

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, MARCH 11, 2008, COMMENCING AT 6:00 P.M.

PRESENT:

ACTING MAYOR	M. ALLEN
COUNCILLORS	D. BLAIR M. BYRON S. GERMAIN G. JANVIER P. MEAGHER J. VYBOH
CHIEF ADMINISTRATIVE OFFICER	R. BURKARD
CHIEF LEGISLATIVE OFFICER	S. KANZIG
LEGISLATIVE ASSISTANT	B. BROOMFIELD

ABSENT:

MAYOR	M. BLAKE
COUNCILLORS	S. CLARKSON R. REBUS

CALL TO ORDER: Acting Mayor Allen called the meeting to order at 6:01 p.m.

PRAYER: The Acting Mayor asked everyone to join him in Prayer.

AGENDA: Resolution #08-51
MOVED by Councillor Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

MINUTES: **Council Meeting – February 26, 2008**

Resolution #08-52
MOVED by Councillor Blair that the Minutes of the Regular Meeting held on February 26, 2008 be approved as presented.

CARRIED UNANIMOUSLY

DELEGATIONS: **Mr. Maurice Yusep – Bond Street Properties Inc. re: Bond Centre Development Permit**

Mr. Yusep, representing Bond Street Properties Inc., came forward and provided an update on the progress to date of the Bond Street Centre

project, and an overview of the proposed development. The proposal is to construct two high-rise residential towers on the northeast corner of Morrison Street and MacDonald Avenue. A Development Permit had been issued in August 2006 for this project but after the maximum time allowed for construction to commence had lapsed, the permit expired. An Application for a Development Permit was submitted in December 2007 for the same development on the same site. Mr. Yusep explained that several contractors had withdrawn their proposals received in response to a Request for Proposals, citing manpower shortages, and quoted from two letters to this effect, which resulted in delaying the construction. After another contractor search, a company was selected and has met with the Municipality's Planning and Development Department. The anticipated start date of the development would be this summer. Mr. Yusep concluded his update with a request to Council to approve the re-issuance of the Development Permit.

There were no questions from Council or members of the general public in attendance.

**BUSINESS ARISING
FROM DELEGATIONS:**

**Development Permit Application No. 2008 – 0118 – Lots 18 to 25,
Block 1, Plan 198 AS (10110 MacDonald Avenue)**

Resolution #08-53

MOVED by Councillor Vyboh:

- THAT Development Permit No. 2008-0118 for Lots 18 to 25, Block 1, Plan 198AS (10110 MacDonald Avenue) be approved, subject to the conditions and advisory notes identified in Attachment 2 – Development Conditions and Advisory Notes, dated March 11, 2008; and
- THAT Administration be authorized to approve changes to the proposed buildings in instances where the value of the change does not exceed \$250,000.00.

A discussion ensued relative to the scale of the proposed development. Concern was expressed regarding the zoning of the project, the resulting density of the downtown core once the project is completed, the project being consistent with the Lower Townsite Area Redevelopment Plan (ARP), and having a specific site project going ahead of an Area Redevelopment Plan. Mr. Dennis Peck, Manager, Current Planning, was in attendance and addressed the concerns presented. The plans submitted are the same plans submitted in August 2006. It is anticipated that an updated Lower Townsite ARP will be presented to Council later this year. Mr. Peck noted that the last condition under Advisory Notes be placed as Item 28 under

Development Conditions, which reads as follows: “Buildings shall be constructed to a minimum Silver LEED standard”. The developer indicated concurrence.

Voting then occurred on Councillor Vyboh’s motion.

CARRIED

For: Allen, Blair, Byron, Germain,
Meagher

Against: Janvier, Vyboh

BYLAWS:

Debenture Borrowing Bylaws for Public Works 2008 Capital Projects

Resolution #08-54

MOVED by Councillor Vyboh that the following debenture borrowing bylaws be read a second time:

- Bylaw No. 08/003 – Fort MacKay Bridge Replacement
- Bylaw No. 08/004 – Water Treatment Plant High Voltage Rehabilitation 2008
- Bylaw No. 08/006 – Water Treatment Plant Administration Renovations
- Bylaw No. 08/007 – Upgrade Pressure Reducing Valves 2008
- Bylaw No. 08/008 – Urban Road Rehabilitation 2008
- Bylaw No. 08/009 – Roads/Fleet & Transit Shared Facility
- Bylaw No. 08/011 – Sewer Main Replacement 2008
- Bylaw No. 08/012 – Timberlea Pumphouse Upgrade
- Bylaw No. 08/013 – Downtown Sewer Capacity Increase 2008
- Bylaw No. 08/014 – Athabasca Water Treatment Plant Expansion
- Bylaw No. 08/015 – Infrastructure Relocation Highway 63
- Bylaw No. 08/016 – Wastewater Treatment Plant Sand & Mud Dewatering Pad
- Bylaw No. 08/017 – Lift Station Upgrades (South)
- Bylaw No. 08/018 – Solid Waste Office/Shop
- Bylaw No. 08/019 – Fort Chipewyan Water Treatment Plant Back-up Power Supply
- Bylaw No. 08/020 - Fort Chipewyan Pumphouse/Lift Station # 2 Auxiliary Power Supply

Mr. Wes Holodniuk, General Manager, Public Works, was in attendance and responded to questions from Council. Clarification was provided on the debenture borrowing funding process as it relates to capital and operating budgets. A short discussion on capital

budgeting ensued. It was noted that strategy to look at growth in the Municipality will be discussed at a future date.

Voting then occurred on Councillor Vyboh's motion.

CARRIED UNANIMOUSLY

Resolution #08-55

MOVED by Councillor Meagher that the following debenture bylaws be read a third and final time:

- Bylaw No. 08/003 – Fort MacKay Bridge Replacement
- Bylaw No. 08/004 – Water Treatment Plant High Voltage Rehabilitation 2008
- Bylaw No. 08/006 – Water Treatment Plant Administration Renovations
- Bylaw No. 08/007 – Upgrade Pressure Reducing Valves 2008
- Bylaw No. 08/008 – Urban Road Rehabilitation 2008
- Bylaw No. 08/009 – Roads/Fleet & Transit Shared Facility
- Bylaw No. 08/011 – Sewer Main Replacement 2008
- Bylaw No. 08/012 – Timberlea Pumphouse Upgrade
- Bylaw No. 08/013 – Downtown Sewer Capacity Increase 2008
- Bylaw No. 08/014 – Athabasca Water Treatment Plant Expansion
- Bylaw No. 08/015 – Infrastructure Relocation Highway 63
- Bylaw No. 08/016 – Wastewater Treatment Plant Sand & Mud Dewatering Pad
- Bylaw No. 08/017 – Lift Station Upgrades (South)
- Bylaw No. 08/018 – Solid Waste Office/Shop
- Bylaw No. 08/019 – Fort Chipewyan Water Treatment Plant Back-up Power Supply
- Bylaw No. 08/020 - Fort Chipewyan Pumphouse/Lift Station # 2 Auxiliary Power Supply

A short discussion ensued regarding the processes that would commence upon approval of several of the debenture bylaws.

Voting then occurred on Councillor Meagher's motion.

CARRIED UNANIMOUSLY

Bylaw No. 08/022 – Debenture Borrowing Bylaw Amendment – Archie Simpson Arena Redevelopment Project

Resolution #08-56

MOVED by Councillor Vyboh that Bylaw No. 08/022, being an

amendment to Debenture Borrowing Bylaw No. 06/028 for the Archie Simpson Arena Redevelopment Project, be read a second time.

CARRIED UNANIMOUSLY

Resolution #08-57

MOVED by Councillor Meagher that Bylaw No. 08/022 be read a third and final time.

CARRIED UNANIMOUSLY

REPORTS:

Reserve Bids for Tax Recovery Auction

Resolution #08-58

MOVED by Councillor Meagher that the reserve bids and sale conditions be established as listed in Attachment 1 – Reserve Bids for Tax Sale Properties, dated March 11, 2008.

CARRIED UNANIMOUSLY

Council Expense Report – January 1-December 31, 2007

Resolution #08-59

MOVED by Councillor Vyboh that the Council Expense Report for the period January 1-December 31, 2007 be received as information.

Administration provided clarification as to how Council conference expenses are allocated.

CARRIED UNANIMOUSLY

NEW BUSINESS:

None scheduled.

COUNCIL UPDATES:

Reporting of Councillors on Boards and Committees

Councillor Blair reported on the following:

- Communities In Bloom
- Arctic Winter Games
- Fort Chipewyan Winter Road Closing

CAO Update/Announcement

Mr. Rodney Burkard, Acting CAO, quoted from a letter received from Councillor John Chadi on March 11, 2008, informing Council he is submitting his resignation from the position of Councillor due to absenteeism as a result of ill health.

Acting Mayor's Update

Acting Mayor Allen reported on the following:

- Gold Star Awards
- Urban Development Institute Annual General Meeting
- KAOS 91.1 Radio First Annual Fundraising Dinner and Silent Auction
- Family Crisis Society's Dinner Theatre
- World Heavy Oil Conference
- Provincial Election

ADJOURNMENT:

Resolution # 08-60

MOVED by Councillor Meagher that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:25 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER