

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 26, 2007, COMMENCING AT 6:00 P.M.

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

CALL TO ORDER: Mayor Blake called the meeting to order at 6:04 p.m.

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

AGENDA: Resolution # 07-263
MOVED by Councillor Carbery:
▪ THAT the agenda be amended by deleting Reports - Item F – AUMA Resolution – Oil Sands Development, and Bylaws - Item B – Bylaw No. 07/056 - Amendment to MacDonald Island Redevelopment Steering Committee Bylaw; and
▪ THAT the agenda be adopted as amended.
CARRIED UNANIMOUSLY

MINUTES: **Council Meeting – June 12, 2007**

Resolution # 07-264
MOVED by Councillor Vyboh that the Minutes of the Regular Meeting held on June 12, 2007 be approved as presented.
CARRIED UNANIMOUSLY

Public Hearing – June 12, 2007

Resolution # 07-265

MOVED by Councillor Clarkson that the Minutes of the Public Hearing held on June 12, 2007 be approved as presented.

CARRIED UNANIMOUSLY

DELEGATIONS:

Mr. Gary Shantz, resident, addressed Council with regard to the proposed Saline Creek Plateau Area Structure Plan. He noted that when the previous public hearing was held, Rotary had requested two minor changes which had not been incorporated into the document presented to Council this evening. Specifically, the two changes related to having the athletic park and multiplex included as part of the golf course, and to have the arterial road right-of-way moved from the middle to the west of the golf course so that it wouldn't bisect and isolate the area. Mr. Shantz indicated that applying to amend the bylaw once it has been passed would be costly and time-consuming for the Rotary Club, and asked that the proposed Area Structure Plan be modified to reflect the two requests.

Mayor Blake indicated that the public hearing is scheduled to be heard on July 10th, and that Mr. Shantz should present his concerns, either verbally or in writing, through that duly legislated process.

PUBLIC HEARINGS:

None Scheduled.

COUNCIL UPDATES:

Reporting of Councillors on Boards and Committees

Councillor Carbery reported on the following:

- Oil Sands Multi-Stakeholder Committee
- Resource Development Review Committee
- Meeting with Satellite Airport Commission

Councillor Vyboh reported on the following:

- FCM Annual Convention
- Al Hancock Mount Everest Expedition
- Opening of Syncrude Timberlea Athletic Park

Mayor's Update

Mayor Blake reported on the following:

- Appearance on "The Verdict"
- Visitors to Region from Netherlands and Sweden

- Project Playhouse 2007 Fundraising Event
- 2010 Alberta Winter Games Committee Visit
- World Refugee Day
- National Aboriginal Day
- Fort MacKay Treaty Days
- Fire Hall Open House and Pancake Breakfast
- 1st Annual Mayor & Council Walk/Run
- Introduction of Sarah Fox, Fort McMurray Today Reporter

REGRETS

Mayor Blake extended regrets on behalf of those Council members who were unable to attend this evening's meeting.

Mayor Blake then provided the following report on behalf of Councillor Meagher:

- Wood Buffalo Sports Hall of Fame Recognition Night

REPORTS:

Appointment to Library Board

Resolution # 07-266

MOVED by Councillor Vyboh that Mr. Kevin Thornton be appointed to the Library Board for the duration of the existing term which expires December 31, 2008.

CARRIED UNANIMOUSLY

Community Plan on Homelessness & Affordable Housing – Outreach Initiative Pilot Project Funding

Resolution # 07-267

MOVED by Councillor Clarkson that \$455,000.00 funding for the Community Plan on Homelessness - Outreach Pilot Project Funding be allocated as follows:

- Centre of Hope\$400,000.00
- Justin Slade Foundation.....\$55,000.00

CARRIED UNANIMOUSLY

Minimization of Plastic Bags

Resolution # 07-268

MOVED by Councillor Vyboh that the administrative report, dated June 26, 2007, be accepted as information.

The Superintendent, Infrastructure Division advised that approximately 50 million plastic bags are disposed of at the regional landfill site annually. The Solid Waste Master Plan will not deal directly with this issue, but will offer guiding information and direction as to the most effective means of dealing with plastics and plastic waste. Mr. Elder also noted that the success of any program to eliminate or reduce the use of plastic bags is contingent on the consumer buying into the program, as well as retailers.

CARRIED UNANIMOUSLY

School Zone Traffic Control

Resolution # 07-269

MOVED by Councillor Clarkson that the Transportation Association of Canada (TAC) Standards be followed until the University of Calgary report is presented to Council.

It was noted that Council had previously enacted school zone time changes to accurately reflect what's happening for students in the community. Several Councillors have been contacted by one school in particular that has been quite vocal about what they see as a dangerous situation in the community. It was questioned as to whether the TAC standards are minimum guidelines to follow, or if the Municipality should be doing something more. It was also noted that the Municipality has established a precedent by installing rumble strips in front of the Fort McMurray Composite High School several years ago.

The Superintendent of Infrastructure advised that the report from the University of Calgary would likely be completed by the end of December 2007. Safety is based upon a "triple E" approach, meaning engineering, education and enforcement. Mr. Elder indicated that administration is fully aware of the traffic problems and has had discussions with school administration and parent councils. He noted that, in some instances, approximately 90% of the traffic is generated from within the school itself, therefore, education plays a very important role in the process.

The Chief Administrative Officer noted that the TAC standards are based on a body of knowledge developed over time. If the Municipality chooses not to adhere to the TAC standards, then an independent study is needed to support that action, regardless of whether the lesser or more stringent standard is applied. The

University of Calgary study will assist in the Municipality in determining what, if any, action is warranted, and is a requirement if administration is to make recommendations to Council. It was noted that there would be some incidental costs incurred for the study, but would not be as high as if a full-blown engineering study was undertaken.

CARRIED

For: Blake, Carbery, Clarkson, Flett,
Rebus

Opposed: Slade, Vyboh

Parcel F Subdivision (Stone Creek)

Resolution # 07-270

MOVED by Councillor Carbery that the application to subdivide stage 1 of Parcel "F", located on the south side of Confederation Drive to the northeast of the Lakewood subdivision be approved as the use of the land for the proposed subdivision is consistent with the Municipal Development Plan and Timberlea Area Structure Plan, the land will be adequately serviced, and the land is suitable for the intended use, subject to the following conditions:

1. Any and all easements required by the Municipality or any franchise utility as a result of this development shall be provided by the developer at no cost to the Municipality or any franchise utility and shall be registered on title by Utility Right-of-Way Plan;
2. All existing caveats registered on the title will need to be carried forward onto the newly created titles;
3. The Developer shall enter into a development agreement with the Regional Municipality of Wood Buffalo in a form suitable to the Municipality for the construction of Municipal Infrastructure that may include but not limited to the construction of roads and underground services;
4. If it should be necessary, as a result of this subdivision, to install, lower, alter or relocate any Municipal or franchise utilities such modification shall be to the standard of the Municipality or franchise utility and all cost shall be borne by the Developer; and
5. A Restrictive Covenant restricting on street parking shall be registered Lot 2, Block 7.

In response to questions, Mr. Ed Salmon, Manager of Land Services, advised that the proposed subdivision does meet infrastructure

guidelines, however, the area, once fully developed, will fill the capacity for that area. Mr. Salmon explained that once Parcel "F" is completed, there will be a need for new or expanded infrastructure to service any further development.

CARRIED UNANIMOUSLY

BYLAWS:

Bylaw No. 07/044 - Debenture Borrowing Bylaw Amendment – Southeast Regional Water Supply Line

Resolution # 07-271

MOVED by Councillor Vyboh that Bylaw No. 07/044, being an amendment to Bylaw No. 03/053 for the Southeast Regional Water Supply Line, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-272

MOVED by Councillor Clarkson that Bylaw No. 07/044 be read a third and final time.

CARRIED UNANIMOUSLY

Bylaw No. 07/057 – Procedure Bylaw Amendment

Resolution # 07-273

MOVED by Councillor Rebus that Bylaw No. 07/057, being a bylaw to amend Procedure Bylaw No. 06/020 be read a first time.

CARRIED UNANIMOUSLY

Resolution # 07-274

MOVED by Councillor Vyboh that Bylaw No. 07/057 be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-275

MOVED by Councillor Slade that Bylaw No. 07/057 be considered for third reading.

CARRIED UNANIMOUSLY

Resolution # 07-276

MOVED by Councillor Clarkson that Bylaw No. 07/057 be read a third and final time.

CARRIED UNANIMOUSLY

Bylaw No. 07/046 - Timberlea Area Structure Plan Amendment – Part of Lot 1, Block 17, Plan 052 3653

Resolution # 07-277

MOVED by Councillor Slade:

- THAT Bylaw No. 07/046, being a bylaw to amend the Timberlea Area Structure Plan, be read a first time; and
- THAT a Public Hearing be scheduled to take place on July 10, 2007.

CARRIED UNANIMOUSLY

Bylaw No. 07/047 – Land Use Bylaw Amendment - Part of Lot 1, Block 17, Plan 052 3653

Resolution # 07-278

MOVED by Councillor Carbery:

- THAT Bylaw No. 07/047, being a bylaw to amend the Land Use Bylaw be read a first time; and
- THAT a Public Hearing be scheduled to take place on July 10, 2007.

CARRIED UNANIMOUSLY

Highway 63/881 Corridor Area Structure Plan

- **Bylaw No. 07/049 - Municipal Development Plan Amendment**
- **Bylaw No. 07/050 - Highway 63/881 Corridor Area Structure Plan**
- **Bylaw No. 07/051 - Hamlet of Anzac Area Structure Plan Amendment**

Resolution # 07-279

MOVED by Councillor Clarkson:

- THAT Bylaw No. 07/049, being a Municipal Development Plan Amendment, be read a first time;
- THAT Bylaw No. 07/050, being the Highway 63/881 Corridor Area Structure Plan, be read a first time;
- THAT Bylaw No. 07/051, being a Hamlet of Anzac Area Structure Plan Amendment, be read a first time;
- THAT a public hearing be scheduled to take place on July 10, 2007.

CARRIED UNANIMOUSLY

Bylaw No. 07/053 – Municipal Development Plan Amendment - Part of Lot 3, Block 1, Plan 042 1905 (Eco-Industrial Park)

Resolution # 07-280

MOVED by Councillor Vyboh:

- THAT Bylaw No. 07/053, being a Municipal Development Plan Amendment - Part of Lot 3, Block 1, Plan 042 1905, be read a first time; and
- THAT a public hearing be scheduled to take place on July 10, 2007.

CARRIED UNANIMOUSLY

Bylaw No. 07/054 - Highway 63 North Area Structure Plan Amendment - Part of Lot 3, Block 1, Plan 042 1905 (Eco-Industrial Park)

Resolution # 07-281

MOVED by Councillor Clarkson:

- THAT Bylaw No. 07/054, being an amendment to the Highway 63 North Area Structure Plan, be read a first time; and
- THAT a public hearing be scheduled to take place on July 10, 2007.

CARRIED UNANIMOUSLY

Bylaw No. 07/055 - Land Use Bylaw Amendment - Part of Lot 3, Block 1, Plan 042 1905 (Eco-Industrial Park)

Resolution # 07-282

MOVED by Councillor Vyboh:

- THAT Bylaw No. 07/055, being a Land Use Bylaw Amendment - Part of Lot 3, Block 1, Plan 042 1905 (Eco-Industrial Park), be read a first time; and
- THAT a public hearing be scheduled to take place on July 10, 2007.

CARRIED UNANIMOUSLY

Bylaw No. 07/058 – Saline Creek Plateau Area Structure Plan

Resolution # 07-283

MOVED by Councillor Carbery:

- THAT Bylaw No. 07/058, being the Saline Creek Plateau Area Structure Plan, be read a first time; and

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
TUESDAY, JUNE 26, 2007

- THAT a public hearing be scheduled to take place on July 10, 2007.

CARRIED UNANIMOUSLY

NEW BUSINESS:

None scheduled.

ADJOURNMENT:

Resolution # 07-284

MOVED by Councillor Vyboh that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:20 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER