

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, APRIL 27, 2004, COMMENCING AT 6:00 P.M.

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

CALL TO ORDER

The Mayor called the meeting to order at 6:07 p.m.

APOLOGIES

The Mayor extended apologies on behalf of Councillors Chadi and Slade, 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 Councillor Meagher that the Agenda be adopted as presented.

The Mayor noted that he would be leaving this evening's meeting early, and would, therefore, be giving

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his update before moving into Public Hearings.

CARRIED UNANIMOUSLY

3. PRESENTATIONS

None Scheduled.

4. MINUTES OF PREVIOUS MEETINGS

A. REGULAR MEETING – APRIL 13, 2004

The Minutes of the Regular Council Meeting held on April 13, 2004 were submitted for consideration.

MOVED by Councillor Vyboh that the Minutes of the Regular Council Meeting held on April 13, 2004 be approved as presented.

CARRIED UNANIMOUSLY

4-B. BUSINESS ARISING OUT OF MINUTES

There was no business arising out of the Minutes.

6-B. MAYOR'S UPDATE

Mayor Faulkner reported on the following:

- RCMP DARE Program Graduation
- Volunteer Action Centre Open House and Annual General Meeting
- Polynesian Night
- Welcome and Introduction of Mr. Denis Pleau, Deputy Chief, Operations, Technical Services & Communications

5. PUBLIC HEARINGS

MOVED by Councillor Vyboh that the Regular Meeting move into the Public Hearing at 6:14p.m.

CARRIED UNANIMOUSLY

RECONVENE, EXIT, AND ASSUMING OF THE CHAIR

The regular meeting reconvened at 6:23 p.m., at which time Mayor Faulkner left the meeting and Deputy Mayor Carbery assumed the Chair.

6. UPDATES

ADMINISTRATION UPDATE RE: REAL MARTIN DRIVE

04/093

The Acting Manager of Engineering & Public Works was asked to come forward and provide an update on the status of Real Martin Drive. Mr. Holodniuk advised that on Monday, April 26th, the Municipality was notified of water and flooding problems on Real Martin Drive. Upon inspection, staff found water running across the roadway and down one side, severely eroding the ditch on the west side. Staff mitigated the problems by pumping the water across the road to divert it. Unfortunately, the west side of the ditch sustained severe damage, and a geotechnical engineer will be assessing that side of the road, as well as the risk to the structure of the road. The Department will be looking at options with respect to how to maintain the integrity of the road while a design for construction is prepared. At present, the road base is very unstable, and if weather conditions continue with increased moisture, there is a possible threat of a slide, which may result in the closure of the roadway for the protection of the public.

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

Councillor Meagher reported on the following:

- Communities In Bloom Committee
- Upcoming Spring Trade Fair
- Kudos to residents who have volunteered their time to participate in community clean-up efforts
- SuperPages Scholarship Judging
- Community Services Standing Committee
- Ukrainian Dancers Performance

Councillor Rigney reported on the following:

- Tourism opportunities throughout the Municipality

Councillor Cadden reported on the following:

- Public Works & Transportation Standing Committee
- Updating of signage on municipal buildings

Councillor Germain reported on the following:

- Audit Committee
- Wood Buffalo Sport & Wellness Facility Steering Committee

Deputy Mayor Carbery reported on the following:

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- Meeting re: Development of Business Case for Proposed East-West Road Link

6-B. MAYOR'S UPDATE

Mayor Faulkner's update was heard earlier in the meeting.

BUSINESS CASE FOR DEVELOPMENT OF EAST-WEST ROAD LINK

04/094

Deputy Mayor Carbery provided Council with an overview of a recent meeting with the Northern Alberta Development Council to discuss the possible development of a road link between Peace River and Fort McMurray. At the meeting, it was decided that it is necessary to develop a business case to present to the Provincial Government before making further requests relative to the roadway. Several of the stakeholders in attendance, including the Regional Municipality of Wood Buffalo, indicated their willingness to assist in funding this process. Deputy Mayor Carbery then requested Council's support in providing funding of \$30,000 from the Feasibility Study Reserve to assist in the preparation of a business case for the development of a roadway between Fort McMurray and Peace River, which will, upon completion, be presented to the Provincial Government. No objections were raised.

7. REPORTS

7-A. AGENDA BILL # 04-051 – CONTRACT AWARD – SOUTH EAST REGIONAL WATER SUPPLY LINE DETAILED DESIGN AWARD

04/095

Reference was made to Agenda Bill # 04-051, being Report No. ER04-07, dated April 15, 2004, and prepared by Wes Holodniuk, Engineering & Public Works, regarding the South East Regional Water Supply Line Detailed Design Award.

MOVED by Councillor Cadden:

1. THAT the design and contract administration services for the South East Regional Water Supply Line be awarded to Associated Engineering Alberta Ltd. for an expenditure of \$1,210,250, including net GST.
2. THAT Administration secure the remaining funding from Alberta Water prior to construction contract award.

CARRIED UNANIMOUSLY

7-B. AGENDA BILL # 04-052 – CONTRACT AWARD – 2004 WATERMAIN

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REHABILITATION

04/096

Reference was made to Agenda Bill # 04-052, being Report No. ER04-07, dated April 15, 2004, and prepared by Wes Holodniuk, Engineering & Public Works, regarding the Contract Award – 2004 Watermain Rehabilitation.

MOVED by Councillor Meagher that the tender for the 2004 Watermain Rehabilitation be awarded to H. Wilson Industries Ltd. for the amount of \$559,656.68, including GST.

CARRIED UNANIMOUSLY

7-C. AGENDA BILL # 04-053 – ARCTIC WINTER GAMES VOLUNTEER RECOGNITION

04/097

Reference was made to Agenda Bill # 04-053, dated April 6, 2004, and prepared by Stephen Clarke, Community Services, regarding the Arctic Winter Games Volunteer Recognition.

MOVED by Councillor Blake:

1. THAT an Arctic Winter Games exhibit that includes an original work of art by Frederick MacDonald, combined with the Games torch and bronze plaque, be utilized to recognize the commitment of community volunteers.
2. THAT an Arctic Winter Games print by Frederick MacDonald, combined with a bronze plaque, be utilized to recognize the commitment of community volunteers in the rural communities.
3. THAT \$10,000.00 from the Community Initiatives Reserve be allocated for the cost of the Arctic Winter Games volunteer recognition.

CARRIED UNANIMOUSLY

7-D. AGENDA BILL # 04-054 – 2004 CELEBRATE CANADA DAY REQUEST FOR SUPPORT

04/098

Reference was made to Agenda Bill # 04-054, dated March 31, 2004, and prepared by Stephen Clarke, Community Services, regarding the 2004 Celebrate Canada Day Request for Support.

MOVED by Councillor Vyboh:

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1. THAT the Mayor bring greetings at the opening ceremonies on July 1 and ride in the parade, on the municipal float, along with any other interested members of Regional Council.
2. THAT a \$3,500.00 grant from the Joint Initiatives Fund and \$2,500.00 from the Civic Grant Fund be allocated to the Celebrate Canada Committee.
3. THAT Parks and Recreation Division prepare the fireworks concert site with grass cutting and debris cleanup prior to activities (approximate cost: \$7,500.00).
4. THAT Community Development Division provide summer staff, for approximately six hours, to deliver childrens' activities at MacDonald Island on July 1 (approximate cost: \$500.00).
5. THAT the Fire Department provide a fire truck and ambulance support at the fireworks concert on June 30 and the parade on July 1 (approximate cost: \$2,500.00).
6. THAT Engineering and Public Works Department provide barricades for the fireworks concert site and parade route, grade the area for the stage, provide a street sweeper, and hang flags along the parade route (approximate cost: \$4,500.00).
7. THAT the RCMP provide four bike patrol officers for the evening of June 30 and participate in the Canada Day Opening Ceremonies (approximate cost \$600.00).

CARRIED UNANIMOUSLY

7-E. AGENDA BILL # 04-055 – BLUEBERRY FESTIVAL 2004 FUNDING REQUEST
04/099

Reference was made to Agenda Bill # 04-055, dated March 31, 2004, and prepared by Stephen Clarke, Community Services, regarding the Blueberry Festival 2004 Funding Request.

MOVED by Councillor Meagher:

1. THAT a \$2,500.00 grant from the Joint Initiatives Fund and \$2,000.00 from the Civic Grants Fund be allocated for the Blueberry Festival.
2. THAT a Community Development Coordinator be assigned to provide up to 50 hours of support to the Wood Buffalo Blueberry Society as a municipal liaison (approximate cost: \$1,400.00).
3. THAT the Engineering and Public Works Department provide street sweeping services following the parade, and

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delivery and pick up road barricades, traffic vests and stop and go paddles for the Blueberry Parade on Franklin Avenue (approximate cost \$1,000.00).

4. THAT the RCMP provide traffic control assistance and Members in red serge for the Blueberry parade on September 4th (approximate cost: \$400.00).
5. THAT the Fire Department provide a fire engine for the Blueberry Parade on September 4th (approximate cost \$1,000.00).
6. THAT the Community Development Division permit the use of the sound system at the Bob Lamb Amphitheatre during the Borealis Blueberry Bonanza on September 5th (approximate cost \$250.00).

CARRIED UNANIMOUSLY

7-F. AGENDA BILL # 04-056 – NORALTA ICE SHOW 2004 REQUEST FOR SUPPORT
04/100

Reference was made to Agenda Bill # 04-056, dated April 14, 2004, and prepared by Stephen Clarke, Community Services, regarding the Noralta Ice Show 2004 Request for Support.

MOVED by Councillor Blake:

1. THAT a \$5,000.00 cash grant from the Joint Initiatives Fund be allocated for the Noralta Ice Show.
2. THAT a Community Development Coordinator be assigned to provide up to 60 hours of support to the Noralta Ice Show Committee as a Municipal Liaison (approximate cost: \$1,700.00)

CARRIED UNANIMOUSLY

8. BYLAWS

8-A. BYLAW NO. 04/012 – LAND USE BYLAW TEXT AMENDMENT (AGENDA BILL # 04-034)
04/101

Reference was made to Agenda Bill # 04-034, being Report No. PD-014-2004, dated March 4, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Text Amendment.

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Bylaw No. 04/012, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW 99/059, BEING THE LAND USE BYLAW FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive second and third readings.

MOVED by Councillor Weber that Bylaw No. 04/012 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 04/012 be given third and final reading.

CARRIED UNANIMOUSLY

8-B. BYLAW NO. 04/014 - TIMBERLEA AREA STRUCTURE PLAN AMENDMENT – PART OF LOT 19, BLOCK 4, PLAN 042 1063 (AGENDA BILL # 04-046)
04/102

Reference was made to Agenda Bill # 04-046, being Report No. PD-021-2004, dated March 30, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Timberlea Area Structure Plan Amendment – Part of Lot 19, Block 4, Plan 042 1063.

Bylaw No. 04/014, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 01/020, BEING THE TIMBERLEA AREA STRUCTURE PLAN, was presented to receive second and third readings.

MOVED by Councillor Vyboh that Bylaw No. 04/014 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Blake that Bylaw No. 04/014 be given third and final reading.

CARRIED UNANIMOUSLY

8-C. BYLAW NO. 04/015 - LAND USE BYLAW AMENDMENT – LOT 5, BLOCK 16, PLAN 032 5214 (PROSPECT POINTE) (AGENDA BILL # 04-047)
04/103

Reference was made to Agenda Bill # 04-047, being Report No. PD019-2004, dated March 30, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Amendment – Lot 5, Block 16, Plan 032 5214 (Prospect Pointe).

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Bylaw No. 04/015, 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, was presented to receive second and third readings.

MOVED by Councillor Blake that Bylaw No. 04/015 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 04/015 be given third and final reading.

CARRIED UNANIMOUSLY

8-D. BYLAW NO. 04/016 - LAND USE BYLAW AMENDMENT TO INCLUDE "AIRPORT DISTRICT" IN THE SIGN PROVISIONS (AGENDA BILL # 04-048)
04/104

Reference was made to Agenda Bill # 04-048, being Report No. PD-018-2004, dated March 30, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Amendment to include "Airport District" in the Sign Provisions.

Bylaw No. 04/016, 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 Weber that Bylaw No. 04/016 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 04/016 be given third and final reading.

CARRIED UNANIMOUSLY

8-E. BYLAW NO. 04/017 - LAND USE BYLAW AMENDMENT – PART OF LOT 5, PLAN 982 4820 – TIMBERLEA COMMERCIAL SITE (AGENDA BILL # 04-049)
04/105

Reference was made to Agenda Bill # 04-049, being Report No. PD-015-2004, dated March 30, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Amendment – Part of Lot 5, Plan 982 4820 – Timberlea Commercial Site.

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Bylaw No. 04/017, 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 Vyboh that Bylaw No. 04/017 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 04/017 be given third and final reading.

CARRIED UNANIMOUSLY

9. NOTICE OF MOTION

There were no Notices of Motion.

10. NEW AND UNFINISHED BUSINESS

There was no New and Unfinished Business.

11. ADJOURNMENT

MOVED by Councillor Germain that the meeting adjourn at 7:03 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, APRIL 27, 2004.

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

1. CALL TO ORDER

The Mayor called the Public Hearing to order at 6:14 p.m.

- A. PUBLIC HEARING RE: BYLAW NO. 04/012 – LAND USE BYLAW TEXT AMENDMENT (AGENDA BILL # 04-034)**
04/106

2-A. OPENING STATEMENT

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

Mr. Dauk explained that the Planning & Development Department continually monitors the Land Use Bylaw for errors, inconsistencies and areas that require clarification. These items are then compiled into a single document and brought forward. The last time this was done was in 2001, and since then 75 items have been gathered, most of which are fairly minor. Mr. Dauk also noted that four weeks was given between first and second readings to allow ample time for the public to come forward with concerns.

3-A. WRITTEN PRESENTATIONS

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

The proponent did not wish to make a closing statement.

**B. PUBLIC HEARING RE: BYLAW NO. 04/014 - TIMBERLEA AREA
STRUCTURE PLAN AMENDMENT – PART OF LOT 19, BLOCK 4, PLAN 042
1063 (AGENDA BILL # 04-046)
04/107**

2-B. OPENING STATEMENT

MR. STEPHEN BABIAK, DEVELOPMENT DESIGN CONSULTANT

Mr. Babiak advised that in January, 2003, Council approved an Area Structure Plan Amendment for a 44-acre subdivision in Timberlea, now known as Timber Heights. To date, the single family lots have all been taken and the multi-family lots are in the early stages of planning. Projections indicate an abundance of multi-family units, and it is proposed that nine more single-family lots be made available, thus necessitating an amendment to the Area Structure Plan to convert 12 multi-family housing lots to nine single family housing lots. The new lots would be 40 feet wide, which exceeds Land Use Bylaw requirements by approximately 10 feet. Mr. Babiak concluded by noting that Timber Heights continues to strive to maintain diversity of housing as per the intent of the Area Structure Plan amendment that took place previously.

3-B. WRITTEN PRESENTATIONS

There were no written presentations.

4-B. ORAL PRESENTATIONS

No requests were received.

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

There were no other presentations.

6-B. CLOSING STATEMENT

The proponent did not wish to make a closing statement.

**C. PUBLIC HEARING RE: BYLAW NO. 04/015 - LAND USE BYLAW
AMENDMENT – LOT 5, BLOCK 16, PLAN 032 5214 (PROSPECT POINTE)
(AGENDA BILL # 04-047)
04/108**

2-C. OPENING STATEMENT

MR. CHUCK MCNUTT, SENIOR MANAGER, PLANNING - FOCUS INTEC

Mr. Chuck McNutt advised that he is representing the Wood Buffalo Housing & Development Corporation. He noted that the Prospect Pointe development is in the next stage of implementation of its outline plan and he will respond to any questions that Council may have on this matter.

3-C. WRITTEN PRESENTATIONS

There were no written presentations.

4-C. ORAL PRESENTATIONS

No requests were received.

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

There were no other presentations.

6-C. CLOSING STATEMENT

The proponent did not wish to make a closing statement.

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D. PUBLIC HEARING RE: BYLAW NO. 04/016 - LAND USE BYLAW AMENDMENT TO INCLUDE "AIRPORT DISTRICT" IN THE SIGN PROVISIONS (AGENDA BILL # 04-048)

04/109

2-D. OPENING STATEMENT

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

Mr. Dauk explained that the purpose of this Bylaw is to correct sign provisions for the Airport District. During the adoption of the Airport Area Structure Plan and corresponding amendments to the Land Use Bylaw, some changes were made to create the Airport District, but the incorporation of sign provisions was inadvertently omitted. The Fort McMurray Regional Airport Commission supports the use of billboard signs in the area as part of its business plan. The proposed amendment would reinstate billboard signs along that corridor.

3-D. WRITTEN PRESENTATIONS

There were no written presentations.

4-D. ORAL PRESENTATIONS

No requests were received.

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

There were no other presentations.

6-D. CLOSING STATEMENT

The proponent did not wish to make a closing statement.

E. PUBLIC HEARING RE: BYLAW NO. BYLAW NO. 04/017 - LAND USE BYLAW AMENDMENT – PART OF LOT 5, PLAN 982 4820 – TIMBERLEA COMMERCIAL SITE (AGENDA BILL # 04-049)

04/110

2-E. OPENING STATEMENT

MR. CHUCK MCNUTT, SENIOR MANAGER, PLANNING - FOCUS INTEC

Mr. McNutt advised that the matter before Council is the consolidation of a sliver of land in Timberlea. The current configuration is a result of the ongoing development in Confederation Heights and along

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Millennium Drive. When the roadway alignments directly to the north of the parcel were originally done, it caused a small sliver of land to be isolated and undevelopable. The purpose of the amendment is to consolidate this sliver into the larger parcel located to the south.

3-E. WRITTEN PRESENTATIONS

There were no written presentations.

4-E. ORAL PRESENTATIONS

No requests were received.

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

There were no other presentations.

6-E. CLOSING STATEMENT

The proponent did not wish to make a closing statement.

7. ADJOURNMENT

MOVED by Councillor Meagher that the Public Hearing adjourn
at 6:23 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER