

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, JUNE 27, 2006, COMMENCING AT 7:00 P.M.

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

CALL TO ORDER:

Mayor Blake called the meeting to order at 7:03 p.m.

PRAYER:

Mayor Blake asked everyone to join her in Prayer.

AGENDA:

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

CARRIED UNANIMOUSLY

MINUTES:

Regular Meeting – June 20, 2006

MOVED by Councillor Vyboh that the Minutes of the Regular Meeting held on June 20, 2006 be approved as presented.

CARRIED UNANIMOUSLY

DELEGATIONS:

Resolution 215/06

Youth Centre Update, Beth Anthony, The Dugout Coffee House & Youth Centre

Beth Anthony came forward to present a project update relative to the Dugout Coffee House & Youth Centre since its opening in April, 2006.

MOVED by Councillor Germain that the Youth Centre Update presentation be accepted as information.

CARRIED UNANIMOUSLY

Resolution 215.1/06

Lac La Biche Watershed Management Plan, Jay White/Krystle Fedoretz, Aquality Environmental Consulting Ltd.

Jay White, Aquality Environmental Consulting Ltd. and Krystle Fedoretz, Environmental Coordinator for Lakeland County, came forward to address Council.

Mr. White identified the Watershed Management planning area which they are working with. The request is for Council to review and provide feedback on the proposed Terms of Reference for the Lac La Biche Watershed Management Plan. A further request is to determine whether or not the Municipality wishes to participate in the plan.

It was suggested representation from the Clearwater Heritage River Committee may be a consideration.

MOVED by Councillor Germain that the Lac La Biche Watershed Management Plan presentation be received as information and the matter be referred back to Administration to prepare a recommendation for Council.

CARRIED UNANIMOUSLY

Other Delegations from the gallery

No other delegations came forward when Mayor Blake asked whether anybody in the gallery wished to speak to any of tonight's agenda items.

PUBLIC HEARINGS:

No Public Hearings scheduled.

COUNCIL UPDATES:

Councillor Carbery reported on the following:

- Meetings held with the Province and Industry Companies.

Councillor Slade reported on the following:

- Commended the work done by the organizers of the Dugout Youth Centre
- MacDonald Island redevelopment.

Councillor Vyboh reported on the following:

- Farewell to past Councillor Tom Griffin
- Fire Department Pancake Breakfast – Muscular Dystrophy Fund Raiser
- Open house on homelessness in the community.

Deputy Mayor Wiltzen reported on the following:

- Mayor and Council picnic
- Volunteer Fire Fighter Appreciation Night in Anzac
- Open house regarding the Long Lake Project.

RECOGNITION

Mayor Blake congratulated Helen and Bruce Mateika, who were present in the gallery, on their 50th Wedding Anniversary.

MAYOR'S UPDATE

Mayor Blake reported on the following:

- Second annual National Aboriginal Day celebrations at Heritage Park
- Northern Mayor Caucus
- Scotiabank Grand Re-opening
- Meeting with Safe 63 Committee
- Fire Department Pancake Breakfast Muscular Dystrophy Fund Raiser
- Meeting with Russian Delegation
- Upcoming Treaty Day celebrations in Fort McMurray.

REPORTS:

Resolution 216/06 – Subdivision at East End of Draper Road

Beth Sanders, Manager Planning and Development, was present to address questions/concerns.

MOVED by Councillor Rebus:

1. THAT a plan of subdivision be approved subject to the following conditions:
 - a. That prior to endorsement of the plan of subdivision, the developer

- shall enter into a development agreement with the Regional Municipality to address items including but not limited to the design and construction of municipal roads, drainage ditches and fencing, the creation of drainage easements and a contribution to the upgrading of Draper Road.
- b. That all existing easements, rights-of-way, and other land rights shall be carried forward and registered on the title of the newly lots concurrent with registration of the plan of subdivision.
 - c. That all easements and rights-of-way required for the installation of municipal or franchise utilities shall be provided by the developer 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.
 - d. An environmental easement be registered for all areas above 300 metres elevation requiring the lands to remain in their natural state.
 - e. A Restrictive Covenant be registered on all lots with elevations below 250 metres restricting development to areas above 250 metres.
 - f. Prior to endorsement of the plan of subdivision, the developer pay the appraised value for 2.05 ha of the subdivided area less the Environmental Easement to complete the municipal reserve requirement.
2. AND this approval is for the following reasons:
- a. The use of the land for the proposed subdivision is consistent with the Municipal Development Plan.
 - b. The use of the land for the proposed subdivision is consistent with the Highway 69/Clearwater River Valley Area Structure Plan.
 - c. Given the conditions, the subdivision of land is suitable for the intended use.
 - d. The land will be adequately serviced.

It was noted the decision relative to the MR land is still outstanding therefore a referral should be considered at this time.

MOVED by Councillor Rebus that the Subdivision at East End of Draper Road be referred back to Administration for further review.

CARRIED UNANIMOUSLY

Resolution 217/06 – Utility Rate Strategy

Wes Holodniuk, Manager, Operations and Maintenance, was present to address questions/concerns.

MOVED by Councillor Carbery that the Rate Review Utility Analysis Report adopted as a Guideline Document in establishing utility rates and policies relating to municipal utilities be amended to include a utility rate structure that meets a full cost recovery within 5 years commencing January 1, 2007 for urban customers and 7 years commencing September 1, 2006 for rural customers.

CARRIED UNANIMOUSLY

**NEW AND
UNFINISHED
BUSINESS:**

BYLAWS:

Resolution 218/06

BYLAW NO. 06/022 – Amendment to Off Site Levy Bylaw Nos. 00/003, 00/004 and 03/060

OFF-SITE LEVY AMENDMENT BYLAW FOR WOOD BUFFALO ESTATES, WOOD BUFFALO ESTATES WEST, MARTIN RIDGE ESTATES, TIMBERLEA AND LOWER TOWNSITE EAST END

Beth Sanders, Manager, Planning and Development was present to address any concerns/questions on this matter.

As a result of the Public Hearing and public consultation processes, the following amendments are put forward for consideration.

MOVED by Councillor Carbery that Bylaw No. 06/022, a bylaw to amend off-site levies for Wood Buffalo Estates, Wood Buffalo Estates West, Martin Ridge Estates, Timberlea and Lower Townsite East End, be amended as follows:

- (a) Sections 2(f)(a), 3(f)(a) and 4(e)(a) be amended to read:
 - “(a) 50% within one year of the signing of a development agreement or within one year of the registration of a subdivision plan (including a condominium plan described as a plan of subdivision in the Condominium Property Act);
- (b) Sections 2(f)(b), 3(f)(b) and 4(e)(b) be amended to read:
 - “(b) notwithstanding subparagraph (a) hereof, 100% of the levy is payable on the sooner of
 - (i) two years from the date of signing a development agreement or two years from the date of the registration of a subdivision plan in respect of the Development Lands, or

- any part thereof; or
- (ii) prior to the issuance of a development permit for the Development Lands, or any part thereof; or
- (iii) the transfer of title to the Development Lands, or any part thereof;”

For the purposes of this subparagraph (b) where only part of the Development Lands are the subject of a development agreement, a development permit or a transfer of title, the off-site levy payable shall only be in respect of the part of the Development Lands affected.

It was suggested the Municipality may want to look at the possibility of including light rail transit system as part of off site levies.

CARRIED UNANIMOUSLY

MOVED by Councillor Clarkson that Bylaw No. 06/022, a bylaw to amend off-site levy bylaws, be given third reading as amended.

CARRIED UNANIMOUSLY

Resolution 219/06

BYLAW NO. 06/024 – Fee Amendment to Airport Parking Bylaw 99/054

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/054, A BYLAW OF THE REGIONAL MUNICIPALITY TO CONTROL AND REGULATE THE USE OF ROADWAYS AND PARKING AREAS TOGETHER WITH TRAFFIC AND PEDESTRIANS MOVING THEREON AND THE PARKING OF VEHICLES ON SUCH ROADWAYS AND WITHIN PARKING AREAS OF THE FORT McMURRAY AIRPORT AS DESCRIBED HEREIN.

MOVED by Councillor Meagher that Bylaw No. 06/024, a bylaw to amend Airport Parking Bylaw 99/054, be given second reading.

CARRIED UNANIMOUSLY

MOVED by Deputy Mayor Wiltzen that Bylaw No. 06/024, a bylaw to amend Airport Parking Bylaw 99/054, be given third reading.

CARRIED UNANIMOUSLY

Resolution 220/06

**BYLAW NO. 06/025 – Amendment to Municipal Development Plan –
Addition of text to “Future Major Recreational Policy Area”**

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF
WOOD BUFFALO TO AMEND BYLAW NO. 00/005 BEING THE
MUNICIPAL DEVELOPMENT PLAN FOR THE REGIONAL
MUNICIPALITY OF WOOD BUFFALO.**

MOVED by Councillor Rebus that Bylaw No. 06/025, a bylaw to amend the Municipal Development Plan to allow natural resources extraction in a Future Major Recreation Area, be given first reading.

CARRIED UNANIMOUSLY

Resolution 221/06

**BYLAW NO. 06/026 -- Amendment to Highway 63 North Area
Structure Plan**

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF
WOOD BUFFALO TO AMEND BYLAW NO. 99/037 BEING THE
HIGWAY 63 NORTH AREA STRUCTURE PLAN FOR THE
REGIONAL MUNICIPALITY OF WOOD BUFFALO.**

MOVED by Councillor Rebus that Bylaw No. 06/026, a bylaw to amend the Highway 63 North Area Structure Plan (ASP) to allow natural resource extraction within the “Industrial Land Use” policies section, be given first reading.

CARRIED UNANIMOUSLY

ADJOURNMENT:

MOVED by Deputy Mayor Wiltzen that the meeting adjourn at 8:01 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER