

**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 26, 2008, COMMENCING AT 6:00 P.M.**

**PRESENT:** MAYOR M. BLAKE  
COUNCILLORS M. ALLEN  
D. BLAIR  
M. BYRON  
G. JANVIER  
R. REBUS  
J. VYBOH  
A/CHIEF ADMINISTRATIVE OFFICER K. GREIG  
CHIEF LEGISLATIVE OFFICER S. KANZIG  
LEGISLATIVE ASSISTANT B.

BROOMFIELD

**ABSENT:** COUNCILLORS J. CHADI  
S. CLARKSON  
S. GERMAIN  
P. MEAGHER

**CALL TO ORDER:** Mayor Blake called the meeting to order at 6:10 p.m.

**PRAYER:** The Mayor asked everyone to join her in Prayer.

**AGENDA:** Resolution #08-038  
MOVED by Councillor Vyboh:  
▪ THAT the agenda be amended by:  
○ moving, under Reports, Item C – Initial Review: Wood Buffalo Housing and Development Corporation Land Development Concept; and adding, as item under Business Arising from Delegations; and  
○ adding, under New and Unfinished Business, as Item A – Request for Extended Leave; and  
▪ THAT the agenda be adopted as amended.  
CARRIED UNANIMOUSLY

**MINUTES:**

**Council Meeting – February 12, 2008**

Resolution #08-039

MOVED by Councillor Rebus that the Minutes of the Regular Meeting

held on February 12, 2008 be approved as presented.

CARRIED UNANIMOUSLY

**DELEGATIONS:**

**Mr. Bryan Lutes, President, and Ms. Ravi Natt, Chair, Wood Buffalo Housing and Development Corporation (WBHDC) re: Land Development Concept**

Mr. Bryan Lutes and Ms. Ravi Natt were both in attendance to present a Wood Buffalo Housing and Development Corporation proposal to address the creation of more affordable housing in Fort McMurray, which is at a crisis situation with the lowest vacancy rates, highest housing costs, and additional job creation expected between now and the year 2017 that will intensify the chronic housing shortage. Wood Buffalo Housing and Development Corporation, in partnership with the Province, proposes to develop two parcels, Parsons Creek and the West Growth Area. An overview of the proposal's vision, details and features, interdependencies, and risk assessment was provided.

A lengthy discussion in response to questions from Council ensued relative to risk liability, geotechnical drilling, highway infrastructure and traffic impact assessment, timelines for development, community agencies in support of the WBHDC proposal, definition of affordable housing, and other land development proposals.

Following the discussion, the following comments were received:

**Ted Doleman, Vice President, Fort McMurray Chamber of Commerce**

Mr. Doleman encouraged Council to approve the Wood Buffalo Housing and Development Corporation (WBHDC) proposal.

**Mr. Mike Durocher, Private Citizen**

Mr. Durocher is in favour of the proposal, as it addresses affordable housing. He asked Council to support WBHDC's proposal.

**Mr. Kim Jenkins, Deputy Superintendent, Fort McMurray Catholic Schools**

Mr. Jenkins is working with WBHDC in partnership with the Catholic Schools' teachers, and supports the proposal. Every year teachers are

lost because they cannot afford to buy a house in Fort McMurray. A short discussion took place on teacher retention and building of new schools.

**Debbie McGlenen, Executive Director, Urban Development Institute (UDI) – Wood Buffalo**

Ms. McGlenen stated that UDI – Wood Buffalo does not consider the property in the proposal to be sustainable and has decided to withdraw its support of the WBHDC proposal.

**Mr. Jim Rogers, Private Citizen**

Mr. Rogers expressed his opposition to the WBHDC proposal.

**Mr. Jeff Fitzner, Board Chair Northern Lights Health Region, and Member of Urban Development Institute – Wood Buffalo**

Mr. Fitzner shared his perspective of living in Fort McMurray as a private citizen. The Northern Lights Health Region does support the WBHDC proposal. A short discussion took place relative to population increase and the need for another hospital and the land required for that.

**Recess**

A recess occurred from 7:45 p.m. to 8:00 p.m.

**BUSINESS ARISING**

**OUT OF DELEGATIONS: Initial Review: Wood Buffalo Housing and Development Corporation Land Development Concept**

Ms. Susan Motkaluk, Director, Public Services, provided an update of the initial review of WBHDC's proposal. The land release proposal is important to this community, but she cautioned that Council look closely at the plan.

Ms. Beth Sanders, Consultant, reviewed a Preliminary Risk Analysis report. She recommended that the proposal before Council continue to be examined. A lengthy discussion ensued relative to preliminary risks contained in the report, and to several options in a report from the Public Services Division.

**Resolution #08-040**

MOVED by Councillor Vyboh that Council support Wood Buffalo Housing and Development Corporation's meeting with the Provincial Secretariat to analyze, evaluate, and/or mitigate any conditions or risks inherent in their proposal.

A brief discussion ensued on the preliminary list of risks.

Voting then occurred on Councillor Vyboh's motion.

DEFEATED

For: Allen, Blair, Vyboh

Opposed: Blake, Byron, Janvier, Rebus

Resolution #08-041

MOVED by Councillor Allen that Administration be directed to facilitate a partnership with the Oil Sands Sustainable Development Secretariat with the intention of creating a joint Government of Alberta/Municipal project planning team to oversee and coordinate all land release and land development efforts, and support the Wood Buffalo Housing and Development Corporation proposal dated February 11, 2008, and working with them to mitigate all identifiable risks.

Following a brief discussion, Councillor Allen requested to withdraw his motion. Councillor Vyboh opposed the withdrawal, therefore, Councillor Allen's motion was subsequently voted on.

DEFEATED

For: Allen, Vyboh

Opposed: Blake, Blair, Byron, Janvier,  
Rebus

Resolution #08-042

MOVED by Councillor Rebus that Administration be directed to facilitate a partnership with the Oil Sands Sustainable Development Secretariat with the intention of creating a joint Government of Alberta/Municipal project planning team to oversee and coordinate all land release and land development efforts, inclusive of examining the Land Development Proposal, dated February 11, 2008, Version 1.0, from Wood Buffalo Housing and Development Corporation.

CARRIED

For: Blake, Blair, Bryon, Janvier, Rebus

Opposed: Allen, Vyboh

**Recess**

A recess occurred from 9:30 p.m. to 9:46 p.m.

**BYLAWS:**

**Bylaw No. 08/005 – Debenture Borrowing Bylaw – Water Treatment Plant Security System Upgrade**

Bylaw No. 08/005, being a debenture borrowing bylaw for the Water Treatment Plant Security System Upgrade, was presented for second

and third readings.

Resolution #08-043

MOVED by Councillor Vyboh that Bylaw No. 08/005 be read a second time.

CARRIED UNANIMOUSLY

Resolution #08-044

MOVED by Councillor Rebus that Bylaw No. 08/005 be read a third and final time.

CARRIED UNANIMOUSLY

**Bylaw No. 08/026 – Debenture Borrowing Bylaw – Land Acquisition**

Resolution #08-045

MOVED by Councillor Rebus that Bylaw No. 08/026, being a debenture borrowing bylaw for land acquisition, be read a first time.

CARRIED UNANIMOUSLY

**Debenture Borrowing Bylaws for Engineering 2008 Capital Projects**

Resolution #08-046

MOVED by Councillor Allen that the following debenture borrowing bylaws be read a first time:

- Bylaw No. 08/023 – Gregoire East Sanitary Outfall
- Bylaw No. 08/024 – Lift Station 1A – Pump Upgrades
- Bylaw No. 08/025 – Forcemains – Lift Station 1B to Waste Water Treatment Plant

CARRIED UNANIMOUSLY

**REPORTS:**

**Allocation of 2008 Community Development Funding**

Resolution #08-047

MOVED by Councillor Vyboh that \$100,000 of 2008 Community Development Funding be allocated as follows:

- Canadian Mental Health Association - \$6,000.00
- Fort McMurray Association for Community Living - \$12,000.00
- Fort McMurray Golden Years Society - \$12,000.00
- Multicultural Association of Fort McMurray - \$33,100.00
- Wood Buffalo Educare Society - \$15,000.00
- Wood Buffalo Senior Support Society - \$11,900.00
- YMCA of Wood Buffalo – Out of School Care Program - \$10,000.00

CARRIED UNANIMOUSLY  
**Community Plan on Homelessness and Affordable Housing**

Resolution #08-048

MOVED by Councillor Allen that \$200,000.00 be allocated to Wood Buffalo Housing and Development Corporation, for the administration of a Transitional Housing Outreach Pilot Project ending March 31, 2009, subject to the receipt of additional Provincial funding.

CARRIED UNANIMOUSLY

**NEW BUSINESS:**

**Request for Extended Leave**

Resolution #08-049

MOVED by Councillor Rebus that authorization be given for Councillor John Chadi's absence from Council duties, including regular Council Meetings, until April 30, 2008 and that any remuneration be withheld during this period.

Council engaged in a brief discussion relative to Councillor Chadi's health issues.

Voting then occurred on the motion.

DEFEATED

For: Allen, Blake, Rebus

Opposed: Blair, Byron, Janvier, Vyboh

Administration noted that a letter will be forwarded by Mayor Blake to Councillor Chadi requesting his resignation.

**COUNCIL UPDATES:**

**Reporting of Councillors on Boards and Committees**

Councillor Rebus reported on the following:

- Saprae Creek Annual General Meeting
- Big Spirit Campaign

Councillor Vyboh reported on the following:

- Environmental Design Students and Faculty of University of Calgary

**Mayor's Update**

Mayor Blake reported on the following:

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING  
TUESDAY, FEBRUARY 26, 2008

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- Sapræ Creek Annual General Meeting
- Environmental Design Students and Faculty of University of Calgary
- Fort McMurray Chamber of Commerce Luncheon
- Strategic Planning Session
- Meeting with Mayor Stephen Mandel, City of Edmonton
- Regional Aboriginal Recognition Awards
- Gold Star Gala
- Changes to Wood Buffalo Transit System

**ADJOURNMENT:**

Resolution # 08-050

MOVED by Councillor Vyboh that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:18 p.m.

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ACTING MAYOR

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CHIEF LEGISLATIVE OFFICER