

**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, MARCH 14, 2005, COMMENCING AT 6:00 P.M.**

<b>Present:</b>	MAYOR	M. BLAKE
	DEPUTY MAYOR	P. MEAGHER
	COUNCILLORS	J. CARBERY S. CLARKSON S. FLETT S. GERMAIN R. REBUS C. SLADE J. VYBOH L. WILTZEN
	REGIONAL MANAGER	B. NEWELL
	CHIEF LEGISLATIVE OFFICER	S. KANZIG
	LEGISLATIVE COORDINATOR	D. MORRIS
<b>Absent:</b>	COUNCILLOR	J. CHADI

**Call to Order:**

The Mayor called the meeting to order at 6:08 p.m.

**Prayer:**

Mayor Blake asked everyone to join her in Prayer.

**Agenda:**

MOVED by Deputy Mayor Meagher that the Agenda be adopted as amended:

1. By adding under New and Unfinished Business the “Request for Councillor Leave of Absence”;
2. By adding the cancellation of the Regular Council Meeting scheduled for Tuesday, March 28, 2006;
3. By adding Airport Update Item, and
4. By removing pages 55 and 56 and inserting revised pages 55 and 56.

CARRIED UNANIMOUSLY

**Minutes:** MOVED by Councillor Vyboh that the Minutes of the Regular Meeting held on February 28, 2006 be approved as presented.

CARRIED UNANIMOUSLY

MOVED by Councillor Vyboh that the Minutes of the Public Hearing held on February 28, 2006 be approved as presented.

CARRIED UNANIMOUSLY

**Delegations:**

1. **Ms. Nancy Stammers, “Safe/Healthy Community Network”** – not available.
2. **Mr. Mark Puczko, UMA Engineering Ltd., Edmonton, AB** – Mr. Puczko advised that following discussions with the Municipality, the Applicant feels confident the agreement reached will be accepted by Council and the South expansion may now go forward.
3. **Mr. Bruce Meagher** – not available.

**Public Hearing:** MOVED by Deputy Mayor Meagher that the Regular Meeting move into the Public Hearing at 6:14 p.m.

CARRIED UNANIMOUSLY

**Reconvene:** The regular meeting reconvened at 8:45 p.m.

**Change to Agenda:** Council agreed to move Bylaw No. 06/001 forward and deal with it at this time.

**Resolution 078/06**

**Bylaw No. 06/001 – Amendment to Land Use Bylaw – Project Accommodation**

BYLAW NO. 06/001 BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/059 BEING THE LAND USE BYLAW.

Mayor Blake made note that 2<sup>nd</sup> reading of Bylaw No. 06/001 was originally put on the floor, at the Regular Council Meeting held Tuesday, February 14, 2006. At the same meeting, consideration of 2<sup>nd</sup> and 3<sup>rd</sup> reading of Bylaw No. 06/001 was deferred to the March 14, 2006 Regular Council Meeting.

MOVED by Councillor Carbery that Section 2 of Bylaw No. 06/001 be amended by:

1. adding in Section 87.4 b) the words “and a maximum of 300 (three hundred) persons” after the words “minimum of 20 (twenty)

- persons”, and
2. adding, as Section 87.5, the following:  
“The provisions in this bylaw with respect to project accommodation will be subject to a review by Council, beginning no later than January 1, 2009 and concluding no later than March 31, 2009.”

CARRIED

In favour: Blake, Carbery, Clarkson,  
Germain, Rebus, Slade, and Wiltzen  
Opposed: Flett, Meagher, Vyboh

MOVED by Councillor Rebus to amend Bylaw No. 06/001 to allow the developer to place the project accommodation on the project site property and/or owner owned property elsewhere.

DEFEATED

In favour: Nobody  
Opposed: Blake, Carbery, Clarkson, Flett, Germain  
Meagher, Rebus, Slade, Vyboh and Wiltzen

Mayor Blake called for the vote for second reading of Bylaw 06/001, which now reads:

MOVED by Councillor Wiltzen that Bylaw No. 06/001, be given 2<sup>nd</sup> reading, as amended.

CARRIED

In favour: Blake, Carbery, Clarkson, Flett,  
Germain, Rebus, Slade and Wiltzen  
Opposed: Meagher, Vyboh

MOVED by Councillor Vyboh that this matter be referred back to Administration for further review.

DEFEATED

In favour: Meagher, Vyboh  
Opposed: Blake, Carbery, Clarkson, Flett,  
Germain, Rebus, Slade and Wiltzen

MOVED by Councillor Clarkson that Bylaw No. 06/001, be given 3<sup>rd</sup> and final reading, as amended.

CARRIED

In favour: Blake, Carbery, Clarkson, Flett,  
Germain, Rebus, Slade and Wiltzen  
Opposed: Meagher, Vyboh

**Recess and reconvene:** A break occurred at 10:00 p.m. and the meeting reconvened at 10:15 p.m.

**Council Updates:**

Deputy Mayor Meagher reported on the following:

- Congratulations to Gold Star Gala Customer Service Winner.

Councillor Flett reported on the following:

- Winter road to Fort Chipewyan closing.

Councillor Rebus reported on the following:

- Working with Draper and Sapræ Creek Residents' Societies.

**Mayor's Update:** In the interest of time, Mayor Blake deferred her updates to the next meeting.

**Committee Reports:**

**Corporate Services  
Committee:**

**Exit:**

Councillor Vyboh left the Chambers at 10:18 p.m.

**Resolution 079/06 – 2006 Insurance Premium Increase**

MOVED by Councillor Slade that \$185,706 be funded from the 2006 projected operating budget surplus to accommodate the 2006 Municipal Insurance Program premium increase.

CARRIED UNANIMOUSLY

**Return:  
Community Services  
Committee:**

Councillor Vyboh returned to the Chambers at 10:20 p.m.

**Resolution 080/06 - Communities in Bloom 2006 "Flower of the Year"  
(For Information Only)**

Deputy Mayor Meagher advised Council the "Flower of the Year" chosen by Communities in Bloom Committee is the Snapdragon.

**Resolution 081/06 – MacDonald Island Park Redevelopment Project  
Approval**

MOVED by Deputy Mayor Meagher:

1. THAT the MacDonald Island Park Redevelopment Project Capital Budget of \$52,000,000 be increased to \$106,812,374 comprised of \$11,100,000 Municipal Reserve, \$80,712,374 debenture borrowing, and \$15,000,000 in other revenue.
2. THAT Debenture Bylaw No. 06/010 to amend Capital Borrowing Bylaw No. 04/052 be brought forward under the bylaw process.
3. THAT Council waive the rules on the maximum debt limit of 85% to allow the MacDonald Island Park Redevelopment Project to proceed.

CARRIED UNANIMOUSLY

**Resolution 082/06 – MacDonald Island Park Redevelopment Project Staff**

MOVED by Deputy Mayor Meagher that funding be approved for a Project Manager and Fundraising Manager for the MacDonald Island Park Redevelopment Project from the Project Capital Budget.

CARRIED UNANIMOUSLY

**Resolution 083/06 – MacDonald Island Park Redevelopment Project Tender Awards**

MOVED by Deputy Mayor Meagher:

1. THAT Stuart Olson's Cost Plan be approved as the guiding document for the MacDonald Island Park Redevelopment Project.
2. THAT the pre-engineered building structures tender be awarded to MCG Joint Ventures at a cost of \$3,384,723.00.
3. THAT the H-pile tender be awarded to North American at a cost of \$2,053,764.00.
4. THAT the asphalt paving tender be awarded to E Construction at a cost of \$2,846,174.00.

CARRIED UNANIMOUSLY

**Operations Committee:**

**Resolution 084/06 – 2006 Equipment Purchases**

MOVED by Councillor Rebus:

1. THAT Tender QU1734 – 2006 Equipment Purchases be awarded in part to Alberta Motor Products and part to North Star Ford as follows:
  - Twenty-four units be awarded to Albert Motor Products at a cost of \$774,280.00;

- Four units be awarded to North Star Ford at a cost of \$132,283.73; and
- 2. THAT Administration proceed with the purchase and installation of the After Market Accessories of \$113,600 plus GST.

CARRIED UNANIMOUSLY

**Resolution 085/06 – Funding of Two (2) Used Transit Buses**

MOVED by Councillor Rebus:

1. THAT Administration not proceed with retro-fitting buses as planned, two (2) in each of the years 2004 and 2006 as identified in the Transit Retro-fit Program; and
2. THAT two (2) used buses be purchased in the amount of \$163,280, utilizing the previously approved retro-fit funds of \$98,050 and the shortfall of \$65,231 be funded from the 2006 Operating Budget.

CARRIED UNANIMOUSLY

**Resolution 086/06 – Recycling Education**

MOVED by Councillor Rebus that the Recycling Education and Awareness Social Marketing Strategy 2005-2008 be adopted as a guideline for future budget submissions.

CARRIED UNANIMOUSLY

**Resolution 087/06 – Transit Bus Fares (For Information Only)**

Committee was advised that the increase to transit fares previously addressed at Committee has been referred to the 2007 Budget Committee.

**Planning and  
Development Committee:**

**Resolution 088/06 – Subdivision of Timberlea North Central Phase 4 (Consortium Lands)**

MOVED by Councillor Carbery that the Plan of Subdivision be approved subject to the 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) Municipal Reserve Lot 45 MR be removed.
- 5) 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 4: Lots 27 to 33 inclusive,
  - Within Block 8: Lots 11 to 17 inclusive and Lots 46 to 53 inclusive,
  - Within Block 13: Lots 16 to 23 inclusive.
- 6) The side yard boundaries of Lots 28 to 33, Block 4 be revised to allow straighter access and egress to the road.
- 7) An additional 6 meter access to the Environmental Reserve through Block 8 be provided
- 8) That restrictive covenants stating that no rear yard access to Paquette Drive shall be permitted shall be registered on the titles of the following lots:
  - Within Block 4: Lots 33 and 35 to 38 inclusive,
  - Within Block 13: Lots 18 to 21 inclusive.
- 9) That restrictive covenants stating that no side yard access to Paquette Drive shall be permitted shall be registered on the titles of the following lots:
  - Within Block 4: Lot 56,
  - Within Block 13: Lot 1.
- 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 with the subdivisions are registered.

CARRIED UNANIMOUSLY

**Resolution 089/06 – Amendment to Subdivision Authority Bylaw 99/043**

MOVED by Councillor Carbery that Bylaw No. 06/007 be brought forward under the bylaw process.

CARRIED UNANIMOUSLY

**Resolution 090/06 – Delegation of Authority to Appoint Development Officers**

MOVED by Councillor Carbery:

1. THAT Bylaw No. 06/009, a bylaw to amend Land Use Bylaw 99/059 to delegate responsibility to the Regional Manager or their designate to appoint Development Officers, be brought forward under the bylaw process; and,
2. THAT Bylaw No. 06/008, a bylaw to amend the Development Authority Bylaw No. 95/039 to delegate responsibility to the Regional Manager or their designate to appoint Development Officers, be brought forward under the bylaw process.

CARRIED UNANIMOUSLY

**Resolution 091/06 – Industrial Land Development – 65 Acres**

MOVED by Councillor Carbery:

1. THAT the Municipality develop and market the 65 acres legally known as Lot 3, Block 1, Plan 042 1905 in a sustainable manner, where financially and reasonably possible.
2. THAT interim short-term financing be secured, if necessary, to a maximum of \$10,000,000 for the servicing and development costs associated with the 65 acres and that this amount be repaid from sale of the serviced lots.
3. THAT the rules be waived for the Council approved debt limit of 85%, if required, to accommodate the short-term financing until the amount is repaid from the sale of the serviced lots; and
4. THAT Administration be directed to see if the site is appropriate for a 5,000 seat arena plus conference centre/ hotel.

CARRIED UNANIMOUSLY

**Protective Services  
Committee:**

**Resolution 092/06 – Policing in the Municipality (Information Only)**

Superintendent Clark is pleased with the support provided to policing groups from Crime Stoppers, Victim Services and the Auxiliary Constables for Public Service and Safety. The vandalism to the trails is being looked at closely by the Bylaw department and the RCMP, as this is an important issue for Council as well as the residents.

**Selection Committee:**

**Resolution 093/06 – Appointments to Boards and Committees**

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

**Communities in Bloom** – Ms. Stella Dang and Ms. Amber Ritchie beginning March 14, 2006 and ending December 31, 2008.

**Community Identification Committee** – Mr. Jerry Bussieres beginning March 14, 2006 and ending December 31, 2009.

**Community Services Advisory Committee** – Ms. Megan Cameron beginning March 14, 2006 and ending December 31, 2006

**Landlord and Tenant Advisory Board** – Ms. Megan Cameron beginning March 14, 2006 and ending December 31, 2006.

**Regional Airport Commission** - Mr. Fred Hurley and Mr. Gerry Vacheresse be reappointed for one (1) year beginning April 1, 2006 and ending March 31, 2007.

**Resource Development Review Board** – Ms. Anne Dort-McLean, Environment, Mr. Jim Foote, Education, Mr. Mike Allen, Regional Business, and Mr. Dave Tuccaro, Native Business are reappointed for the term beginning March 14, 2006 and ending December 31, 2007. One vacancy is remaining for a volunteer from the Health sector.

**Subdivision and Development Appeal Board** – Mr. Doug Rosentreter and Ms. Cassandra Slade-Traverse beginning March 14, 2006 and ending December 31, 2008.

**Wood Buffalo Housing and Development Corporation** - Ms. Heather Evasiuk beginning April 1, 2006 to December 31, 2008, Mr. Fred Arbeter and Mr. David Brady beginning April 1, 2006 and ending December 31, 2007.

CARRIED UNANIMOUSLY

**Future Forward  
Committee:**

**Resolution 094/06 – Award of Consulting Contract – Community Vision**

MOVED by Councillor Slade:

1. THAT a contract to conduct a visioning process for the Regional Municipality of Wood Buffalo be awarded to Cabinet &

- Associates for a total price not to exceed \$175,000.00, and  
2. THAT the \$145,000.00 of unbudgeted funds required be obtained from existing 2006 Consulting Fees.

CARRIED UNANIMOUSLY

**New and Unfinished  
Business:**

**Resolution 095/06 – Regional Airport Commission (For Information Only)**

Councillor Carbery advised that the Regional Airport Commission is looking at a \$3.2M extension to the existing airport runway, at no cost to the taxpayer. More information to follow.

**Resolution 096/06 – Request for Councillor Leave of Absence**

MOVED by Councillor Germain that Councillor Chadi's absence from regular Council meetings due to health reasons be authorized.

CARRIED UNANIMOUSLY

**Resolution 097/06 – Cancellation of Council Meeting, March 28, 2006**

MOVED by Councillor Germain that the Regular Council Meeting scheduled for Tuesday, March 28, 2006 be cancelled.

CARRIED UNANIMOUSLY

**Recess and Reconvene:** A break occurred at 10:50 p.m. and the meeting reconvened at 10:55 p.m.

**Bylaws:** **Resolution 098/06 – Amendment to Land Use Bylaw – Lynton Intermodel Facility Expansion – NE and NW 13-88-8-4 and SE and SW 24-88-8-4 – 2<sup>nd</sup> and 3<sup>rd</sup> Readings**

BYLAW NO. 06/006 BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 00/005 BEING THE MUNICIPAL DEVELOPMENT PLAN.

**Abstention:** Deputy Mayor Meagher and Councillors Clarkson and Flett abstained from voting on Bylaw No. 06/006 as they were absent from the Public Hearing held on February 28, 2006.

MOVED by Councillor Rebus that Bylaw No. 06/006 be amended to include:

“2. THAT the Municipal Land Use Bylaw (99/059) is hereby amended by changing the BIU (Business Industrial Unserviced Lot District) to include the following:

128.9 Visual Screening

For portions of SW 24-88-8-4 be required to maintain a 10m natural buffer zone from the former CN Railcut, a 100m natural buffer zone from Spruce Valley Drive and that for portions of NE and NW 13-88-8-4 be required to maintain a 100m natural buffer zone from Highway 69.”

DEFEATED

In favour: Carbery

Opposed: Blake, Germain, Rebus,  
Slade, Vyboh and Wiltzen

Abstained: Clarkson, Flett, Meagher

MOVED by Councillor Rebus that Bylaw No. 06/006 be given second reading by amending the bylaw by removing the words “and SE and SW 24-88-8-4” from Section 1.

CARRIED

In favour: Blake, Carbery, Germain, Rebus,  
Slade, Vyboh and Wiltzen

Abstain: Clarkson, Flett and Meagher

MOVED by Councillor Wiltzen that Bylaw No. 06/006 be given third and final reading as amended.

CARRIED

In favour: Blake, Carbery, Germain Rebus,  
Slade, Vyboh and Wiltzen

Abstain: Clarkson, Flett and Meagher

**Resolution 099/06**

**Bylaw No. 06/007 - Amendment to Subdivision Authority Bylaw No. 99/043**

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND THE SUBDIVISION AUTHORITY BYLAW.

MOVED by Councillor Carbery that Bylaw No. 06/007 be given first reading.

CARRIED UNANIMOUSLY

**Resolution 100/06**

**Bylaw No. 06/008 – Amendment to Development Authority Bylaw**  
BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF  
WOOD BUFFALO TO AMEND BYLAW NO. 95/039 BEING THE  
DEVELOPMENT AUTHORITY BYLAW FOR THE REGIONAL  
MUNICIPALITY OF WOOD BUFFALO  
MOVED by Deputy Mayor Meagher that Bylaw No. 06/008 be given  
first reading.

CARRIED UNANIMOUSLY

**Resolution 101/06**  
**Bylaw No. 06/009 – Amendment to Land Use Bylaw re:**  
**Development Authority**  
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. 06/009 be given  
first reading.

CARRIED UNANIMOUSLY

**Resolution 102/06**  
**Bylaw No. 06/010 – MacDonald Island Park Redevelopment Project**  
**Approval**  
BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF  
WOOD BUFFALO, TO AMEND DEBENTURE BYLAW NO. 04/052.  
MOVED by Councillor Germain that Bylaw No. 06/010 be given first  
reading.

CARRIED UNANIMOUSLY

**Adjournment:**

MOVED by Councillor Wiltzen that the meeting adjourn at  
10:59 p.m.

CARRIED UNANIMOUSLY

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MAYOR

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CHIEF LEGISLATIVE OFFICER