

**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, JULY 10, 2007, COMMENCING AT 6:00 P.M.**

**PRESENT:**

MAYOR	M. BLAKE
COUNCILLORS	J. CHADI S. CLARKSON L. FLETT P. MEAGHER 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. CARBERY L. WILTZEN

**CALL TO ORDER:** Mayor Blake called the meeting to order at 6:07 p.m.

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

**AGENDA:** Resolution # 07-285  
MOVED by Councillor Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

**MINUTES:** **Council Meeting – June 26, 2007**

Resolution # 07-286  
MOVED by Councillor Vyboh that the Minutes of the Regular Meeting held on June 26, 2007 be approved as presented.

CARRIED UNANIMOUSLY

**DELEGATIONS:**

**Mr. John Stelter, KPMG re: 2006 Audited Consolidated Financial Statements**

Mr. John Stelter advised that as a result of KPMG's audit, he is able to provide an unqualified opinion on the Municipality's consolidated financial statements for the year ended December 31, 2006. The statements include the Regional Municipality of Wood Buffalo, Fort McMurray Public Library and the three Part IX Corporations. As required by professional standards, Mr. Stelter confirmed that KPMG is independent with respect to the Regional Municipality of Wood Buffalo and its activities in 2006.

The financial statements reflect continued growth, with financial assets at the end of 2006 being valued at \$319 Million. The Municipality's long-term debt continues to increase, however, the organization is still within the debt limit established by the Municipal Government Act. Current capital plans have committed a significant amount of the Municipality's remaining borrowing ability. From an operating perspective, revenues increased by approximately 27% over 2005, however, this was offset by a similar increase in the level of expenses. The excess of revenue over expenditures was transferred to the Municipality's various reserve accounts.

Mr. Stelter concluded by noting that the Municipality's challenges remain the same as in previous years, and include continuing to manage significant growth, maintaining staffing resources to deal with that growth while continuing to providing services, and continuing to monitor and manage the activities of its subsidiaries.

Resolution # 07-287

MOVED by Councillor Meagher that the audited consolidated financial statements of the Regional Municipality of Wood Buffalo for the year ended December 31, 2006 be approved.

CARRIED UNANIMOUSLY

**Mr. Rod McDonald, Future Forward Chair, and Ms. Lonny Gabinet, Director, Gabinet & Associates re: Future Forward: Fort McMurray 2030**

Mr. Rod McDonald was in attendance to provide a brief overview of the Future Forward initiative, and introduced Ms. Lonny Gabinet, the consultant who worked with the Steering Committee in developing the final report. Ms. Gabinet advised that the Future Forward 2030 report boils down to three key messages. The Future Forward vision belongs to the community and charts a new course over the next 25 years; it

should be taken seriously. A solid, well-sourced community secretariat should be developed, called the Future Forward Partnership, to play out the community's vision over the next 25 years. Lastly, the efforts of the many volunteers, citizens and stakeholders who dared to dream, worked hard and collaborated to determine Fort McMurray's future should be celebrated.

Ms. Gabinet asked that Council send a powerful signal to the community and to Future Forward stakeholders by enthusiastically approving their work and accepting the responsibility to help them create a desired future. Ms. Gabinet suggested that the upcoming Blueberry Festival would be an optimal place to begin the celebration.

Resolution # 07-288

MOVED by Councillor Clarkson:

- THAT Council approve and adopt *Future Forward 2030: The Vision*
- THAT administration be directed to launch the municipal-community partnership and begin implementing in corporate strategic and business plans the relevant goals of *Future Forward 2030: The Vision*.

In response to questions from Council, Ms. Gabinet clarified that the Future Forward process involved in excess of 8500 hours of participation from citizens and stakeholders. Each of the various workshops and forums had approximately 300 people in attendance.

It was also clarified that Future Forward represents a broad community vision, not just a municipal perspective. The Municipality will work with partners in both the public and private sectors to ensure that they have access to all the recommendations contained in the final report. While it is unknown if another committee will be created, the Municipality will ensure that recommendations are built into its future plans.

CARRIED UNANIMOUSLY

**Chief Vern Janvier, Chipewyan Prairie First Nation re: Water Treatment Plant Service Charges**

Chief Janvier was in attendance to request cancellation of the penalties levied on an outstanding operational debt for the Janvier Water Treatment Plant. Chief Janvier advised that the Chipewyan Prairie First Nation (CPFN) is working diligently to get the community in financial shape to operate and move forward with some of the exciting

opportunities happening in the area. To achieve this, he requested that the accumulated interest charges, in the amount of \$68,230 be cancelled, and noted that the remaining principal of \$149,937 will then be paid to the Municipality by Indian and Northern Affairs Canada. Chief Janvier also indicated that he had read the report prepared by administration and supported the recommendations.

**ARRIVAL**

Councillor Chadi joined the meeting at 6:50 p.m.

Resolution # 07-289

MOVED by Councillor Meagher that the Regional Municipality of Wood Buffalo forgive the interest penalty incurred by Chipewyan Prairie First Nation to July 10, 2007 of \$68,230.16, subject to the Chipewyan Prairie First Nation paying the outstanding principal amount by September 1, 2007, and entering into a new service agreement for the future operation of the water treatment plant in Janvier by January 1, 2008 that provides for:

- a) Recourse for future non-payment; and
- b) Chipewyan Prairie First Nation to direct Indian and Northern Affairs to issue payments for all invoices from the Municipality to Chipewyan Prairie First Nation, under the agreement, jointly to the Chipewyan Prairie First Nation and the Regional Municipality of Wood Buffalo, or similar mechanism which achieves the same result.

CARRIED UNANIMOUSLY

**Mr. Dave Kirschner re: Northern Alberta Development Council**

Mr. Kirschner advised that he is one of the newly appointed members of the Northern Alberta Development Council and wished to present himself as a resource to Council and to the region. He provided an overview of the role of the NADC, noting that he has taken on three committees, being Sustainable Resources Development, Health & Wellness, and Transportation & Infrastructure. Mr. Kirschner then invited Council to liaise with him, as the NADC representative, on a regular basis to bridge the gap between municipal and provincial governments and to work collectively to resolve the region's issues.

Resolution # 07-290

MOVED by Councillor Vyboh that the presentation from Mr. Dave Kirschner be received as information.

Mayor Blake advised that the Chief Administrative Officer would act as Council's liaison with Mr. Kirschner for all matters pertaining to his role as the NADC representative for this region.

CARRIED UNANIMOUSLY

**PUBLIC HEARINGS:**

Resolution # 07-291

MOVED by Councillor Meagher that the meeting move into public hearing.

CARRIED UNANIMOUSLY

Public hearings were held from 7:06 p.m. to 10:51 p.m., following which the regular meeting reconvened. A brief recess was held from 10:51 p.m. to 11:08 p.m.

**COUNCIL UPDATES:**

**Reporting of Councillors on Boards and Committees**

Councillor Meagher reported on the following:

- Communities In Bloom Committee Judge's Tour

**Mayor's Update**

Mayor Blake reported on the following:

- Keyano College Graduation
- Canada Day Celebrations

**BYLAWS:**

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

Bylaw No. 07/046, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND TIMBERLEA AREA STRUCTURE PLAN BYLAW NO. 01/020, was presented to receive second and third readings. A public hearing was held earlier in the evening.

Resolution # 07-292

MOVED by Councillor Meagher that Bylaw No. 07/046, being a bylaw to amend the Timberlea Area Structure Plan, be read a second time.

Concern was expressed with respect to the loss of Municipal Reserve, and it was noted that this would not benefit the community. It was also noted that the loss of Municipal Reserve to create seven lots is financially not the best alternative for the Municipality. The Manager, Current Planning noted that the development will be on hold if the

amendments do not proceed, and recommended that Council consider proceeding without the seven lots in question.

DEFEATED

For: Blake

Opposed: Chadi, Clarkson, Flett,  
Meagher, Rebus, Slade,  
Vyboh

**Bylaw No. 07/047 – Land Use Bylaw Amendment - Part of Lot 1, Block 17, Plan 052 3653 (Timberlea North Central)**

Bylaw No. 07/047, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059, was presented to receive second and third readings. A public hearing was held earlier in the evening.

It was noted that Bylaw No. 07/047 would not receive any further consideration, as Bylaw No. 07/046 had been defeated.

**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**

Bylaw Nos. 07/049, 07/050 and 07/051, BEING BYLAWS OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 00/005, ADOPT THE HIGHWAY 63/881 CORRIDOR AREA STRUCTURE PLAN, AND AMEND HAMLET OF ANZAC AREA STRUCTURE PLAN BYLAW NO. 02/060, respectively, were presented to receive second and third readings. A public hearing was held earlier in the evening.

The following motion was presented by Councillor Meagher: “THAT Bylaw No. 07/049, being a Municipal Development Plan Amendment, be read a second time.”

Concern was expressed that some individuals may have been misled or did not understand what was being proposed in the Area Structure Plan. Concern was also expressed with respect to a potential change that will take away the rights of property owners to develop their land.

Resolution # 07-293

MOVED by Councillor Rebus that Bylaw No. 07/049 be referred to Administration for the purpose of identifying alternate lands outside the Highway 63/881 corridor or to find an alternate means of addressing the issues raised by the presenters during the public hearing.

The Manager, Strategic Planning advised that administration will deal with each of the properties on a case by case basis. It was requested that administration also enter into discussions with respect to the presenters relocating their development to an established node along the corridor.

CARRIED UNANIMOUSLY

The following motion was presented by Councillor Meagher: “THAT Bylaw No. 07/050, being the Highway 63/881 Corridor Area Structure Plan be read a second time.

Resolution # 07-294

MOVED by Councillor Meagher that Bylaw No. 07/050 be referred to Administration for the purpose of identifying alternate lands outside the Highway 63/881 corridor or to find an alternate means of addressing the issues raised by the presenters during the public hearing.

CARRIED UNANIMOUSLY

The following motion was presented by Councillor Meagher: “THAT Bylaw No. 07/051, being a Hamlet of Anzac Area Structure Plan Amendment, be read a second time.

Resolution # 07-295

MOVED by Councillor Meagher that Bylaw No. 07/051 be referred to Administration for the purpose of identifying alternate lands outside the Highway 63/881 corridor or to find an alternate means of addressing the issues raised by the presenters during the public hearing.

CARRIED UNANIMOUSLY

**Eco Industrial Park Bylaw Amendments - Part of Lot 3, Block 1, Plan 042 1905**

- **Bylaw No. 07/053 – Municipal Development Plan Amendment**
- **Bylaw No. 07/054 - Highway 63 North Area Structure Plan Amendment**
- **Bylaw No. 07/055 - Land Use Bylaw Amendment**

Bylaw Nos. 07/053, 07/054, and 07/055, BEING BYLAWS OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 00/005, HIGHWAY 63 NORTH AREA STRUCTURE PLAN BYLAW NO. 99/037, AND LAND USE BYLAW NO. 99/059, respectively, were presented to receive second and third readings. A public hearing was held earlier in the evening.

Resolution # 07-296

MOVED by Councillor Clarkson that Bylaw No. 07/053, being a Municipal Development Plan Amendment - Part of Lot 3, Block 1, Plan 042 1905, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-297

MOVED by Councillor Slade that Bylaw No. 07/053 be read a third and final time.

CARRIED UNANIMOUSLY

Resolution # 07-298

MOVED by Councillor Meagher that Bylaw No. 07/054, being an amendment to the Highway 63 North Area Structure Plan, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-299

MOVED by Councillor Clarkson that Bylaw No. 07/054, be read a third and final time.

CARRIED UNANIMOUSLY

Resolution # 07-300

MOVED by Councillor Chadi 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 second time.

CARRIED UNANIMOUSLY

Resolution # 07-301

MOVED by Councillor Rebus that Bylaw No. 07/055, be read a third and final time.

CARRIED UNANIMOUSLY

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

Bylaw No. 07/058, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO ADOPT THE SALINE CREEK PLATEAU AREA STRUCTURE PLAN, was presented to receive second and third readings. A public hearing was held earlier in the evening.

Resolution # 07-302

MOVED by Councillor Rebus that Bylaw No. 07/058, being the Saline Creek Plateau Area Structure Plan, be read a second time.

Concern was expressed with respect to the potential benefits of the road, and it was noted that the proposed alignment will lead to increased traffic congestion in the centre of the city. Concern was also expressed with respect to the potential cost associated with the road, particularly in light of past experiences with other slope instabilities. A western loop road was suggested as an alternative that would benefit all areas of the community, and also provide a much-needed dangerous goods route.

Resolution # 07-303

MOVED by Vyboh that Bylaw No. 07/058 be referred to Administration for the purpose of removing all references to the proposed arterial road alignment through Waterways.

The General Manager, Planning & Development clarified that the Province is waiting on finalization of the Area Structure Plan prior to proceeding any further with land release in the area, as they need to be able to market and value the land accordingly. Ms. Sanders advised that, if approved this evening, the proposed road alignment would be brought back to Council for consideration through the capital budget process, the subdivision application plan, outline plan, and also in terms of upgrades to Draper Road and how it interfaces with the Riverfront Master Plan and Waterways Area Redevelopment Plan.

DEFEATED

For: Meagher, Vyboh

Opposed: Blake, Chadi, Clarkson, Flett,  
Rebus, Slade

Following a lengthy discussion, several Council Members expressed support for the Area Structure Plan, but made specific note that the proposed road alignment through Waterways is an absolute last resort. A western loop road or ring road would be the preferred option. Concern was also expressed with the potential of an arterial road to further erode opportunities for river access. It was also requested that Administration work with the Rotary Club to explore future opportunities as part of the Recreation Master Plan.

Voting then occurred on second reading of the bylaw.

CARRIED

For: Blake, Chadi, Clarkson, Rebus,  
Slade

Opposed: Flett, Meagher, Vyboh

Resolution # 07-304

MOVED by Councillor Clarkson that Bylaw No. 07/058 be read a third and final time.

CARRIED

For: Blake, Chadi, Clarkson, Rebus,  
Slade

Opposed: Flett, Meagher, Vyboh

**Bylaw No. 07/006 - Debenture Borrowing Bylaw – Vista Ridge Lodge Expansion**

Bylaw No. 07/006, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF SEVEN HUNDRED FIFTY EIGHT THOUSAND SIX HUNDRED DOLLARS (\$758,600) FOR THE PURPOSE OF THE VISTA RIDGE LODGE EXPANSION, was presented to receive second and third readings.

Resolution # 07-305

MOVED by Councillor Meagher that Bylaw No. 07/006, being a debenture borrowing bylaw for the Vista Ridge Lodge Expansion, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-306

MOVED by Councillor Rebus that Bylaw No. 07/006 be read a third and final time.

Concern was expressed with respect to the cost of borrowing and it was noted that the \$13M surplus referenced in Mr. Stelter's presentation could be used to pay out the full cost and save the interest. The Chief Administrative Officer advised that the surplus funds are, in essence, already committed to a Reserve fund. If the Reserve funds were to be used, money would then have to be borrowed to fund another project.

CARRIED

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

Opposed: Chadi

**Bylaw No. 07/048 - Debenture Borrowing Bylaw Amendment –  
MacDonald Island Redevelopment Project**

Bylaw No. 07/048, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND DEBENTURE BORROWING BYLAW NO. 06/010 FOR THE MACDONALD ISLAND REDEVELOPMENT PROJECT, was presented to receive second and third readings.

Resolution # 07-307

MOVED by Councillor Clarkson that Bylaw No. 07/048, being an amendment to Debenture Borrowing Bylaw No. 06/010 for the MacDonald Island Redevelopment Project, be read a second time.

CARRIED

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

Opposed: Chadi

Resolution # 07-308

MOVED by Councillor Vyboh that Bylaw No. 07/048 be read a third and final time.

CARRIED

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

Opposed: Chadi

**Bylaw No. 07/041 – Debenture Borrowing Bylaw - Rural Core  
Amenities**

Bylaw No. 07/041, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF

DEBENTURES IN THE AMOUNT OF EIGHT HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$825,000) FOR THE RURAL CORE AMENITIES PROJECT, was presented to receive first reading.

Resolution # 07-309

MOVED by Councillor Rebus:

- THAT the 2007 Capital Budget (approved on December 12<sup>th</sup>, 2006) Rural Core Amenities project be decreased by \$700,000 for a total project of \$825,000 as identified in Attachment 3 – Capital Budget Amendment, July 10, 2007; and
- THAT Bylaw No. 07/041, being a borrowing bylaw for the Rural Core Amenities project, be read a first time.

CARRIED

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

Opposed: Chadi

**Bylaw No. 07/043 – Solid Waste Bylaw**

Bylaw No. 07/043, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO ESTABLISH REGULATIONS FOR THE COLLECTION, REMOVAL AND DISPOSAL OF SOLID WASTE, was presented to receive first reading.

Resolution # 07-310

MOVED by Councillor Meagher that Bylaw No. 07/043, being the Solid Waste Bylaw, be read a first time.

CARRIED UNANIMOUSLY

**Bylaw No. 07/052 - Closure of Undeveloped Government Road Allowance for Suncor Lease**

Bylaw No. 07/052, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF CLOSING AND CREATING TITLE TO UNDEVELOPED GOVERNMENT ROAD ALLOWANCES, was presented to receive first reading.

Resolution # 07-311

MOVED by Councillor Meagher that Bylaw No. 07/052, being a bylaw to close a government road allowance, be read a first time and that a public hearing be scheduled to take place on August 28, 2007.

CARRIED UNANIMOUSLY

**Bylaw No. 07/059 – Land Use Bylaw Amendment – Eagle Ridge Subdivision - R3 District**

Bylaw No. 07/059, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059, was presented to receive first reading.

Resolution # 07-312

MOVED by Councillor Vyboh that Bylaw No. 07/059, being a Land Use Bylaw Amendment, be read a first time and that a public hearing be scheduled to take place on August 28, 2007.

CARRIED UNANIMOUSLY

**Motion to Reconsider - Bylaw No. 07/046 - Timberlea Area Structure Plan Amendment – Part of Lot 1, Block 17, Plan 052 3653 (Timberlea North Central)**

Bylaw No. 07/046, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND TIMBERLEA AREA STRUCTURE PLAN BYLAW NO. 01/020, was presented to receive second and third readings. A public hearing was held earlier in the evening.

Resolution # 07-313

MOVED by Councillor Chadi that second reading of Bylaw No. 07/046 be reconsidered.

It was noted that the rationale for the request to reconsider stems from Council not having sufficient information to make an informed decision.

DEFEATED

For: Blake, Chadi, Clarkson

Opposed: Flett, Meagher, Rebus, Slade,  
Vyboh

**REPORTS:**

**Subdivision of Timberlea North Central Phase 8 (Consortium Lands)**

This item was not proceeded with as the corresponding Area Structure Plan and Land Use Bylaw amendments were defeated and/or not proceeded with.

**Eco-Industrial Park Subdivision**

Resolution # 07-314

MOVED by Councillor Chadi that Subdivision Application No. 2006-WB-US-037 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 concurrent with the registration of the plan of subdivision;
2. Should it be necessary to alter any on site municipal or franchise utilities, all cost shall be borne by the developer;
3. The developer shall enter into a development agreement with the Municipality to address items including but not limited to the design and construction of municipal roads; the installation of municipal services and franchise utilities.
4. The Municipal Reserve (MR) requirement for this subdivision will be cash in lieu of land due to no recreational space being needed for this subdivision application.
5. The subdivision of the Diversified site be registered with Land Titles to allow full access to the development.

CARRIED UNANIMOUSLY

**Residential Parking Strategy**

Resolution # 07-315

MOVED by Councillor Slade:

- THAT the Residential Parking Strategy for Urban Service Area – Fort McMurray, dated May 2007, be approved; and
- THAT Administration be directed to move forward with developing parking alternatives as outlined in the Residential Parking Strategy.

A brief discussion ensued in which it was noted that the report explores options such as passes for out-of-province vehicles and

carpooling. Some uncertainty was expressed with respect to whether or not the report sufficiently addressed the matter of company vehicles and enforcement issues. Lastly, it was suggested that the “park and ride” option should be dealt with in the short term, as opposed to the long term.

CARRIED UNANIMOUSLY

### **Proposed Development and Street Names**

#### Resolution # 07-316

MOVED by Councillor Meagher:

- THAT the proposed Industrial Park located within Lot 3, Block 1, Plan 042 1905 be named TaigaNova Eco-Industrial Park;
- THAT the development within the lands known as Parcel “F” (Lots 1A, Plan 012 3208) be called Stone Creek; and
- THAT the street names within the lands known as Parcel “F” be named Prospect Drive, Sandstone Lane, Limestone Link, Gravelstone Way, Quartzstone Close, Riverstone Ridge, Siltstone Place, Shalestone Place, Shalestone Way, Stonecreek Landing, Diamondstone Ridge, Diamondstone Place, and Gravelstone Road.

CARRIED UNANIMOUSLY

### **Lease of Office Space in Timberlea**

#### Resolution # 07-317

MOVED by Councillor Vyboh:

- THAT Administration be directed to complete the lease for the Timberlea Landing administration building for a 15 year term for the annual rent of \$990,000 for 2008 – 2012, \$1,056,000 for 2013 – 2017 and \$1,112,000 for 2018 – 2022;
- THAT Administration be directed to negotiate a quit claim of the current lease with the landlord of 9717 Franklin Avenue (the old Brick building) if it is determined there is no alternative municipal use;
- THAT Administration, if unsuccessful in negotiating a satisfactory quit claim, be directed to sub-lease 9717 Franklin Avenue for the balance of the lease; and
- THAT Administration be directed to include approximately \$4,000,000 for the build-to-suit modifications required for the Timberlea Landing building in the 2008 Capital Budget.

Concern was expressed relative to the cost of leasing the building, and it was noted that it would be a much better use of taxpayer’s money if the Municipality were to build their own facility, thereby creating a

public asset for the long term. The General Manager, Planning & Development advised that there is an immediate space need to accommodate new positions in 2007 and 2008. Ms. Sanders also confirmed that if the property at 9717 Franklin Avenue were sub-leased for commercial use, no major renovations would be necessary, whereas the cost to retrofit for use as an office space is in excess of \$8 Million.

DEFEATED

For: Blake, Clarkson, Vyboh

Opposed: Chadi, Flett, Meagher,  
Rebus, Slade

### **TELUS Mobility Lease – Vista Ridge Ski Hill**

#### Resolution # 07-318

MOVED by Councillor Rebus:

- THAT Administration be directed to enter into TELUS Mobility's Option to Lease and Site Lease Agreements at the regional average rates; and
- THAT Administration be directed to execute the leases on behalf of the Regional Municipality of Wood Buffalo.

CARRIED UNANIMOUSLY

### **Sale of Municipal Land - Lot 31U, Plan 752 0462**

#### Resolution # 07-319

MOVED by Councillor Meagher:

- THAT Administration be directed to complete the sale of land of approximately 0.22± acres (890 sq.m.), being Lot U31, Plan 752 0462, to L. Robert Enterprises L.P. for the price of \$141,000 plus a 7% administration fee;
- THAT all costs associated with subdivision/consolidation and registration be borne by the purchaser;
- THAT the proceeds from the sale shall be deposited to the Asset Addition Reserve; and
- THAT the 7% administration fee shall be deposited to the Land Management Operating Budget;
- THAT administration be directed to advise the Purchaser to provide a drainage plan to the satisfaction of Engineering Services before the Transfer of Land document is executed.

CARRIED

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

Opposed: Chadi

**Capital Budget Amendment – Forestry Building Renovation**

Resolution # 07-320

MOVED by Councillor Clarkson that the 2007 Capital Budget be amended by increasing the Forestry Building Renovation project by \$550,000, with funding to be allocated from the Capital Infrastructure Reserve, as per Attachment 1 – Capital Budget Amendment Request Form, dated July 10, 2007.

CARRIED UNANIMOUSLY

**Request for Support - 2007 Blueberry Festival**

Resolution # 07-321

MOVED by Councillor Rebus:

- THAT \$5,000 be allocated from the Joint Initiatives Fund and \$2,500 from the Civic Grant Fund for the 2007 Blueberry Festival; and
- THAT the Blueberry Festival Committee request for support, as outlined in Attachment 2 – 2007 Blueberry Festival Committee Requirements, dated July 10, 2007, be approved.

CARRIED UNANIMOUSLY

**Request for Support - 2007 Northern Lights Air Show & Benefit**

Resolution # 07-322

MOVED by Councillor Clarkson:

- THAT \$20,000 be allocated from the Community Services Department 2007 Operating Budget for the 2007 Northern Lights Air Show & Benefit;
- THAT \$5,000 be allocated from the Communications Department 2007 Operating Budget for the 2007 Northern Lights Air Show & Benefit; and
- THAT the request for support from the Northern Lights Air Show & Benefit be approved as outlined in Attachment 2 - Air Show & Benefit Society Additional Requirements, dated July 10, 2007.

CARRIED UNANIMOUSLY

**Council Expense Summary – Period Ended June 30, 2007**

Resolution # 07-323

MOVED by Councillor Meagher that the Council Expense Report for the period ending June 30, 2007 be received as information.

CARRIED UNANIMOUSLY

**Award of Contract for the South Wastewater System Force Main**

Resolution # 07-324

MOVED by Councillor Chadi that the design for the force main from Lift Station 1B to the Wastewater Treatment Plant be added to the Stantec contract for development of a Wastewater Master Plan, at a cost not to exceed the approved budget of \$2 Million inclusive.

CARRIED UNANIMOUSLY

**Proposal for New Full Time Positions as 911 Operators/  
Dispatchers**

Resolution # 07-325

MOVED by Councillor Slade:

- THAT six (6) new full-time 911 Operator/Dispatcher positions be approved for the Fort McMurray Public Safety Answering Position;
- THAT \$236,652.00 be utilized from the 2007 Regional Emergency Services operating budget to fund the six additional positions;
- THAT in the event the entire amount cannot be accommodated within the Regional Emergency Services 2007 operating budget, the balance be funded from a 2007 Corporate operating surplus; and
- THAT in the event a 2007 Corporate operating surplus is insufficient or non-existent, the funds be committed from the 2007 Emerging Issues Reserve.

CARRIED UNANIMOUSLY

**NEW BUSINESS:**

None scheduled.

**ADJOURNMENT:**

Resolution # 07-326

MOVED by Councillor Meagher that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 12:52 a.m.

---

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, JULY 10, 2007.**

PRESENT:	MAYOR	M. BLAKE
	COUNCILLORS	J. CHADI S. CLARKSON L. FLETT P. MEAGHER 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. CARBERY L. WILTZEN

**CALL TO ORDER**

Mayor Blake called the Public Hearing to order at 7:06 p.m.

**PUBLIC HEARING RE: BYLAW NO. 07/046 – TIMBERLEA AREA STRUCTURE PLAN AMENDMENT; AND BYLAW NO. 07/047 – LAND USE BYLAW AMENDMENT – PART OF LOT 1, BLOCK 17, PLAN 052 3653 (TIMBERLEA NORTH CENTRAL)**

**A. Opening Statement**

**Mr. Dennis Peck, Manager, Current Planning**

Mr. Peck advised that the proposed bylaws represent the final land for the area referenced as the Consortium Lands. In looking at the densities and number of units, over the course of development, there is a grand total of 12 fewer lots, which, in the scheme of a development of this size, represents virtually no change. The Planning & Development Department supports the proposed amendments to allow the area to conclude development as soon as possible.

**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**

The following clarification was provided by administration in response to questions from Council:

Throughout the entire development area, a number of improvements were made by the developer that are now considered public infrastructure, therefore, the Municipality must reimburse the developer for the cost of that infrastructure. One of the options presented was the identification of additional lands, which resulted in the proposed creation of seven extra lots. This matter was carefully investigated by administration to ensure that it didn't compromise the intent of any of the park areas or trails. By providing the seven lots in question and reducing the Municipal Reserve requirement by approximately 0.276 ha, it would essentially enable the Municipality not to pay the bill owing to the developer.

The process of the Municipality obtaining the Municipal Reserve and then either selling a portion or acting as the developer would be quite complex, whereas, the land is currently still owned by the developer and the reduction in Municipal Reserve to accommodate seven additional lots would be a simple exercise that would eliminate the Municipality's debt to the developer.

**F. Closing Statement**

There was no closing statement.

**PUBLIC HEARING RE: BYLAW NO. 07/049 - MUNICIPAL DEVELOPMENT PLAN AMENDMENT; BYLAW NO. 07/050 - HIGHWAY 63/881 CORRIDOR AREA STRUCTURE PLAN; AND BYLAW NO. 07/051 - HAMLET OF ANZAC AREA STRUCTURE PLAN AMENDMENT (HIGHWAY 63/881 CORRIDOR AREA STRUCTURE PLAN)**

**A. Opening Statement**

**Ms. Laurene Viarobo, Manager, Strategic Planning**

Ms. Viarobo advised that the Highway 63/881 Corridor Area Structure Plan is a statutory requirement that the Municipality must undertake in order for Planning & Development to facilitate development of the lands. The Area Structure Plan shows proposed land uses, addresses density and population growth, and the general locations of transportation routes and public utilities.

**B. Written Presentations**

It was noted that correspondence, dated June 27, 2007, had been received from Mr. Richard Bruneau, Carillion Canada, opposing the proposed bylaws.

**C. Verbal Presentations**

**Mr. Richard Bruneau, Carillion Canada**, voiced opposition to the proposed bylaws and advised that his company has a contract with Alberta Transportation for maintenance of highways in the Fort McMurray area. One of the contract provisions is that Carillion must provide timely maintenance for both summer and winter in response to accidents and weather conditions. In that respect, Carillion needs a permanent site that is close to all locations. Carillion is proposing to lease approximately four acres of land along the Highway 63 Corridor, just south of the Urban Service Area, to set up a storage facility for winter sand and salt. Mr. Bruneau noted that the land is required to ensure that Carillion is able to respond quickly.

**Mr. Wayne Woodhouse, Stony Valley Contracting**, advised that he has some concerns with the proposed bylaws. He noted that he is part of a group of people looking at a piece of land just south of town on the east side of Highway 63, which is approximately 120 acres in size. In total, there are five parties looking at leasing the property to help support their operations in the area. Mr. Woodhouse provided an overview of current site conditions, noting that the intended development would clean up the site and make it more aesthetically pleasing. Stony Valley's proposed use involves the stockpiling and processing of aggregate, and includes offices, scales and equipment laydown. The group also plans to maintain a buffer between Highway 63 and the property, and development of the Highway will allow for proper access/egress to the property. Alberta Forestry is in favour of the proposed use as it cleans up the area and uses the existing footprint. Mr. Woodhouse advised that the application for the subject property was made prior to the Corridor ASP proposal, and requested that Council allow the site to be grandfathered, or that consideration be made for similar sites in the Area Structure Plan.

**Mr. Randy Schlender, All-Rite Auctions**, advised that he is part of a group of people who have applied to lease a 120-acre site located approximately 1.5 kilometres south of City limits on the east side of Highway 63. The proposed use for the site is outside RV storage, miscellaneous storage and gravel/logging truck parking. Mr. Schlender noted that the site would have fenced compounds with 24-hour on-site security and enviro-tanks for oil storage. Under existing bylaws, a storage facility is a permitted use, and the site is ideally situated with a 125-metre treed buffer.

**Mr. Tony Brown, Focus Corporation**, advised that his client, Mr. Don Rickard, owns approximately 160 acres of land east of Highway 63, along Highway 881, and is also in the process of acquiring an additional 383 acres for development as a recreational vehicle park and 18-hole golf course. His client has also started the process of developing a residential subdivision of the 160 acre site. Mr. Brown advised that his client believes the entire development would fit well together and is ideally located. Mr. Brown concluded by noting that he is not asking that the entire Area Structure Plan be rejected, but that it be deferred to allow his client more time to do a proper submission.

Mr. Randy Schlender, on behalf of **Mr. James Cooper, Conpac Construction Ltd.**, advised

that Conpac is a locally owned company whose goal is to offer clients competitive pricing and service. The company requires land for storage and laydown, as well as a basic infrastructure to offer competitive services and a base for employees. Leasing of the 120-acre site is a key component of the future growth and operation of the business. Access to the development would be paid for by the applicants, not the Municipality. Good faith money has already been spent on the property for surveying and environmental assessments. When the process began approximately eight months ago, the proposed development was a permitted use under current bylaws.

**Mr. Richard VanDerVoort, Thompson Bros. Construction**, advised that his company is looking for an area for equipment laydown and to establish a construction camp for the first phase of twinning Highway 63 south of town. Mr. VanDerVoort advised that the proposed use would be a win-win for the community, as it would help reduce costs which could then be passed onto other clients in the area. The subject area is within an existing footprint and does not require additional clearing. Mr. VanDerVoort noted that the proposed ASP would limit the uses of the site and requested that some kind of grandfathering or discretionary clause be included so that the development could proceed.

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

**Jim Rogers, resident**, noted that the proposed bylaw would institute limitations to hundreds of current landowners, and indicated that he would like to see the Municipality afford them some latitude to continue to utilize their lands in the way that they always have.

**Ms. Dawn Kidd, resident**, advised that she owns three properties that are impacted by the proposed bylaw. She expressed frustration with difficulties encountered in acquiring information that's been requested on numerous occasions. Ms. Kidd advised that she would like to know what intentions are for Gregoire Lake Estates in terms of a sound barrier. Ms. Kidd again expressed frustration with the lack of information on how any of her properties are going to be used, how the present use is affected, or if the Municipality is going to reimburse landowners for their inconvenience.

**Mr. Conrad Kuncio, resident**, advised that he had attended all of the public meetings held in Anzac which were publicized through newspapers and community bulletin boards. After the third meeting, it sounded as though the area would be left as Country Residential, however, at the fourth and final meeting, there was a plan to develop commercial property in the area. Mr. Kuncio advised that if adjacent lands are going to be zoned commercial, he would like to have his property zoned as commercial also. He indicated that he is expected to follow procedures and requested that, in return, he be kept informed.

#### **E. Questions of Council**

In response to questions from Council, the following information and clarification was provided:

- The recreational vehicle park proposed by Mr. Don Rickard would be fully serviced.
- The Area Structure Plan is necessary because of the oil sands growth and its related impact which sees numerous parties trying to acquire land, particularly that which is suitable for industrial development.

- The vast majority of the affected land in the proposed Area Structure Plan is provincially owned. The ASP adds an extra dimension and allows the Municipality to vet materials before the lease/use is approved by Alberta Sustainable Resource Development.
- Without an Area Structure Plan in place, development is guided by the Municipal Development Plan, which is a much broader strategic document.
- The proposed recreational vehicle storage site would be graded and gravelled.
- The actual width of the Area Structure Plan is 1.5 kilometres on either side of the highway. Properties that fall outside of the Plan area would retain the current zoning.
- With respect to the proposed development from the five parties, administration would need to review the Land Use Bylaw to determine what is and isn't permissible.
- Any existing properties/developments would be considered grandfathered if the Area Structure Plan is adopted. Any change in use would have to conform to the Area Structure Plan or the landowner would have to apply for an amendment.
- Administration would need to explore a specific proposal, in detail, to determine how it is impacted by the ASP. It is likely that Mr. Rickard's proposed development would fall partially within the Rural Policy Area and partly outside.
- All applications to amend statutory documents have fees attached. Fees are only waived under extreme circumstances.
- If the Area Structure Plan is not approved in the near future, the Province will enter into discussion with the developer. The Province then consults with Planning & Development to determine if the proposal conforms to the statutory plans that are in place, and typically waits for confirmation before the land is leased.
- The proposed Area Structure Plan proposed to make the best use of existing municipal and fiscal resources, and that best use is to put development into strategically located nodes, as opposed to having development scattered along the corridor.

#### **F. Closing Statement**

Ms. Laurene Viarobo, Manager, Strategic Planning, noted that the Area Structure Plan is an important guiding document for the future development of the Highway 63/881 Corridor. One of the decisions before Council in the approval of that document is whether development will occur all along the highway or in strategically placed nodes.

#### **RECESS**

A recess was held from 8:23 p.m. until 8:42 p.m.

**PUBLIC HEARING RE: BYLAW NO. 07/053 - MUNICIPAL DEVELOPMENT PLAN AMENDMENT; BYLAW NO. 07/054 - HIGHWAY 63 NORTH AREA STRUCTURE PLAN AMENDMENT; AND BYLAW NO. 07/055 - LAND USE BYLAW AMENDMENT - PART OF LOT 3, BLOCK 1, PLAN 042 1905 (ECO-INDUSTRIAL PARK)**

#### **A. Opening Statement**

**Mr. Dennis Peck, Manager, Current Planning**

Mr. Peck advised that the matter before Council involves amending three bylaws to allow development of the Eco-Industrial Park. The Eco-Industrial Park is an innovative project that will address the region's need for industrial land, but in such a way as to reduce the ecological footprint. The project is a rather complex undertaking in terms of the amendment to the Land Use Bylaw, but will ultimately provide a higher level of control over the type of development that takes place. The Planning & Development Department supports the proposed amendments.

**Ms. Tracy Casavant, Eco-Industrial Solutions Ltd.**

Ms. Casavant advised that the Municipality is trying to set the bar higher by turning the area into an Eco-Industrial Park. The Land Use Bylaw amendments cover a series of design guidelines that will help achieve that vision. Eco-Industrial Solutions is working behind the scenes to make sure that the park design is sustainable, but also to help ensure that the developments there help meet that vision. The proposed Eco-Industrial Park is only the second such park in Canada, with the other being in Hinton, Alberta. The proposed design guidelines have been circulated to the nearly 200 businesses that are interested in buying land in the eco-industrial park, with no complaints or concerns received to date. The end result will be a more aesthetically pleasing industrial development, with a higher quality workplace and reduced ecological footprint, which ultimately serves as a showcase for other subdivision developments.

**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**

The following clarifications were provided in response to questions from Council:

- Transit access is being considered in the road design, as every attempt will be made to encourage bus service to and from the development.
- Expectations are that from an aesthetics standpoint, the park will be a more attractive development and it is hoped that it will similarly inspire other developments.
- There is presently a single point of access to the site, however, a second access is being explored.
- With respect to future possible light-rail transit service, there is a wide right-of-way along Highway 63, however, in terms of long-range plans, it is not known what size would be required.

**F. Closing Statement**

There was no closing statement.

**PUBLIC HEARING RE: BYLAW NO. 07/058 – SALINE CREEK PLATEAU AREA  
STRUCTURE PLAN**

**A. Opening Statement**

**Ms. Beth Sanders, General Manager, Planning & Development**

Ms. Sanders advised that the Saline Creek Plateau Area Structure Plan process began in October 2005 to plan for the future development of residential and commercial land in Fort McMurray. The Saline Creek Plateau Area Structure Plan is the first statutory planning document for the properties identified in the Fringe Area Assessment. Once the bylaw is adopted, the Province has the tools it needs to facilitate release of the lands for development. The Area Structure Plan (ASP) is a tool to guide development and must contain four specific elements, which include the sequence of development, land uses, proposed population density and general transportation routes of public utility requirements. The bylaw before Council meets those requirements.

**Ms. Njeri Mbajiorgu, Planner**

Ms. Mbajiorgu advised that the purpose of the ASP is to develop 863 hectares of land to accommodate the future residential expansion needs of the Municipality. The Plan has been developed in collaboration with two key owners, including Keyano College, Alberta Infrastructure & Transportation, and its leaseholder, Rotary Club. Eleven planning principles were derived during a design charette that was organized in February 2006. Thurber Engineering was engaged to do some work and identified some issues with slope stability. Other environmental constraints of the site were also taken into consideration. The proposed development is designed to accommodate 20,000 people in 6800 dwelling units, and includes a village centre with a mix of uses and facilities located at the very centre. The design also incorporates compact neighbourhoods that include a variety of housing choices, a grand boulevard from Highway 69, with a fused grid transportation network, and open space system that connects regional pathways to the larger network.

**Mr. Herb Kuehne, Associated Engineering Ltd.**

Mr. Kuehne advised that the overall transportation plan was developed in consultation with the Steering Committee in looking at a build-out to 20,000 residents. Highway 69 would require an additional two lanes to accommodate the anticipated traffic increase and Draper would be classified as a minor arterial roadway that would require two lanes down to Draper, and then depending on volume, would likely require four lanes in that area. Part of the original assessment and the reason for north-south access is the need for direct access to the North to minimize some of the travel distance for those living at the north end of Saline Creek. The Plan encourages a diversity of transportation routes, but requires a transportation impact assessment and community impact assessment before proceeding further. Internal roadway links were basically developed using principles that include internal movement, access to mixed use areas and to encourage walking throughout the area. The grand boulevard is intended to be developed with access to mixed use area and village centre, and is also intended to create a sense of space. The proposed fused grid system provides better connectivity, improved traffic safety, enhanced vehicle and pedestrian circulation. The Steering Committee also investigated other access options to achieve the north-south movement, cost estimates were prepared and an evaluation matrix developed to assess each option. Based on that evaluation, the original Draper Road alignment is the preferred access.

**Ms. Beth Sanders, General Manager, Planning & Development**

Ms. Sanders clarified that the implementation of the ASP is absolutely key because that's where the details are. The details are not in the ASP itself. The developer will bring forward an outline plan containing the details of intended development. Ms. Sanders also noted that there is some flexibility in terms of the road alignment around the golf course.

**B. Written Presentations**

It was noted that correspondence dated July 7, 2007, had been received from Mr. Tony Punko in opposition to the proposed bylaw.

**C. Verbal Presentations**

**Mr. Garry Shantz, resident**, expressed concern with the lack of support of the Rotary Club's efforts in attempting to develop facilities for the residents of this community. Rotary's development concept was accepted by the Municipality from the first time it was envisioned, and is included in the Airport Area Structure Plan. In previous meetings, Rotary had requested two minor changes, which involved having the athletic park/multiplex located near the perimeter, as opposed to the centre of the development, and changing the road right-of-way so that it wouldn't bisect the golf course. Mr. Shantz concluded by asking that Planning be directed to ensure that two changes are made to accommodate Rotary Club's proposed development of a multiplex and athletic park, and to the golf course road right-of-way.

**Mr. Byron Bailey, Fort McMurray Rotary Club**

Mr. Bailey noted that the Rotary Club is trying to establish the partnerships and P3's referenced in the Future Forward presentation heard earlier in the evening. Rotary is working with the community to create those types of activities that the entire community can be proud of. The proposed major recreation facility will be an enhancement to the community. Mr. Bailey reiterated administration's earlier statements with respect to an area structure plan being a guiding document, as opposed to a plan that is fixed in stone. Mr. Bailey encouraged Council to look at the plan as a guideline, noting that it can be modified. All parties may not agree with all the options, but the document at least provides some alternatives. Mr. Bailey concluded by noting that the Rotary Club is willing to work with Council and the community to build a more vibrant community. Mr. Bailey also noted that Administration's flexibility with respect to the alignment of the golf course is much appreciated.

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

**Jim Rogers, resident**, made note of an error on a topographical map and questioned the credibility and validity of the paperwork being used. He also questioned the rationale that the proposed arterial road alignment would provide flood protection for Waterways residents, and noted that the area is now being used as a snow haul route. Mr. Rogers expressed concern with the lack of vision for the future and the lack of involvement of impacted citizens.

**Ms. Flora Cree, resident**, advised that she is speaking on behalf of her brother, Joe Cree, who lives near the sulphur plant. Ms. Cree noted that her brother is in poor health and asked that if the proposed road alignment is approved, her brother be compensated for his land. This request was

later supported by Mr. Jim Rogers, who noted that it would be very appropriate to deal with the matter as a land swap or other similar initiative.

**Mr. Brian Fayant, Metis Local 1935**, noted that part of the subject area contains a trapper's cabin. The area is a recognized Métis area which should be respected, protected, and cared for.

**Janet Doherty, resident**, advised that she participated in a process in 1986 in which the Waterways community decided what it wanted to look like as a neighbourhood. At that time, residents wanted parks, green space and access to the river. The area also had commercial, residential and mixed use areas, similar to what is being proposed in the Saline Creek Plateau ASP. Ms. Doherty noted that residents who live along Railway Avenue and in Waterways have invested in their home, which, for many, is the most significant investment they will ever make. The proposed arterial road alignment will cut those residents off from all the green space and turn the area into a slum. Residents will no longer have access to the river and homes will lose value. Ms. Doherty concluded by questioning a decision which will cause financial harm to residents.

**John Bray, resident**, noted his opposition to the bylaw and indicated that the road alignment would not be an issue today had the old Railway Station not been burned down several years ago. He questioned the quality of life impacts for residents, specifically with respect to increased traffic, lack of marked pedestrian crossings, air problems, noise and vibrations, and health issues caused by poor air quality. Mr. Bray concluded by noting that Waterways is the original historic community of Fort McMurray and the quality of life of the residents of the families that live there should not be compromised by future development.

Mr. Larry LeMesurier, Waterways Residents Association, on behalf of **Tony Punko, resident**, expressed concern with the proposed bylaw, particularly with respect to the proposed arterial road alignment. Mr. LeMesurier indicated that Mr. Punko would like to see other alternatives explored, such as a bypass road that would remove dangerous goods from the downtown area and also provide an emergency access route and remove some of the current traffic burden from Highway 63.

**Larry LeMesurier, Waterways Residents' Association**, expressed concern that the decision to be made would be indicative of a near total disregard for waterfront property located along the Clearwater River. Mr. LeMesurier noted that, in other cities, waterfront property is viewed as a valuable asset and is used for park development and trail systems. At the information sessions held on April 21<sup>st</sup> and July 9<sup>th</sup>, all of those in attendance expressed concern with the possible roadway from Saline Creek to Waterways, and indicated that it would have a negative impact on the community due to the loss of open space, restricted access to the river, noise, and exhaust fumes. Mr. LeMesurier noted that residents generally agree that improvements need to be made to Draper Road, but that the upgrading should be separate from Saline Creek, and include dust abatement measures. Construction of a new roadway would present serious geotechnical concerns and have significant visual impact to residents. Mr. LeMesurier concluded by noting that the proposed road alignment will result in huge impacts to residents, while having no real value to anybody.

## **E. Questions of Council**

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

- The proposed arterial road would be classified as a minor arterial, based on volume, with two

lanes going down the hill, one in either direction. At the bottom of the hill, with access from Draper and proper turning bays, the road would need to be upgraded to four lanes.

- The concept with the road on the east side is to have a connection from the east side to Highway 69, and also to the commercial and industrial land. For purposes of the Area Structure Plan, it does not matter if the road is on the east or west side of the golf course. When the developer figures out how the land is going to work, there will need to be adjustments.
- If the roadway is located to the west side of the golf course, it must be ensured that the access points on Highway 69 are far enough apart to adequately service the entire development in a safe way.
- The Area Structure Plan supports the notion that no heavy traffic would utilize the proposed arterial road.
- Rotary's intent for the proposed multiplex is to house a number of potential activities under one roof to help the community in meeting its recreational needs. Rotary is able to add to undertake this initiative on a non-profit basis, while adding to the infrastructure in the community.
- Rotary has investigated a number of revenue generating sources to fund its proposed development, including the proposed golf course revenues and revenues from the current campground operation. The Rotary lands can also house approximately 3300 dwelling units and the funds generated through development and sale of those units would be used to finance the multiplex development.
- When administration went through the design charette for the Saline Creek Plateau area, one of the things that surfaced loud and clear was the notion that the community center should be located right at the heart of the community. The central location reinforces movement within the neighbourhood without using a car. Once a big piece, such as the community centre, is separated, it erodes the ability to make the area into a sustainable neighbourhood.
- The costing for the four options for the proposed arterial road alignment were all done using the same dollar value, so if one estimate increases by 20%, all estimates would increase by the same amount.
- Rotary Clubs in other communities have been successful in developing community recreation infrastructure at no cost to the municipalities they service. One such example is the Tri-Leisure Centre located in Spruce Grove/Stony Plain.
- The portion of the proposed arterial that travels down the hill would be approximately 2 kilometres in length, with a slope of 110 metres.
- The proposed Rotary Club development is expected to cost in the range of \$30-\$40 Million, depending on activities, and is not intended in any way to detract from the vision of a community centre. Rotary had engaged a separate opinion which saw a community core of approximately 30 acres of land for community recreation components, with major recreational development taking place on the Rotary site.
- The Rotary Club is currently 4.5 years into a 10-year lease with the Government of Alberta. The Club has written confirmation that the Province is prepared to entertain Rotary's purchase of the lease. The Province has also indicated that if the area maintains a green character and improves upon the quality of the community, it may be willing to consider a 100-year lease instead of selling the land.
- The purpose for the road access being proposed to go down into Waterways is to provide an alternate route for ease of vehicle movement, particularly in the event of an emergency. The more transportation options that are provided, the more congestion is eased. The proposed transportation plan and pattern in the ASP offers a variety of routes and encourages population health through its linked grid system.

- The proposed road alignment is subject to a community impact assessment, traffic assessment, geo-technical study and the Waterways Redevelopment Plan. In the event that any of the studies prove too detrimental, the road could be quashed.
- With respect to the village centre, in a letter dated March 27<sup>th</sup>, Rotary is proposing a 10-acre community recreation site at the centre of the community, with the larger recreational site located off to the side. If the hub of activity isn't located at the centre of the community, then the sustainability principles that have been developed will not work.
- No decision has been made on the location of future regional recreational facilities. The Parks Master Plan, Municipal Development Plan, and Integrated Community Sustainability Plan have not been completed, so administration is not in a position, at this time, to support locating a major facility on the edge of a community where the transportation system does not serve it well.
- If the Area Structure Plan were to be approved, as presented, it allows administration and developers the potential to explore the possibility of a road leaving the Saline Creek Plateau and travelling into the Lower Townsite. It does not, in any way, approve the road alignment through Waterways. Once the various studies have been conducted, it may be determined that the road is not a viable option.

**F. Closing Statement**

There was no closing statement.

**CLOSURE OF PUBLIC HEARINGS**

Resolution # 07-327

MOVED by Councillor Meagher that the public hearings be closed.  
CARRIED UNANIMOUSLY

The public hearings closed at 10:51 p.m.

---

MAYOR

---

CHIEF LEGISLATIVE OFFICER