



Council Meeting

Jubilee Centre Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, July 12, 2016
6:00 p.m.

Agenda

Call To Order

Adoption of Agenda

Minutes of Previous Meetings

1. Minutes of Regular Council Meeting - July 5, 2016

Reports

2. Selection Committee Recommendations – Wood Buffalo Housing & Development Corporation and Landlord and Tenant Advisory Board Appointments
3. Selection Committee Recommendation – Wood Buffalo Recovery Committee Appointments

Wood Buffalo Recovery Committee Matters

4. Presentation: Wood Buffalo Recovery Committee Background and Moving Forward

5. Wood Buffalo Recovery Committee Recommendation – Request for Start-Up Funding
- delegations
6. Wood Buffalo Recovery Committee Recommendation - Request for Interim Housing
- delegations

Presentations

7. Jamie Doyle, Director, Planning and Development re: Permitting Process

Adjournment

Unapproved Minutes of a Meeting of the Council of the Regional Municipality of Wood Buffalo held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, July 05, 2016, commencing at 5:00 p.m.

Present:

- M. Blake, Mayor
- T. Ault, Councillor
- L. Bussieres, Councillor
- J. Cardinal, Councillor
- S. Germain, Councillor
- K. McGrath, Councillor
- P. Meagher, Councillor
- J. Stroud, Councillor
- C. Tatum, Councillor (via teleconference)
- A. Vinni, Councillor
- C. Voyageur, Councillor

Administration:

- M. Ulliac, Chief Administrative Officer
- K. Scoble, Deputy Chief Administrative Officer
- E. Hutton, Executive Director
- D. Bendfeld, Acting Executive Director
- D. Leflar, Chief Legislative Officer
- A. Rogers, Senior Legislative Officer
- S. Harper, Legislative Officer
- D. Soucy, Legislative Officer

Call To Order

Mayor M. Blake called the meeting to order at 5:02 p.m.

Adoption of Agenda

Moved by Councillor P. Meagher that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

Minutes of Previous Meetings

1. Minutes of Regular Council Meeting - June 28, 2016

Moved by Councillor T. Ault that the Minutes of the Council Meeting held on June 28, 2016 be approved as presented.

CARRIED UNANIMOUSLY

Presentations

**2. 2016-2018 Fiscal Management Strategy Update and 2016 Property Tax Rate Bylaw No. 16/007
(5:08 p.m. – 6:08 p.m.)**

Elsie Hutton, Chief Financial Officer; and Philip Schofield, Director of Assessment and Taxation, provided an update on the 2016-2018 Fiscal Management Strategy and presented on the 2016 Property Tax Rate Bylaw.

Exit and Return:

Councillor K. McGrath exited the meeting at 5:24 p.m. and reentered at 5:25 p.m.

Moved by Councillor P. Meagher:

- That the 2016 – 2018 Fiscal Management Strategy, dated April 19, 2016, be approved as a guide for 2017 budget development;
- That the 2015-2017 Fiscal Management Strategy, dated April 28, 2015, be rescinded; and
- That Administration be authorized to incorporate into the 2016-2018 Fiscal Management Strategy any changes that may be required following passage of the 2016 Property Tax Rate Bylaw No. 16/007.

CARRIED UNANIMOUSLY

David Leflar, Chief Legislative Officer, informed Council that Bill 21, passed by the Government of Alberta, will fix the ratio between the municipality's highest commercial tax rate and the lowest residential tax rate at 18.3 to 18.1.

Councillor J. Stroud put the following motion forward for consideration: "That Bylaw No. 16/007, being the 2016 Property Tax Rate Bylaw, be read a second time."

Moved by Councillor S. Germain that Bylaw No. 16/007 be amended by setting municipal tax rates for all classes to 2% below the rates set out in Bylaw No. 15/010.

CARRIED UNANIMOUSLY

Clarification was provided that the 2% rate reduction would apply to municipal tax rates only, as the provincial education tax requisition amounts are fixed by the Government of Alberta.

Moved by Councillor S. Germain that Bylaw No. 16/007 be amended by revising the education tax rates to reflect the amounts set out in the Government of Alberta's amended Education Tax Requisition, as set out in Attachment 2 (Proposed Amendments to Provincial Education Tax Rates and Amounts, dated May 3, 2016).

CARRIED UNANIMOUSLY

Voting then occurred on second reading of the bylaw, as amended.

Moved by Councillor J. Stroud that Bylaw No. 16/007, being the 2016 Property Tax Rate Bylaw, as amended, be read a second time.

CARRIED UNANIMOUSLY

Motion Recess and Exit:

A motion recess occurred from 6:03 p.m. to 6:05 p.m., during which time Councillor S. Germain exited the Chamber and returned.

Moved by Councillor T. Ault that Bylaw No. 16/007 be read a third and final time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher:

- That the 2016 Operating Budget be increased from \$720,000,000 to \$766,506,548; and
- That the additional net revenue of \$46,506,548 be transferred to the Emerging Issues Reserve and committed for costs associated with assessment complaints.

CARRIED UNANIMOUSLY

Bylaws

3. Wood Buffalo Recovery Committee Recommendation - Noise Bylaw Amendment - Bylaw No. 16/015

(6:09 p.m. – 6:45 p.m.)

Moved by Councillor S. Germain that Bylaw 16/015, being a bylaw to amend Noise Bylaw No. 83/024, be read a second time.

Karoline Power, resident, expressed concerns over the proposed amendments to the noise bylaw citing mental health considerations for those that could be affected by lack of sleep due to construction related noise. She requested that Council consider an amendment to the proposed bylaw to allow work on 'critical infrastructure' construction projects only.

Kunal Nagpal, Alberta resident, expressed his concerns over the proposed amendments citing the potential problem of bottlenecks at the landfill that 24-hour work would create.

Exit and Return:

Councillor K. McGrath exited the meeting at 6:23 p.m. and reentered at 6:25 p.m.

Paul McLeod, resident, spoke in support of the proposed amendments, and provided suggestions on how the construction industry can help minimize the impact of noise.

Exit and Return:

Mayor M. Blake exited the meeting at 6:39 p.m. and reentered at 6:42 p.m., during which time Councillor S. Germain assumed the Chair.

Voting then occurred on second reading.

CARRIED UNANIMOUSLY

Moved by Councillor S. Germain that Bylaw 16/015, be read a third and final time.

CARRIED UNANIMOUSLY

4. Wood Buffalo Recovery Committee Recommendation - Utility Rates Bylaw Amendment - Bylaw No. 16/016 - Differential Landfill Fees for non-residents
(6:46 p.m. – 7:30 p.m.)

Councillor A. Vinni put forward the following motion for consideration: "That Bylaw 16/016, being a bylaw to amend Utility Rates Bylaw No. 10/001, be read a second time."

Mathew Farrell, lawyer, came forward, but spoke to a matter unrelated to the item.

Paul McLeod, resident, spoke in support of a local first concept, and requested that Council look at all options available for efficient disposal of waste at the landfill including the use of end dumps.

Moved by Councillor P. Meagher that Bylaw 16/016 be amended by changing the rates currently showing as five times the local cost to two times the local cost.

CARRIED

For: M. Blake, T. Ault, J. Cardinal, P. Meagher, J. Stroud, C. Tatum, C. Voyageur

Opposed: L. Bussieres, S. Germain, K. McGrath, A. Vinni

Voting then occurred on second reading of the bylaw, as amended.

CARRIED

For: M. Blake, T. Ault, J. Cardinal, P. Meagher, J. Stroud, C. Tatum, C. Voyageur

Opposed: L. Bussieres, S. Germain, K. McGrath, A. Vinni

Moved by Councillor P Meagher that Bylaw 16/016, be read a third and final time.

CARRIED

For: M. Blake, T. Ault, J. Cardinal, P. Meagher, J. Stroud, C. Tatum, C. Voyageur

Opposed: L. Bussieres, S. Germain, K. McGrath, A. Vinni

Recess:

A recess occurred between 7:30 p.m. and 7:50 p.m.

5. Wood Buffalo Recovery Committee Recommendation - Land Use Bylaw Amendment - Bylaw No. 16/017 - Differential Fees for Demolition Permits arising from Wildfire Damage
(7:51 p.m. – 9:05 p.m.)

Moved by Councillor J. Stroud that Bylaw No. 16/017, being a Land Use Bylaw amendment specific to demolition permit fees, be read a second time.

Kunal Nagpal, Alberta resident, spoke in support of the bylaw amendment and the proposed higher fees for non-residents and non-resident businesses.

Barry Dahlseide, Alberta resident, spoke in opposition to the bylaw amendments requesting that Council not penalize non-resident businesses with higher permit fees.

Réal Chartrand, resident, spoke in support of the proposed bylaw amendment citing the need to support local contractors.

Exit and Return:

Councillor K. McGrath exited the Chamber at 8:22 p.m. and reentered at 8:23 p.m.

Paul McLeod, resident, spoke in support of the proposed bylaw amendment.

Justin Ellis, resident, spoke in opposition to the proposed bylaw amendment noting that it will ultimately cost local residents more and cause delays in rebuilding homes.

Exit:

Councillor K. McGrath exited the meeting at 8:36 p.m.

Betty Anne Eldridge, resident, spoke in support of the proposed bylaw amendment requesting that Council endorse an approach that supports local businesses first.

Minard Presley, resident, spoke in support of the proposed bylaw amendment.

Moved by Councillor P. Meagher that Council waive the time restriction identified in Section 32.1 of the Procedure Bylaw to continue the meeting.

CARRIED UNANIMOUSLY

Voting then occurred on second reading of Bylaw No. 16/017.

DEFEATED

For: A. Vinni

Opposed: M. Blake, T. Ault, L. Bussieres,
J. Cardinal, S. Germain, P.
Meagher, J. Stroud, C. Tatum, C.
Voyageur

Reports**6. Birchwood Trails Wildfire Hazard Reduction**

(9:06 p.m. – 9:26 p.m.)

Darby Allen, Regional Fire Chief, provided a presentation on the Birchwood Trails Wildfire Hazard Reduction plan.

Exit and Return:

Councillor S. Germain exited the meeting at 9:15 p.m. and reentered at 9:16 p.m.

Moved by Councillor J. Stroud:

- That the Phase 2A Fuels Reduction Prescription for Birchwood Trails Wildfire Hazard Reduction funding request for \$1,500,000 be approved;
- That the Phase 2A Fuels Reduction Prescription for Birchwood Trails Wildfire Hazard Reduction be funded from:
 - The 2016 Regional Emergency Services Operating Budget surplus,
 - The 2016 Community and Protective Services Division Operating Budget surplus
 - The 2016 Emerging Issues Reservein that order; and
- That grant applications be made for funding support from:
 - Alberta Forestry and Agriculture (AAF), and
 - Forest Resource Improvement Association of Alberta (FRIAA), and
 - FireSmart.

CARRIED UNANIMOUSLY

Adjournment

As all scheduled business matters had been concluded, Mayor M. Blake declared the meeting adjourned at 9:27 p.m.

Mayor

Chief Legislative Officer



Subject: Selection Committee Recommendations – Wood Buffalo Housing & Development Corporation and Landlord and Tenant Advisory Board Appointments

Selection Committee Recommendations:

THAT the following appointments be approved, effective immediately:

- **Wood Buffalo Housing & Development Corporation**
 - Roy Amalu and Scott Garner to December 31, 2016;
 - Peter Fortna to December 31, 2017;
- **Landlord and Tenant Advisory Board:**
 - Jennifer Reid to December 31, 2016; and
 - Muhammad Rizwan to December 31, 2017.

Summary:

The Selection Committee has made recommendations pertaining to mid-term vacancies that have occurred on the Wood Buffalo Housing & Development Corporation and Landlord and Tenant Advisory Board. In keeping with the established bylaws, the appointment of individuals to the Boards must be approved by Council.

Background:

The Municipality has received a number of written resignations from members of the Wood Buffalo Housing & Development Corporation (WBHDC) and Landlord and Tenant Advisory Board; therefore, there are mid-term vacancies to be filled. As a result of the resignations, Legislative Services undertook a targeted recruitment campaign that yielded a total of 12 applications. Post wildfire, Legislative Services has spoken with the applicants and confirmed their continued interest and ability in serving on these Boards. The Selection Committee has reviewed the applications received and is recommending these appointments effective immediately.

Rationale for Recommendations:

The appointment of replacement members to the Wood Buffalo Housing & Development Corporation and Landlord and Tenant Advisory Board is necessary to ensure the continued viability of these Boards.

Strategic Plan Linkages:

Pillar 1 – Building Responsible Government



Subject: Selection Committee Recommendation – Wood Buffalo Recovery Committee Appointments

Selection Committee Recommendation:

THAT the following individuals be appointed to the Wood Buffalo Recovery Committee effective immediately to October 31, 2017:

- Jeanette Bancarz;
- Maggie Farrington;
- Kevin Fleury;
- Marty Giles;
- Mark Hodson; and
- Kim Jenkins.

Summary and Background:

At the June 21, 2016, Council Meeting, Council passed Bylaw No. 16/013 establishing the Wood Buffalo Recovery Committee. The purpose of the Committee is to provide policy and governance oversight to a new business unit of the Municipality, also created by the bylaw, dedicated to recovery and rebuilding of the community in the aftermath of the wildfires of May 2016.

Following the establishment of the Wood Buffalo Recovery Committee, Legislative Services undertook a recruitment campaign that yielded a total of 72 applications. Per the establishing bylaw, up to six members at large can be appointed by Council. The Selection Committee met on July 7, 2016 to review the applications received and as a result of that meeting, are recommending these appointments effective immediately.

Rationale for Recommendation:

The appointment of members to the Wood Buffalo Recovery Committee is necessary to ensure the viability and success of this very critical Committee dedicated to policy and governance oversight to recovery and rebuilding.

Strategic Plan Linkages:

Pillar 1 – Building Responsible Government

Wood Buffalo Recovery Committee

Presentation and Update

On behalf of Wood Buffalo Recovery Committee

July 12, 2016



Introduction

- This is an overview of progress, an alignment tool for the Recovery Committee and an awareness tool for the community and Council.
- Presentation brings together elements of Council's work over the last two months since evacuation and the wildfire event and is foundational to recovery.
- Work was collaborative with Council, administration, other orders of government and stakeholders, Regional Emergency Operations Centre and our residents.



Recovery Considerations

Recovery:

- Is not a neat, step-by-step process
- Is not one size fits all
- Takes years
- Is relationship based
- Is hard
- Is not all doom and gloom



Where we stand today...

- We find ourselves in an *economically fragile market* living the impact of a *significant downturn* in energy pricing, reacting to the outcomes of a *catastrophic event* with a *fragmented Council*, an Administration limited by *capacity* and experience in an *emotionally charged* community that must be rebuilt for our people, Province and Nation.
- We have an opportunity to leverage the strength of **our industry** as we have often in our history, **our community** spirit and energy of our people, and a renewed relationship with **our Province**. *Patience and understanding is of the essence.*

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Wood Buffalo Recovery Committee

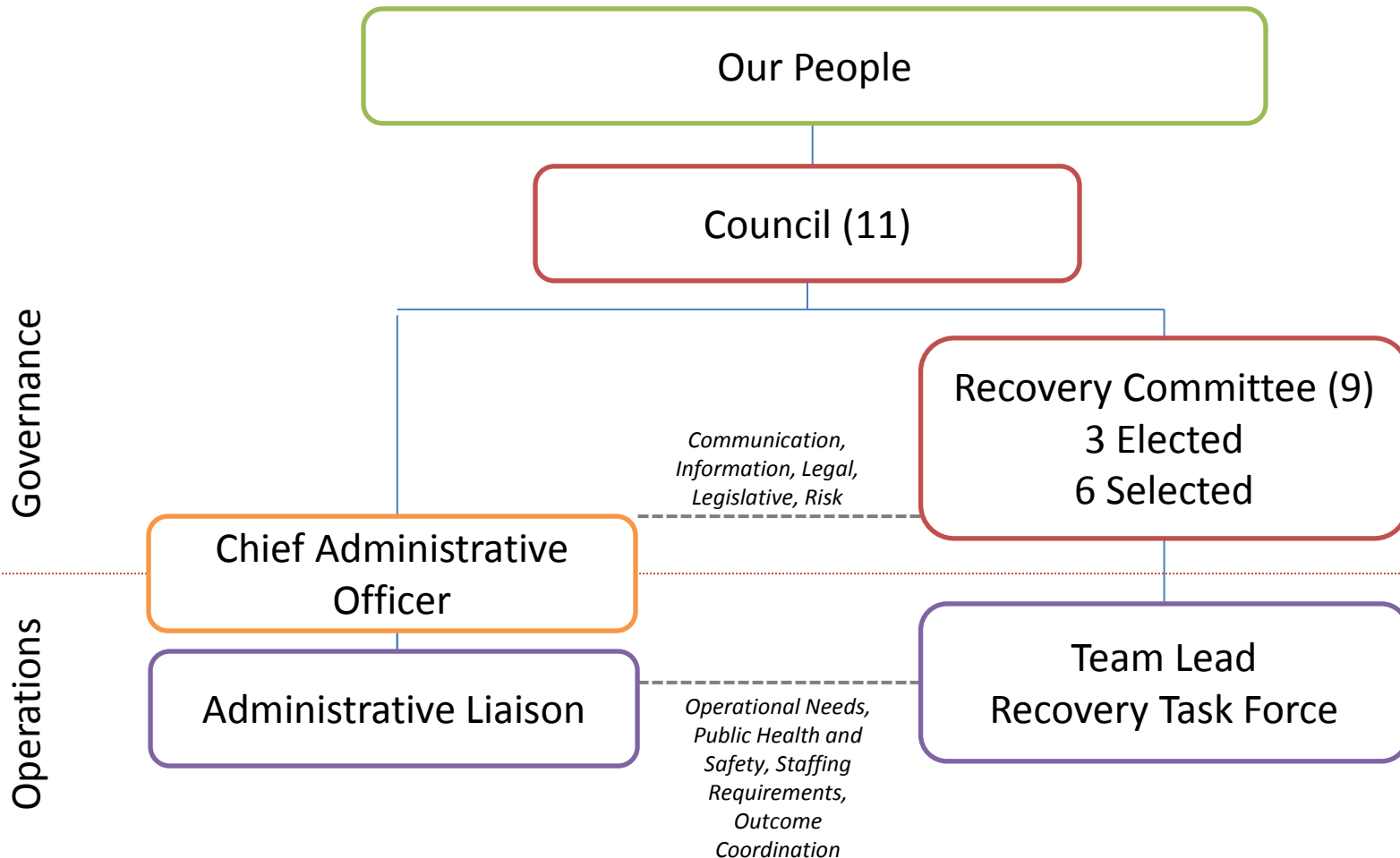
- Governance based and non-operational Council mandated Committee to support the needs of recovery in Wood Buffalo.
- This Committee provides governance oversight to the Wood Buffalo Recovery Task Force and a direct reporting line to Council.
- The Committee will engage with Stakeholders, Partners, Industry, Community Groups, Residents and various levels of Government while respecting the authorities granted by Council.

Wood Buffalo Task Force

- The operational and administrative team reporting to the Task Force Team Lead and charged with implementing the goals of the Recovery Committee and the direction of Council.
- This group will have specific full-time staff and subject matter experts.
- This team will be dynamic and results oriented while putting our most affected residents first.



Organizational Alignment



Draft Vision Statement

Complementing the vision of the Regional Municipality of Wood Buffalo “Opportunity for All” and Council’s Strategic Plan “Building a Strong and Resilient Community” the Wood Buffalo Recovery Committee will lead based on the following Vision:

“Our energy will build Canada’s strongest community. Safe. Resilient. Together.”



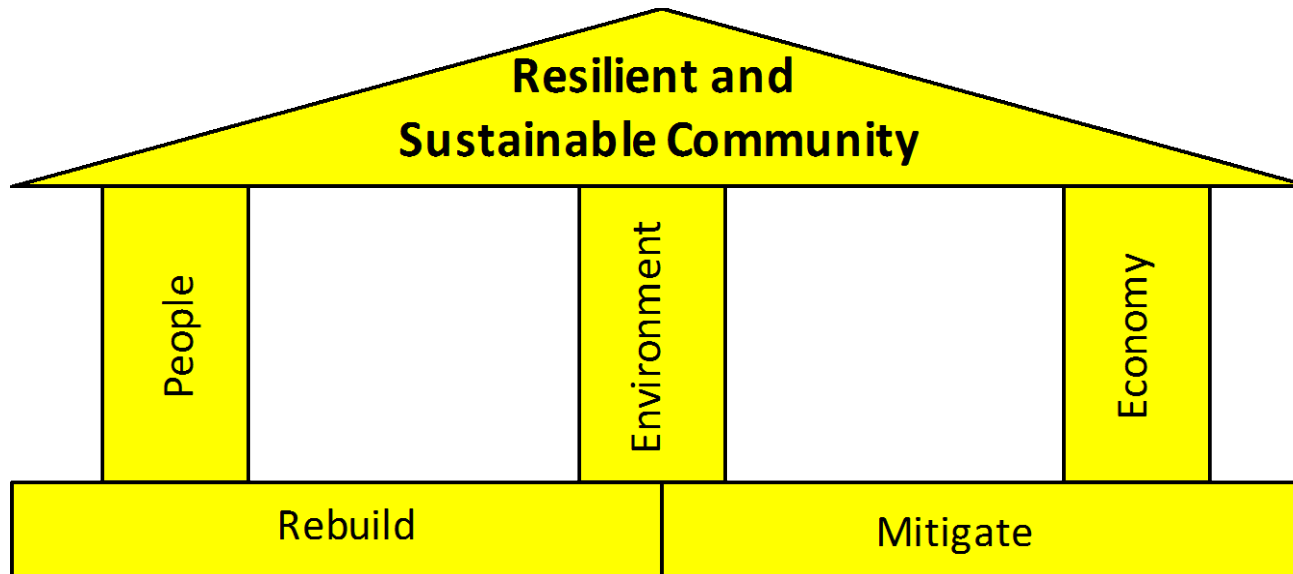
Draft Mission Statement

- Supporting the Vision Statement, our Mission is:
- *“Working with stakeholders and partners we will assemble leading subject matter experts to engage, communicate, develop and implement a forward facing plan that delivers a safe, sustainable, economically resilient, caring community that people are proud to call home”*

Recovery Pillars

RESILIENT AND SUSTAINABLE COMMUNITIES

- The outcomes of restoring disaster-affected areas targeting the five pillars of recovery:



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Recovery Pillar #1: People

- Other locally formed groups can aid with coordinating
- Core element for individuals and communities is psychosocial care – disasters and associated loss and change are extremely stressful
- Most people are able to recover on their own, but different people need different levels of support
- Normalize reactions
- Awareness training for front line staff (and Council)

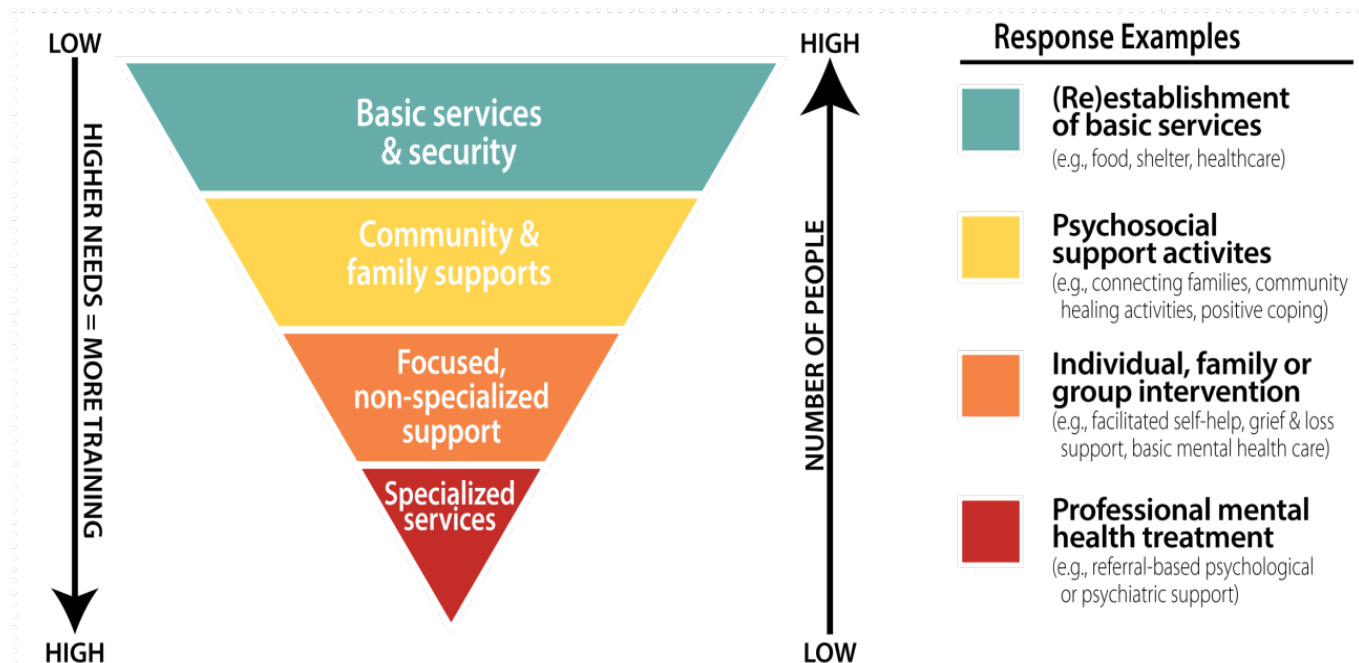
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Recovery Pillar #1: People

Individualized Approach

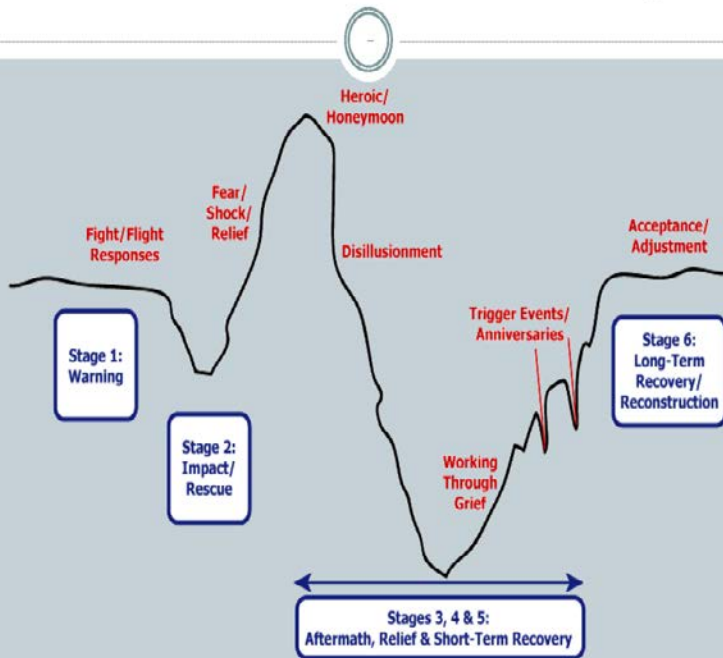
Different groups have different needs.

That's why both mental health (clinical) support **and** psychosocial support are needed after disasters.



Recovery Pillar #1: People

How Individuals and Communities are Affected by Disaster



Emotional and Spiritual Care in Disasters

Copyright 2006 by Church World Service, Emergency Response Program, p 3-11.
New York, NY
<http://www.communityrise.com/classroom.htm>

Grief Support Program, Calgary Zone



Response Phase

Fight / Flight Responses – When threatened some people will resist leaving, others will go willingly.

Fear / Shock / Relief – Fear, shock or disbelief, and relief are all primary responses to disaster events.

Recovery Phase

Heroic / Honeymoon –Community members are eager to rebuild and believe that recovery will occur rapidly.

Disillusionment – Slowly community realizes that things will never be the exact same as they were. Recovery is not easy and takes time.

Working through Grief – Community members experience loss, even those not directly affected.

Trigger events/ Anniversaries – People may re-experience strong emotions such as fear, anger, grief, etc.

Acceptance/ Adjustment – People are able to accept the “new normal.”



Recovery Pillar #2: Environment

- Natural areas, parks and green spaces are important elements of community identity and should not be neglected in reconstruction and recovery process
- Potential environmental issues and opportunities to consider during recovery:
 - Contamination
 - Waste disposal and debris management
 - Approvals for debris removal or reconstruction
 - Implementing sustainable communities during rebuild

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Recovery Pillar #3: Economy

- Post-disaster challenges for Business –
 1. Communications (local government/business community, chamber/business community)
 2. Organizational capacity – cash shortfalls and diminished human resources
 3. Damage assessment – for businesses, local economy and municipal infrastructure

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Recovery Pillar #3: Economy

- Establish a Business Recovery Centre
- Deliver retention strategies through a case management approach
- Focus on communication and outreach:
 - Establish a business recovery hotline
 - Develop an online web portal
 - Establish an outreach campaign for priority businesses
 - Survey local business
 - Deliver business recovery workshops
- Address short-term / long-term financing challenges

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Wood Buffalo Recovery Committee Proposed Time Commitments

- In support of requirement an overview has been provided to highlight the time commitments required by appointed members. Given the initial stage of planning and the need for a fully populated Recovery Committee these timelines should be considered as draft only.

Short Term (0-18 Mths)

Council Members

- Daily Meetings
- 40 Hours +
- Weekly Coordination Meetings
- Strategic Planning Initiatives
- Special Meetings as needed

Appointed Members

- Weekly Meetings
- 25-40 Hours
- Weekly Coordination Meetings
- Strategic Planning Initiatives
- Special Meetings as needed

Mid Term (3-24 Mths)

Full Time Councillor

- Daily Meetings
- 40 Hours +

Appointed Councillors and Members

- Bi-Weekly Meetings
- Committee Meetings as Needed
- 15-25 Hours
- Strategic Planning Initiatives
- Special Meetings as needed

Long Term (6-36 Mths)

Full Time Councillor

- Daily Meetings
- 40 Hours +

Appointed Councillors and Members

- Monthly Meetings
- Committee Meetings as Needed
- 10-20 Hours
- Strategic Planning Initiatives
- Special Meetings as needed

All members compensated in accordance with the existing framework in place at the Tax Assessment Committee rates. (Effective 2009)

Consider shift to traditional Governance Model with only one Full Time Councillor to support Committee needs. Two other Council members become regular Committee members.

Wood Buffalo Recovery Committee Governance Process and Timelines

(1) Rural Council Appointment

(2) Urban Council Appointment

(6) Appointed Members (Skill Based)

Committee should be ratified on July 12, 2016 Council Meeting

Recovery Committee Orientation and Startup Meeting

August 3, 2016 – Minister Larivee, Municipal Affairs and Service Alberta will be extended an invitation to act as the Honorary Chair for this Meeting

The Committee will Elect by a vote of the membership the Chair and Vice Chair at the August 3, 2016 Meeting..

Chair and Vice Chair are Elected by Membership



Wood Buffalo Recovery Committee Administrative Start Up Organizational Model

- the Committee will be required to work with the Wood Buffalo Task Force Team Lead and develop a proper Organization Structure to support the delivery of the strategic plan once approved by the Committee and Council. The Recovery Committee immediately requires Administrative Support to begin operations and the following “Start-Up” structure is being recommended:

Interim Team Lead

It is recommended that an interim appointment be seconded or hired. Once in place the Recovery Committee should post and hire the appropriate candidate, once a strategic understanding of skill, experience and compensation is developed.

Operations Director

Government
Relations Director

Finance Director

Director Legal and
Legislative Services

Communication
Director

Administrative
Support Services

It is recommended that these positions are seconded from within the RMWB or local market. Compensation should be in accordance with existing RMWB compensation parameters. Once a full time Team Lead is secured the individual should be given flexibility to hire appropriately in accordance with a fully developed organizational model.

Wood Buffalo Recovery Task Force

Start Up Funding:

- Committee Expenses (Short Term) \$200,000
- Administrative Salary Expenses (Short Term) \$500,000
- Overhead Expenses (Short Term) \$3,000,000
- Contingency for Unrecognized Costs (Short Term) \$300,000
- Proposed Startup Budget (Short Term 0-3 Months) \$4,000,000

This is a provisional budget until such time as the Committee hires a Team Lead. This would qualify for Disaster Recovery Program funding through the Government of Alberta.

Wood Buffalo Recovery Committee Recommendations

- Accept this presentation as information.
- Consider a motion to create a commissioning budget for the Wood Buffalo Recovery Committee and associated Task Force.





Subject: Wood Buffalo Recovery Committee Recommendation – Request for Start-Up Funding

Wood Buffalo Recovery Committee Recommendation:

THAT the Wood Buffalo Recovery Committee be allocated start-up funding of \$4 Million, to be funded from:

- a) the 2016 Operating Budget surplus; or
 - b) the Emerging Issues Reserve;
- in that order.

Summary and Background:

The Wood Buffalo Recovery Committee was created by Bylaw No. 16/013 on June 21, 2016. The Committee is comprised of 9 members, 3 of whom are Council Members and 6 who are appointed from the public-at-large. With all Members appointed, the Committee will now be required to develop a proper organizational structure, strategic plan, outcomes measures, and timelines.

The Committee does not have any operational funds at this time; therefore, it is requested that Council consider creating the following provisional budget.

The Committee has presented the following preliminary budget:

Committee Expenses (Short Term)	\$ 200,000
Administrative Salary Expenses (Short Term)	500,000
Overhead Expenses (Short Term)	3,000,000
Contingency for Unrecognized Costs (Short Term)	<u>300,000</u>
Proposed Startup Budget (Short Term 0-3 Months)	<u>\$4,000,000</u>

If approved, the Municipality will pursue reimbursement of any expenses incurred under the Government of Alberta's Disaster Relief Program

Budget/Financial Implications:

Funds allocated from either the 2016 Operating Budget corporate-wide surplus or the Emerging Issues Reserve would be replenished upon receipt of reimbursement of eligible expenses through the Government of Alberta's Disaster Relief Program. There is potential for zero net financial impact to the Municipality.

Rationale for Recommendation:

The requested start-up funding is intended to be a provisional budget until such time as the Committee hires a Team Lead and is able to determine its full budget requirements.

Strategic Plan Linkages:

Pillar 1 – Building Responsible Government



Subject: Wood Buffalo Recovery Committee Recommendation - Request for Interim Housing

Wood Buffalo Recovery Committee Recommendation:

THAT Administration be directed to submit a request to the Government of Alberta for interim, pet-friendly housing units with three or more bedrooms to be made available to residents affected by the wildfire; and

THAT all associated costs be included in the Municipality's request for funding from the Government of Alberta's Disaster Recovery Fund to compensate for extraordinary costs arising from the wildfire.

Summary:

Interim housing serves as a bridge for residents requiring accommodation between the time of re-entry to the region and when their destroyed or damaged homes can be occupied or rebuilt. Considering the experiences of the 2011 Slave Lake wildfire, this type of housing is expected to be needed for up to three years. Based on current information, the existing rental units available in the Regional Municipality of Wood Buffalo will not meet demand; transitional units that have three or more bedrooms and are pet-friendly would fill the gap.

Background:

The wildfire that forced the evacuation of Fort McMurray on May 3, 2016, destroyed approximately 2,400 structures, of which 1,928 were residential. As well, 119 residential buildings are identified as restricted use, 46 are unsafe to enter/occupy or evaluate, and 700 are in restricted areas. That brings the total number of destroyed or damaged buildings (including those with apartment or condo units) to 2,793. A total of 3,200 units cannot be occupied (not including apartments that are being cleaned and will be habitable in the near future). During reconstruction, the displaced residents of those units will require interim housing.

Budget/Financial Implications:

Administration is to be directed to include all costs associated with its request to the Government of Alberta for funding to compensate for extraordinary costs arising from the wildfire.

Rationale for Recommendations:

A preliminary Red Cross survey conducted in May 2016 found a need for accommodation with three or more bedrooms, with 29.6 percent of respondents (466 households) requesting such units. A subsequent survey conducted by Syncrude in June 2016 shows this trend continuing with 32 percent of respondents (82 employees) requiring units with three or more bedrooms.

Information from the Oil Sands Community Alliance also indicates demand for three- to four-bedroom units before the September 2016 school year begins.

There is a limited number of three- to four-bedroom units in the Municipality. According to the Canada Mortgage and Housing Corporation, there were only 154 three- to four-bedroom units (5% of private apartment units) in October 2015.

The Red Cross survey found that 30% of respondents who need housing (468 households) require pet-friendly accommodation. The number of such units in the Municipality is unknown, but anecdotal reports suggest that few are available.

Another Syncrude survey conducted in June 2016 found that 723 employees (24% of respondents) are being prevented from returning to the region for various reasons, a leading one – cited by 214 – being residences that cannot be occupied. Similarly, according to information collected by the Red Cross from clients currently in temporary emergency lodging, 23% (21 respondents) are having issues finding new rentals.

Strategic Plan Linkages:

Pillar 1 – Building Responsible Government

Pillar 4 – Building an Effective Land Strategy

Demolition Permit Requirements & Process

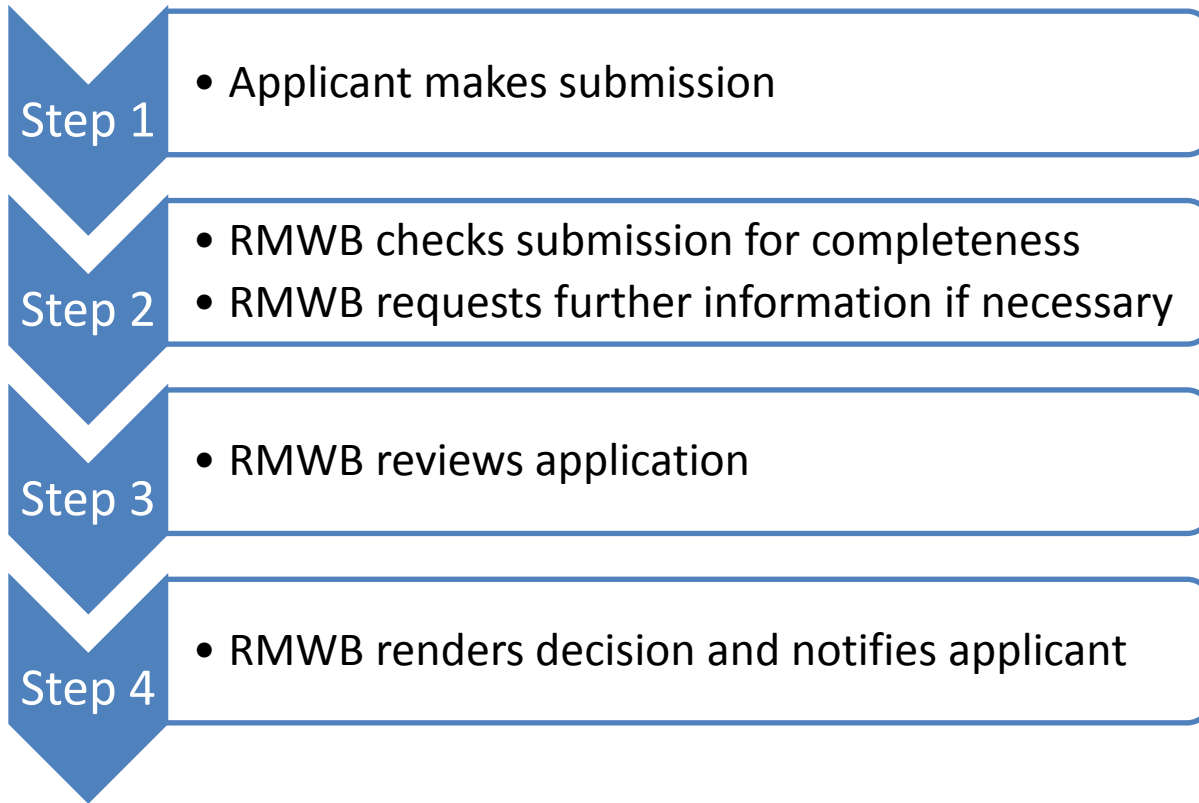
Presented By:

Jamie Doyle, Director, Planning and Development

July 12, 2016



Demolition Permit Application Process



Demolition Permit Requirements

1. Site Plan
2. Route Haul Plan
3. Schedule
4. Stockpiling Plan
5. Certificate of Title
6. Site Clean Up Plan
7. Utilities Management Plan
8. Fees
9. Certificate of Recognition

Demolition Order

- All properties damaged by the wildfire will be issued a Demolition Order
- The Order ensures that properties are demolished and cleaned up in a timely fashion
- If properties are not cleaned up in a reasonable time frame, the Order provides authority to the Municipality to enter onto the property and take the necessary actions to complete clean up

Demolition Permit Application Commitments

- Administration will continue to strive to meet the 48-hour turnaround time on complete applications
- Residents will be contacted if more information is required

Thank you