

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 24, 2004, COMMENCING AT 6:00 P.M.

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

CALL TO ORDER

The Mayor called the meeting to order at 6:08 p.m.

APOLOGIES

The Mayor extended apologies on behalf of Councillors Chadi and Rigney, both of whom were unable to attend this evening's meeting.

1. PRAYER

The Mayor asked everybody to join him in the Prayer.

2. ADOPTION OF AGENDA

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

MOVED by Deputy Mayor Carbery that the Agenda be adopted

as presented.

CARRIED UNANIMOUSLY

3. PRESENTATIONS

A. MR. RAY DOWNIE, BROADVIEW APPLIED RESEARCH GROUP INC. RE: COMMUNITY PLAN ON HOMELESSNESS & AFFORDABLE HOUSING 04/045

Mr. Downie advised that the process for updating the Community Plan on Homelessness & Affordable Housing began by reviewing the latest Statistics Canada data and various reports that will impact information for the Regional Municipality of Wood buffalo. The Community Plan on Homelessness & Affordable Housing was developed three years ago, and since that time, economic activity in the Municipality has increased, which results in increased pressure for affordable housing. Rental prices have increased by 50% and close to half of the labour force works in sectors with average earnings below what would be required to affordably pay the average rent. These high rental rates impact employee recruitment and retention, in addition to forming a significant financial hurdle for many people.

A short while ago, the first homeless count was conducted in Fort McMurray, which resulted in 339 individuals being certified as homeless. In addition, there are 700 families, and 750 single individuals with incomes below the poverty line. Estimates suggest that there are more than 800 poor individuals and families who are currently not in subsidized housing, yet only 350 of these are on a wait list.

Mr. Downie advised that the data collected was presented at a community forum, which was attended by 54 representatives from various partners throughout the community. These representatives were asked to identify gaps, what has been done to date, what gaps have been addressed, and what priorities need to be set in order to take action on the remaining gaps. Those at the community forum looked at emergency shelters, transitional housing, seniors housing, long-term affordable housing, and programs and services., and established priorities for each key area. Those priorities have been summarized and incorporated into the updated Community Plan on Homelessness & Affordable Housing.

Mr. Downie stressed the importance of viewing the Community Plan on Homelessness & Affordable Housing as a living document. He concluded his presentation by noting that Fort McMurray is not a static community; therefore, the Plan needs to change with the community.

3-B. AGENDA BILL # 04-011 – UPDATE TO COMMUNITY PLAN ON HOMELESSNESS & AFFORDABLE HOUSING 04/046

Reference was made to Agenda Bill # 04-011, dated February 3, 2004, and prepared by Norma Shaw, Community Services, regarding the Update to Community Plan on Homelessness & Affordable

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Housing.

MOVED by Councillor Germain:

1. THAT the updated Community Plan on Homelessness & Affordable Housing be accepted as information and that Administration be directed to use the information in future planning.
2. THAT Administration be directed to assist with the implementation of the Community Plan on Homelessness & Affordable Housing initiatives and prepare recommendations for the distribution of funds.

Mr. Downie explained that the updated Community Plan on Homelessness & Affordable Housing could be used as a case for support, as it outlines present gaps, and what is needed to address those gaps. The Plan was never intended to respond to just two funders, and, therefore, could also be used in a variety of potential funding opportunities.

Mr. Downie clarified the priorities established in the report were identified by community groups and then redefined by the Steering Committee. The top three priorities are a long-term care facility for seniors, housing for men and women with addictions, and a hospice/palliative care facility.

CARRIED UNANIMOUSLY

4. MINUTES OF PREVIOUS MEETINGS

A. REGULAR MEETING – FEBRUARY 10, 2004

The Minutes of the Regular Council Meeting held on February 10, 2004 were submitted for consideration.

MOVED by Councillor Meagher that the Minutes of the Regular Council Meeting held on February 10, 2004 be approved as presented.

CARRIED UNANIMOUSLY

4-B. PUBLIC HEARING – FEBRUARY 10, 2004

The Minutes of the Public Hearing held on February 10, 2004 were submitted for consideration.

MOVED by Councillor Vyboh that the Minutes of the Public Hearing held on February 10, 2004 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 Weber that the Regular Meeting move into the Public Hearing at 6:40 p.m.

CARRIED UNANIMOUSLY

RECONVENE

The regular meeting reconvened at 6:46 p.m.

6. UPDATES

A. REPORTING OF COUNCILLORS ON VARIOUS BOARDS/COMMITTEES (COUNCILLORS CADDEN, GERMAIN, MEAGHER & SLADE)

Councillor Cadden reported on the following:

- Public Works & Transportation Standing Committee
- Anzac WinterFest

Councillor Germain reported on the following:

- Thanks from residents for construction of extra trail along the side of Confederation Way
- Protective Services Standing Committee
- Proposed Keyano Multi-Use Facility
- Upcoming 2004 Arctic Winter Games

Councillor Meagher reported on the following:

- Upcoming 2004 Arctic Winter Games
- Communities In Bloom Committee
- Regional Aboriginal Recognition Awards

Councillor Slade reported on the following:

- Canadian Council on Aboriginal Businesses
- Arctic Winter Games Volunteers

Deputy Mayor Carbery reported on the following:

- Meeting with Ministers Stelmach and Boutilier to discuss disposition of Crown Lands.
- Regional Aboriginal Recognition Awards

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- Recognition of residents who use personal equipment to clear sidewalks of snow and ice

6-B. MAYOR'S UPDATE

Mayor Faulkner reported on the following:

- Northern Alberta Mayor's Caucus
- Regional Aboriginal Recognition Awards
- Congratulations to Deputy Mayor Carbery on his career achievements and dedication to the region
- Association of Professional Engineers, Geologists and Geophysicists of Alberta
- Meeting with Syncrude CEO
- Meeting with Synenco representatives

7. REPORTS

None Scheduled.

8. BYLAWS

- 8-A. BYLAW NO. 04/004 - TIMBERLEA AREA STRUCTURE PLAN AMENDMENT – LOTS 1 THROUGH 36, BLOCK 13, PLAN 0225763 – LAKEWOOD PHASE II (AGENDA BILL # 04-015)**
04/047

Reference was made to Agenda Bill # 04-015, being Report No. PD-03-2004, dated January 29, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Timberlea Area Structure Plan Amendment – Lots 1 through 36, Block 13, Plan 022 5763.

Bylaw No. 04/004, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 01/021, BEING THE TIMBERLEA AREA STRUCTURE PLAN, was presented to receive second and third readings.

MOVED by Councillor Weber that Bylaw No. 04/004 be given second reading.

Mr. Dauk clarified that the present zoning allows for the construction of duplexes on 36 lots, with each lot containing half of a duplex unit. There would be no loss in the number of housing units to be built. Mr. Dauk also clarified that the homes would have rear lane access; therefore parking would be in the rear of the dwelling, as opposed to the front. Once the subdivision has been developed and approved, the rear lane will be maintained by the Municipality in accordance with its Snow Clearance Policy.

CARRIED UNANIMOUSLY

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MOVED by Councillor Vyboh that Bylaw No. 04/004 be given third and final reading.

CARRIED UNANIMOUSLY

8-B. BYLAW NO. 04/005 - LAND USE BYLAW AMENDMENT – LOTS 1 THROUGH 36, BLOCK 13, PLAN 0225763 – LAKEWOOD PHASE II (AGENDA BILL # 04-016)
04/048

Reference was made to Agenda Bill # 04-016, being Report No. PD-04-2004, dated January 29, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Amendment – Lots 1 through 36, Block 13, Plan 022 5763 – Lakewood Phase II.

Bylaw No. 04/005, 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 Blake that Bylaw No. 04/005 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 04/005 be given third and final reading.

CARRIED UNANIMOUSLY

8-C. BYLAW NO. 04/003 - DEBENTURE BORROWING BYLAW AMENDMENT – TIMBERLEA ATHLETIC PARK (AGENDA BILL # 04-010)
04/049

Reference was made to Agenda Bill # 04-010, dated January 13, 2004, and prepared by Stephen Clarke, Community Services, regarding the Debenture Borrowing Bylaw Amendment – Timberlea Athletic Park.

Bylaw No. 04/003, 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 TIMBERLEA ATHLETIC PARK, was presented to receive second and third readings.

MOVED by Councillor Vyboh that Bylaw No. 04/003 be given

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second reading.

Mr. Clarke advised that the scope of the proposed project will address current drainage problems, in addition to being both aesthetically pleasing and functional.

Concern was expressed relative to the level of community support for the park, and the fact that the anticipated provincial funding wasn't received. It was noted that the park already has ball diamonds and parking facilities, so it is presently usable as originally intended. Mr. Clarke clarified that the group that used to run the park has opted to turn operations back to the Municipality; however, this shouldn't be perceived as a lack of support from the community as a whole. The intention at this time is to complete the first stage of the project before proceeding further.

With respect to further stages of park development, Mr. Clarke clarified that discussions are ongoing with the Soccer Association to help bring more fields on stream; however, at this time there are no excess fields, so none of the existing fields can be taken out of circulation for a year to let them regenerate. Mr. Clarke noted that the Recreational Master Plan will help address this issue.

Mr. Clarke also explained that the Provincial Government is considering a new urban parks program and providing additional funding for park development, so there is a better likelihood of receiving provincial funding for future phases. Many of the present facilities are overused and it is important to build the inventory up to a point where fields can be programmed in and out of circulation, thereby maintaining the high quality that is seen in other communities. Councillor Weber stressed the fact that the debenture financing on this issue increased from \$750,000 to over \$1M, yet the scope of work has been reduced.

CARRIED

For: Blake, Cadden, Carbery, Faulkner
Germain, Meagher, Slade, Vyboh
Opposed: Weber

MOVED by Councillor Blake that Bylaw No. 04/003 be given third and final reading.

CARRIED

For: Blake, Cadden, Carbery, Faulkner
Germain, Meagher, Slade, Vyboh
Opposed: Weber

**8-D. BYLAW NO. 04/006 - DEBENTURE BORROWING BYLAW – URBAN SCADA AND
PLC UPGRADES (AGENDA BILL # 04-017)**
04/050

Reference was made to Agenda Bill # 04-017, being Report No. FM04-02DB, and prepared by Wes Holodniuk, Engineering & Public Works, regarding the Debenture Borrowing Bylaw – Urban SCADA

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and PLC Upgrades.

Bylaw No. 04/006, 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 URBAN SCADA AND PLC UPGRADES, was presented to receive second and third readings.

MOVED by Councillor Meagher that Bylaw No. 04/006 be given second reading.

Discussion also occurred with respect to a recent initiative undertaken by the Town of Camrose to promote water conservation. It was subsequently agreed that Administration would obtain the results of that initiative and provide the information to Council.

CARRIED UNANIMOUSLY

MOVED by Councillor Vyboh that Bylaw No. 04/006 be given third and final reading.

CARRIED UNANIMOUSLY

8-E. BYLAW NO. 04/009 - DEBENTURE BORROWING BYLAW – MACKENZIE PARK PUMPHOUSE/RESERVOIR ROOF (AGENDA BILL # 04-021)
04/051

Reference was made to Agenda Bill # 04-021, being Report No. FM04-03DB, dated February 5, 2004, and prepared by Wes Holodniuk, Engineering & Public Works, regarding the Debenture Borrowing Bylaw – MacKenzie Park Pumphouse/Reservoir Roof.

Bylaw No. 04/009, 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 MACKENZIE PARK PUMPHOUSE/RESERVOIR ROOF, was presented to receive first reading.

MOVED by Councillor Meagher that Bylaw No. 04/009 be given first reading.

CARRIED UNANIMOUSLY

9. NOTICE OF MOTION

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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 7:29
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 24, 2004.

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

1. CALL TO ORDER

The Mayor called the Public Hearing to order at 6:40 p.m.

- A. PUBLIC HEARING RE: BYLAW NO. 04/004 - TIMBERLEA AREA STRUCTURE PLAN AMENDMENT – LOTS 1 THROUGH 36, BLOCK 13, PLAN 0225763 – LAKEWOOD PHASE II (AGENDA BILL # 04-015); AND BYLAW NO. 04/005 - LAND USE BYLAW AMENDMENT – LOTS 1 THROUGH 36, BLOCK 13, PLAN 0225763 – LAKEWOOD PHASE II (AGENDA BILL # 04-016)**
04/052

2-A. OPENING STATEMENT

MR. DOUG CHURCHILL, DEVONIAN PROPERTIES

Mr. Churchill advised that the Lakewood subdivision has a broad range of land use zoning and housing types, including single family, duplexes, and multi-family. The amendment before Council is asking that the subject property be rezoned from R2 to R1S to allow for the development of single family homes on the existing lots. The proposed amendment would not increase density in the area, as it would create the same number of housing units as allowed under the current R2 zoning.

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 presentations.

6-A. CLOSING STATEMENT

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

Mr. Dauk advised that the 36 lots already exist and have been designed and serviced accordingly. He noted that the amendment would not divide the existing lots, but would simply allow for the creation of single detached dwellings on those lots.

7. ADJOURNMENT

MOVED by Councillor Meagher that the Public Hearing adjourn at 6:45 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER