

**Approved 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, AB, on Tuesday, January 26, 2010, commencing at 6:00 p.m.**

**Present:** M. Blake, Mayor  
M. Allen, Councillor  
D. Blair, Councillor  
M. Byron, Councillor  
S. Clarkson, Councillor  
L. Flett, Councillor  
S. Germain, Councillor  
G. Janvier, Councillor  
P. Meagher, Councillor  
R. Rebus, Councillor (via teleconferencing)  
J. Vyboh, Councillor

**Administration:** K. Kloss, Acting Chief Administrative Officer  
S. Kanzig, Chief Legislative Officer  
D. Elliott, Deputy CAO  
B. Broomfield-Andrews, Legislative Assistant  
A. Wojtkiewicz, Recorder/Legislative Assistant

**Call to Order**

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

**Opening Prayer**

The Mayor asked everyone to join her in Prayer.

**Agenda**

10-013 Moved by Councillor Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

**Minutes**

**1. Council Meeting – January 12, 2010**

10-014 Moved by Councillor Meagher that the Minutes of the Regular Meeting held on January 12, 2010 be approved as presented.

CARRIED UNANIMOUSLY

## **Delegations**

### **2. Mr. Sean Graham re: Establishing a Council Environmental Committee**

Mr. Sean Graham, resident, presented information regarding formation of a Council Environmental Committee that would address environmental issues within the Municipality. Mr. Graham then requested that Council create an Environmental Committee to be comprised of Council Members and interested stakeholders, to educate and advise on environmental issues. In response, the Acting Chief Administrative Officer provided an overview of existing programs and initiatives that have been implemented within the Municipality.

10-015 Moved by Councillor Clarkson that the presentation made by Mr. Sean Graham regarding establishing a Council Environmental Committee be received as information.

CARRIED UNANIMOUSLY

### **3. Mr. Don Thompson re: Population Model, Tax Assessment, Budget and Planning**

Mr. Don Thompson, President, Oil Sands Developers Group, presented an update on the Population Model, Tax Assessment and Budget Planning, making specific note of the positive process used for the 2010 Operating Budget and the multi-year capital plan. The Oil Sands Developers Group is pleased to be part of the Advisory Committee and endorses the Population Model as a key component that contributes to that process and focuses on the needs of the community. Mr. Thompson concluded by noting that the Oil Sands Development Group looks forward to further opportunities to continue sharing of information.

10-016 Moved by Councillor Meagher that the presentation made by Mr. Don Thompson regarding population model, tax assessment, budget and planning be received as information.

CARRIED UNANIMOUSLY

### **4. Mr. Dave Kirschner re: Commercial and Industrial Land Use Study Report**

Mr. Dave Kirschner, resident, put forward information regarding the Commercial and Industrial Land Use Study Report. With the recommendation within the Commercial and Industrial Land Use Study report, Mr. Kirschner stressed that this information should be acted on immediately so that development can commence on the land identified in the report.

10-017 Moved by Councillor Allen that the presentation made by Mr. Dave Kirschner regarding the Commercial and Industrial Land Use Study report be received as information.

CARRIED UNANIMOUSLY

**Other Delegations****Mr. Byron Bailey re: Commercial and Industrial Land Use Study Report**

Mr. Byron Bailey, resident, approached Council with remarks and concerns about the Commercial and Industrial Land Use Study report, specifically with respect to the immediate need for commercial and industrial lands, and the resulting impacts to the business community. Mr. Bailey requested that Council develop a process that will move the needed development stages forward.

10-018 Moved by Councillor Vyboh that the presentation made by Mr. Byron Bailey regarding the Commercial and Industrial Land Use Study report be received as information.

CARRIED UNANIMOUSLY

**Mr. Michael Lang re: Notice of Motion re: Public Meetings of Council and Notice of Motion re: Suspension of Serving Notice of Motion**

Mr. Michael Lang, resident, voiced his support for the Notice of Motion re: Public Meetings of Council and his opposition to Notice of Motion re: Suspension of Serving Notice of Motion.

10-019 Moved by Councillor Byron that the presentation made by Mr. Michael Lang regarding Notice of Motion re: Public Meetings of Council and Notice of Motion re: Suspension of Serving Notice of Motion be accepted as information.

CARRIED UNANIMOUSLY

**Mr. Sean Graham re: Notice of Motion re: Public Meetings of Council and Notice of Motion re: Suspension of Serving Notice of Motion**

Mr. Sean Graham, resident, was in favour of Notice of Motion re: Public Meetings of Council and in opposition to Notice of Motion re: Suspension of Serving Notice of Motion. Mr. Graham stated that by suspending notices of motion it would take away from the democratic government.

10-020 Moved by Councillor Vyboh that the presentation made by Mr. Sean Graham regarding Notice of Motion re: Public Meetings of Council and Notice of Motion re: Suspension of Serving Notice of Motion to be accepted as information.

CARRIED UNANIMOUSLY

**Mr. Jack Douglas re: Commercial and Industrial Land Use Study Report**

Mr. Jack Douglas, developer, came forward and spoke to the impacts related to the release of the Commercial and Industrial Land Use Study and the difficulties associated with development in the interim. He requested that Council approve the Commercial and Industrial Land Use Study report and, by doing so, allow for stakeholders to obtain their objectives.

10-021 Moved by Councillor Allen that the presentation made by Mr. Jack Douglas regarding the Commercial and Industrial Land Use Study be received as information.

CARRIED UNANIMOUSLY

## **Bylaws**

### **5. Bylaw No. 10/001 – Utility Rates Bylaw**

The following motion was presented by Councillor Meagher: “THAT Bylaw No.10/001, Utility Rates Bylaw, be read a second time.”

Questions and concerns were raised relative to the following:

- Lack of clarity regarding household refuse disposal rates, specifically:
  - Scale bypass - \$10
  - Partial Load - \$25
  - Pickup truck/van/trailer 6’ equiv - \$35
  - Pickup truck/van/trailer 8’ equiv - \$45
  - Household Refuse - \$54/T
- Sump Pit Disposal Rates – Increase from \$25/axle to \$100/axle
- Recycling Fee - \$1.50 per dwelling unit
- Rural Area Water Rates (and sewer)
- Sewage Lagoon - \$15 to \$45 /axle
- \$400 deposit for water services for renters

10-022 Moved by Councillor Germain that Bylaw No. 10/001, Utility Rates Bylaw, be deferred to February 9, 2010 meeting.

CARRIED UNANIMOUSLY

## **Recess**

A recess occurred from 8:00 p.m. to 8:18 p.m.

## **Reports**

### **6. Commercial and Industrial Land Use Study (CILUS)**

Mr. Dennis Peck, General Manager, Planning and Development, Mr. Abdul Jaffari, Planner, Long Range Planning and Policy, and Ms. Jean Porteous, Supervisor Statutory Plans Rural Settlement and Acting Manager, Long Range Planning, presented information on the Commercial and Industrial Land Use Study, which will provide guidance for future land use decisions and supporting plans.

Councillor Allen initially presented the following motion: “THAT the Commercial and Industrial Land Use Study be accepted as information.”, which was later expanded to read as follows: “THAT the Commercial and Industrial Land Use Study dated January 2010, be accepted as information and

approved for use as a guiding document in the development and/or designation of future commercial and industrial lands within the Municipality.”

Following a lengthy discussion, Councillor Vyboh requested that Councillor Allen further expand the original motion to include the following: “That administration be directed to create a timeline to implement priorities identified in Table ES-1 of the CILUS report and to report back to Council within one month.”

Voting then took place on the revised motion:

10-023 Moved by Councillor Allen:

THAT the Commercial and Industrial Land Use Study dated January 2010, be accepted as information and approved for use as a guiding document in the development and/or designation of future commercial and industrial lands within the Municipality; and  
THAT Administration be directed to create a timeline to implement priorities identified in Table ES-1 of the CILUS report and to report back to Council within one month.

CARRIED UNANIMOUSLY

### **Recess**

A recess occurred from 9:58 p.m. to 10:15 p.m. Due to the late hour, Mayor Blake asked whether Council wished to continue with the meeting or reconvene at a later date. Consensus was to deal with the balance of the agenda items at this time.

### **7. General Accounts Receivable and Utility Write-Off**

10-024 Moved by Councillor Meagher that the outstanding accounts receivable arrears identified in Attachment 1 – Recommended Accounts for Write Off, dated December 2009, be written off.

CARRIED UNANIMOUSLY

### **8. Fort McMurray Regional Airport Commission – Transfer to Fort McMurray Airport Authority**

10-025 Moved by Councillor Meagher:

THAT the Regional Municipality of Wood Buffalo transfer its membership and interest in the Fort McMurray Regional Airport Commission to the Fort McMurray Airport Authority; and  
THAT prior to the transfer, the Articles of Association be amended to permit the transfer to occur.

CARRIED UNANIMOUSLY

**New and Unfinished Business****9. Notice of Motion re: Development of a Public Joint Municipal and Business Sustainability Summit**

10-026 Moved by Councillor Vyboh that Administration be directed to set up a public Municipal and Business Sustainability summit meeting between Council, the Fort McMurray Chamber of Commerce, the Oil Sands Development Group, aboriginal groups, school boards, hospital authority and members of the public and other relevant stakeholders. The goal of this summit meeting would be to have a front-ended meaningful dialogue and map out long term needs of the region over the next five years.

A lengthy discussion occurred about the details of the summit, at which time it was suggested that the list of participants be expanded to include School Board, members of public, aboriginal communities and non profit sector for diversity purposes. Concern was raised relative to the size of the group and the potential for duplication with initiatives currently underway with the Oil Sands Developers Group. Logistics concerns were raised as to rural residents attending and facility as well as administrative needs.

DEFEATED

For: Blair, Byron, Germain, Janvier, Vyboh

Opposed: Allen, Blake, Clarkson, Flett, Meagher, Rebus

**10. Notice of Motion re: Commercial Land Development (Release of Airport Lands South of Highway 69)**

The following Notice of Motion was put forward at the January 12, 2010 Council meeting by Councillor Germain: “THAT Administration develop a report to explore alternatives to prepare for release of commercial land (Airport land south of Highway 69); and THAT Council request a partnership from the Alberta Government for land release of Airport lands south of Highway 69.”

Councillor Germain withdrew his motion, noting that the intent of the motion will be addressed through the implementation of the CILUS Report.

**11. Notice of Motion re: Public Meetings of Council**

10-027 Moved by Councillor Byron that Administration be directed to support Council and ensure that all meetings of Council, including, but not limited to, meetings currently held on the first and third Tuesday of the month, be held in public.

Councillor Byron provided a rationale for the notice of motion and, in response to Council discussion, asked that the phrase “all meetings of Council” be replaced with “all Council meetings”.

Voting then occurred on the revised motion:

10-027 Moved by Councillor Byron that Administration be directed to support Council and ensure that all Council meetings, including, but not limited to, meetings currently held on the first and third Tuesday of the month, be held in public.

DEFEATED

For: Blair, Byron, Germain, Janvier, Vyboh

Opposed: Allen, Blake, Clarkson, Flett, Meagher, Rebus

## **12. Notice of Motion re: Suspension of Serving Notice of Motion**

The following Notice of Motion was put forward at the January 12, 2010 Council meeting by Councillor Rebus: “THAT Council Members refrain from serving Notice of Motions effective immediately, until the October 18, 2010 General Municipal Election; and THAT Administration be directed to bring forward on February 9, 2010, an amendment to the Procedure Bylaw which will suspend serving of Notice of Motions between January 1<sup>st</sup> and Election Day, in the year of a general municipal election.”

At this time Councillor Rebus withdrew her motion, and indicated that it may be brought forward again at a later date.

### **Exit**

Councillor Janvier left the meeting at 11:27 p.m.

### **Adjournment**

10-028 Moved by Councillor Blair that the meeting be adjourned.  
CARRIED UNANIMOUSLY

The meeting adjourned at 11:38 p.m.

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Mayor

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Chief Legislative Officer