

**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 24, 2008, COMMENCING AT 6:00 P.M.**

**Present:** M. Blake, Mayor  
M. Allen, Councillor  
D. Blair, Councillor  
M. Byron, Councillor  
S. Clarkson, Councillor  
S. Flett, Councillor  
S. Germain, Councillor  
P. Meagher, Councillor  
R. Rebus, Councillor  
J. Vyboh, Councillor

**Absent:** G. Janvier, Councillor

**Administration:** K. Greig, Acting Chief Administrative Officer  
S. Motkaluk, Deputy CAO – Operations  
S. Kanzig, Chief Legislative Officer  
A. Rogers, Legislative Officer  
B. Broomfield, Legislative Assistant

**CALL TO ORDER:** Mayor Blake called the meeting to order at 6:05 p.m.

**PRAYER:** The Mayor asked everyone to join her in Prayer.

**AGENDA:** Resolution # 08-163  
MOVED by Councillor Meagher:

- THAT the agenda be amended by deleting Item B under Public Hearings, Public Hearing re: Bylaw No. 08/036 – Gregoire Lake Area Structure Plan Amendment; and
- THAT the agenda be adopted as amended.

CARRIED UNANIMOUSLY

**SWEARING IN OF WARD 2 COUNCILLOR:** Mayor Blake called for the swearing-in of Councillor-Elect Sonny Flett.

**Administration of Oath of Office and Ethical Guidelines of Conduct**  
Mayor Blake administered the Oath of Office and the Ethical Guidelines of Conduct for Elected Local Government Officials to Councillor-Elect Sonny Flett.

**Address by Councillor Flett**

Councillor Flett thanked everyone who supported him in Fort Chipewyan and during the next two years is looking forward to representing all residents of Fort McMurray, Fort Chipewyan, Fort MacKay and Fort Fitzgerald.

**MINUTES:**

**Council Meeting – June 10, 2008**

Resolution # 08-164

MOVED by Councillor Meagher that the Minutes of the Regular Meeting held on June 10, 2008 be approved as presented.

CARRIED UNANIMOUSLY

**DELEGATIONS:**

**Mr. Ross Green re: MacDonald Island Park Ice Surfaces**

Mr. Ross Green was in attendance representing the MacDonald Island Park Board and the MacDonald Island Park Ice Users Group, and to provide a presentation on the fire safety and code compliance problems at MacDonald Island. Mr. Green provided a brief overview of his personal background, and his affiliation with CFT Engineering Inc. His concern is that operation of the ice facilities at MacDonald Island will be closed during this coming winter due to the redevelopment of the facility. He advised that the purpose of his presentation is to demonstrate that there are provisions in the Alberta Building and Fire Code enabling use of the building during construction, to outline a proposed plan, and to outline what they are asking of Council and Administration. He stressed that it is not common practice to close a facility during expansion. He concluded his presentation with a request to Council and Administration to hire CFT Engineering as a life safety consultant to assist the project team, and provided an outline as to how this can be achieved.

**Mr. Terry Dirk, President of Ringette, Fort McMurray Ice Users Group**

Mr. Dirk advised that he is one official representative of the ice users group and on behalf of the group, advised that impact statements would be presented from the minor hockey, figure skating, curling, adult hockey and ringette groups.

**Mr. Francois Gagnon, President of Minor Hockey, Fort McMurray Ice Users Group**

Mr. Gagnon was in attendance to speak in opposition to a proposed closure of the ice facilities at MacDonald Island Park. He advised that a partial or total closure of the MacDonald Island ice facilities would have a significant impact on minor hockey.

**Mr. Kevin Boyer, representing the Noralta Figure Skating Club, Fort McMurray Ice Users Group**

Mr. Boyer was in attendance to speak in opposition to a proposed closure of the ice facilities at MacDonald Island Park. He urged Council to accept the recommendations put forward by the ice users group and MacDonald Island Park to explore the alternatives of the CFT consultant.

**Mr. Jeff Wright, representing the Fort McMurray Curling Club, Fort McMurray Ice Users Group**

Mr. Wright was in attendance to speak in opposition to a proposed closure of the ice facilities at MacDonald Island Park. Mr. Wright urged Council to consider the impact upon the quality of life for residents if a season were to be lost due to a facility closure.

**Dr. Brad McCoy, Dentist and Resident**

Dr. McCoy was in attendance to speak in opposition to a proposed closure of the ice facilities at MacDonald Island Park. Mr. McCoy spoke of the importance of having an available ice facility for the thousands of users who use the facility during the winter months.

**Ms. Suzanne Pinkoski, Fort McMurray Ice Users Group re: MacDonald Island Park Ice Surfaces**

Ms. Pinkoski was in attendance to speak in opposition to a proposed closure of the ice facilities at MacDonald Island Park. She concluded her presentation with a request to Council to revisit this issue.

**Mr. Terry Dirk re: MacDonald Island Park Ice Surfaces**

In closing, Mr. Dirk stated that the Ice Users Group are asking Council for a change in strategy and priority and to consider the proposal put forward by Mr. Ross Green.

Ms. Susan Motkaluk, Deputy Chief Administrative Officer, provided an overview of the MacDonald Island Park progress. Ms. Motkaluk explained that after reviewing the redevelopment plans for the MacDonald Island Park, it was realized that the design plan and construction process was not in line with partial openings. After some research and inspections with the authority having jurisdiction, it was found there were a number of code compliance issues and no strategy in place with respect to partial openings. From the onset of this project, the design did not allow for partial occupancy. At a meeting held on May 6, 2008, Council approved a report that the MacDonald Island Park redevelopment project be completed with phased occupancy, and the Planning and Development department been working diligently toward a comprehensive strategy for phased occupancy during construction. Ms. Motkaluk gave a brief chronology of events that have occurred since the May 6<sup>th</sup> meeting with regard to partial occupancy, which included a facility usage plan as a mitigative measure to address phased occupancy.

Ms. Carol Theberge, General Manager, Community Services, was in attendance and provided the details of an alternative facility usage plan. This plan has been reviewed by both Ms. Motkaluk and Ms. Theberge.

Councillor Vyboh thanked all those who attended the meeting to express their concern about the community, and Mr. Green and the user groups for their presentations. Mr. Green responded to questions from Councillor Vyboh with regard to closure of facilities during construction, and of the proposed construction completion put forward by Mr. Green.

The following motion was presented by Councillor Vyboh: "That the MacDonald Island Park Ice Surface presentations be received as information, and that Administration be directed to explore the CFT group for development of a mitigating plan to deal with code compliances and report back to Council by July 8, 2008."

A discussion ensued during which concerns were raised regarding communication, the estimated cost of construction associated with CFT Engineering's proposal, the safety of ice facility users, and who ultimately determines whether the MacDonald Island Park ice facilities can re-open.

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

Resolution #08-165

MOVED by Councillor Vyboh that the MacDonald Island Park Ice Surface presentations be received as information, and that Administration be directed to explore the CFT group for development of a mitigating plan to deal with code compliances and report back to Council by July 8, 2008.

CARRIED UNANIMOUSLY

**Recess**

A recess occurred from 7:33 p.m. to 7:48 p.m.

**Mr. Tom Weber re: Draper Road**

Mr. Weber came forward to present his concern regarding the present condition of Draper Road. Mr. Weber advised he has lived near Draper Road since 1972, and stated that the road at present is very unsafe. There have been many near misses on the road, there are non-existent shoulders, the road alignment is very poor, power poles are too close to the road, and there have been several roll-overs. Mr. Weber concluded

his presentation with a request that the amount being allotted to address safety issues on the road be increased.

**PUBLIC HEARINGS:**

Resolution # 08-166

MOVED by Councillor Meagher that the meeting move into Public Hearing.

CARRIED UNANIMOUSLY

A public hearing was held from 7:55 p.m. to 8:04 p.m., following which the regular meeting reconvened.

**BYLAWS:**

**Bylaw No. 08/037 – Land Use Bylaw Amendment – Anzac**

The following motion was presented by Councillor Meagher: “That Bylaw No. 08/037, being a Land Use Bylaw Amendment – to add “Dwelling Units above Ground Floor Commercial” on Lots 3-8, Block 16, Plan 832 2978, Lots 9, 15, 17 and 18, Block 17, Plan 832 2978, Lots 16A and 16B, Block 17, Plan 902 3066, Lots 1-4, Block 3, Plan 792 0314 and Lots 1-3 and 5-7, Block 11, Plan 792 0314, as a designation to the list of Discretionary Uses to the HC – Hamlet Commercial District within the Hamlet of Anzac, be read a second time.

A short discussion occurred relative to discretionary uses within the Hamlet Commercial District.

An amendment to the motion was presented by Councillor Rebus: “That the motion be amended by removing Lots 1 – 4, Block 3, Plan 792 0314, and Lots 1 – 3 and 5 – 7, Block 11, Plan 792 0314.”

Discussion occurred relative to the zoning and development of the lots in question, and discretionary versus permitted uses. Ms. Alanna McDonagh, Planner, Planning and Development, was in attendance and provided clarification in response to questions from Council.

Voting then occurred on Councillor Rebus’ motion, which reads as follows:

Resolution #08-168

MOVED by Councillor Rebus that the motion be amended by removing Lots 1 – 4, Block 3, Plan 792 0314, and Lots 1 – 3 and 5 – 7, Block 11, Plan 792 0314.

DEFEATED

For: Byron, Flett, Meagher, Rebus,  
Vyboh

Opposed: Allen, Blair, Blake, Clarkson,

Germain

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

Resolution #08-169

MOVED by Councillor Meagher that Bylaw No. 08/037, being a Land Use Bylaw Amendment – to add “Dwelling Units above Ground Floor Commercial” on Lots 3-8, Block 16, Plan 832 2978, Lots 9, 15, 17 and 18, Block 17, Plan 832 2978, Lots 16A and 16B, Block 17, Plan 902 3066, Lots 1-4, Block 3, Plan 792 0314 and Lots 1-3 and 5-7, Block 11, Plan 792 0314, as a designation to the list of Discretionary Uses to the HC – Hamlet Commercial District within the Hamlet of Anzac, be read a second time.

CARRIED

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

Opposed: Rebus

Resolution #08-170

Moved by Councillor Meagher that Bylaw No. 08/037 be read a third and final time.

CARRIED

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

Opposed: Rebus

**Bylaw No. 08/034 – Debenture Borrowing Bylaw – Regional  
Emergency Services Mobile Fire Training Tower and Vehicle**

Resolution #08-171

MOVED by Councillor Allen that Bylaw No. 08/034, being a debenture borrowing bylaw for the Mobile Fire Training Tower and Vehicle, be read a first time.

CARRIED UNANIMOUSLY

**Bylaw No. 08/042 - Gregoire Lake Area Structure Plan Amendment**

Resolution #08-172

MOVED by Councillor Meagher that Bylaw No. 08/042, being an amendment to the Gregoire Lake Area Structure Plan, be read a first time

and a public hearing be scheduled to take place on July 8, 2008.  
CARRIED UNANIMOUSLY

**REPORTS:**

**Capital Budget Amendment - Draper Road Rehabilitation**

The following motion was presented by Councillor Rebus:

- “THAT Administration be authorized to undertake improvements on Draper Road; and
- THAT the 2008 Capital Budget be amended as identified in Attachment 1 – Capital Budget Amendment Request – Draper Road Rehabilitation, dated June 24, 2008.”

Mr. Darcy Elder, Manager, Infrastructure Division, and Mr. Wes Holodniuk, General Manager, Public Works, were in attendance to answer questions from Council and provide clarification. The condition of Draper Road has deteriorated as a result of the large numbers of heavy truck traffic hauling fill and construction material into areas that are being subdivided or developed. Concern was expressed that the repairs would only be carried out on a 300 meter section of the road at this time, and that the amount of \$594,000 budgeted for this repair is not sufficient.

Discussion ensued relative to the costs involved and the type of repairs that would be required to repair the deteriorating condition of Draper Road to an acceptable road standard. Mr. Elder noted that his department has been proactive in pursuing developers and haulers responsible for the heavy traffic to apply for route permits to enable more manageability of the hauling activity into and out of the area. Mr. Elder indicated his department would look into shrubbing along Draper Road.

Resolution #08-173

MOVED by Councillor Blair that Attachment 1 – Capital Budget Amendment Request – Draper Road Rehabilitation, dated June 24, 2008 be amended to increase the amount of the cost of repairs for the Draper Road Rehabilitation from \$594,000 to \$1.2 million to bring the condition of the road to an acceptable road standard.

CARRIED UNANIMOUSLY

Voting then occurred on Councillor Rebus’ motion, as amended, which reads as follows:

Resolution #08-174

MOVED by Councillor Rebus:

- THAT Administration be authorized to undertake improvements on Draper Road; and

- THAT the 2008 Capital Budget be amended as identified in Attachment 1 – Capital Budget Amendment Request – Draper Road Rehabilitation, dated June 24, 2008 (as amended).

CARRIED UNANIMOUSLY

### **Capital Budget Amendment and Tender Award of Mackenzie Industrial Park Pumphouse and Reservoir**

#### Resolution #08-175

MOVED by Councillor Vyboh:

- THAT the 2008 Capital Budget be amended as identified in Attachment 1 – Capital Budget Amendment Request – Mackenzie Industrial Park Pumphouse and Reservoir Upgrade, dated June 24, 2008;
- THAT the 2008 Capital Budget be amended as identified in Attachment 2 – Capital Budget Amendment Request – Beacon Hill Pumphouse Upgrade, dated June 24, 2008;
- THAT the 2008 Capital Budget be amended as identified in Attachment 3 – Capital Budget Amendment Request – King Street Booster Station Replacement, dated June 24, 2008; and
- THAT Tender No. QU2045 for the Mackenzie Industrial Park Pumphouse and Reservoir be awarded to Bird Construction Company in the amount of \$17,955,000 (plus GST).

Mr. Salem Abushawashi, General Manager, Engineering Department, was in attendance and responded to questions from Council.

CARRIED UNANIMOUSLY

### **Ward Boundary Amendment – Saline Creek**

#### Resolution #08-176

MOVED by Councillor Meagher:

- that the Government of Alberta be requested to amend Order in Council 817/94 to reflect new ward boundaries for the urban service area, as identified in Bylaw No. 07/027;
- that the Government of Alberta be requested to amend Order in Council 105/99 by:
  - deleting Section 6.1(3), which reads: “A ward boundary bylaw is not valid unless 2 or more of the councillors representing the Rural Service Area vote for the bylaw.”; and
  - adding the following as Section 6.1(7): “A change in ward boundary will also constitute a corresponding change in the urban and rural service area boundary.”



Ms. Audrey Rogers, Legislative Officer, was in attendance to provide clarification and responded to questions from Council.

CARRIED UNANIMOUSLY

**Council Expense Summary – January 1-March 31, 2008**

Resolution #08-177

MOVED by Councillor Clarkson that the Council Expense Summary for the period January 1, 2008-March 31, 2008 be received as information.

CARRIED UNANIMOUSLY

**NEW BUSINESS:**

None scheduled.

**COUNCIL UPDATES:**

**Reporting of Councillors on Boards and Committees**

Councillor Germain reported on the following:

- MacDonald Island Park Board Meeting

Councillor Meagher reported on the following:

- Communities In Bloom
- Kananaskis Relay for Life Run

Councillor Rebus reported on the following:

- Saprae Creek Recycling Centre Ribbon Cutting

Councillor Vyboh reported on the following:

- Provincial Announcement on Land Development

**Mayor's Update**

Mayor Blake reported on the following:

- Salvation Army Farewells
- New Canadian Citizens Ceremony
- Provincial Announcement on Land Development
- School Graduations
- Treaty Day in Fort MacKay

**ADJOURNMENT:**

Resolution # 08-178

MOVED by Councillor Meagher that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:33 p.m.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING  
TUESDAY, JUNE 24, 2008

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MAYOR

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CHIEF LEGISLATIVE OFFICER

**MINUTES OF A PUBLIC HEARING OF THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO HELD IN THE COUNCIL CHAMBERS AT THE MUNICIPAL OFFICES IN FORT McMURRAY, ON TUESDAY, JUNE 24, 2008.**

**Present:** M. Blake, Mayor  
M. Allen, Councillor  
D. Blair, Councillor  
M. Byron, Councillor  
S. Clarkson, Councillor  
S. Flett, Councillor  
S. Germain, Councillor  
P. Meagher, Councillor  
R. Rebus, Councillor  
J. Vyboh, Councillor

**Absent:** G. Janvier, Councillor

**Administration:** K. Greig, Acting Chief Administrative Officer  
S. Motkaluk, Deputy CAO – Operations  
S. Kanzig, Chief Legislative Officer  
A. Rogers, Legislative Officer  
B. Broomfield, Legislative Assistant

**CALL TO ORDER**

Mayor Blake called the Public Hearing to order at 7:55 p.m.

**PUBLIC HEARING RE: BYLAW NO. 08/031 – PARTIAL CLOSURE OF ROAD PLAN 5076 LZ, FORT CHIPWYAN**

**A. Opening Statement**

**Mr. Dennis Peck, General Manager, Planning and Development**

Mr. Peck advised that the item before Council is to address a legal road right-of-way underneath what will be a public arena in Fort Chipewyan. Council approval of the road closure bylaw is required in order to proceed with the Archie Simpson Arena development process.

**B. Written Presentations**

There were no written presentations

**C. Verbal Presentations**

No verbal presentation requests were received.

**D. Other Verbal Presentations (Time Permitting and with Consent of Council)**

There were no requests to address Council.

**E. Questions of Council**

There were no questions from Council.

**F. Closing Statement**

There was no closing statement.

**PUBLIC HEARING RE: BYLAW NO. 08/037 – LAND USE BYLAW AMENDMENT – ANZAC**

**A. Opening Statement**

**Mr. Dennis Peck, Manager, Planning and Development**

Mr. Peck advised that this item is a proposal to allow a text amendment to the bylaw to allow dwelling units above ground floor commercial as a discretionary use in all Hamlet Commercial Districts in Anzac. The Planning and Development Department is in support of this amendment. The intent of the proposed amendment is to designate land to provide additional housing to accommodate Anzac's commercial and residential growth. With the proposed population increase, servicing capacity becomes a concern. As a discretionary use, there is a requirement that a development permit be advertised, and those who do not support the development have the right to submit an appeal to the Subdivision and Development Appeal Board.

**B. Written Presentations**

There were no written presentations

**C. Verbal Presentations**

No verbal presentation requests were received.

**D. Other Verbal Presentations (Time Permitting and with Consent of Council)**

There were no requests to address Council.

**E. Questions of Council**

In response to questions from Council, clarification was provided with respect to discretionary uses, and regarding the Anzac Area Structure Plan.

**F. Closing Statement**

Mr. Peck noted that, in reviewing the developer's proposal, it was important to look at this item from a community-wide perspective for all properties that have this designation within the Hamlet of Anzac.

**CLOSURE OF PUBLIC HEARINGS**

Resolution # 08-167

MOVED by Councillor Meagher that the public hearings be closed.

CARRIED UNANIMOUSLY

The public hearing closed at 8:04 p.m.

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MAYOR

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CHIEF LEGISLATIVE OFFICER