

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, September 22, 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
P. Meagher, Councillor
R. Rebus, Councillor
J. Vyboh, Councillor

Absent: M. Byron, Councillor
G. Janvier, Councillor

Administration: D. Elliott, Acting Chief Administrative Officer
S. Kanzig, Chief Legislative Officer
K. Greig, Deputy CAO
K. Kloss, Deputy CAO
J. Callahan, Legislative Officer
A. Hawkins, Recorder/Legislative Officer
A. Wojtkiewicz, 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

09-218 Moved by Councillor Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

Minutes

1. Council Meeting August 25, 2009

09-219 Moved by Councillor Vyboh that the Minutes of the Regular Meeting held on August 25, 2009 be approved as presented.

CARRIED UNANIMOUSLY

Delegations

There were no delegations scheduled.

Public Hearing

09-220 Moved by Councillor Meagher that the meeting move into Public Hearing.

CARRIED UNANIMOUSLY

Exit

Councillor Allen declared potential pecuniary interest in the matter under discussion during the Public Hearing therefore he excused himself from the process and left the meeting at 6:08 p.m.

The Public Hearing commenced at 6:09 p.m.

2. Public Hearing re: Bylaw No. 09/017 – Land Use Bylaw Amendment: Increase Floor Area Ratio in the C5 – Central Business District

A. Opening Statement

Mr. Chris Reddy, Manager, Current Planning and Development introduced Ms. Alanna McDonagh, Planner III who will speak to the matter at hand.

Ms. McDonagh explained the intent of the proposed amendment is to increase the maximum allowable “Floor Area Ratio” within the Central Business District. She confirmed that the Planning and Development Department is supportive of the proposed amendment as it is in keeping with the policies within the Municipal Development Plan and the Lower Town Site Area Redevelopment Plan.

Arrival

Councillor Blair joined the meeting at 6:12 p.m.

B. Written Presentations

None received

C. Verbal Presentations

Jolie Whetzel, Whetzel Environomics Inc. – In favour

Ms. Whetzel came forward to speak in favour of the application on behalf of the developer. She commended municipal staff for the approach taken in that this may benefit all parties, in that the

developer will be providing LEED certification to the development, enhanced pedestrian access to the area, traffic flow, working with the placemaking initiatives, etc.

D. Other Verbal Presentations

Mr. Jim Rogers, resident

Mr. Rogers spoke in support of the proposed amendment noting that this is an opportunity to start looking at how the downtown area will look or will be developed in future years, specifically on a long-term basis.

E. Questions of Council

It was confirmed this specific application is before Council as it is consistent with the proposed Lower Town Site Area Redevelopment Plan. The proposed change will allow the Development Officer discretionary approval to a maximum FAR (floor area ratio) of 5, but broader scope projects will still be subject to Council approval.

Concern was raised with the statement that the increased floor area ratio will not impact the parking requirement. It was explained that although the parking requirement calculation process would not change, the requirement (1 parking stall per 2.8 m²) is still calculated on the gross floor area therefore an increase in floor area will result in an increase in parking requirement which will need to be provided by the developer.

F. Closing Statement

There was no closing statement.

09-221 Moved by Councillor Meagher that the Public Hearing be closed.

CARRIED UNANIMOUSLY

The Public Hearing concluded at 6:30 p.m.

Bylaws

3. Bylaw No. 09/017 – Land Use Bylaw Amendment: Increase Floor Area Ratio in the C5 – Central Business District (2nd and 3rd readings)

09-222 Moved by Councillor Germain that Bylaw No. 09/017, being the Land Use Bylaw Amendment: Increase Floor Area Ratio in the C5 – Central Business District, be read a second time.

CARRIED UNANIMOUSLY

09-223 Moved by Councillor Clarkson that Bylaw No. 09/017 be read a third time.

CARRIED UNANIMOUSLY

Return

Councillor Allen returned to the meeting at 6:45 p.m.

Reports

4. 2009 Capital Budget Amendment – Spruce Drive Road, Conklin

09-224 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, September 22, 2009 and;
- THAT the provisions of Attachment #1 – Capital Budget Amendment Request – Spruce Drive Road Development, Conklin, September 22, 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.

CARRIED UNANIMOUSLY

5. 2009 Capital Budget Amendments – Cancelled and New Projects

09-225 Moved by Councillor Allen that the 2009 Capital Budget be amended as summarized on Attachment 1 – Capital Budget Amendments, Projects Cancelled and Consolidated – September 22, 2009.

CARRIED UNANIMOUSLY

09-226 Moved by Councillor Rebus that the 2009 Capital Budget be amended as summarized on Attachment 2 – Capital Budget Amendments, New Projects – September 22, 2009.

CARRIED UNANIMOUSLY

09-227 Moved by Councillor Meagher that the provisions of Attachments 3 – 26 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.

CARRIED UNANIMOUSLY

6. 2009 Capital Budget Amendments – Revised Projects

09-228 Moved by Councillor Germain that the 2009 Capital Budget be amended as summarized on Attachment 1 – Capital Budget Amendments, Revised Projects – September 22, 2009.

An update was requested regarding the Thickwood Heights/Timberlea Multiuse Facility project.

CARRIED UNANIMOUSLY

09-229 Moved by Councillor Allen that the provisions of Attachments 2 – 32 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.

CARRIED UNANIMOUSLY

New and Unfinished Business

Updates

Mayor's Update

Mayor Blake reported on the following:

- Lower Athabasca Regional Advisory Council (LARAC) monthly meeting
- United Way Campaign Kick Off Breakfast
- 24th Annual Fire Fighter Memorial ceremonies
- Police and Peace Officers' National Memorial Day
- RCMP Regimental Ball
- Fraser Institute Think Tank
- Stand Up Against Poverty Day
- Northern Alberta Aboriginal Business Association (NAABA) Annual Meeting
- Opening of Stone Creek Subdivision

Reporting of Councillors on Boards and Committees

Councillor Blair reported on the following:

- Death of eldest Fort Chipewyan resident, Josephine Mercredi
- Archie Simpson Arena Official Opening

Councillor Vyboh reported on the following:

- Recognition of outstanding educational achievement – Sean Graham

Councillor Allen reported on the following:

- CNRL First Oil Event
- Wood Buffalo Housing and Development Corporation Leadership Course on Governance
- 5th annual Harvest of Hope Fund Raiser for the Canadian Cancer Society

Councillor Meagher reported on the following:

- Communities in Bloom
- United Way Kick-Off Breakfast
- Safe Communities Initiatives

Councillor Clarkson reported on the following:

- United Way Kick-Off Breakfast
- RCMP Regimental Ball
- Leadership Wood Buffalo

Councillor Germain reported on the following:

- Positive public comments relative to work done by municipal staff to enhance community image, i.e. reduced vandalism, beautification projects, placemaking initiatives, etc.

Administrative Update

Acknowledgements

Acting CAO Elliott took this opportunity to acknowledge and thank staff for all their hard work and effort put into the municipal budget process, noting that the process is not yet completed.

Acting CAO Elliott then mentioned the opening of the ice surface at MacDonald Island identifying it as a first milestone in relation to the entire complex. Again municipal staff is acknowledged for all the work and effort put into this specific Project over the last five years which has resulted in this milestone being brought to fruition.

Adjournment

09-230 Moved by Councillor Meagher that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:46 p.m.

Mayor

Chief Legislative Officer