

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, Alberta, on Tuesday, June 28, 2016, commencing at 6:00 p.m.

Present:

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

Administration:

- M. Ulliac, Chief Administrative Officer
- K. Scoble, Deputy Chief Administrative Officer
- B. Couture, Executive Director
- E. Hutton, Executive Director
- D. Bendfeld, Acting Executive Director
- D. Leflar, Chief Legislative Officer
- J. Brown, Supervisor, Legislative Services
- D. Soucy, Legislative Officer
- A. Hawkins, Legislative Officer

Call To Order

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

Adoption of Agenda

Moved by Councillor S. Germain:

that the agenda be amended by adding the following:

- Item #3 – Wood Buffalo Recovery Committee Recommendation – Staffing and Accommodations;
- Item #4 – Wood Buffalo Recovery Committee Recommendation – Landfill and Waste Management Matters;
- Item #5 – Wood Buffalo Recovery Committee Recommendation – Service Access Roads;
- Item #6 – Wood Buffalo Recovery Committee Recommendation – Noise Bylaw Amendment – Bylaw No. 15/016 (1st reading);
- Item #7 – Wood Buffalo Recovery Committee Recommendation – Utility Rates Bylaw Amendment – Bylaw No. 16/016 – Differential Landfill Fees for non-residents (1st reading);

- Item #8 – Wood Buffalo Recovery Committee Recommendation – Land Use Bylaw Amendment – Bylaw No. 16/017 – Differential Fees for Demolition Permits arising from Wildfire Damage (1st reading);

that the remaining agenda items be renumbered accordingly;

that Council waive any requirement to serve notice relative to the proposed additions; and

that the agenda be adopted as amended.

CARRIED UNANIMOUSLY

1. Minutes of Special Council Meeting – June 20, 2016

Moved by Councillor J. Stroud that the Minutes of the Special Council Meeting held on June 20, 2016 be approved as presented.

CARRIED UNANIMOUSLY

2. Minutes of Council Meeting – June 21, 2016

Moved by Councillor C. Tatum that the Minutes of the Council Meeting held on June 21, 2016 be approved as presented.

CARRIED UNANIMOUSLY

Wood Buffalo Recovery Committee Reports and Bylaws

3. Wood Buffalo Recovery Committee Recommendation – Staffing and Accommodations

(6:13 p.m. – 6:25 p.m.)

Delegations

Jim Rogers, resident, spoke to matters outside of the recommendation before Council at this time.

Iris Kirschner, resident, questioned the cost associated with this initiative.

Moved by Councillor S. Germain that Administration:

- (a) be directed to provide as rapidly as possible sufficient office and working space on the 5th floor of the Jubilee Building for the approximately 80 individuals that are projected to be required as Committee members, or as members of/support staff to the Recovery Task Force;
- (b) be directed to develop a plan for assigning staff to be members or, or serve as support to, the Recovery Task Force; and

- (c) include all costs associated with (a) and (b) above in its request to the Government of Alberta for funding to compensate for extraordinary costs arising from the wildfires.

CARRIED UNANIMOUSLY

Administration was asked to provide an update on staffing to Council, one month following the assignment of staff to the Wood Buffalo Recovery Committee.

4. **Wood Buffalo Recovery Committee Recommendation – Landfill and Waste Management Matters**

(6:26 p.m. – 6:48 p.m.)

Delegations

Jim Rogers, resident, spoke in support of this initiative.

J. Paul McLeod, contractor, spoke in support of this initiative, specifically as it relates to extending the hours of operation at the landfill.

Michael Morey, resident, spoke in support of this initiative, specifically as it relates to the unlawful dumping sites.

Paul Daigle, resident, spoke in support of this initiative and suggested an increase in fines for unlawful dumping.

Moved by Councillor K. McGrath:

- (a) that Administration be directed to open the Municipal Landfill to incoming waste on a 24 hour per day, 7 day per week basis commencing July 5, 2016 until cleanup and removal of debris from structures destroyed or damaged by fire or by firefighting activities is substantially complete, and to take such measures and procure such equipment as may be required (including if necessary one or more temporary truck scales) to provide for rapid and safe turnaround of vehicles at the Landfill in anticipation of substantially increased volumes of traffic during the demolition and cleanup phase;
- (b) that Administration be directed to maintain in place until July 31, 2016 the waiver of tipping fees for loads of household waste hauled to the landfill;
- (c) that Administration be directed to take immediate steps to block vehicular access to areas of the Municipality that are notorious for their use as unlawful waste dumping sites;

- (d) that Administration be directed to include all costs associated with (a) through (c) above in its request to the Government of Alberta for funding to compensate for extraordinary costs arising from the wildfire.

CARRIED UNANIMOUSLY

5. Wood Buffalo Recovery Committee Recommendation – Service Access Roads
(6:48 p.m. – 7:03 p.m.)

Delegations

Jim Rogers, resident, spoke in favour of this initiative.

Moved by Councillor K. McGrath that Administration be directed to:

- (a) explore the possibility of opening new service access roads for the communities of Abasand, Beacon Hill, Waterways and Wood Buffalo, including the necessary permits and approvals for such roads and;
- (b) include all costs associated with opening the service access roads referenced in (a) above in its request to the Government of Alberta for funding to compensate for extraordinary costs arising from the wildfires.

CARRIED UNANIMOUSLY

6. Wood Buffalo Recovery Committee Recommendation – Noise Bylaw Amendment – Bylaw No. 16/015
(7:04 p.m. – 7:07 p.m.)

Moved by Councillor A. Vinni that Bylaw 16/015 being a bylaw to amend Noise Bylaw No. 83/024 be read a first time.

CARRIED UNANIMOUSLY

7. Wood Buffalo Recovery Committee Recommendation – Utility Rates Bylaw Amendment – Bylaw No. 16/016 – Differential Landfill Fees for non-residents
(7:08 p.m. – 7:10 p.m.)

Moved by Councillor A. Vinni that Bylaw 16/016 being a bylaw to amend Utility Rates Bylaw No. 10/001 be read a first time.

CARRIED UNANIMOUSLY

8. Wood Buffalo Recovery Committee Recommendation – Land Use Bylaw Amendment – Bylaw No. 16/017 – Differential Fees for Demolition Permits arising from Wildfire Damage
(7:11 p.m. – 7:13 p.m.)

Moved by Councillor A. Vinni that Bylaw No. 16/017 being a Land Use Bylaw amendment specific to demolition permit fees be read a first time.

CARRIED UNANIMOUSLY

Public Hearings and Related Reports

9. Wood Buffalo Recovery Committee Recommendation – Development Moratorium: Abasand, Beacon Hill, Waterways – Bylaw No. 16/011 (7:14 p.m. – 9:55 p.m.)

Mayor M. Blake declared the Public Hearing regarding Bylaw No. 16/011 open at 7:14 p.m.

David Leflar, Chief Legislative Officer, provided an overview of the proposed bylaw and amendment.

Exit and Return

Councillor K. McGrath exited the Chamber at 7:16 p.m. and returned at 7:18 p.m.

Delegations

Frances Jean, resident, spoke in opposition to the proposed bylaw, expressing concern with the time lost should the delay in development approvals be put in place.

Terry Cooper, resident, spoke in support of the proposed bylaw. He suggested a further amendment which would allow for provisional development permits to be issued, and plans put in place, but the actual development would be delayed until restrictions are lifted.

Paul Daigle, resident, asked questions relative to the recovery process, but unrelated to the bylaw currently under consideration.

Kunal Nagpal, resident, raised concerns with information not being shared with the public in a timely fashion.

David Parent, resident, asked questions relative to the recovery process, but unrelated to the bylaw currently under consideration.

Gilles Huizinga, resident, requested a commitment from Council that the rebuild would be done by this time next year and spoke to the recovery process.

Shehal Patel, resident, questioned the turnaround time for issuing development permits.

Jim Rogers, resident, spoke to rebuild opportunities unrelated to the bylaw currently under consideration.

Exit and Return

Councillor S. Germain exited the Chamber at 7:56 p.m. and returned at 7:57 p.m.

Phillip Jean, resident, spoke in support of issuing development permits quickly so homeowners can put their plans in place.

Michael Morey, resident, raised a question relative to subdivisions outside of the affected areas identified within the proposed bylaw.

Jack Peden, resident, raised a question related to the Wood Buffalo Recovery Committee, unrelated to the bylaw under consideration.

Iris Kirschner, resident, questioned the timelines for development permits to be issued.

Gene Ouellette, resident, questioned the ability of administration to do what is required to get the rebuilding permits issued.

Kevin Thomas, resident, raised questions relative to the recovery process unrelated to the bylaw under consideration.

Exit and Return

Councillor T. Ault exited the Chamber at 8:41 p.m. and returned at 8:43 p.m.

Mayor Blake declared the Public Hearing closed at 9:02 p.m.

Recess

A Recess occurred between 9:03 p.m. and 9:20 p.m.

Councillor K. McGrath put forward the following for consideration: that Bylaw No. 16/011, being a Land Use Bylaw Amendment to provide for a temporary development moratorium in the areas of Abasand, Beacon Hill and Waterways be read a second time.

Moved by Councillor J. Stroud that Bylaw No. 16/011 be amended as shown on the marked up version of the bylaw attached to the Council Report dated June 28, 2016.

CARRIED UNANIMOUSLY

Moved by Councillor K. McGrath that section 34.1 be deleted and be replaced with the following:

“34.1 Notwithstanding any other provision of this Bylaw, and notwithstanding that a Development Permit may have been issued for any lot or parcel of land located within the affected areas shown cross-hatched in red on the attached Appendix “E” to this Bylaw, no development shall be commenced on any lot or parcel of and located within the affected areas as shown cross-hatched in red on the attached Appendix “E” to this Bylaw, it being the express intention of this Bylaw that the planning for the development on those lands may begin, but the actual development on those lands will be delayed until this provision has been repealed pursuant to Section 34.4.”

CARRIED UNANIMOUSLY

Moved by Councillor A. Vinni that “Section 34.3 be amended as follows, from the end: “or for removal of foundations.” to “for removal of foundations, or repairs of any utility services by utility service providers.”

CARRIED UNANIMOUSLY

Motion Recess and Exit

A Motion Recess occurred between 9:48 p.m. and 9:50 p.m. during which time Councillor S. Germain exited the Chamber and returned.

Moved by Councillor P. Meagher that in Section 34 the words “Development Moratorium” be changed to “Conditional Development Permits” and in Section 34.3 the word “moratorium” be changed to “delay”.

CARRIED UNANIMOUSLY

Moved by Councillor C. Tatum that Bylaw No. 16/011 be read a second time as amended.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 16/011, be read a third time.

CARRIED UNANIMOUSLY

Change in Agenda

Mayor M. Blake suggested that Item #10 be deferred to a later date.

Moved by Councillor C. Tatum that Council waive the time restriction identified in Section 32.1 of the Procedure Bylaw and continue with the meeting.

CARRIED UNANIMOUSLY

Point of Order

Councillor P. Meagher called a Point of Order on the decision to defer Item #10 without a deferral motion being voted on by Council. Mayor M. Blake agreed with the Point of Order; therefore, the meeting continued based on the approved Agenda.

Reports

10. Offsite Levy Subsidy Program

(9:55 p.m. – 10:02 p.m.)

Jamie Doyle, Acting Director Planning and Development, provided a summary of the program and the recommended extension.

Exit

Councillor K. McGrath left the Chamber at 9:57 p.m.

Delegations

Jim Rogers, resident, spoke in support of this initiative.

Moved by Councillor T. Ault that the Municipality subsidize the offsite levy rate for all non-residential development within the entire Municipality by 60% until December 31, 2018.

CARRIED UNANIMOUSLY

5. Regional Emergency Operations Centre (REOC) Close Out Report
(10:02 p.m. – 10:52 p.m.)

Bob Couture, Director of Emergency Management, first played a short video relative to the Wildfire event, then provided an extensive report on the various collaborations and activities of the Regional Emergency Operations Centre which occurred during both the local and provincial States of Emergency.

Delegations

Jim Rogers, resident, suggested the Municipality take the opportunity to share lessons learned from this event with other affected communities.

Exit and Return

Mayor M. Blake exited the Chamber from 10:08 p.m. to 10:10 p.m. during which time Councillor S. Germain assumed the Chair.

Moved by Councillor P. Meagher that the Regional Emergency Operations Centre Close Out Report be accepted as information.

CARRIED UNANIMOUSLY

Presentations

12. 2016 – 2018 Fiscal Management Strategy Update and 2016 Property Tax Rate Bylaw No. 16/007

Moved by Councillor T. Ault that this item be deferred to the July 5, 2016 regular Council meeting.

CARRIED UNANIMOUSLY

Adjournment

As all scheduled business matters had been concluded, Mayor M. Blake declared the meeting adjourned at 10:55 p.m.

Mayor

Chief Legislative Officer