

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 28, 2005, COMMENCING AT 6:00 P.M.

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

CALL TO ORDER

The Mayor called the meeting to order at 6:01 p.m. and noted that Councillors Chadi and Wiltzen were not available for this evening.

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.

MOVED by Councillor Meagher:

1. THAT the Agenda be amended by removing the current pages 126/127, 129/130, 135 and 140; and replacing them with the revised pages 126/127, 129/130, 135 and 140; and,
2. THAT the Agenda be adopted as amended

CARRIED UNANIMOUSLY

3. PRESENTATIONS

A. MS. PAULINE PHIBBS, CENTENNIAL AMBASSADOR FOR 2005 WOOD BUFFALO – ALBERTA CENTENNIAL

05/157

Ms. Phibbs came forward and provided information to Council on what has occurred since her appointment as Centennial Ambassador for the Regional Municipality of Wood Buffalo. One initiative that has been discussed is building an honor wall in the lower town site, recognizing the RCMP, fire fighters and construction workers which have made the community what it is today. The Alberta Labour Council has expressed an interest in this specific initiative

The Melody Singers Club, from Edmonton were present and performed accapello the first verse of the Alberta 100 anniversary song which will be performed on the long weekend in September. The Singers presented a gift to Mayor and Council.

Ms. Phibbs then listed the various groups which have been instrumental in developing the centennial celebrations. As the Province celebrates its centennial, the Municipality is celebrating its 10th Anniversary. The Municipality has been chosen to be part of the provincial celebrations. Ms. Phibbs then introduced Mr. Craig Trachuk, who will now speak relative to the Provincial Centennial Celebrations.

B. MR. CRAIG TRACHUK, AQUILLO PRODUCTIONS RE: PROVINCIAL CENTENNIAL CELEBRATIONS

05/158

Mr. Trachuk came forward and made his presentation to Council relative to the September Centennial Celebration and how the Municipality will be involved. He mentioned the time capsule event which will be in Fort McMurray in August during the interPlay fair. He listed the highlights of the celebrations which include time capsule awareness campaign, parade and family festival at the Legislature, multi-location broadcast, mobile jumbotrons, 9-city fireworks finale, CF-18 flypast, fireworks from space, local community involvement, etc.

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He mentioned that 95% of Albertans will see all the fireworks throughout the Province. The theme of the celebration is “Celebrate the Past – Envision the Future”. Mr. Trachuk noted his enthusiasm in working with the local groups to make the celebrations work.

C. BUSINESS ARISING OUT OF PRESENTATIONS
05/159

MOVED by Councillor Clarkson that the presentations, made by Ms. Pauline Phibbs and Mr. Craig Trachuk, regarding the Centennial Celebrations be accepted as information.

CARRIED UNANIMOUSLY

Ms. Phibbs was commended on her work as ambassador for the Municipality.

4. MINUTES OF PREVIOUS MEETINGS

A. REGULAR MEETING – JUNE 14, 2005

The Minutes of the Regular Council Meeting held on June 14, 2005 were submitted for consideration.

MOVED by Councillor Meagher that the Minutes of the Regular Council Meeting held on June 14, 2005 be approved as presented.

CARRIED UNANIMOUSLY

4-B. PUBLIC HEARING – JUNE 14, 2005

The Minutes of the Public Hearing held on June 14, 2005 were submitted for consideration.

MOVED by Deputy Mayor Vyboh that the Minutes of the Public Hearing held on June 14, 2005 be approved as presented.

CARRIED UNANIMOUSLY

4-C. BUSINESS ARISING OUT OF MINUTES

There was no business arising out of the Minutes.

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5. PUBLIC HEARINGS

MOVED by Councillor Meagher that the Regular Meeting move into the Public Hearing at 6:20 p.m.

CARRIED UNANIMOUSLY

RECONVENE

The regular meeting reconvened at 7:30 p.m.

6. UPDATES

**A. REPORTING OF COUNCILLORS ON VARIOUS BOARDS/COMMITTEES
(COUNCILLORS CARBERY, CHADI, CLARKSON, GERMAIN AND REBUS)**

Councillor Carbery reported on the following:

- Meeting with major oil companies relative to development of airports

Councillor Clarkson reported on the following:

- Meeting with Minister Evans regarding health care
- Meeting with Minister of Justice where Mr. Jacques was appointed as Judge
- BBQ with Wood Buffalo Housing & Development Corporation
- Community Identification Committee meeting
- Meeting relative to Special Constables Program

Councillor Germain reported on the following:

- Suggested that Councillors take an opportunity during the upcoming Provincial MLA tour to speak of the various challenges the Municipality is facing

Councillor Rebus reported on the following:

- Planning & Development Standing Committee meeting
- Community Services Standing Committee meeting
- Draper Residents Society
- Designation of the Clearwater as a Heritage River
- Staff BBQ at the Borealis Park
- Fire Department Breakfast held for Muscular Dystrophy
- Anzac Volunteer Fire Fighter Appreciation ceremony
- Mayor and Council Picnic
- Lunch regarding Parent Link (Anzac Little League Play School and the Hub building a partnership)

6-B. MAYOR'S UPDATE

Mayor Blake reported on the following:

- Meeting with Western Economic Diversification Group
- Northern Mayor Caucus
- Mayor and Council Picnic
- Round Table on Immigration
- Meeting with Minister Iris Evans
- First Regional Celebration of Aboriginal Days
- Parent Link – Early Intervention opportunity – Hub Centre
- Lunch with Royal Bank representatives for Western Region

NEW CHIEF ADMINISTRATIVE OFFICER

Mayor Blake announced that Mr. Bill Newell has accepted the position of Chief Administrative Officer and will be starting with the Municipality in August.

RECESS

A break occurred at 7:51 and the meeting reconvened at 8:08 p.m.

7. REPORTS

7-A. AGENDA BILL # 05-112 – COLLECTIVE BARGAINING IAFF RATIFICATION 05/160

Reference was made to Agenda Bill #05-112, being the Report dated June 28, 2005 and prepared by Jeff Carlisle, Fire Department and Arlene Guest, Human Resources, regarding Collective Bargaining IAFF Ratification.

MOVED by Councillor Meagher that the Memorandum of Understanding signed with the Fort McMurray Fire Fighters Association, Local 2494 (IAFF) on June 20, 2005, be ratified by Council.

CARRIED UNANIMOUSLY

7-B. AGENDA BILL # 05-113 – FORT McMURRAY FIRST UNITED CHURCH REQUEST FOR FORGIVENESS OF THE 2005 LOCAL IMPROVEMENT TAX LEVY 05/161

Reference was made to Agenda Bill #05-113, being Report dated May 31, 2005 and prepared by Marcel Ulliach, Corporate Services, regarding the Fort McMurray First United Church Request for Forgiveness

of the 2005 Local Improvement Tax Levy.

MOVED by Councillor Slade:

1. That Council defers the collection of the Fort McMurray First United Church's 2005 Local Improvement Tax in the amount of \$6,036.12 to be collected in equal instalments in the following 18 years of the 20-year term.
2. That Council cancels the associated annual accrued interest charges over the life of the local improvement in the total amount of \$4,141.94.

CARRIED UNANIMOUSLY

7-C. AGENDA BILL # 05-114 – RCMP FACILITY CONSTRUCTION PROJECT
05/162

Reference was made to Agenda Bill #05-114, being Report No. PD-071-2005 dated June 22, 2005 and prepared by Stephen Clarke, Planning and Development and Inspector P. Clark, RCMP, regarding RCMP Facility Construction Project.

MOVED by Councillor Clarkson:

1. THAT the recommendations of the project team as outlined in the Fort McMurray RCMP Facility Alternate Sites June 15, 2005 report and presentation prepared by the SCI/SKCB Project Team be accepted as information;
2. THAT Option 1b (Fort McMurray RCMP Facility Alternate Sites Review, June 15, 2005), being the primary location in Timberlea with a secondary facility comprised of remodelled existing space and partial demolition of Library space to accommodate a new cell block be approved; and
3. THAT the \$30 million facility, including financing through the Alberta Municipal Infrastructure Program in the amount of \$29.5 million and \$500,000 pre-draw debenture, for the construction project as indicated as the Timberlea and Downtown Satellite in the Jubilee Centre be approved.

The following issues/concerns were raised:

- Proposed relocation of Library to MacDonald Island and the need to look at traffic impacts.

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- The Municipality needs to look at the big picture in terms of space allocation and start using a multi-use facility concept.
- The proposed cost in comparison to facilities being developed in other communities.

CARRIED

For: Blake, Carbery, Clarkson, Flett,
Meagher, Rebus, Vyboh

Opposed: Germain, Slade

7-D. **AGENDA BILL #05-116 – C. A. KNIGHT RECREATION CENTRE MULTI-USE DEVELOPMENT – CONSTRUCTION MANAGEMENT SERVICES TENDER AWARD**
05/163

Reference was made to Agenda Bill #05-116, being Report dated June 22, 2005 and prepared by Stephen Clarke, Community Services, regarding C. A. Knight Recreation Centre Multi-Use Development – Construction Management Services Tender Award.

MOVED by Councillor Meagher that tender number QU1628 – MacDonald Island Redevelopment be awarded to Stuart Olson, in the amount of \$622,595.00 plus G.S.T.

CARRIED UNANIMOUSLY

7-E. **AGENDA BILL # 05-115 – C.A. KNIGHT RECREATION CENTRE MULTI-USE DEVELOPMENT DESIGN TENDER AWARD**
05/164

Reference was made to Agenda Bill #05-115, being Report dated June 22, 2005 and prepared by Stephen Clarke, Community Services, regarding C. A. Knight Recreation Centre Multi-Use Development Design Tender Award.

MOVED by Councillor Slade:

1. THAT tender number QU1629 – MacDonald Island Redevelopment be awarded to Barr Ryder Architects and Planners, in the amount of \$1,250,120.00 plus G.S.T.
2. THAT the MacDonald Island Redevelopment Steering Committee completes the conceptual facility program, time schedule, capital costs, and schematic design for Council consideration and approval.
3. THAT a communication plan be developed to reflect the

new proposed development at MacDonald Island Park.

CARRIED UNANIMOUSLY

**7-E. AGENDA BILL #05-117 – CAPITAL BUDGET AMENDMENT: SAPRAE CREEK
MAINTENANCE BUILDING**
05/165

Reference was made to Agenda Bill #05-117, being Report dated May 30, 2005 and prepared by Carole Bouchard, Community Services, regarding Capital Budget Amendment: Saprae Creek Maintenance Building.

MOVED by Councillor Rebus that the 2005 Capital Budget be amended to include the maintenance/storage building project, that the Saprae Creek Residents Society plans to have constructed by August 31, 2005, as an asset worth approximately \$50,000. The Saprae Creek Residents Society will provide total capital and operating funding for this project.

CARRIED UNANIMOUSLY

**7-G. AGENDA BILL #05-118 – 2005 CAPITAL BUDGET ADDITION: JANVIER PLAN
STRUCTURE**
05/166

Reference was made to Agenda Bill #05-118, being Report dated June 20, 2005 and prepared by Carole Bouchard, Community Services, regarding 2005 Capital Budget Addition: Janvier Plan Structure.

MOVED by Councillor Meagher that the 2005 Capital Budget identify the Janvier play structure to be constructed in 2005 at a total cost of \$150,000 with \$75,000 from CIP, \$25,000 Council Community Enhancement Initiative and \$50,000 for land and gifts in kind. The placement of the play structure on Northlands property is subject to written confirmation from Northlands.

CARRIED UNANIMOUSLY

7-H. AGENDA BILL #05-119 – BLUEBERRY FESTIVAL 2005 – REQUEST FOR SUPPORT
05/167

Reference was made to Agenda Bill #05-110, being Report dated June 6, 2005 and prepared by Carole Bouchard, Community Services, regarding Blueberry Festival 2005 – Request for Support.

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MOVED by Councillor Clarkson:

1. THAT the previously scheduled fireworks display along the Athabasca River on September 2, 2005 be re-scheduled to take place at MacDonald Island Recreation Park on September 1, 2005. The Provincial Government of Alberta in commemoration of Alberta's Centennial will fund this fireworks display.
2. THAT the \$10,000.00 previously approved from the Joint Initiatives Program for fireworks be re-allocated to support a one-time presentation of our region's diverse cultural community through song, dance and drama in commemoration of the Regional Municipality of Wood Buffalo's Ten Year Anniversary and Alberta's Centennial on September 1, 2005.

CARRIED UNANIMOUSLY

7-I. AGENDA BILL #05-120 – LITTLE LEAGUE OPERATING AGREEMENT
05/168

Reference was made to Agenda Bill #05-120, being Report dated June 10, 2005 and prepared by Carole Bouchard, Community Services, regarding Little League Operating Agreement.

MOVED by Councillor Meagher that the Operating Agreement, with the Fort McMurray Little League for seven (7) ball diamonds, in the amount of \$11,650 annually, be approved for a term of three years commencing April 1, 2005 and ending March 31, 2007.

CARRIED UNANIMOUSLY

7-J. AGENDA BILL #05-121 – APPOINTMENT OF DEVELOPMENT OFFICER
05/169

Reference was made to Agenda Bill #05-121, being Report No. PL-055-2005 dated May 19, 2005 and prepared by Stephen Clarke, Planning & Development, regarding Appointment of Development Officer.

MOVED by Councillor Meagher that Mr. Ken Melanson be appointed as a Development Officer for the Regional Municipality of Wood Buffalo.

CARRIED UNANIMOUSLY

7-K. AGENDA BILL #05-122 – DEVELOPMENT PERMIT APPLICATION LOT 1, BLOCK 1, PLAN 892 2128 AND PARTS OF RIVER LOTS 23 & 24, FORT McMURRAY SETTLEMENT (LONGBOAT LANDING)
05/170

Reference was made to Agenda Bill #05-122, being Report No. PD-053-2005, dated June 13, 2005 and prepared by Stephen Clarke, Planning and Development, regarding Development Permit Application Lot 1, Block 1, Plan 892 2128 and Parts of River Lots 23 & 24, Fort McMurray Settlement (Longboat Landing).

Mr. Doug Churchill was present to speak to the proposed development. A number of questions were raised specifically in terms of traffic impacts. It was confirmed that the proposed road alignment is part of the lower town site transportation plan which Council approved earlier this year.

MOVED by Councillor Carbery that Development Permit 2005-0387 be approved subject to the conditions attached as Attachment 4.

CARRIED

For: Blake, Carbery, Clarkson, Flett,
Germain, Meagher, Rebus, Slade

Opposed: Vyboh

7-L. AGENDA BILL #05-123 – DEVELOPMENT PERMIT APPLICATION DIVERSIFIED TRANSPORT BUS WASH & DETAIL CENTRE (SE6-90-9-W4M)
05/171

Reference was made to Agenda Bill #05-123, being Report No. PD-063-2005 dated June 14, 2005 and prepared by Stephen Clarke, Planning & Development, regarding Development Permit Application Diversified Transport Bus Wash & Detail Centre (SE6-90-9-W4M).

MOVED by Councillor Meagher that Development Permit Application 2005-0457 be approved subject to the conditions attached in Attachment 2.

CARRIED UNANIMOUSLY

7-M. AGENDA BILL #05-124 – SUBDIVISION APPROVAL TO CREATE PLAN OF CONDOMINIUM (4 HAINEAULT STREET)
05/172

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Reference was made to Agenda Bill #05-124, being Report No. PD-064-2005, dated June 9, 2005 and prepared by Stephen Clarke, Planning and Development, regarding Subdivision Approval to Create Plan of Condominium (4 Haineault Street).

MOVED by Councillor Clarkson that the application for a plan of condominium of the Clearwater Hotel on Lots 7, 8 and 9, Block 10, Plan 3635 NY be approved subject to the conditions outlined in Attachment 4 for the following reasons:

- The land is suitable for an Apartment Hotel;
- The land is serviced with municipal water and sewer services;
- With the removal of the surface parking stall units, the subdivision will comply with Part 17 of the Municipal Government Act; and
- With the removal of Units 1, 2, 20, 304 and 305 the development will comply with the development permit and Land Use Bylaw under which the development was approved.

CARRIED

For: Blake, Carbery, Clarkson, Flett,
 Germain, Meagher, Rebus, Vyboh
 Opposed: Slade

7-N. AGENDA BILL #05-125 – 2005 ACCELERATED ROADWAY REHABILITATION PROGRAM
 05/173

Reference was made to Agenda Bill #05-125, being Report No. ID05-18, dated June 14, 2005 and prepared by Darcy Elder, Operations and Maintenance, regarding 2005 Accelerated Roadway Rehabilitation Program.

MOVED by Councillor Carbery:

1. THAT pending Alberta Transportation approval, an additional \$1,500,000 be dedicated in 2005 for the Alberta Transportation Basic Capital Grant.
2. THAT \$500,000 (25% funding) be allocated from the Capital Infrastructure Reserve
3. THAT Administration proceed, using Option No. 1, to complete the projects.

4. THAT a Pavement Rehabilitation Strategy be developed for a ten (10) year period.

CARRIED UNANIMOUSLY

7-O. AGENDA BILL #05-126 – 2005 STAFFING LEVEL BUSINESS CASE – OPERATIONS AND MAINTENANCE DEPARTMENT – 16 NEW POSITIONS
05/174

Reference was made to Agenda Bill #05-126, being Report No. OM05-14, dated June 2, 2005 and prepared by Wes Holodniuk, Operations and Maintenance, regarding 2005 Staffing Level Business Case – Operations and Maintenance Department – 16 New Positions.

MOVED by Councillor Meagher:

1. THAT the staffing increase of 16 positions be approved in 2005, for the Operations and Maintenance Department, for a total cost of \$524,475.00.
2. THAT \$145,543.00 2004 Carry Forward Funds be allocated for the 15 positions.
3. THAT the remaining funds for additional positions be accommodated in the 2005 Operations and Maintenance Operating Budget; if Operations and Maintenance cannot absorb the entire amount, the Corporate Operating Surplus is to cover the shortfall.

CARRIED UNANIMOUSLY

7-P. AGENDA BILL #05-127 – ROAD REHABILITATION STRATEGY
05/175

Reference was made to Agenda Bill #05-127, being Report No. ID05-19, dated June 15, 2005 and prepared by Darcy Elder, Operations and Maintenance, regarding 2005 Pavement Rehabilitation 10 Year Strategy Program.

MOVED by Councillor Slade:

1. THAT Council support this Pavement Rehabilitation 10-Year Strategy Program.

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2. THAT the Regional Municipality of Wood Buffalo standard for asphalt road quality be approved at "Road Quality Index of 6.0".
3. THAT funds in the amount of \$5,000.00 be incorporated into the Capital Budget and Financial Plan for the next ten year, to be funded firstly by external grants and secondly by municipal funds such as debentures or reserves.

CARRIED UNANIMOUSLY

8. BYLAWS

8-A. BYLAW NO. 05/021 – BOYS AND GIRLS CLUB BRIDGING LOAN (AGENDA BILL # 05-100)
 05/176

Reference was made to Agenda Bill # 05-100, being Report dated May 9, 2005 and prepared by Carole Bouchard, Community Services, regarding Boys and Girls Club Request for a Bridging Loan.

Bylaw No. 05/021, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE A BRIDGING LOAN TO THE FORT McMURRAY BOYS AND GIRLS CLUB, was submitted to receive second and third readings.

MOVED by Councillor Meagher that Bylaw No. 05/021 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Deputy Mayor Vyboh that Bylaw No. 05/021 be given third and final reading.

CARRIED UNANIMOUSLY

EXIT

Councillor Germain declared conflict of interest with the upcoming item and left the meeting at 9:34 p.m.

8-B. BYLAW NO. 05/023 – LAND USE BYLAW AMENDMENT TO ACCOMMODATE RESIDENCY IN CAMPGROUNDS (AGENDA BILL # 05-106)
 05/177

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Reference was made to Agenda Bill # 05-106, being Report No. PD-051-2005 dated May 18, 2005 and prepared by Stephen Clarke, Planning and Development, regarding 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 FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO was presented to receive second and third readings.

MOVED by Councillor Meagher that Bylaw No. 05/023 be given second reading.

This matter was discussed at length based on the information received during the Public Hearing held earlier this evening. The following issues were raised by Council members:

- Additional consultation with property owners as well as facility operators is required;
- Council needs to meet with Administration to provide direction; and
- The matter should come back to council in the fall.

MOVED by Councillor Slade that this matter be referred back to Administration for further deliberations and be brought back to Council on or before December 13, 2005.

CARRIED UNANIMOUSLY

RETURN AND EXIT

Councillor Germain returned to the meeting at 9:50 p.m., at which time Councillor Meagher excused himself from the balance of the meeting.

8-C. BYLAW NO. 05/024 - LAND USE BYLAW AMENDMENT – LOT 24, BLOCK 55, PLAN 772 0076 (108 CORNWALL DRIVE) (AGENDA BILL # 05-107) 05/178

Reference was made to Agenda Bill # 05-107, being Report No. PD-050-2005, dated May 17, 2005, and prepared by Stephen Clarke, Planning and Development, regarding 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 OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive second and third readings.

MOVED by Deputy Mayor Vyboh that Bylaw No. 05/024 be given second reading.

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The following comments/issues/questions were raised by Council Members:

- Not sufficient information available relative to the plans for this development
- Give an opportunity to the applicant to identify what is being planned for the area and determine if the residents would be more receptive to what is being proposed
- Traffic count is required from the applicant
- Residents are not clear on what type of facility is to be built
- Determine what are the parking requirements for the proposed use
- Applicant should also consult with the Fire Department to see how traffic flow would impact their access and egress from Fire Hall #3.

MOVED by Councillor Slade that this matter be referred back to Administration to work further with the applicant on this matter.

CARRIED

For: Blake, Carbery, Flett, Germain,
 Rebus, Slade, Vyboh

Opposed: Clarkson

8-D. BYLAW NO. 05/025 – LAND USE BY LAW AMENDMENT – LOT 2, BLOCK 15, PLAN 032 5184 AND LOT A, BLOCK 1, PALN 022 1118 (MILLENNIUM VILLAGE) (AGENDA BILL # 05-108)
 05/179

Reference was made to Agenda Bill # 05-108, being Report No. PD-035-2005, dated May 13, 2005 and prepared by Stephen Clarke, Planning and Development, regarding 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. 00/059 BEING THE LAND USE BYLAW FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive second and third readings.

MOVED by Deputy Mayor Vyboh that Bylaw No. 05/025 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Slade that Bylaw No. 05/025 be given third and final reading.

CARRIED UNANIMOUSLY

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**8-E. BYLAW NO. 05/026 – TIMBERLEA AREA STRUCTURE PLAN AMENDMENT
NORTH CENTRAL TIMBERLEA (AGENDA BILL # 05-109)
05/180**

Reference was made to Agenda Bill # 05-109, being Report No. PD-045-2005, dated May 10, 2005, and prepared by Stephen Clarke, Planning and Development, regarding 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 second and third readings.

MOVED by Councillor Rebus that Bylaw No. 05/026 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Deputy Mayor Vyboh that Bylaw No. 05/026 be given third and final reading.

CARRIED UNANIMOUSLY

**8-F. BYLAW NO. 05/027 – LAND USE BYLAW AMENDMENT – NORTH CENTRAL
TIMBERLEA (AGENDA BILL # 05-110)
05/181**

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 second and third readings.

MOVED by Councillor Slade that Bylaw No. 05/027 be amended by removing “RMH-1 Modified Manufactured Home District” from Section 1 of the Bylaw.

CARRIED

For: Blake, Carbery, Clarkson, Flett,
Rebus, Slade, Vyboh
Opposed: Germain

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MOVED by Councillor Carbery that Bylaw No. 05/027 be given second reading as amended.

CARRIED

For: Blake, Carbery, Clarkson, Flett,
Rebus, Slade, Vyboh

Opposed: Germain

MOVED by Deputy Mayor Vyboh that Bylaw No. 05/027 be given third and final reading as amended.

CARRIED

For: Blake, Carbery, Clarkson, Flett,
Rebus, Slade, Vyboh

Opposed: Germain

EXIT

Councillor Carbery excused himself from the following item and left the meeting at 10:12 p.m.

**8-G. BYLAW NO. 05/029 – CLOSURE OF UNDEVELOPED ROAD ALLOWANCES FOR
CNRL LEASE (AGENDA BILL # 05-128)**
05/182

Reference was made to Agenda Bill # 05-128, being Report No. PD-072-2005, dated June 14, 2005 and prepared by Stephen Clarke, Planning and Development, regarding Closure of Undeveloped Road Allowances for CNRL Lease.

Bylaw No. 05/029, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF CLOSING AND CREATING TITLE TO UNDEVELOPED GOVERNMENT ROAD ALLOWANCES IN ACCORDANCE WITH SECTION 22 OF THE MUNICIPAL GOVERNMENT ACT, CHAPTER M26.1 REVISED STATUTES OF ALBERTA 2000, AS AMENDED, was presented to receive first reading.

MOVED by Councillor Rebus that Bylaw No. 05/029 be given first reading and a Public Hearing scheduled for July 12, 2005.

CARRIED UNANIMOUSLY

**8-H. BYLAW NO. 05/030 – AMENDMENT TO SAPRAE CREEK AREA STRUCTURE PLAN
– LOTS 1 AND 2, BLOCK 1, PLAN 032 5670 (AGENDA BILL # 05-129)**
05/183

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Reference was made to Agenda Bill # 05-129, being Report No. PD-059-2005, dated June 14, 2005, and prepared by Stephen Clarke, Planning and Development, regarding Amendment to Saprae Creek Area Structure Plan – Lots 1 and 2, Block 1, Plan 032 5670 (Saprae Creek).

Bylaw No. 05/030, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND MINISTERIAL ORDER NUMBER FM 19-94 BEING THE SAPRAE CREEK AREA STRUCTURE PLAN, was presented to receive first reading.

MOVED by Councillor Rebus that Bylaw No. 05/030 be given first reading and a Public Hearing scheduled on July 12, 2005.

CARRIED UNANIMOUSLY

RETURN

Councillor Carbery returned to the meeting at 10:13 p.m.

8-I. BYLAW NO. 05/031 – AMENDMENT TO LAND USE BYLAW – LOTS 1 AND 2, BLOCK 1, PLAN 032 5670 (SAPRAE CREEK) (AGENDA BILL # 05-130)
05/184

Reference was made to Agenda Bill # 05-130, being Report No. PD-060-2005, dated June 13, 2005 and prepared by Stephen Clarke, Planning and Development, regarding Amendment to Land Use Bylaw – Lots 1 and 2, Block 1, Plan 032 5670.

Bylaw No. 05/031, 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. 05/031 be given first reading and a Public Hearing scheduled on July 12, 2005.

CARRIED UNANIMOUSLY

9. NOTICE OF MOTION

A. COUNCILLOR SHELDON GERMAIN RE: DOWNTOWN REVITALIZATION PROGRAM
05/185

Reference was made to correspondence received from the Chief Legislative Officer, dated June 23, 2005, regarding Notice of Motion re: Downtown Revitalization Program.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, JUNE 28, 2005

The proposed motion originally presented was 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 Town site Area Redevelopment Plan.

The matter was discussed and the Acting Regional Manager indicated that Administration is currently working on a report which would address this matter. The following motion was then put forward:

MOVED by Councillor Germain that Administration develop and implement a storefront improvement program for the north and south sides of Franklin Avenue, Biggs Avenue and MacDonald Avenue between Hardin and Morrison Streets in partnership with the Fort McMurray BRZ and affected property owners by:

- Preparing detailed design guidelines for building materials and colours, signing, canopies and awnings in keeping with celebrating the Lower Town site historic rivers as reflected in the ARP; and
- Promote and implement the program with affected property owners. (In many cases technical and design assistance is provided; grants or a “revolving” loan fund established to encourage property owners to participate in the program either by the municipality or local BRZ or in partnership.)

CARRIED UNANIMOUSLY

10. NEW AND UNFINISHED BUSINESS

A. AGENDA BILL #05-131 – APPOINTMENTS TO BOARDS & COMMITTEES
05/186

Reference was made to Agenda Bill #05-131, being Report dated June 17, 2005 and presented by the Selection Committee, Regional Council, regarding appointments to Boards & Committees.

MOVED by Deputy Mayor Vyboh that the following appointment to Boards & Committees be approved:

- Wood Buffalo Housing & Development Corporation – Ms. Ravi Natt, commencing immediately & terminating March 31, 2007.

CARRIED UNANIMOUSLY

11. ADJOURNMENT

MOVED by Deputy Mayor Vyboh that the meeting adjourn at
10:34 p.m.

CARRIED UNANIMOUSLY

MAYOR

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 28, 2005.

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

1. CALL TO ORDER

The Mayor called the Public Hearing to order at 6:20 p.m.

A. PUBLIC HEARING RE: BYLAW NO. 05/023 – LAND USE BYLAW AMENDMENT TO ACCOMMODATE RESIDENCY IN CAMPGROUNDS (AGENDA BILL #05-106)

05/187

2-A. OPENING STATEMENT

MS. BETH SANDERS, REGIONAL MUNICIPALITY OF WOOD BUFFALO, PLANNING AND DEVELOPMENT

Ms. Sanders indicated the Bylaw put forward is creating a new land use for camping facilities. This will deal with seasonal recreational and recreational facilities as well as year round residency.

3-A. WRITTEN PRESENTATIONS

Written Presentations were received from the following, all in opposition to the bylaw:

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- L. Frank Kennedy
- Mrs. J. Coninx
- David Swiderski
- Penny Walton
- Randy and Marlene Dyck
- Barry Bilau
- Mrs. Cecile Trottier
- Daniel Fluet
- Tino and Cheryl Cassins
- Roger Deets, President R. Deets Welding Co.
- Peter Wood, Field Office Manager, O. J. Pipelines
- Clayton Schmidt, Branch Manager, Northern Crane Service
- William Fox
- Judy Galloway, T. Galloway & Son Trucking Ltd.
- Wayne and Laura Romans
- Cory McFadden & Christiane Dextrase
- Form Letter from Concerned Campground users signed by 37 individuals

4-A. ORAL PRESENTATIONS

STEVE JARVIS, REPRESENTING CENTENNIAL CAMPGROUND - Opposing

- They have been advised that the bylaw revisions would not impact their operation, but he is concerned that should improvements or further development be required, this would not be the case.
- Concerned that the entire process has been frustrating and stressful for owners and customers.
- Provided history on events since they purchased Centennial campground.
- During the consultation process, the report assumed there were issues rather than confirming that there were issues.
- There is a requirement for contract workers to be able to stay in campgrounds during jobs.

RON FORSCHNER - Opposing

- Has been a permanent RV resident in the Tower Road Campground for 3 years and has not seen a safety issue in that time.
- Excellent services provided, i.e. no shortage of potable water, daily garbage disposal, park cleaned by staff daily.
- In terms of economics, residents contribute financially to the community, i.e. purchasing of goods, RV accessories, vehicles.
- Cost of housing and land are not affordable by all people.
- The people chose to live in RV on a permanent basis; the Municipality should consider expanding parks.
- The workers are required to work in this town but there is no place for them to live.

ANNE EMOND – Opposing

- As Canadian, people are free to make choices and they chose to live in a RV.

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- Living in RVs allows families to stay together and as long as it does not cause anybody harm, there should be no problem with it.
- Living in a campground makes for better neighbours, taking care of and looking after each other.
- This is no different than living in apartment buildings.

MARY LOU FURSUTH – Opposing

- Outlined personal tragedy which resulted in family member selling home in Edmonton and buying a recreation vehicle. This allowed him to work in Fort McMurray, and having space to enable parents to live with him.

DALLAS GREENWOOD – Opposing

- Not in attendance

GORD SPROULE – Opposing

- Not in attendance

GORD FUNNELL – Opposing

- People need a place to stay in order to work up here.
- RV users need a place to go.

DAN LEMKE, ON BEHALF OF ROTARY PARK CAMPGROUND – Opposing

- Concern with consultation process – they provided input and raised questions at the public meeting, but nothing further was received from Planning and Development other than the notice of this Public Hearing.
- Concern with bylaw amendments dealing with numerous issues which are not necessarily issues, i.e. propane tanks, quality of life issues, children in campgrounds. The only time they have children is during summer months, none in the winter. No concerns have been raised relative to propane tanks.
- Concern that the proposed bylaw impacts on the way campgrounds can operate. Question raised that if the bylaw is implemented, what happens to existing parks and future developments, i.e. if they decide to build new facilities, are they subject to this new bylaw or does the entire campground need to be upgraded?

5-A. OTHER PRESENTATIONS, TIME PERMITTING, WITH APPROVAL OF COUNCIL

There were no other presentations.

6-A. CLOSING STATEMENT

Ms. Sanders came forward and indicated that the proposed bylaw will accommodate some residency in winter months provided that necessary services are in place. In terms of enforcement, existing campgrounds will need to meet their permit conditions. The rules will change when something further is done, i.e. if existing campgrounds want to add year round residency.

**B. PUBLIC HEARING RE: BYLAW NO. 05/024 – LAND USE BYLAW
AMENDMENT – LOT 24, BLOCK 55, PLAN 772 0076 (108 CORNWALL DRIVE)
(AGENDA BILL #05-107)
05/188**

2-B. OPENING STATEMENT

MR. ROD HANSEN, SELECT HOMES

Mr. Hansen explained his company has applied for the rezoning as they do not intent to use the land for church purposes. The location of the land does not lend itself to be turned into a single family residence either. The previous land owner has no objection to the proposed rezoning and there are no residences adjacent to the site.

RETURN

Councillor Germain returned to the meeting at 6:56 p.m.

Mr. Hansen indicated that Planning and Development did not support this application based on not having the correct information. The intent is to develop a professional building which will enhance the area more than a single family residence. He noted it would not be economically feasible to build a new residence on the site. Mr. Hansen referenced a letter he distributed to the residents in the area, to ensure they understand what is being planned.

Mr. Hansen asked Council to consider approving the rezoning application before them.

3-B. WRITTEN PRESENTATIONS

There were no written presentations.

4-B. ORAL PRESENTATIONS

HAROLD PARSONS – Opposing

Mr. Parsons offered the following:

- Concerned with increased traffic at the intersection.
- Concerned with safety specifically in terms of the children having to cross the boulevard going to school.
- In reference to the applicant's letter suggesting that if the property was to be developed as single family residence, there is great potential that the property could become a real eyesore – there are bylaws in place which would deal with that possibility.
- Concerned with someone thinking we need more space for doctors when they are leaving town faster than they can be replaced.

DERMOT NASH – Opposing

Mr. Nash offered the following:

- Concerned with traffic impacts at the intersection and specifically with the children walking to school crossing the boulevard.
- Concerned with Fire Department access/egress for emergency vehicles.
- Concerned about potential impact on property value.
- Concerned that the letter received from applicant was intimidating.

DARSHAN DHILLON – Opposing

Mr. Dhillon offered the following:

- List of people (82 names) also opposing the proposed rezoning.
- Concerned about safety is the main issue – children walking to school will be more at risk.
- Concerned with increased traffic congestion.
- This particular area already has enough commercial development.
- The green space was to serve as a noise barrier, so putting a commercial development next to it would defeat that purpose.
- Agrees with Planning and Development personnel in not supporting the application.

DENNIS GLENNON – Supporting

On behalf of the Baptist Church, Mr. Glennon offered the following:

- History of the Church.
- Support the rezoning as it will not be developed as a liquor store, an arcade or a strip mall, but as a professional building.
- Spoke in support of Mr. Hansen's character as a developer in the Municipality for the last 30 years.

TRACY McKINNON – Opposing

Ms. McKinnon offered the following:

- Concerned for the fire hall access/egress for emergency vehicles.
- Once a professional building is built, does it mean the rest of the berm will be developed as well? When does it stop?
- Concerned with pedestrian traffic.
- What the area needs is green space, not development.

5-B. OTHER PRESENTATIONS, TIME PERMITTING, WITH APPROVAL OF COUNCIL

There were no other presentations.

6-B. CLOSING STATEMENT

Mr. Hansen reiterated his belief that a professional building would work better on this site than a single family residence. He concluded with noting his belief that traffic would not increase.

- C. PUBLIC HEARING RE: BYLAW NO. 05/025 – LAND USE BYLAW AMENDMENT – LOT 2, BLOCK 5, PLAN 032 5184 AND LOT A, BLOCK 1, PLAN 022 1118 (MILLENIUM VILLAGE) (AGENDA BILL #05-108)**
 05/189

2-C. OPENING STATEMENT

LORETTA RICHTER, COMMUNITY PLANNER, THE FOCUS CORPORATION LTD.

On behalf of the Wood Buffalo Housing and Development Corporation, Ms. Richter, indicated the proposal is to rezone the area in question from UE – Urban Expansion to R2-1 – Multi-Density Residential in order to provide affordable housing. Public Consultation was used to develop the design, by utilizing/determining the needs of the community through design charettes.

They started with the community and finding out the community needs through proactive consultation. The development translates into affordable housing with open space and social interaction being provided by putting in the park and community centre. This re-structure would allow for a stage of the development to move ahead this year.

3-C. WRITTEN PRESENTATIONS

There were no presentations received.

4-C. ORAL PRESENTATIONS

There were no requests for oral presentations received.

5-C. OTHER PRESENTATIONS, TIME PERMITTING, WITH APPROVAL OF COUNCIL

There were no other presentations.

6-C. CLOSING STATEMENT

There was no closing statement.

- D. PUBLIC HEARING RE: BYLAW NO. 05/026 – TIMBERLEA AREA STRUCTURE PLAN AMENDMENT – NORTH CENTRAL TIMBERLEA (AGENDA BILL #05-109) AND BYLAW NO. 05/027 – LAND USE BYLAW AMENDMENT – NORTH CENTRAL TIMBERLEA (AGENDA BILL #05-110)**
 05/190

2-D. OPENING STATEMENT

CATHRYN CHOPKO-BECK, ASSOCIATE, IBI GROUP

Ms. Chopko-Beck outlined the proposed changes to the Timberlea Area Structure Plan which have resulted following detailed planning for the area, such as:

- Increasing allowable density for low density single family housing;
- Reconfiguration of road access to the North Parson's Creek growth area;
- Increasing allowable density for manufactured homes, but decreasing the number of manufactured home units;
- Addition of medium density apartments; and
- Open space network being planned in more detail, to create large parks and connecting walking trails.

Ms. Chopko-Beck indicated that public consultation has occurred and positive comments have been received on the proposal. The main concern raised was relative to the timing of the development. The question being - when will lots be available on the market? The other concern was that the lots be available and affordable as soon as possible.

3-D. WRITTEN PRESENTATIONS

There were no written presentations.

4-D. ORAL PRESENTATIONS

There were no requests for oral presentations received.

5-D. OTHER PRESENTATIONS, TIME PERMITTING, WITH APPROVAL OF COUNCIL

There were no other presentations.

6-D. CLOSING STATEMENT

There was no closing statement.

7. ADJOURNMENT

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

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER