

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, FEBRUARY 08, 2005, COMMENCING AT 6:00 P.M.

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

CALL TO ORDER

The Mayor called the meeting to order at 6:08 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 Meagher that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

3. PRESENTATIONS

- 3-A. MS. JUDI O'REILLY, CHAIRPERSON, FORT MCMURRAY BUSINESS REVITALIZATION ZONE (BRZ) ASSOCIATION RE: 2005 BRZ BUDGET
- and -**
- 3-B. BUSINESS ARISING OUT OF PRESENTATION – BYLAW NO. 05/006 – BUSINESS REVITALIZATION ZONE OPERATING BUDGET AND TAX BYLAW (AGENDA BILL # 05-013)
05/018**

Ms. O'Reilly was not in attendance; therefore, it was suggested that this matter be deferred to a future Council Meeting.

MOVED by Councillor Meagher that the BRZ Association Budget Presentation be deferred to a future Council Meeting.

CARRIED UNANIMOUSLY

Ms. O'Reilly arrived later during the meeting and the above deferral Motion was rescinded to allow the presentation to proceed as scheduled.

4. MINUTES OF PREVIOUS MEETINGS

A. REGULAR MEETING – JANUARY 25, 2005

The Minutes of the Regular Council Meeting held on January 25, 2005 were submitted for consideration.

MOVED by Councillor Clarkson that the Minutes of the Regular Council Meeting held on January 25, 2005 be approved as presented.

CARRIED UNANIMOUSLY

4-B. PUBLIC HEARING – JANUARY 25, 2005

The Minutes of the Public Hearing held on January 25, 2005 were submitted for consideration.

MOVED by Councillor Meagher that the Minutes of the Public Hearing held on January 25, 2005 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 Rebus that the Regular Meeting move into the Public Hearing at 6:10 p.m.

CARRIED UNANIMOUSLY

RECONVENE

The regular meeting reconvened at 6:17 p.m.

APOLOGIES

Mayor Blake extended apologies on behalf of Councillor Chadi who was attending a funeral in Fort Chipewyan.

6. UPDATES

A. REPORTING OF COUNCILLORS ON VARIOUS BOARDS/COMMITTEES (DEPUTY MAYOR SLADE, COUNCILLORS CARBERY, WILTZEN, FLETT, MEAGHER & VYBOH)

Deputy Mayor Slade reported on the following:

- Wood Buffalo Housing & Development Corporation
- Audit/Budget Standing Committee
- MacDonald Island Park Corporation

Councillor Carbery reported on the following:

- MacDonald Island Park Corporation

Councillor Wiltzen reported on the following:

- Planning & Development Standing Committee
- Conklin Crime Advisory Board

Councillor Flett reported on the following:

- Fort McKay Housing Issues
- Fort Chipewyan Housing Meeting - Seniors Lodge & Long-Term Care Facility

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ARRIVAL

Councillor Vyboh joined the meeting at 6:24 p.m.

Councillor Meagher reported on the following:

- Community Services Standing Committee
- Communities In Bloom Committee
- Peter McKay Dinner Event

Councillor Vyboh reported on the following:

- Public Works & Transportation Standing Committee
- Protective Services Standing Committee
- Mantas Swim Club Competition

6-B. MAYOR'S UPDATE

Mayor Blake reported on the following:

- Organizational Meeting of Commuter Air Access Network of Alberta (CAANA)
- Meeting with Davies Park to establish opportunity profile for Regional Manager
- Big Brothers 25th Anniversary Celebration
- Alberta Chamber of Resources Annual General Meeting
- Physician/Family Meet & Greet hosted by Regional Health Authority
- Wood Buffalo Safe Healthy Community Network Meeting
- Wood Buffalo Housing & Development Corporation Design Charette
- The HUB Family Resource Centre Charity Jam

RESCINDING OF DEFERRAL MOTION

05/019

It was noted that the BRZ delegation was now in attendance, and a request was put forward to rescind the previous deferral Motion to allow the presentation to proceed, as scheduled.

MOVED by Councillor Meagher that the Motion to defer the BRZ Budget Presentation be rescinded, and that the presentation proceed, as scheduled.

CARRIED UNANIMOUSLY

3. PRESENTATIONS

A. MS. JUDI O'REILLY, CHAIRPERSON, FORT MCMURRAY BUSINESS REVITALIZATION ZONE (BRZ) ASSOCIATION RE: 2005 BRZ BUDGET 05/020

Ms. O'Reilly thanked Council for the opportunity to present the 2005 BRZ Budget. Ms. O'Reilly provided an overview of the activities and accomplishments of the past year, the highlight of which was the establishment of a Business Watch Program. Ms. O'Reilly also provided an overview of the activities proposed in 2005, including continuation of the Business Watch Program, flower beds, banners, commemorative plaques, increased benches and carvings, and continuation of the "Decorate the Dumpster" campaign. Ms. O'Reilly then concluded her presentation by requesting that Council ratify the BRZ's proposed 2005 Operating Budget.

3-B. BUSINESS ARISING OUT OF PRESENTATION – BYLAW NO. 05/006 – BUSINESS REVITALIZATION ZONE OPERATING BUDGET AND TAX BYLAW (AGENDA BILL # 05-013) 05/021

Reference was made to Agenda Bill # 05-013, dated January 18, 2005, and prepared by Marcel Ulliak, Corporate Services, regarding the 2005 Business Revitalization Zone Operating Budget and Tax Bylaw.

MOVED by Councillor Clarkson:

1. THAT the 2005 Downtown Fort McMurray Business Revitalization Zone Association budget be approved as presented.
2. THAT funding for the 2005 Downtown Fort McMurray Business Revitalization Zone Association budget be levied through the taxation of businesses operating in the designated zone.
3. THAT Bylaw No. 05/006 be given first reading.

CARRIED UNANIMOUSLY

7. REPORTS

7-A. AGENDA BILL # 05-014 – RECYCLING EDUCATION AND AWARENESS CAMPAIGN PROPOSED PARTNERSHIP 05/022

Reference was made to Agenda Bill # 05-014, being Report No. OM04-17, dated February 3, 2005, and prepared by Wes Holodniuk, Operations & Maintenance, regarding the Recycling Education and Awareness Campaign Proposed Partnership.

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MOVED by Deputy Mayor Slade:

1. THAT a partnership with Suncor Energy for a “Recycling Education and Awareness Campaign” be approved for a three-year period, with a financial contribution of \$100,000.00 per year.
2. THAT Administration be authorized to execute the agreement.
3. THAT the municipal funding portion of \$100,000 be accommodated within the Operations & Maintenance 2005 Operating Budget.
4. THAT the municipal portion for 2006 and 2007 be budgeted within the Operations and Maintenance 2006 and 2007 Operating Budget process.

CARRIED UNANIMOUSLY

**7-B. AGENDA BILL # 05-015 – DESIGN CONTRACT AWARD QU # 1574 POWDER DRIVE
 05/023**

Reference was made to Agenda Bill # 05-015, being Report No. ER05-01, dated January 20, 2005, and prepared by Dwayne Harvie, Planning & Development, regarding the Design Contract Award QU # 1574 Powder Drive.

MOVED by Councillor Meagher that the contract for the proposal QU # 1574 be awarded to McElhanney Consulting Services Ltd. for the pre-design and design of the Powder Drive Project with a total amount of \$56,626.00, plus GST.

CARRIED UNANIMOUSLY

**7-C. AGENDA BILL # 05-016 – 2005 MOBILE EQUIPMENT REPLACEMENT FUNDING
 05/024**

Reference was made to Agenda Bill # 05-016, prepared by Darold Sturgeon, Corporate Services, regarding the 2005 Mobile Equipment Replacement Funding.

MOVED by Councillor Vyboh:

1. THAT the \$661,108 funding required for the approved 2005 Mobile Equipment Replacements be accommodated within the department operating budgets as follows: Operations & Maintenance - \$574,602; Corporate Services - \$15,774; and Community Services - \$70,732 (Total Funding Required of \$661,108).
2. THAT, in the event the impacted departments cannot

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accommodate the entire \$661,108 funding required for the 2005 Mobile Equipment Replacements, the balance be funded from 2005 corporate operating budget surpluses.

3. THAT in the event the 2005 corporate-wide operating budget surpluses do not exist or are unable to entirely fund the \$661,108 shortfall related to the Mobile Equipment capital budget item, the funds be committed from the 2005 Emerging Issues Reserve.

The Chief Financial Officer confirmed that there is a process in place to monitor the Emerging Issues Reserve. He noted that monthly updates are provided to the Audit Budget Standing Committee which include outstanding, committed and uncommitted balances.

CARRIED UNANIMOUSLY

7-D. AGENDA BILL # 05-017 – RESIDENTIAL RENTAL CONSTRUCTION INCENTIVE PROGRAM
 05/025

Reference was made to Agenda Bill # 05-017, being Report No. PD-015-2005, dated January 19, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Residential Rental Construction Incentive Program.

MOVED by Councillor Carbery that administration be authorized to release a grant up to \$65,000 to Wood Buffalo Habitat for Humanity for 2004/2005 construction year to purchase land and hold the remaining funds of \$63,000 pending receipt of subsequent requests for grants by Wood Buffalo Habitat for Humanity.

It was suggested that some of these funds could be used by Wood Buffalo Habitat for Humanity to implement a building supplies recycling program, whereby businesses with excess or surplus building supplies could recycle the materials by donating them to Habitat, as opposed to just dumping the materials at the landfill site.

MOVED by Councillor Germain that the Motion be amended by adding the following:

2. THAT Administration investigate possible partnership opportunities with Habitat for Humanity for the recycling (reallocation) of surplus building materials in our region.

It was noted that this type of program would be innovative; however Habitat has experienced some challenges in getting off the ground locally, and investing funds in a lot purchase would be instrumental in giving the group another success. Councillor Germain explained that no funds are being requested at

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this point in time, as the intent is simply to pursue the opportunity to determine its viability. If funds are required, then a request would have to be brought forward for Council's consideration.

Voting then occurred on the amended Motion.

CARRIED UNANIMOUSLY

**7-E. AGENDA BILL # 05-018 – EMERGING ISSUES RESERVE FUND REQUEST –
CLEARING HIGHWAY 63 NORTH INDUSTRIAL/COMMERCIAL LAND**
05/026

Reference was made to Agenda Bill # 05-018, being Report No. PL009-2005, dated January 7, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Emerging Issues Reserve Fund Request – Clearing Highway 63 North Industrial/Commercial Land.

MOVED by Councillor Vyboh that the clearing of Highway 63 North Industrial/Commercial Lands project funding in the amount of \$150,000 be approved from the Emerging Issues Reserve Fund.

Mr. Clarke confirmed that the funds taken from the Emerging Issues Reserve would be replenished upon sale of the property. In addition, the cost of the project is based on bids submitted through a public tender process, which included a provision that all marketable timber must be salvaged by the contractor, thereby reducing costs to the Municipality. Concern was raised relative to the proposed cost of the project, specifically with respect to the value of the harvestable timber which is to be salvaged by the contractor, and it was suggested that the cost needs to be revisited.

MOVED by Deputy Mayor Slade that this issue be deferred to allow Administration to provide further information on the tender and the breakdown of costs in relation to the value of the harvestable timber.

CARRIED UNANIMOUSLY

**7-F. AGENDA BILL # 05-019 – SUBDIVISION 2004-WB-US-039 – PLAN OF
CONDOMINIUM – LOT 1, BLOCK 3, PLAN 042 6384 (WOOD BUFFALO WEST)**
05/027

Reference was made to Agenda Bill # 05-019, being Report No. PD-014-2005, dated February 1, 2005, and prepared by Stephen Clarke, Planning & Development, regarding Subdivision 2004-WB-US-039 – Plan of Condominium Lot 1, Block 3, Plan 042 6384 (Wood Buffalo West).

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MOVED by Councillor Meagher that Council refuse the Plan of Condominium until a full development permit for cluster housing development has been approved.

CARRIED UNANIMOUSLY

7-G. AGENDA BILL # 05-020 – PLAN OF SUBDIVISION FOR STAGE 2, PARSON CREEK – PART LOT 3, BLOCK 16, PLAN 032 5184
 05/028

Reference was made to Agenda Bill # 05-020, being Report No. PD-012-2005, dated January 28, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Plan of Subdivision for Stage 2, Parson Creek – Part Lot 3, Block 16, Plan 032 5184.

MOVED by Councillor Vyboh that the Plan of Subdivision be approved subject to the conditions outlined in Attachment 3, for the following reasons:

1. The use of the land for the proposed subdivision is consistent with the Municipal Development Plan, Timberlea Area Structure Plan and Land Use Bylaw.
2. The subdivision will be serviced with municipal water and sewer services.
3. Storm water management within the subdivision area will be accommodated by the storm water management facility built as part of Stage 1; and
4. The land is suitable for the intended residential use.

CARRIED UNANIMOUSLY

EXIT

Councillor Vyboh noted that he was not in attendance during the Public Hearing relative to Items 8-A. through 8-D., and, therefore, must abstain from participating in discussion and voting. Councillor Vyboh then left the meeting at 7:19 p.m.

8. BYLAWS

8-A. 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)
 05/029

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

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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 second reading.

MOVED by Councillor Meagher that Bylaw No. 05/002 be given second reading.

CARRIED UNANIMOUSLY

8-B. BYLAW NO. 05/003 – REAL MARTIN WEST AREA STRUCTURE PLAN (AGENDA BILL # 05-010)
05/030

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 second and third readings.

MOVED by Councillor Carbery that Bylaw No. 05/003 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 05/003 be given third and final reading.

CARRIED UNANIMOUSLY

8-C. BYLAW NO. 05/004 – MUNICIPAL DEVELOPMENT PLAN AMENDMENT – REAL MARTIN WEST AREA (AGENDA BILL # 05-011)
05/031

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

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REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive second and third readings.

MOVED by Councillor Meagher that Bylaw No. 05/004 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Clarkson that Bylaw No. 05/004 be given third and final reading.

CARRIED UNANIMOUSLY

8-D. BYLAW NO. 05/005 – LAND USE BYLAW AMENDMENT – REAL MARTIN WEST AREA (AGENDA BILL # 05-012)
05/032

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.

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 second and third readings.

MOVED by Councillor Meagher that Bylaw No. 05/005 be given second reading.

CARRIED UNANIMOUSLY

Ms. Cordell explained that the area designated for public services is approximately 33 acres in size, and the part being changed is a small panhandle section that will create a straight line boundary for the property.

MOVED by Councillor Clarkson that Bylaw No. 05/005 be given third and final reading.

CARRIED UNANIMOUSLY

RETURN

Councillor Vyboh returned to the meeting at 7:26 p.m.

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8-E. BYLAW NO. 05/007 – BUSINESS LICENSE BYLAW AMENDMENT (AGENDA BILL # 05-021)
05/033

Reference was made to Agenda Bill # 05-021, dated January 4, 2005, and prepared by Marcel Ulliac, Corporate Services, regarding the Business License Bylaw Amendment.

Bylaw No. 05/007, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 01/031, BEING THE LICENSE BYLAW, was presented to receive all three readings.

MOVED by Deputy Mayor Slade that Bylaw No. 05/007 be given first reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 05/007 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Clarkson that Bylaw No. 05/007 be considered for third and final reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Vyboh that Bylaw No. 05/007 be given third and final reading.

CARRIED UNANIMOUSLY

ABSTENTION

Councillors Carbery and Rebus indicated that they would be abstaining from discussion and voting on Items 8-F. and 8-G. Councillor Rebus declared a pecuniary interest, noting that there is a possibility that her family business may benefit financially from the outcome of the proposed rezoning. Councillor Carbery advised that his previous comments at the Planning & Development Standing Committee may have indicated that he does not have an open mind with respect to the proposed rezoning. He noted that he does not believe this to be the case, but has chosen to exercise caution so as not to jeopardize the legal integrity of Council's proceedings in considering this matter. Councillors Carbery and Rebus left the meeting at 7:29 p.m.

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8-F. BYLAW NO. 05/008 – LOWER TOWNSITE AREA REDEVELOPMENT PLAN AMENDMENT – BLOCK 1, PLAN 7904AS AND CLOSED ROAD ALLOWANCE (7901 KING STREET) (AGENDA BILL # 05-022)
 05/034

Reference was made to Agenda Bill # 05-022, being Report No. PD-092-2004, dated December 9, 2004, regarding the Lower Townsite Area Redevelopment Plan Amendment – Block A, Plan 7904AS and Closed Road Allowance (7901 King Street).

Bylaw No. 05/008, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 01/044, BEING THE LOWER TOWNSITE AREA REDEVELOPMENT PLAN, was presented to receive first reading.

MOVED by Councillor Meagher that Bylaw No. 05/008 be given first reading and a Public Hearing scheduled to take place on February 22, 2005.

CARRIED

For: Blake, Clarkson, Flett, Germain,
 Meagher, Wiltzen

Opposed: Slade, Vyboh

Abstained: Carbery, Rebus

8-G. BYLAW NO. 05/009 – LAND USE BYLAW AMENDMENT – BLOCK A, PLAN 7904AS AND CLOSED ROAD ALLOWANCE (7901 KING STREET) (AGENDA BILL # 05-023)
 05/035

Reference was made to Agenda Bill # 05-023, being Report No. PD-093-2004, dated December 9, 2004, and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment – Block A, Plan 7904AS and Closed Road Allowance (7901 King Street).

Bylaw No. 05/009, 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 Meagher that Bylaw No. 05/009 be given first reading and a Public Hearing scheduled to take place on February 22, 2005.

CARRIED

For: Blake, Clarkson, Flett, Germain,
 Meagher

Opposed: Slade, Vyboh, Wiltzen

Abstained: Carbery, Rebus

RETURN

Councillors Carbery and Rebus returned to the meeting at 7:32 p.m.

8-H. BYLAW NO. 05/010 – LAND USE BYLAW AMENDMENT – ADD OFFICE TO R3 DISTRICT – LOT 2, BLOCK 15 PLAN 032 6193 (for on-site residential property administration only) (AGENDA BILL # 05-024)
05/036

Reference was made to Agenda Bill # 05-024, being Report No. PD-010-2005, dated January 14, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment – Add Office (for on-site residential property administration only) to R3 District – Lot 2, Block 15, Plan 032 6193.

Bylaw No. 05/010, 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. 05/010 be given first reading and a public hearing scheduled to take place on February 22, 2005.

CARRIED UNANIMOUSLY

8-I. BYLAW NO. 05/011 – LAND USE BYLAW AMENDMENT REGARDING UNDERGROUND PARKADE (AGENDA BILL # 05-025)
05/037

Reference was made to Agenda Bill # 05-025, being Report No. PD-096-2004, dated January 27, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment regarding Underground Parking.

Bylaw No. 05/011, 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 Meagher that Bylaw No. 05/011 be given first reading and a public hearing scheduled to take place on February 22, 2005.

CARRIED UNANIMOUSLY

9. NOTICE OF MOTION

There were no Notices of Motion.

10. NEW AND UNFINISHED BUSINESS

**A. AGENDA BILL # 05-026 – APPOINTMENTS TO BOARDS & COMMITTEES
05/038**

Reference was made to Agenda Bill # 05-026, dated February 03, 2005, and prepared by the Selection Committee, regarding Appointments to Boards & Committees.

MOVED by Councillor Vyboh that the following individuals be appointed to the Fort McMurray Business Revitalization Zone Association for the period January 01, 2005 – December 31, 2005, inclusive:

- Ms. Sonya Reynolds, SportsWise
- Ms. Judi O'Reilly, Peter Pond Mall
- Mrs. Frances Jean, Jeans at City Centre
- Mr. Ray Chivers, Manchester Chivers & Associates
- Ms. Liz Helm, Capital City Savings
- Mr. Mike Allen, Campbell's Music
- Mr. Ian Dirom, Dirom & Associates
- Mr. Vaughn Jessome, Garden Café
- Ms. Lillian Dodds, Lil's House of Fashion

CARRIED UNANIMOUSLY

11. ADJOURNMENT

MOVED by Councillor Clarkson that the meeting adjourn at 7:34 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, FEBRUARY 08, 2005.

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

1. CALL TO ORDER

The Mayor called the Public Hearing to order at 6:10 p.m.

- A. PUBLIC HEARING RE: BYLAW NO. 05/002 - LAND USE BYLAW AMENDMENT – LOT 3, BLOCK 15 AND LOT 4, BLOCK 16 OF PLAN 032 6193 (EVERGREEN STAGES 1 & 2, TIMBERLEA) (AGENDA BILL # 05-009) 05/039**

2-A. OPENING STATEMENT

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

Mr. Clarke advised that the proposed amendment will rezone the subject property from R2-low density residential to R1S-single family small lot residential to allow for the creation of a zero lot line bareland condominium. The current zoning does not permit zero lot line development, whereas the R1S zoning would allow for the creation of 17 lots. Mr. Clarke noted that third and final reading of the Bylaw cannot proceed until the Plan of Condominium has been registered to create separate lots, as R1S zoning does not allow more than one dwelling unit per lot. The Planning & Development Department supports the proposed amendment.

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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 requests to address Council.

6-A. CLOSING STATEMENT

The proponent did not wish to make a closing statement.

**B. PUBLIC HEARING RE: BYLAW NO. 05/003 – REAL MARTIN WEST AREA
STRUCTURE PLAN (AGENDA BILL # 05-010)
05/040**

2-B. OPENING STATEMENT

**MS. LAURIE CORDELL, ACTING SUPERVISOR OF LONG RANGE AND PROJECT
PLANNING, REGIONAL MUNICIPALITY OF WOOD BUFFALO**

Ms. Cordell advised that the Real Martin West Area Structure Plan was prepared by Brownlee Associates, in association with McElhanney Consulting. The Plan encompasses the lands to the west of Real Martin Drive and Thickwood Boulevard. The Plan area is approximately 186 hectares in size, with significant physical, drainage and servicing limitations. Public consultation was undertaken and two scenarios for development were presented, which resulted in a determination that residents wanted to maintain the existing natural setting of the area. After conducting further site analysis and discussion with staff, it was determined that servicing capacity for residential development does not exist in this area. In addition, public support was not demonstrated and the physical characteristics are not suited for development.

3-B. WRITTEN PRESENTATIONS

There were no written presentations.

4-B. ORAL PRESENTATIONS

No requests were received.

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

There were no other requests to address Council.

6-B. CLOSING STATEMENT

The proponent did not wish to make a closing statement.

- C. PUBLIC HEARING RE: BYLAW NO. 05/004 – MUNICIPAL DEVELOPMENT PLAN AMENDMENT – REAL MARTIN WEST AREA (AGENDA BILL # 05-011); AND BYLAW NO. 05/005 – LAND USE BYLAW AMENDMENT – REAL MARTIN WEST AREA (AGENDA BILL # 05-012)**
05/041

2-C. OPENING STATEMENT

MS. LAURIE CORDELL, ACTING SUPERVISOR OF LONG RANGE AND PROJECT PLANNING, REGIONAL MUNICIPALITY OF WOOD BUFFALO

Ms. Cordell advised that the subsequent Municipal Development Plan and Land Use Bylaw Amendments are required to ensure consistency with the Real Martin Area Structure Plan.

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 requests to address Council.

6-C. CLOSING STATEMENT

The proponent did not wish to make a closing statement.

7. ADJOURNMENT

MOVED by Councillor Meagher that the Public Hearing adjourn
at 6:17 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER