

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, MAY 25, 2004, COMMENCING AT 6:00 P.M.

PRESENT:

MAYOR	D. FAULKNER
DEPUTY MAYOR	M. CADDEN
COUNCILLORS	M. BLAKE J. CARBERY S. GERMAIN P. MEAGHER J. RIGNEY C. SLADE J. VYBOH T. WEBER
REGIONAL MANAGER	D. PUTZ
SENIOR LEGISLATIVE OFFICER	S. KANZIG
LEGISLATIVE COORDINATOR	A. ROGERS

ABSENT:

COUNCILLOR	J. CHADI
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CALL TO ORDER

The Mayor called the meeting to order at 6:04 p.m.

GRANDE PRAIRIE STORM JERSEY

Mayor Faulkner noted that he is wearing the Grande Prairie Storm jersey to honour a wager made between him and Mayor Ayling of Grande Prairie during the recent AJHL Championships.

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 amended by adding the following under Item 3 – Presentations:
 - ♦ 3-C. - Pastor Gerald Lichti, Native Fellowship Church re:

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 25, 2004

- Mitigation of Gordon Avenue/Main Street Local Improvement;
- ◆ 3-D. - Mr. Mark Wylie, Fort McMurray First United Church re: Mitigation of Gordon Avenue/Main Street Local Improvement.
 - THAT the remaining Agenda Items be re-numbered accordingly.
 - THAT the Agenda be further amended by deleting the following:
 - ◆ Item 7-A. – Agenda Bill # 04-064 – Revised Scope of Work for the Track Facility Restoration
 - ◆ Item 7-F. – Agenda Bill # 04-069 – Fort Chipewyan Water Treatment Plant Roof Replacement
 - THAT the Agenda be adopted as amended.

CARRIED UNANIMOUSLY

APOLOGIES

Mayor Faulkner extended apologies on behalf of Councillor Chadi who was unable to attend due to business commitments.

3. PRESENTATIONS

**3-A. MR. JASON HEISLER, PRESIDENT, ENVIRONMENT WEEK COMMITTEE RE:
2004 ENVIRONMENT WEEK ACTIVITIES
04/119**

Mr. Heisler advised that Environment Week is celebrated annually and has been an ongoing event in Fort McMurray for the past 14 years. The purpose of Environment Week is to increase overall awareness of the environment, as well as to provide an opportunity for residents to become involved in sustaining activities. May 29-June 05 has been designated as Environment Week and the local organizing committee has developed a full slate of activities, including various educational activities and facility tours, composting demonstrations, recycling initiatives, and the Annual Household Hazardous Waste Round-up. Mr. Heisler concluded his presentation by encouraging all Members of Council and the general public to get involved and volunteer at one of the many planned events.

**3-B. MR. GILLES HUIZINGA, CHIEF ADMINISTRATIVE OFFICER, WOOD BUFFALO
HOUSING & DEVELOPMENT CORPORATION RE: WBHDC BUSINESS PLAN
2004/2005
04/120**

Mr. Huizinga advised that the Wood Buffalo Housing & Development Corporation (WBHDC) was created by Council to address the housing needs of low and moderate income individuals and families in

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 25, 2004

the Municipality. Since its creation, the Corporation has completed Edgewater Court Phase I and II, Marshall House, Horizon View, Venture Terrace, and is now proceeding with Evergreen Village, which will feature 17 single family homes for leasehold ownership. The WBHDC has also created four single family ownership units in Conklin and is planning to expand into Janvier in the near future. In addition, the Fort McMurray Housing Authority has been fully integrated into the Wood Buffalo Housing Corporation, which has now assumed operation of Rotary House and the Seniors portfolio.

Mr. Huizinga noted that WBHDC properties have rental rates that are generally lower than the general market, and also offer a variety of affordable options to income qualified families and individuals. Mr. Huizinga then provided an overview of the various housing initiatives that have been undertaken by the Corporation since its inception. Mr. Huizinga also provided a brief overview of the Corporation's 2004/2005 Business and Financial Plans, as well as its six strategic goals, which are sustainable finances, integrated communities, minimized waiting lists, strategic partnerships, a regionalized housing corporation, and establishing a client transitional process.

Mr. Huizinga concluded by noting that the Corporation is continuing the work set out by Regional Council through its Memorandum of Association, and the Business Plan before Council continues on the path of challenging the WBHDC to fulfill its mandate.

3-C. PASTOR GERALD LICHTI, NATIVE FELLOWSHIP CHURCH RE: MITIGATION OF GORDON AVENUE/MAIN STREET LOCAL IMPROVEMENT
04/121

Pastor Lichti advised that the report to Council recommends that the Native Fellowship Church be given an opportunity to return one of its leased lots to the Municipality. He noted that returning the lot in question would save \$72,474 over the 20 year project life, and \$670 annually in lease costs, but would leave only two parking stalls in front of the Church itself. Pastor Lichti indicated that significantly more savings would need to be realized in order to find another place for his congregation to park. Pastor Lichti concluded by noting that the recommendation before Council is not really a viable solution to the problem.

3-D. MR. MARK WYLIE, FORT MCMURRAY FIRST UNITED CHURCH RE: MITIGATION OF GORDON AVENUE/MAIN STREET LOCAL IMPROVEMENT
04/122

Mr. Wylie advised that this is the fourth presentation made to Council in the past year on this matter, and each presentation included suggestions as to how to correct the inequity. At each presentation, Council directed Administration to find a way to mitigate the Local Improvement Program. Mr. Wylie indicated that the report before Council goes to great lengths to show how the Churches were given a break by only being charged for frontage.

Mr. Wylie noted that the Gordon Avenue/Main Street Local Improvement Project is being paid by for by six lots, four trailers, one hotel, one condominium complex and three houses of worship. Of these, the United Church is paying more than \$7,000 per year, while the condominium owners are paying as little

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 25, 2004

as \$127 per year. Had the LIP been calculated using the assessment method, the condos would have paid more and the United Church would have paid under \$1800 per year. Mr. Wylie also noted that the report states that other non-profit organizations are paying for local improvement projects, and he indicated that they are either benefiting solely from the LIP or do not pay a disproportionate share, as is the case in this instance.

Mr. Wylie then requested that the United Church's lease be extended to a term of 99 years, and that the Church also be allowed to sublease two lots to pay for the cost of the local improvements.

Mayor Faulkner indicated that the Gordon Avenue/Main Street Local Improvement would be dealt with later in the meeting.

3-E. BUSINESS ARISING OUT OF PRESENTATIONS

I. ENVIRONMENT WEEK ACTIVITIES
04/123

MOVED by Councillor Meagher that the Environment Week presentation be accepted as information.

CARRIED UNANIMOUSLY

II. AGENDA BILL # 04-063 - WBHDC BUSINESS PLAN 2004/2005
04/124

Reference was made to Agenda Bill # 04-063, dated May 14, 2004, and prepared by Gilles Huizinga, Wood Buffalo Housing & Development Corporation, regarding the WBHDC Business Plan 2004/2005.

MOVED by Councillor Meagher that the WBHDC Business Plan 2004/2005 presentation be accepted as information.

CARRIED UNANIMOUSLY

4. MINUTES OF PREVIOUS MEETINGS

A. REGULAR MEETING – MAY 11, 2004

The Minutes of the Regular Council Meeting held on May 11, 2004 were submitted for consideration.

MOVED by Councillor Rigney that the Minutes of the Regular Council Meeting held on May 11, 2004 be approved as presented.

CARRIED UNANIMOUSLY

4-B. BUSINESS ARISING OUT OF MINUTES

There was no business arising out of the Minutes.

5. PUBLIC HEARINGS

MOVED by Councillor Meagher that the Regular Meeting move into the Public Hearing at 6:34 p.m.

CARRIED UNANIMOUSLY

RECONVENE

The regular meeting reconvened at 6:47p.m.

6. UPDATES

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

Deputy Mayor Cadden reported on the following:

- May 12th – Open House for Oil Sands Transportation Initiative (OSTI)
- May 12th – Meeting with Municipal District of Opportunity
- May 13th – Meeting with OPTI/Nexen Resources
- Upcoming FCM Annual Conference

Councillor Rigney reported on the following:

- Proposed Lower Townsite Collector Roadway
- Provincial Back Country Access Management Plan for Moose Lake and Richardson Area

Councillor Slade reported on the following:

- Audit Committee Meeting – May 25, 2004
- Commended residents who are involved in community clean-up initiatives

Councillor Germain reported on the following:

- Wood Buffalo Sport & Wellness Corporation

Councillor Meagher reported on the following:

- Community Services Advisory Committee
- Community Services Standing Committee
- Canadian Cancer Society Relay for Life

6-B. MAYOR'S UPDATE

Mayor Faulkner reported on the following:

- Public School Recognition Evening
- St. Gabriel's School – Studies in Local Government
- Official Opening of Heritage Park “World is a Museum” Day
- Father Mercredi High School Graduation Ceremony

7. REPORTS

7-A. AGENDA BILL # 04-064 - REVISED SCOPE OF WORK FOR THE TRACK FACILITY RESTORATION

04/125

This item was removed from the Agenda.

7-B. AGENDA BILL # 04-065 - ATHABASCA CRESCENT PLAYGROUND FUNDING CHANGE

04/126

Reference was made to Agenda Bill # 04-065, dated May 10, 2004, and prepared by Stephen Clarke, Community Services, regarding the Athabasca Crescent Playground Funding Change.

MOVED by Councillor Blake that a grant allocation of \$35,000.00 be approved from the Other Parks Reserve and be made available to the Athabasca Revitalization Society to assist with the replacement of the play structure at the Athabasca Crescent Playground.

CARRIED UNANIMOUSLY

7-C. AGENDA BILL # 04-066 - INTERPLAY FESTIVAL 2004 REQUEST FOR SUPPORT

04/127

Reference was made to Agenda Bill # 04-066, dated May 5, 2004, and prepared by Stephen Clarke, Community Services, regarding the interPLAY Festival 2004 Request for Support.

MOVED by Councillor Vyboh:

1. THAT Community Services Department allocate \$4,000.00 grant to the Fort McMurray interPLAY Society through the Joint Initiatives Program, subject to the Society acquiring a Special Event Permit from the Municipality.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 25, 2004

2. THAT the Society be permitted to shut down the parking lane in front of Jubilee Centre from 7:00 a.m. on August 5th to 6:00 a.m. on August 9th.
3. THAT the Society be permitted to shut down Franklin Avenue between Main Street and Hardin Street from 6:00 p.m. on August 5th to 6:00 a.m. on August 9th.
4. THAT Engineering and Public Works assist with the lane and road closure and supply 12 street barricades for this purpose (approximate cost: \$1,000.00).
5. THAT Parks and Recreation Division provide 15 garbage cans and bags (approximate cost: \$100.00).
6. THAT Community Services Department Summer Recreation Staff provide up to 40 hours of programming assistance to the festival (approximate cost: \$700.00).
7. THAT the Society be authorized to access power from the library amphitheatre for their event.

EXIT

Councillor Rigney left the meeting at 7:06 p.m.

CARRIED UNANIMOUSLY

7-D. AGENDA BILL # 04-067 - SPECIALIZED TRANSPORTATION FARES
04/128

Reference was made to Agenda Bill # 04-067, dated April 28, 2004, and prepared by Stephen Clarke, Community Services, regarding the Specialized Transportation Fares.

MOVED by Councillor Meagher:

1. THAT the specialized transportation public fare rates be increased to \$1.25 per trip, round trips increased to \$2.50, book of 10 tickets increased to \$12.50 and book of 20 tickets increased to \$25.00, effective September 1, 2004.
2. THAT the School Boards rate for specialized transportation be increased from \$7.50 to \$8.00 per trip effective September 1, 2004.

CARRIED UNANIMOUSLY

RETURN

Councillor Rigney returned to the meeting at 7:10 p.m.

7-E. AGENDA BILL # 04-068 - REVISED SCOPE OF WORK FOR THE PARKS REPAIRS PROJECT
04/129

Reference was made to Agenda Bill # 04-068, dated May 12, 2004, and prepared by Stephen Clarke, Community Services, regarding the Revised Scope of Work for the Parks Repair Project.

MOVED by Councillor Carbery that the reduced scope of work for the Parks Repair Project be revised to a maximum of \$217,000.00, specifically for Cartier Heights and Martin Ridge.

CARRIED UNANIMOUSLY

7-F. AGENDA BILL # 04-069 - FORT CHIPEWYAN WATER TREATMENT PLANT ROOF REPLACEMENT
04/130

This item was removed from the Agenda.

7-G. AGENDA BILL # 04-070 - INTERIM FINANCING – CONNECTOR ROADWAY PROJECT
04/131

Reference was made to Agenda Bill # 04-070, being Report No. ER04-11, dated May 7, 2004, and prepared by Wes Holodniuk, Engineering & Public Works, regarding Interim Financing – Connector Roadway Project.

MOVED by Councillor Slade:

1. THAT the Lower Townsite East Loop Road and Connector Roadway Pre-Design Study (QU#1510) be initially funded through the Feasibility Study Reserve, to the value of \$100,000.00.
2. THAT the Feasibility Study Reserve be replenished on the passing of the Debenture Borrowing Bylaw for the Connector Roadway Project.

It was suggested that the respective maps and/or diagrams depicting the roadway should be made available at various locations, such as the Library and shopping mall(s), so that the public can clearly see what this project is all about. Mr. Holodniuk also clarified that the Municipality has been successful in acquiring a special transportation grant; therefore, the link to the roundabout is also being addressed at this time.

CARRIED UNANIMOUSLY

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 25, 2004

7-H. AGENDA BILL # 04-071 – LAND ACQUISITION IN JANVIER BY THE WOOD BUFFALO HOUSING & DEVELOPMENT CORPORATION
04/132

Reference was made to Agenda Bill # 04-071, being Report No. PD-033-2004, dated May 7, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Acquisition in Janvier by the Wood Buffalo Housing & Development Corporation.

MOVED by Councillor Blake that Lots 15, 16, 17 and 42, Plan 832 1906 be transferred to the Wood Buffalo Housing & Development Corporation for the nominal rate of \$1.00.

CARRIED UNANIMOUSLY

7-I. AGENDA BILL # 04-072 - APPROVAL TO PERMIT FINANCING: EVERGREEN VILLAGE I
04/133

Reference was made to Agenda Bill # 04-072, dated May 17, 2004, and prepared by Gilles Huizinga, Wood Buffalo Housing & Development Corporation, regarding the Approval to Permit Financing: Evergreen Village I.

MOVED by Councillor Blake:

1. THAT the Wood Buffalo Housing & Development Corporation be authorized to borrow \$2,370,000 of construction financing from the Royal Bank to construct Evergreen Village I.
2. THAT the Regional Manager and the Councillor representing the Municipality be authorized to pass a resolution authorizing the borrowing.

CARRIED UNANIMOUSLY

7-J. AGENDA BILL # 04-073 - MITIGATION OF GORDON AVENUE/MAIN STREET LOCAL IMPROVEMENT
04/134

Reference was made to Agenda Bill # 04-073, dated May 20, 2004, and prepared by Marcel Ulliach, Corporate Services, regarding the Mitigation of Gordon Avenue/Main Street Local Improvement.

MOVED by Councillor Rigney that the Fort McMurray First United Church be given the opportunity to discharge Lots 6 and 7, Block 6, Plan 616AO from their lease with the Regional Municipality, and that the Native Christian Fellowship Church be

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 25, 2004

given the opportunity to discharge Lot 22, Block 5, Plan 616AO from their lease with the Regional Municipality.

It was pointed out that it is now Council's responsibility to evaluate and determine the most appropriate course of action. It was noted that the recommendation before Council represents the best compromise, as it offers reduced costs to the Churches while still upholding principles.

Reference was made to the recent road failure on Real Martin Drive, which is being paid for by the Municipality instead of being funded as a Local Improvement, and it was questioned why the Municipality isn't treating the Gordon Avenue project in the same manner. Reference was also made to the United Church's request to be allowed to sublease the two lots and it was questioned why subleasing wasn't an option. Mr. Ulliac advised that the provisions of the current lease agreement do not allow the property to be used for anything other than a church, and there are no provisions in the agreement which would allow the lessee to sublease the property. Mr. Ulliac also explained that the revenues the Church would generate from an extended 99-year lease and subleasing the two lots would far exceed the cost of the Local Improvement levy. The Regional Manager also advised that if the lease were opened up and the Church allowed to sublease, the Municipal Government Act would require that the property be leased at market value, instead of \$1 per year because it would no longer be used for church purposes. In terms of the upgrading of Real Martin Drive, it was also noted that the Fort McMurray Golf Club and developers along Real Martin Drive did make financial contributions and the project was not funded entirely through the tax base.

Concern was raised relative to the potential impact on parking, and it was suggested that the Native Fellowship Church could possibly continue parking on the Lot even if the lease with the Municipality is cancelled. Mr. Ulliac clarified that he had met with Pastor Lichti to discuss the options available, one of which included renegotiating the existing lease for only the portion of the lot that would be required to meet the Church's parking requirements. If the lease were to be renegotiated for half the lot, then the local improvement levy would be reduced proportionately. Mr. Ulliac also explained that if the Church foregoes its interest in the lease, the Municipality then becomes the owner and would have to determine if parking would be permitted.

It was noted that Administration have done everything they could within Council's framework and policies in this instance to accommodate the churches. Unless every volunteer group or place of worship is clearly defined and receives services at no cost, then Council should not make two establishments the exception. It was also noted that the lease rate of \$1 per year represents a substantial savings to both churches. Given that the Municipal Government Act and other legislation prevent the Municipality from acting on the Church's suggestion that they be permitted to sublease, it was pointed out that the recommendation put forward by Administration is the best solution possible.

Mr. Wylie indicated that this forum has been the Church's only opportunity to discuss the levy with the Municipality and that no consultation has taken place with the churches. Mr. Ulliac advised that the three issues identified at the April 6th Committee of the Whole Meeting were reviewed, examined and are detailed in the report before Council. The Regional Manager further advised that Administration will provide Council with a summary of the various consultations with all impacted property owners.

MOVED by Councillor Vyboh that this matter be referred back to

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 25, 2004

Administration for further discussion with the affected church groups so that they can submit their proposals for consideration.

It was questioned whether or not the churches could survive with the annual fee that is being levied. Pastor Lichti advised that his budget is approximately \$40,000, and the additional levy would increase it by another 9%, which would put a lot more burden on the Native Fellowship Church's coffers. Mr. Wylie advised that the United Church has an annual budget of \$90,000, but even with releasing the two lots, will still pay an additional \$5,000 in local improvement levies. In terms of survival, both churches indicated that they would have to wait and see how things work out for them over the next few years.

DEFEATED

For: Vyboh

Opposed: Blake, Cadden, Carbery,
Faulkner, Germain, Meagher,
Rigney, Slade, Weber

Voting then took place on the original Motion.

CARRIED

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

RECESS AND RECONVENE

A recess occurred at 7:58 p.m. and the meeting then reconvened at 8:13 p.m.

8. BYLAWS

**8-A. BYLAW NO. 04/019 - LAND USE BYLAW TEXT AMENDMENT – FEE SCHEDULE
(AGENDA BILL # 04-059)**

04/135

Reference was made to Agenda Bill # 04-059, being Report No. PD-012-2004, dated March 30, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Text Amendment – Fee Schedule (Development Permit/Bylaw Amendment/Appeal & Miscellaneous Services).

Bylaw No. 04/019, 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 Meagher that second and third readings

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 25, 2004

of Bylaw No. 04/019 be deferred to the June 22, 2004 Meeting, pending conclusion of the Public Hearing, to allow for further review and consultation with the Wood Buffalo Builders' Association.

CARRIED UNANIMOUSLY

8-B. BYLAW NO. 04/020 - SUBDIVISION AUTHORITY BYLAW AMENDMENT – FEE SCHEDULE (AGENDA BILL # 04-060)
04/136

Reference was made to Agenda Bill # 04-060, being Report No. PD-011-2004, dated April 28, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Subdivision Authority Bylaw Amendment – Fee Schedule.

Bylaw No. 04/020, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/043 BEING THE SUBDIVISION AUTHORITY BYLAW FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive second and third readings.

MOVED by Councillor Weber that second and third readings of Bylaw No. 04/020 be deferred to the June 22, 2004 Meeting to allow for further review and consultation with the Wood Buffalo Builders' Association.

CARRIED UNANIMOUSLY

8-C. BYLAW NO. 04/021 - 2004 TAX RATE BYLAW (AGENDA BILL # 04-061)
04/137

Reference was made to Agenda Bill # 04-061, dated May 6, 2004, and prepared by Marcel Ulliac, Corporate Services, regarding the 2004 Tax Rate Bylaw.

Bylaw No. 04/021, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE SEVERAL RATES OF TAXATION TO BE IMPOSED FOR THE RURAL AND URBAN SERVICE AREAS FOR THE 2004 FISCAL YEAR, was presented to receive second and third readings.

MOVED by Councillor Blake that Bylaw No. 04/021 be given second reading.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
 - TUESDAY, MAY 25, 2004

CARRIED

For: Blake, Carbery, Faulkner, Germain,
 Meagher, Rigney, Slade, Vyboh,
 Weber

Opposed: Cadden

MOVED by Councillor Meagher that Bylaw No. 04/021 be given third and final reading.

CARRIED

For: Blake, Carbery, Faulkner, Germain,
 Meagher, Rigney, Slade, Vyboh,
 Weber

Opposed: Cadden

8-D. BYLAW NO. 04/023 - LAND USE BYLAW AMENDMENT – R1S-SINGLE DETACHED SMALL LOT RESIDENTIAL DISTRICT (AGENDA BILL # 04-074)
 04/138

Reference was made to Agenda Bill # 04-074, being Report No. PD030-2004, dated May 13, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Amendment R1S – Single Detached Small Lot Residential District.

Bylaw No. 04/023, 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 first reading.

MOVED by Councillor Weber that Bylaw No. 04/023 be given first reading and a Public Hearing scheduled to take place on June 8, 2004.

CARRIED UNANIMOUSLY

8-E. BYLAW NO. 04/024 - PRAIRIE CREEK AREA STRUCTURE PLAN AMENDMENT – LOT 1, BLOCK 1, PLAN 002 4365 (200 ARABIAN DRIVE) (AGENDA BILL # 04-075)
 04/139

Reference was made to Agenda Bill # 04-075, being Report No. PD-031-2004, dated May 20, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Prairie Creek Area Structure Plan Amendment – Lot 1, Block 1, Plan 002 4365.

Bylaw No. 04/024, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 25, 2004

TO AMEND BYLAW NO. 98/065, BEING THE PRAIRIE CREEK AREA STRUCTURE PLAN, was presented to receive first reading.

MOVED by Councillor Blake that Bylaw No. 04/024 be given first reading and a Public Hearing scheduled to take place on June 8, 2004.

CARRIED UNANIMOUSLY

8-F. BYLAW NO. 04/025 - LAND USE BYLAW AMENDMENT – LOT 1, BLOCK 1, PLAN 002 4365 (200 ARABIAN DRIVE) (AGENDA BILL # 04-076)
04/140

Reference was made to Agenda Bill # 04-076, being Report No. PD-032-2004, dated May 20, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Amendment – Lot 1, Block 1, Plan 002 4365.

Bylaw No. 04/025, 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 first reading.

MOVED by Councillor Carbery that Bylaw No. 04/025 be given first reading and a Public Hearing scheduled to take place on June 8, 2004.

CARRIED UNANIMOUSLY

8-G. BYLAW NO. 04/026 - LOWER TOWNSITE AREA REDEVELOPMENT PLAN AMENDMENT – BLOCK A, PLAN 7904AS AND CLOSED ROAD ALLOWANCE (7901 KING STREET) (AGENDA BILL # 04-077)
04/141

Reference was made to Agenda Bill # 04-077, being Report No. PD-026-2004, dated May 11, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Lower Townsite Area Redevelopment Plan Amendment – Block A, Plan 7904AS and Closed Road Allowance.

Bylaw No. 04/026, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 01/044 BEING THE LOWER TOWNSITE AREA REDEVELOPMENT PLAN, was presented to receive first reading.

MOVED by Councillor Meagher that Bylaw No. 04/026 be given

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 25, 2004

first reading and a Public Hearing scheduled to take place on June 8, 2004.

CARRIED UNANIMOUSLY

8-H. BYLAW NO. 04/027 - LAND USE BYLAW AMENDMENT – BLOCK A, PLAN 7904AS AND CLOSED ROAD ALLOWANCE (AGENDA BILL # 04-078)
04/142

Reference was made to Agenda Bill # 04-078, being Report No. PD-027-2004, dated May 12, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Land Use Bylaw Amendment – Block A, Plan 7904AS and Closed Road Allowance.

Bylaw No. 04/027, 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 first reading.

MOVED by Councillor Weber that Bylaw No. 04/027 be given first reading and a Public Hearing scheduled to take place on June 8, 2004.

CARRIED UNANIMOUSLY

8-I. BYLAW NO. 04/028 - DEBENTURE BORROWING BYLAW – CONNECTOR ROADWAY PROJECT (AGENDA BILL # 04-079)
04/143

Reference was made to Agenda Bill # 04-079, being Report No. ER04-10, dated May 12, 2004, and prepared by Wes Holodniuk, Engineering & Public Works, regarding the Debenture Borrowing Bylaw – Connector Roadway Project.

Bylaw No. 04/028, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO INCUR AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF EIGHT HUNDRED TWENTY-FIVE THOUSAND ONE HUNDRED FORTY DOLLARS (\$825,140.00) FOR THE PURPOSE OF CONSTRUCTING THE CONNECTOR ROADWAY – RIEDEL TO KING STREET, was presented to receive first reading.

MOVED by Councillor Carbery that Bylaw No. 04/028 be given first reading.

CARRIED UNANIMOUSLY

9. NOTICE OF MOTION

There were no Notices of Motion.

10. NEW AND UNFINISHED BUSINESS

10-A. NOTICE OF MOTION RE: REQUEST FOR CREATION OF DEBT REDUCTION PROGRAM

04/144

Reference was made to the correspondence dated May 20, 2004, and prepared by Kevin Greig, Chief Legislative Officer, regarding the Notice of Motion – Request for Creation of Debt Reduction Program.

MOVED by Councillor Vyboh:

- THAT Mayor and Council write to the Provincial Government asking them to establish a program similar to the one created in 1980 for the 75th Anniversary of Alberta which helped reduce municipal debt across the Province.
- THAT a second letter by Mayor and Council be sent, through the AUMA, to each municipal Council across the Province asking them to make a similar request of the Provincial Government.

Councillor Vyboh advised that the Lougheed Government came up with \$2 Billion to pay off municipal debt across the Province, as part of its 75th Anniversary celebrations. He noted that he had obtained a section from the 1980 Provincial Budget document that clearly committed \$1 Billion for municipal debt reduction initiatives and approximately \$400 Million in unconditional grants to municipalities. An additional \$18.8 Million was committed for a debenture interest program. Councillor Vyboh indicated that he had been in contact with MLA Boutilier's Office to confirm the information he had received. At the present time, the Province of Alberta is enjoying a time of debt reduction, while municipal debt seems to be steadily increasing. Councillor Vyboh indicated that there would be no better centennial gift than to look at re-establishing the programs put in place by the Conservative Government 25 years ago, or something similar. Such a program could also benefit other institutions, such as the Hospital.

It was noted that a couple of years ago the public sector group in Fort McMurray met and put together a five-year business plan, which was also supported by industry partners. The local MLA has been working tirelessly to get the support of Caucus for the Municipality's request for infrastructure funding, and it was suggested that the Municipality's interests may be best served by writing a letter to the Province supporting the MLA's efforts. It was further suggested that creating another series of letters to Government and the AUMA may only further prolong the waiting.

A lengthy discussion took place in which it was pointed out that this Municipality is likely the only municipality in the Province that will approach the 85% debt load maximum stipulated by the Municipal Government Act. Support was expressed for Councillor Vyboh's initiative; however, it was generally indicated that Council's request for specialized infrastructure funding should take priority, as any further

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, MAY 25, 2004

requests for funding could be perceived as inflammatory, thus potentially jeopardizing the Municipality's position. It was also suggested that it may be more appropriate to have this matter brought forward through an AUMA Resolution at the upcoming Conference.

Councillor Vyboh noted that waiting for the AUMA Conference could create difficulties in terms of timing, as many of the centenary projects will have been budgeted for already. The Motion should not upset other ventures, as it is something that the Provincial Government created more than 20 years ago and it is simply a case of asking them to consider reinstating the program. Councillor Vyboh also indicated his belief that the Province would be above any repercussions at this time, and noted that any correspondence to the Provincial Government could be written in a very positive way.

DEFEATED

For: Rigney, Vyboh, Weber

Opposed: Blake, Cadden, Carbery,
Faulkner, Germain, Meagher,
Slade

Councillor Vyboh was commended for his efforts and the time spent researching this initiative, and it was suggested that perhaps this matter could be revisited in the future.

LEAVE OF ABSENCE

04/145

Mayor Faulkner advised that, effective Wednesday, May 26th, at 12:00 noon, he would be taking an unpaid leave of absence for the duration of the Federal election. He thanked Council for their support, noting that the Deputy and Acting Mayor would fulfill the duties of the Mayor's Office during his absence. Mayor Faulkner was commended for his leadership and commitment to the Municipality, and Council Members wished him much success in his future endeavours.

11. ADJOURNMENT

MOVED by Councillor Meagher that the meeting adjourn at 8:44 p.m.

CARRIED UNANIMOUSLY

DEPUTY MAYOR

CHIEF LEGISLATIVE OFFICER

REGIONAL MUNICIPALITY OF WOOD BUFFALO PUBLIC HEARING
- TUESDAY, MAY 25, 2004

additional time to discuss the proposed fee structure with Administration. Based on the complexity of the breakdowns and philosophy involved, Mr. Dauk advised that Administration supports the Association's request for a one-month deferral.

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

MR. CLIFF MARON, PRESIDENT, WOOD BUFFALO BUILDERS ASSOCIATION

Mr. Maron reiterated Mr. Dauk's comments with respect to the Association's request for a one-month deferral period to allow time to discuss the proposed fee structure with Administration.

6-A. CLOSING STATEMENT

The proponent did not wish to make a closing statement.

RECESS

The Regional Manager suggested that if Council is to consider the deferral request, it would be most effective to recess the Public Hearing and reconvene it in one month's time, rather than scheduling a new Public Hearing. He also noted that if Council does pass a Motion to recess the Public Hearing, it should also defer second and third readings of the proposed Bylaw.

MOVED by Councillor Meagher that the Public Hearing relative to Bylaw No. 04/019 be recessed and revisited in one month, on June 22, 2004.

Councillor Weber noted that there has been considerable discussion over the past several years with respect to efforts to support or encourage more sprinklers in residential developments, and he suggested that this may be an opportune time to review this matter in terms of possibly offering relaxed development fees for buildings that are voluntarily sprinklered. The Regional Manager indicated that this initiative would require some background work; however, the information would be made available to Council before the next meeting.

CARRIED UNANIMOUSLY

The Public Hearing then recessed at 6:47 p.m.

REGIONAL MUNICIPALITY OF WOOD BUFFALO PUBLIC HEARING
- TUESDAY, MAY 25, 2004

WITHDRAWAL OF BYLAW – JUNE 22, 2004

Following consultation with the Wood Buffalo Builders Association, the Planning & Development Department identified a significant number of amendments to the proposed Bylaw. As a result, Bylaw No. 04/019 was withdrawn by Administration, and the Public Hearing was not reconvened.

MAYOR

CHIEF LEGISLATIVE OFFICER