

**Approved 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, November 12, 2013, commencing at 6:00 p.m.**

**Present:**  
M. Blake, Mayor  
T. Ault, Councillor  
G. Boutilier, Councillor  
L. Bussieres, Councillor  
J. Cardinal, Councillor  
S. Germain, Councillor  
K. McGrath, Councillor  
P. Meagher, Councillor  
J. Stroud, Councillor  
A. Vinni, Councillor

**Absent:** J. Chadi, Councillor

**Administration:**  
G. Laubenstein, Chief Administrative Officer  
S. Kanzig, Chief Legislative Officer  
J. Brown, Supervisor  
R. Kendall, Legislative Coordinator

**Call To Order**

The Mayor called the meeting to order at 6:04 p.m.

**Opening Prayer**

The Mayor invited those so inclined to join her in prayer.

**Adoption of Agenda**

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

CARRIED UNANIMOUSLY

**Minutes of Previous Meetings**

**1. Minutes of September 10, 2013**

Moved by Councillor J. Stroud that the minutes from the September 10, 2013 Council meeting be approved.

CARRIED UNANIMOUSLY

**2. Minutes of Organizational Meeting October 29, 2013**

Moved by Councillor P. Meagher that the minutes from the October 29, 2013 Organizational Meeting be approved.

CARRIED UNANIMOUSLY

## Delegations

Jeffrey O'Donnell, CEO of Conklin Resource Development Advisory Committee (CRDAC) spoke in support of the development of the Conklin Community Centre which is included in the 2014 Capital Budget presentation. Mr. O'Donnell also indicated that the centre is vital to the future and well-being of the community of Conklin.

Moved by Councillor K. McGrath that the presentation by Conklin Resource Development Advisory Committee be accepted as information.

CARRIED UNANIMOUSLY

Younus Alhatimi, owner of a limousine company, spoke to the Vehicle for Hire Bylaw Amendment and indicated that the rates are too high and are not acceptable to the community they serve. Mr. Alhatimi indicated that the limousine industry should be consulted before any changes are made and advised of these rates.

Moved by Councillor T. Ault that the presentation by Younus Alhatimi be accepted as information.

CARRIED UNANIMOUSLY

Ron McNeill, owner of Sun Taxi, spoke in support of the Vehicle for Hire Bylaw Amendment and indicated that the rate should be accepted for the meter reset.

Moved by Councillor G. Boutilier that the presentation by Ron MacNeill be accepted as information.

CARRIED UNANIMOUSLY

Farhan Javaid, taxi driver, spoke in support of the increased rate change in the proposed bylaw.

Moved by Councillor K. McGrath that the presentation by Farhan Javaid be accepted as information.

CARRIED UNANIMOUSLY

Akram Shamie, Teamsters Local 987, spoke to the proposed bylaw amendment and indicated that members and drivers are frustrated as to how they have been treated, but supported the meter rate that is agreed upon.

Moved by Councillor J. Stroud that the presentation by Akram Shamie be accepted as information.

CARRIED UNANIMOUSLY

Paulos Bogale, spoke to the bylaw and indicated that the taxi drivers are misunderstood, but indicated that the drivers have accepted the rate.

Moved by Councillor P. Meagher that the presentation by Paulos Bogale be accepted as information.

CARRIED UNANIMOUSLY

Adane Grebreyohannes, spoke to the proposed bylaw and the low meter rate that has had a negative impact on the industry.

Moved by Councillor P. Meagher that the presentation by Adane Grebreyohannes be accepted as information.

CARRIED UNANIMOUSLY

Dr. Samson Tsegaye, taxi driver, spoke to the proposed bylaw and addressed concerns of taxi drivers, but supported the increased rate.

Moved by Councillor J. Stroud that the presentation by Dr. Samson Tsegaye be accepted as information.

CARRIED UNANIMOUSLY

Dennis Doherty and Nathan Pethrick on behalf of Pacific Investments spoke regarding their request for tax forgiveness indicating that Pacific Investments is facing significant tax and interest penalties on the property since 2012-2013 amounting to 1.5 million on undeveloped land. It was requested that council consider, and focus on what the tax situation would have been if the Urban Service Area boundary extension had included the Prairie Creek Business Park. Mr. Pethrick also requested that Council consider the motion on municipal tax and interest relief of \$1,053,231.00 for the years 2012 and 2013. Given the understanding from Municipal Affairs that the Municipality's request to align the USA boundary with the UDSR boundary was refused, he requested that Council direct administration to bring forward a motion dealing only with Prairie Creek Business Park, and given the tax uncertainty moving forward, to further direct administration to work with Pacific Investments until the USA boundary issue is resolved by the Province.

Moved by Councillor J. Stroud that the presentation by Dennis Doherty and Nathan Petherick be accepted as information.

CARRIED UNANIMOUSLY

Abdi Hananhussien and Mohammad Dogar spoke in relation to the Vehicle for Hire Bylaw Amendment and addressed concerns of taxi drivers, but supported the increased rate that is proposed.

Moved by Councillor G. Boutilier that the presentation by Abdi Hananhussein and Mohammad Dogar be accepted as information.

CARRIED UNANIMOUSLY

Penny Skinner, on behalf of the brokerage houses, indicated that they are in support of the proposed meter rate increase.

Moved by Councillor P. Meagher that the presentation by Penny Skinner be accepted as information.

CARRIED UNANIMOUSLY

### **Recess**

A break occurred between 8:10 p.m. and 8:31 p.m.

## **Bylaws**

### **3. Vehicle for Hire Bylaw Amendment – Bylaw No. 13/035**

Moved by Councillor P. Meagher that Bylaw No. 13/035, being an amendment to the Vehicle for Hire Bylaw No. 13/001, be read a first time.

CARRIED UNANIMOUSLY

Moved by Councillor T. Ault that Bylaw No. 13/035 be read a second time.

CARRIED UNANIMOUSLY

Superintendent Couture, Wood Buffalo RCMP and Phil Walding, Chief Taxi Inspector provided clarification regarding the proposed zone rates, indicating that customers have the choice of choosing the meter rate or the flat rate by zone. Superintendent Couture indicated that there has to be an open and transparent relationship and communication with the industry.

Moved by Councillor P. Meagher that Bylaw No. 13/035 be considered for third reading.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 13/035 be read a third and final time.

CARRIED UNANIMOUSLY

## **Delegations**

### **4. Diane Shannon, Homeless Initiative Strategic Committee (HISC) re: Report Progress of the 10 Year Plan to End Homelessness 2010-2020.**

Diane Shannon gave an update on the progress of the homeless initiative strategy and the five critical goals for a successful housing first strategy, being change management, prevention, rehousing of homeless persons into safe, affordable and permanent housing, provisions of support of these people that are housed to adapt to that new lifestyle, and education.

Moved by Councillor J. Stroud that the presentation from Diane Shannon be accepted as information.

CARRIED UNANIMOUSLY

## **Presentations**

### **5. Elsie Hutton, Chief Financial Officer re: 2014 Proposed Budget and Financial Plan**

Elsie Hutton, Chief Financial Officer, and Kola Oladimeji, Director, spoke to the proposed 2014 Budget and Financial Plan and indicated that there is a three day workshop scheduled for November 15, 16 and 18, 2013 to have an in depth review of the budget which will be an open forum for the public to view.

Moved by Councillor P. Meagher that the presentation by Elsie Hutton and Kola Oladimeji be accepted as information.

CARRIED UNANIMOUSLY

Moved by Councillor K. McGrath that the meeting be extended beyond 10:00 p.m.

CARRIED UNANIMOUSLY

### **Recess**

A break occurred at 10:31 p.m., at which time Councillors Bussieres and Meagher left the meeting, and the meeting reconvened at 10:43 p.m.

### **Business Arising from Presentations**

#### **6. 2014 Proposed Budget and Financial Plan**

Moved by Councillor J. Stroud that subject to the passing of Council Committees Bylaw No. 13/038, the 2014 Proposed Budget and Financial Plan be forwarded to the Audit and Budget Committee for review and final budget recommendation to Council; and that a Budget Workshop be held on November 15, 16 and 18, 2013.

CARRIED UNANIMOUSLY

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

#### **7. Land Use Bylaw Amendment – Multi-use Community Centre - Conklin - Bylaw No. 13/031**

Moved by Councillor J. Stroud that the Public Hearing for Bylaw No. 13/031 be opened.

CARRIED UNANIMOUSLY

Claire Woodside, Planning and Development, gave an overview of proposed bylaw amendment and indicated that the intent of the re-designation is to allow for the development of a community facility located at the northeast of the intersection of the Northland Drive and Father Mercredi's Trail in Conklin.

Mayor M. Blake acknowledged written correspondence that had been received by Raymond Beshro, Officer for Community Planning and Development from CN Rail.

Donald Moller, via teleconference, resident of Conklin, spoke in opposition to the proposed bylaw and suggested that there should be a local safe helicopter evacuation zone as well as a municipal airstrip which would be an asset to the community.

### **Return**

Councillor P. Meagher entered the Chamber at 10:56 p.m.

Shirley Tremblay, President of the Conklin Meētis Local 193 and Jeffrey O'Donnell, CEO of the Conklin Resource Development Advisory Committee spoke in support of the Land Use Bylaw amendment and indicated that the new designation will allow the project to move forward should it be approved by Council.

Margaret Quintal, via teleconference, resident of Conklin, spoke in support of the proposed bylaw and indicated that the community is in need of facilities and it is time for the project to move forward.

Moved by Councillor J. Stroud that the Public Hearing for Bylaw No. 13/031 be closed.

CARRIED UNANIMOUSLY

The Public Hearing was held between 10:46 p.m. and 11:07 p.m.

Moved by Councillor P. Meagher that Bylaw No. 13/031, being an amendment to the Land Use Bylaw specific to a portion of NW 31-76-7-W4M and a portion of SW 6-77-7-W4M, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 13/031 be read a third and final time.

CARRIED UNANIMOUSLY

#### **8. Land Use Bylaw Amendment – R5-MU District – Bylaw No. 13/034**

Moved by Councillor P. Meagher that the Public Hearing for Bylaw No. 13/034 be opened.

CARRIED UNANIMOUSLY

Tom Schwerdtfeger, Planning and Development spoke to the proposed Land Use Bylaw amendment and indicated that there was an oversight and the liquor store use was not added to the previous Bylaw No. 12/003. Mr. Schwerdtfeger indicated that this amendment is supported by Administration.

Moved by Councillor J. Stroud that the Public Hearing for Bylaw No. 13/034 be closed.

CARRIED UNANIMOUSLY

The Public Hearing was held between 11:20 p.m. and 11:35 p.m.

The following motion was put forward by Councillor T. Ault: “that Bylaw No. 13/034, being an amendment to the Land Use Bylaw, be read a second time.”

Discussions ensued and it was suggested by Councillor A. Vinni that third reading not proceed at this point. It was suggested that a map be provided to show the location of the liquor store and its closeness to the schools in the area.

Moved by Councillor A. Vinni that Bylaw No. 13/034 be referred to Administration for further clarification and mapping.

CARRIED UNANIMOUSLY

## **Reports**

### **9. Request for Tax Forgiveness - Pacific Investments GP Ltd.**

Moved by Councillor P. Meagher that the request for Pacific Investments GP Ltd. for tax forgiveness be denied.

CARRIED UNANIMOUSLY

Moved by Councillor G. Boutilier that a letter be forwarded on behalf of Council to the Minister of Municipal Affairs requesting that the Pacific Investments Development property be included in the Urban Service Area with a conclusion date of December 20, 2013.

CARRIED UNANIMOUSLY

Moved by Councillor S. Germain that the collection of \$1,053,231.10 be deferred with no further interest charges, until Administration can complete a further analysis of the associated risk to properties located outside of the current Urban Service Area.

Brian Moore, Taxation and Assessment provided clarification that the Municipality has entered into a tax agreement with Pacific Investments, who have made an initial payment to allow them to proceed with the development of the property. Effective December 1, 2013, Pacific Investments will make monthly payments against the outstanding balance to allow them to develop the property.

For: G. Boutilier, S. Germain, K. McGrath  
Opposed: M. Blake, T. Ault, J. Cardinal, P. Meagher, J. Stroud, A. Vinni  
DEFEATED

### **10. Community Identification Committee Recommendation – Morimoto Promenade**

Moved by Councillor J. Stroud that the waterfront promenade along the Snye be named Morimoto Promenade.

CARRIED UNANIMOUSLY

**11. Community Identification Committee Recommendations - Abram's Land**

Moved by Councillor T. Ault that the subdivision on Lot 1, Block 1, Plan 1027102 be named Abraham; and that the roads within Lot 1, Block 1, Plan 1027102 be named Abraham Drive and Abraham Place.

CARRIED UNANIMOUSLY

**Bylaws****12. Freedom of Information and Protection of Privacy Bylaw – Bylaw No. 13/015**

Moved by Councillor P. Meagher that Bylaw No. 13/015, being the Freedom of Information and Protection of Privacy Bylaw, be read a first time.

CARRIED UNANIMOUSLY

**13. Land Use Bylaw Amendment for Multi-Family District – A Portion of Lot 2, Block 1, Plan 102 1640 (Parsons Creek) - Bylaw No. 13/040**

Moved by Councillor J. Stroud that Bylaw No. 13/040, being a Land Use Bylaw amendment specific to a portion of Lot 2, Block 1, Plan 102 1640 (Parsons Creek), be read a first time; and that the required public hearing be held on Tuesday, November 26, 2013.

CARRIED UNANIMOUSLY

**14. Land Use Bylaw Amendment for Health Care Facility – A Portion of Lot 2, Block 1, Plan 102 1640 (Parsons Creek) - Bylaw No. 13/041**

Moved by Councillor P. Meagher that Bylaw No. 13/041, being a Land Use Bylaw amendment specific to a portion of Lot 2, Block 1, Plan 102 1640 (Parsons Creek), be read a first time; and that the required public hearing be held on Tuesday, November 26, 2013.

CARRIED UNANIMOUSLY

**15. Council Committees Bylaw – Bylaw No. 13/038**

Moved by Councillor P. Meagher that Bylaw No. 13/038, being the Council Committees Bylaw, be read a first time.

CARRIED UNANIMOUSLY

Moved by Councillor T. Ault that Bylaw No. 13/038 be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 13/038 be considered for third reading.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 13/038 be read a third and final time.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Council Members be appointed to Council Committees as follows: Audit and Budget - Mayor Blake, Councillors Bussieres, Chadi, Germain and Stroud; Public Engagement and Communications - Mayor Blake, Councillors Ault, Boutilier, Cardinal and McGrath; Rural Development - Mayor Blake, Councillors Cardinal, Meagher, Stroud and Vinni; Transportation - Mayor Blake, Councillors Ault, Bussieres, McGrath and Meagher.

CARRIED UNANIMOUSLY

**16. Procedure Bylaw Amendment – Bylaw No. 13/039**

Moved by Councillor P. Meagher that Bylaw No. 13/039, being an amendment to Procedure Bylaw No. 06/020, be read a first time.

CARRIED UNANIMOUSLY

Moved by Councillor T. Ault that Bylaw No. 13/039 be read a second time.

For: T. Ault, J. Cardinal, P. Meagher, J. Stroud

Opposed: M. Blake, G. Boutilier, S. Germain, K. McGrath, A. Vinni

DEFEATED

The following motion was put forward by Councillor S. Germain: “that issues be brought forward to the GAP Committee firstly, with the intent of it being referred to Committee as a Whole before going to a Council Meeting.”

Discussion ensued about the now public nature of Administrative Briefings and it was suggested that it might be more appropriate to continue with Administrative Briefings for in-camera matters, and convene as Committee of the Whole to deal with public matters, On that basis, Councillor Germain, with consent of Council, withdrew the motion.

**New and Unfinished Business**

**17. Notion of Motion**

Councillor G. Boutilier served notice that following notice will be brought forward for Council’s consideration at the November 26<sup>th</sup> Council Meeting:

“That any employee of the Regional Municipality of Wood Buffalo on any issue may at any time speak with any member of Council in adhering to the principal of good government for the betterment of all citizens in achieving a greater public good; and that the Elected Officials’ Administration Communication Policy LEG -170 dated September 10, 2013 be rescinded and repealed.”

**Adjournment**

Moved by Councillor K. McGrath that the meeting be adjourned.

The meeting adjourned at 12:51 a.m.

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Mayor

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Chief Legislative Officer