

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, JUNE 14, 2005, COMMENCING AT 6:00 P.M.

PRESENT:	MAYOR	M. BLAKE
	DEPUTY MAYOR	J. VYBOH
	COUNCILLORS	J. CARBERY J. CHADI L. FLETT S. GERMAIN P. MEAGHER R. REBUS C. SLADE L. WILTZEN
	ACTING REGIONAL MANAGER	B. FEDORAK
	CHIEF LEGISLATIVE OFFICER	K. GREIG
	LEGISLATIVE COORDINATOR	A. ROGERS
ABSENT:	COUNCILLOR	S. CLARKSON

CALL TO ORDER

The Mayor called the meeting to order at 6:03 p.m.

1. PRAYER

The Mayor asked everybody to join her in the Prayer.

2. ADOPTION OF AGENDA

The Mayor asked if there were any additions or deletions to the Agenda.

It was noted that as a result of the feedback received from the recent public information session on the Regional Infrastructure Off-Site Levy Bylaw, both staff and the consultant have identified additional work that needs to be done to improve the Bylaw. Therefore, Administration is requesting that the Public Hearing be postponed to allow staff an opportunity to consult further with stakeholders on the content and implementation of the Bylaw.

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MOVED by Councillor Meagher:

1. THAT the Agenda be amended by deleting Items 5-A. – Public Hearing re: Bylaw No. 05/017 – Regional Infrastructure Off-Site Levy Bylaw, and 8-A. – Bylaw No. 05/017 – Regional Infrastructure Off-Site Levy Bylaw;
2. THAT the Public Hearing for Bylaw No. 05/017 – Regional Infrastructure Off-Site Levy Bylaw be re-scheduled to take place on Tuesday, July 12, 2005; and
3. THAT the Agenda be adopted as amended.

CARRIED UNANIMOUSLY

3. PRESENTATIONS

None Scheduled.

4. MINUTES OF PREVIOUS MEETINGS

A. REGULAR MEETING – MAY 24, 2005

The Minutes of the Regular Council Meeting held on May 24, 2005 were submitted for consideration.

MOVED by Deputy Mayor Vyboh that the Minutes of the Regular Council Meeting held on May 24, 2005 be approved as presented.

CARRIED UNANIMOUSLY

4-B. PUBLIC HEARING – MAY 24, 2005

The Minutes of the Public Hearing held on May 24, 2005 were submitted for consideration.

MOVED by Councillor Flett that the Minutes of the Public Hearing held on May 24, 2005 be approved as presented.

CARRIED UNANIMOUSLY

4-C. BUSINESS ARISING OUT OF MINUTES

There was no business arising out of the Minutes.

EXIT

Councillor Carbery declared a conflict of interest and left the meeting at 6:06 p.m.

5. PUBLIC HEARINGS

MOVED by Deputy Mayor Vyboh that the Regular Meeting move into the Public Hearing at 6:06 p.m.

CARRIED UNANIMOUSLY

RECONVENE

The regular meeting reconvened at 6:12 p.m., at which time Councillor Carbery returned.

6. UPDATES

A. REPORTING OF COUNCILLORS ON VARIOUS BOARDS/COMMITTEES (COUNCILLORS FLETT, MEAGHER, SLADE, VYBOH & WILTZEN)

Councillor Flett reported on the following:

- McHappy Days
- Syncrude Business Reception
- Fort MacKay Community Meeting
- Federation of Canadian Municipalities Annual Conference
- Regional Manager Recruitment

Councillor Meagher reported on the following:

- Regional emergency operations during recent apartment building fire
- Canadian Cancer Society Relay for Life
- Big Sisters Baseball Game
- Fellowship Baptist Church 50th Anniversary
- Canadian Heritage River Designation of Clearwater and Christina Rivers
- Special Community Services Standing Committee Meeting
- Communities In Bloom Committee

Councillor Slade reported on the following:

- MacDonald Island Park Corporation
- Wood Buffalo Housing & Development Corporation
- Audit Budget Standing Committee
- Upcoming Keyano College “Summer Solstice in the Park”
- Upcoming Aboriginal Days Celebrations

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Deputy Mayor Vyboh reported on the following:

- Syncrude Board of Directors Reception
- L Robert Enterprises Open House Reception
- Canadian Cancer Society Relay for Life
- Federation of Canadian Municipalities Annual Conference
- Canadian Heritage River Commemoration of Clearwater and Christina Rivers
- “Love Fort McMurray” Campaign

Councillor Wiltzen reported on the following:

- Feedback received on recent Conklin Community Engagement Initiative
- Willow Lake Community Association Meeting

6-B. MAYOR’S UPDATE

Mayor Blake reported on the following:

- Royal Visit and Dinner Engagement on May 24, 2005
- Federation of Canadian Municipalities Annual Conference
- C.D. Howe Institute Policy Roundtable Breakfast
- Commuter Air Access Network of Alberta
- AUMA Community Infrastructure Group Conference Call
- Canadian Heritage River Designation of Clearwater and Christina Rivers
- Upcoming Fire Department Annual Pancake Breakfast and Open House
- Upcoming Mayor & Council Picnic
- Upcoming Alberta Infrastructure Open House advertised in the Fort McMurray Today

7. REPORTS

7-A. AGENDA BILL # 05-101 - 2005 EQUIPMENT PURCHASES 05/140

Reference was made to Agenda Bill # 05-101, being Report No. ID05-14, dated May 31, 2005, and prepared by Wes Holodniuk, Operations & Maintenance, regarding 2005 Equipment Purchases.

MOVED by Councillor Chadi:

1. THAT the negotiated purchase contract be awarded to Alberta Motor Products for the amount of \$740,690.00, plus GST, along with the installation of the after market amenities in the amount of \$43,445.00, plus GST; and
2. THAT the remainder of the funds be used for the installation of after-market amenities by others in the amount of \$257,620.00, plus GST.

CARRIED UNANIMOUSLY

7-B. AGENDA BILL # 05-102 - FORT MCMURRAY WASTE WATER TERTIARY TREATMENT PLANT PHASE 1 – PREGRADING AND PILING CONTRACT TENDER AWARD

05/141

Reference was made to Agenda Bill # 05-102, being Report No. PD-058-2005, dated June 2, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Fort McMurray Waste Water Tertiary Treatment Plant Phase 1 – Pregrading and Piling Contract Tender Award.

MOVED by Councillor Meagher that the Fort McMurray Waste Water Tertiary Treatment Plant – Pregrading and Piling contract be awarded to In-Line Contracting Ltd. for a total of \$4,970,150.00, including GST.

CARRIED UNANIMOUSLY

7-C. AGENDA BILL # 05-103 - 2005 CAPITAL BUDGET AMENDMENT – CONKLIN MULTI-USE CONCRETE PAD

05/142

Reference was made to Agenda Bill # 05-103, dated May 17, 2005, and prepared by Carole Bouchard, Community Services, regarding the 2005 Capital Budget Amendment – Conklin Multi-Use Concrete Pad.

MOVED by Councillor Wiltzen:

1. THAT the 2005 Capital Budget be amended to reflect the Conklin Community Recreation Revitalization Project to include a multi-use pad and play structure for 2005; warm-up shack with storage shed, lighting, portable skate park, basketball hardware, boat dock, boat launch and utilities installation 2005/2006, for a total cost of \$425,000; and
2. THAT the \$100,000 Council Community Enhancement Initiative be allocated for the Conklin Community Revitalization Project.

CARRIED UNANIMOUSLY

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7-D. AGENDA BILL # 05-104 - RESOLUTIONS – AUMA AND AAMD&C FALL CONFERENCES – ASSESSMENT METHODOLOGY AND TAX RATE INEQUITIES – MACHINERY AND EQUIPMENT PROPERTY ASSESSMENT CLASS
05/143

Reference was made to Agenda Bill # 05-104, dated May 26, 2005, and prepared by Marcel Ulliac, Corporate Services, regarding the Resolutions – AUMA and AAMD&C Fall Conferences: Assessment Methodology and Tax Rate Inequities – Machinery and Equipment Property Assessment Class.

MOVED by Deputy Mayor Vyboh:

1. THAT the Government of Alberta and the Lieutenant Governor in Council abolish subsection 9(3) of Matters Relating to Assessment and Taxation Regulation, A.R. 220/2004;
2. THAT the Government of Alberta repeal Section 354(3.1) of the Municipal Government Act, R.S.A. 2000, as amended;
3. THAT in order to provide for a fair and equitable distribution of the municipal tax burden amongst the various property assessment classes, Administration is directed to submit the two resolutions annexed hereto for presentation at both the Alberta Urban Municipalities Association and Alberta Association of Municipal Districts and Counties 2005 Fall Conferences; and
4. THAT Mayor Blake forward a letter to the Honourable Minister Guy Boutilier, MLA for Fort McMurray – Wood Buffalo requesting his support for the two (2) resolutions and that a copy of the correspondence be forwarded to the Honourable Minister Rob Renner Minister of Municipal Affairs.

CARRIED UNANIMOUSLY

8. BYLAWS

8-A. BYLAW NO. 05/017 - REGIONAL INFRASTRUCTURE OFF-SITE LEVY BYLAW (AGENDA BILL # 05-096)
05/144

Reference was made to Agenda Bill # 05-096, being Report No. PD-032-2005, dated May 3, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Regional Infrastructure Off-Site Levy Bylaw.

This item was removed from the Agenda.

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EXIT

Councillor Carbery declared a conflict of interest and left the meeting at 6:55 p.m.

8-B. BYLAW NO. 05/018 - MUNICIPAL DEVELOPMENT PLAN AMENDMENT – E½ 19 & W½ 20 & SW¼ 29 & SE¼ 30-94-10-W4M (CARIBOU ENERGY PARK – FORT MACKAY) (AGENDA BILL # 05-097)
05/145

Reference was made to Agenda Bill # 05-097, being Report No. PD-047-2005, dated May 3, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Municipal Development Plan Amendment – E½ 19 and W½ 20 & SW¼ 29 & SE¼ 30-94-10-W4M (Caribou Energy Park – Fort MacKay).

Bylaw No. 05/018, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 00/005, BEING THE MUNICIPAL DEVELOPMENT PLAN OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive second and third readings.

MOVED by Councillor Chadi that Bylaw No. 05/018 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 05/018 be given third and final reading.

CARRIED UNANIMOUSLY

8-C. BYLAW NO. 05/019 - LAND USE BYLAW AMENDMENT – E½ 19 & W½ 20 & SW¼ 29 & SE¼ 30-94-10-W4M (CARIBOU ENERGY PARK – FORT MACKAY) (AGENDA BILL # 05-098)
05/146

Reference was made to Agenda Bill # 05-098, being Report No. PD-048-2005, dated May 3, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment – E½ 19 & W½ 20 & SW¼ 29 and SE¼ 30-94-10-W4M (Caribou Energy Park – Fort MacKay).

Bylaw No. 05/019, 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.

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MOVED by Councillor Slade that Bylaw No. 05/019 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Germain that Bylaw No. 05/019 be given third and final reading.

CARRIED UNANIMOUSLY

RETURN

Councillor Carbery returned to the meeting at 6:58 p.m.

8-D. BYLAW NO. 05/020 - UTILITY RATES BYLAW AMENDMENT (AGENDA BILL # 05-099)
05/147

Reference was made to Agenda Bill # 05-099, being Report No. ED05-12, dated April 22, 2005, and prepared by Wes Holodniuk, Operations & Maintenance, regarding the Utility Rates Bylaw Amendment.

Bylaw No. 05/020, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 03/058, BEING A BYLAW ESTABLISHING UTILITY RATES FOR THE SEWER, WATER AND SOLID WASTE UTILITIES, was presented to receive second and third readings.

Mr. Holodniuk explained that the Municipality is working toward a utility rate system that is self-sustaining. Expenses related to water, sewer and refuse disposal will be fully covered by utility rates. The bylaw before Council provides for an interim adjustment of \$10 per month, effective July 1, 2005.

MOVED by Councillor Chadi that Bylaw No. 05/020 be given second reading.

Concern was expressed with respect to the impact that increased rates may have on residents with fixed incomes, and it was subsequently requested that Administrate explore opportunities to reduce the financial burden to those residents. It was also noted that the tax base would no longer have to fund this area of responsibility, therefore, there would be opportunities to utilize that revenue for additional services within the community.

CARRIED UNANIMOUSLY

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MOVED by Councillor Meagher that Bylaw No. 05/020 be given third and final reading.

CARRIED UNANIMOUSLY

**8-E. BYLAW NO. 05/022 - DEBENTURE BORROWING AMENDMENT - HIGHWAY 63
NORTH WATER SUPPLY LINE LOCAL IMPROVEMENT (AGENDA BILL # 05-105)
05/148**

Reference was made to Agenda Bill # 05-105, dated May 27, 2005, and prepared by Marcel Ulliac, Corporate Services, regarding the Debenture Borrowing Amendment – Highway 63 North Water Supply Line Local Improvement.

Bylaw No. 05/022, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 03/052, BEING THE HIGHWAY 63 NORTH WATER SUPPLY LINE LOCAL IMPROVEMENT, was presented to receive all three readings.

MOVED by Councillor Slade that Bylaw No. 05/022 be given first reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 05/022 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Slade that Bylaw No. 05/022 be considered for third and final reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 05/022 be given third and final reading.

CARRIED UNANIMOUSLY

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8-F. BYLAW NO. 05/023 - LAND USE BYLAW AMENDMENT TO ACCOMMODATE RESIDENCY IN CAMPGROUNDS (AGENDA BILL # 05-106)
05/149

Reference was made to Agenda Bill # 05-106, being Report No. PD-051-2005, dated May 18, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment to Accommodate Residency in Campgrounds.

Bylaw No. 05/023, 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. 05/023 be given first reading and a Public Hearing scheduled to take place on June 28, 2005.

CARRIED

For: Blake, Carbery, Chadi, Flett,
Germain, Meagher, Slade, Vyboh,
Wiltzen

Opposed: Rebus

8-G. BYLAW NO. 05/024 - LAND USE BYLAW AMENDMENT – LOT 24, BLOCK 55, PLAN 772 0076 (108 CORNWALL DRIVE) (AGENDA BILL # 05-107)
05/150

Reference was made to Agenda Bill # 05-107, being Report No. PD-050-2005, dated May 17, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment – Lot 24, Block 55, Plan 772 0076 (108 Cornwall Drive).

Bylaw No. 05/024, 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 Deputy Mayor Vyboh that Bylaw No. 05/024 be given first reading and a Public Hearing scheduled to take place on June 28, 2005.

CARRIED UNANIMOUSLY

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8-H. BYLAW NO. 05/025 - LAND USE BYLAW AMENDMENT – LOT 2, BLOCK 15, PLAN 032 5184 AND LOT A, BLOCK 1, PLAN 022 1118 (MILLENNIUM VILLAGE) (AGENDA BILL # 05-108)
05/151

Reference was made to Agenda Bill # 05-108, being Report No. PD-035-2005, dated May 13, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment – Lot 2, Block 15, Plan 032 5184 and Lot A, Block 1, Plan 022 1118 (Millennium Village).

Bylaw No. 05/025, 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 Meagher that Bylaw No. 05/025 be given first reading and a Public Hearing scheduled to take place on June 28, 2005.

CARRIED UNANIMOUSLY

8-I. BYLAW NO. 05/026 - TIMBERLEA AREA STRUCTURE PLAN AMENDMENT – NORTH CENTRAL TIMBERLEA (AGENDA BILL # 05-109)
05/152

Reference was made to Agenda Bill # 05-109, being Report No. PD-045-2005, dated May 10, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Timberlea Area Structure Plan Amendment – North Central Timberlea.

Bylaw No. 05/026, 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 first reading.

MOVED by Councillor Chadi that Bylaw No. 05/026 be given first reading and a Public Hearing scheduled to take place on June 28, 2005.

CARRIED UNANIMOUSLY

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**8-J. BYLAW NO. 05/027 - LAND USE BYLAW AMENDMENT – NORTH CENTRAL
TIMBERLEA (AGENDA BILL # 05-110)**
05/153

Reference was made to Agenda Bill # 05-110, being Report No. PD-046-2005, dated May 10, 2005, and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment – North Central Timberlea.

Bylaw No. 05/027, 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 Deputy Mayor Vyboh that Bylaw No. 05/027 be given first reading and a Public Hearing scheduled to take place on June 28, 2005.

CARRIED UNANIMOUSLY

**8-K. BYLAW NO. 05/028 - DEBENTURE BYLAW AMENDMENT – FORT MCMURRAY
SEWAGE TREATMENT UPGRADE (AGENDA BILL # 05-111)**
05/154

Reference was made to Agenda Bill # 05-111, being Report No. ED05-15, dated June 8, 2005, and prepared by Wes Holodniuk, Operations & Maintenance, regarding the Debenture Bylaw Amendment – Fort McMurray Sewage Treatment Upgrade.

Bylaw No. 05/028, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 01/079 AND BYLAW NO. 04/033, BEING THE FORT MCMURRAY SEWAGE TREATMENT/TERTIARY SEWAGE TREATMENT PROJECT, was presented to receive first reading.

MOVED by Councillor Slade that Bylaw No. 05/028 be given first reading.

CARRIED UNANIMOUSLY

9. NOTICE OF MOTION

A. COUNCILLOR SHELDON GERMAIN RE: DOWNTOWN REVITALIZATION PROGRAM
05/155

Councillor Germain provided a brief overview and served notice that the following Motion will be brought forward for Council's consideration on June 28, 2005:

"THAT Administration develop a funding program which will allocate up to \$20,000 per business for the exterior renovation/beautification of the premises to meet the vision of the Lower Townsite Area Redevelopment Plan."

10. NEW AND UNFINISHED BUSINESS

There was no New and Unfinished Business.

11. ADJOURNMENT

MOVED by Councillor Meagher that the meeting adjourn at 7:16 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER

2-A. OPENING STATEMENT

MR. GORDON ARMITAGE, MANAGER OF LANDS AND LEASES, FORT MCKAY PROPERTIES

Mr. Armitage advised that Fort McKay Properties currently has an industrial park in the Fort MacKay area. The park is 26 hectares in size and is presently full. There has been a demand for additional space, so Fort McKay Properties has acquired a second lease of 101 hectares from the Provincial Government. The subject property is currently zoned as Rural District; therefore, a zoning change is required to designate the lands as Support Industrial in order to expand the existing industrial park.

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

6-B. CLOSING STATEMENT

The proponent did not wish to make a closing statement.

7. ADJOURNMENT

MOVED by Councillor Meagher that the Public Hearing adjourn at 6:12 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER