

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, June 23, 2015, commencing at 6:00 p.m.

Present: M. Blake, Mayor
L. Bussieres, Councillor
J. Cardinal, Councillor
S. Germain, Councillor
P. Meagher, Councillor
J. Stroud, Councillor
C. Tatum, Councillor
A. Vinni, Councillor

Absent: T. Ault, Councillor
J. Chadi, Councillor
K. McGrath, Councillor

Administration: M. Ulliac, Chief Administrative Officer
D. Leflar, Chief Legislative Officer
A. Rogers, Senior Legislative Officer
S. Harper, Legislative Officer
A. Hawkins, Legislative Officer

Call To Order

Mayor M. Blake called the meeting to order at 6:08 p.m.

National Anthem

The National Anthem was performed by local grade 8 student, Taija Cortez.

Adoption of Agenda

Moved by Councillor A. Vinni:

- THAT the agenda be amended by deferring items 12 (Councillor's Motion – Residential On-Street Parking) and 14 (Councillor's Motion - Operational and Administrative Process Review) to the July 7th Council Meeting; and
- THAT the agenda be further amended by adding "Wood Buffalo Housing & Development Corporation – Willow Square Land Transfer" as item # 1.1; and
- THAT the agenda be adopted as amended.

Moved by Councillor S. Germain that the agenda be further amended by adding the Conklin Multiplex Facility as Item #12.

DEFEATED

For: S. Germain

Opposed: M. Blake, L. Bussieres, J.

Cardinal, P. Meagher, J. Stroud,

C. Tatum, A. Vinni.

Voting occurred on the original motion.

CARRIED UNANIMOUSLY

Minutes of Previous Meetings

1. Minutes from Council Meeting - June 9, 2015

Moved by Councillor P. Meagher that the Minutes of the Council meeting held on June 9, 2015 be approved as presented.

CARRIED UNANIMOUSLY

1.1 Wood Buffalo Housing & Development Corporation – Willow Square Land Transfer

(6:18 p.m. – 6:22 p.m.)

Moved by Councillor A. Vinni that the resolution passed by Council on June 9, 2015 relative to the Wood Buffalo Housing & Development Corporation presentation regarding Willow Square Land Transfer be amended by striking the word “directed” and inserting “requested” in the second and final paragraphs.

CARRIED

For: M. Blake, J. Cardinal, S. Germain, P. Meagher, J. Stroud, A. Vinni, C. Tatum

Opposed: L. Bussieres

Public Hearings and Related Reports

2. Land Use Bylaw Amendment – Lot 2, Plan 112 2917 - Bylaw No. 15/013 (Taiga Nova)

(6:22 p.m. – 6:42 p.m.)

Mayor M. Blake declared the public hearing opened at 6:22 p.m.

Ilzett Thomson, Supervisor, Development Control and Permitting, and Brad Evanson, Director, Planning and Development introduced the matter, noting that Administration does not support this application as the Taiga Nova Industrial Park was created specifically to provide for medium to light industrial uses while the proposed use of personal service facility is more conducive within a commercial district.

Jim Rogers, resident, came forward and spoke to an unrelated matter.

Mayor M. Blake declared the public hearing closed at 6:38 p.m.

Moved by Councillor P. Meagher that Bylaw No. 15/013, being an amendment to Land Use Bylaw No. 99/059 specific to Lot 2, Plan 112 2917, be read a second time.

DEFEATED

For: L. Bussieres, P. Meagher, C. Tatum

Opposed: M. Blake, J. Cardinal, S. Germain, J. Stroud, A. Vinni

3. Lease of Lot 81ER, Block 61, Plan 152 2799 (Signal Road)

- **Reserve Designation Conversion - Bylaw No. 15/008**
 - **Reserve Use Exception - Bylaw No. 15/009**
- (6:42 p.m. – 8:47 p.m.)

Mayor M. Blake declared the public hearing opened at 6:42 p.m.

Keith Smith, Director, Land Administration and Ray Cruickshank, Manager, Project Management Branch, provided an introduction on the proposed bylaws, noting that Administration supports the reserve designation conversion from Environmental Reserve to Public Utility Lot and the use of land as a temporary laydown site.

Mayor M. Blake acknowledged the written presentations received from:

- Richard Tripp (opposing);
- Conrad and Norma Shaw (opposing); and
- John Newman (opposing)

The following residents came forward and spoke in opposition to the proposed bylaws for one or more of the reasons noted below:

- Gary Nunns
- Gayleen Sinclair
- Brenda Osbourne
- Glenn Sinclair
- Denise Martineau
- Trevor Holowaty and John Alma
- Crystal Rothley
- Jim Rogers
- John McEwan

Exit and Return:

Councillor S. Germain left the meeting at 7:06 p.m. and returned at 7:08 p.m.

Brendon Krueger, Rogers Communication, came forward and spoke to the tower which is planned for the site, noting that the Fort McMurray area has been identified as needing additional coverage. After investigation of other sites, they feel this is the best option.

Concerns/issues raised by the residents who came forward, included the following:

- Impact on quality of life for local residents;
- Landfill material accumulating on the site;
- Construction laydown not needed for 2016 and 2017;
- Environmental impacts, i.e. damage to site, destroying tree line, oil changes being done on site, seeping in ground;
- Slope stability/erosion;
- Safety for local schools and local children;
- Noise pollution;
- Trails becoming unavailable because of the heavy equipment on the site;
- Restoration of land back to environmental reserve;
- Safety concern with construction equipment;
- Monitoring and security of the laydown site;
- Size of cell phone tower being proposed;

- Temporary tower can be put in place to address the issue of the 2015 summer games;
- Cell phone providers can share towers;
- Possibility of the tower being used as a microwave or radio relay hub;
- Construction decreasing the general enjoyment of the area; and
- Devaluation of surrounding homes due to the loss of adjacent Environmental Reserve.

Point of Order – Councillor S. Germain raised a point of order regarding the pertinence of budgetary questions raised during the Questions of Council within the Public Hearing Process. The Chair ruled the questions to be relevant and in order.

Councillor A. Vinni then challenged the ruling of the Chair. The matter was subsequently voted on by a show of hands and defeated by a vote of 6-2.

Mayor M. Blake declared the public hearing closed at 8:32 p.m.

Recess and reconvene

A break occurred at 8:32 p.m. and the meeting reconvened at 8:46 p.m.

Moved by Councillor P. Meagher that Bylaw No. 15/008, being a bylaw to convert an Environmental Reserve designation to a Public Utility Lot designation, be read a second time.

DEFEATED UNANIMOUSLY

Moved by Councillor A. Vinni that Bylaw No. 15/009, being a bylaw to authorize the use of certain environmental reserve lands as a construction laydown site, be read a second time.

DEFEATED UNANIMOUSLY

With the unanimous consent of Council, the Chair advised that Item #11 would be dealt with as the next order of business to ensure that it could be addressed before the scheduled end time of the meeting.

11. Scheduling of Council Meeting – July 7, 2015

(9:06 p.m. – 9:08 p.m.)

Moved by Councillor P. Meagher that a regular Council meeting be scheduled to take place on Tuesday, July 7, 2015, beginning at 6:00 p.m.

CARRIED UNANIMOUSLY

Bylaws

4. Land Use Amendment – Snye Point Park (Lot 9, McMurray Settlement; Lots 1-3, Block 2, Plan: 616 AO) - Bylaw No. 15/017

(9:08 p.m. – 9:09 p.m.)

Moved by Councillor A. Vinni that Bylaw No 15/017, being an amendment to the Land Use Bylaw No. 99/059 specific to Lot 9, McMurray Settlement and Lots 1-3, Block 2, Plan 616 AO be read a first time; and that the required public hearing be

scheduled for July 14, 2015.

CARRIED UNANIMOUSLY

5. Land Use Amendment - Prairie Creek Business Park Phase 2 (Lot 1, Block 1, Plan 102 5452 and Lot 2, Block 1, Plan 132 5261) - Bylaw No. 15/018

(9:09 p.m. – 9:09 p.m.)

Moved by Councillor A. Vinni that Bylaw No 15/018, being an amendment to the Land Use Bylaw No. 99/059 specific to a portion of Lot 1, Block 1, Plan 102 5452 and Lot 2, Block 1 Plan 132 5261, be read a first time; and that the required public hearing be held on July 14, 2015.

CARRIED UNANIMOUSLY

6. Standing Council Committees Bylaw - Bylaw No. 15/019

(9:09 p.m. – 9:10 p.m.)

Moved by Councillor C. Tatum that Bylaw No. 15/019, being the Standing Council Committees Bylaw, be read a first time.

CARRIED UNANIMOUSLY

Reports

**7. H.E.R.O. Medevac Service
(as recommended by Audit and Budget Committee)**

(9:10 p.m. – 9:12 p.m.)

Moved by Councillor P. Meagher that \$1.5 Million be allocated to the Helicopter Emergency Response Organization Foundation (H.E.R.O.), in the form of a grant funding agreement, with disbursements to be made in two semi-annual instalments of \$750,000 and the grant agreement reviewed at the end of the one (1) year term.

CARRIED UNANIMOUSLY

8. Regional Structure Action Strategy Population and Employment Forecasts

(9:12 p.m. – 9:35 p.m.)

Dennis Vroom, Manager, Industry Relations introduced the matter to Council, providing background on where the regional growth strategy came from and identifying the next steps in the process.

Moved by Councillor A. Vinni that the Regional Structure Action Strategy (RSAS) Growth Principles and Considerations dated October 3, 2014 (as per Attachment 4) be adopted as the basis for conducting future population and employment forecasts.

CARRIED UNANIMOUSLY

9. Jubilee Plaza Café Lease
(9:35 p.m. – 9:40 p.m.)

Keith Smith, Director, Land Administration and Marc Fortais, Manager, Land Administration, introduced the matter to Council.

Moved by Councillor A. Vinni that the Municipality enter into a 5 year lease with a 5 year option to renew with Blue Mountain Bistro Inc. for the subject property, known as Jubilee Plaza Café, subject to the Building Lease Terms and Conditions described in Attachment 1, dated June 23, 2015.

CARRIED UNANIMOUSLY

10. Transit Facility Construction Green Trip Project
(9:40 p.m. – 9:45 p.m.)

Robert Kirby, Director, Public Operations, introduced the matter to Council.

Moved by Councillor A. Vinni that the Municipality proceed with the Transit Facility Construction Green Trip project as outlined in the 2015 Capital Budget.

CARRIED UNANIMOUSLY

Councillors' Motions

12. Residential On-Street Parking

This item was deferred to the July 7, 2015 regular Council meeting for consideration.

13. Downtown Redevelopment Citizens' Committee
(9:45 p.m. – 9:59 p.m.)

Councillor C. Tatum presented the following motion for consideration:

“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.”

Moved by Councillor J. Stroud that the motion on the floor be amended by re-lettering paragraph (d) as paragraph (e), and by inserting the following as a new paragraph (d): “provide that upon completion of its mandate as set out in paragraph (b) above the Committee will be consulted by and serve as an advisory committee to the Planning Department, in respect of the new Land Use Bylaw currently under development and in respect of proposed new or amended statutory plans and outline plans throughout the whole municipality.”

CARRIED

For: M. Blake, L. Bussieres , J. Cardinal,
S. Germain, P. Meagher, J. Stroud,
C. Tatum

Opposed: A. Vinni

Moved by Councillor A. Vinni:

- that section (a) be amended to read: “establish a new Council Committee of seven to eleven members, none of which will be Councillors; and
- that the motion be amended by deleting sections (b), (c), (d), and (e); and
- that the matter be referred to Administration for development of a Terms of Reference to come back for Council approval.

CARRIED UNANIMOUSLY

The amended resolution now reads as follows:

“That Administration be directed to prepare, for Council’s consideration, a bylaw to establish a new Council Committee of seven to eleven members, none of which will be Councillors; and that the matter be referred to Administration for development of a Terms of Reference to come back for Council approval.”

This motion, as amended, was not voted upon.

14. Operational and Administrative Process Review

This item was deferred to the July 7, 2015 regular Council meeting for consideration.

Adjournment

As all scheduled business had been concluded, the Chair declared the meeting adjourned at 9:59 p.m.

Mayor

Chief Legislative Officer