

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 23, 2009, commencing at 6:00 p.m.

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

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

Opening Prayer

The Mayor asked everyone to join her in Prayer.

Agenda

09-162 Moved by Councillor Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

Minutes

1. Council Meeting – June 9, 2009

09-163 Moved by Councillor Meagher that the Minutes of the Regular Meeting held on June 9, 2009 be approved as presented.

CARRIED UNANIMOUSLY

Delegations**2. Mr. John Wilson and Mr. Kevin Grogan re: Vista Ridge Recreational Association Update**

Mr. Wilson provided an update on the activities of Vista Ridge, which included their short and long terms plans, overview of the lodge expansion plans, and construction timelines.

09-164 Moved by Councillor Rebus that the presentation from John Wilson and Kevin Grogan regarding Vista Ridge Recreational Associates update be accepted as information.

Mr. Wilson and Mr. Grogan responded to questions from Council.

CARRIED UNANIMOUSLY

Other Delegations**Mr. Steve Cook, Resident, re: Parsons Creek Design Brief**

Mr. Cook advised of his concerns in regard to the administrative recommendation that the developer for Parsons Creek (the Government of Alberta) is requesting that in lieu of an Area Structure Plan process, they be permitted to proceed straight to an outline plan process. Proceeding with an outline plan would ostensibly save time and resources. Although there are some members of the community that sit on the Community Development Advisory Board, there have been no public meetings held to engage residents in the design or development of Parsons Creek. Mr. Cook urged Council and Administration to inform the Government of Alberta to pursue the standard Area Structure Plan process, which would entail community engagement.

Ms. Brenda Erskine, Community Advisory Board Representative for Parsons Creek re: Parsons Creek Design Brief

Ms. Erskine advised that the Community Development Advisory Board (Advisory Board) is well represented by members of the community, members such as Mayor Blake, President of UDI-Wood Buffalo, and a former member of the community now with the Oil Sands Secretariat. The mandate of the Advisory Board is to provide policy recommendations to the Minister of Alberta Housing and Urban Affairs regarding the overall development plan for Parsons Creek including land sales, community involvement and the speed of development. Ms. Erskine introduced Mr. Larry Laverty, Alberta Housing and Urban Affairs, who is the project lead for the Parsons Creek project. Ms. Erskine advised that the Advisory Board is supportive of the Parsons Creek Design Brief. All members of the Advisory Board take very seriously the responsibility of ensuring the community is represented, and that there is opportunity for community engagement.

On behalf of the Advisory Board, Ms. Erskine recognized the efforts of the municipal Planning Department, and hopes that Council will support the Parsons Creek Design Brief when it is presented later in the meeting.

Ms. Erskine and Mr. Lavery provided clarification and responded to questions from Council.

Arrival

Councillor Janvier arrived at the meeting at 6:56 p.m.

Ms. Brenda Erskine, Chair, Wood Buffalo Housing and Development Corporation re: Part 9 – Governance Reviews

Ms. Erskine commended Administration for undertaking the governance review. The Wood Buffalo Housing and Development Corporation participated fully in the review and is supportive of its recommendations. Ms. Erskine requested Council consider the recommendations of the governance review as negotiations continue on the operating agreements.

Mr. Jim Rogers, Waterways Resident, re: Consultation Processes

Mr. Rogers expressed his views on consultations that have occurred or are occurring with area residents with regard to development within the Municipality. Mr. Rogers advised he is looking forward to the Alberta Government taking more of a role in the future of Wood Buffalo.

Presentations

3. Mr. Angus Watt, Angus Watt Advisory Group, National Bank Financial, Dr. Michael Percy, University of Alberta School of Business, Mr. Todd Hirsch, ATB Financial re: Economic Briefing

Mr. Watt, Mr. Hirsch and Dr. Percy were in attendance to provide an economic briefing on the Regional Municipality of Wood Buffalo with respect to the effects of the economic slowdown on the region. The Regional Municipality seems to be managing the slowdown better than the rest of Canada, due to oil industry activity.

Recess

A recess occurred from 8:35 p.m. to 9:03 p.m.

4. Mr. Jon Pascoe, Pascoe Management Consulting Inc. re: Part 9 – Governance Reviews

D'arcy Elliott, Deputy Chief Administrative Officer, provided the background information on this matter.

Mr. Pascoe presented an overview of a summary of his findings of the Part 9 Governance Reviews with the Fort McMurray Regional Airport Commission, MacDonald Island Park Corporation, and Wood Buffalo Housing and Development Corporation. Mr. Pascoe's presentation included overall observations, need for increased role clarity, and recommendations to Council.

Mr. Pascoe and the Deputy Chief Administrative Officer provided clarification and responded to questions from Council.

09-165 Moved by Councillor Allen that the presentation from Mr. Jon Pascoe regarding Part 9 Governance Reviews be accepted as information.

CARRIED UNANIMOUSLY

Public Hearings

09-166 Moved by Councillor Meagher that the meeting move into Public Hearings.

CARRIED UNANIMOUSLY

The Public Hearings commenced at 9:23 p.m.

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

A. Opening Statement

Mr. Chris Reddy, Manager, Current Planning; and Mr. Stephen Utz, Planner II, Long Range Planning and Policy

Mr. Utz advised that this application is an amendment of the Land Use Bylaw to allow for the reallocation of total unit densities on three medium density residential (R3) parcels in Stonecreek (Parcel F). The proposed density changes will not result in an increase in total units. The proposed amendment will reduce the maximum developable units on Site 2 from 75 to 64 in order to permit an increase of ten units on Site 3 and a single unit on Site 10. The Planning and Development Department supports the proposed amendment.

B. Written Presentations

There were no written presentations submitted.

C. Verbal Presentations

There were no verbal presentation requests received.

D. Other Verbal Presentations

There were no other verbal presentations.

E. Questions of Council

There were no questions from Council.

F. Closing Statement

There was no closing statement.

- 6. 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

A. Opening Statement

Mr. Chris Reddy, Manager, Current Planning; and Mr. Jamie Doyle, Supervisor, Development Control and Permitting

Mr. Doyle advised that this application proposes to amend the Highway 63/881 Corridor Area Structure Plan and the Land Use Bylaw to change 64.7 hectares of land from Rural District to Business Industrial District. The subject area is located approximately 15 kilometers south of the Fort McMurray Urban Service area, east of Highway 63 and directly south of Highway 881. If approved, this application will provide a wide range of compatible commercial and industrial uses in this area, that are consistent with the general vision of the Area Structure Plan. The Planning and Development Department supports this application.

B. Written Presentations

There were no written presentations submitted.

C. Verbal Presentations

There were no verbal presentation requests received.

D. Other Verbal Presentations

There were no other verbal presentations.

E. Questions of Council

The following information was provided in response to questions from Council:

- If the proposed amendment is not approved, the subject lands will remain designated as Rural District;
- The development being proposed for this area, which is coming forward, is for a loop road with some individual bare land condominium-type lots, a road network, and a storm water management system;
- The proposal is for a “dry” industrial park, with no water, gas, or sanitary sewer services;
- A public meeting was advertised and held;
- The developer for this proposed development is not involved with any other industrial development in the area; and
- A definition of “rural policy area” was provided.

F. Closing Statement

There was no closing statement.

7. Bylaw No. 09/023 – Land Use Bylaw Amendment (Standards for Home Businesses in Sapræ Creek Estates)**A. Opening Statement****Mr. Chris Reddy, Manager, Current Planning; and Mr. William Czaban, Planner I, Current Planning**

Mr. Czaban advised that this application is to change the Land Use Bylaw standards for home businesses in Sapræ Creek Estates from the current Country Residential standard to a more relaxed Hamlet Residential standard. Further information requested by Council at the June 9, 2009 meeting was distributed earlier that explained the differences between Country Residential and Rural Residential standards. The proposed amendment would allow home businesses in Sapræ Creek to park and maintain up to three commercial vehicles on every residential lot, with no vehicle weight restriction. The current standard only permits one commercial vehicle up to a maximum weight of 7000 kilograms. This application was received as a result of enforcement action against commercial vehicles on residential properties within the area. Long Range Planning and Policy Branch has indicated that this proposal does not follow the intent of the current Municipal Development Plan and the Highway 69/Clearwater River Valley Area Structure Plan. The Public Works Department have indicated that, if approved, the amendment would require all of the roads in Sapræ Creek to be rebuilt to accommodate the heavier traffic. The Planning and Development Department does not support this application.

B. Written Presentations

Two written letters were received: one dated June 15, 2009 was received from Mr. Ken Janke, Sapræ Creek resident, and the other dated June 11, 2009 was received from Mr. John Hersey, Sapræ Creek resident. Both letters expressed opposition to the proposed bylaw.

C. Verbal Presentations**Mr. Roger Lauzon, Sapræ Creek Resident**

Mr. Lauzon indicated opposition to the proposed bylaw, and presented video footage of ongoing activities at a residence in Sapræ Creek.

D. Other Verbal Presentations

The following persons were in attendance to indicate their opposition with regard to this matter:

- Jackie Peden, Sapræ Creek Resident – opposed

- Richard Scrimshaw, Saprae Creek Resident – opposed. Mr. Scrimshaw presented two surveys containing the results of households surveyed in Saprae Creek in December 2008 and June 2009 with regard to the proposed land use bylaw change. The surveys were circulated to Council.
- Lisa Lunning, Saprae Creek Resident – opposed
- Carman Varney, Saprae Creek Resident – opposed
- Virginia Medley-Lane, Saprae Creek Resident – opposed. Ms. Medley-Lane presented photos taken of the area, these were circulated to Council.
- Michelle Parady, Saprae Creek resident – opposed
- Riaan VanSchalkwyk, Saprae Creek Resident – opposed
- Jon Alcock, Saprae Creek Resident – opposed, presented correspondence on behalf of Robert and June LeClair, Saprae Creek Residents – opposed
- Vickie McCann, Saprae Creek Resident – opposed
- Sean Reddy, Saprae Creek Resident – opposed

The concerns expressed by Saprae Creek residents in opposition to the proposed Land Use Bylaw amendment were:

- community safety with regard to the size and number of trucks on narrow roads that have non-existent shoulders, many blind curves, and no sight lines;
- noise disturbance from truck backup beepers and the use of high pressure washers;
- heavy trucks are destroying the roads;
- the safety of children, especially during the winter months as there are no sidewalks and few streetlights so children have to stand on the road to wait for school buses. The roads are narrow, have no shoulders, and are icy;
- environmental issues as diesel fuel and oil drain into the ground when trucks are washed;
- effect on quality of life of residents;
- a residential area is not an appropriate setting for heavy vehicles;
- air pollution caused by heavy truck engines running all night during the winter months;
- some believe one commercial vehicle on a property is fine, more than one creates conflict with neighbours; and
- lack of respect between neighbours.

The following persons were in attendance to indicate their support with regard to this matter:

- John Kuebis, Saprae Creek Resident – in support
- Les Borle, Saprae Creek Resident – in support
- Robert Spencer, Saprae Creek Resident – in support

Comments from the residents of Saprae Creek in support of the proposed Land Use Bylaw amendment were:

- issue is lack of respect between neighbors causing conflict;
- empty gravel trucks are not destroying the roads, but rather those trucks hauling materials and delivering equipment and supplies, such as gravel and asphalt, to the residents;
- vehicles speeding in the community are not only the truck operators, but also the residents;

- this matter is before Council to validate the practice that has been ongoing for years, and the fact that Bylaw Services are now enforcing the current standard;
- there are road bans to address heavily loaded vehicles;
- if the proposed bylaw is not approved, it will adversely affect a lot of small businesses operating in Sapræ Creek;
- not asking to have noise allowed in the community, but to allow small business owners to be able to park their vehicles on their properties;
- the gravel trucks being parked at residences are empty;
- children wait for school buses at individual driveways, not on the roads; and
- complaints of the noise is a Noise Bylaw issue, not a truck issue.

E. Questions of Council

The following was provided in response to questions from Council:

- Bylaw enforcement has become more stringent with regard to the current bylaw standard in Sapræ Creek over the past several years. Expectations have changed with regard to surety of property use by property owners in Sapræ Creek;
- clarification was provided regarding the weight and size of a 7000 kg vehicle;
- Mr. Spencer explained the evolution of events that precipitated the need for enforcement in Sapræ Creek;
- Bylaw enforcement occurs in matters of life and safety first, then on a complaints basis. A suggestion was made that there may be a need for Planning and Development and Bylaw Services to strategize a joint process in terms of enforcement issues;
- clarification was provided that the land use of the Hamlet of Anzac is zoned Hamlet Residential, while the land use within Sapræ Creek is zoned as Country Residential; and
- the amendment being considered is to regulate the size of vehicles currently being parked in residential areas within Sapræ Creek.

F. Closing Statement

There was no closing statement.

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

A. Opening Statement

Mr. Chris Reddy, Manager, Current Planning; and Ms. Tracey Tester, Planner III, Current Planning

Ms. Tester advised that this application is to allow Suncor Business Industrial Campus, located at 160 MacKenzie Boulevard, to have student dorms at this location. Under the existing zoning of Business Industrial, this is not a permitted use; so the application is requesting the zoning be changed to Public Service. In addition to the planned student dormitories, future plans include the expansion of academic space. No written or verbal objections were received from other property

owners with regard to the application. The Planning and Development Department supports the application.

B. Written Presentations

There were no written presentations submitted.

C. Verbal Presentations

Steve Cook, Keyano College Representative

Mr. Cook advised, on behalf of Keyano College, of their support for this application.

D. Other Verbal Presentations

Jim Rogers, Waterways Resident

Mr. Rogers commented that it is hoped that consideration be given to the color of the proposed new residence.

E. Questions of Council

Ms. Tester responded that the proposed development is a permitted use under the Public Service land use.

F. Closing Statement

There was no closing statement.

09-167 Moved by Councillor Allen that the Public Hearings be closed.
CARRIED UNANIMOUSLY

The Public Hearings concluded at 10:55 p.m.

Recess

A recess occurred from 10:55 p.m. to 11:14 p.m.

Bylaws

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

09-168 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 second time.

CARRIED UNANIMOUSLY

09-169 Moved by Councillor Germain that Bylaw No. 09/018 be read a third and final time.

CARRIED UNANIMOUSLY

- 10. 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

09-170 Moved by Councillor Allen 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 second time.

CARRIED

For: Blake, Allen, Byron, Clarkson, Flett, Germain, Janvier, Meagher, Rebus, Vyboh

Opposed: Blair

09-171 Moved by Councillor Germain that Bylaw No. 09/021 be read a third and final time.

CARRIED

For: Blake, Allen, Byron, Clarkson, Flett, Germain, Janvier, Meagher, Rebus, Vyboh

Opposed: Blair

09-172 Moved by Councillor Meagher 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 second time.

CARRIED UNANIMOUSLY

09-173 Moved by Councillor Clarkson that Bylaw No. 09/022 be read a third and final time.

CARRIED UNANIMOUSLY

- 11. Bylaw No. 09/023 – Land Use Bylaw Amendment (Standards for Home Businesses in Saprae Creek Estates)**

09-174 Moved by Councillor Janvier that Bylaw No. 09/023, being a Land Use Bylaw Amendment for Saprae Creek Estates, establishing home business standards, be read a second time.

Discussion occurred relative to the concerns expressed by the presenters during the Public Hearing, and it was noted that the original intent of the community of Sapræ Creek was as a family-orientated acreage community.

DEFEATED UNANIMOUSLY

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

09-175 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 second time.

CARRIED UNANIMOUSLY

09-176 Moved by Councillor Allen that Bylaw No. 09/024 be read a third and final time.

CARRIED UNANIMOUSLY

Reports

13. Community Plan on Homelessness and Affordable Housing Funding Allocation

09-177 Moved by Councillor Allen that \$1,097,750 of 2009/2010 funding for the Community Plan on Homelessness and Affordable Housing be allocated as follows:

Association for Community Living (Employment Counselor)	\$ 71,860.00
Fellowship Baptist Church (Housing First Coordinators)	\$ 256,307.00
Fellowship Baptist Church (Extended Hours)	\$ 77,020.00
Fort McMurray HIV/Aids Society (Intensive Case Workers/Database Manager)	\$ 130,850.00
The Salvation Army (Low Income Transit Pass)	\$ 9,666.00
Wood Buffalo Housing and Development Corporation (Capital - Make Up Units)	\$ 44,533.00
Wood Buffalo Housing and Development Corporation (HOMEs Program)	\$ 383,814.00
Wood Buffalo Housing and Development Corporation	\$ 51,200.00
Woods Homes (Capital-Outreach Van)	\$ 72,500.00
Total	\$1,097,750.00

CARRIED UNANIMOUSLY

14. Parsons Creek Design Brief and Outline Plan

09-178 Moved by Councillor Meagher:

- THAT the Parsons Creek Design Brief be approved for use as a guiding document for the future development of the Parsons Creek area; and
- THAT administration be authorized to allow the Developer (the Government of Alberta) to initiate an outline plan process, in lieu of an Area Structure Plan process.

Mr. Dennis Peck, General Manager, Planning and Development; Mr. Jagdev Shahi, Consultant and principle advisor for the Parsons Creek design brief; Mr. Martin Frigo, Planner II, Planning and Development; and Mr. Greg Daly, Supervisor, Rural Division, Long Range Planning Branch, were in attendance.

Mr. Peck provided an overview of this matter, and explained that design briefs are intended to provide what could happen, whereas an area structure plan identifies what is going to happen, with regard to subdivision development. The design brief for Parsons Creek provides a framework to guide the development of this subdivision, which will house approximately 24,000 to 35,000 residents when completed. The subject area is located north of Timberlea, north west of the existing community development of Stonecreek (Parcel F), and is bounded to the east by the Athabasca River and Highway 63.

Exit

Councillor Janvier excused himself from the meeting at 12:50 a.m.

Design briefs enable a municipality to bypass the area structure plan process and proceed straight to the outline plan process, saving time and resources. A Government of Alberta conditional grant agreement has funded the cost of preparing the design brief. The costs associated with an area structure plan, if requested by Council, have not been budgeted for in the 2009 budget. The Government of Alberta, as the developer, will be responsible for the cost of preparing an outline plan.

Mr. Peck continued with his presentation, explaining Administration's rationale for proceeding to the outline plan process, and then provided clarification and responded to questions from Council.

A concern was expressed that Council has not had sufficient time to review and digest the Parsons Creek Design Brief and Outline Plan document. It was discussed whether to defer this item to the next regular Council meeting.

09-179 Moved by Councillor Vyboh that the Parsons Creek Design Brief and Outline Plan be deferred until the July 14, 2009 regular Council meeting.

CARRIED

For: Allen, Blake, Blair, Byron,
Clarkson, Flett, Germain, Rebus,
Vyboh

Opposed: Meagher

15. Resource Officer Position – Father Mercredi High School

09-180 Moved by Councillor Vyboh:

- THAT the Municipality enter into an agreement with Fort McMurray Catholic Schools to provide a School Resource Officer to Father Mercredi High School; and
- THAT the position be funded equally between the Fort McMurray Catholic School Board and the Municipality.

CARRIED UNANIMOUSLY

New and Unfinished Business

09-181 Moved by Councillor Meagher that items 16, 17, and the Mayor’s and Councillors Updates be deferred until the July 14, 2009 regular Council Meeting.

CARRIED

For: Allen, Blake, Blair, Byron,
Clarkson, Flett, Germain, Rebus,
Vyboh

Opposed: Meagher

Notice of Motion - Traffic Lights at Signal Road and Tundra Drive

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

“THAT the Municipality explore the feasibility of installing a traffic signal light to enhance student safety at the corner of Signal Road and Tundra Drive.”

Adjournment

09-182 Moved by Councillor Meagher that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 1:08 a.m.

Mayor

Chief Legislative Officer