blake reported on the following:

- ‘Future Forward’ Initiative Kick Off
- Meeting with visiting RCMP delegation on Jan. 13th
- FCM Conference in Ottawa
- Saskatoon Chamber of Commerce Meeting

COMMITTEE
REPORTS:

CORPORATE
SERVICES
COMMITTEE:

Resolution 002/06 – Organizational Review

MOVED by Councillor Slade that Council proceed with a call for proposals for an external consultant to conduct a corporate organizational review, with the project cost, not to exceed \$100,000, to be covered from the 2006 Corporate Services budget.

CARRIED

For: Blake, Carbery, Flett, Germain,
Slade, Vyboh

Opposed: Clarkson, Rebus, Wiltzen

Resolution 003/06 – Future Forward Project

MOVED by Councillor Slade that Council support the Future Forward Initiative and authorize the funds required to market the first stage of the Future Forward project, to a maximum of \$55,000.00, to come from the 2006 Operating Budget, and that Administration be directed to develop a report and framework that will outline how the Future Forward project will tie into the Municipal Strategic Plan and goals.

CARRIED UNANIMOUSLY

Resolution 004/06 - December Activity Report – (Information Only)

December activity reports for the Regional Manager, Corporate Services, Human Resources and Communications Departments were submitted to the Committee for review

COMMUNITY
SERVICES
COMMITTEE:

Resolution 005/06 – Haxton Youth Centre Development Request

MOVED by Councillor Flett that Council authorize the Mayor and Chief Legislative Officer to sign the agreement with the Justin Slade Youth Foundation for a three year lease of the Haxton Centre.

CARRIED UNANIMOUSLY

Resolution 006/06 – “Some Other Solution” Request for Funding

MOVED by Councillor Flett that \$16,700.00 be allocated from the Community Initiatives Reserve to the “Some Other Solutions Society” to assist with the operation of the SOS Crisis Line in 2006.

CARRIED UNANIMOUSLY

Resolution 007/06 - December Activity Report – (Information Only)

Administration was requested:

- to pursue discussions with the Nordic Ski Club to determine if there was interest in developing a lighted ski trail;
- to assure Council that access to MacDonald Island will be resolved before they are requested to award a tender for the redevelopment; and
- to report back on the status of an outdoor rink on Ermine Crescent.

OPERATIONS
COMMITTEE:

Resolution 008/06 – Anzac/Gregoire Lake Estates Rural Water Delivery Services

MOVED by Councillor Rebus that the contract for residential water delivery to Anzac and Gregoire Lake Estates be awarded to Clearwater Hauling for a period of three (3) years commencing on January 1, 2006 until December 31, 2008, at a net cost of \$1,260,000.00

CARRIED UNANIMOUSLY

Resolution 008.1/06 – Fort McMurray Water Treatment Plant Expansion Strategy

MOVED by Councillor Rebus that the Fort McMurray Water Treatment Plant Upgrade Strategy Report be accepted as a guideline for discussion at the 2007 Budget Committee.

CARRIED UNANIMOUSLY

Resolution 009/06 - December Activity Report – (Information Only)

Committee received a report on the status of the tender to upgrade the ice

plant at the Thickwood Arena and the plan to present a report on recycling to a Council Workshop on January 25th.

PLANNING AND
DEVELOPMENT
COMMITTEE:

Resolution 010/06 – Hardin Street Leasehold Improvements

MOVED by Councillor Carbery,

1. THAT leasehold improvements for 9816 Hardin Street be authorized to proceed to a total of \$900,000.00 with the Fort McMurray Detachment as the sole occupant; and
2. THAT the additional cost of furniture and equipment of \$700,000.00 be funded from the 2006 Emerging Issues Reserve.

CARRIED UNANIMOUSLY

MOVED by Councillor Germain, that Administration be directed to develop a Municipal Leasing policy.

DEFEATED

For: Carbery, Flett, Germain, Vyboh
Opposed: Blake, Clarkson, Slade, Rebus, Wiltzen

Resolution 011/06 – Municipal Gateway Complex

MOVED by Councillor Germain,

1. THAT the Terms of Reference for the Municipal Gateway Complex Programming and Site Selection/Planning Study be approved and the work be scheduled for Council review on or before July 11, 2006; and
2. THAT a maximum of \$100,000 for the Municipal Gateway complex Programming and Site Selection/Planning Study be funded from the 2006 Emerging Issues Reserve.

CARRIED UNANIMOUSLY

Resolution 012/06 – Project Accommodation within the Urban Service Area

MOVED by Councillor Carbery that Bylaw No. 06/001 be brought forward under the Bylaw process to permit project accommodation as a discretionary land use when attached to a specific development project.

CARRIED UNANIMOUSLY

Resolution 013/06 – Timberlea RCMP Building Footprint (Information Only)

Committee received a report identifying the current footprint for the

proposed RCMP Facility in Timberlea and addressing the suggestion that the Region could make better use of the land. The report indicated that the building, parking and landscaping requirements use the total site and that it would be difficult to reconsider with detailed design at 65%.

Resolution 014/06 – December Activity Report (Information Only)

A December Activity Report for the Planning and Development Department was submitted to the Committee for information.

Resolution 015/06 – Parcel “D” Development (Information Only)

Mr. Guy Buchanan of Centron Residential Corporation appeared before Committee to introduce Centron as the developer of Parcel “D” in the Timberlea Subdivision. Mr. Buchanan provided Committee with a summary of the proposed nature of the development, schedule and the affordable housing aspect.

PROTECTIVE
SERVICES
COMMITTEE:

Resolution 016/06 – Tender Award for Anzac and Janvier South Pumpers

MOVED by Deputy Mayor Clarkson that the contract for the purchase of two Rural Service Area pumpers for the Anzac and Janvier South fire stations be awarded to Rocky Mountain Phoenix Emergency Vehicles of Red Deer, Alberta for a total of \$576,450.00 from the Capital Infrastructure Reserve.

CARRIED UNANIMOUSLY

Resolution 017/06 – December Activity Reports (Information Only)

December Activity Reports for the RCMP and Fire Department were submitted to the Committee for information.

COMMUNITY
IDENTIFICATION
COMMITTEE:

Resolution 018/06 – Naming of Roadway within Parsons Creek Subdivision

MOVED by Deputy Mayor Clarkson that the designation “creek”, including names Black Fly Creek Crescent, Moose Creek Crescent, Halfway Creek Gate, Red Clay Creek Lane, and Trout Creek Crescent be assigned to the roadways located within the Parsons Creek Subdivision.

MOVED by Councillor Rebus that this item be referred back to Committee to review the length of names and to address the needs for emergency response personnel within the community.

CARRIED UNANIMOUSLY

Resolution 019/06 – Naming of Roadway within Janvier South

MOVED by Deputy Mayor Clarkson that the name “Nokohoo Road” be assigned to the major access roadway that runs from Highway 881 to the boundary of the reserve in the hamlet of Janvier South.

CARRIED UNANIMOUSLY

Resolution 020/06 – Naming of Roadway within Prospect Pointe

MOVED by Deputy Mayor Clarkson that the name “Paish Place” be continued and that the addressing be such as to cause no confusion for the residents and any emergency response personnel.

CARRIED UNANIMOUSLY

Resolution 021/06 – Naming of Municipal Facility

MOVED by Deputy Mayor Clarkson that the Waste Water Reclamation facility be named “Waste Water Treatment Plant”.

CARRIED UNANIMOUSLY

Resolution 022/06 – Community Services Proposed Policy Change

MOVED by Deputy Mayor Clarkson that the Regional Manager further explores fundraising opportunities for future events and not to sell facility names.

MOVED by Deputy Mayor Clarkson to refer this item back to the Committee for further discussion.

CARRIED UNANIMOUSLY

Resolution 023/06 – Submission into the Inventory of Street Names (Information Only)

The following names were reviewed and accepted into the Inventory of Street Names for future consideration when naming roadways or facilities:

1. Leirdal
2. Dakin
3. Nokohoo

WOOD BUFFALO
HOUSING AND
DEVELOPMENT
CORPORATION:

Resolution 024/06 – Appointment of Mike Allen as Treasurer of Wood Buffalo Housing and Development Corporation

MOVED by Councillor Slade that Mike Allen be appointed as Treasurer of the Board of Wood Buffalo Housing and Development Corporation.

CARRIED UNANIMOUSLY

NEW AND
UNFINISHED
BUSINESS:

None.

BYLAWS:

Resolution 025/06

Bylaw No. 05/029 – Closure of Undeveloped Road Allowances for CNRL Lease - (Agenda Bill #05-128)

BYLAW NO. 05/029 BEING A BYLAW OF THE REGIONAL MUNICIPALITY FOR THE PURPOSE OF CLOSING AND CREATING TITLE TO UNDEVELOPED GOVERNMENT ROAD ALLOWANCES IN ACCORDANCE WITH SECTION 22 OF THE MUNICIPAL GOVERNMENT ACT, CHAPTER M26.1, REVISED STATUTES OF ALBERTA 2000, AS AMENDED.

MOVED by Councillor Carbery that Bylaw No. 05/029 be given second reading.

CARRIED

Abstained: Deputy Mayor Clarkson

MOVED by Councillor Slade that Bylaw No. 05/029 be given third reading.

CARRIED

Abstained: Deputy Mayor Clarkson

Resolution 026/06

Bylaw No. 06/001 – Land Use Bylaw Amendment – Project Accommodation

BYLAW NO. 06/001 BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059 BEING THE LAND USE BYLAW FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO.

MOVED by Councillor Vyboh,

1. THAT Bylaw No. 06/001 be given first reading, and
2. THAT a Public Hearing be scheduled for February 14, 2006.

CARRIED UNANIMOUSLY

ADJOURNMENT:

MOVED by Councillor Wiltzen that the meeting adjourn at 9:08 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 24, 2006.

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| PRESENT: | MAYOR | M. BLAKE |
| | DEPUTY MAYOR | S. CLARKSON |
| | COUNCILLORS | J. CARBERY S. FLETT S. GERMAIN R. REBUS C. SLADE J. VYBOH L. WILTZEN |
| | ACTING REGIONAL MANAGER | M. ULLIAC |
| | CHIEF LEGISLATIVE OFFICER | K. GREIG |
| | LEGISLATIVE COORDINATOR | D. MORRIS |
| ABSENT: | COUNCILLORS | J. CHADI P. MEAGHER |

1. CALL TO ORDER

Mayor Blake called the Public Hearing to order at 6:05 p.m.

**A. PUBLIC HEARING RE: BYLAW NO. 05/41 – LAND USE BYLAW AMENDMENT
– Lots 18 – 25, Block 1, Plan 198AS (Bond Street Towers)
(Resolution 001/06)**

2-A. OPENING STATEMENT

MR. KIM ZIOLA BRINSMEAD ZIOLA KENNEDY ARCHITECTURE, EDMONTON, AB

Mr. Ziola presented an overview of the Bond Street Towers complex indicating his organization's commitment to the following:

- Provide Fort McMurray with the highest standard of design and development;
- Enhance the image of the city skyline;
- Provide an anchor for the downtown core;
- Provide needed housing and retail space;
- Provide increase to city tax base;
- Minimize impact on the environment; and
- Minimize impact on city infrastructure

3-A. WRITTEN PRESENTATIONS

Written presentation from Planning and Development Department as a Summary of Public Consultation held January 10, 2006.

4-A. ORAL PRESENTATIONS

Cassandra Traverse
 Dee Hurley
 Jeff Legault
 William Gendreau
 Hasan Kayani
 Mohamed Abochdi

David McNeilly
 Wendel Bettin
 Tanseef Tirmizi
 Cliff Deveau
 John McPherson
 Vaughan Jessome

The above members of the community presented the following supporting comments with respect to Bylaw No: 05/041:

- Facility will enhance downtown and support needed housing and retail space;
- Major step in making Fort McMurray a viable city in Alberta;
- Will assist in enhancing the downtown skyline and a positive step toward the future;
- Will add a new dimension in the community;
- Will provide incentive for future buildings to be built in the downtown area;
- Will set a high standard for the downtown structures;
- Necessity for Fort McMurray to be competitive and recognized world-wide as a city with a future; and
- The new landmark will help speed up the work on infrastructure needs.

David Kirschner
 Frances Jean
 Ian Dirom

The above members of the community presented the following comments/concerns in opposition to Bylaw No. 05/041:

- Immediate needs will not be addressed, such as overcrowded schools, over-worked Bylaw Officers, etc.
- This construction will delay Council addressing the infrastructure needs;
- “Spot zoning”;
- Building heights and density;
- Building “Shadowing”;
- Float plane access to the river;
- Parking problems;
- Emergency response team needs not being in place;
- Setting precedents for future developers; and
- Council will lose control of the downtown plans for the city, etc.

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

Rosanne Zysko
Mark McCool

The above members of the community came forward and provided support for Bylaw No. 05/041 indicating:

- Bond Street Towers will be a definite asset to the city;
- This is a time for change and we need to move toward a “large city mentality”;
- Fort McMurray needs to look forward and promote change within our community;
- Move forward to become viable and sustain our industry.

6-A. CLOSING STATEMENT

Maurice Yusep, Bond Street Properties Sr. Vice President, made a brief closing statement touching on the following:

- This facility will be recognized as a ‘world-class’ development;
- This facility meets all the Municipality’s requirements with respect to height, wind, infrastructure, parking, streetscape, etc.;
- Brinsmead Ziola Kennedy Architecture Inc. will contribute \$100,000.00 to the Municipality’s downtown beautification program to contribute to a social and vibrant downtown.

7. ADJOURNMENT

MOVED by Councillor Slade that the Public Hearing adjourn at 7:29 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER