

**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, June 09, 2015, commencing at 6:00 p.m.**

**Present:** M. Blake, Mayor  
T. Ault, Councillor  
L. Bussieres, Councillor  
J. Chadi, Councillor  
S. Germain, Councillor  
K. McGrath, Councillor (via teleconference)  
P. Meagher, Councillor  
J. Stroud, Councillor  
C. Tatum, Councillor  
A. Vinni, Councillor (via teleconference)

**Absent:** J. Cardinal, Councillor

**Administration:** M. Ulliac, Chief Administrative Officer  
D. Leflar, Chief Legislative Officer  
A. Rogers, Senior Legislative Officer  
R. Kendall, Legislative Officer  
J. Brown, Supervisor

**Call To Order**

The Mayor called the meeting to order at 6:03 p.m.

**National Anthem**

The National Anthem was performed by local grade 7 student, Alysa Beaton.

**Adoption of Agenda**

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

CARRIED UNANIMOUSLY

**Notices of Motion**

The following notices of motion were served:

Councillor C. Tatum – to be brought forward on June 23, 2015:

“THAT Administration be directed to prepare for Council’s consideration a bylaw to:

- (a) establish a new Council Committee of five to seven members, none of which will be Councillors, with the chair and other members appointed by Council resolution;
- (b) empower and direct the Committee to identify and assess options, and make recommendations on the City Centre Area Redevelopment Plan (CCARP) and City Centre Land Use Bylaw (CCLUB) for future use, including development of land acquired by the Regional Municipality in the downtown area of Fort

McMurray during the Council term of 2010-2013 [with particular emphasis on the City block bounded by Franklin Avenue, Morrison Street, MacDonald Avenue and Main Street] and provide a written report to Council containing recommendations for such land use or development and reasons for the recommendations;

- (c) provide that the Committee will be consulted by Administration in respect of any subsequent development of the said lands, to obtain the Committee's general feedback and specific recommendations on (i) how best to integrate such development into the nearby existing residential and commercial uses, and (ii) how best to mitigate the impact of such development on existing uses during the construction phase or phases; and
- (d) provide that the Chief Administrative Officer shall ensure that the Committee has access to the Jubilee Centre when required, and is provided with the necessary administrative support to carry out its mandate."

Councillor T. Ault – to be brought forward on July 14, 2015:

"THAT Administration bring forward for Council's consideration a bylaw to amend Part 9 of the Land Use Bylaw by removing all references to the Canada Green Building Council LEED Gold Standard and replacing them with language that allows developers to choose any level of LEED building certification."

Councillor J. Stroud – to be brought forward on July 14, 2015:

"THAT the Regional Municipality of Wood Buffalo provide a \$10 Million capital contribution to Keyano College for the theatre expansion project, to be funded from 2015 Capital Infrastructure Reserve; and

THAT Administration be authorized to negotiate and enter into a capital contribution agreement with Keyano College, with terms and conditions established to the satisfaction of the Municipality."

Councillor K. McGrath – to be brought forward on June 23, 2015:

"THAT the Chief Administrative Officer be directed to instruct Administration to competitively procure the services of a qualified external firm to conduct a broad-ranging review and analysis of both operational and administrative processes within the organization, and to make recommendations for changes to reduce costs and improve efficiencies in both implementation of decisions and flow of information; and

THAT the Chief Administrative Officer report back to Council on the results of this initiative and the measures he will take in response to the external firm's recommendations, including any budget implications of such measures, in time for Council to give due consideration during the process leading to adoption of the 2016 operating and capital budgets."

**Point of Order** - Councillor S. Germain served a Point of Order regarding Notices of Motion

which have budget implications, and whether this is permitted under Council's Procedure Bylaw. D. Leflar, Chief Legislative Officer, confirmed that the Procedure Bylaw is not restrictive with respect to a notice of motion that may have financial implications or would result in the need for budget amendments.

### **Minutes of Previous Meetings**

#### **1. Minutes from Council Meeting - May 26, 2015**

Moved by Councillor J. Stroud that the Minutes of the Council Meeting held on May 26, 2015 be approved as presented.

CARRIED UNANIMOUSLY

### **Presentations**

#### **2. Wood Buffalo Housing and Development Corporation re: Willow Square Land Transfer**

(6:16 p.m. – 8:41 p.m.)

**Bryan Lutes, President, Wood Buffalo Housing & Development Corporation (WBHDC), Randy Stefanizyn, Chair, WBHDC, and Michael Evans, consultant,** provided a presentation to Council regarding the redevelopment of the Willow Square Land Transfer. It was noted that Altus Group, Canada's premier real estate appraiser, had completed a Market Demand Study as well as a Senior Needs Assessment, which is available to the public on the WBHDC website and in the Council agenda package. WBHDC advised that throughout the findings, it was apparent that an exclusive Aging-in-Place project on the Willow Square site would not be financially sustainable. Next steps were identified including land transfer of the site from the Government of Alberta, road closures within the site, and consolidation of the parcel of land which is necessary to support any kind of development.

The following motion was then put forward by Councillor J. Chadi:

"THAT the presentation from Wood Buffalo Housing and Development Corporation ("WBHDC") with respect to Willow Square be accepted as information;

THAT WBHDC is hereby directed to, in consultation with the Municipality's administration, the Province of Alberta and stakeholder groups including but not limited to the seniors community, examine and report back to Council not later than the last regularly scheduled Council meeting of March, 2016 on the full range of options for fulfilling WBHDC's mandate with respect to housing/accommodation for senior citizens in all parts of the Municipality as set out in section 2 of the WBHDC Memorandum of Association, including without limitation:

1. Willow Square as a single-purpose site for seniors housing only;
2. Willow Square as a mixed use site, containing both seniors housing and other uses such as commercial or not-for-profit space;
3. An "aging-in-place" option that would integrate provision of

various levels of health care services with accommodation of seniors, whether at Willow Square or at another location;

4. The possibility of consolidating all seniors housing within the Urban Service Area provided by or through, or managed by, WBHDC, at a single location, whether Willow Square or elsewhere, and whether as a dedicated use or in conjunction with provision of various levels of health care services and/or other uses such as commercial or not-for-profit space;
5. Special consideration for the housing needs of seniors in the Rural Service Area, either as a stand-alone or integrated with provision of various levels of health care services,

such report to include estimates of the cost of the various options, the estimated level of subsidy required in the case of options that WBHDC does not consider to be financially self-sustaining, estimated time required to implement each option identified, and any other consideration WBHDC believes to be material to decision making with respect to the go-forward plan for fulfilling WBHDC's corporate mandate with respect to senior citizens' housing/accommodation.

AND THAT WBHDC be directed to come back to Council with an estimate of the cost associated with conducting the review and report."

**Gary Exner, citizen**, inquired as to whether or not citizens who have left the Region in the last number of years were surveyed on why they left and if it was due to the lack of Aging-in-Place facilities. It was noted that questions such as these should be directed to WBHDC.

**Jimmy Grant, citizen**, explained that rent right now for seniors in the Region are high, noting that when seniors are on a fixed budget an increase in rent can be detrimental. Mr. Grant noted that Council should be investigating this for seniors.

**Luana Bussieres, Executive Director, St. Aidan's Society**, indicated that the WBHDC's presentation and research appeared to be focused on why an Aging-in-Place facility is not sustainable, as opposed to finding solutions to make an Aging-in-Place facility work. Ms. Bussieres advised that she would be willing to aid in the problem solving with Council from a non-profit perspective, and indicated that many other not-for-profits would also like to be engaged in finding a solution.

**Joan Furber, citizen**, presented to Council and stated that Council should develop the site and the Aging-in-Place facility.

**Greg Walsh, citizen and licensed Realtor**, provided an overview of the current population and what his prediction for the future will be. It was noted that if WBHDC mandate doesn't allow for Aging-in-Place, then maybe the WBHDC mandate should change.

**Tany Yao, MLA, Fort McMurray-Wood Buffalo**, read a letter from Brian Jean, MLA, Fort McMurray-Conklin and Leader of the Official Opposition, indicating that there has been request to the Government of Alberta to delay the tender with regard to the Parsons Creek Urgent Care Facility and hold off on the transfer of lands of the Willow Square site to the WBHDC. It was

noted that Mr. Jean would welcome the opportunity to meet with Council to discuss this moving forward.

**Jim Rogers, citizen**, noted that a facility on the Willow Square site with an appropriate anchor feature, which would provide services for the seniors of the facility, would be a draw for the facility.

Wood Buffalo Housing and Development Corporation posed questions to Council on the recommendations moved. It was requested that the wording of the motion be changed from “directed” to “requested”.

Questions were raised by Council surrounding the Request for Proposal (RFP) or Expression of Interest process whereby M. Ulliac, Chief Administrative Officer, committed to undertake a review of the Request for Proposals (RFP) or Expression of Interest submissions for the Aging-in-Place facility on the Willow Square site.

Councillor A. Vinni disconnected from the meeting at 7:32 p.m. and rejoined the meeting at 7:36 p.m.

Councillor J. Chadi exited the Chamber at 7:50 p.m. and re-entered the Chamber at 7:52 p.m.

Moved by Councillor J. Stroud that the main motion be amended by striking out March 2016 and inserting November 24, 2015  
CARRIED UNANIMOUSLY

WBHDC representatives indicated during the course of discussion that they had been advised that the Government of Alberta would not transfer the land until directed to do so by the Municipality.

Councillor S. Germain proposed the following amendment: “THAT the main motion be amended by adding that a letter be sent to the Government of Alberta requesting that the Willow Square property be transferred to the Regional Municipality of Wood Buffalo”.

Concern was then expressed about the potential loss of grant funding if title were to be transferred solely to the Municipality.

Moved by Councillor L. Bussieres that the amendment be further amended by adding “and the Wood Buffalo Housing & Development Corporation jointly”.

### Recess

A recess occurred between 8:18 p.m. and 8:34 p.m.

Upon reconvening, Council proceeded with voting on the amending motion, as amended, which now reads as follows:

Moved by Councillor S. Germain that a letter be sent to the Government of Alberta requesting that the Willow Square property be transferred to the Regional Municipality of Wood Buffalo or to the WBHDC or to the two corporations jointly, whichever option is most favorable from a grant funding perspective.

## CARRIED UNANIMOUSLY

Voting then occurred on the original motion as amended:

Moved by Councillor J. Chadi:

THAT the presentation from Wood Buffalo Housing and Development Corporation ("WBHDC") with respect to Willow Square be accepted as information;

THAT a letter be sent to the Government of Alberta requesting that the Willow Square property be transferred to the Regional Municipality of Wood Buffalo or to the WBHDC or to the two corporations jointly, whichever option is most favorable from a grant funding perspective.

THAT WBHDC is hereby directed to, in consultation with the Municipality's administration, the Province of Alberta and stakeholder groups including but not limited to the seniors community, examine and report back to Council not later than the last regularly scheduled Council meeting of November 24, 2015 on the full range of options for fulfilling WBHDC's mandate with respect to housing/accommodation for senior citizens in all parts of the Municipality as set out in section 2 of the WBHDC Memorandum of Association, including without limitation:

1. Willow Square as a single-purpose site for seniors housing only;
2. Willow Square as a mixed use site, containing both seniors housing and other uses such as commercial or not-for-profit space;
3. An "aging-in-place" option that would integrate provision of various levels of health care services with accommodation of seniors, whether at Willow Square or at another location;
4. The possibility of consolidating all seniors housing within the Urban Service Area provided by or through, or managed by, WBHDC, at a single location, whether Willow Square or elsewhere, and whether as a dedicated use or in conjunction with provision of various levels of health care services and/or other uses such as commercial or not-for-profit space;
5. Special consideration for the housing needs of seniors in the Rural Service Area, either as a stand-alone or integrated with provision of various levels of health care services,

such report to include estimates of the cost of the various options, the estimated level of subsidy required in the case of options that WBHDC does not consider to be financially self-sustaining, estimated time required to implement each option identified, and any other consideration WBHDC believes to be

material to decision making with respect to the go-forward plan for fulfilling WBHDC's corporate mandate with respect to senior citizens' housing/accommodation; and

THAT WBHDC be directed to come back to Council with an estimate of the cost associated with conducting the review and report.

CARRIED UNANIMOUSLY

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

#### **3. Willow Square Road Closure - Bylaw No. 15/001**

(8:41 p.m. – 8:49 p.m.)

Mayor Blake declared the Public Hearing opened at 8:41 p.m.

**Keith Smith, Director, Land Administration**, provided an introduction on behalf of Administration on the Willow Square Road Closure - Bylaw No. 15/001 noting that Administration supports the road closure.

There were no written or verbal submissions. Mayor Blake declared the Public Hearing closed at 8:45 p.m.

Moved by Councillor P. Meagher that Bylaw No. 15/001, being a bylaw to close roads within the Willow Square lands, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 15/001 be read a third and final time.

CARRIED UNANIMOUSLY

#### **4. Willow Lake Area Structure Plan - Bylaw No. 15/006**

(8:49 p.m. – 9:37 p.m.)

Mayor Blake declared the Public Hearing opened at 8:49 p.m.

**Latosia Campbell-Walters, Manager, Comprehensive Planning, and Richard Giele, Supervisor, Statutory Planning**, provided an overview and introduction to the Willow Lake Area Structure Plan - Bylaw No. 15/006, noting that as a result of the five submissions received there have been conversations and follow up with industry and key stakeholders, resulting in proposed amendments to the Plan.

The following written presentations were received:

- Jude Friesen, citizen, in support
- Fiona Miller, citizen, in support
- Alberta Environment Sustainable Resource Development
- Canadian Natural Resources Limited
- Fort McMurray #468 First Nation

**Jim Rogers, citizen**, spoke in favor of the proposed Area Structure Plan.

The Mayor declared the Public Hearing closed at 9:27 p.m.

The following motion was put forward by Councillor J. Stroud: "THAT Bylaw No. 15/006, the Willow Lake Area Structure Plan, be read a second time."

MOVED by Councillor J. Stroud that Schedule A of Bylaw No. 15/006 be amended by deleting Pages 6, 19 and 37 and replacing them with the revised pages, appended as Attachment 2 to the Council Report, dated, June 9, 2015;

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 15/006, being the Willow Lake Area Structure Plan, as amended, be read a second time.

CARRIED

For: M. Blake, T. Ault, L. Bussieres , J. Chadi, K. McGrath , P. Meagher, J. Stroud, A. Vinni, C. Tatum

Opposed: S. Germain

Moved by Councillor P. Meagher that Bylaw No. 15/006, as amended, be read a third and final time.

CARRIED

For: M. Blake, T. Ault, L. Bussieres , J. Chadi, K. McGrath , P. Meagher, J. Stroud, A. Vinni, C. Tatum

Opposed: S. Germain

Mayor Blake canvassed Council on reversing the order of items on the agenda as there were individuals waiting to speak on item 6. Land Use Bylaw Amendment – Business Industrial Unserviced Lot District (BIU) – Bylaw No. 15/011. Having no concerns raised, the order was switched on the agenda and item 6. was dealt with next.

**Point of Order** - Councillor S. Germain declared Point of Order and indicated that a motion needs to be passed to change the order of items on the agenda. The Chief Legislative Officer advised that no objections or concerns were raised when the Chair canvassed Council; therefore the matter is deemed to be approved with unanimous consent and does not require a motion.

**6. Land Use Bylaw Amendment – Business Industrial Unserviced Lot District (BIU) – Bylaw No. 15/011** (9:39 p.m. – 11:13 p.m.)

Exit

Councillors T. Ault and K. McGrath declared a potential pecuniary interest due to an employment relationship and left the meeting at 9:39 p.m., at which time Mayor Blake declared the Public Hearing opened

**Bradley Evanson, Director, Planning and Development**, provided an introduction and overview of the Land Use Bylaw Amendment - Business Industrial Unserviced Lot District (BIU) - Bylaw No. 15/011.

Mayor Blake noted that a letter had been received today from **Canadian National Railway**

**Company (CN)** requesting that second and third readings of the proposed bylaw be deferred to a future date.

**Jim Rogers, citizen**, spoke to the proposed bylaw amendment, but did not clearly indicate support or opposition.

**Mike Morrin, Industry Liaison, Saprae Creek Residents Society**, spoke in support of the proposed bylaw amendment.

**James Murphy, Ogilvie Law, LLP, representing Oxbow Sulphur**, spoke in opposition to the proposed amendment noting that the Oxbow Sulphur site is the only current site affected by the proposed amendment. Mr. Murphy stated his position that the proposed bylaw is specific and discriminatory against a single landowner, and raised concerns with respect to the 5 km setback, particularly as only a 0.8 km setback is required from a gravel or logging operation. Mr. Murphy also indicated that the proposed amendment, as written, is one-sided in that it would allow residential land to encroach on industry.

Councillor A. Vinni disconnected from the meeting at 9:45 p.m. and rejoined at 9:47 p.m.

**Rick Pineau, Oxbow Sulphur**, spoke in opposition to the proposed bylaw amendment noting that Oxbow Sulphur has been operating at the Lynton site for approximately 14 years. Mr. Pineau also explained the pellet processing project indicating that it would create approximately 100-150 jobs in the Region.

Councillor C. Tatum exited the Chamber at 10:29 p.m. and re-entered at 10:31 p.m.

**Karen Jensen, Manager, Real Estate & Business Development, Canadian National Railway Company (CN)**, requested that second and third readings be deferred to a later Council meeting to allow CN to make a formal presentation to Council. It was noted that they were unaware of the proposed bylaw amendment and would appreciate time to complete a formal review.

**Nick Sanders, President, Fort McMurray Chamber of Commerce**, noted his position that the amendment seems to be targeting a single company and requested that second and third readings be delayed to allow the parties (the Municipality, CN, Oxbow and the Chamber of Commerce) opportunity to review and undertake a collaborative approach to the bylaw amendment fully encompassing the opportunity for economic development.

Significant conversation surrounding the proposed 5 km set back in the proposed bylaw occurred.

#### Recess

A recess occurred between 10:50 p.m. and 11:00 p.m.

Moved by Councillor J. Chadi that Bylaw No. 15/011 be referred to Administration for further information.

CARRIED

For: M. Blake, L. Bussieres , J. Chadi, S. Germain, P. Meagher, J. Stroud

Opposed: A. Vinni, C. Tatum

Return

Councillors Ault and McGrath returned to the meeting at 11:13 p.m.

Moved by Councillor J. Chadi that items number 5 and 9 be deferred to a future Council Meeting and that the meeting be extended to deal with item numbers 7 and 8.

CARRIED

For: M. Blake, T. Ault, L. Bussieres, J. Chadi, S. Germain, K. McGrath, C. Tatum, A. Vinni,

Opposed: P. Meagher, J. Stroud

## **Bylaws**

### **7. Re-designation of Environmental Reserve Lot 5ER, Block 6, Plan 152 XXXX and Lease Amendment (Existing Telus Tower Site - Abasand) - Bylaw No. 15/014 - Changing Boundaries of Environmental Reserve; and Bylaw No. 15/016 - Designation of Public Utility Lot**

(11:17 p.m. – 11:18 p.m.)

Moved by Councillor J. Stroud:

- THAT Bylaw No. 15/014, being a bylaw to change the boundaries of an Environmental Reserve at Lot 2ER, Block 6, Plan 782 2728, be read a first time (Attachment 1);
- THAT Bylaw No 15/016, being a bylaw to change the designation of Lot 5ER, Block 6, Plan 152 XXXX from ER – Environmental Reserve to PUL - Public Utility Lot, be read a first time (Attachment 2); and
- THAT the required public hearing be held on July 14, 2015.

CARRIED UNANIMOUSLY

## **Reports**

### **8. MacDonald Island Expansion Grant (Shell Place) – Capital Budget Amendment**

(11:19 p.m. – 11:55 p.m.)

Moved by Councillor P. Meagher that the Capital Budget Amendment for MacDonald Island Expansion Grant (Shell Place) dated June 9, 2015, be approved.

**Carole Bouchard, Director, Community Services, Rachel Orser, Director Capital Projects and Procurement, Regional Recreation Corporation (RRC), and Mike Cachia, Chair, Regional Recreation Corporation,** provided a brief overview of the report noting that the capital budget amendment is particularly related to the net shortfall due to the upgrade from LEED Silver standard to LEED Gold standard. Discussion ensued regarding the shortfall and the upgrade to the LEED Gold standard.

## **Exit**

Councillor K. McGrath exited the meeting at 11:35 p.m.

CARRIED

For: M. Blake, T. Ault, L. Bussieres , J.  
Chadi, S. Germain, P. Meagher, J.  
Stroud, C. Tatum  
Opposed: A. Vinni

**Adjournment**

The meeting adjourned at 11:55 p.m.

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Mayor

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Chief Legislative Officer