

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, JULY 4, 2006, COMMENCING AT 7:00 P.M.

PRESENT:

MAYOR	M. BLAKE
COUNCILLORS	J. CARBERY S. CLARKSON S. FLETT P. MEAGHER R. REBUS J. VYBOH
REGIONAL MANAGER	B. NEWELL
CHIEF LEGISLATIVE OFFICER	K. GREIG
LEGISLATIVE COORDINATOR	A. HAWKINS

ABSENT:

DEPUTY MAYOR	L. WILTZEN
COUNCILLORS	J. CHADI S. GERMAIN C. SLADE

CALL TO ORDER: Mayor Blake called the meeting to order at 7:00 p.m.

PRAYER: Mayor Blake asked everyone to join her in Prayer.

AGENDA: MOVED by Councillor Meagher that the Agenda be adopted as amended by replacing Page 24 – Sale of Lot 20, Plan 832 1906.

CARRIED UNANIMOUSLY

MINUTES: **Regular Meeting – June 27, 2006**
MOVED by Councillor Vyboh that the Minutes of the Regular Meeting held on June 27, 2006 be approved as presented.

CARRIED UNANIMOUSLY

DELEGATIONS: **Resolution 222/06**
Wood Buffalo Housing and Development Corporation: Requesting

Permission to Borrow for Parsons Creek Village Stages 2 and 3, Ravi Natt/Bryan Lutes

Ms. Ravi Natt, came forward and confirmed the Corporation is requesting Council's support in proceeding with funding for Parsons Creek Village Stages 2 and 3.

MOVED by Councillor Meagher:

1. That the Wood Buffalo Housing and Development Corporation be authorized to proceed with borrowing \$12,100,000 for the purpose of constructing Parsons Creek Village Stage 2;
2. That the Wood Buffalo Housing and Development Corporation be authorized to proceed with long term financing for Parsons Creek Village Stage 2 in the amount of \$3,950,000; and
3. That the Wood Buffalo Housing and Development Corporation be authorized to proceed with arranging for \$5,957,000 construction and long term financing for Parsons Creek Village Stage 3.

CARRIED UNANIMOUSLY

**Resolution 223/06
Leadership Wood Buffalo, Linda Ball**

Ms. Linda Ball came forward and spoke to the Leadership Wood Buffalo – Request for Funding report which will be discussed later on during the meeting. She explained what the Committee is looking for from Council is funding and administrative support in providing tax receipts for charitable donations which may require the appointment of a Council member to the Committee.

Ms. Ball was thanked for her presentation.

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:

MOVED by Councillor Vyboh that the meeting move into the Public Hearing at 7:22 p.m.

CARRIED UNANIMOUSLY

RECONVENE:

The meeting reconvened at 7:29 p.m.

COUNCIL UPDATES:

Councillor Clarkson reported on the following:

- Attending Composite High School Graduation on behalf of Mayor Blake

Councillor Flett reported on the following:

- Oil Sands Development event in Fort Chipewyan
- Various Treaty Day Celebrations
- Canada Day Celebrations

Councillor Meagher reported on the following:

- Mayor and Council Picnic Event
- Communities in Bloom
- Canada Day Parade

Councillor Rebus reported on the following:

- Attendance at community meetings in Ward 3

MAYOR'S UPDATE:

Mayor Blake reported on the following:

- Resource Development Review Committee
- Newcap reporter being reassigned to Cold Lake
- Visit from Lyle Oberg
- Wished great success to every graduate in the community
- Treaty Days in Fort McKay
- Canada Day Celebrations

REPORTS:

Resolution 224/06

Anzac Recreation and Social Society Lease Agreement

MOVED by Councillor Meagher that Council approves the execution of the Lease for a term of five years, commencing the 1st day of December, 2005 and ending the 30th day of November, 2010.

CARRIED UNANIMOUSLY

Resolution 225/06

Exchange of Land for Draper Community Recreation Site (Lot 22, Plan 952 0185)

MOVED by Councillor Carbery:

1. That administration, subject to 3rd and final reading of Bylaw 06/031, be directed to undertake and complete the re-plotting of Lot 2, Plan 9520185 and the adjacent old CN railway right of way and the 5 acre exchange parcel from Bervin Mack; and
2. That administration be directed to undertake and complete the

subdivision of the consolidated lands into 11 two-acre lots for the benefit of and without cost and without the 10% Municipal Reserve dedication, to Yvonne Dixon and 1 five-acre lot for the benefit of the Regional Municipality of Wood Buffalo for a community recreation site and the balance to be designated as right of way for Draper Road, subject to final subdivision approval.

CARRIED UNANIMOUSLY

Resolution 226/06
Subdivision at East End of Draper Road

This matter was deferred from the June 27, 2006 regular Council meeting.

Dennis Peck, Superintendent of Planning and Development, was present to address questions/concerns.

MOVED by Councillor Rebus:

1. That the application for a 32 lot subdivision at the end of Draper Road 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 easement, 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.
 - 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 then 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 shall pay the appraised value 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 Highway 69/Clearwater River Valley Area Structure Plan,
 - c. Given the conditions and subdivision of the land is suitable for the intended use,
 - d. The land will be adequately serviced.

CARRIED UNANIMOUSLY

Resolution 227
Sale of Lot 20, Plan 832 1906

Steve Cook, Land Manager, was present to address questions/concerns.

MOVED by Councillor Meagher:

1. That Lot 20, Plan 832 1906 be sold to Richard Nokohoo for the amount of \$5,000.00 plus 7% administration fee, plus G.S.T. for a total amount of \$5,725.70.
2. That in the event Mr. Nokohoo fails to complete the sale within 60 days of receiving a registerable transfer, the Municipality acquire possession of the property and dispose of it by tender.

CARRIED UNANIMOUSLY

Resolution 228/06
Janvier and Conklin Access Roads (Rural Street Rehabilitation – 2006)

Darcy Elder, Acting Manager of Operations and Maintenance, was present to address questions/concerns.

MOVED by Councillor Carbery:

1. That Tender QU1803 – Rural Street Rehabilitation 2006 – Conklin be cancelled; and
2. THAT Tender QU1802 – Rural Street Rehabilitation 2006 – Janvier be awarded to E Construction in the amount of \$875,000.00 plus G.S.T.

CARRIED UNANIMOUSLY

Resolution 229/06

Purchase of 3 Tandem Trucks and 2 Pups

Darcy Elder, Acting Manager of Operations and Maintenance, was present to address questions/concerns.

MOVED by Councillor Vyboh:

1. That Tender #QU1814 – 2006 Equipment Fleet Addition and Replacement, be awarded to CUBEX Limited in the amount of \$921,085.00; and
2. That the shortfall of \$231,085.00 be funded from Capital Infrastructure Reserve.

CARRIED UNANIMOUSLY

**Resolution 230/06
Leadership Wood Buffalo – Request for Funding**

Stephen Clarke, Manager of Community Services, was present to address questions/concerns.

MOVED by Councillor Rebus that funding in the amount of \$10,000 per year be provided to Leadership Wood Buffalo for 2007-2009 from the Joint Initiatives fund.

CARRIED UNANIMOUSLY

Councillor Clarkson expressed interest in sitting on the Committee should Council decide to appoint a member.

**NEW AND
UNFINISHED
BUSINESS:**

Wood Buffalo and Housing Development Corporation Minutes of March 23, 2006 and Wood Buffalo and Housing Development Corporation Minutes of April 27, 2006

This matter was dealt with under Delegations.

BYLAWS:

**Resolution 231/06
BYLAW NO. 06/003 – Natural Gas Franchise Agreement**

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE MAYOR AND CHIEF LEGISLATIVE OFFICER TO EXECUTE A NATURAL GAS DISTRIBUTION SYSTEM FRANCHISE AGREEMENT WITH ATCO GAS AND PIPELINES LTD. was submitted for second and third readings.

Mr. Doug Brown, representative for ATCO Gas came forward and spoke to the Company's involvement in the community over the last 30 years. He spoke highly of the company's relationship with the Municipality, looking forward to working with the Municipality in building the community into the future.

MOVED by Councillor Meagher that Bylaw No. 06/003, a bylaw to execute a natural gas distribution system franchise agreement be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 06/003, a bylaw to execute a natural gas distribution system franchise agreement be given third reading.

CARRIED UNANIMOUSLY

Resolution 232/06

BYLAW NO. 06/023 – Amendment to Municipal Sign Bylaw No. 01/068

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW 01/068 BEING THE MUNICIPAL SIGN BYLAW was submitted for second a third reading following the Public Hearing held earlier in this meeting.

MOVED by Councillor Carbery that Bylaw No. 06/023, an amendment to the Municipal Sign Bylaw, be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 06/023, an amendment to the Municipal Sign Bylaw, be given third reading.

It was noted the Airport Administration is unclear whether or not the Municipality has jurisdiction over the Airport in this matter and exactly what effects this amendment will have on the airport lands.

MOVED by Councillor Carbery that this matter be deferred to the next regular Council meeting to allow a meeting being held between Planning and Development and the Airport Manager.

CARRIED UNANIMOUSLY

Resolution 233/06

BYLAW NO. 06/027 – Amendment to Land Use Bylaw – Paquette Heights Phase 6

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 submitted for second and third readings following the Public Hearing held earlier in this meeting.

MOVED by Councillor Meagher that Bylaw No. 06/027, an amendment to the Land Use Bylaw, be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Vyboh that Bylaw No. 06/027, an amendment to the Land Use Bylaw, be given third reading.

CARRIED UNANIMOUSLY

Resolution 234/06

BYLAW NO. 06/029 -- Text Amendment to the Land Use Bylaw – RMH-1 District

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 submitted for second and third reading following a Public Hearing held earlier in this meeting.

MOVED by Councillor Meagher that Bylaw No. 06/029, an amendment to the Land Use Bylaw, be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Rebus that Bylaw No. 06/029, an amendment to the Land Use Bylaw, be given third reading.

CARRIED UNANIMOUSLY

Resolution 235/06

BYLAW NO. 06/030 -- General Amendments to Land Use Bylaw

99/059

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 submitted for second and third readings, following a Public Hearing held earlier in this meeting.

MOVED by Councillor Vyboh that Bylaw No. 06/030, an amendment to the Land Use Bylaw, be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Meagher that Bylaw No. 06/030, an amendment to the Land Use Bylaw, be given third reading.

CARRIED UNANIMOUSLY

Resolution 236/06 – Bylaw No. 06/031 – Road Closure and Exchange of Land for Draper Community Recreation Site

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF CLOSING AND CREATING TITLE TO UNDEVELOPED GOVERNMENT ROAD ALLOWANCES IN ACCORDANCE WITH SECTION 22 OF THE MUNICIPAL GOVERNMENT ACT, CHAPTER M26.1, REVISED STATUTES OF ALBERTA 2000, AS AMENDED was submitted for first reading.

MOVED by Councillor Rebus:

1. that Bylaw No. 06/031, being a road closure bylaw, be given first reading; and
2. that subject to Bylaw No. 06/031 being given third reading, administration complete the transfer of approximately 7.78 acres of Road Diversion Plan 1993 CL to Bervin Mack in exchange for 5 acres of land described as a portion of the NE ¼ Sec. 31, Twp 88, Rge 8, W4M, without requirement for Municipal Reserve dedication for this exchange transaction only as outlined on attachment 1.

CARRIED UNANIMOUSLY

ADJOURNMENT:

MOVED by Councillor Meagher that the meeting adjourn at 8:08 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER

MINUTES OF A PUBLIC HEARING OF THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO HELD IN THE COUNCIL CHAMBERS AT THE MUNICIPAL OFFICES IN FORT McMURRAY, ON TUESDAY, JULY 4, 2006.

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

1. CALL TO ORDER

Mayor Blake called the Public Hearing to order at 7:22 p.m.

**A. PUBLIC HEARING RE: BYLAW NO. 06/023 – Amendment to Municipal Sign Bylaw No. 01/68
Resolution 237/06**

2-A. OPENING STATEMENT

Dennis Peck, Superintendent of Planning and Development indicated that this amendment is specific to signage at the Airport. When amendments to the Sign Bylaw were made, these did not include the signs located in the Airport District.

He pointed out there are land uses that fall under the Airport regulations, but the Municipality regulates signage.

3-A. WRITTEN PRESENTATIONS

There were no written presentations.

4-A. VERBAL PRESENTATIONS

There were no verbal presentations.

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

There were no other presentations.

7-A. CLOSING STATEMENT

There was no closing statement presented.

**B. PUBLIC HEARING RE: BYLAW NO. 06/027 – Amendment to Land Use Bylaw –
Paquette Heights Phase 6
Resolution 238/06**

2-B. OPENING STATEMENT

Dennis Peck, Superintendent, Planning and Development Department explained this is an amendment to the Land Use Bylaw to accommodate future residential development in Timberlea (Paquette Heights).

3-B. WRITTEN PRESENTATIONS

There were no written presentations.

4-B. VERBAL PRESENTATIONS

There were no verbal presentations.

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

There were no other presentations.

6-B. QUESTIONS OF COUNCIL

There were no questions.

7-B. CLOSING STATEMENT

There was no closing statement presented.

**C. PUBLIC HEARING RE: BYLAW NO. 06/029 – Text Amendment to the Land Use
Bylaw – RMH-1 District
Resolution 239/06**

2-C. OPENING STATEMENT

Dennis Peck, Superintendent, Planning and Development Department explained this amendment will allow show homes in the RMH-1 District.

3-C. WRITTEN PRESENTATIONS

There were no written presentations.

4-C. VERBAL PRESENTATIONS

There were no verbal presentations.

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

There were no other presentations.

6-C. QUESTIONS OF COUNCIL

There were no questions.

7-C. CLOSING STATEMENT

There was no closing statement presented.

**D. PUBLIC HEARING RE: BYLAW NO. 06/030 – General Amendments to Land Use
Bylaw
Resolution 240/06**

2-D. OPENING STATEMENT

Dennis Peck, Superintendent, Planning and Development Department explained this amendment has been brought forward based on legal recommendation.

3-D. WRITTEN PRESENTATIONS

There were no written presentations.

4-D. VERBAL PRESENTATIONS

There were no verbal presentations.

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

There were no other presentations.

6-D. QUESTIONS OF COUNCIL

There were no questions.

7-D. CLOSING STATEMENT

There was no closing statement presented.

8. ADJOURNMENT

MOVED by Councillor Vyboh that the Public Hearing be closed
at 7:29 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER