

**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, AB, on Tuesday, April 14, 2009, commencing at 6:00 p.m.**

**Present:** M. Blake, Mayor  
M. Allen, Councillor  
S. Clarkson, Councillor (via teleconference)  
L. Flett, Councillor  
S. Germain, Councillor  
G. Janvier, Councillor  
P. Meagher, Councillor  
J. Vyboh, Councillor

**Absent:** D. Blair, Councillor  
M. Byron, Councillor  
R. Rebus, Councillor

**Administration:** R. Burkard, Chief Administrative Officer  
A. Rogers, Acting Chief Legislative Officer  
D. Elliott, Deputy CAO  
K. Greig, Deputy CAO  
K. Kloss, Deputy CAO  
J. Callahan, Legislative Officer  
B. Broomfield-Andrews, Recorder/Legislative Assistant  
A. Johnson, Legislative Assistant

**Call to Order**

Mayor Blake called the meeting to order at 6:05 p.m.

**Opening Prayer**

The Mayor asked everyone to join her in Prayer.

**Agenda**

09-077 Moved by Councillor Meagher:

- THAT the April 14, 2009 Council agenda be amended by moving Item 6 (Bylaw No. 009/013 – Debenture Borrowing for 2009 Jubilee Centre Renovation – Construction) to Item 2, and re-numbering the balance of the agenda accordingly; and
- THAT the agenda be adopted as amended.

CARRIED UNANIMOUSLY

**Minutes**

**1. Council Meeting – March 24, 2009**

09-078 Moved by Councillor Vyboh that the Minutes of the Regular Meeting held on March 24, 2009 be approved as presented.  
CARRIED UNANIMOUSLY

**Bylaws**

**2. Bylaw No. 09/013 – Debenture Borrowing for 2009 Jubilee Centre Renovation - Construction**

09-079 Moved by Councillor Meagher that Bylaw No. 09/013, being a debenture borrowing bylaw for the Jubilee Centre Renovation – Construction, be read a second time.

Carol Theberge, General Manager, Community Services, and Darcy Elder, Acting General Manager, Public Works, were in attendance and responded to questions from Council.

It was noted that the additional information requested and received on detailed costing information far surpassed what had been expected.

Voting then occurred on the motion.

CARRIED UNANIMOUSLY

09-080 Moved by Councillor Meagher that Bylaw No. 09/013, be read a third and final time.

CARRIED UNANIMOUSLY

**Delegations**

There were no delegations scheduled.

**Other Delegations**

Mayor Blake asked if anyone present in the gallery wished to speak to a topic on this evening's agenda.

**Ms. Peggy Beaudry, Conklin Community Association; Ms. Delores Gladue, Metis Local 93; and Mr. Jules Nokohoo, Councillor, Chipewyan Prairie First Nation and Chairperson, Janvier Dene Wood Buffalo Community Association re: Capital Budget Amendment Request –Portable Structures for Rural Rinks**

Ms. Beaudry, Ms. Gladue, and Mr. Nokohoo were in attendance to express their support for the portable structures for rural rinks within the communities of Anzac, Conklin, Janvier and Sapræ

Creek. Council and Administration were thanked in advance for their support. It was further noted the portable structures will greatly benefit the children of these communities and each of the communities as a whole.

**Mr. Trevor Coates re: Emergency Medical Services Transition to Alberta Health Services**

Mr. Coates, resident, expressed opposition to the ambulance transition, and advised he does not want the Province taking control of emergency medical services within this Municipality. He expressed concern that firefighters would not be able or would choose not to continue utilizing their paramedic skills. He specifically noted that if the Province had to hire more paramedics, they would not be as familiar with the area, which could cause delays in response time. Mr. Coates responded to questions from Council.

**Mr. Brad Grainger re: Emergency Medical Services Transition to Alberta Health Services**

Mr. Grainger, President, International Association of Fire Fighters Local 2494, advised he was in attendance to publicly lobby Council to continue with a combined fire and EMS system in the Municipality. Mr. Grainger expressed opposition against the Province taking control of emergency medical services, noting that Fort McMurray is unique in that it does not have the ability and support to share resources, as other areas do. Mr. Grainger also expressed his belief that the level of service currently provided to residents will be lowered under provincial control. Mr. Grainger responded to questions from Council.

**Ms. Arlyn Greig re: Emergency Medical Services Transition to Alberta Health Services**

Ms. Greig, a retired emergency services dispatcher, expressed opposition to the Province taking control of emergency medical services. She advised that, in her opinion, response times will drop as will the quality of the services provided.

**Mr. Kevin McNiff re: Emergency Medical Services Transition to Alberta Health Services**

Mr. McNiff, Fort McMurray Fire Department, expressed opposition to the Province taking control of emergency medical services in this Municipality. Mr. McNiff expressed his belief that the high level of care currently extended to residents of Fort McMurray will be adversely affected once emergency medical services are taken over by the Provincial Government.

**Ms. Jean Jenson re: Emergency Medical Services Transition to Alberta Health Services**

Ms. Jenson, resident, expressed opposition to the transition of emergency medical services. Ms. Jenson advised that she supports the ambulance service as it is, noting that the Province ignored democratic process by failing to consult with residents before passing legislation.

**Mr. Richard Smith re: Emergency Medical Services Transition to Alberta Health Services**

Mr. Smith, a paramedic with the Fort McMurray Fire Department, expressed opposition to the transition of emergency medical services to the Province. Mr. Smith expressed his belief that if the Province should provide these services, some emergency situations could be adversely affected.

**Ms. Gillian Whalen re: Emergency Medical Services Transition to Alberta Health Services**

Ms. Whalen, Conklin resident and a fire department volunteer, participating via teleconference from the Conklin Municipal Office, advised she is in support of all of the previous comments expressed in opposition to this item.

**Ms. Jane Stroud re: Capital Budget Amendment Request - Portable Structures for Rural Rinks**

Ms. Stroud, participating via teleconference from the Anzac Municipal Office, expressed support for the portable structures for rural rinks within the communities of Anzac, Conklin, Janvier, and Saprae Creek. She noted that the proposed structure will be an asset to the hamlet of Anzac, as the outdoor rink utilized as a central point year round by adults, youth and non-profit organizations.

**Public Hearings**

09-081 Moved by Councillor Meagher that the meeting move into Public Hearing.

CARRIED UNANIMOUSLY

The Public Hearings commenced at 7:08 p.m.

**3. Public Hearing re: Bylaw No. 09/005 – Land Use Bylaw Amendment – Project Accommodation**

**A. Opening Statement**

**Dennis Peck, General Manager, Planning and Development**

Mr. Peck provided an overview of the background with respect to the proposed Land Use Bylaw amendment. With the recent change in the economy, there has been very little interest in the use of project accommodations within the urban service area, other than for MacDonald Island. The value of having a provision in the Land Use Bylaw for project accommodations has passed.

Mr. Peck further advised an unforeseen impact in the original amending bylaw was that the Land Use Bylaw could not allow project accommodations within rural hamlets, as a discretionary use; however, administration does not support the provision. Mr. Peck advised that a hamlet is not able to absorb the impact of a project accommodation of any size, and that it is important to amend the Land Use Bylaw to provide the needed protection to the hamlets.

In summary, the intent of this bylaw is to limit project accommodations to the current location, MacDonald Island in the urban service area, and to remove the opportunity for a project

accommodation inside rural hamlets.

## **B. Written Presentations**

It was noted that correspondence dated April 5, 2009 was received from Cliff Maron, President, Urban Development Institute Wood Buffalo, expressing support of Administration's recommendation to remove project accommodation in the urban service area and the rural hamlets.

## **C. Verbal Presentations**

### **Ms. Jane Stroud, via teleconference from the Anzac Municipal Office**

Ms. Stroud expressed opposition to having work camps within the boundary of a hamlet, town or city. She noted that the culture and mentality of a work camp is very different from a family oriented community, as persons living in work camps do not pay taxes, thereby placing a huge strain on the permanent residents. Ms. Stroud further clarified that she is in favour of administration's recommendation, which is opposing project accommodations within the rural hamlets.

### **Ms. Darlene Herman, President, Chard Métis Local 214 and Mr. Elmer Herman, Senate Advisor, Chard Métis Local 214**

Both Ms. Darlene Herman and Mr. Elmer Herman were unable to attend the meeting due to inclement weather.

## **D. Other Verbal Presentations**

There were no other verbal presentations.

## **E. Questions of Council**

Mr. Peck provided clarification and responded to questions from Council with regard to the intent and details of the proposed Land Use Bylaw amendment.

## **F. Closing Statement**

There was no closing statement.

## **4. Public Hearing re: Bylaw No. 09/007 – Land Use Bylaw Amendment – Lot 25, Block 2, Plan 852 0247 (177 Northland Drive, Conklin)**

## **A. Opening Statement**

**Dennis Peck, General Manager, Planning and Development**

Mr. Peck advised that Administration does not support the proposed amendment. The requested change to allow a campground in an industrial area proposes a land use that is contrary to prior Council decisions and direction, represents a poor land use choice and, if approved, will create potential for significant land use conflicts. The Land Use Bylaw was amended in April 2007 to restrict the development of campgrounds to areas outside of hamlets, and outside of the urban expansion area, and established criteria for the development of campgrounds within these areas. The Planning Department is concerned that this proposal is an effort to establish what can be more accurately described as a project accommodation. Mr. Peck concluded his opening statement by commenting that services in the hamlet are restricted, and that the applicant is aware that there is no local water and sewer capacity to accommodate the proposed development.

### **B. Written Presentations**

It was noted that written correspondence dated April 8, 2009 was received from Bonnie Evans, Conklin Resource Development Advisory Committee, expressing opposition of a proposed campground in the Hamlet of Conklin.

### **C. Verbal Presentations**

#### **Ms. Gillian Whalen, via teleconferencing from the Conklin Municipal Office**

Ms. Whalen, resident and Conklin Community Association member, expressed opposition to the proposed campground in the Hamlet of Conklin. Ms. Whalen quoted from a prior Planning and Development assessment report in which it was noted that the proposed site cannot support a campground without adverse negative impacts on the social and cultural integrity of the hamlet. It is her opinion that the proposed campground is really a project accommodation, or work camp. Concern was expressed that the proposed campground is completely fenced in and has only one access, includes no recreational area for children, or plans for lighting, would place strain on existing infrastructure, and there is no access to the lake. She pointed out there are numerous other camps in the area; therefore, another campground is not needed.

#### **Mr. Donald Moller, via teleconferencing from the Conklin Municipal Office**

Mr. Moller, resident, expressed opposition to the proposed campground in the Hamlet of Conklin. Concern was expressed with regard to vehicular traffic, the need for another campground when there is already a large developed campground in the area, the strain on municipal resources such as water, sewer and landfill, the social impact on the community, and the validity of a survey provided by the applicant indicating area residents' support of the proposed development.

#### **Ms. Darlene Herman, President, Chard Métis Local 214 and Mr. Elmer Herman, Senate Advisor, Chard Métis Local 214**

Both Ms. Darlene Herman and Mr. Elmer Herman were unable to attend the meeting due to inclement weather.

#### **D. Other Verbal Presentations**

Mr. Jason Muirhead, developer, provided the background information with regard to his application. Mr. Muirhead advised he purchased the property three years ago and had, at that time, attended Conklin Community Association (CCA) meetings for suggestions as to the type of development the CCA were considering for the area. Mr. Muirhead commented that he has endeavoured to lease crown land outside of the hamlet, but there is nothing presently available. Mr. Muirhead provided the rationale for considering this area for a campground, and advised the proposal is not a project accommodation, but an area for anyone who wants to stay and enjoy the nearby lake. He is aware there is a need for another campground, but not another project accommodation. Mr. Muirhead addressed the concerns expressed earlier, being traffic, access to the lake, water and sewer, and advised that the Planning Department had approved the questions included in his survey.

#### **E. Questions of Council**

In response to questions from Council, Mr. Muirhead advised:

- that he is not a resident of Conklin, but if his application were approved, it would be his intention to move there,
- that he is aware of the cultural identity of the area,
- that he had attended many CCA meetings after purchasing his property, and
- that his property is quite close to the lake.

It was noted that his survey does not reflect if the respondents to the survey are residents of Conklin. Mr. Muirhead responded his proposed campground is approximately one quarter of a kilometre from the hamlet, and a concern was expressed regarding the noise emanating from the campground being proposed so close to the hamlet. Mr. Muirhead responded that he has attempted to find land further away from the hamlet but has been unsuccessful.

#### **F. Closing Statement**

Mr. Peck referenced the intent of Council's direction in 2007, at which time an amending bylaw was adopted defining campgrounds. The amendment was specifically structured to identify the appropriate siting and location decisions needed for campgrounds. It is the Planning Department's position that this amendment does not meet the criteria adopted at that time.

09-082 Moved by Councillor Meagher that the Public Hearings be closed.

CARRIED UNANIMOUSLY

The Public Hearings concluded at 8:00 p.m.

**Recess**

A recess occurred from 8:00 p.m. to 8:23 p.m.

### **Bylaws Cont'd**

#### **5. Bylaw No. 09/005 – Land Use Bylaw Amendment – Project Accommodation**

09-083 Moved by Councillor Meagher that Bylaw No. 09/005, being a Land Use Bylaw Amendment, be read a second time.

A discussion occurred during which Dennis Peck, General Manger, Planning and Development, and D'arcy Elliott, Deputy Chief Administrative Officer, provided details with respect to higher costs that may be incurred by the MacDonald Island project if the project accommodations on site were closed.

The discussion then continued with respect to the costs associated with project accommodations at MacDonald Island, and with respect to distance criteria as regards to the distance of a campground from a community.

Voting then occurred on the motion.

CARRIED UNANIMOUSLY

09-084 Moved by Councillor Meagher that Bylaw No. 09/005, be read a third and final time.

CARRIED UNANIMOUSLY

Concern was expressed relative to the need to remove the clause allowing project accommodation from the Land Use Bylaw, once the MacDonald Island Redevelopment Project has concluded.

09-085 Moved by Councillor Allen that Administration be directed to remove the allowance for project accommodation at the MacDonald Island site at the completion of the redevelopment project.

CARRIED UNANIMOUSLY

#### **6. Bylaw No. 09/007 – Land Use Bylaw Amendment – Lot 25, Block 2, Plan 852 0247, (177 Northland Drive, Conklin)**

09-086 Moved by Councillor Meagher that Bylaw No. 09/007, being a Land Use Bylaw Amendment, be read a second time.

Concern was expressed with respect to the fact that the community of Conklin is not in favour of the proposed campground because of the social issues associated with a campground. It was also noted that the intent of existing campgrounds around the Municipality is to provide recreational areas, but the reality is such that many of these campgrounds have become year round accommodations.

## DEFEATED UNANIMOUSLY

As second reading of the bylaw was defeated, Bylaw No. 09/007 will receive no further consideration.

**Reports****7. Emergency Medical Services Transition to Alberta Health Services**

Brian Makey, Regional Fire Chief, Emergency Services Department, and Kelly Kloss, Deputy Chief Administrative Officer, advised that as a result of recently passed provincial legislation, Administration is requesting authorization to proceed with the transitioning out of emergency medical services (EMS) through a third party contractor, as negotiated with Alberta Health Services.

09-087 Moved by Councillor Vyboh that Administration be authorized to proceed with transitioning out of providing Emergency Medical Services.

A lengthy discussion ensued during which concerns were expressed relative to the Municipality proceeding with transitioning out of providing EMS to Alberta Health Services. Specific concerns were expressed with regard to safety, a lower service level with regard to availability of ambulances, the staffing of ambulances, and the consequences of not signing an agreement. Mr. Makey clarified that legislation has already passed; therefore, the Municipality has only two choices – either proceed with transitioning out of providing emergency medical services, or divest of the service altogether. Further debate ensued about the pros and cons of transitioning and divestiture, versus an integrated municipal service, followed by voting on the motion.

DEFEATED

For: Allen, Blake

Opposed: Clarkson, Flett, Germain,  
Janvier, Meagher, Vyboh

The following motion was presented by Council Vyboh: “THAT Council lobby and request the Provincial Government to fund the Municipality to continue to operate an integrated service; and THAT Council negotiate an ambulance service agreement for: full capital cost recovery; full operating cost recovery; maintaining service standards; maintaining all dispatch services for fire and ambulance through Fort McMurray’s EMS office.”

A lengthy discussion occurred on various options to be considered regarding either signing or not signing a two-year agreement, and negotiating with the Government of Alberta. He again clarified that the Government of Alberta has already enacted legislation effecting the transfer of Emergency Medical Services from the Municipality to the Province. While the Municipality may continue to lobby the Government of Alberta to operate an integrated municipal service, the only real options available at this point in time are transition or divestiture.

Council then requested to move in camera to receive information from Administration pertaining to

the content of the draft transitional agreement that had been negotiated with the Government of Alberta.

09-088 Moved by Councillor Clarkson that Council move in camera.

CARRIED

For: Allen, Blake, Clarkson, Flett,  
Meagher

Opposed: Germain, Janvier, Vyboh

Council met in camera at 10:10 p.m. and then reconvened in public at 10:37 p.m.

Voting then occurred on Councillor Vyboh's motion.

09-089 Moved by Councillor Vyboh:

- THAT Council lobby and request the Provincial Government to fund the Municipality to continue to operate integrated service; and
- THAT Council negotiate an ambulance service agreement for:
  - full capital cost recovery;
  - full operating cost recovery;
  - maintaining service standards;
  - maintaining all dispatch services for fire and ambulance through Fort McMurray's EMS office.

CARRIED UNANIMOUSLY

09-090 Moved by Councillor Clarkson that Administration be authorized to enter into an agreement with Alberta Health Services for the Regional Municipality of Wood Buffalo to continue to provide Emergency Medical Services.

CARRIED UNANIMOUSLY

## **8. 2009 Capital Budget Amendment – Timberlea High School Site**

09-091 Moved by Councillor Allen:

- THAT the 2009 Capital Budget be amended as summarized in Attachment 1 – Capital Budget Amendment Request – Timberlea High School Site – April 14, 2009; and
- THAT the provisions of Attachment 1 - Capital Budget Amendment Request – Timberlea High School Site – April 14, 2009 remain confidential pursuant to sections 16 and 25 of the *Freedom of Information and Protection of Privacy Act, R.S.A., 2000 c. F-25*, as amended.

CARRIED UNANIMOUSLY

## **9. Capital Budget Amendment Request – Portable Structures for Rural Rinks**

09-092 Moved by Councillor Janvier:

- THAT the 2009 Capital Budget be amended as summarized in Attachment 1 - Capital Budget Amendment Request – Portable Structures for Rural Rinks dated April 14, 2009; and
- THAT the provisions of Attachment 1 - Capital Budget Amendment Request - Portable Structures for Rural Rinks, April 14, 2009, remain confidential pursuant to Sections 16 and 25 of the *Freedom of Information and Protection of Privacy Act*, R.S.A., 2000 c. F-25, as amended.

CARRIED UNANIMOUSLY

**10. Conditional Offer to Purchase 91.44 Acres Pursuant to Section 30, Expropriation Act**

09-093 Moved by Councillor Meagher:

- THAT 91.44 acres of land located at SE 1/4 Sec 2-89-9-W4 be expropriated in accordance with the terms and conditions outlined in Attachment 1 (Conditional Offer to Purchase, March 27, 2009).
- THAT the provisions of Attachment 1 (Conditional Offer to Purchase, March 27, 2009) remain confidential pursuant to sections 16 and 25 of the *Freedom of Information and Protection of Privacy Act*, R.S.A. 2000. c. F-25, as amended.

CARRIED UNANIMOUSLY

**11. Rescind Procurement Policy – PUR-080-2006**

09-094 Moved by Councillor Allen:

- THAT Procurement Policy PUR-080-2006, dated April 10, 2007 be rescinded; and
- THAT Procurement Policy PUR-100, dated April 14, 2009 be approved.

CARRIED UNANIMOUSLY

**12. Olympic Torch Relay and Community Celebration Funding**

09-095 Moved by Councillor Meagher:

- THAT funding of up to \$250,000 be utilized from the Community Services Department Operating Budget to fund the Olympic Torch Relay;
- THAT in the event the entire amount cannot be accommodated within the Community Services Department Operating Budget, the balance be funded from the 2009 corporate operating surplus; and

- THAT in the event the 2009 corporate operating surplus is insufficient or non-existent, the funds are committed from the Emerging Issues Reserve.

Kelly Kloss, Deputy Chief Administrative Officer, provided clarification and responded to questions from Council. Concern was expressed relative to the cost of hosting the event and the perceived lack of transparency. It was explained that the Olympic Committee required confidentiality, so there was no opportunity for Council to debate the matter in public prior to the announcement being made.

CARRIED

For: Allen, Blake, Clarkson, Flett,  
Janvier, Meagher, Vyboh

Opposed: Germain

### **New and Unfinished Business**

There was no new or unfinished business.

### **Updates**

#### **Mayor's Update**

Mayor Blake reported on the following:

- Annual Presentation to Golden Years Society for Transportation
- Contribution of Fire Truck to Fort McKay
- Inside Education Group Education Tour
- Synergy Network
- Citizenship Ceremonies
- Chevron Open Minds Heritage Park School
- Compete Street Workshop – Golden Years Society
- Presentation to 1<sup>st</sup> Annual Future Project Summit sponsored by the Fort McMurray Chamber of Commerce
- Chard Metis Local Office Opening and Presentation
- 13<sup>th</sup> Annual Soup Kitchen Fundraiser
- Christian Ministerial Association Meeting

On behalf of Council, it was requested that Mayor Blake write a letter to the Minister of Health asking that he reconsider funding for the extended health care facility in the Municipality, and that copies of the letter be shared with Premier Ed Stelmach, MLA Guy Boutilier, the Golden Years Society, and the local Health Authority.

### **Reporting of Councillors on Boards and Committees**

Councillor Meagher reported on the following:

- Oil Sands Discovery Centre Advisory Committee Meeting

Councillor Allen reported on the following:

- HIV/AIDS Society Open House and Grand Opening

**Adjournment**

09-096 Moved by Councillor Meagher that the meeting be adjourned.  
CARRIED UNANIMOUSLY

The meeting adjourned at 11:21 p.m.

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Mayor

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Chief Legislative Officer