

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, APRIL 25, 2006, COMMENCING AT 6:00 P.M.

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

CALL TO ORDER:

The Mayor called the meeting to order at 6:00 p.m.

PRAYER:

Mayor Blake asked everyone to join her in Prayer.

AGENDA:

MOVED by Deputy Mayor Meagher that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

MINUTES:

MOVED by Councillor Vyboh that the Minutes of the Regular Meeting held on April 11, 2006 be approved as presented.

CARRIED UNANIMOUSLY

MOVED by Deputy Mayor Meagher that the Minutes of the Public Hearing held on April 11, 2006 be approved as presented.

CARRIED UNANIMOUSLY

DELEGATION:

Judy Corcoran and Nancy Stammers of the Wood Buffalo Safe/Healthy Community Network presented a plaque to Council. The plaque recognized the Regional Municipality of Wood Buffalo as an internationally designated Safe Community by the World Health Organization, and thanked the Municipality for participating in the re-designation. It also acknowledged the Mayor and Council for their efforts in helping to promote a safer and healthier community.

PUBLIC HEARINGS:

MOVED by Councillor Vyboh that the Regular Meeting move into the Public Hearing at 6:08 p.m.

CARRIED UNANIMOUSLY

RECONVENE

The regular meeting reconvened at 6:10 p.m.

COUNCIL UPDATES:

Deputy Mayor Meagher reported on the following:

- Girl Guides Awards Night
- Communities in Bloom will be at the upcoming Trade Show April 29th and 30th handing out 70,000 seeds

Councillor Clarkson reported on the following:

- Wood Buffalo Builders Association Breakfast
- BRZ monthly meeting
- Future Forward meeting

Councillor Flett reported on the following:

- The ice is breaking up in Fort Chipewyan and the water levels are low

Councillor Germain reported on the following:

- Skills Canada Awards Ceremony

Councillor Rebus reported on the following:

- Continuing to work with the Community Groups in Ward 3

MAYOR'S UPDATE

Mayor Blake reported on the following:

- Spoke to a group in Utah about the Community Impact of an Energy Boom

- Quick Air Flight Service ribbon cutting ceremony
- The Merit Hotel's ribbon cutting ceremony
- Wished all Administrative Assistant's a Happy Administrative Assistants Day
- Community Clean Up Week

**COMMITTEE
REPORTS:**

**CORPORATE
SERVICES
COMMITTEE:**

**Resolution 122/06 – Council Expense Report to March 31, 2006
(For Information Only)**

This is the quarterly reporting of Council's expenses as required under the Elected Officials Compensation, Travel, Expense and Support Policy. This report identified Council's expenses to March 31, 2006.

**COMMUNITY
SERVICES
COMMITTEE:**

**Resolution 123/06 – MacDonald Island Park – Project Accommodation
Tender Award**

MOVED by Deputy Mayor Meagher that the project accommodation supply tender be awarded to Black Diamond Camps Incorporated at a cost of \$3,822,540.00 subject to development permit approval.

CARRIED UNANIMOUSLY

**Resolution 124/06 – Community Enhancement Initiative Funding
Approvals**

MOVED by Deputy Mayor Meagher,

1. THAT the \$100,000.00 Community Enhancement grant be approved for:
 - Fort McKay Community Wellness Centre upgrade
 - Draper: Picnic area
 - Sapræ Creek: Vista Ridge building expansion.
2. THAT the \$75,000.00 in residual funds from Janvier's Community Enhancement grant be approved for the Janvier South Ice Rink Warm-Up Shack.
3. THAT the completion deadline of these projects be extended to

December 31, 2007.

CARRIED UNANIMOUSLY

Resolution 125/06 – Refrigeration Plant Upgrade at Thickwood Arena
MOVED by Deputy Mayor Meagher that the Thickwood Heights Community Centre artificial ice plant equipment replacement be sole sourced to Cimco Refrigeration at a cost of \$499,394.00.

CARRIED UNANIMOUSLY

Resolution 126/06 – Access to Recreation Strategy (For Information Only)

The Committee was given information on Edmonton's Access to Recreation Strategy. It outlines a comprehensive approach to reduce systemic barriers, provide opportunities, and improve supports to increase participation in recreation.

Resolution 127/06 – Out of School Child Care – Inter City Forum on Social Policy (For Information Only)

The Committee discussed out of school child care which was a topic at the Intercity Forum. Councillor Clarkson forwarded the discussion paper to Administration.

Resolution 128/06 – Opportunity For All (For Information Only)

This paper was submitted by Councillor Germain and tabled as information for the Committee to use for discussion in the future. It consists of a framework to improve the quality of life in the Regional Municipality of Wood Buffalo.

OPERATIONS
COMMITTEE:

Resolution 129/06 – Large Household Items Pickup (For Information Only)

It was noted that there is an upcoming large household pick up service available to the public. Arrangements can be made by calling 743-7966.

Resolution 130/06 – Graffiti Hotline (For Information Only)

It was noted that a litter and graffiti hotline is available to the public by calling 799-5832.

**PLANNING AND
DEVELOPMENT
COMMITTEE:**

**Resolution 131/06 – Centron Residential Construction Presentation
re: Parcel D (For Information Only)**

Guy Buchanan addressed Committee regarding the new residential development proposed for Parcel “D”. Mr. Buchanan provided background information as it relates to the proposed densities. The Centron proposal contemplates 65% of the land devoted to low density housing, while 14% and 21% respectively, will be devoted to townhouses and apartment forms of accommodation. These overall distributions are similar to more sustainable planning approaches being implemented in other communities where affordability, managing scarce land resources and efficient utilization of municipal infrastructure are the primary objectives.

The construction of an interchange on Confederation Way to provide convenient and safe vehicular access for residents is a vital part of the proposed development. Centron recognizes the importance of this interchange and will pay in excess of \$10 million for their share of the construction. The road carriageways throughout the development are according to the current municipal specifications with some upgrades to increase the opportunities for tree planting in the right of way.

**Resolution 132/06 – Subdivision of Timberlea North Central Phase 5
MOVED by Councillor Carbery ,**

1. THAT the Plan of Subdivision be approved subject to the following conditions:

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:
 - a. Within Block 14: Lots 1, 6, 7, 8, 9, 10, 11
 - b. Within Block 14: Lots 31 to 34 inclusive
 - c. Within Block 14: Lots 43 to 46 inclusive
 - d. Within Block 17: Lots 20 to 24 inclusive and Lots 40 to 47 inclusive
 - e. Within Block 18: Lots 24 to 31 inclusive and Lots 36 to 38 inclusive
5. That restrictive covenants stating that no rear yard access be permitted shall be registered on the titles of the following lots:
 - a. Within Block 14: Lots 6 to 8 inclusive
 - b. Within Block 14: Lots 33 to 51 inclusive
 - c. Within Block 17: Lots 42 to 45 inclusive
6. That restrictive covenants stating that no side yard access be permitted shall be registered on the titles of the following lots:
 - a. Within Block 14: Lot 5
 - b. Within Block 16: Lots 10 and 11
 - c. Within Block 17: Lots 1 and 57
 - d. Within Block 18: Lots 1 and 44
 - e. Within Block 19: Lots 1 and 25
7. 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 in stages as the subdivisions are registered.

2. THAT this approval is given 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; and
- The land is suitable for the intended residential use.

CARRIED UNANIMOUSLY

Resolution 133/06 – Amendment to Timberlea Area Structure Plan
MOVED by Councillor Carbery that Bylaw No. 06/016 a bylaw to amend the Timberlea Area Structure Plan be brought forward through the bylaw process.

CARRIED UNANIMOUSLY

Resolution 134/06 – Amendment to the Municipal Land Use Bylaw to redistrict Parcel D
MOVED by Councillor Carbery that Bylaw No. 06/017, a bylaw to amend the Land Use Bylaw be brought forward through the bylaw process.

CARRIED UNANIMOUSLY

EXIT

Councillor Germain exited the meeting at 6:36 p.m. due to pecuniary interest, based on section 170 (1) (b) of the Municipal Government Act.

Resolution 135/06 – Land Use Bylaw Amendment – MR behind Rusty’s and Allstar
MOVED by Councillor Carbery that Bylaw No. 06/011 a bylaw to change the land use designation of part of Block R1, Plan 052 0462 be brought forward through the bylaw process.

CARRIED
Abstained: Germain

RETURN

Councillor Germain returned to the meeting at 6:39 p.m.

Resolution 136/06 – Closure of Undeveloped Road Allowance in Parcel F Area of Timberlea

MOVED by Councillor Carbery that Bylaw No. 06/015 a bylaw to close the road in Parcel F be brought forward through the bylaw process.

CARRIED UNANIMOUSLY

**COMMUNITY
IDENTIFICATION
COMMITTEE:**

Resolution 137/06 – Naming of Roadways – Parsons Creek Phase 2

MOVED by Deputy Mayor Meagher that the names “Mink Lane”, “Fox Crescent”, “Coyote Crescent”, “Fisher Lane” and “Lynx Crescent” be assigned to Parsons Creek Subdivision Phase 2.

CARRIED

For: Blake, Carbery, Clarkson
Flett, Meagher, Rebus,
Slade, Vyboh
Opposed: Germain

Resolution 138/06 – “Naming of Roadway within Millennium Village”

MOVED by Deputy Mayor Meagher that the Naming of Roadway within “Millennium Village” be referred back to the Community Identification Committee.

CARRIED UNANIMOUSLY

Resolution 139/06 – Naming of Roadways (2) within new Subdivision Pacific Place

MOVED by Deputy Mayor Meagher that the names of the new roads within Pacific Place subdivision be called Breaker and Shore.

MOVED by Councillor Rebus that the Naming of Roadways (2) within new Subdivision Pacific Place be referred back to Administration to provide a map of the location.

CARRIED UNANIMOUSLY

Resolution 140/06 – Naming of Roadways within two new Subdivision – Paquette Heights Phases 4 & 5

MOVED by Deputy Mayor Meagher that the names “Wild Rose Street”, “Dogwood Lane”, “Red Lily Gate”, “Maple Leaf Lane” and “Crocus Bay” be assigned to Paquette Heights Phase 4; and

THAT the names “Trillium Road”, “Trillium Bay”, “Violet Street”, “Iris

Way”, “Mayflower Street”, “Mayflower Bay” and “Pitcher Crescent” be assigned to Paquette Heights Phase 5.

CARRIED

For: Blake, Carbery, Clarkson
Flett, Meagher, Rebus,
Slade, Vyboh
Opposed: Germain

**NEW AND
UNFINISHED
BUSINESS:**

None.

BYLAWS:

Resolution 141/06

**BYLAW NO. 06/010 – MacDonald Island Park Redevelopment
Project Approval**

**BYLAW NO. 06/010 BEING A BYLAW OF THE REGIONAL
MUNICIPALITY OF WOOD BUFFALO, TO AMEND
DEBENTURE BYLAW NO. 04/052.**

MOVED by Deputy Mayor Meagher that Bylaw No. 06/010 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Clarkson that Bylaw No. 06/010 be given third reading.

CARRIED UNANIMOUSLY

Resolution 142/06

**BYLAW NO. 06/013 – Amendment to Land Use Bylaw – Paquette
Heights Phase 5**

**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 Deputy Mayor Meagher that Bylaw No. 06/013 be given second reading.

CARRIED UNANIMOUSLY

MOVED by Councillor Vyboh that Bylaw No. 06/013 be given third

reading.

CARRIED UNANIMOUSLY

EXIT

Councillor Germain exited the meeting at 6:52 p.m. due to pecuniary interest, based on section 170 (1) (b) of the Municipal Government Act.

Resolution 143/06

**BYLAW NO. 06/011 – Land Use Bylaw Amendment – MR behind Rusty’s and Allstar
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 Carbery ,

1. THAT Bylaw No. 06/011 be given first reading.
2. THAT a Public Hearing be scheduled for May 9, 2006.

CARRIED UNANIMOUSLY

RETURN

Councillor Germain returned to the meeting at 6:53 p.m.

Resolution 144/06

**BYLAW NO. 06/015 – Closure of Undeveloped Road Allowance in Parcel F Area of Timberlea
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.**

MOVED by Deputy Mayor Meagher ,

1. THAT Bylaw No. 06/015 be given first reading.
2. THAT a Public Hearing be scheduled for May 9, 2006.

CARRIED UNANIMOUSLY

Resolution 145/06

**BYLAW NO. 06/016 -- Amendment to the Timberlea Area Structure Plan
BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW 01/020 BEING THE**

TIMBERLEA AREA STRUCTURE PLAN.

MOVED by Councillor Clarkson,

1. THAT Bylaw No. 06/016 be given first reading.
2. THAT a Public Hearing be scheduled for May 9, 2006.

CARRIED UNANIMOUSLY

Resolution 146/06

BYLAW 06/017 – Amendment to the Municipal Land Use Bylaw to redistrict Parcel D

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW 99/059 BEING THE MUNICIPAL LAND USE BYLAW.

MOVED by Councillor Slade,

1. THAT Bylaw No. 06/017 be given first reading.
2. THAT a Public Hearing be scheduled for May 9, 2006.

CARRIED UNANIMOUSLY

ADJOURNMENT:

MOVED by Deputy Mayor Meagher that the meeting adjourn at 6:55 p.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF LEGISLATIVE OFFICER