

**Approved Minutes of a 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, June 22, 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 (departed 10 :00 p.m.)  
P. Meagher, Councillor  
R. Rebus, Councillor  
J. Vyboh, Councillor

**Administration:** K. Kloss, Chief Administrative Officer (Interim)  
S. Kanzig, Chief Legislative Officer  
D. Elliott, Chief Operating Officer  
A. Hawkins, Legislative Officer/Recorder  
M. Laing, Legislative Assistant

**Call to Order**

Mayor Blake called the meeting to order at 6:06 p.m.

**Opening Prayer**

The Mayor asked everyone to join her in Prayer.

**Agenda**

10-213 Moved by Councillor Meagher that the agenda be amended by deleting Item #7 – Bylaw 10/011 – Closure of Undeveloped Road Allowances; and that the Agenda be adopted as amended.  
CARRIED UNANIMOUSLY

**Minutes**

**1. Council Meeting – June 8, 2010**

10-214 Moved by Councillor Allen that the Minutes of the Regular Meeting held on June 8, 2010, be approved as presented.  
CARRIED UNANIMOUSLY

**Delegations**

**2. Mr. Ron Fraser, Alberta Transportation re: Parsons Creek (Hwy 686) Interchanges**

Ron Fraser Alberta Transportation, along with Mr. Gary Mack, ISL Engineering and Land Services, were present to address Council. They provided a status update on the proposed Highway 686 interchanges which are scheduled to be constructed by the end of 2014. The said interchanges are specifically related to the proposed Parsons Creek development.

10-215 Moved by Councillor Vyboh that the presentation made by Mr. Ron Fraser, Alberta Transportation, and Mr. Gary Mack, ISL Engineering and Land Services regarding Parsons Creek (Hwy) 686 Interchanges, be received as information.

CARRIED UNANIMOUSLY

**3. Mr. Claude Giroux, Homecoming 2012 Steering Committee re: Homecoming 2012 Events**

Mr. Claude Giroux, representative for Events Wood Buffalo and Mr. Randy Ellison, Fort McMurray Tourism, were present to address Council regarding the proposed Homecoming 2012 Events.

10-216 Moved by Councillor Allen that the presentation made by Mr. Claude Giroux, Homecoming 2012 Steering Committee, regarding Homecoming 2012 Events, be received as information.

CARRIED UNANIMOUSLY

**Other Delegations****Mr. Jon Tupper, Fort McMurray Chamber of Commerce**

Mr. Tupper, President, Fort McMurray Chamber of Commerce, came forward to speak in support of the Regional Economic Development Strategy which is to be discussed later on this evening.

10-217 Moved by Councillor Meagher that the presentation made by Mr. Jon Tupper, Chamber of Commerce re: Regional Economic Development Strategy be received as information.

CARRIED UNANIMOUSLY

**Messrs. Bill Niherny and Byron Bailey, residents**

Mr. Niherny spoke to the report Notice of Motion – Truck Stop and Staging Area, expressing frustration with his dealings with the Provincial Government regarding his proposed development of a truck stop and staging area.

10-218 Moved by Councillor Blair that the presentation made by

Mr. Byron Bailey and Mr. Bill Niherny re: Notion of Motion - Truck Stop and Staging Area, be received as information.

CARRIED UNANIMOUSLY

**Mr. Jim Rogers, resident**

Mr. Rogers came forward and quickly spoke mainly to the Regional Economic Development Strategy, cautioning Council against approving any project without looking at it realistically.

10-219 Moved by Councillor Germain that the presentation made by Mr. Jim Rogers re: Wood Buffalo Regional Economic Development Strategy, be received as information.

CARRIED UNANIMOUSLY

**Mr. Rick Haney, resident**

Mr. Haney identified Item #22 – Notice of Motion – Quarterly Reports as the subject for discussion. He then raised concerns with respect to a contractual agreement with Wood Buffalo Housing and Development Corporation.

10-220 Moved by Councillor Vyboh:

- that the presentation made by Mr. Rick Haney regarding a Contractual Agreement with Wood Buffalo Housing and Development Corporation be received as information; and
- that Administration be directed to meet with representatives of Wood Buffalo Housing and Development Corporation to review the details of the situation in a timely fashion.

CARRIED UNANIMOUSLY

**Mr. Ross Jacobs, Community Futures**

Mr. Jacobs, Community Futures, came forward in support of the proposed Regional Economic Development Strategy to be considered by Council later on this evening.

10-221 Moved by Councillor Meagher that the presentation made by Mr. Ross Jacobs, Community Futures, regarding the Regional Economic Development Strategy, be received as information.

CARRIED UNANIMOUSLY

**Mr. Ian Dirom, Developer**

Mr. Dirom came forward regarding Item #14 – 2010 Capital Budget Amendment – Accommodation Master Plan Initiatives, referencing a proposal distributed to Council members which he wished to have taken into consideration when discussing the proposed Capital Budget Amendment request relating to 9717 Franklin Avenue.

10-222 Moved by Councillor Meagher that the presentation made by Ian Dirom re: Accomodation Master Plan Initiatives be received as information.

CARRIED UNANIMOUSLY

## **RECESS**

A break occurred from 7:54 p.m. until 8:15 p.m.

## **Presentations**

### **4. Mr. Scott Clements, Fort McMurray Airport Authority re: Partnership Proposal**

Mr. Clements, Chief Executive Officer, Fort McMurray Airport Authority, presented information to Council regarding the operation of the airport and its future expansion plans. He also spoke to the request coming forward to exempt the Fort McMurray Airport Authority from municipal taxation, explaining that the request would simply place the Authority at the same status as the previous Airport Commission.

10-223 Moved by Councillor Rebus that the presentation made by Mr. Scott Clements, Fort McMurray Airport Authority regarding the Partnership Proposal be received as information.

CARRIED UNANIMOUSLY

## **Business Arising Out of Presentations**

### **5. Bylaw No. 10/026 – Fort McMurray Airport Authority Municipal Property Tax Exemption Bylaw (3 readings)**

10-224 Moved by Councillor Meagher that Bylaw No. 10/026, being the Fort McMurray Airport Authority Municipal Property Tax Exemption Bylaw, be read a first time.

CARRIED UNANIMOUSLY

Chief Operating Officer, D'arcy Elliott, came forward to speak to this item and confirmed negotiations are in the final stages as they relate to the Memorandum of Understanding (MOU) between the Airport Authority and the Municipality. COO Elliott confirmed that the MOU will address the three core utilities, being water, wastewater and roads.

Administration was directed to provide the following information for Council:

- Does approval of the Memorandum of Agreement lie with Council or Administration?
- Does the 2010 budget include anticipated revenues from the Airport?

10-225 Moved by Councillor Meagher that Bylaw No. 10/026 be read a second time.

CARRIED

For: Allen, Blair, Blake, Clarkson,  
Flett, Germain, Janvier, Meagher,  
Rebus, Vyboh  
Opposed: Byron

10-226 Moved by Councillor Meagher that Bylaw No. 10/026 be considered for third reading.

CARRIED UNANIMOUSLY

10-227 Moved by Councillor Meagher that Bylaw No. 10/026 be read a third and final time.

CARRIED UNANIMOUSLY

### **Public Hearings and Related Reports**

**6. Abrams Land – Parts of Northwest ¼ 23-89-10-W4M  
Bylaw No. 10/014 – Real Martin West Area Structure Plan; and  
Bylaw No. 10/015 – Land Use Bylaw Amendment**

10-228 Moved by Councillor Rebus that Council move into a Public Hearing regarding Bylaw Nos. 10/014 and 10/015.

CARRIED UNANIMOUSLY

#### **Mr. Dennis Peck, Director of Planning and Development**

Mr. Peck spoke briefly to the matter before Council indicating the application is supported by Administration.

#### **Mr. Glen Forsberg, Abrams Land Development Corporation**

Mr. Forsberg spoke briefly to the development which has come about through the formation of a partnership between three faiths being the Roman Catholic Church, Markaz-ul Islam and Christian Ministerial Association, and Alberta Health Services (long term care).

10-229 Moved by Councillor Rebus that the Public Hearing for Bylaw Nos. 10/014 and 10/015 be closed.

CARRIED UNANIMOUSLY

The Public Hearing regarding Bylaw Nos. 10/014 and 10/015 was held between 9:15 p.m. and 9:28

p.m.

10-230 Moved by Councillor Clarkson that Bylaw No. 10/014, being an amendment to the Real Martin West Area Structure Plan to change the designation of parts of Northwest ¼ 23-89-10-W4M from Urban Expansion District (UE) to Environmental Preservation District (PE) and Public Service District (PS), be read a second time.

Administration was asked to provide Council with information as to when the lot and roadway layout would be coming before Council.

CARRIED UNANIMOUSLY

10-231 Moved by Councillor Clarkson that Bylaw No. 10/014 be read a third and final time.

CARRIED UNANIMOUSLY

10-232 Moved by Councillor Meagher that Bylaw No. 10/015, being an amendment to the Land Use Bylaw to change the designation of parts of Northwest ¼ 23-89-10-W4M from Urban Expansion District (UE) to Environmental Preservation District (PE) and Public Service District (PS), be read a second time.

CARRIED UNANIMOUSLY

10-233 Moved by Councillor Clarkson that Bylaw No. 10/015 be read a third and final time.

CARRIED UNANIMOUSLY

7. **Bylaw 10/011 – Closure of Undeveloped Road Allowances**
- **Public Hearing**
  - **Consideration of 2<sup>nd</sup> and 3<sup>rd</sup> readings**

This item was deleted from the Agenda.

### **Bylaws**

8. **Bylaw No. 10/018 – Land Use Bylaw Amendment – Sand and Gravel Operations (1<sup>st</sup> reading)**

10-234 Moved by Councillor Rebus that Bylaw No. 10/018, being an amendment to the Land Use Bylaw specific to part of Section 30, Township 90, Range 9, W4M, be read a first time.

CARRIED UNANIMOUSLY

### **Reports**

9. **Wood Buffalo Regional Economic Development Strategy**

Councillor Meagher put the following recommendations on the floor: “That the Wood Buffalo Regional Economic Development Strategy 2010 – 2014 be accepted as a guiding document for the Municipality and that administration prepare a bylaw that establishes an Economic Development Advisory Committee.”

Mr. Marcel Ulliac, Director, Strategic Initiatives, and Mr. Jeff Penney, Manager, Economic Development came forward to present information regarding the proposed Economic Development Strategy.

Mr. Penney provided an overview of the project, the process followed and the findings from the strategy. He then addressed the governance aspect of the initiative as well as what the next steps will be to move forward. Council then proceeded with voting on the two provisions of the motion separately.

10-235 Moved by Councillor Meagher that the Wood Buffalo Regional Economic Development Strategy 2010 – 2014 be accepted as a guiding document for the Municipality.

CARRIED UNANIMOUSLY

10-236 Moved by Councillor Meagher that administration prepare a bylaw that establishes an Economic Development Advisory Committee.

CARRIED

UNANIMOUSLY

## RECESS AND EXIT

A break occurred from 10:00 p.m. until 10:14 p.m. at which time Councillor Janvier left the meeting.

At this time, Council agreed to change the order in the agenda by re-numbering item 24 – Notice of Motion – Truck Stop and Staging Area as item 15 and renumbering items 15 – 23 as 16 – 24, respectively.

## 10. Regional Municipality of Wood Buffalo 10 Year Plan to End Homelessness Funding Allocation

10-237 Moved by Councillor Meagher that \$1,916,152.00 of Federal and Provincial grant funding for the 10 Year Plan to End Homelessness be allocated as follows:

- Fellowship Baptist Church, Center of Hope (Extended Hours)  
\$84,240
- Fellowship Baptist Church, Center of Hope (Housing First)  
\$228,844
- Fort McMurray Association for Community Living (emergency fund)  
\$204,528
- Fort McMurray Association for Community Living (employment

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| counsellors)   | \$109,410 |
| • McMann Youth Family and Community Services Association (Housing First) | \$127,262 |
| • Salvation Army (Transit Pass)  | \$8,970   |
| • Salvation Army (Rent Shortfall)  | \$623,900 |
| • Wood Buffalo HIV & AIDS Society (Housing First)                        | \$524,998 |
| • Wood Buffalo Housing & Development Corporation (Data Entry)            | \$4,000   |

CARRIED UNANIMOUSLY

#### **11. Wood Buffalo Volunteer and information Centre Funding Allocation for 2010 Operations**

10-238 Moved by Councillor Allen that \$100,000 be allocated to Wood Buffalo Volunteer and Information Centre from the FCSS Reserve for the purpose of funding Wood Buffalo Volunteer and Information Centre 2010 Operations.

CARRIED UNANIMOUSLY

#### **12. Snow Clearance Policy 2010 – PRL 150**

The following recommendation was put on the floor for consideration: “THAT Snow Clearance Policy – PRL 150 (December 20, 2002) be rescinded and that Snow Clearance Policy – PRL 150, dated June 22, 2010, be approved and become effective immediately.”

Mr. Darcy Elder, and Mr. Harry Grzebinski came forward to speak to the Policy. Mr. Elder confirmed that this policy applies only to the urban service area. This clarification will be reflected in the naming of the Policy. An error was found in section 03.03 d(ii) where reference should be made to section 05.02 rather than 04.02. This correction will also be made to the document.

10-239 Moved by Councillor Meagher that section 01.01 be amended by deleting the number “15” and replacing it with the number “10”

CARRIED UNANIMOUSLY

10-240 Moved by Councillor Meagher that Snow Clearance Policy – PRL 150 (December 20, 2002) be rescinded and that Urban Snow Clearance Policy – PRL 150, dated June 22, 2010, be approved as amended and become effective immediately.

CARRIED UNANIMOUSLY

#### **13. Capital Budget Amendment – Heavy Equipment Additions 2010**

10-241 Moved by Councillor Meagher:

- That the 2010 Capital Budget be amended as outlined in Attachment 1 (Capital Budget Amendment Request - Heavy Equipment Additions 2010, dated June 22, 2010); and
- That the provisions of Attachment 1 – Capital Budget Amendment Request Amendment Date: June 22, 2010 and Attachment 2 – Heavy Equipment Additions – 2010 (Amended) remain confidential pursuant to section 25 of the Freedom of Information and Protection of Privacy Act, R.S.A. 2000, c F-25.

CARRIED UNANIMOUSLY

#### **14. 2010 Capital Budget Amendment – Accommodation Master Plan Initiatives**

The following recommendations were presented for consideration; “THAT the 2010 Capital Budget be amended as outlined in Attachment 1 (Capital Budget Amendment Request – 9717 Franklin Avenue Lease Improvement – Construction, dated June 22, 2010); and that the provisions of Attachment 1 (Capital Budget Amendment Request – 9717 Franklin Avenue Lease Improvement – Construction, dated June 22, 2010) remain confidential pursuant to section 25 of the Freedom of Information and Protection of Privacy Act, R.S.A. 2000, c F-25.”

Ms. Carol Theberge, Divisional Manager, Public Services, came forward to address questions of Council.

A lengthy debate occurred during which the following matters were discussed:

- concerns were raised with respect to whether or not the proposed direction is appropriate availability at this time;
- parking;
- cost associated with the improvements required;
- unsolicited offers for development of office space;
- mitigation of health hazards; and
- opportunity for subletting.

One major concern that was raised was the accounting for the number of stalls required for the number of employees to be housed in the building.

A point of order was called at this time as Council’s debate was interrupted by a member of the gallery interjecting unsolicited information.

10-242 Moved by Councillor Byron that this matter be referred back to Administration for further information regarding the Land Use Bylaw and parking requirements.

DEFEATED

For: Byron, Blair, Vyboh

Opposed: Allen, Blake, Clarkson,

Flett, Germain, Meagher, Rebus

10-243 Moved by Councillor Meagher to table this item until later on the agenda.

CARRIED UNANIMOUSLY

## RECESS

A break occurred from 11:56 p.m. to 12:12 a.m.

### 15. Notice of Motion – Truck Stop and Staging Area

Councillor Vyboh read his original notice of motion, “THAT Administration be directed to review the development and community benefits of truck stop and staging area,” noting that he is now presenting a revised version as follows: “THAT Council request the Government of Alberta to process a crown lease of land for Truckers First outside the proposed RFP process proposed for lands along Highway 63.”

A further revision was proposed to the motion being: “THAT Council direct Administration to issue a letter of support to the Government of Alberta to review the viability of developing a truck stop outside the RFP process.”

At this point Councillor Clarkson raised a point of order. It was questioned whether this matter should be brought back at the next meeting as a new notice of motion based on the extent of the amendments made to the original notice of motion.

Mayor Blake ruled in favour of the point of order which ruling was subsequently challenged by Councillor Vyboh.

A vote was then put to Council regarding upholding the ruling on the Point of Order.

DEFEATED

For: Allen, Blake, Clarkson,  
Meagher, Rebus

Opposed: Blair, Byron, Flett, Germain,  
Vyboh

As the Point of Order was overturned, discussion and debate resumed, followed by voting on the subject matter.

10-244 Moved by Councillor Vyboh that Council direct Administration to issue a letter of support to the Government of Alberta to review the viability of developing a truck stop outside the

RFP process.

CARRIED

For: Allen, Blair, Blake, Byron, Flett,  
Germain, Meagher, Rebus, Vyboh  
Opposed: Clarkson

## 16. 2010 Capital Budget Amendment – Accommodation Master Plan Initiatives

10-245 Moved by Councillor Meagher to lift this item from the table.

CARRIED UNANIMOUSLY

Administration provided Council with the information utilized to determine the parking requirements for 9717 Franklin Avenue, noting that there is sufficient space available and confirmed.

10-246 Moved by Councillor Allen:

- That the 2010 Capital Budget be amended as outlined in Attachment 1 (Capital Budget Amendment Request – 9717 Franklin Avenue Lease Improvement – Construction, dated June 22, 2010); and
- That the provisions of Attachment 1 remain confidential pursuant to section 25 of the Freedom of Information and Protection of Privacy Act, R.S.A. 2000, c F-25.

DEFEATED

For: Allen, Blake, Clarkson, Meagher,  
Rebus  
Opposed: Blair, Byron, Flett,  
Germain, Vyboh

## Remainder of Agenda Items

10-247 Moved by Councillor Germain that Items #16 through #24, be deferred to the next regular Council meeting.

CARRIED UNANIMOUSLY

## Adjournment

10-248 Moved by Councillor Germain that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 12:55 p.m.

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Mayor

\_\_\_\_\_  
Chief Legislative Officer