

**Minutes of a 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, August 24, 2010, commencing at 6:12 p.m.**

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

**Absent:** G. Janvier, Councillor

**Administration:** K. Kloss, Chief Administrative Officer (Interim)  
S. Kanzig, Chief Legislative Officer  
D. Elliott, Chief Operating Officer  
A. Hawkins, Legislative Officer/Recorder  
N. MacDonald, Legislative Officer

**Call to Order**

Mayor Blake called the meeting to order at 6:10 p.m.

**Opening Prayer**

The Mayor asked everyone to join her in Prayer.

**Agenda**

10-291 Moved by Councillor Meagher:

- that the Agenda be amended by adding under New and Unfinished Business, Item #9 – Authorization of Councillor's absence; and
- that the Agenda be approved as presented.

CARRIED UNANIMOUSLY

**Minutes**

**1. Council Meeting – July 13, 2010**

10-292 Moved by Councillor Meagher that the Minutes of the Regular Meeting held on July 13, 2010 be approved as presented.

CARRIED UNANIMOUSLY

**Delegations**

**2. Mr. Mohammad Dogar, resident, re: Friends of Fort McMurray**

Mr. Dogar came forward and spoke to Council regarding the Friends of Fort McMurray association whose objectives is to promote multi-culturism in the community, helping and educating new immigrants coming into the community and promotion engagements between different communities.

10-293 Moved by Councillor Vyboh that the presentation made by Mr. Mohammad Dogar, regarding Friends of Fort McMurray, be received as information.

CARRIED UNANIMOUSLY

**3. Mr. Daniel Roy, resident, re: Sale and Purchase – 2008-041**

Mr. Daniel Roy came forward to speak to his offer to purchase of land in Fort Chipewyan.

10-294 Moved by Councillor Blair that the presentation made by Mr. Daniel Roy, regarding Sale and Purchase – 2008-041, be received as information.

CARRIED UNANIMOUSLY

**Presentations**

**4. Mr. Tim Reid, Chief Operating Officer, MacDonald Island, re: Transition of Operations and Operating Plans**

Mr. Reid, Chief Operating Officer, MacDonald Island Park Corporation, came forward and made a presentation to Council providing an overview of the plans for the transition of operations at MacDonald Island, as well as providing an overview of the opening plans for the facility.

10-295 Moved by Councillor Germain that the presentation made by Mr. Tim Reid, Chief Operating Officer, MacDonald Island, re: Transition of Operations and Operating Plans, be received as information.

CARRIED UNANIMOUSLY

**Public Hearings and Related Reports**

**5. Bylaw 10/029 – Closure of Undeveloped Government Road Allowances (Saline Creek**

**Plateau Area)**

- Public Hearing
- Consideration of 2<sup>nd</sup> and 3<sup>rd</sup> readings

10-296 Moved by Councillor Meagher that Council move into a Public Hearing regarding Bylaw No. 10/029

CARRIED UNANIMOUSLY

**Opening Statement****Mr. Marcel Ulliac, Manager, Strategic Initiatives**

Mr. Marcel Ulliac, Manager, Strategic Initiatives noted the intent of the closure is to facilitate development of the Saline Creek Plateau area. In recognizing there are crown land dispositions within that area, Administration would be creating easements to the disposition holders for rights of access/egress to the area. If the bylaw is approved, it will be registered with Land Titles Office and the easements created would be identified as encumbrances against the title which would be flagged once development eventually proceeds.

**Written Presentation**

Mayor Blake mentioned one written presentation was received from Mr. Paul Spring, President, Phoenix Heli-Flight Inc., in opposition to the proposed Bylaw.

**Verbal Presentation**

No requests were received to make verbal presentations.

**Other Verbal Presentations (Time Permitting and with Consent of Council)****Mr. Cliff Maron, representing Rotary Club**

Mr. Cliff Maron, representing Rotary Club came forward and spoke in opposition of the proposed bylaw. He noted that every titled piece of property has to have legal access and closing the undeveloped road allowances would take this away, yet access still needs to be provided.

Mr. Maron indicated that road allowances are usually identified when there is a plan of subdivision. He questioned the need to proceed with the closure at this time when development of a subdivision may not be for another ten years.

Mr. Maron recommended that the road closure be deferred until such time as the subdivision application comes forward.

**Questions of Council**

In response to questions of Council, Mr. Ulliac explained that when the land dispositions were issued a number of years ago, the Province did not issue a license of occupation. With the

Municipality creating easements after the road allowances are closed, that will have the benefit of being registered as an interest against the title. The easements would have to be taken into consideration when development occurs, while this may not be the case otherwise.

Development of the plateau area would see development of a roadway system that would provide access to the lots in question.

It could not be confirmed that the municipality has identified the subject road allowances (old airport road) as an alternate emergency access out of Fort McMurray.

Mr. Dennis Peck, Manager, Planning and Development, noted his position that the road closures should be done hand in hand with the adoption of the Area Structure Plan. These are the types of decisions and clarity that help the development process to proceed quicker. He suggested it is very critical that the road closure happen at this time.

Mr. Ulliak mentioned that no objection was received from ASRD (Alberta Sustainable Resource Development) in relation to the proposed road closure.

It was clarified the Municipality has to close the road allowances and receive title in order to proceed with granting easements that can be registered.

Discussion occurred with respect to consultation undertaken in this matter.

10-297 Moved by Councillor Meagher that the Public Hearing for Bylaw No. 10/029 be closed.

CARRIED UNANIMOUSLY

The Public Hearing regarding Bylaw No. 10/029 was held between 7:06 p.m. and 7:36 p.m.

Councillor Vyboh put forward the following recommendation for consideration: “that Bylaw No. 10/029, Closure of Undeveloped Government Road Allowances (Saline Creek Plateau Area), be read a second time.

10-298 Moved by Councillor Vyboh that the Closure of Undeveloped Government Road Allowances (Saline Creek Plateau Area) be deferred to January 2011, allowing consultation with engaged stakeholders to take place to explain objectives and address concerns.

CARRIED UNANIMOUSLY

### **Recess**

A break occurred from 7:45 p.m. to 8:01 p.m. at which time the meeting reconvened.

## **Reports**

### **6. Request to Purchase Portion of River Lot 10 – Fort Chipewyan Settlement Plan**

Mr. Marcel Ulliac, Manager, Strategic Initiatives, spoke to the recommendation before Council, explaining that single family development is not a permitted use under the current land use bylaw and selling a portion of RL10 may affect the overall design and development of the area.

Municipal Departments are working on updating the current land use bylaw as well as undertaking development of a concept plan of subdivision as well as a land disposal strategy

10-299 Moved by Councillor Allen that the unsolicited offer to purchase a portion of River Lot 10 (RL10) in Fort Chipewyan Settlement Plan as outlines on Attachment 1 (Subject Area Map – Fort Chipewyan Subdivide and Purchase Portion of RMWB Property dated July 9, 2010) be declined.

CARRIED

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

10-300 Moved by Councillor Allen that Administration return to Council with a Area Structure Plan and a Land Disposition Plan for Fort Chipewyan in September, 2011.

CARRIED UNANIMOUSLY

### **7. Lease: Portion of Lot 4MR and Lot 6, Block 3, Plan 782 2728**

10-301 Moved by Councillor Meagher that a lease be granted to the Greater North Central Francophone Education Region No.2 for the land legally described as all that portion of Lot 6, Block 3, Plan 782 2728 and a portion of Lot 4MR Block 3, Plan 782 2728, as outlined in red on Attachment 1 (Schedule A – Subject Area Map date May 21, 2010) with an annual rent at the nominal rate of \$1.00 and a term expiring on December 31, 2038 with the option to renew for a further 50 years if the lease remains in good standing.

CARRIED UNANIMOUSLY

### **8. 2010 Capital Budget Amendments – Revised and New Projects**

10-302 Moved by Councillor Vyboh that the 2010 Capital Budget and the future cash flow of multiple year projects be amended as summarized on Attachments 2 and 3 respectively (Capital Budget

Amendments, date August 24, 2010 and Capital Budget  
Amendments – Multiple Year Projects, dated August 24, 2010).  
CARRIED UNANIMOUSLY

10-303 Moved by Councillor Vyboh that the individual project financial provisions of Attachments 2 – 7 remain confidential pursuant to section 25 of the Freedom of Information and Protection of Privacy Act, R.S.A., 2000 c F-25, until the business risk is removed

CARRIED

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

Opposed: Byron

### **New and Unfinished Business**

#### **9. Authorization of Councillor's absence**

10-304 Moved by Councillor Meagher that Councillor Janvier's absence from tonight's Council meeting be authorized.

CARRIED UNANIMOUSLY

#### **10. Notice of Motion re: Proposed Closure of Edmonton City Centre Airport (ECCA)**

Councillor Vyboh served the following notice of motion which will be brought forward at the next regular Council meeting for consideration:

“That Administration be directed to draft a letter to Edmonton City Council to reconsider closure of the Edmonton City Centre Airport as it would have a negative impact on the citizens of this region who, due to medical emergencies need to be medevac to the closest airport and medical facility. Also, that the same letter be cc to the G.O.A.”

### **Updates**

#### **Mayor's Update**

Mayor Blake reported on the following:

- Participation in the United States International Visitor Leadership Program
- School Bus Bylaw Awareness Campaign

Councillor Blair reported on the following:

- Meeting in Thorhild regarding establishment of a Provincial Emergency Services Centre on Highway 63
- Informal meeting with two industries in relation to rural communities

Councillor Clarkson reported on the following:

- GAP Standing Committee Meeting
- Farewell to Tom Katanis, Syncrude

Councillor Allen reported on the following:

- University of Alberta research project – Alberta Climate Dialogue
- Visit from Suncor Board of Directors
- Pakistani Association 's First Anniversary Celebration
- Canadian Paraplegic and Big Brothers/Big Sisters fund raisers
- Wood Buffalo Housing and Development Corporation Annual General Meeting
- SPCA fund raiser

### **Exit**

Councillor Rebus disconnected from the teleconferencing at 9:00 p.m. therefore was absent for the balance of the meeting.

Councillor Vyboh reported on the following:

- Heritage Days at Heritage Park
- Interplay
- Communities in Bloom

Councillor Meagher reported on the following:

- Communities in Bloom
- Oilsands Discovery Centre 25th Anniversary
- United Way Kickoff Breakfast
- School Bus Bylaw

### **Administrative Update**

Interim CAO Kloss reported on the following:

- School Bus Stop Arm
- BYOB (Bring Your Own Bag) Campaign
- Heather Evasiuk, Chair Municipal United Way Campaign

### **Adjournment**

10-305 Moved by Councillor Clarkson that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:10 p.m.

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Mayor

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Chief Legislative Officer