

**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 25, 2005, COMMENCING AT 6:00 P.M.**

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

**CALL TO ORDER**

The Mayor called the meeting to order at 6:04 p.m.

**1. PRAYER**

The Mayor asked everybody to join her in the Prayer.

**2. ADOPTION OF AGENDA**

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

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

CARRIED UNANIMOUSLY

**3. PRESENTATIONS**

None Scheduled.

**4. MINUTES OF PREVIOUS MEETINGS**

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**A. REGULAR MEETING – JANUARY 11, 2005**

The Minutes of the Regular Council Meeting held on January 11, 2005 were submitted for consideration.

MOVED by Deputy Mayor Chadi that the Minutes of the Regular Council Meeting held on January 11, 2005 be approved as presented.

CARRIED UNANIMOUSLY

**4-B. BUSINESS ARISING OUT OF MINUTES**

**TWINNING ARENA AT MACDONALD ISLAND**  
05/007

Councillor Vyboh referenced page 5 of the Minutes regarding Twinning of the Arena at MacDonald Island and inquired as to when the Senior Leadership Team would be reviewing the priorities set out by Council in conjunction with the Capital Budget. Ms. Fedorak advised that this review would take place sometime in February.

**5. PUBLIC HEARINGS**

MOVED by Councillor Clarkson that the Regular Meeting move into the Public Hearing at 6:05 p.m.

CARRIED UNANIMOUSLY

**RECONVENE**

The regular meeting reconvened at 6:07 p.m.

**6. UPDATES**

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

Deputy Mayor Chadi reported on the following:

- X Public Works & Transportation Standing Committee
- X Meeting with Nuneen Health Authority re: Social Housing & Seniors Lodge
- X Inaugural Meeting of MacDonald Island Park Corporation
- X Audit/Budget Standing Committee

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- X Meeting to discuss Tripartite Agreement between Municipality and Provincial/Federal Governments
- X Recognition of contributions of Dave Putz, former Regional Manager

Councillor Rebus reported on the following:

- X Saprae Creek Residents Society Annual General Meeting
- X Audit/Budget Standing Committee
- X Planning & Development Standing Committee
- X Community Services Standing Committee

Councillor Carbery reported on the following:

- X MacDonald Island Park Corporation
- X Westjet Award for Top 5 Airports in Canada
- X Meeting with Manager of Operations & Maintenance re: Rubber Asphalt Pilot Project
- X Planning & Development Standing Committee

Councillor Clarkson reported on the following:

- X Attendance at various meetings
- X Investors' Reception at Library in conjunction with Banff Film Festival
- X Protective Services Standing Committee
- X BRZ Downtown Business Watch Meeting

## **6-B. MAYOR'S UPDATE**

Mayor Blake reported on the following:

- X Keyano College ESI Program
- X EID Celebration commemorating the end of Ramadan
- X APEGGA Visit and General Meeting

## **7. REPORTS**

### **7-A. AGENDA BILL # 05-006 – TIMBERLEA ATHLETIC PARK 05/008**

Reference was made to Agenda Bill # 05-006, dated January 11, 2005, and prepared by Carole Bouchard, Community Services, regarding the Timberlea Athletic Park.

MOVED by Councillor Slade that the combined budget for Phases 1 & 2 of Timberlea Athletic Park be increased to \$7,517,115 (\$669,335 spent in 2004; \$2,583,990 approved in the 2005 Capital Budget; \$2,563,790 approved in the 2006 Capital Budget Plan; and \$1,700,000 allocated from Alberta Centennial Legacies Grant to the 2005 year).

CARRIED UNANIMOUSLY

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**7-B. AGENDA BILL # 05-007 – TRAK ENTERPRISES – SELL BACK AGREEMENT**  
05/009

Reference was made to Agenda Bill # 05-007, being Report No. PD-103-2004, dated December 9, 2004, and prepared by Stephen Clarke, Planning & Development, regarding TRAK Enterprises – Sell Back Agreement.

MOVED by Deputy Mayor Chadi that the “Option to Purchase” of Lot 4, Block 1, Plan 042 1423 be rescinded and Administration be authorized to execute a Discharge of Caveat.

Councillor Slade advised that she will be opposing this recommendation as it relates to the Municipality’s participation in land transfers from the Province. These matters should be conducted through the Province instead of through the Municipality as a third party agent. If the Municipality negotiates land from the Province, then it should be sold on an open market accessible to all people in the region and the Municipality should get true market value for the lands. Councillor Slade indicated that she will be discussing this matter further with Council in the future.

Mr. Clarke confirmed that the value of land sold to the Municipality is typically established through a property appraisal. In this instance, the market value of the land was established and sold to the Municipality, which then sold the land at market value, plus administration costs.

CARRIED

For: Blake, Carbery, Chadi, Clarkson  
Flett, Wiltzen

Opposed: Rebus, Slade, Vyboh

**8. BYLAWS**

**8-A. BYLAW NO. 04/040 – CLOSURE OF UNDEVELOPED ROAD ALLOWANCES FOR CNRL LEASE (AGENDA BILL # 04-132)**

05/010

Reference was made to Agenda Bill # 04-132, prepared by Russell Dauk, Planning & Development, regarding the Closure of Undeveloped Road Allowances for CNRL Lease.

Bylaw No. 04/040, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF CLOSING AND CREATING TITLE TO UNDEVELOPED GOVERNMENT ROAD ALLOWANCES, was presented to receive second and third readings.

MOVED by Councillor Vyboh that Bylaw No. 04/040 be given second reading.

CARRIED UNANIMOUSLY

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MOVED by Councillor Clarkson that Bylaw No. 04/040 be given third and final reading.

CARRIED UNANIMOUSLY

**8-B. BYLAW NO. 04/053 – LAND USE BYLAW AMENDMENT – CREATE R2-1 DISTRICT  
(AGENDA BILL # 04-192)  
05/011**

Reference was made to Agenda Bill # 04-192, being Report No. PD-095-2004, dated November 25, 2004, and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment – Create R2-1 District.

Bylaw No. 04/053, 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 Vyboh that Bylaw No. 04/053 be given second reading.

Mr. Clarke clarified that R3-medium density zoning would allow development density of 145 units per hectare, whereas the proposed R2-1 district would allow a maximum density of 45 units per hectare. The R2-1 zoning better reflects the development capacity of Timberlea and would provide a better relationship between multi-family sites and single family sites. Mr. Clarke indicated that the R2-1 zoning is not being applied to any specific area at this time, but will give Administration more tools to work with in terms of future developments. Mr. Clarke also indicated that the Engineering Standards recently adopted by Council are reflective of those through Alberta, and are sufficient to ensure adequate land widths for purposes of parking and snow removal.

CARRIED UNANIMOUSLY

MOVED by Deputy Mayor Chadi that Bylaw No. 04/053 be given third and final reading.

CARRIED UNANIMOUSLY

**8-C. BYLAW NO. 05/001 – WOOD BUFFALO COMMUNITIES IN BLOOM COMMITTEE  
BYLAW AMENDMENT (AGENDA BILL # 05-008)  
05/012**

Reference was made to Agenda Bill # 05-008, dated January 4, 2005, and prepared by Carole Bouchard, Community Services, regarding the Wood Buffalo Communities In Bloom Committee Bylaw Amendment.

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Bylaw No. 05/001, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 00/085, BEING THE WOOD BUFFALO COMMUNITIES IN BLOOM COMMITTEE BYLAW, was presented to receive all three readings.

MOVED by Councillor Vyboh that Bylaw No. 05/001 be given first reading.

CARRIED UNANIMOUSLY

MOVED by Deputy Mayor Chadi that Bylaw No. 05/001 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Slade that consideration be given to third and final reading of Bylaw No. 05/001.

CARRIED UNANIMOUSLY

MOVED by Councillor Clarkson that Bylaw No. 05/001 be given third and final reading.

CARRIED UNANIMOUSLY

**8-D. BYLAW NO. 05/002 – LAND USE BYLAW AMENDMENT – LOT 3, BLOCK 15 AND LOT 4, BLOCK 16, PLAN 032 6193 (EVERGREEN STAGES 1&2 – TIMBERLEA) (AGENDA BILL # 05-009)**  
05/013

Reference was made to Agenda bill # 05-009, being Report No. PD-098-2004, dated December 10, 2004, and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment – Lot 3, Block 15 and Lot 4, Block 16 of Plan 032 6193 (Evergreen Stages 1 & 2, Timberlea).

Bylaw No. 05/002, 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 Deputy Mayor Chadi that Bylaw No. 05/002 be given first reading and a Public Hearing scheduled to take place on February 08, 2005.

CARRIED UNANIMOUSLY

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**8-E. BYLAW NO. 05/003 – REAL MARTIN WEST AREA STRUCTURE PLAN (AGENDA BILL # 05-010)**  
05/014

Reference was made to Agenda Bill # 05-010, being Report No. PD-006-2005, dated January 5, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Real Martin West Area Structure Plan.

Bylaw No. 05/003, 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 first reading.

MOVED by Councillor Vyboh that Bylaw No. 05/003 be given first reading and a Public Hearing scheduled to take place on February 08, 2005.

CARRIED UNANIMOUSLY

**8-F. BYLAW NO. 05/004 – MUNICIPAL DEVELOPMENT PLAN AMENDMENT – REAL MARTIN WEST AREA (AGENDA BILL # 05-011)**  
05/015

Reference was made to Agenda Bill # 05-011, being Report No. PD-002-2005, dated January 5, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Municipal Development Plan Amendment – Real Martin West Area.

Bylaw No. 05/004, 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 first reading.

MOVED by Deputy Mayor Chadi that Bylaw No. 05/004 be given first reading and a Public Hearing scheduled to take place on February 08, 2005.

CARRIED UNANIMOUSLY

**8-G. BYLAW NO. 05/005 – LAND USE BYLAW AMENDMENT – REAL MARTIN WEST AREA (AGENDA BILL # 05-012)**  
05/016

Reference was made to Agenda Bill # 05-012, being Report No. PD-005-2005, dated December 29, 2004, and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment – Real Martin West Area.



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Bylaw No. 05/005, 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 Vyboh that Bylaw No. 05/005 be given first reading and a Public Hearing scheduled to take place on February 08, 2005.

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 Clarkson that the meeting adjourn at 6:47 p.m.

CARRIED UNANIMOUSLY

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MAYOR

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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 25, 2005.**

PRESENT:	MAYOR	M. BLAKE
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	ACTING REGIONAL MANAGER	B. FEDORAK
	CHIEF LEGISLATIVE OFFICER	K. GREIG
	LEGISLATIVE COORDINATOR	A. ROGERS
ABSENT:	COUNCILLORS	S. GERMAIN P. MEAGHER

**1. CALL TO ORDER**

The Mayor called the Public Hearing to order at 6:06 p.m.

- A. PUBLIC HEARING RE: BYLAW NO. 04/053 – LAND USE BYLAW AMENDMENT – CREATE R2-1 DISTRICT (AGENDA BILL # 04-192) 05/017**

**2-A. OPENING STATEMENT**

**MR. STEPHEN CLARKE, ACTING MANAGER, PLANNING & DEVELOPMENT, REGIONAL MUNICIPALITY OF WOOD BUFFALO**

Mr. Clarke explained that the purpose of the amendment is to create a new land use district to implement the medium density uses identified in the Timberlea Area Structure Plan. Administration has had some time to work with the Area Structure Plan and realizes that more tools are required to administer land development more effectively. The new land use district will assist staff in ensuring effective development control while still allowing developments to proceed in a timely manner. The Planning & Development Department supports the proposed amendment.

**3-A. WRITTEN PRESENTATIONS**

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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 requests to address Council.

**6-A. CLOSING STATEMENT**

The proponent did not wish to make a closing statement.

**7. ADJOURNMENT**

MOVED by Councillor Vyboh that the Public Hearing adjourn at  
6:07 p.m.

CARRIED UNANIMOUSLY

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MAYOR

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CHIEF LEGISLATIVE OFFICER