

**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, October 27, 2009, commencing at 6:00 p.m.**

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

**Administration:** K. Kloss, Acting Chief Administrative Officer  
S. Kanzig, Chief Legislative Officer  
D. Elliott, Deputy CAO  
K. Greig, Deputy CAO  
B. Broomfield-Andrews, Recorder/Legislative Assistant  
A. Wojtkiewicz, Acting Legislative Assistant

**Call to Order**

Mayor Blake called the meeting to order at 6:04 p.m.

**Opening Prayer**

The Mayor asked everyone to join her in Prayer.

**Agenda**

09-238 Moved by Councillor Vyboh:

- THAT the agenda be amended by deleting item number 8 under Reports, and adding Land Matters as item number 10 under the Reports; and
- THAT the agenda be adopted as amended.

CARRIED UNANIMOUSLY

**Minutes**

**1. Council Meeting – October 13, 2009**

09-239 Moved by Councillor Rebus that the Minutes of the Regular

Meeting held on October 13, 2009 be approved as presented.  
CARRIED UNANIMOUSLY

### **Delegations**

**2. Mr. Bryan Lutes, President Wood Buffalo Housing and Development Corporation re: Request for Approval to Enter Into Construction Mortgage**

Mr. Lutes was in attendance to provide details on Wood Buffalo Housing and Development Corporation's (WBHDC) proposed project, Stony Mountain Plaza. The proposed project will consist of 125 rental apartments in two buildings, of which 10% of the units will be designated as handicapped units as required by building code. The project will encompass green technologies, initiatives and materials, including construction methods, flooring, lighting and geothermal heat. The total cost of the project is approximately \$35M. It is hoped that construction will commence in the Fall of 2010.

Mr. Lutes advised that WBHDC has received grant funding from the Province, and that the land for this project was granted by the Province. Mr. Lutes further advised he is in attendance to request permission to borrow approximately \$18,083,034.00, which is the balance of the construction costs for the proposed project.

Mr. Lutes provided clarification and responded to questions from Council with regard to LEED standards and grant possibilities through the Federal Government.

### **Business Arising Out of Delegations**

**3. Request for Approval to Enter Into Construction Mortgage – Wood Buffalo Housing and Development Corporation**

09-240 Moved by Councillor Vyboh that Wood Buffalo Housing and Development Corporation be authorized to enter into construction and long term take-out mortgages for Stony Mountain Plaza, to a maximum of \$18,083,034.00.

CARRIED

In favour: Blake, Allen, Byron,  
Clarkson, Flett, Germain, Janvier,  
Rebus, Vyboh  
Opposed: Blair

### **Bylaws**

**4. Bylaw No. 09/020 - Repealing of Kewatinok Community Board Bylaw**

09-241 Moved by Councillor Clarkson that Bylaw No. 09/020, being a bylaw to repeal the Kewatinok Community Board Bylaw No. 04/043, be read a second time.

CARRIED UNANIMOUSLY

09-242 Moved by Councillor Allen that Bylaw No. 09/020 be read a third and final time.

CARRIED UNANIMOUSLY

**5. Bylaw No. 09/033 – Single-Use Plastic Shopping Bag Bylaw**

09-243 Moved by Councillor Vyboh:

- THAT Bylaw No. 09/033, being the Single-Use Plastic Shopping Bag Bylaw, be read a first time; and
- THAT a non-statutory public hearing be scheduled to take place on Tuesday, November 24, 2009.

Clarification was provided that although a non-statutory public hearing is not required by legislation, it is being conducted in this matter as a means for the public to provide feedback on the proposed bylaw.

CARRIED UNANIMOUSLY

**6. Block A, Plan 7904AS – 7901 King Street  
Bylaw No. 09/034 – Lower Townsite Area Redevelopment Plan Amendment  
Bylaw No. 09/035 – Land Use Bylaw Amendment**

09-244 Moved by Councillor Allen that Bylaw No. 09/034, being an amendment to the Lower Townsite Area Redevelopment Plan, be read a first time.

CARRIED UNANIMOUSLY

09-245 Moved by Councillor Allen that Bylaw No. 09/035, being an amendment to the Land Use Bylaw specific to Block A, Plan 7904AS, be read a first time.

Clarification was provided that a Public Hearing is scheduled to take place on November 10, 2009 with regard to this matter.

CARRIED UNANIMOUSLY

**Reports**

**7. Amendment to Operating Grant for Suncor Energy Leisure Centre at Mac Donald Island Park**

09-246 Moved by Councillor Vyboh:

- THAT additional funding of \$1,980,000 be accessed from the Community Services 2009 Operating Budget to fund the

increased operating grant for the Suncor Energy Leisure Centre at MacDonald Island Park;

- THAT in the event the entire amount cannot be accommodated within the Community Services 2009 Operating Budget, the balance be funded from the 2009 corporate operating surplus;
- THAT in the event the 2009 corporate operating surplus is insufficient or non-existent, the funds be committed in the 2009 Emerging Issues Reserve; and
- THAT the provisions of Attachment 1 – Suncor Energy Leisure Centre at MacDonald Park variance projection respectively 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

In favour: Blake, Allen, Blair,  
Clarkson, Flett, Germain, Janvier,  
Rebus, Vyboh

Opposed: Byron

#### **8. Appointment of Chairperson for the Fort McMurray Regional Airport Commission**

09-247 Moved by Councillor Vyboh that Robert Findlay be appointed as Chairperson for the Fort McMurray Regional Airport Commission.

CARRIED UNANIMOUSLY

#### **9. Council Expense Summary – January 1 - September 30, 2009**

09-248 Moved by Councillor Allen that the Council Expense Summary for the period January 1 – September 30, 2009 be received as information.

CARRIED UNANIMOUSLY

#### **10. Land Matters**

09-249 Moved by Councillor Clarkson:

- THAT Administration be authorized to negotiate and proceed with the conditional purchase of property, subject to the terms and conditions outlined in Attachment 1 (Summary of Land Purchase, dated October 27, 2009); and
- THAT the provisions of Attachment 1 (Summary of Land Purchase, dated October 27, 2009) remain confidential pursuant to sections 16 and 25 of the *Freedom of Information and Protection of Privacy Act*, RSA 2000, c.F-25, as amended.

CARRIED UNANIMOUSLY

#### **New and Unfinished Business**

## **Notice of Motion**

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

“THAT the Province of Alberta, as developer of North Parsons Creek and Saline Creek, be requested to proceed with development of subdivisions using LEED standards and building practices, including residential sprinklers and low flow fixtures.”

Voting on the matter will occur at the November 10, 2009 regular Council meeting.

## **Updates**

### **Mayor’s Update**

Mayor Blake reported on the following:

- Hobbema Community Cadet Corps Presentation
- Participation in the Roots of Empathy Program
- Unveiling of the Fire Department Mobile Training Unit
- Employee Recognition Awards Banquet
- Extended Best Wishes to Deputy CAO Kevin Greig
- Chamber of Commerce 16<sup>th</sup> Annual Business and Community Awards Gala
- Community Development Advisory Board Meeting
- Holy Trinity Catholic High School Groundbreaking Ceremony

### **Arrival**

Councillor Meagher arrived at the meeting at 6:47 p.m.

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

Councillor Clarkson reported on the following:

- Arctic Winter Games in Grande Prairie
- Chamber Small Business Dinner in Grande Prairie
- Leadership Wood Buffalo Committee

Councillor Vyboh reported on the following:

- Alberta Association of Canadian Institute of Planners
- Employee Recognition Awards Banquet
- Fort McMurray Association for Community Living
- Chamber of Commerce 16<sup>th</sup> Annual Business and Community Awards Gala
- New CAO for the Fort McMurray Airport - Scott Clements

Councillor Allen reported on the following:

- Recycling Council of Alberta Conference

- Final Meeting of Initiator’s Group for the Athabasca Watershed Planning Advisory Council

Councillor Meagher reported on the following:

- Communities In Bloom Committee
- Community Identification Committee
- Chamber of Commerce 16<sup>th</sup> Annual Business and Community Awards Gala
- Fort McMurray Association for Community Living

Councillor Janvier reported on the following:

- Commencement of work on portable ice structures in Conklin, Janvier and Anzac

### **Administrative Update**

There were no administrative updates.

### **Adjournment**

09-250 Moved by Councillor Meagher that the meeting be adjourned.  
CARRIED UNANIMOUSLY

The meeting adjourned at 7:05 p.m.

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Mayor

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Chief Legislative Officer