

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, AUGUST 28, 2007, COMMENCING AT 6:00 P.M.

PRESENT: MAYOR M. BLAKE
DEPUTY MAYOR J. VYBOH
COUNCILLORS J. CARBERY
S. CLARKSON
L. FLETT
S. GERMAIN
P. MEAGHER
R. REBUS
C. SLADE
L. WILTZEN
CHIEF ADMINISTRATIVE OFFICER B. NEWELL
CHIEF LEGISLATIVE OFFICER K. GREIG
LEGISLATIVE OFFICER A. ROGERS
ABSENT: COUNCILLOR J. CHADI

CALL TO ORDER: Mayor Blake called the meeting to order at 6:00 p.m.

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

AGENDA: Resolution # 07-328
MOVED by Councillor Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

MINUTES: **Council Meeting – July 10, 2007**

Resolution # 07-329
MOVED by Deputy Mayor Vyboh that the Minutes of the Regular Meeting held on July 10, 2007 be approved as presented.

CARRIED UNANIMOUSLY

Public Hearing – July 10, 2007

Resolution # 07-330

MOVED by Councillor Meagher that the Minutes of the Public Hearing held on July 10, 2007 be approved as presented.

CARRIED UNANIMOUSLY

DELEGATIONS:

Mr. Brent Stuart, Aerodrome Coordinating Committee re: Information Update

Mr. Brent Stuart advised that he is the Director of Regional Affairs for Suncor Energy and is also the chair of the ad hoc committee called the Aerodrome Coordinating Committee (ACC). Mr. Stuart provided an overview of the history and formation of the ACC, its mandate, membership and activities. Upcoming events that the Committee is aware of include a mock disaster exercise by the mutual aid partners group, start-up of two new private airstrips, and continued input and dialogue with NavCanada with respect to additional capacity for the region. Mr. Stuart concluded by noting that the ACC has been successful in building cooperation among its membership, and enhancing communication and a general understanding of air-related issues which contributes to the productive co-existence of public and private airstrips. Mr. Stuart, along Mr. Darryl Wightman, Airport Manager, then responded to questions from Council.

Resolution # 07-331

MOVED by Councillor Rebus that the Information Update from the Aerodrome Coordinating Committee be received as information.

CARRIED UNANIMOUSLY

Mr. Darryl Wightman, Chief Executive Officer, Fort McMurray Regional Airport re: Fort McMurray Regional Airport Growth and Proposed Expansion

Mr. Darryl Wightman was in attendance to provide an overview of the tremendous growth experienced at the Fort McMurray Airport facility and plans for a proposed expansion. He provided information relative to the economic impact that airport operations have on the Municipality, noting that the facility will have provided service to nearly 600,000 travellers in 2007, with roughly 70,000 aircraft movements. Mr. Wightman advised that options had been explored to address current growth priorities, such as parking, runway extension, air terminal building, secondary runway and hotel development. The most viable option is the development of a brand new facility to the

south of the existing facility, at a cost of approximately \$99 Million.
Mr. Wightman then responded to questions from Council.

Resolution # 07-332

MOVED by Councillor Germain that the Fort McMurray Regional Airport Commission be authorized to borrow up to \$100,000,000 from private sources to develop a second runway, a new terminal and expanded parking facilities.

CARRIED UNANIMOUSLY

PUBLIC HEARINGS:

Resolution # 07-333

MOVED by Councillor Meagher that the meeting move into Public Hearing.

CARRIED UNANIMOUSLY

A public hearing was held from 6:46 p.m. to 7:19 p.m., following which the regular meeting reconvened.

COUNCIL UPDATES:

Reporting of Councillors on Boards and Committees

Deputy Mayor Vyboh reported on the following:

- CBC Radio Interview with Peter Brown
- Hail storm impacting Prairie Creek and Gregoire residents

Councillor Carbery reported on the following:

- MacDonald Island Park Corporation

Mayor's Update

Mayor Blake reported on the following:

- Grand Opening of Wood Buffalo Housing & Development Corporation facilities
- Fort McMurray Air Show
- Meeting in St. Paul regarding potential to extend Highway 881
- Municipal Sustainability Initiative Meeting – Edmonton
- Annual Blueberry Festival and Parade
- Thank you to Michael Hall for 13 years of volunteer service and assistance in televising regional Council meetings.

It was requested that the Mayor's Office send a letter of thanks to Mark Hartigan for bringing the Stanley Cup to Fort McMurray.

REPORTS:

Reserve Fund Request - Birchwood Playground Redevelopment

Resolution # 07-334

MOVED by Councillor Meagher that \$150,000 be allocated from the Other Parks Reserve for the Birchwood Playground Redevelopment project.

It was requested that Council be provided with information relative to the balance remaining in the Other Parks Reserve.

CARRIED UNANIMOUSLY

Fort McMurray Wastewater Treatment Plant Phase 2 Update

Resolution # 07-335

MOVED by Councillor Clarkson:

- THAT the updated Waste Water Treatment Plant Phase 2 Project Costs of \$57,356,276 be approved; and
- THAT the Phase 2 construction costs for Bird Construction Company at a total amount of \$42,110,006, be approved.

CARRIED UNANIMOUSLY

Fort McMurray Wastewater Treatment Plant Phase 3 Primary Clarifier Advancement

Mr. Herb Kuehne, Associated Engineering, was in attendance and responded to questions from Council.

Resolution # 07-336

MOVED by Councillor Carbery:

- THAT Council approves the advancement of a Phase 3 Primary Clarifier for an additional cost of \$8.0 M, for a revised total Waste Water Treatment Plant cost of \$226,355,000.
- THAT the amended Wastewater Treatment Plant project be funded as outlined in Attachment #2 – Capital Budget Amendment Request, dated August 28, 2007.
- THAT Council approves the Phase 3 Primary Clarifier engineering fees for Earth Tech, subject to total additional fees not exceeding \$486,126; and
- THAT Council approves the Phase 3 Primary Clarifier construction costs for Bird Construction Company, subject to the total additional construction costs not exceeding \$7,513,874.

CARRIED UNANIMOUSLY

RECESS

A recess was held from 7:49 p.m. until 8:04 p.m.

BYLAWS:

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

Resolution # 07-337

MOVED by Councillor Rebus that Bylaw No. 07/059, being a Land Use Bylaw Amendment, be read a second time.

A lengthy discussion ensued in which it was noted that the rear yards in the development, after garage development, would be in the range of 10 to 25 feet. Discussion also occurred about snow removal in laneways and accessibility. It was noted that this type of development design is used in eastern Canada, and in other countries, and provides another housing option for the community.

CARRIED

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

Opposed: Clarkson

Resolution # 07-338

MOVED by Councillor Meagher that Bylaw No. 07/059 be read a third and final time.

CARRIED

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

Opposed: Clarkson

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

Resolution # 07-339

MOVED by Councillor Rebus that Bylaw No. 07/041, being a debenture borrowing bylaw for the Rural Core Amenities project, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-340

MOVED by Councillor Meagher that Bylaw No. 07/041 be read a third and final time.

CARRIED UNANIMOUSLY

Bylaw No. 07/043 – Solid Waste Bylaw

Resolution # 07-341

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

It was requested that information relative to the provisions of the bylaw be made available at the community barbeque taking place in Saprae Creek on September 16th.

It was noted that some of the provisions of the bylaw are intended to be guidelines, as opposed to enforced regulations. Specific mention was made of triple rinsing of recyclables, acceptable types of waste receptacles, and timelines for the setting and removal of waste receptacles at curbside for disposal. It was agreed that these issues or ambiguities would be collectively brought forward as an amendment at a future date.

CARRIED UNANIMOUSLY

Resolution # 07-342

MOVED by Councillor Meagher that Bylaw No. 07/043 be read a third and final time.

CARRIED UNANIMOUSLY

ABSTENTION

It was noted that Councillors Carbery, Germain and Wiltzen were not in attendance for the public hearing on July 10, 2007 and, therefore, would be abstaining from discussion and voting on the next item.

Bylaw No. 07/050 - Highway 63/881 Corridor Area Structure Plan

Resolution # 07-343

MOVED by Deputy Mayor Vyboh:

- THAT Bylaw No. 07/050, being the Highway 63/881 Corridor Area Structure Plan, be amended by:
 - a. Replacing Map 1 – Plan Area
 - b. Inserting a description of the plan area to read that the plan area “excludes water bodies, provincial parks, First Nation

- Reserve Lands, and the plan area identified in Ministerial Order No. 477/91 - Gregoire Lake Area Structure Plan
- c. Replacing Map 2a - Future Land Use Concept.
 - d. Inserting a description of industrial development on the Old Peat Pit site in Section 2.1 "Area A Issues and Opportunities".
 - e. Amending Policy 1.5.9 to read: "Outdoor recreation facilities shall be permitted within the Rural Policy Area, subject to the meeting of all policies as outlined in the Highway 63/881 Corridor Area Structure Plan".
 - f. Replacing Map 2a-3 – Future Land Use Concept.
 - g. Replacing Map 2b – Future Land Use Concept
 - h. Replacing Map 2b-1 - Future Land Use Concept

CARRIED

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

Resolution # 07-344

MOVED by Councillor Clarkson that the public hearing for Bylaw Nos. 07/049, 07/050 and 07/051, being a Municipal Development Plan Amendment, the Highway 63/881 Corridor Area Structure Plan, and a Hamlet of Anzac Area Structure Plan Amendment, respectively, be reopened on September 11, 2007.

CARRIED

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

Bylaw No. 07/060 - Assessment and Taxation Fees Bylaw

Resolution # 07-345

MOVED by Deputy Mayor Vyboh that Bylaw 07/060, being a bylaw for the fixing of fees for property assessment and property tax products and services which incorporates a sliding scale fee schedule), be read a first time.

CARRIED UNANIMOUSLY

Bylaw No. 07/061 - Timberlea Area Structure Plan Amendment – Part of Lot 1, Block 17, Plan 052 3653

Resolution # 07-346

MOVED by Councillor Meagher that Bylaw No. 07/061, being a bylaw to amend the Timberlea Area Structure Plan - Part of Lot 1, Block 17, Plan 052 3653, be read a first time; and that a public hearing be scheduled to take place on September 11, 2007.

CARRIED UNANIMOUSLY

Bylaw No. 07/062 – Bylaw No. 07/062 - Land Use Bylaw Amendment – Part of Lot 1, Block 17, Plan 052 3653 – Phase 8 – Timberlea North Central Subdivision

Resolution # 07-347

MOVED by Councillor Carbery that Bylaw No. 07/062, being a bylaw to amend the Land Use Bylaw – Part of Lot 1, Block 17, Plan 052 3653, be read a first time; and that a public hearing be held on September 11, 2007.

CARRIED UNANIMOUSLY

Bylaw No. 07/063 - Land Use Bylaw Amendment – Sections 35 & 36, Part of Sections 25 & 26 within Township 88, Range 8, W4M (Saprae Creek)

Resolution # 07-348

MOVED by Deputy Mayor Vyboh that Bylaw No. 07/063, being a Land Use Bylaw Amendment to change the designation of Sections 35, 36 and Part of Sections 25 & 26, within Township 88, Range 8, W4M from UE – Urban Expansion District to RD – Rural District be read a first time.

CARRIED UNANIMOUSLY

Bylaw No. 07/064 – Land Use Bylaw Amendment - General Text Amendments

Resolution # 07-349

MOVED by Councillor Slade that Bylaw No. 07/064, being a Land Use Bylaw Text Amendment, be read a first time.

CARRIED UNANIMOUSLY

NEW BUSINESS:

None scheduled.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
TUESDAY, AUGUST 28, 2007

ADJOURNMENT:

Resolution # 07-350

MOVED by Councillor Meagher that the meeting be adjourned.
CARRIED UNANIMOUSLY

The meeting adjourned at 9:12 p.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, AUGUST 28, 2007.

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|----------|------------------------------|---------------------------------------------------------------------------------------------------------|
| PRESENT: | MAYOR | M. BLAKE |
| | DEPUTY MAYOR | J. VYBOH |
| | COUNCILLORS | J. CARBERY S. CLARKSON L. FLETT S. GERMAIN P. MEAGHER R. REBUS C. SLADE L. WILTZEN |
| | CHIEF ADMINISTRATIVE OFFICER | B. NEWELL |
| | CHIEF LEGISLATIVE OFFICER | K. GREIG |
| | LEGISLATIVE OFFICER | A. ROGERS |
| ABSENT: | COUNCILLOR | J. CHADI |

CALL TO ORDER

Mayor Blake called the Public Hearing to order at 6:46 p.m.

PUBLIC HEARING RE: BYLAW NO. 07/052 - CLOSURE OF UNDEVELOPED GOVERNMENT ROAD ALLOWANCE FOR SUNCOR LEASE

A. Opening Statement

Ms. Beth Sanders, General Manager, Planning & Development

Ms. Sanders advised that the road allowance is located in the rural service area of the Municipality and is titled to the Government of Alberta. The Municipal Government Act requires municipal approval of road allowances, as the Municipality has administrative control. A request for closure of the road allowances has been received from Alberta Sustainable Resource Development and the lessee. The Planning & Development Department supports the proposed bylaw.

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

There were no questions from Council.

F. Closing Statement

There was no closing statement.

**PUBLIC HEARING RE: BYLAW NO. 07/059 – LAND USE BYLAW AMENDMENT –
EAGLE RIDGE SUBDIVISION – R3 DISTRICT**

A. Opening Statement

Mr. Dennis Peck, Manager, Current Planning

Mr. Peck advised that the purpose of the proposed bylaw is to modify the Land Use Bylaw for the subject area by reducing the minimum front yard setback to 0.3 metres. The intent of the amendment is to provide a higher level of design that has a better presentation to the street. Discussions have taken place with Parks, shallow utilities and engineering staff with respect to the impact of the reduced front setback. By moving the buildings forward, the utilities would then be accommodated on the rear of the properties. The proposed design is a bit of a shift from the traditional design in multi-family development because it focuses the attention of the building on the street. The Planning & Development Department supports the proposed bylaw.

Mr. Irwin Torry, Torry Planning Consultants Ltd. (on behalf of Centron Residential, applicant)

Mr. Torry, on behalf of the applicant, advised that the project in question is the result of a number of planning principles that were developed by an envisioning committee before the land was sold to Centron. Those principles were endorsed and included in the Timberlea area outline plan that was subsequently submitted to and approved by Council. One of the key elements of the plan was the orientation of the units to the street, with parking to the rear of the property. This changed the character from a more traditional suburban neighbourhood with front approaches, homes set back, underutilized front yards, and smaller rear yards. The intent of the development is to move the homes forward, thereby increasing private amenity space at the rear of the unit, and also enhancing public safety through a more visual front. The design also eliminates the number of front approaches and reinforces a pedestrian environment and increased safety for children who may be riding bicycles on the sidewalk. One of the other benefits of the proposed design is that it will provide well-landscaped boulevards with sidewalks on both sides of the street. The proposed

bylaw provides the development authority with complete discretion and the right of refusal if not satisfied with the final design.

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)

Mr. Jim Rogers, resident, advised that he supports the proposed amendment, noting that it is a very progressive initiative that demonstrates more imaginative rules for lot utilization, and is similar to the housing style used in other areas of the world.

E. Questions of Council

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

- By shifting residents' parking to the rear of the lot, the entire frontage is available for visitor parking, and is not limited by driveway accesses.
- Some of the streets in the proposed development are wider residential streets which would have better acceptance of on-street parking.
- All buildings will be constructed according to Safety Codes standards, and, where appropriate, will include firewalls.
- The proposed development is more affordable because it achieves higher densities on smaller lots, which reduces costs.
- The final per unit cost to the purchaser is not known at this time; however, Centron has a contractual obligation which limits profits to a maximum of 10% of the construction cost.
- The development is designed for families and has a complete play area where kids can gather to play, in addition to the private amenity space in the rear yard of each dwelling.
- The only change being proposed is to the front yard setback. Other provisions, such as side and rear yard setbacks, and landscaping will remain unchanged.
- The actual walls of the units are 7.5-10 feet from the curb, but the stairs leading to the entrance would come within one foot of the property line.
- Each unit will have between 10-25 feet of private amenity space between the rear of the building and the detached garage.

F. Closing Statement

There was no closing statement.

CLOSURE OF PUBLIC HEARINGS

Resolution # 07-351

MOVED by Deputy Mayor Vyboh that the public hearings be closed.

CARRIED UNANIMOUSLY

The public hearing closed at 7:19 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER