

**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 25, 2009, commencing at 6:00 p.m.**

**Present:** M. Blake, Mayor  
M. Allen, Councillor  
D. Blair, Councillor  
S. Clarkson, Councillor  
L. Flett, Councillor  
S. Germain, Councillor  
G. Janvier, Councillor  
P. Meagher, Councillor  
R. Rebus, Councillor  
J. Vyboh, Councillor

**Absent:** M. Byron, Councillor

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

**Call to Order**

Mayor Blake called the meeting to order at 6:07 p.m.

**Opening Prayer**

The Mayor asked everyone to join her in Prayer.

**Agenda**

09-201 Moved by Councillor Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

**Minutes**

**1. Council Meeting – July 14, 2009**

09-202 Moved by Councillor Vyboh that the Minutes of the Regular Meeting held on July 14, 2009 be approved as presented.

CARRIED UNANIMOUSLY

**Delegations****2. Mr. Cam Hantiuk, Director of Public Affairs, Waste Management of Canada, re: Utility Rates Bylaw**

Mr. Jon Tupper, Community and Municipal Relations Manager, Waste Management of Canada Corporation, was in attendance in place of Mr. Hantiuk, to request that companies affected by the increase in tipping fees at the regional landfill receive a 60 day written notice of the fee increase. This would allow Waste Management to integrate the fee increases into their billing cycle ensuring their customers are provided with the correct fees. Waste Management of Canada provides commercial and industrial waste solutions within the region.

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

09-203 Moved by Councillor Allen that the presentation from Mr. Jon Tupper regarding the Utility Rates Bylaw be received as information.

CARRIED UNANIMOUSLY

**Presentations****3. Mr. John Stelter, KPMG, re: 2008 Financial Statements**

Mr. Stelter was in attendance to provide an unqualified audit opinion on the consolidated financial statements of the Regional Municipality of Wood Buffalo for the year ended December 31, 2008.

Mr. Stelter explained that it is later in the year than usual for the audit to be completed as Administration were working through certain matters to ensure they were captured accurately. This delay in releasing the audit was fully approved and understood by the Province.

The consolidated financial statements include the activities of the Municipality, the operations of the Fort McMurray Library Board, the Fort McMurray Airport Authority, Wood Buffalo Housing and Development Corporation, and MacDonal Island Park Corporation. Separate special reports are provided on Municipal Financial Information Returns, Family and Community Support Services, Local Authorities Pension Plan, and certain federal and provincial grant compliance reports.

The financial statements continue to show significant growth year by year, and growth is expected to continue in the foreseeable future. The outstanding debt is well within the Municipal Government

Act limits; however, the amount of the debt is expected to continue to increase over the next few years as a result of increased demands on services and infrastructure. The Municipality currently has a debt load limit of approximately \$760M, of which approximately \$660m has been committed as a result of existing capital priorities planning.

Operating revenues have increased approximately 42%, and expenditures are up 37%. The reserve fund has continued to grow as the net assets in the various subsidiary corporations have expanded.

In conclusion, managing growth, maintaining infrastructure and services in a changing economic environment constrained by staff resources and competing demands, are the issues faced by the Municipality now and in the future.

Mr. Stelter thanked senior management and staff for their efforts in completing the 2008 audit.

Mr. Stelter provided clarification and responded to questions from Council, and discussion occurred with regard to the long term debt and the effect of debt on future development.

09-204 Moved by Councillor Clarkson that the presentation from Mr. John Stelter regarding the 2008 Financial Statements be received as information.

CARRIED UNANIMOUSLY

### **Reports Arising from Presentations**

#### **4. 2008 Audited Consolidated Financial Statements**

09-205 Moved by Councillor Clarkson that the audited consolidated financial statements of the Regional Municipality of Wood Buffalo for the year ended December 31, 2008 be received as information.

Patty King, Assistant Deputy Chief Administrative Officer, provided clarification and responded to questions from Council with regard to government grants, long term debt, debt limit, and debenture borrowing.

CARRIED UNANIMOUSLY

### **Public Hearings**

09-206 Moved by Councillor Meagher that the meeting move into Public Hearing.

CARRIED UNANIMOUSLY

The Public Hearings commenced at 7:00 p.m.

#### **5. Bylaw No. 09/025 – Municipal Development Plan Amendment – Urban Service Area Boundary (Parsons Creek)**

**A. Opening Statement****Mr. Greg Daly, Acting Manager, Long Range Planning and Policy, and Mr. Martin Frigo, Planner III, Project Lead/Planner, Long Range Planning and Policy**

Mr. Frigo advised that Council is asked to consider a bylaw to amend the Municipal Development Plan to incorporate the Parsons Creek into the urban service area boundary. The location of the proposed expansion is north of the urban service area boundary and west of Highway 63, and is approximately 2014 acres (815 hectares) in size. An amendment to the urban service area boundary is required to ensure future development conforms to Land Use Bylaw standards and Engineering Servicing standards. Upon Council approval of the proposed amendment to the Municipal Development Plan, the Government of Alberta will be requested to amend Order in Council 817/94, which establishes the boundaries of the urban service area.

**B. Written Presentations**

There were no written presentations submitted.

**C. Verbal Presentations**

There were no verbal presentation requests received.

**D. Other Verbal Presentations**

There were no other verbal presentations.

**E. Questions of Council**

Mr. Daly clarified that future development in Parsons Creek will be developed to a higher urban standard as opposed to a rural standard. It was further clarified that there will be no conflict for future construction close to an industrial area just outside of the proposed boundary expansion area.

**F. Closing Statement**

There was no closing statement.

**6. Bylaw No. 09/026 – Closure of Undeveloped Government Road Allowance – For Purposes of the Sanitary Forcemain Alignment****A. Opening Statement**

**Mr. Jeffrey O’Donnell, Acting General Manager, Strategic Initiatives; Mr. Phil Chisholm, Project Engineer, Engineering Department; and Mr. Suavek Bartosinski, Land Technician, Strategic Initiatives**

Mr. O’Donnell advised that a request has been received to close a portion of an undeveloped government road allowance within the urban service area. The purpose of the road allowance closure is to provide the Municipality with access to land for installation of the sanitary forcemain alignment, which is part of the upgrade to the existing waste water main leading to the wastewater treatment plant. The final leg of the upgrade involves crossing underneath the Athabasca River using horizontal directional drilling technology to the tie-in chamber at the wastewater treatment plant.

**B. Written Presentations**

There were no written presentations submitted.

**C. Verbal Presentations**

There were no verbal presentation requests received.

**D. Other Verbal Presentations**

There were no other verbal presentations.

**E. Questions of Council**

There were no questions of Council.

**F. Closing Statement**

There was no closing statement.

7. **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)**

**A. Opening Statement****Mr. Jamie Doyle, Supervisor, Current Planning; and Mr. William Czaban, Planner I, Current Planning**

Mr. Czaban advised an application has been received from a property owner to subdivide an existing 1.0 hectare lot into two smaller parcels; then retaining one parcel and either developing or selling the other. The Draper area consists of large country residential acreages in a rural setting near the Clearwater River. Under the Land Use Bylaw, the minimum lot size for the area is 1.0 hectares. At a meeting held in the Draper area in 2008, residents expressed opposition to this proposal as it is in conflict with community values, could impact the condition of Draper Road, and the residents' quality of life. If this application is approved, it could set a precedent in this area for further intensification. The Planning and Development Department does not support the proposed amendment.

**B. Written Presentations**

Two letters were received: one from Mr. Shawn Schellenberg on August 20, 2009, resident, Draper Community; and the other from Mr. James Kostiuk, on August 20, 2009, resident, Draper Community. Both letters expressed opposition to the proposed bylaw.

**C. Verbal Presentations****Ms. Stella Osteneck, Resident**

Ms. Osteneck came forward to express opposition to the proposed amendments. Ms. Osteneck shared her concerns of the topography, soil type, drainage of rain water and snow melt run off, and that there is no ditching beside the road for this lot. Changing the lot size in this area would be detrimental to all residents in that if one landowner is permitted to subdivide, then all landowners may decide to subdivide. There must be enough area on each property to allow for proper disposal and treatment of sewage without contaminating neighbouring properties or the groundwater due to poor soil drainage. Road safety issues are also cause for concern if subdivision of existing properties is permitted. Many residents have moved to the area because of the minimum lot size currently specified in the Land Use Bylaw.

**Mr. Warren Ulrich, Resident**

Mr. Ulrich came forward to express opposition to the proposed amendments, and advised that he is in support of the Planning and Development Department's recommendation of non-support for this application.

**D. Other Verbal Presentations**

There were no other verbal presentations.

**E. Questions of Council**

In response to a question from Council, Ms. Osteneck clarified that all residents of the area were adamant that the smallest lot size in the Draper area remain at one hectare.

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

There was no closing statement.

09- 207 Moved by Councillor Meagher that the Public Hearings be closed.

CARRIED UNANIMOUSLY

The Public Hearings concluded at 7:25 p.m.

#### **Recess**

A recess occurred from 7:25 p.m. to 7:49 p.m.

#### **Bylaws**

#### **8. Bylaw No. 09/025 – Municipal Development Plan Amendment – Urban Service Area Boundary (Parsons Creek)**

09-208 Moved by Councillor Meagher that Bylaw No. 09/025, being a bylaw to amend the Municipal Development Plan to include Parsons Creek into the Urban Service Area boundary, be read a second time.

Concern was noted with respect to the potential impact to rural communities that presently do not have access to municipal services should the urban service area boundaries be expanded. It was specifically noted that approval of the boundary amendment would mean that municipal services are provided to this area first, while rural communities go without.

CARRIED

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

09-209 Moved by Councillor Clarkson:

- THAT Bylaw No. 09/025 be read a third and final time; and
- THAT the Government of Alberta be requested to amend Order in Council 817/94 to reflect the new ward boundaries for the urban service area, as identified in Bylaw No. 09/025.

CARRIED

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

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

09-210 Moved by Councillor Allen that Bylaw No. 09/026, being a bylaw to close an undeveloped government road allowance, be read a second time.

CARRIED UNANIMOUSLY

09-211 Moved by Councillor Meagher that Bylaw No. 09/026 be read a third and final time.

CARRIED UNANIMOUSLY

**10. 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)**

09-212 Moved by Councillor Rebus that Bylaw No. 09/027, being an amendment to the Highway 69/Clearwater River Valley Area Structure Plan, be read a second time.

Concerns were expressed that any subdivision in the Draper Road area would take away from the rural ambience of the area, and that existing concerns, such as the condition of Draper Road, poor ditching, dust control, and the road alignment issue, would be intensified.

DEFEATED UNANIMOUSLY

09-213 Moved by Councillor Rebus that Bylaw No. 09/028, being a Land Use Bylaw Amendment specific to Lot 20, Block 1, Plan 042 4688, be read a second time.

DEFEATED UNANIMOUSLY

**11. Bylaw No. 09/029 – Utility Rates Bylaw**

09-214 Moved by Councillor Rebus that Bylaw No. 09/029, being the Utility Rates Bylaw, be read a second time.

Mr. Wes Holodniuk, Assistant Deputy CAO, and Mr. Shane Hogan, Acting Environmental Services

Director were in attendance. A lengthy discussion occurred during which various rate scenarios, the potential impacts to ratepayers, and the effects of various rate scenarios on the urban and rural rate strategies were mentioned.

Voting then occurred on the motion.

DEFEATED

For: Blair, Clarkson, Flett

Opposed: Allen, Blake, Germain,  
Janvier, Meagher, Rebus, Vyboh

**12. Bylaw No. 09/017 – Land Use Bylaw Amendment: Increase Floor Area Ratio in the C5  
– Central Business District**

Councillor Allen declared a pecuniary interest relative to this matter as he is a commercial property owner in the C-5 Central Business District and excused himself from the meeting at 8:38 p.m.

09-215 Moved by Councillor Rebus that Bylaw No. 09/017, being a Land Use Bylaw Amendment, be read a first time.

CARRIED UNANIMOUSLY

**Return**

Councillor Allen returned to the meeting at 8:40 p.m.

**Reports**

**13. Council Expense Summary – January 1 - June 30, 2009**

09-216 Moved by Councillor Meagher that the Council Expense Summary for the period January 1 – June 30, 2009 be received as information.

CARRIED UNANIMOUSLY

**New and Unfinished Business**

There was no new or unfinished business.

**Updates**

**Mayor's Update**

Mayor Blake reported on the following:

- Communities In Bloom Committee Judging and Party in the Park
- Lower Athabasca Regional Advisory Board meeting

- Community Development Advisory Board meeting
- Olympic Torch Relay Committee meeting

### **Reporting of Councillors on Boards and Committees**

Councillor Blair reported on the following:

- Archie Simpson Arena Redevelopment Project
- 100<sup>th</sup> Celebration of the Catholic Church in Fort Chipewyan
- Fort Chipewyan Heritage Day

Councillor Allen reported on the following:

- On behalf of Mayor Blake hosted three City of Edmonton Councillors and their Executive Assistants, and Communications staff from Syncrude Canada for a tour of the Syncrude site and Fort McMurray
- Athabasca Watershed Planning Advisory Council meeting

Councillor Vyboh reported on the following:

- Fort McMurray Heritage Day
- On behalf of Mayor Blake attended unveiling ceremony at MacDonald Island Park
- Fort McMurray Regional Airport Commission

Councillor Germain reported on the following:

- MacDonald Island Park Corporation Board meeting

Councillor Meagher reported on the following:

- Unveiling ceremony of MacDonald Island Park
- Community Identification Committee meeting
- Communities In Bloom Committee events

Councillor Clarkson reported on the following:

- AUMA Building Communities meeting

### **Administrative Update**

#### **Mr. Henk van Waas, General Manager, Assessment and Taxation**

Mr. van Waas advised that a special assessment audit was successfully conducted early in 2009 of the major oil sands plants, and provincial legislation and regulation requirements were fully met by the Municipality. The success of the audit was due to the leadership and support of Council, the support of the CAO and his understanding of the assessment process, the support of the Senior

Management Team, the staff of the Assessment and Taxation Department, and the Assessment contractors.

**Adjournment**

09-217 Moved by Councillor Blair 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