

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 14, 2005, COMMENCING AT 6:00 P.M.

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

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 Deputy Mayor Meagher that the Agenda be adopted as amended,

1. By deleting Item #2 under Delegations, being Elisa Campbell, UBC Design Centre for Sustainability: Saline Creek Plateau Sustainable Design Charette, and
2. By replacing page 99, being "Schedule A" of Bylaw No. 06/006, with revised page 99.

CARRIED UNANIMOUSLY

MINUTES:

MOVED by Councillor Rebus that the Minutes of the Regular Council Meeting held on January 24, 2006 be approved as amended by inserting “Manager” after the word “Regional” in Resolution 022/06 on page 7.

CARRIED UNANIMOUSLY

MOVED by Councillor Carbery that the Minutes of the Public Hearing held on January 24, 2006 be approved as presented.

CARRIED UNANIMOUSLY

DELEGATIONS:

1. Doug Pollard, CMHC: Saline Creek Plateau Sustainable Design Charrette

Mr. Pollard presented an overview of the Charrette process and how it provides better solutions by bringing talents and energies of interested parties into the integrated design process, is cost effective, saves time, and increases awareness. This process allows for discussion of ways to integrate natural systems into the community design, to consider efficient land development methods, to focus on the “quality of life” and to support a mandate of sustainability.

MOVED by Deputy Mayor Meagher to accept the presentation as information.

CARRIED UNANIMOUSLY

2. Ms. Pat Maloney, EBA Engineering Consultants: Private Airstrips

Ms. Maloney provided an overview of issues around air safety, financial viability of existing airport, management of private airstrips, demands on services and infrastructure, and confirmed private airstrips were to transport oil sands project construction/work crews to and from site meeting Transport Canada’s standards. Request was made that the moratorium on private airstrips be rescinded.

3. Ms. Lee Nehring: Private Airstrips

Ms. Nehring discussed air safety, impact on community, benefits of the private airstrips with respect to local economy and confirmed the private airstrips will not compete with the Fort McMurray Regional Airport but will cooperate and work together.

Mayor Blake called upon Councillor Carbery to comment, as he is a member of the Regional Airport Commission. Councillor Carbery confirmed that the main issues of concern had been addressed and was confident the committees would continue to work together to meet the mandate, promote principles of safety and regional cooperation.

MOVED by Councillor Vyboh that both Private Airstrip presentations be accepted as information.

CARRIED UNANIMOUSLY

PUBLIC HEARINGS:

MOVED by Deputy Mayor Meagher that the Regular Meeting move into the Public Hearing at 6:55 p.m.

CARRIED UNANIMOUSLY

RECONVENE:

MOVED by Councillor Carbery that the Regular Meeting reconvene at 7:08 p.m.

COUNCIL UPDATES:

Councillor Clarkson reported on the following:

- Represented Mayor Blake at luncheon with RCMP Commissioner Zaccardelli

Councillor Flett reported on the following:

- Supplies for Fort Chipewyan were successfully transported over the Winter Road

Councillor Meagher reported on the following:

- Represented Mayor Blake at “We Love Winters” at Keyano College

MAYOR’S UPDATE

Mayor Blake reported on the following:

- Saskatoon Chamber of Commerce Meeting
- “World Energy Council” Meeting
- CHED – “Day in the Life of Fort McMurray”
- “Raising the Roof Campaign” to assist fundraising for Homeless
- Ottawa Sustainability Conference
- Launch of “Future Forward” Feb. 6th, 2006
- “Ambulance Governance Model” Meeting

RECESS/RECONVENE:

A recess occurred at 7:15 and the regular meeting reconvened at 7:45 p.m.

COMMITTEE REPORTS:

CORPORATE SERVICES COMMITTEE:

Resolution 027/06 – Business Revitalization Zone Tax Write Off

MOVED by Councillor Germain that the outstanding balance of

\$24,970.27 owed against 111 inactive BRZ tax accounts be written off.

CARRIED UNANIMOUSLY

Resolution 028/06 – Rescindment of Policies

MOVED by Councillor Germain,

1. THAT the Tax Prepayment Plan Policy (FIN-050) be rescinded.
2. THAT the Resolutions to FCM and AUMA Policy (LEG-020) be rescinded.
3. THAT the Public Hearings and Other Meetings Policy (PRL-010) be rescinded.
4. THAT the Volunteer Appreciation Policy (PRL-020) be rescinded.

CARRIED UNANIMOUSLY

Resolution 029/06 – Natural Gas Franchise Agreement

MOVED by Councillor Germain that Bylaw No. 06/003, a bylaw to renew Natural Gas Franchise Agreement, be brought forward under the bylaw process.

CARRIED UNANIMOUSLY

Resolution 030/06 – 2006 Capital Budget Amendments

MOVED by Councillor Germain that Council approve an amendment to the 2006 Capital Budget as noted in the “Summary of Capital Budget Amendments, dated February 7, 2006”.

CARRIED UNANIMOUSLY

Resolution 031/06 – Increased Debt Limit Request

MOVED by Councillor Germain,

1. THAT Council petition the Province for an increase in the Regional Municipality’s debt limit calculation from 1.5 times to 2.0 times total revenue, and debt service limit from 0.25 times revenue to 0.35 times revenue.
2. THAT the Regional Municipality proceed with the debenture bylaw and agreements to take advantage of the \$136M bridge-financing option from the Province of Alberta.
3. THAT, if required, the municipality may temporarily exceed the 85% Council approved debt limit in order to take advantage of the \$136M loan in 2006.

CARRIED UNANIMOUSLY

Resolution 032/06 – Council Expense Summary Ending December 31,

2005 (For Information Only)

The Elected Official Compensation, Travel, Expense and Support Policy adopted by Council in 2001 provides that a quarterly report on expenditures for each Council member must be presented to a Standing Committee of Council. The report, as of December 31, 2005 was presented at the Corporate Services Committee on February 7, 2006.

COMMUNITY
SERVICES
COMMITTEE:

Resolution 033/06 – No Child Left Behind

MOVED by Deputy Mayor Meagher that administration continue with its review of the current User Fee Policy in terms of providing affordable access to recreational services so that it includes options that consider enhanced support to low-income families.

CARRIED UNANIMOUSLY

OPERATIONS
COMMITTEE:

Resolution 034/06 – Transit Bus Fare Increase for 2006 (Information Only)

The 2006 Budget includes an increase to the Transit fee to accommodate for increases in fuel, service provider and general expansion in service area. There has been no transit fare increase in the past ten years, but Committee was concerned that they would be adversely impacting those citizens who can least afford it. This matter was referred back to Administration to look at the following:

- Identify a cost recovery target
- Specialized transportation fee link to conventional service
- Bike racks on busses
- Ways to address the 2.4 km. limit distance from schools set by provincial government to subsidize bussing for students
- School ridership for certain times of the year
- Fuel tax rebate

Resolution 035/06 – Wastewater Treatment plan Contract Award

MOVED by Councillor Rebus,

1. THAT Tender No. QU#1699 for the Construction of the Wastewater Treatment Plan be awarded to Bird Construction Company, for \$142,922,000.00 on the following conditions:

- a. That the scope change of \$7,773,292.00 be approved and agreed to by Bird Construction Company.
- b. That Bird Construction Company and the Municipal Project Manager continue to review innovative and cost saving

measures and apply them to the total project.

2. THAT the Wastewater Treatment Plan Capital Budget of \$94,000,000.00 be amended to \$160,000,000.00, comprised of \$7,305,994.00 Municipal Reserve and \$152,694,006.00 debenture borrowing.

CARRIED

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

Resolution 036/06 – Street light required (Information Only)

Administration was directed to look at a short term solution either to light up the area next to the old Post Office site on Hardin Street or establish a temporary crosswalk light. Concerns have also been raised about having another set of lights going into Dickinsfield (northern entrance).

PLANNING AND
DEVELOPMENT
COMMITTEE:

Resolution 037/06 – Plan of Condominium at 200 Lougheed Drive (Lot 1, Block 4, Plan 012 5131)

MOVED by Councillor Carbery that the proposed Plan of Condominium at 200 Lougheed Drive (Lot 1, Block 4, Plan 012 5131) prepared by Rod Buchko, A.L.S. December 1, 2005, be approved.

CARRIED UNANIMOUSLY

Resolution 038/06 – Plan of Condominium at 98 Wilson Drive (Lot 1, Block 3, Plan 042 6384)

MOVED by Councillor Carbery that the proposed Plan of Condominium for 98 Wilson Drive (Lot 1, Block 3, Plan 042 6384) be approved.

CARRIED UNANIMOUSLY

Resolution 039/06 – Subdivision of Timberlea North Central Phase 4 (Information Only)

The Municipality has received a subdivision application for Timberlea North Central Phase 4, the fourth phase of the Consortium land development. The proposed subdivision is located north of Confederation Way and between the Parsons Creek and Prospect Pointe Subdivisions.

Resolution 040/06 – Southeast Regional Water Supply Line Contracts

No. 3 and 4

MOVED by Councillor Carbery,

1. THAT the Southeast Regional Water Supply Line Contract No. 3 QU#1717 be awarded to B.Y.Z. Construction Inc. in the net amount of \$7,048,840.00, subject to INAC approval.
2. THAT the Southeast Regional Water Supply Line Contract No. 4 QU#1718 be awarded to Tri-City Contracting Ltd. In the net amount of \$6,530,520.00, subject to INAC approval.

CARRIED UNANIMOUSLY

Resolution 041/06 – Transfer of Parcel D Remnant Land to Alberta Social Housing Corporation

MOVED by Councillor Carbery that the unnamed parcels of 6.45 acres, more or less, as identified on the map dated January 30, 2006, be transferred to Alberta Social Housing Corporation, in exchange for 173.33 acres of Environmentally Protected land described as Lot 10, Plan 982 4820.

CARRIED UNANIMOUSLY

Resolution 042/06 – Amend Municipal Development Plan – Lynton Intermodel Facility

MOVED by Councillor Carbery that Bylaw No. 06/004, a bylaw to amend the Municipal Development Plan by changing the designation for portion of NE and NW 13-88-8-4 from “Rural Policy Area” to “Industrial Policy Area” be brought forward under the bylaw process.

CARRIED UNANIMOUSLY

Resolution 043/06 – Amend Highway 69/Clearwater Valley ASP – Lynton Intermodel Facility

MOVED by Councillor Carbery that Bylaw No. 06/005, a bylaw to amend the Highway 69/Clearwater River Valley Area Structure Plan by changing the designation for portions of NE and NW 13-88-8-4 from “Rural Policy Area” to “Industrial Policy Area” be brought forward under the bylaw process.

CARRIED UNANIMOUSLY

Resolution 044/06 – Amendment to Municipal Land Use Bylaw – Lynton Intermodel Facility Expansion

MOVED by Councillor Carbery that Bylaw No. 06/006, a bylaw to amend the Land Use Bylaw by changing the designation of portions of NE and

NW 13-88-8-4 and SE and SW 24-88-8-4 from Urban Expansion to Business Industrial Unserviced be brought forward under the bylaw process.

CARRIED

For: Blake, Carbery, Clarkson, Flett,
Germain, Meagher, Vyboh, and Wiltzen

Opposed: Rebus

Resolution 045/06 – Lease of Lands to Telus Communications Inc.

MOVED by Councillor Carbery that Council approve execution of the Lease with Telus Communications Inc. for the purpose of accommodating an existing tower for a term of five years, commencing the 1st day of June, 2004 and ending the 31st day of May, 2009.

CARRIED UNANIMOUSLY

Resolution 046/06 – Conversion of Rental Units to Condominiums

MOVED by Councillor Carbery that Administration seek assistance from the Canada Housing and Mortgage Corporation (CMHC) and Cheryl Cooper, Landlord and Tenant Advisor with the Regional Municipality of Wood Buffalo, to confirm the impacts of condominiumization on the housing supply in the Regional Municipality of Wood Buffalo.

CARRIED UNANIMOUSLY

PROTECTIVE
SERVICES
COMMITTEE:

Resolution 047/06 – Off Highway Vehicles (Information Only)

Councillor Clarkson reviewed the current issue relative to off highway vehicles in the Urban Service Area and looked at alternatives available to enforce the regulations, i.e. provide necessary equipment to enforcement officers, create partnerships with clubs to self-regulate, increase funds, public education, encourage interest groups to consider alternate activities such as building a racing oval.

CARRIED UNANIMOUSLY

COMMITTEE OF THE
WHOLE:

Resolution 048/06 – Council Moratorium on Private Aerodrome Development

MOVED by Councillor Carbery,

1. THAT Regional Council rescind the moratorium on private aerodrome development that was passed on July 6th, 2005, and
2. THAT the Municipality endorse the Private Aerodromes Memorandum of Understanding (MOU) dated February 14th, 2006, subject to all partners signing the Memorandum and agreeing to the principles outlined.

CARRIED UNANIMOUSLY

Resolution 049/06 – Recruitment and Retention Issues – COLA

MOVED by Councillor Carbery,

1. THAT Council approve an increase of \$100/pay period to the employee Cost of Living Allowance for permanent staff retroactive to January 1, 2006, and
2. THAT the estimated cost of \$1.3M be funded out of the approved 2006 operating budget.

CARRIED UNANIMOUSLY

Resolution 050/06 – Recruitment and Retention Issues – Staff Housing Initiatives

MOVED by Councillor Vyboh,

1. THAT the Municipality purchase the right-to-occupy 20 rental units in the Wood Buffalo Housing and Development Corporation Employer Supported Housing Initiative for municipal employees that meet the income eligibility requirements, at a cost of \$20,000/unit which cost is recoverable upon sale of the right-to-occupy; and, that this purchase of \$400,000 be funded from the 2006 Emerging Issues Reserve,
2. THAT the monthly rental costs for each unit be funded by the municipal employee occupying the unit,
3. THAT the municipality authorize a one-time grant, to a maximum of \$5,000/employee, to assist with a first-month rental payment and damage deposit,
4. THAT the municipality introduce a home-purchase equity protection program,
5. THAT the municipality work with the Wood Buffalo Housing and Development Corporation, or similar agent, to develop a 2nd Mortgage Program, to a maximum of \$100,000/employee on the condition that the principle and interest are recoverable when the mortgage holder sells the property or leaves our employ, and
6. THAT the municipality work with the Wood Buffalo Housing and Development Corporation, or similar agent, to develop a “down-payment loan program” to a maximum of \$20,000 on the condition that

the principle and interest are recoverable when the loan holder sells the property or leaves our employ.

CARRIED UNANIMOUSLY

NEW AND
UNFINISHED
BUSINESS:

None.

BYLAWS:

Resolution 051/06

BYLAW NO. 06/001 – Land Use Bylaw Amendment – Project Accommodation (Resolution 026/06)

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 Wiltzen that Bylaw No. 06/001 be given second reading.

Debate:

MOVED by Councillor Carbery that Bylaw No. 06/001 be referred back to the next Council meeting, to address the following issues raised at the Public Hearing, prior to 2nd and 3rd reading of this Bylaw:

- Possible discretionary approval by Council;
- Set guidelines for aesthetics;
- Set guidelines for security;
- Set timelines for removal of project accommodation sites;
- Limit maximum size of project accommodation
- Limit project accommodation to project workers only;
- Limited flexibility to locate project accommodation off-site;
- Determine if project accommodation should be subject to providing that no other alternatives exist and economic rationale can be supplied for the application.

CARRIED

For: Carbery, Clarkson, Flett,
Meagher, Vyboh and Wiltzen

Opposed: Blake, Germain and Rebus

Resolution 052/06

BYLAW NO. 06/003 – Natural Gas Distribution System Franchise Agreement with ATCO Gas and Pipelines Ltd. (Resolution 029/06)

BYLAW NO. 06/003 BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE MAYOR AND CHIEF LEGISLATIVE OFFICER TO EXECUTVE A NATURAL GAS DISTRIBUTION SYSTEM FRANCHISE AGREEMENT WITH ATCO GAS AND PIPELINES LTD. (the "COMPANY")

MOVED by Councillor Wiltzen that Bylaw No. 06/003 be given first reading.

CARRIED UNANIMOUSLY

Resolution 053/06

BYLAW NO. 06/004 – Amendment to Municipal Development Plan – Lynton Intermodel Facility

BYLAW NO. 06/004 BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 00/005 BEING THE MUNICIPAL DEVELOPMENT PLAN.

MOVED by Councillor Carbery that Bylaw No. 06/004 be given first reading.

CARRIED UNANIMOUSLY

Resolution 054/06

BYLAW NO. 06/005 – Amendment to Highway 69/Clearwater Valley Area Structure Plan – NE and NW 13-88-8-4

BYLAW NO. 06/005 BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW 99/058 BEING THE HIGHWAY 69/CLEARWATER RIVER VALLEY AREA STRUCTURE PLAN.

MOVED by Councillor Clarkson that Bylaw No. 06/005 be given first reading.

CARRIED UNANIMOUSLY

Resolution 055/06

BYLAW NO. 06/006 – Amendment to Municipal Land Use Bylaw – Lynton Intermodel Facility Expansion – NE and NW 13-88-8-4 and SE and SW 24-88-8-4

BYLAW NO. 06/006 BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD B UFFALO TO AMEND BYLAW NO. 00/005 BEING THE MUNICIPAL DEVELOPMENT PLAN.

MOVED by Councillor Vyboh that Bylaw No. 06/006 be given first reading.

CARRIED

For: Blake, Carbery, Clarkson, Flett,
Germain, Meagher, Vyboh, and Wiltzen

Opposed: Rebus

ADJOURNMENT:

MOVED by Councillor Meagher that the meeting adjourn at 8:55 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 14, 2006.

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

1. CALL TO ORDER

Mayor Blake called the Public Hearing to order at 7:55 p.m.

**A. PUBLIC HEARING RE: BYLAW NO. 06/001 – Land Use Bylaw Amendment –
Project Accommodation
(Resolution)**

2-A. OPENING STATEMENT

Beth Sanders, Manager, Planning and Development Department, explained that Bylaw No. 06/001 is relative to temporary accommodation of workers for specific projects and not “open camp sites”. This Bylaw will allow the accommodation for construction workers at specific sites and with specific restrictions.

3-A. WRITTEN PRESENTATIONS

There were no written presentations.

4-A. ORAL PRESENTATIONS

John Guenther – Opposed

REGIONAL MUNICIPALITY OF WOOD BUFFALO PUBLIC HEARING
- TUESDAY, FEBRUARY 14, 2006

Mr. Guenther made reference to past “open sites” and how the sites impacted the community by being unsightly, unsafe, and taxed the city emergency response units. His understanding was that these sites would be banned from city limits.

Gerry Ferwerda – Support

Mr. Ferwerda supported the “project accommodation” sites, however, recommended Council allow discretionary consideration be given the contractors to place the “project accommodation” sites in locations other than the actual building site.

**Jack Bonville, First Vice-President, Chamber of Commerce, spoke on behalf of
Mike Allen/Cliff Moran/Charles Iggulden – Opposed**

Mr. Bonville indicated opposition to the Bylaw having concerns as above and requested that 2nd and 3rd Reading of this Bylaw be deferred until a public consultation could be considered.

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

Mr. David King spoke in opposition to the Bylaw referencing past “open sites” being difficult to control, becoming unsightly and taxing the emergency teams with in the city.

6-A. CLOSING STATEMENT

No closing statement presented.

7. ADJOURNMENT

MOVED by Councillor Carbery that the Public Hearing adjourn
at 7:08 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER