

**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, NOVEMBER 09, 2004, COMMENCING AT 6:00 P.M.**

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

**CALL TO ORDER**

The Mayor called the meeting to order at 6:00 p.m.

**REGRETS**

Mayor Blake extended regrets on behalf of Councillor Germain who was unable to attend the meeting due to illness.

Mayor Blake also extended condolences to Councillor Slade and family on the tragic loss of her son, Justin, in a recent motor vehicle accident. Mayor Blake then called for a moment of silence in Justin's memory.

**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**

None Scheduled.

**4. MINUTES OF PREVIOUS MEETINGS**

**A. REGULAR MEETING – OCTOBER 12, 2004**

The Minutes of the Regular Council Meeting held on October 12, 2004 were submitted for consideration.

MOVED by Councillor Vyboh that the Minutes of the Regular Council Meeting held on October 12, 2004 be approved as presented.

CARRIED UNANIMOUSLY

**4-B. PUBLIC HEARING – OCTOBER 12, 2004**

The Minutes of the Public Hearing held on October 12, 2004 were submitted for consideration.

MOVED by Deputy Mayor Chadi that the Minutes of the Public Hearing held on October 12, 2004 be approved as presented.

CARRIED UNANIMOUSLY

**4-C. SWEARING-IN CEREMONY & ORGANIZATIONAL MEETING – OCTOBER 25, 2004**

The Minutes of the Swearing-In Ceremony & Organizational Meeting held on October 25, 2004 were submitted for consideration.

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MOVED by Councillor Vyboh that the Minutes of the Swearing-In Ceremony & Organizational Meeting held on October 25, 2004 be approved as presented.

CARRIED UNANIMOUSLY

**4-D. BUSINESS ARISING OUT OF MINUTES**

There was no business arising out of the Minutes.

**5. PUBLIC HEARINGS**

MOVED by Councillor Meagher that the Regular Meeting move into the Public Hearing at 6:05 p.m.

CARRIED UNANIMOUSLY

**RECONVENE**

The regular meeting reconvened at 6:11 p.m.

**6. UPDATES**

**A. REPORTING OF COUNCILLORS ON VARIOUS BOARDS/COMMITTEES  
(DEPUTY MAYOR CHADI, COUNCILLORS CARBERY, CLARKSON & REBUS)**

Deputy Mayor Chadi reported on the following:

- Public Works & Transportation Standing Committee Meeting – November 2<sup>nd</sup>
- Meeting with Air Mikisew Representatives regarding Closure of City Centre Airport to 19-Passenger Aircrafts on January 1, 2005
- Audit/Budget Standing Committee

Councillor Carbery reported on the following:

- Community Services Advisory Committee
- Installation of Doppler Radar at Fort McMurray Regional Airport
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Councillor Clarkson reported on the following:

- Municipal Employee Recognition Event
- Council Orientation Session
- BRZ Association Meeting

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Councillor Rebus reported on the following:

- Planning & Development Standing Committee
- Saprae Creek Community Meeting
- Council Orientation Session
- Municipal Employee Recognition Event
- Audit/Budget Standing Committee

#### **6-B. MAYOR'S UPDATE**

Mayor Blake reported on the following:

- Sod Turning at Loughed Place in Timberlea
- Focus Client Reception
- Annual Purchasing Management Association of Canada Conference
- Remembrance Day Activities
- Mayor's Advisory Committee on Youth
- Community Round Dance
- Vista Ridge Fundraising Auction
- Father Mercredi High School Student Awards
- Community Capacity Building Conference
- Fire Chief for a Day – Sarah Siefried and Hunter Hokanson
- T&T Property Management Reception
- Farewell Dinner for Municipal Employee, John Fraser
- Alberta's Promise Program
- Conference Call regarding Policing Funding
- Council Orientation Session
- Municipal Employee Long-Term Service Awards
- Proclamation for National Addictions Awareness Week

#### **7. REPORTS**

##### **7-A. AGENDA BILL # 04-165 – DEVELOPMENT PERMIT APPLICATION 2004-0608 – PHASE IV – DIVERSIFIED BUS TRANSFER STATION – LOT 1, PLAN 012 0302 04/301**

Reference was made to Agenda Bill # 04-164, being Report No. PD-086-2004, dated October 27, 2004, and prepared by Stephen Clarke, Planning & Development, regarding the Development Permit Application 2004-0608 – Phase IV – Diversified Bus Transfer Station – Lot 1, Plan 012 0302.

MOVED by Councillor Vyboh:

1. THAT development permit 2004-0608 be approved subject to the conditions set out in Attachment 3.
2. THAT development permit 2004-0608 be issued once the following actions have been completed:

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- The Fire Marshall and Alberta Permit Pro have confirmed in writing that the fire hydrants are operational with satisfactory water supply for fire fighting purposes.
- Landscape Security for Phase IV in the form of an irrevocable, automatically renewable letter of credit with a value of \$50,000.00 has been received.

CARRIED UNANIMOUSLY

**7-B. AGENDA BILL # 04-166 – CHANGE OF STREET NAME – SWANSON LANE TO SWANSON CRESCENT**  
04/302

Reference was made to Agenda Bill # 04-166, being Report No. PD-087-2004, dated October 25, 2004, and prepared by Stephen Clarke, Planning & Development, regarding the Change of Street Name – Swanson Lane to Swanson Crescent.

MOVED by Councillor Meagher that Swanson Lane, located within the Timber Heights Subdivision, be renamed to Swanson Crescent.

CARRIED UNANIMOUSLY

**7-C. AGENDA BILL # 04-167 – CHANGE OF STREET NAME – POPLAR DRIVE TO PINE LANE (CONKLIN)**  
04/303

Reference was made to Agenda Bill # 04-167, being Report No. PD-088-2004, dated October 25, 2004, and prepared by Stephen Clarke, Planning & Development, regarding the Change of Street Name Within the Hamlet of Conklin from Poplar Drive to Pine Lane.

MOVED by Councillor Meagher that the name Pine Lane be assigned to that portion of roadway currently known as Poplar Drive within Registered Plan 832 1550 as shown on Attachment 1.

CARRIED UNANIMOUSLY

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**7-D. AGENDA BILL # 04-168 – WOOD BUFFALO HOUSING & DEVELOPMENT CORPORATION – APPOINTMENT OF BOARD EXECUTIVE**  
04/304

Reference was made to Agenda Bill # 04-168, prepared by Gilles Huizinga, Wood Buffalo Housing & Development Corporation, regarding the Wood Buffalo Housing & Development Corporation – Appointment of Board Executive.

MOVED by Councillor Vyboh that Norm Castiglione be re-appointed as Chairperson and Lindsay Taylor be re-appointed as Treasurer of the Wood Buffalo Housing & Development Corporation until the next Annual General Meeting or upon expiration of their individual terms of appointment, whichever comes first.

CARRIED UNANIMOUSLY

**8. BYLAWS**

**8-A. BYLAW NO. 04/047 – TIMBERLEA AREA STRUCTURE PLAN AMENDMENT – PART OF LOT 64, BLOCK 3, PLAN 042 1063 AND PART OF LOT 1, PLAN 982 3249 (TIMBER HEIGHTS) (AGENDA BILL # 04-163)**  
04/305

Reference was made to Agenda Bill # 04-163, being Report No. PD-074-2004, dated September 28, 2004, and prepared by Russell Dauk, Planning & Development, regarding the Timberlea Area Structure Plan Amendment – Part of Lot 64, Block 3, Plan 042 1063 and Part of Lot 1, Plan 982 3249.

Bylaw No. 04/047, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 01/020, BEING THE TIMBERLEA AREA STRUCTURE PLAN, was presented to receive second and third readings.

MOVED by Deputy Mayor Chadi that Bylaw No. 04/047 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 04/047 be given third and final reading.

CARRIED UNANIMOUSLY

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**8-B. BYLAW NO. 04/048 – LAND USE BYLAW AMENDMENT – PART OF LOT 64, BLOCK 3, PLAN 042 1063 AND PART OF LOT 1, PLAN 982 3249 (TIMBER HEIGHTS) (AGENDA BILL # 04-164)**  
04/306

Reference was made to Agenda Bill # 04-164, being Report No. PD-075-2004, dated September 28, 2004, and prepared by Russell Dauk Planning & Development, regarding the Land Use Bylaw Amendment – Part of Lot 64, Block 3, Plan 042 1063 and Part of Lot 1, Plan 982 3249.

Bylaw No. 04/048, 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 Clarkson that Bylaw No. 04/048 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Deputy Mayor Chadi that Bylaw No. 04/048 be given third and final reading.

CARRIED UNANIMOUSLY

**8-C. BYLAW NO. 04/049 – LAND USE BYLAW AMENDMENT – LOT 50, BLOCK 14, PLAN 042 5408 (TIMBERLEA COMMERCIAL SITE) (AGENDA BILL # 04-169)**  
04/307

Reference was made to Agenda Bill # 04-169, being Report No. PD-2004-084, dated October 19, 2004, and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment – Lot 50, Block 14, Plan 042 5408 (Timberlea Commercial Site).

Bylaw No. 04/049, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059, BEING THE LAND USE BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive first reading.

MOVED by Councillor Meagher that Bylaw No. 04/049 be given first reading and a Public Hearing scheduled to take place on November 23, 2004.

CARRIED UNANIMOUSLY

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**8-D. BYLAW NO. 04/050 – LAND USE BYLAW AMENDMENT – LOTS 6 & 7, BLOCK 3, PLAN 792 0314 (STONY MOUNTAIN ROAD, ANZAC) (AGENDA BILL # 04-170) 04/308**

Reference was made to Agenda Bill # 04-170, being Report No. PD-085-2004, dated October 21, 2004, and prepared by Stephen Clarke, Planning & Development, regarding the Land Use Bylaw Amendment – Lots 6 & 7, Block 3, Plan 792 0314 (Stony Mountain Road, Anzac).

Bylaw No. 04/050, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059, BEING THE LAND USE BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO, was presented to receive first reading.

MOVED by Councillor Vyboh that Bylaw No. 04/050 be given first reading and a Public Hearing scheduled to take place on November 23, 2004.

CARRIED UNANIMOUSLY

**9. NOTICE OF MOTION**

There were no Notices of Motion.

**10. NEW AND UNFINISHED BUSINESS**

There was no New and Unfinished Business.

**11. ADJOURNMENT**

MOVED by Councillor Wiltzen that the meeting adjourn at 6:32 p.m.

CARRIED UNANIMOUSLY

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MAYOR

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CHIEF LEGISLATIVE OFFICER



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

**1. CALL TO ORDER**

The Mayor called the Public Hearing to order at 6:05 p.m.

- A. PUBLIC HEARING RE: BYLAW NO. 04/040 – CLOSURE OF UNDEVELOPED ROAD ALLOWANCES FOR CNRL LEASE (AGENDA BILL # 04-132)**  
04/309

**2-A. OPENING STATEMENT**

**MR. STEPHEN CLARKE, ACTING MANAGER, PLANNING & DEVELOPMENT, REGIONAL MUNICIPALITY OF WOOD BUFFALO**

Mr. Clarke advised that a request has been received from CNRL to close a number of undeveloped road allowances within their Mineral Surface Lease with Alberta Sustainable Resource Development. Municipalities are vested with direction and control of the road allowances, but do not have ownership of the properties. Only those road allowances that fall within Township 96 that have received development approval from the Alberta Energy & Utilities Board (AEUB) will be closed at this time. He noted that it would be premature to close the remainder, as no development application has been brought forward at this time.

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No objections were received from parties when the application was circulated; however, a concern has since been raised by Mr. & Mrs. Dastous. Mr. Clarke advised that Section 619 of the Municipal Government Act states that approvals granted by the AEUB prevail over statutory plans, and also that a Municipality cannot hold hearings on issues approved by the AEUB. As a result, Council is unable to discuss the issues submitted by Mr. & Mrs. Dastous.

**3-A. WRITTEN PRESENTATIONS**

The Chief Legislative Officer advised that the following written presentation was received:

- Mr. Claude Dastous (opposing)

**4-A. ORAL PRESENTATIONS**

No requests were received.

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

There were no other requests to address Council.

**6-A. CLOSING STATEMENT**

The proponent did not wish to make a closing statement.

Mayor Blake advised that this Bylaw must now be forwarded to the Minister of Transportation for approval, following which it will be brought back for consideration of second and third readings.

**B. PUBLIC HEARING RE: BYLAW NO. 04/047 – TIMBERLEA AREA  
STRUCTURE PLAN AMENDMENT – PART OF LOT 64, BLOCK 3, PLAN 042  
1063 AND PART OF LOT 1, PLAN 982 3249 (TIMBER HEIGHTS) (AGENDA  
BILL # 04-163)**

**PUBLIC HEARING RE: BYLAW NO. 04/048 – LAND USE BYLAW  
AMENDMENT – PART OF LOT 64, BLOCK 3, PLAN 042 1063 AND PART OF  
LOT 1, PLAN 982 3249 (TIMBER HEIGHTS) (AGENDA BILL # 04-164)**  
04/310

**2-B. OPENING STATEMENT**

**MR. STEPHEN CLARKE, ACTING MANAGER, PLANNING & DEVELOPMENT,  
REGIONAL MUNICIPALITY OF WOOD BUFFALO**

Mr. Clarke advised that the matter before Council involves a change in zoning from low density residential to parks and recreation, and from parks and recreation to low density residential. The purpose of the amendment is to create a straightforward boundary between the Timberlea Athletic Park

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and the adjacent multi-family development. The land involved is an exchange between the Municipality and the Timber Heights development, which was previously approved by Council.

**3-B. WRITTEN PRESENTATIONS**

None received.

**4-B. ORAL PRESENTATIONS**

No requests were received.

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

**MB. STEVE BABIUK**

Mr. Babiuk advised that he is the development consultant for this project. The amendments being proposed are minor in nature and will create a straight-line boundary between the Timberlea Athletic Park and the Timber Heights Subdivision. He noted that Timber Heights has worked closely with the Planning & Development Department throughout the development process for the 18 hectare subdivision.

**6-B. CLOSING STATEMENT**

The proponent did not wish to make a closing statement.

**7. ADJOURNMENT**

MOVED by Councillor Meagher that the Public Hearing adjourn  
at 6:11 p.m.

CARRIED UNANIMOUSLY

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MAYOR

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CHIEF LEGISLATIVE OFFICER