

Minutes of a Regular Meeting of the Council of the Regional Municipality of Wood Buffalo held in the Council Chambers at the Municipal Offices in Fort McMurray, AB, on Tuesday, July 14, 2009, commencing at 6:00 p.m.

Present: M. Blake, Mayor
M. Allen, Councillor
D. Blair, Councillor
M. Byron, Councillor
L. Flett, Councillor
P. Meagher, Councillor
R. Rebus, Councillor
J. Vyboh, Councillor

Absent: S. Clarkson, Councillor
S. Germain, Councillor
G. Janvier, Councillor

Administration: R. Burkard, Chief Administrative Officer
S. Kanzig, Chief Legislative Officer
D. Elliott, Deputy CAO
K. Greig, Deputy CAO
J. Callahan, Legislative Officer
B. Broomfield-Andrews, Recorder/Legislative Assistant
A. Johnson, Legislative Assistant

Call to Order

Mayor Blake called the meeting to order at 6:05 p.m.

Opening Prayer

The Mayor asked everyone to join her in Prayer.

Agenda

09-183 Moved by Councillor Meagher:

- THAT the agenda be amended by adding Capital Budget Amendment Request – Spruce Drive Road Development, Conklin as item number 13 under the Reports section, and that the remaining items be renumbered; and
- THAT the agenda be adopted as amended.

CARRIED UNANIMOUSLY

Minutes

1. Council Meeting – June 23, 2009

09-184 Moved by Councillor Vyboh that the Minutes of the Regular Meeting held on June 23, 2009 be approved as presented.

CARRIED UNANIMOUSLY

Delegations

2. Mr. Ron Wrigley and Mr. Jeff Higgs, Parsons Creek Aggregates re: Phase 1 Update

Mr. Wrigley and Mr. Higgs were in attendance to provide updates on the start-up and operations for the sand and gravel project north of Fort McMurray, and on the limestone quarry project Environmental Impact Assessment application.

Mr. Wrigley and Mr. Higgs provided clarification and responded to questions from Council.

09-185 Moved by Councillor Meagher that the presentation from Mr. Ron Wrigley and Mr. Jeff Higgs regarding Parsons Creek Aggregates, Phase 1 Update, be received as information.

CARRIED UNANIMOUSLY

Presentations

There were no presentations scheduled.

Public Hearings

There were no Public Hearings scheduled.

Bylaws

3. Bylaw No. 09/029 – Utility Rates Bylaw

09-186 Moved by Councillor Meagher that Bylaw No. 09/29, being the Utility Rates Bylaw, be read a first time.

CARRIED UNANIMOUSLY

4. Bylaw No. 09/025 – Municipal Development Plan Amendment – Urban Service Boundary (Parsons Creek)

09-187 Moved by Councillor Vyboh that Bylaw 09/025, being a bylaw to amend the Municipal Development Plan to include Parsons Creek into the Urban Service Area boundary, be read a first time.

CARRIED UNANIMOUSLY

5. Bylaw No. 09/026 – Closure of Undeveloped Government Road Allowance – For Purposes of the Sanitary Forcemain Alignment

09-188 Moved by Councillor Allen that Bylaw No. 09/026, being a bylaw to close an undeveloped government road allowance, be read a first time.

CARRIED UNANIMOUSLY

**6. Bylaw No. 09/027 – Highway 69/Clearwater River Valley ASP Amendment
Bylaw No. 09/028 – Land Use Bylaw 99/059 Amendment (specific to Lot 20, Block 1, Plan 042 4688)**

09-189 Moved by Councillor Meagher that Bylaw No. 09/027, being an amendment to the Highway 69/Clearwater River Valley Area Structure Plan, be read a first time.

CARRIED UNANIMOUSLY

Clarification was provided that a Public Hearing will take place on August 25, 2009 with regard to Bylaw No. 09/027 and Bylaw No. 09/028.

09-190 Moved by Councillor Meagher that Bylaw No. 09/028, being a Land Use Bylaw Amendment specific to Lot 20, Block 1, Plan 042 4688, be read a first time.

CARRIED UNANIMOUSLY

Reports

7. Parsons Creek Design Brief

09-191 Moved by Councillor Vyboh:

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

Mr. Jagdev Shahi, consultant and principle advisor for the Parsons Creek design brief, provided a presentation on Parsons Creek – Community Vision and Design Brief. Information was provided regarding site context, vision and goals, land use and road network concept, design concept and highlights, and staging.

Mr. Martin Frigo, Planner II, Planning and Development, provided information on the proposed development process, Parsons Creek design brief rationale, and outline plan public engagement process.

Mr. Dennis Peck, General Manager, Planning and Development, advised that there are two critical

design objectives that require attention from the Design Brief. They are a regional ring road, and a core assumption that “no portion of major arterials or collectors shall be upgraded to highway status in order to serve as the Highway 686 alignment”. Highway 686 is a planned westerly connection between Fort McMurray and Peace River.

Mr. Peck explained that not observing these two objectives would compromise the Design Brief to the point where the land use illustrated in the Brief would no longer function. There has been no formal commitment received from the Province for the regional ring road, but a strong verbal commitment has been given that the regional ring road is an important priority, and is supported by the Province as presented within the Design Brief.

Mr. Peck advised that, with the verbal commitment to the regional ring road by the Province, Administration is willing to move forward with the administrative recommendations to accept the Design Brief and proceed to the Outline Plan process. A more formal commitment must be obtained before decisions regarding other developments that will follow, such as the interchange design on Highway 63, are made.

The following concerns, clarification and information were provided in response to questions from Council:

- Density of the Parsons Creek area was calculated using an overall ratio of three persons per unit; to accommodate the target population, approximately 8,211 dwelling units would be required;
- Even with the economic slow down, there is a demand for single family lots;
- Proposed housing will be comprised of a mix of single family and multi-family units;
- Timelines with respect to if the special area is developable, the bypass, and Highway 63 intersection is a concern as these areas of development hinge on a commitment for the regional ring road, which would address the projected increased traffic;
- All lands that are currently leased within the Parsons Creek area are the responsibility of the developer (the Alberta government);
- An explanation was provided on the role of statutory documents with respect to planning, such as Municipal Development Plans, area structure plans, and land use bylaws;
- The design brief for Parsons Creek is not intended to replace the standard process in place for land development, but to deal with a circumstance that will help alleviate the housing situation
- Finished neighborhoods would be available approximately by 2012;
- Concern was expressed with regard to managing vehicle traffic from the expected population of the Parsons Creek area;
- Clarification was provided that if a developer wanted to make changes to approved development under an outline plan, the matter would have to be approved by Council as those changes would be in the form of land use bylaws;
- Consideration has been given to either a local or regional health centre in Parsons Creek;
- Clarification was provided of the outline plan processes; and
- The land being developed in Parsons Creek has been consolidated under Alberta Housing and Urban Affairs.

Voting then occurred on the motion.

CARRIED

For: Allen, Blake, Blair, Flett,
Meagher, Rebus, Vyboh

Opposed: Byron

Recess

A recess occurred from 8:02 p.m. to 8:26 p.m.

8. Direct Control (DC) Development Permit Application - Lot A, Plan 1763TR (20 Silin Forest Road)

09-192 Moved by Councillor Meagher that Development Permit Application #2008-0391 to develop an office building and storage facility on Lot A, Plan 1763TR (20 Silin Forest Road), be refused.

Mr. Chris Reddy, Manager, Current Planning, advised that this application is to develop an office building and storage facility on a site that has been zoned Direct Control for more than 25 years. The site has long been used for storage, and the proposed conversion to a office building would increase activity on the site. The lands were designated Environmental Protection in the Highway 63 North Area Structure Plan, under which it is recommended that the Municipality “restrict or prohibit development on land designated for environmental protection”. Modifications to Highway 63 will affect both ingress and egress to and from the site.

Administration does not support the proposed application because it does not comply with the Highway 63 North Area Structure Plan, and also because of site access safety concerns.

Mr. Reddy provided clarification and responded to questions from Council.

CARRIED UNANIMOUSLY

9. Transfer of Municipal Land and Buildings to an Airport Authority

09-193 Moved by Councillor Vyboh that all assets, land, and buildings associated with the operation and maintenance of the Fort McMurray Airport be transferred for a nominal charge to the Fort McMurray Airport Authority upon its formation.

Mr. D’arcy Elliott, Deputy Chief Administrative Officer, advised that in February 2009, Council directed Administration to form the Airport Authority. At that time, the intent was to lease the property to the Airport Commission. A petition was submitted in July 2009 to Alberta Infrastructure and Transportation for the formation of an Airport Authority under the Alberta Regional Airports Authorities Act. Legal advice was sought with regard to leasing the property versus transferring it, which indicated that transferring the title more completely severs any ties with the new organization and provides liability protection to the Municipality in the event of a major accident at the airport.

It was questioned as to why Administration is recommending that the property be transferred to the Fort McMurray Airport Authority rather than leasing, as had been previously discussed. This was addressed by Deputy Chief Administrative Officer Elliott.

CARRIED

For: Allen, Blake, Byron, Flett,
Meagher, Rebus, Vyboh
Opposed: Blair

10. Resolution for the Regional Municipality of Wood Buffalo to act as an Appointer for the Fort McMurray Airport Authority

09-194 Moved by Councillor Meagher:

- THAT the Regional Municipality of Wood Buffalo agrees to act as an Appointer for the Fort McMurray Airport Authority upon its formation; and
- THAT the Regional Municipality of Wood Buffalo agrees to be bound by and shall comply with the provisions as identified in Attachment 1 – Petition for Formation of Fort McMurray Airport Authority, dated June 30, 2009 – to the extent that they have specific application to Appointers.

Mr. D'arcy Elliott, Deputy Chief Administrative Officer, advised that with respect to Item 9, Transfer of Municipal Land and Buildings to an Airport Authority, a requirement exists for a formal Council resolution for the Municipality to accept responsibility to act as an Appointer for the Fort McMurray Airport Authority pursuant to the requirements of the Alberta Regional Airports Authorities Act. Deputy Chief Administrative Officer Elliott provided clarification and responded to questions from Council with regard to the structure of Appointers.

CARRIED UNANIMOUSLY

11. 2009 Capital Budget Amendment – Timberlea Athletic Park Phase 3 (Clubhouse and Concession)

09-195 Moved by Councillor Vyboh:

- THAT the 2009 Capital Budget be amended as summarized in Attachment 1 – Capital Budget Amendment Request – Timberlea Athletic Park – July 14, 2009, and
- THAT the 2009 Capital Budget be amended as summarized in Attachment 2 - Capital Budget Amendment Request – Timberlea Athletic Park Phase 3 – July 14, 2009; and
- THAT the provisions of Attachments 1 and 2 - Capital Budget Amendment Request (Project Amendment) – Timberlea Athletic Park and Timberlea Athletic Park Phase 3 – July 14, 2009, remain confidential pursuant to sections 16 and 25 of the Freedom of Information and Protection of Privacy Act, R.S.A., 2000 c. F-25,

as amended.

Ms. Carol Theberge, General Manager, Community Services, advised that the Timberlea Athletic Park project, for the construction of four soccer pitches, five baseball diamonds, a maintenance garage and a concession facility, and the Timberlea Athletic Park Phase 3 project, for the construction of a clubhouse, were approved in the 2007 Capital Budget. Tenders for the construction of the concession and the clubhouse were received, and are over the approved budget and require Council approval for additional funding.

The Chief Administrative Officer and Deputy Chief Administrative Officer Elliott provided clarification and responded to questions regarding deficits, capital budgets and the budgeting process.

CARRIED

For: Allen, Blake, Byron, Flett,
Meagher, Rebus, Vyboh

Opposed: Blair

12. Appointment to Council Committee

09-196 Moved by Councillor Allen that Wayne LaGroix be appointed to the Subdivision and Development Appeal Board effective immediately to December 31, 2010.

CARRIED UNANIMOUSLY

13. Capital Budget Amendment Request – Spruce Drive Road Development, Conklin

09-197 Moved by Councillor Meagher:

- THAT the 2009 Capital Budget be amended as summarized in Attachment 1 – Capital Budget Amendment Request – Spruce Drive Road Development, Conklin, July 14, 2009; and
- THAT the provisions of Attachment 1 – Capital Budget Amendment Request – Spruce Drive Road Development, Conklin, July 14, 2009 remain confidential pursuant to sections 16 and 25 of the Freedom of Information and Protection of Privacy Act, R.S.A., 2000 c. F-25, as amended.

Mr. D'arcy Elliott, Deputy Chief Administrative Officer, and Bryan Lutes, President, Wood Buffalo Housing and Development Corporation, provided clarification and responded to questions from Council.

CARRIED UNANIMOUSLY

New and Unfinished Business

14. Notice of Motion – Development of a Municipal Sustainability Advisory Committee

Councillor Rebus served Notice of Motion at the June 9, 2009 regular Council meeting regarding the Development of a Municipal Sustainability Advisory Committee. At the June 23, 2009 Council meeting, Council voted to defer this Notice of Motion to the July 14, 2009 meeting. Councillor Rebus provided background information on the matter.

09-198 Moved by Councillor Rebus that Administration be directed to work with the support of the Executive Advisor to the Mayor's Office to develop a Municipal Sustainability Advisory Committee, with a complementary public engagement plan, both of which will assist Administration to develop a revised capital plan, expenditure forecast and revenue strategies, and/or any other items necessary to develop a long-term municipal sustainability strategy.

Councillor Rebus advised that her original motion was intended to direct Administration to respond to Council's desire for more inclusive public and stakeholder involvement. In consultation with Administration, there is an opportunity to formally align that desire with work already being undertaken by Administration with respect to infrastructure; and therefore, requested that Council accept the following amended motion:

09-199 Moved by Councillor Rebus:

- THAT Administration be directed to develop a medium-term Municipal Infrastructure Strategy, ensuring that its development include meaningful opportunities for public and stakeholder engagement to help identify the Municipality's future infrastructure requirements.
- FURTHER, that Administration commit to providing quarterly progress reports to Council until such time as it tables the Municipal Infrastructure Strategy, and that its first report be tabled to Council in September 2009.

Councillor Rebus continued with the background information related to her motion. It is expected that Administration's first report will have an impact on Council's 2010 budget deliberations. In conclusion, Councillor Rebus advised she is hopeful that Council shares her opinion on the need for such a strategy, and for renewed public and stakeholder engagement.

Mr. D'arcy Elliott, Deputy Chief Administrative Officer, clarified that the first report to Council in September would be a progress report, not the completion of the whole strategy.

A lengthy discussion occurred during which it was discussed the timelines, and the development of the municipal infrastructure strategy.

Voting then occurred on the motion.

CARRIED UNANIMOUSLY

15. Notice of Motion – Traffic Lights at Signal Road and Tundra Drive

Councillor Vyboh served Notice of Motion at the June 23, 2009 regular Council meeting that the Municipality explore the feasibility of installing traffic signal lights to enhance student safety at the corner of Signal Road and Tundra Drive.

Councillor Vyboh advised that he has been informed that there will be information coming forward to Council this Fall regarding traffic lights, and due to this information, advised of his intention to withdraw his Notice of Motion.

Updates**Mayor's Update**

Mayor Blake reported on the following:

- Sports Hall of Fame
- Canadian Filipino Independence Day
- June Jamboree
- National Aboriginal Day
- Olympic Torch Relay Meeting – 1st Torch Runner Announcement
- Opening of the Planning and Development Department at new location at Timberlea Landing
- School Graduation Ceremonies
- Lower Athabasca Regional Advisory Committee Meeting

Reporting of Councillors on Boards and Committees

Councillor Blair reported on the following:

- Fort Chipewyan High School Graduation Ceremony
- Fort Chipewyan Metis Days

Councillor Allen reported on the following:

- Canada Rocks Concert held at the Snye
- Regional Housing Strategy Meeting
- Unveiling of Anzac Welcome Signs Ceremony
- Synthetic Ice use at Timberlea Athletic Park

Councillor Vyboh reported on the following:

- Synthetic Ice use at Timberlea Athletic Park

Councillor Meagher reported on the following:

- Synthetic Ice use at Timberlea Athletic Park
- Fireworks at Snye Park
- Communities In Bloom Upcoming Events

Councillor Flett reported on the following:

- Fort MacKay Treaty Days

- Fort Chipewyan Metis Days
- Fort Chipewyan High School Graduation Ceremony

Administrative Update

There was no administrative update.

Adjournment

09-200 Moved by Councillor Allen that the meeting be adjourned.
CARRIED UNANIMOUSLY

The meeting adjourned at 10:29 p.m.

Mayor

Chief Legislative Officer