

**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 22, 2005, COMMENCING AT 6:00 P.M.**

PRESENT:

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

ABSENT:

**CALL TO ORDER:**

The Mayor called the meeting to order at 6:08 p.m.

**PRAYER:**

Mayor Blake asked everyone to join her in Prayer.

**AGENDA:**

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

CARRIED UNANIMOUSLY

**MINUTES:**

MOVED by Councillor Vyboh that the Minutes of the Regular Meeting held on November 8, 2005 be approved as presented.

CARRIED UNANIMOUSLY

**DELEGATIONS:**

1. Wood Buffalo Safe/Healthy Communities Network – J. Corcoran/N. Stammers

- Presenter thanked council for past support and is looking forward to working together in the future;
- Briefly brought Council up to date with future planning, including goals to support and promote a healthy and safe living for life, work and play;
- Invitation to upcoming workshop and celebration of their 10<sup>th</sup> Anniversary and designation with World Health Organization.

MOVED by Councillor Meagher that the presentation be accepted as information only.

CARRIED UNANIMOUSLY

2. Gordon V. Garside, Davis & Company LLP – NW ¼ 22-88-8-W4M

- Presenter, being legal representative for the applicant applying to change the Land Use Bylaw, confirmed the reasoning for his client wishing to have the bylaw amended;
- Presenter suggested the zoning of the property would be a future benefit to the RMWB;
- Presenter advised that there were no environmental concerns, relative to the use of the property, that are relevant to the rezoning of the property;
- Presenter advised that there was no litigations relevant to or effecting the rezoning of the property.

MOVED by Councillor Vyboh that the presentation be accepted as information only.

CARRIED UNANIMOUSLY

**PUBLIC HEARINGS:**

MOVED by Councillor Vyboh that the Regular Meeting move into the Public Hearing at 6:19 p.m.

**RECONVENE:**

The regular meeting reconvened at 6:21 p.m.

**COMMITTEE**  
**REPORTS:**

**CORPORATE**  
**SERVICES**  
**COMMITTEE:**

**Resolution 294/05 – Procurement Policy PUR-080**

MOVED by Councillor Slade,

1. THAT Procurement Policy PUR-080 be approved with an implementation date of January 1, 2006, and
2. THAT the Purchasing Policy (PUR-030), Contract Policy (PUR-010) and the Local Preference in Purchasing Policy (PUR-040) be rescinded effected January 1, 2006.

CARRIED UNANIMOUSLY

**Councillor Slade presented the following item as Information Only:**

Organizational Review

- Since the KPMG Operational Review of 1998, the organization has grown significantly, has experienced a high degree of stress due to that growth and consequently, several departments have proceeded with their own redesign process on an ad hoc basis in light of vacant positions and as a method to improve services. It was proposed to fund an unbudgeted review for 2006 from funds identified within the Corporate Services Department. Committee was concerned about the cost of the study and determined that if one was required that it be done in-house.

**COMMUNITY**  
**SERVICES**  
**COMMITTEE:**

**Resolution 295/05 – MacDonald Island Park Corporation Grant Policy**

MOVED by Councillor Meagher,

1. THAT the Operating Agreement Policy/Procedure be approved.
2. THAT changes to the funding contributions provided to MacDonald Island Park be implemented in 2005 as per the revised funding model, with an additional funding contribution to a maximum of \$785,679 to be financed through the Emerging Issues Reserve.
3. THAT a three year operating agreement for MacDonald Island Park be developed based on the attached Operating Agreement Policy/Procedures and funding model.
4. THAT the User Fee Policy be reviewed to ensure affordable access to recreational services while enabling operating organizations greater latitude to plan for and meet their ongoing financial commitments.
5. THAT this funding model be considered for other organizations at the time of their renewal.

CARRIED UNANIMOUSLY

**Councillor Meagher presented the following item as Information Only:**

**Arts and Culture Funding** – Councillor Germain referred to a funding application for arts and culture which he passed over to the chairman of the Community Services Standing Committee.

**OPERATIONS**  
**COMMITTEE:**

**Councillor Rebus presented the following items as Information Only:**

**1. Shortage in Operations and Maintenance Staffing**

- The issue of staffing shortage in the Operations and Maintenance Department was raised and Committee was advised that recruitment was ongoing, that additional equipment had been received and available staff were being rescheduled to cover high demand periods.

**2. EPCOR Letter dated October 27, 2005**

- Councillor Germain referred to a letter dated October 27, 2005 received from EPCOR objecting to the award of the Waste Water Reclamation Facility contract to Bird Construction.

**3. Action Items From Previous Standing Committees**

- Committee requested follow-up on the status of the action items from the previous Committee system.

**PLANNING AND**  
**DEVELOPMENT**  
**COMMITTEE:**

**Councillor Carbery presented the following items as Information Only:**

**1. Bond Street Towers**

Mr. Ziola, representing the Bond Centre Development, presented a proposal to change the zoning of the property located at the northeast corner of Morrison Street and MacDonald Avenue in the Lower Townsite for the Bond Street Development from Central Business District (C5) to Direct Control Central Business District (DC-C5).

The development is designed to enhance the municipality's international image, serve as an anchor for future high rise development and assist in revitalization in the downtown area. It will also provide much needed housing and provide a substantial increase to the tax base. An overview of the project was presented. The project conforms with the Lower Townsite Area Redevelopment Plan and the proposed design addresses

all of the planning principles presented in the Area Redevelopment Plan. Indications of support received to date for the development were included in the package presented to Council.

Committee expressed concern about the size of the development, the architectural fit in the lower townsite, the timeframe, increased parking, fire suppression equipment and training requirements, traffic flow/impact, shadow projection and the impact on the existing surroundings, and long-term impacts on the community.

Administration advised that currently the property's land use designation provides for a maximum floor area ratio of 3.0 and a maximum height of 46 metres. The proposed development requires a Floor Area Ratio of approximately 13.0 and has a proposed height of approximately 114 metres. Due to the higher Floor Area Ratio and height desired by the applicant, the application is to create a new district DC-C5 Direct Control Central Business District.

Due to the sensitive nature of the proposal and the extensive input and participation from the community, Administration is proposing that public consultation, hosted by the Regional Municipality of Wood Buffalo, occur prior to the normal Public Hearing required before 2nd reading of the amending bylaw. This will allow questions to be answered and opportunity for modification of the proposal, if desired. The bylaw will be presented for first reading at the December 13<sup>th</sup> Council meeting with a Public Hearing to be held in January, which would allow for public consultation to occur before presenting the bylaw for second and third readings.

## **2. Private Airstrips and the Impacts on the Municipal Airport**

Council placed a moratorium on private airstrip development to assess the impact on the Municipal Airport. A Committee was established to identify the issues and address the concerns generated by a potential proliferation of airstrips and they retained EBA Engineering to prepare a report to address airstrip development in the oil sands. Issues identified include:

- Safety, both in the air and on the highway
- Financial viability of the airport
- Proliferation of uncontrolled airstrips
- Delays for scheduled passengers on commercial flights
- Industry's need to get their workers on their site efficiently
- Distant mining sites
- Concern about the demand on services provided by the Fort McMurray Airport in the short term.

The Committee has developed an 8-point strategy for consideration, including:

1. Preparation of a memorandum of understanding between the Municipality and each company restricting all non-company employees from travelling on the charter aircraft to private airstrips and fines for disregard for agreements.
2. Prepare a Municipal Development Plan amendment to recognize the potential locations for private airstrips.
3. Develop a consolidated strategy to lobby the provincial government for funding for the airport.
4. Update population and aircraft projections.
5. Generate funding for the airport through off-site levies placed on airstrip and oil sands development and/or establish an “over flying” seat cost to be paid directly to the airport.
6. Municipality to rescind their policy of not funding the airport and/or provide the airport funding from provincial grants.
7. Include involvement by airport representatives in the update of Business Case 2005.
8. Prepare Land Use Bylaw amendments that clearly define private airstrips, charter aircraft, corporate aircraft, etc. and possibly create a special land use district for private airstrips.

Further discussions on this matter will be held between the Municipality, the Municipal Airport, industry and EBA Engineering and Consultants.

Committee was advised that this report was a collaborative effort by industry, the airport and the municipality. Upcoming airport capital projects and the projected costs were considered and concern was raised relative to flying in a transient workforce which would not be contributing to the tax base of the municipality.

Committee was advised that only two additional private airstrips were required and requested that the moratorium on private airstrips be lifted.

### **3. Campground Residency**

- Councillor Slade raised some concern with aesthetics at the Centennial Campground. Manager of Planning and Development indicated the Department needs to determine where that issue sits in terms of priorities based on the Strategic Plan.

**Resolution 296/05 - Highway 63 Functional Planning Study – King Street to Confederation Way**

MOVED by Councillor Vyboh that this item be referred back to another meeting following the public release of information on December 8<sup>th</sup>.

CARRIED UNANIMOUSLY

**PROTECTIVE SERVICES COMMITTEE:**

**Deputy Mayor Clarkson presented the following items as Information Only:**

**1. RCMP Facility**

- Committee requested a status report on the RCMP facility project and Deputy Mayor Clarkson advised that the Planning Committee will present at the December 6<sup>th</sup> Committee Meeting.

**WOOD BUFFALO HOUSING & DEVELOPMENT CORPORATION:**

**Resolution 297/05 – Parry Crescent**

MOVED by Councillor Slade that Regional Council authorize the Wood Buffalo Housing and Development Corporation to borrow \$4,916,700 for the construction of 24 affordable housing units on Parry Crescent.

CARRIED UNANIMOUSLY

**NEW AND UNFINISHED BUSINESS:**  
**Notice of Motion:**

**Resolution 298/05 – “No Child Left Behind”**

MOVED by Councillor Germain that Administration be directed to explore options regarding creating a funding program to support non-profit organizations which will waive fees for low income families. This fund will help ensure that no child is left off the bus or off the playing field because of financial hardship.

Debate:

- Concerns raised that programs were currently in place throughout community organizations;
- Concern raised that having people qualify for this support would cause hardship or embarrassment;
- Concern raised that there seems to be a definite gap in the

existing programs and if we could find a way to assist in bridging that gap it would be helpful for those in need;

Mayor Blake called for the vote.

CARRIED

Opposed: Deputy Mayor Clarkson

**BYLAWS:**

**BYLAW NO. 05/035 – AMEND LAND USE BYLAW – SECONDARY INDUSTRIAL PARK (2<sup>nd</sup> & 3<sup>rd</sup> Readings) (Resolution 289/5)**

**BYLAW NO. 05/035 BEING A BYLAW TO AMEND BY LAW NO. 99/059 BEING THE LAND USE BYLAW FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO.**

MOVED by Councillor Meagher that Bylaw No. 05/035 be given second reading.

CARRIED

Opposed: Councillor Meagher

MOVED by Councillor Wiltzen that Bylaw No. 05/035 be given third and final reading.

CARRIED

**BYLAW NO. 05/039 – LANE CLOSURE BYLAW (Resolution 286/05)**

**BYLAW NO. 05/039 BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF CLOSING PORTIONS OF A PUBLIC ROADWAY IN THE URBAN SERVICE AREA.**

MOVED by Councillor Wiltzen that Bylaw No. 05/039 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 05/039 be given third and final reading.

CARRIED UNANIMOUSLY

**BYLAW NO. 05/040 – AMEND LAND USE BYLAW – TIMBERLEA – LOT 1, BLOCK 17, PLAN 052 3653 (Resolution 288/05)**



**BYLAW NO. 05/040 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.**

MOVED by Councillor Vyboh that Bylaw No. 05/040 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Chadi that Bylaw No. 05/040 be given third and final reading.

CARRIED UNANIMOUSLY

**ADJOURNMENT:**

MOVED by Councillor Wiltzen that the meeting adjourn at 7:20 p.m.

CARRIED UNANIMOUSLY

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MAYOR

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CHIEF LEGISLATIVE OFFICER