

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, DECEMBER 13, 2005, COMMENCING AT 6:01 P.M.

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

CALL TO ORDER:

The Mayor called the meeting to order at 6:01 p.m.

PRAYER:

Mayor Blake asked everyone to join her in Prayer.

AGENDA:

MOVED by Councillor Meagher that the Agenda be adopted with the following amendment:

- Replace Pages 24 and 25, being Minutes of the Selection Committee Meeting held December 6, 2005, with revised Pages 24 and 25.

CARRIED UNANIMOUSLY

MINUTES:

MOVED by Councillor Rebus that the Minutes of the Regular Meeting held on November 22, 2005 be approved with following amendment:

- Voting for third and final reading of Bylaw No. 05/035 should read Councillor Meagher opposed.

CARRIED UNANIMOUSLY

MOVED by Councillor Rebus that the Minutes of the Public Hearing held on November 22, 2005 be approved as presented.

CARRIED UNANIMOUSLY

DELEGATIONS:

No delegations.

PUBLIC HEARINGS:

No Public Hearings scheduled.

ARRIVAL:

Councillor Carbery arrived at 6:08 p.m.

COUNCIL UPDATES:

Deputy Mayor Clarkson reported on the following:

- Fire Services Advisory Committee Workshop
- Golden Years Society Centennial Event
- National Round Table on Environment/Economy (NRTEE)
- “Fire Chief of the Day” Event
- Kinette Club “Bring a Buddy” Meeting
- FCSS Conference
- Salvation Army “Kick Off”
- Syncrude Aboriginal Review
- Keyano Students Awards Event
- Meeting with Brigadier-General Tim Grant and Colonel Paul Wynnyk
- ACRA Meeting in Edmonton re Northeast Transportation Corridor
- Citizenship Ceremonies
- Association for Community Living
- Met with Paris Film Crew
- Fort Chipewyan Community Engagement Opportunity
- Golden Years Society Christmas Tea
- Community Leaders’ Reception
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Councillor Germain reported on the following:

- Fire Fighters’ Convocation – ‘Class of 2005’
- Santa’s Anonymous Breakfast at Father Mercredi School
- “No Child Left Behind”

Councillor Meagher reported on the following:

- Remembrance Day Ceremony
- “Festival of Trees”
- Santa Claus Parade
- Santa Skate
- Fort Chipewyan Community Engagement Opportunity
- “Teddy Bear Toss”
- Community Leaders’ Reception

Councillor Rebus reported on the following:

- Vista Ridge Dinner and Auction

- Sapræ Creek Monthly Meetings
- Strategic Planning Sessions/Workshops
- Fort Chipewyan Community Engagement Opportunity
- Community Leaders' Reception
- Suncor "Gift Unwrapping" Event - MacDonald Island
- Santa Skate

MAYOR'S UPDATE

Mayor Blake reported on the following:

- Infrastructure Conference
- Mineable Oil Sands Strategy Consultation Meeting
- 'Safe and Healthy Community' Workshop/Re-Designation
- Fort Chipewyan Community Engagement Opportunity and Civic Awards Event
- Wood Buffalo Builders Association Breakfast
- Suncor "Gift Unwrapping" Event - donation of \$2.5M to MacDonald Island
- Santa's Anonymous Pancake Breakfast at Father Mercredi School
- Golden Years Society Christmas Tea
- Community Leaders' Reception
- Civic Awards evening
- Santa Skate

COMMITTEE
REPORTS:

CORPORATE
SERVICES
COMMITTEE:

Resolution 299/05 – Request to Carry Forward 2005 Operating Budget Funding

MOVED by Councillor Meagher that 2005 funding for the following projects be carried forward to the 2006 Operating Budget:

- Municipal Aboriginal/Rural Policy - \$42,580
- Irrigation System Upgrade - \$27,400
- Regional Policing Needs Assessment - \$97,000
- Area Structure Plan for Highway 63/881 - \$89,000
- Area Development and Growth Constraints Assessment for Fringe Area - \$140,000
- Area Structure Plan for Saline Creek Plateau - \$53,000
- Campground Regulations Study - \$23,000
- 3 Year Road Rehabilitation Study - \$108,000

CARRIED UNANIMOUSLY

Resolution No. 300/05 – 2006 Corporate Strategic Plan

MOVED by Councillor Slade that Council adopt the 2006 Corporate Strategic Plan.

CARRIED UNANIMOUSLY

Councillor Slade presented the following item as Information Only:

1. Outstanding Action Items:

- Prior to October, 2005 Standing Committees were administered by individual departments and action lists were kept for follow up purposes. Committee was presented with a consolidated list of those items still in progress and their status. Committee identified additional items for follow up, including permit parking in Beacon Hill, Tolen Bridge Study, and new parking standards. Members were advised to submit any additional follow up requests to the Regional Manager for report.

2. Wood Buffalo Housing and Development Corporation:

- Councillor Rebus commended Wood Buffalo Housing and Development Corporation for the small business lot draw initiative that occurred the previous week.

COMMUNITY
SERVICES
COMMITTEE:

Resolution 301/05 – Donation of Surplus Van to the Centre of Hope

MOVED by Councillor Meagher that Unit 1902, a surplus 1998 Ford E350, be donated to the Centre of Hope.

CARRIED UNANIMOUSLY

Resolution 302/05 – Fort McMurray Historical Society

MOVED by Councillor Meagher that \$13,638 be allocated from the Emerging Issues Reserve Fund to cover the Heritage Park utility costs for 2005 and 2006.

CARRIED UNANIMOUSLY

Resolution 303/05 – Snye Sustainability Study Report

MOVED by Councillor Meagher,

1. THAT Council authorize the detailed engineering design for the Snye channel improvements to proceed, with funds to be allocated from the 2006 Capital Budget for Snye Sustainability, and
2. THAT the construction of capital works be referred to the 2007 Budget for consideration.

CARRIED UNANIMOUSLY

Resolution 304/05 – Community Placemaking Initiative Funding

MOVED by Councillor Meagher that \$3,050,000 be committed from the Emerging Issues Reserve to implement the Community Placemaking

Initiative in 2006.

CARRIED UNANIMOUSLY

Resolution 305/05 – Community Enhancement Initiative Funding Approvals

MOVED by Councillor Meagher,

1. THAT the \$100,000 Community Enhancement Grant be approved for use towards the Anzac Youth Centre, the Gregoire Lake Estates playground and multi-use pad and a new play structure in Fort Chipewyan, and
2. THAT the funding request deadline be extended to March 31, 2006 for Fort MacKay, Janvier, Saprae Creek and Draper.

CARRIED UNANIMOUSLY

OPERATIONS
COMMITTEE:

Resolution 306/05 – Snow Clearing Policy

MOVED by Councillor Rebus,

1. THAT the 2003/2004 Snow Clearing Policy be rescinded, and
2. THAT the Snow Clearing Policy (Urban) be approved.

CARRIED UNANIMOUSLY

PLANNING AND
DEVELOPMENT
COMMITTEE:

Resolution 307/05 – Appointment of Mr. Dennis Peck as a Development Officer

MOVED by Councillor Carbery that Mr. Dennis Peck be appointed as a Development Officer for the Regional Municipality of Wood Buffalo.

CARRIED UNANIMOUSLY

Resolution 308/05 – Renovation to Leased Space – 9816 Hardin Street

MOVED by Councillor Carbery that this matter be referred to Administration for further research and review of alternative approaches.

CARRIED UNANIMOUSLY

Resolution 309/05 – Clearwater Drive Predesign Report

MOVED by Councillor Carbery that the June 2005 Clearwater Drive Predesign Report completed by Associated Engineering be adopted as the basis to proceed with the detailed design of the roadway.

CARRIED UNANIMOUSLY

Resolution 310/05 – Subdivision of Timberlea North Central Phase 2 (Consortium Lands)

MOVED by Councillor Carbery that the Timberlea North Central Phase 2 Subdivision be approved subject to the ten (10) conditions listed below:

1. THAT the plan of subdivision be modified to include the remainder of Millennium Drive not shown in the Timberlea North Central Phase 2 Proposed Subdivision Plan.
2. THAT prior to endorsement of the plan of subdivision, the developer enter into a development agreement or addendum to existing agreement with the Regional Municipality to address items including but not limited to the design and construction of Municipal roads; the installation of Municipal services and franchise utilities; construction of sidewalks; fuel reduction requirements to meet the municipal fire smart strategy, construction of fencing and installation of landscaping, play structures and other amenities on Municipal Reserves, PULs and other areas; construction of trail linkages, construction of storm water management facilities and payment of off-site levies for off-site improvements in accordance with the applicable off-site levy bylaws.
3. THAT all existing easements, rights-of-way, and other land rights be carried forward and registered on the titles of the newly created lots concurrent with registration of the Plan of Subdivision.
4. THAT all easements and rights-of-way required for the installation of Municipal or franchise utilities be provided by the development at no cost to the municipality or any franchise utility and registered by utility right of way plan concurrent with registration of the plan of subdivision.
5. THAT restrictive covenants stating that no street parking be permitted in front of the lot shall be registered on the titles of the following lots:
 - Within Block 11 Lots 7, 8, 10, 33, 34, 35, 36, 61, 62, 63, 64
 - Within Block 15 Lots 27, 28, 29, 35, 36, 37
 - Within Block 19 Lots 17, 18, 19, 20, 44, 45, 46 and 47
 - Within Block 20 Lots 25 to 35 inclusive
 - Within Block 21 Lots 24, 25, 26.
6. THAT restrictive covenants stating that no rear yard site access be permitted off of the adjacent arterial road, Millennium Drive, be registered on the title of the following lots:
 - Within Block 11 Lots 62 to 76 inclusive

Within Block 15 Lots 1 to 8 inclusive and Lots 36 to 44 inclusive
Within Block 19 Lots 50 to 54 inclusive
Within Block 21 Lots 25 to 38 inclusive.

7. THAT restrictive covenants stating that no side yard site access shall be permitted off of the adjacent major collector road, Millennium Drive, be registered on the title of the following lots:
Within Block 19 Lots 1, 46, 47
Within Block 21 Lot 13.
8. THAT Lot 46, Block 19 be removed or revised to comply with the Land Use Bylaw.
9. THAT Municipal Reserves be dedicated in accordance to the areas identified as shown on the Tentative Plan of Subdivision totalling 4.96 ha in size.
10. THAT Deferred Reserve Caveats on Lots 5 and 6, Plan 982 4820 in the total amount of 10.413 ha be maintained and partially discharged as stages within the subdivision are registered.

CARRIED UNANIMOUSLY

Resolution 311/05 – Subdivision of Timberlea North Central Phase 3 (Consortium Lands)

MOVED by Councillor Carbery that the plan of subdivision be approved subject to the six (6) conditions listed below:

1. THAT prior to endorsement of the Plan of Subdivision, the developer shall enter into a development agreement or addendum to existing agreement with the Regional Municipality to address items including but not limited to the design and construction of Municipal roads; the installation of Municipal services and franchise utilities; construction of sidewalks; fuel reduction requirements to meet the municipal fire smart strategy, construction of fencing and installation of landscaping, play structures and other amenities on Municipal Reserves, PULs and other areas; construction of trail linkages, construction of storm water management facilities and payment of off-site levies for off-site improvements in accordance with the applicable off-site levy bylaws.
2. THAT all existing easements, rights-of-way, and other land rights shall be carried forward and registered on the titles of the newly created lots concurrent with registration of the Plan of Subdivision.
3. THAT all easements and rights-of-way required for the installation of Municipal or franchise utilities shall be provided by the development at no cost to the municipality

or any franchise utility and registered by utility right-of-way plan concurrent with registration of the plan of subdivision.

4. THAT restrictive covenants stating that no street parking shall be permitted in front of the lot shall be registered on the titles of the following lots:
Within Block 3:
Lots 17 to 21 inclusive and Lots 32 to 35 inclusive.
5. THAT Municipal Reserves be dedicated in accordance to the areas identified as shown on the Tentative Plan of Subdivision totalling 1.14 ha in size.
6. THAT Deferred Reserve Caveats on Lots 5 and 6, Plan 982 4820 in the total amount of 10.413 ha be maintained and partially discharged as stages within the subdivision are registered.

CARRIED UNANIMOUSLY

Resolution 312/05 – Condominium Plan of 97 Wilson Drive

MOVED by Councillor Carbery that the proposed Plan of Condominium dated September 26, 2005 for 97 Wilson Drive be approved.

CARRIED UNANIMOUSLY

Resolution 313/05 – Condominium Plan of 10110 Fraser Avenue

MOVED by Councillor Carbery that the proposed Plan of Condominium dated November 14, 2005 at 10110 Fraser Avenue be approved.

CARRIED

Opposed: Councillor Slade

Resolution 314/05 – Land Use Bylaw Amendment – Lots 18-25, Block 1, Plan 198A5 - Bond Street Towers

MOVED by Councillor Carbery that Bylaw No. 05/041 be brought forward for 1st Reading under the Bylaw process.

CARRIED UNANIMOUSLY

Resolution 315/05 – Administration and Enforcement of Alberta Safety Codes – Award of Contract

MOVED by Councillor Carbery that Alberta Permit Pro be awarded the contract to administer and enforce the Alberta Safety Codes within the corporate boundaries of the Regional Municipality for a period of two years ending December 31, 2007, with an option for a third year, subject to confirmation of a fee schedule.

CARRIED UNANIMOUSLY

PROTECTIVE
SERVICES
COMMITTEE:

Resolution 316/005 – New South Fire Station Delay

MOVED by Deputy Mayor Clarkson that the new South Fire Station project be delayed pending results of the South Gateway Land Development Feasibility Study.

CARRIED UNANIMOUSLY

Deputy Mayor Clarkson presented the following item as Information Only:

1. RCMP Facility Update

Committee received an update on the progress and timeline of the Timberlea RCMP Facility project.

SELECTION
COMMITTEE:

Resolution 317/05 – Selection Committee Appointments to Boards and Committees

MOVED by Deputy Mayor Clarkson that the following appointments to Boards and Committees be approved:

Assessment Review Board – Mr. Lloyd Goethals, Ms. Jeanette Sibley (Urban Alternate), Ms. Hendrika Khan (Alternate), Mr. Larry Loveng, and Mr. Roy Williams for one (1) year beginning January 1, 2006 and ending on December 31, 2006. Two vacancies.

Communities in Bloom – One vacancy

Community Services Advisory Committee – Mr. Robert Baker, Ms. Colleen Crummy, Mr. Todd Hisey, Mr. Larry Loveng, Mr. Douglas Nish for one (1) year beginning January 1, 2006 and ending on December 31, 2006.

Landlord and Tenant Advisory Board – Ms. Margaret Day, Mr. Murray McLellan, Mr. George O'Brien, for one (1) year beginning January 1, 2006 and ending on December 31, 2006. One vacancy.

Library Board - Ms. Madeleine Nixon and Mr. Ian Piwek for one (1) year beginning January 1, 2006 and ending on December 31, 2006; Mr. Arthur Denny and Ms. Tamara Epple for three (3) years beginning January 1, 2006 and ending on December 31, 2008.

MacDonald Island Park Corporation – Mr. Vaughn Jessome and Mr. Derek Rolstone for three (3) year term beginning January 1, 2006 and ending December 31, 2008.

Subdivision and Development Appeal Board – Mr. Chuck Graves, Mr. Bruce Gunn, Mr. Roy Williams, and Mr. Ali Adibi, for a three (3) year term beginning January 1, 2006 and ending December 31, 2008

and Ms. Tamra Hunt and Mr. Darrell Martindale for a one (1) year term beginning January 1, 2006 and ending December 31, 2006. Two vacancies.

Wood Buffalo Housing and Development Corporation - Mr. Scott Garner for a three (3) year term beginning January 1, 2006 and ending December 31, 2008.

CARRIED UNANIMOUSLY

2. Business Revitalization Zone Association Board

MOVED by Deputy Mayor Clarkson that the following individuals be appointed to the Fort McMurray Business Revitalization Zone Association for the period January 1, 2006 – December 31, 2006, inclusive: Ms. Sonia Reynolds, Ms. Frances Jean, Mr. Ray Chivers, Mr. Ian Dirom, Mr. Vaughn Jessome, Ms. Lillian Dodds, Mr. Paul Bacon, Ms. Lisa Hewitt, Ms. Liz Helm.

CARRIED UNANIMOUSLY

NEW AND UNFINISHED BUSINESS:

None.

BYLAWS:

BYLAW NO. 05/041 – AMEND LAND USE BY LAW – Lots 18 – 25, Block 1, Plan 198A5 – BOND STREET TOWERS (Resolution 318/05)

BYLAW NO. 05/041 BEING A BYLAW TO AMEND BYLAW NO. 99/059 BEING THE LAND USE BYLAW FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO.

MOVED by Councillor Germain,

1. THAT Bylaw No. 05/041 be given first reading, and
2. THAT a Public Hearing be scheduled for Tuesday, January 24, 2006.

CARRIED UNANIMOUSLY

ADJOURNMENT:

MOVED by Councillor Wiltzen that the meeting adjourn at 7:04 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER