

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, June 9, 2009, commencing at 6:00 p.m.

Present: S. Clarkson, Deputy Mayor
M. Allen, Councillor
D. Blair, Councillor
M. Byron, Councillor
S. Germain, Councillor
G. Janvier, Councillor
P. Meagher, Councillor
R. Rebus, Councillor
J. Vyboh, Councillor

Absent: M. Blake, Mayor
L. Flett, Councillor

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

Call to Order

Deputy Mayor Clarkson called the meeting to order at 6:02 p.m.

Opening Prayer

The Deputy Mayor asked everyone to join her in Prayer.

Agenda

09-144 Moved by Councillor Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

Minutes

1. Special Council Meeting – May 19, 2009

09-145 Moved by Councillor Allen that the Minutes of the Special

Council Meeting held on May 19, 2009 be approved as presented.
CARRIED UNANIMOUSLY

2. Council Meeting – May 26, 2009

The following changes were made:

- a. resolution 09-133 – delete “Allen” and insert “Meagher”; and
- b. page 8, under “Reporting of Councillors on Boards and Committees”, under Councillor Germain’s report, insert another bullet and add “Updated Council on the confirmation of the transfer of the fundraising initiative”.

09-146 Moved by Councillor Meagher that the Minutes of the Regular Meeting held on May 26, 2009 be approved as amended.
CARRIED UNANIMOUSLY

Delegations

3. Carl Clayton, Stantec Consulting, and Ron Fraser, Alberta Transportation re: Highway 63 through Fort McMurray Construction Update

Mr. Clayton provided an update on the Highway 63, from Morrison Street to Confederation Way, six laning project. The presentation included the overall scope of the project, construction status, and traffic accommodation. Mr. Clayton and Mr. Fraser provided clarification and responded to questions from Council.

09-147 Moved by Councillor Allen that the presentation from Carl Clayton and Ron Fraser, regarding the Highway 63 through Fort McMurray Construction Update, be accepted as information.
CARRIED UNANIMOUSLY

Public Hearings

09-148 Moved by Councillor Meagher that the meeting move into Public Hearing.
CARRIED UNANIMOUSLY

The Public Hearing commenced at 6:53 p.m.

4. Bylaw No. 09/019 – Land Use Bylaw Amendment to R4 – High Density Residential District

A. Opening Statement

Chris Reddy, Manager, Current Planning, Planning and Development Department; Jamie

Doyle, Supervisor, Development Control and Permitting, Planning and Development Department

Mr. Reddy advised that this application is an amendment for an individual parcel in the R4, High Density Residential District, in the Lower Townsite, and represents spot zoning. Such applications are generally discouraged; however, this proposal is consistent with the policies in the existing and draft Lower Townsite Area Redevelopment Plan. The R4 land use designation is found only within the Lower Townsite. The revised draft Plan identifies the area in this proposal as a suitable area for intensification. The application is an amendment to the Land Use Bylaw to increase density, decrease setbacks for underground parkades and allow "Office" as a discretionary use on six lots.

B. Written Presentations

There were no written presentations submitted.

C. Verbal Presentations

There were no verbal presentation requests received.

D. Other Verbal Presentations**Mr. Jim Rogers, Waterways Resident**

Mr. Rogers shared his concerns with respect to the lack of an adequate amount of useable public park space adjacent to a large residential development. There is no place for people to walk their dogs within walking distance of the proposed large residential developments.

Mr. Rob Sobkowich, Fort McMurray Resident

Mr. Sobkowich advised he was also a member of the citizens advisory committee involved with land issues with regard to the Lower Townsite Area Redevelopment Plan, and is in attendance to speak on behalf of the citizens that attended the open houses and public consultations. The Plan is very positive for the community. Mr. Sobkowich indicated he is very supportive of the Lower Townsite Area Redevelopment Plan and this application, and stated that a lot of green space was planned around the R4 zone in the Lower Townsite Area Redevelopment Plan.

E. Questions of Council

The following was provided in response to questions from Council:

- representatives from the Golden Years Society or Rotary House, or seniors themselves, will have an opportunity to express any concerns that they may have through further public consultations related to activity in the Lower Townsite;
- it is still a requirement, with regard to land use bylaw amendments, for signage to be posted in areas designated for proposed development approved by Council;

- the proposed amendment will increase the density per hectare from 325 units to 647 units. Administration will provide Council with information as to the projected population increase this translates into;
- there is a maximum height limit of 14 stories contained in the Plan for developments;
- traffic issues will be addressed in the forthcoming Transportation Plan; and
- a forthcoming Riverfront Plan will address issues with regard to the impact of development on the Snye area ecosystem.

F. Closing Statement

There was no closing statement.

09-149 Moved by Councillor Germain that the Public Hearing be closed.

CARRIED UNANIMOUSLY

The Public Hearing concluded at 7:16 p.m.

Bylaws

5. Bylaw No. 09/019 – Land Use Bylaw Amendment to R4 – High Density Residential District

09-150 Moved by Councillor Allen that Bylaw No. 09/019, being a Land Use Bylaw Amendment, be read a second time.

The following motion was presented by Councillor Byron: “To defer second and third readings of Bylaw No. 09/019 until the July 14, 2009 regular Council meeting, to permit consultation with area senior citizens.”

Chris Reddy, Manager, Current Planning, provided clarification that as a public hearing has been advertised for Bylaw No. 09/019, due process has been followed with respect to sufficient notice being provided to the general public to attend.

After a short discussion, Councillor Byron then withdrew her motion.

The Planning and Development Department was urged to monitor this area carefully, to ensure that the maximum building height ensures a cohesive blend of development.

Voting then occurred on the original motion as presented.

CARRIED UNANIMOUSLY

09-151 Moved by Councillor Germain that Bylaw No. 09/019 be read a third and final time.

CARRIED UNANIMOUSLY

Recess

A recess occurred from 7:29 p.m. to 7:44 p.m.

6. Bylaw No. 09/020 - Repealing of Kewatinok Community Board Bylaw

09-152 Moved by Councillor Allen that Bylaw No. 09/020, being a bylaw to repeal Kewatinok Community Board Bylaw No. 04/043, be read a first time.

CARRIED UNANIMOUSLY

09-153 Moved by Councillor Meagher that Bylaw No. 09/020 be read a second time.

Carol Theberge, General Manager, Community Services, advised that the Kewatinok Community Board was established in 2004 under the Alberta Societies Act, and at this time, a municipal bylaw was also approved for the Board. The bylaw is currently not necessary and Administration is recommending that the bylaw be rescinded based on the advice of the municipal solicitor. Clarification was provided that this matter is for housekeeping purposes only in that the Alberta Societies Act supercedes the municipal bylaw.

A concern was expressed with regard to how the Board is being operated with respect to the delivery of community services in Fort Chipewyan. A discussion ensued during which the following topics were then discussed:

- whether or not the Kewatinok Community Board Bylaw be repealed;
- concerns of accountability measures;
- concerns regarding legal implications as it relates to the provision of grants;
- clarification of the municipal bylaw in place;
- the Board currently being operated under two conflicting legislations; and
- level of municipal support to the Board.

The following motion was presented by Councillor Janvier: “THAT this matter be referred to Administration for further review and clarity.”

Clarification was provided that concerns with the operation of the Board need to be addressed with the Province as the Board is incorporated under the Alberta Societies Act. In repealing this bylaw, the Municipality would be providing autonomy within the community of Fort Chipewyan.

Recess

A recess occurred from 8:31 p.m. to 8:43 p.m.

Discussion continued on this matter. Administration was requested to provide further information with regard to the accounting of approving grants to a municipal body rather than a society, and when could an operating agreement be expected.

Voting then occurred on Councillor Janvier's motion, which reads as follows:

09-154 Moved by Councillor Janvier that this item be referred to Administration for further review and clarity.

CARRIED

For: Allen, Blair, Byron, Clarkson,
Germain, Janvier, Vyboh

Opposed: Meagher, Rebus

7. Bylaw No. 09/018 – Land Use Bylaw Amendment – Portion of Lot 1A, Plan 012 3208 (Stonecreek – Parcel F)

09-155 Moved by Councillor Meagher that Bylaw No. 09/018, being a Land Use Bylaw Amendment – Lot 1A, Plan 012 3208, (Stonecreek – Parcel F), be read a first time.

CARRIED UNANIMOUSLY

**8. Rickard's Landing – Lot A, Plan 762 0627
- Bylaw No. 09/021 – Highway 63/881 Corridor Area Structure Plan Amendment
- Bylaw No. 09/022 – Land Use Bylaw Amendment**

09-156 Moved by Councillor Rebus that Bylaw No. 09/021, being an amendment to Highway 63/881 Corridor Area Structure Plan, to change the designation of Lot A, Plan 762 0627 from "Rural Policy Area" to "Business Industrial", be read a first time.

CARRIED

For: Allen, Blair, Byron, Clarkson,
Germain, Meagher, Rebus, Vyboh

Opposed: Janvier

09-157 Moved by Councillor Allen that Bylaw No. 09/022, being an amendment to the Land Use Bylaw to amend Lot A, Plan 762 0627 from RD – Rural District to BI – Business Industrial District, be read a first time.

CARRIED

For: Allen, Blair, Byron, Clarkson,
Germain, Meagher, Rebus, Vyboh

Opposed: Janvier

9. Bylaw No. 09/023 – Land Use Bylaw Amendment (Standards for Home Businesses in Sapræ Creek Estates)

09-158 Moved by Councillor Meagher that Bylaw No. 09/023, being a Land Use Bylaw Amendment to establish home business standards for Sapræ Creek Estates, be read a first time.

Administration was requested to provide further information on the definitions of Country

Residential and Rural Residential with respect to this matter, by the next regular Council meeting scheduled on June 23, 2009.

CARRIED UNANIMOUSLY

10. Bylaw No. 09/024 – Land Use Bylaw Amendment – Lot 2, Block 26, Plan 812 1627 (160 MacKenzie Blvd.)

09-159 Moved by Councillor Meagher that Bylaw No. 09/024, being a Land Use Bylaw Amendment for Lot 2, Block 26, Plan 812 1627, be read a first time.

CARRIED UNANIMOUSLY

Reports

11. Ice Surfaces at Archie Simpson Arena – Fort Chipewyan

09-160 Moved by Councillor Janvier:

- THAT reconstruction of the Archie Simpson Arena continue with the original design incorporating natural ice; and
- THAT Administration be directed to further research the possibility of installing synthetic ice at Municipal Arenas.

Carol Theberge, General Manager, Community Services, in response to a question from Council, explained the difference between synthetic and artificial ice. Currently, the Archie Simpson Arena has been designed to incorporate natural ice. An artificial ice surface would require a retrofit of the building. Administration is proposing a synthetic ice surface and has reviewed and conducted further research on this issue as it is a viable option. Ms. Theberge provided information with regard to the research conducted to date.

Ms. Theberge advised that one of the companies that provides synthetic ice will be conducting a pilot project within Fort McMurray this summer. The project will last six weeks, and a full board arena, complete with synthetic ice, will be installed. Recreation staff have programmed activities for the duration of the pilot project. At the end of this period, Administration will evaluate the product and decide the possibility of installing synthetic ice throughout the region.

Discussion occurred with regard to this matter.

Voting then occurred on the matter.

CARRIED

For: Allen, Clarkson, Germain,
Janvier, Meagher, Rebus, Vyboh
Opposed: Blair, Byron

New and Unfinished Business

15. Notice of Motion – Development of a Municipal Sustainability Advisory Committee

Councillor Rebus served the following notice of motion which will be brought forward at the next regular Council meeting for consideration:

“THAT Administration be directed to work with the support of the Executive Advisor to the Mayor’s Office to develop a Municipal Sustainability Advisory Committee, with a complementary public engagement plan, both of which will assist Administration to develop a revised capital plan, expenditure forecast and revenue strategies, and/or any other items necessary to develop a long-term municipal sustainability strategy.

16. Notice of Motion – Financial Accountability

Councillor Germain served the following notice of motion which will be brought forward at the next regular Council meeting for consideration:

“THAT the Municipality be required to have a balanced budget; and if Council deems that the Tax Rate Bylaw does not cover the required budget, it would automatically revert to the opening of the budget.”

Updates

Mayor’s Update

Deputy Mayor Clarkson reported on the following:

- Plaque Presentation from Leadership Wood Buffalo Annual Meeting
- Federation of Canadian Municipalities Convention

Reporting of Councillors on Boards and Committees

Councillor Germain reported on the following:

- MacDonald Island Park Corporation Meeting on June 11th re: Governance Process
- Banff School of Leadership Workshop June 19 to 21 re: Governance

Councillor Vyboh reported on the following:

- Federation of Canadian Municipalities Convention

Exit

Councillor Janvier excused himself from the meeting at 9:46 p.m.

- Seniors of the Year Presentations
- Heritage Park Opening Day
- Father Merced High School Production held at Keyano College

Councillor Blair reported on the following:

- Fort Chipewyan Community Clean-Up
- Fort MacKay Métis Local Meeting

Councillor Meagher reported on the following:

- Communities in Bloom Meeting
- River Study Group from Edmonton
- Banff Leadership Conference

Councillor Rebus advised of the following upcoming events:

- Hall of Fame
- Red Deer Symphony Orchestra

Administrative Update

There was no administrative update.

Adjournment

09-161 Moved by Councillor Germain that the meeting be adjourned.
CARRIED UNANIMOUSLY

The meeting adjourned at 9:56 p.m.

Mayor

Chief Legislative Officer