

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, SEPTEMBER 13, 2005, COMMENCING AT 6:02 P.M.

PRESENT:	MAYOR	M. BLAKE
	DEPUTY MAYOR	S. GERMAIN
	COUNCILLORS	J. CARBERY J. CHADI S. CLARKSON P. MEAGHER R. REBUS C. SLADE J. VYBOH
	REGIONAL MANAGER	B. NEWELL
	CHIEF LEGISLATIVE OFFICER	K. GREIG
	LEGISLATIVE COORDINATOR	D. MORRIS
ABSENT:	COUNCILLORS	L. FLETT L. WILTZEN

CALL TO ORDER

The Mayor called the meeting to order at 6:02 p.m.

1. PRAYER

The Mayor asked everybody to join her in the Prayer.

2. ADOPTION OF AGENDA

The Mayor asked if there were any additions or deletions to the Agenda.

MOVED by Councillor Meagher that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

3. PRESENTATIONS

3-A. CITIZENS IN ACTION COMMITTEE, LYNN EDWARDS, WOOD BUFFALO HOUSING AND DEVELOPMENT CORPORATION
05/233

Lynn Edwards came forward and gave a brief overview of the “Envisioning Timberlea” Working Paper circulated to Council at the opening of the meeting, which offers the following recommendations to be considered in this area and in future community developments:

- Work towards enhanced quality of life and move away from the “transient” thought process;
- Develop “pedestrian friendly” roads and green space plans;
- Plan housing in groups rather than integrated; and
- Identify transit issues needing to be addressed.

Mayor Blake thanked Ms. Edwards for the presentation and applauded the group’s desire to work toward a better future in housing development and community opportunities in Fort McMurray. Mayor Blake advised she will pass the Envisioning Working Paper through her channels to the appropriate provincial ministry group to review for consideration in future plans.

3-B. EBA CONSULTANT (ENGINEERING GROUP), GEORGE TREFANENKO AND WING CHOY, ON BEHALF OF ALBERTA INFRASTRUCTURE AND TRANSPORTATION REGARDING HIGHWAY 63 IMPROVEMENTS (WITHIN FORT MCMURRAY)
05/234

Mr. Trefanenko and Mr. Choy presented a brief update of the plans for the upgrades to Highway 63 South of Beacon Hill to North of Confederation Way (Selective Pavement Overlay).

- Gregoire Drive/Beacon Hill Intersection: channelized double left turn lane for southbound to eastbound traffic and single left turn lane for northbound to westbound;
- Morrison Street, Hardin Street and Hospital Street Intersections: Southbound bypass lane from west of Morrison Street to East of Hardin Street, with a retaining wall structure near Hardin Street; double left turn at the Morrison Street and Hardin Street intersections by converting an existing Highway 63 through lane to a left turn lane; widening of the southbound off-ramp at Hospital Street to provide a right-turn lane.
- Thickwood Boulevard Intersection: constructing a triple-left turn for northbound to westbound on Thickwood Boulevard; extending the eastbound to southbound ramps leaving Thickwood Boulevard.
- These upgrades should be completed by August, 2006.

The issue of short term versus long term plans for interchanges was raised. It was noted these “short term” changes will assist the immediate traffic concerns.

Mayor Blake added that Council is looking forward to these changes and appreciates the government infusion of monies toward the highway’s short and long term upgrades. Council’s concerns in specific areas (i.e. bridge congestion in emergencies) will be forwarded to Administration to be certain they are

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, SEPTEMBER 13, 2005

addressed in the planning process for the future changes.

Messrs. Trefanenko and Choy were thanked for their presentation.

3-C. BUSINESS ARISING OUT OF PRESENTATIONS

05/235

I. Citizens in Action Committee:

MOVED by Deputy Mayor Germain that Council receive this presentation as information and the content of the presentation be referred to Administration to consider while preparing Urban Design Standards and Guidelines

CARRIED UNANIMOUSLY

II. EBA Consultants:

MOVED by Councillor Carbery that the presentation be accepted as information.

CARRIED UNANIMOUSLY

Messrs. Trefanenko and Choy advised they would take Council's concerns back to their committee and bring the immediate concerns regarding bridge congestion to the forefront.

4. MINUTES OF PREVIOUS MEETINGS

4-A. REGULAR MEETING – AUGUST 23, 2005

The Minutes of the Regular Council Meeting held on August 23, 2005 were submitted for consideration.

MOVED by Councillor Meagher that the Minutes of the Regular Council Meeting held on August 23, 2005 be approved as presented.

CARRIED UNANIMOUSLY

4-B. BUSINESS ARISING OUT OF MINUTES

There was no business arising out of the Minutes.

5. PUBLIC HEARINGS

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, SEPTEMBER 13, 2005

MOVED by Councillor Meagher that the Regular Meeting move into the Public Hearing at 6:52 p.m.

CARRIED UNANIMOUSLY

RECONVENE

The regular meeting reconvened at 7:00 p.m.

6. UPDATES

**6-A. REPORTING OF COUNCILLORS ON VARIOUS BOARDS/COMMITTEES
(COUNCILLORS MEAGHER, SLADE, AND VYBOH)**

Councillor Meagher reported on the following:

- Parade - Composite High School Float won Cultural & Historical Award
- Terry Fox 25th Anniversary Run on Sept. 18th
- Centre of Hope opening
- Communities in Bloom – Results will be known Sept. 17, 2005

Councillor Slade reported on the following:

- MacDonald Island Redevelopment Meeting Update
- Wood Buffalo Housing & Development Corporation Update
- Attended Audit/Budget Standing Committee Meeting

Councillor Vyboh reported on the following:

- “Bell Blimp” Excursion
- Campbell’s Music Store Grand Opening
- Oil Sands Discovery Centre 25th Anniversary Event
- Meetings with RCMP, Operations and Maintenance, Community Services

6-B. MAYOR’S UPDATE

Mayor Blake reported on the following:

- Meeting with Edmonton Economic Development Corporation / Edmonton Tourism
- Library Ribbon Cutting for new self-checkout program
- Toured Municipality Facilities with Regional Manager
- Swearing-in Ceremony for Judge Jim Jacques
- Centennial Day and Blueberry Festival Events
- Parade member and toured ATCO Exhibit
- Centre of Hope Opening
- Northern Care Conference and Tradeshow

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, SEPTEMBER 13, 2005

- Alberta Urban Municipality Infrastructure Sub-Committee Meeting
- Discovery Oil Sands 25th Anniversary

7. REPORTS

7-A. AGENDA BILL # 05-166 - FORT McMURRAY WASTE TREATMENT PLANT EQUIPMENT SUPPLY CONTRACT FOR BIO-SOLIDS COMPOSTING SYSTEM EQUIPMENT QU#1621.

05/236

Reference was made to Agenda Bill #05-166 being the Report No. PD-097-2005 prepared by Planning and Development dated August 22, 2005 regarding Fort McMurray Waste Water Treatment Plan Equipment Supply Contract for Bio-Solids Composting System Equipment QU #1621.

MOVED by Councillor Meagher that the Supply of the Bio-solids composting System Equipment for the Fort McMurray Waste Water Treatment Plan be awarded to Christiaens Controls V.B. for an expenditure of \$879,785.00 plus GST.

CARRIED UNANIMOUSLY

7-B. AGENDA BILL # 05-167 – TOLEN BRIDGE INSPECTION

05/237

Reference was made to Agenda Bill #05-167 being the Report No. ID05-20 dated August 29, 2005 and prepared by Operations and Maintenance regarding Tolen Bridge Inspection.

MOVED by Councillor Clarkson:

1. THAT a feasibility study commence immediately on the Tolen Bridge to determine the best option to repair, replace or rehabilitate.
2. THAT up to \$30,000 for the Tolen Bridge Feasibility Study be allocated from the Feasibility Study Reserve.

CARRIED UNANIMOUSLY

EXIT

Councillor John Vyboh left the meeting at 7:20 p.m.

7-C. AGENDA BILL #05-168 - FORT CHIPEWYAN AIRPORT OPERATION AND MAINTENANCE CONTRIBUTION AGREEMENT

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, SEPTEMBER 13, 2005

05/238

Reference was made to Agenda Bill #05-168 being Report No. FC019 dated August 29, 2005 and prepared by Operations and Maintenance regarding Fort Chipewyan Airport Operation and Maintenance Contribution Agreement.

MOVED by Councillor Chadi that administration be authorized to finalize the Fort Chipewyan Airport Operation and Maintenance Contribution Agreement, file number RH 7161-W114-4366, for a term of five years (April 1/2005 to March 31/2010) for a total value of \$2,496,204.00.

CARRIED UNANIMOUSLY

7-D. AGENDA BILL #05-169 - AMENDMENT OF 2004 ACCELERATED ROADWAY REHABILITATION, CAPITAL BUDGET.

05/239

Reference was made to Agenda Bill #05-169 being Report No. OM05-19 dated August 29, 2005 and prepared by Operations and Maintenance regarding Amendment of 2004 Accelerated Roadway Rehabilitation, Capital Budget.

MOVED by Councillor Slade that the funding for the 2004 Accelerated Urban Roadway Rehabilitation project be amended from \$928,167.10 Emerging Issues Reserve to \$838,625.33 Alberta Infrastructure Basic Capital Grant and \$279,541.77 Emerging Issues Reserve.

CARRIED UNANIMOUSLY

7-E. AGENDA BILL #05-170 - COMMUNITY PLACEMAKING INITIATIVE #QU1690 AWARD OF CONSULTING SERVICES

05/240

Reference was made to Agenda Bill #05-170 being Report dated September 7, 2005 and prepared by Community Services regarding Community Placemaking Initiative #QU1690 Award of Consulting Services.

MOVED by Councillor Meagher that tender number #QU1690, Community Placemaking Initiative, be awarded to Gibbs Brown Johansson, in the amount of \$150,000.00 including G.S.T.

CARRIED UNANIMOUSLY

Stephen Clarke, Community Services Department, explained that Placemaking Initiative is a

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, SEPTEMBER 13, 2005

beautification program using light fixtures, public art, signage, landscaping, cleanup, etc. to beautify the community.

7-F. AGENDA BILL #05-171 - ARCHIE SIMPSON ARENA CONCEPTUAL DESIGN FUNDING
05/241

Reference was made to Agenda Bill #05-171 being Report dated September 13, 2005 and prepared by Community Services regarding Archie Simpson Arena Conceptual Design Funding.

MOVED by Councillor Chadi that the public consultation and conceptual design of the Archie Simpson Arena commence in 2005, funded from the Feasibility Study Reserve Fund in the amount of \$75,000.

CARRIED UNANIMOUSLY

It was noted that although \$125,000 had been set aside for this project, it was determined that only \$75,000 would be required.

7-G. AGENDA BILL #05-172 – APPLICATION FOR BARELAND PLAN OF CONDOMINIUM LOT 36, BLOCK 10, PLAN 042 3977 (400 Williams Drive, Wood Buffalo Phase 3)
05/242

Reference was made to Agenda Bill #05-172 being Report No. PD-086-2005 dated August 15, 2005 and prepared by Planning and Development.

MOVED by Councillor Meagher that the application for the Bareland plan of condominium for Lot 36, Block 10, Plan 042 3977 be approved subject to the conditions attached as Attachment 3 for the following reason:

- The development conforms with the permitted uses within the R3 Medium Density Residential District; and
- The development will comply with the development permit and Land Use Bylaw under which the development was approved.

CARRIED UNANIMOUSLY

8. BYLAWS

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, SEPTEMBER 13, 2005

8-A. BYLAW NO. 05/034 – LAND USE BYLAW AMENDMENT PORTION LOT 5, PLAN 982 4820 (NORTH AND CENTRAL TIMBERLEA) (AGENDA BILL #05-165)
05/243

Reference was made to Agenda Bill # 05-165 being Report No. PD-085-2005 dated August 15, 2005 and prepared by Planning and Development regarding Land Use Bylaw Amendment Part Lot 5, Plan 982 4820 (North and Central Timberlea).

Bylaw No. 05/034, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059 BEING THE LAND USE BYLAW FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO was presented to receive second and third readings.

MOVED by Councillor Chadi that Bylaw No. 05/034 be given second reading.

CARRIED UNANIMOUSLY

The following issues/concerns/comments were raised:

- Density has been addressed and is consistent with the Area Structure Plan
- Housing, roads, etc. meet the Area Structure Plan requirements
- Increased traffic flow and parking on narrow streets
- Life span of manufactured homes
- Lot sizes for future development are in place

MOVED by Councillor Clarkson that Bylaw No. 05/034 be given third and final reading.

CARRIED UNANIMOUSLY

8-B. BYLAW NO. 05/035 – AMENDMENT TO THE LAND USE BYLAW PART OF NW ¼-22-88-8-W4M (COMMONLY KNOWN AS SECONDARY INDUSTRIAL PARK)(AGENDA BILL # 05-173)
05/244

Reference was made to Agenda Bill # 05-173, being Report No. PD-083-2005 dated August 15, 2005 and prepared by Planning and Development regarding Amendment to the Land Use Bylaw Part of NW ¼-22-88-8-W4M (Commonly known as Secondary Industrial Park).

Bylaw No. 05/035, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059 BEING THE LAND USE BYLAW FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO was presented to receive first reading and a public hearing be scheduled on September 27, 2005.

REGIONAL MUNICIPALITY OF WOOD BUFFALO REGULAR COUNCIL MEETING
- TUESDAY, SEPTEMBER 13, 2005

MOVED by Councillor Clarkson that Bylaw No. 05/035 be given first reading and a public hearing be scheduled on September 27, 2005.

CARRIED UNANIMOUSLY

9. NOTICE OF MOTION

None Scheduled

10. NEW AND UNFINISHED BUSINESS

None scheduled.

11. ADJOURNMENT

MOVED by Councillor Meagher that the meeting adjourn at 7:45 p.m.

CARRIED UNANIMOUSLY

DEPUTY MAYOR GERMAIN

SENIOR LEGISLATIVE COORDINATOR

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, SEPTEMBER 13, 2005.

PRESENT:	MAYOR	M. BLAKE
	DEPUTY MAYOR	S. GERMAIN
	COUNCILLORS	J. CARBERY J. CHADI S. CLARKSON P. MEAGHER R. REBUS C. SLADE J. VYBOH
	REGIONAL MANAGER	B. NEWELL
	CHIEF LEGISLATIVE OFFICER	K. GREIG
	LEGISLATIVE COORDINATOR	D. MORRIS
ABSENT:	COUNCILLORS	L. FLETT L. WILTZEN

1. CALL TO ORDER

The Mayor called the Public Hearing to order at 6:52 p.m.

- A. PUBLIC HEARING RE: BYLAW NO. 05/034 – LAND USE BYLAW AMENDMENT PORTION LOT 5, PLAN 982 4820 (NORTH AND CENTRAL TIMBERLEA) (AGENDA BILL #05-165)**
05/245

2-A. OPENING STATEMENT

Ms. Cathryn Chopko Beck
IBI GROUP, CONSULTANTS, Edmonton, AB

Ms. Chopko Beck came forward in support of this amendment with the following comments:

- Amendments comply with the Area Structure Plan;
- Manufactured homes provide affordable housing and are ideal as “starter” homes;
- Landscaping, driveways, fencing, etc. will comply with area specifications;
- Density proposed for the area is similar to other communities in the area with single family dwellings;

- Manufactured homes are available for occupancy immediately following service installations.

3-A. WRITTEN PRESENTATIONS

There were no written presentations.

4-A. ORAL PRESENTATIONS

There were no oral presentations.

5-A. OTHER PRESENTATIONS, TIME PERMITTING, WITH APPROVAL OF COUNCIL

Mr. Bernie Walsh, Developer, qualified the success he has had in other areas with this type of development as an excellent source of housing for entry level purchasers.

6-A. CLOSING STATEMENT

7. ADJOURNMENT

MOVED by Councillor Vyboh that the Public Hearing adjourn at 7:00 p.m.

CARRIED UNANIMOUSLY

DEPUTY MAYOR GERMAIN

SENIOR LEGISLATIVE COORDINATOR