

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 11, 2006, COMMENCING AT 7:00 P.M.

PRESENT:

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| MAYOR | M. BLAKE |
| DEPUTY MAYOR | L. WILTZEN |
| COUNCILLORS | J. CARBERY S. CLARKSON S. FLETT S. GERMAIN R. REBUS J. VYBOH |
| REGIONAL MANAGER | B. NEWELL |
| CHIEF LEGISLATIVE OFFICER | K. GREIG |
| LEGISLATIVE COORDINATOR | A. ROGERS |

ABSENT:

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| COUNCILLOR | J. CHADI P. MEAGHER C. SLADE |
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CALL TO ORDER: Mayor Blake called the meeting to order at 7:04 p.m.

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

AGENDA: Resolution # 241/06
MOVED by Councillor Rebus:

1. That the Agenda be amended by:
 - deleting Item B. under Public Hearings – Bylaw No. 06/026 – Amendment to Highway 63 North Area Structure Plan;
 - adding Item N. under Reports – Scheduling of Special Council Meeting;
 - adding Item C. under New & Unfinished Business – Appointment of Members to MacDonald Island Redevelopment Steering Committee;
 - adding Item D. under New & Unfinished Business – Leadership Wood Buffalo – Appointment of Member; and
 - deleting Item C. under Bylaws – Bylaw No. 06/026 – Amendment to Highway 63 North Area Structure Plan.
2. That the agenda be adopted as amended.

CARRIED UNANIMOUSLY

MINUTES:

Resolution # 242/06

MOVED by Councillor Vyboh that the Minutes of the Regular Meeting held on July 4, 2006 be approved.

CARRIED UNANIMOUSLY

Resolution # 243/06

MOVED by Councillor Vyboh that the Minutes of the Public Hearing held on July 4, 2006 be approved as presented.

CARRIED UNANIMOUSLY

DELEGATIONS:

Mr. Rob Lonson, Alberta Infrastructure & Transportation re: Highway 63 New River Crossing

Mr. Rob Lonson, Alberta Infrastructure & Transportation (AIT) was in attendance to provide an overview of the Highway 63 New River Crossing. He noted that the functional planning study has been completed and submitted for review, with the majority of recommendations relating to the area in and around the Athabasca River crossing near the bridges. The project involves the widening of Highway 63 to six lanes, with each of the bridges accommodating five lanes of traffic. One of the more significant changes involves the elimination of the collector-distributor roadway to Morrison Street and providing direct access from the bridge to Franklin Avenue. This change will not require that a new structure be built upstream, as the existing Grant MacEwan structure will be utilized. Mr. Lonson then provided an overview of the construction schedule, as well as the potential issues and hold-ups that may be encountered, and responded to questions from Council.

Resolution # 244/06

MOVED by Councillor Rebus that the Alberta Infrastructure & Transportation presentation regarding the Highway 63 New River Crossing be received as information.

CARRIED UNANIMOUSLY

Mr. Guy Buchanan, Centron Residential Corporation re: Parcel D – Tentative Legal Plan

Mr. Guy Buchanan, Centron Residential Corporation, provided an update on the status of Parcel D, noting that the Corporation's objective this year was to complete the infrastructure on the west side of the project site. To date, approximately 80% of the earth work and 20% of the underground work is complete. Surface construction has started in the northwest quadrant, and the first three multi-family buildings have been started. Mr. Buchanan also noted that there have

been some issues with regard to dust and noise from the site, but these issues are being addressed with neighbouring properties and steps are being taken to ensure minimal disruptions for neighbours to the west of the development.

Resolution # 245/06

MOVED by Councillor Clarkson that the Centron Residential Corporation presentation regarding the Tentative Legal Plan for Parcel D be received as information.

CARRIED UNANIMOUSLY

EXIT:

Councillor Carbery declared a conflict of interest relative to Bylaw No. 06/025 and excused himself from the meeting.

PUBLIC HEARINGS:

Bylaw No. 06/025 – Amendment to Municipal Development Plan – Addition of Text to “Future Major Recreational Policy Area”

Resolution # 246/06

MOVED by Councillor that Vyboh that the meeting move into Public Hearing.

CARRIED UNANIMOUSLY

RECONVENE:

A Public Hearing was held from 7:28 p.m. to 8:03 p.m. The regular meeting reconvened at 8:03 p.m., at which time Councillor Carbery returned to the meeting.

COUNCIL UPDATES:

Reporting of Councillors on Boards and Committees

Councillor Carbery reported on the following:

- Fort McMurray Regional Airport Commission
- Resource Development Review Committee

Councillor Vyboh reported on the following:

- Canada Day Parade and festivities
- Planning & Development workshop session
- Tour of Wastewater Treatment facility

Mayor’s Update

Mayor Blake reported on the following:

- Planning & Development workshop session – Wednesday, July 5
- EUB Project Intervention Hearings
- Wastewater Treatment Plant tour

Mayor and Council also extended condolences to family, friends and colleagues on the recent passing of municipal employee, Ryan Parker. Municipal flags have been lowered to half-mast in his honour.

REPORTS:

Amendment to Procurement Policy PUR-080

Resolution # 247/06

MOVED by Councillor Carbery that Procurement Policy PUR-080 be amended by including a requirement for contractors who are awarded municipal tenders of \$500,000 or greater in value have a valid Certificate of Recognition (COR) appropriate to their industry.

CARRIED UNANIMOUSLY

EXIT:

Deputy Mayor Wiltzen left the meeting at 8:13 p.m.

2006 Capital Budget Amendments

Elsie Hutton, Senior Financial Analyst, and Stephen Clarke, Manager of Community Services, were in attendance to address questions and concerns.

Resolution # 248/06

MOVED by Councillor Vyboh that Council approve an amendment to the 2006 Capital Budget as noted in the “2006 Capital Budget Amendments – Projects Cancelled or Deferred” (Attachment #1) and the “2006 Capital Budget Amendments – New and Revised Projects” (Attachment #2).

CARRIED UNANIMOUSLY

RETURN:

Deputy Mayor Wiltzen returned to the meeting at 8:17 p.m.

2006 Corporate Strategic Plan – 2nd Quarter Update

Resolution # 249/06

MOVED by Councillor Vyboh that the Corporate Strategic Plan – 2nd Quarter Update be received as information.

CARRIED UNANIMOUSLY

Lease of Office Space – 9816 Hardin Street

Resolution # 250/06

MOVED by Councillor Clarkson:

1. THAT the Municipality complete and execute 2 leases for office space at 9816 Hardin St. for 3384 sq. ft. commencing September 1, 2006 and 25,990 sq. ft. commencing June 1, 2008;

2. THAT the 2006 funding requirement of \$150,000 be funded from the projected 2006 Corporate Operating Budget surplus.

CARRIED

For: Blake, Carbery, Clarkson, Flett,
Rebus, Vyboh, Wiltzen

Opposed: Germain

Alberta Sport Development Centre Northeast

Stephen Clarke, Manager of Community Services, was in attendance to address questions and concerns.

Resolution # 251/06

MOVED by Councillor Vyboh that a \$4,200 cash grant be allocated to the Alberta Sport Development Centre from the Joint Initiatives Fund.

CARRIED UNANIMOUSLY

Parcel D Subdivision (Centron Residential Developments Ltd.)

Mr. Dennis Peck, Superintendent of Planning & Development, was in attendance and responded to questions from Council.

Resolution # 252/06

MOVED by Councillor Carbery that subdivision application # 2006-WB-US-016, to subdivide stage 1 of Parcel "D" which is located on the south side of Confederation Drive to the east of the Lakewood subdivision be approved for the following reasons:

- The land is suitable for the intended use
- The land will be adequately serviced
- The use of the land for proposed subdivision is consistent with Land Use Bylaw 99/059

and is subject to the following conditions:

- a) Any and all easements required by the Municipality or any franchise utility as a result of this development shall be provided by the developer at no cost to the Municipality or any franchise utility and shall be registered on title by Utility Right – of – Way Plan.
- b) Should it be necessary to alter any on site Municipal or franchise utilities, all cost shall be borne by the developer.
- c) All existing caveats registered on the title will need to be carried forward onto the newly created titles.
- d) The Developer shall enter into a development agreement with the Regional Municipality of Wood Buffalo in a form suitable to the Municipality for the construction of Municipal Infrastructure that

- may include but not limited to the construction of roads and underground services.
- e) If it should be necessary, as a result of this subdivision, to install, lower, alter or relocate any Municipal or franchise utilities such modification shall be to the standard of the Municipality or franchise utility and all cost shall be borne by the Developer.
 - f) The developer shall register a deferred reserve caveat for 0.43 ha on the remainder of Parcel "D" for the outstanding lands to be dedicated as MR.
 - g) A caveat will be registered on Lot 41 MR, Block 35 and Lot 47 MR, Block 35 requiring the multi-family development on Lots 1 and 3, Block 24 to maintain the MR's to the satisfaction of the Municipality.
 - h) The proposed Plan of Subdivision will be revised to include 6 metre Public Utility Lots at the following locations:
 - Between Lots 17 and 19, Block 22
 - Between Lots 45 and 46, Block 22
 - Between Lots 27 and 28, Block 31
 - i) The proposed Plan of Subdivision will be revised to include corner-cuts at the block corners and lane intersections to the satisfaction of the Municipality.
 - j) Access easements for pedestrian pathways shall be registered on Lot 2, Block 23 and Lot 46 Block 36.
 - k) Restrictive Convents restricting on street parking shall be registered on the following lots:
 - Lots 19 to 26 inclusive, Block 29
 - Lots 14 to 20 inclusive, Block 30
 - Lots 17 to 24 inclusive, Block 31
 - Lots 14 to 22 inclusive, Block 35
 - Lots 13 to 25 inclusive, Block 36
 - l) Lot 47, Block 36 will be extended to Confederation Way.

CARRIED UNANIMOUSLY

Subdivision of Timberlea North Central Phase 6 (Consortium Lands)

Mr. Dennis Peck, Superintendent of Planning & Development, was in attendance and responded to questions from Council.

Resolution # 253/06

MOVED by Councillor Vyboh that subdivision application # 2006-WB-US-017 for the Timberlea Consortium Lands which are located North of Parsons Creek Drive be approved for the following reasons:

- The use of the land for the proposed subdivision is consistent with the Municipal Development Plan.
- The use of the land for the proposed subdivision is consistent with the Timberlea Area Structure Plan and the Land Use Bylaw.
- The subdivision will be serviced by Municipal water and sewer services.
- Storm Water management within the subdivision area will be accommodated by the storm water management within the previous phase.
- The land is suitable for the intended residential use.

and is subject to the following conditions:

- a) 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.
- b) 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.
- c) 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) 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 (Attachment 3):
 - Within Block 17: Lots 20,
 - Within Block 17: Lots 22 to 24 inclusive
 - Within Block 17: Lots 59 to 62 inclusive
 - Within Block 17: Lots 136 to 139 inclusive
 - Within Block 17: Lot 141
 - Within Block 17: Lots 147 – 150 inclusive
- e) Restrictive covenants stating that no side yard access be permitted and shall be registered on the titles of the following lots:

- Within Block 17: Lots 22, 32 and 115.
- f) Approval of the subdivision be subject to the Land Use for the area being amended to change the land use from UE-Urban Expansion to R1 – Single Detached Residential District and R1S – Single Family Small Lot Residential District:
- g) 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

Contract Award – Clearwater Drive – Contract 1 & 2

Mr. Salem Abushawashi, Superintendent of Engineering Services, was in attendance and responded to questions from Council.

Resolution # 254/06

MOVED by Councillor Vyboh:

1. THAT the Lower Townsite East Loop Road Contract No.1: QU#1768 Queen Street Connector project with the revised scope of work be awarded to H. Wilson Industries in the amount of \$1,985,301.90.
2. THAT the Lower Townsite East Loop Road Contract No.2: QU#1768 Riedel Street to Alberta Drive be awarded to E Construction Ltd in the amount of \$1,393,333.31.
3. THAT the sources for funding of the allocated budget of \$3,700,000.00 be amended as follows; \$1,176,415.00 from Provincial Grants, \$1,748,585.00 from Reserves, and \$775,000.00 from Developer Contributions.

CARRIED UNANIMOUSLY

Contract Award – Southeast Regional Water Supply Line Contract No. 5 – QU# 1733

Mr. Salem Abushawashi, Superintendent of Engineering Services, was in attendance and responded to questions from Council.

Resolution # 255/06

MOVED by Councillor Rebus:

1. a) That the Southeast Regional Water Supply Line budget be upgraded to \$24,086,141.00, allocated as follows:

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| INAC & Band #468 | \$3,400,753.00, |
| Alberta Infrastructure | \$15,514,041.00 |
| RMWB | \$5,171,347.00 |
- b) That the Highway 69 Corridor Distribution System (Development) Budget be established at \$1,963,365.00.

2. THAT \$347,498.00 from the General Community Capital Reserve be used to fund a proportionate share of the Highway 69 Corridor Distribution System to supplement water supply to Saprae Creek.
3. THAT \$1,094,619.00 from the General Community Capital Reserve be used to fund the portion of the Hwy 69 Corridor Distribution System and that the costs of the system be recovered through Development Charges and Offsite Levies when development occurs.
4. THAT the Debenture for the Southeast Regional Water Supply Line Contract No. 5 be amended to \$5,171,347.00.
5. THAT the Engineering Fees budget be increased by \$200,000 to cover Engineering Detail Design, Tender and Construction Services, Environmental Assessments, Land Acquisitions and Approvals to the construction completion in the summer of 2007.
6. THAT the Southeast Regional Water Supply Line Contract No. 5 QU#1733 be awarded to Bird Construction Ltd. in the net amount of \$8,052,000.00.

CARRIED UNANIMOUSLY

RECESS:

A recess was held from 8:42 p.m. to 8:57 p.m.

Community Identification System Policy & Procedures

Dennis Peck, Superintendent of Planning & Development, and Stephen Clarke, Manager of Community Services, were in attendance and responded to questions from Council.

Resolution # 256/06

MOVED by Councillor Clarkson that the revised Community Identification System Policy and Procedure be adopted.

CARRIED UNANIMOUSLY

The following issues were identified as needing to be addressed in future revisions to the Policy:

- Inclusion of a provision whereby facilities are not named after a person presently in political office
- Including a provision whereby facilities are not named after a person within one year of their passing
- Use of similar names within a subdivision (ie: Williams Drive, Williams Garden)

Purchase of Old CN Land – Waterways – Lot 89 Rly Plan 4345CL

Resolution # 257/06

MOVED by Councillor Rebus that the Municipality purchase the 33 acres described as Lot 89 Rly Plan 4345 CL for the price of \$5,500,000 from the current owner, 1141257 Alberta Ltd. and the purchase price plus closing costs estimated at \$50,000 for a total cost of \$5,550,000, to be funded from the Emerging Issues Reserve.

CARRIED UNANIMOUSLY

Contract Award # QU1776 – Residential On-Street Parking Strategy

Resolution # 258/06

MOVED by Councillor Vyboh that Proposal #QU 1776 – Residential On-Street Parking Strategy be awarded to Associated Engineering Alberta Ltd. in the amount of \$ 80,265.68, and funded from the Emerging Issues Reserve.

CARRIED UNANIMOUSLY

Recruitment and Retention Strategy – Municipal Employee Wellness Account

Resolution # 259/06

MOVED by Councillor Carbery:

1. That Administration develop a municipal wellness program to encourage employees to continue their employment with the Municipality based on the following:
 - \$350 per month for permanent staff (pro rated for permanent part time) effective February 2006;
 - Funding of \$2,148,646.06 be allocated to the 2006 Operating Budget by transferring \$1,222,964.39 from the Year End Capital Reserve and \$925,681.67 from Year End Operating Reserve; and
 - Appropriate funding is incorporated in the 2007 and future operating budget processes.
2. That Administration not proceed with the development of the rental grant, second mortgage or down payment programs as outlined in February 14, 2006 Council resolution 050/06 (Points 3, 5 and 6) due to the legislative constraints and financial risk to the Municipality.

Scheduling of Special Council Meeting

Resolution # 260/06

MOVED by Councillor Vyboh that a special Council meeting be scheduled to take place on Tuesday, August 08, 2006 at 7:00 p.m. in Jubilee Centre Council Chambers, Fort McMurray, for the purpose of dealing with administrative reports and bylaws.

CARRIED UNANIMOUSLY

**NEW & UNFINISHED
BUSINESS:**

Community Identification Committee Recommendations – June 13, 2006

Resolution # 261/06

MOVED by Councillor Clarkson that the street running through the development known as Millennium Village be named “Millennium Gate”.

CARRIED UNANIMOUSLY

Resolution # 262/06

MOVED by Councillor Clarkson the proposed street names Sandpiper Place, Sandpiper Road, Sandpiper Bay, Warbler Avenue, Starling Road, Swallow Road, Grouse Way, Woodpecker Way, Woodpecker Place, Woodpecker Green, Sparrow Hawk Drive, Sparrow Hawk Bay, Magpie Street, Grosbeak Way, Thresher Street, Blue Jay Road, Eagle Ridge Gate, and Loutit Road be used for the Parcel “D” Subdivision.

Concern was raised relative to the use of similar names, as it could cause confusion for mail delivery and emergency services purposes.

CARRIED

For: Blake, Carbery, Clarkson, Flett,
Rebus, Wiltzen

Opposed: Germain, Vyboh

Resolution # 263/06

MOVED by Councillor Clarkson that the names “Fireweed Drive” and “Mountain Avens Crescent” be used for the two streets for Consortium Lands Phase 6 of the North Central Timberlea Development

CARRIED UNANIMOUSLY

Community Identification Committee Recommendations – June 27, 2006

Mr. Dennis Peck, Superintendent of Planning & Development, was in attendance and responded to questions from Council.

Resolution # 264/06

MOVED by Councillor Clarkson that the following street names be used for the naming of roadways in North Central Timberlea Phase 2: Cedar, Fir, Balsam, Lodgepole, Ash, Sumac and Elm.

Concern was expressed relative to the naming of roadways, and specific mention made of the fact that the names do not conform with the newly adopted Community Identification Committee Policy.

CARRIED UNANIMOUSLY

Appointment of Members to MacDonald Island Redevelopment Steering Committee

Resolution # 265/06

MOVED by Councillor Vyboh that the following individuals be appointed to the MacDonald Island Redevelopment Steering Committee, effective immediately:

- Councillor Carolyn Slade, MacDonald Island Park Corporation
- Mike Walsh, MacDonald Island Park Corporation
- Lee Nordbye, MacDonald Island Park Corporation
- Stephen Clarke, Regional Municipality of Wood Buffalo
- Craig Shufelt, Fort McMurray Public Library

CARRIED UNANIMOUSLY

Leadership Wood Buffalo – Appointment of Member

Resolution # 266/06

MOVED by Councillor Rebus that Councillor Clarkson be nominated to sit on the Leadership Wood Buffalo Board of Directors, with Councillor Meagher as an alternate.

CARRIED UNANIMOUSLY

ABSTENTION:

It was noted that Deputy Mayor Wiltzen and Councillor Germain did not participate in the Public Hearing held on July 4, 2006 relative to Bylaw No. 06/023, and therefore must abstain from participating in debate on the issue.

BYLAWS:

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

Resolution # 267/06

MOVED by Councillor Carbery that Bylaw No. 06/023, being an amendment to the Municipal Sign Bylaw, be read a third and final time.

CARRIED

For: Blake, Carbery, Clarkson, Flett,
Rebus, Vyboh

Abstained: Germain, Wiltzen

EXIT:

Councillor Carbery declared a conflict of interest relative to Bylaw No. 06/025 and left the meeting at 9:36 p.m.

Bylaw No. 06/025 – Amendment to Municipal Development Plan – Addition of Text to “Future Major Recreational Policy Area”

Mr. Dennis Peck, Superintendent of Planning & Development, was in attendance and responded to questions from Council.

Resolution # 268/06

MOVED by Councillor Vyboh that Bylaw No. 06/025, being a Municipal Development Plan Amendment to allow natural resource extraction in a Future Major Recreation Area, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 269/06

MOVED by Councillor Clarkson that Bylaw No. 06/025, being a Municipal Development Plan Amendment to allow natural resource extraction in a Future Major Recreation Area, be read a third and final time.

CARRIED UNANIMOUSLY

RETURN:

Councillor Carbery returned to the meeting at 9:40 p.m.

Bylaw No. 06/028 – Debenture Borrowing Bylaw – Archie Simpson Arena Construction

Resolution # 270/06

MOVED by Councillor Vyboh that Bylaw No. 06/028, being a Debenture Borrowing Bylaw for the Archie Simpson Arena Construction project, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 271/06

MOVED by Councillor Flett that Bylaw No. 06/028, being a Debenture Borrowing Bylaw for the Archie Simpson Arena Construction project, be read a third and final time.

CARRIED UNANIMOUSLY

Bylaw No. 06/034 – Amendment to Utility Rates Bylaw

Resolution # 272/06

MOVED by Councillor Vyboh that Bylaw No. 06/034, being an amendment to Utility Rates Bylaw No. 05/020, be read a first time.

CARRIED UNANIMOUSLY

ADJOURNMENT:

Resolution # 273/06

MOVED by Deputy Mayor Wiltzen that the meeting be adjourned.

The meeting adjourned at 9:45 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER