

Minutes of a Special 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 Monday, July 8, 2019, commencing at 4:00 PM.

Present:

Don Scott, Mayor
Mike Allen, Councillor
Krista Balsom, Councillor
Bruce Inglis, Councillor
Sheila Lalonde, Councillor
Verna Murphy, Councillor
Jeff Peddle, Councillor
Jane Stroud, Councillor
Claris Voyageur, Councillor

Absent:

Keith McGrath, Councillor
Phil Meagher, Councillor

Administration:

Annette Antoniak, Chief Administrative Officer
Jamie Doyle, Deputy Chief Administrative Officer
Jade Brown, Chief Legislative Officer
Marc Fortais, Director, Public Works
Matthew Hough, Director, Engineering
Lynda McLean, Director, Communications, Stakeholder, Indigenous and Rural Relations
Brad McMurdo, Director, Planning and Development
Linda Ollivier, Director, Financial Services
Susan Trylinski, Director, Legal Services
Heather Fredeen, Legislative Officer

1. Call to Order

Mayor D. Scott called the meeting to order at 12:15 p.m.

2. In-Camera Session (12:00 p.m. in 7th Floor Boardroom)

MOTION:

THAT Council close agenda items 2.1, 2.2, 2.3 and 2.4 to the public pursuant to sections 17(1), 24(1) and 27(1) of the *Freedom of Information and Protection of Privacy Act*.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Jeff Peddle, Councillor
SECONDER:	Jane Stroud, Councillor
FOR:	Scott, Balsom, Inglis, Lalonde, Murphy, Peddle, Stroud
ABSENT:	Allen, McGrath, Meagher, Voyageur

2.1 Legal Matter

(in camera pursuant to sections 24(1) and 27(1) of the *Freedom of Information and Protection of Privacy Act*)

Name	Reason for Attending
Annette Antoniak	Chief Administrative Officer
Jamie Doyle	Deputy Chief Administrative Officer
Jade Brown	Legislative Advice/Clerk
Lynda McLean	Director, Communications, Stakeholder, Indigenous and Rural Relations
Susan Trylinski	Director, Legal Services
Chris Davis	Senior Municipal Legal Counsel
Don Lidstone, Q.C.	External Legal Counsel, Lidstone & Company

Entrance

Councillor C. Voyageur entered the meeting at approximately 12:16 p.m.

2.2 Land Matters

(in camera pursuant to sections 24(1) and 27(1) of the *Freedom of Information and Protection of Privacy Act*)

Discussion No. 1

Name	Reason for Attending
Annette Antoniak	Chief Administrative Officer
Jamie Doyle	Deputy Chief Administrative Officer
Jade Brown	Legislative Advice/Clerk
Lynda McLean	Director, Communications, Stakeholder, Indigenous and Rural Relations
Brad Ferguson	Chief Executive Officer, SummitHawk Capital Corporation

Discussion No. 2

Name	Reason for Attending
Annette Antoniak	Chief Administrative Officer
Jamie Doyle	Deputy Chief Administrative Officer
Jade Brown	Legislative Advice/Clerk
Lynda McLean	Director, Communications, Stakeholder, Indigenous and Rural Relations
Brad McMurdo	Director, Planning and Development
Susan Trylinski	Director, Legal Services
Chris Davis	Senior Municipal Legal Counsel
Caitlin Hanly	Municipal Legal Counsel
Michael Ircandia	Manager, Planning and Development
Janice Agrios, QC	External Counsel, Kennedy Agrios LLP

Declaration and Exit

Councillor B. Inglis declared a conflict of interest for the next matter and exited the meeting at approximately 2:16 p.m.

2.4 2022 Arctic Winter Games Host Society (Applications for Host Society Review)

(in camera pursuant to section 17(1) of the *Freedom of Information and Protection of Privacy Act*)

Name	Reason for Attending
Annette Antoniak	Chief Administrative Officer
Jamie Doyle	Deputy Chief Administrative Officer
Jade Brown	Legislative Advice/Clerk
Lynda McLean	Director, Communications, Stakeholder, Indigenous and Rural Relations
Sonia Soutter	Senior Legislative Officer
Melissa Blake	Co-Chair, 2022 Arctic Winter Games Host Society

Entrances

Councillor M. Allen entered the meeting at approximately 2:30 p.m.

Councillor B. Inglis re-entered the meeting at approximately 2:41 p.m.

2.5 Council Dialogue/Roundtable

(in camera pursuant to section 24(1) of the *Freedom of Information and Protection of Privacy Act*)

Discussion No. 1

Name	Reason for Attending
Annette Antoniak	Chief Administrative Officer
Jamie Doyle	Deputy Chief Administrative Officer
Jade Brown	Legislative Advice/Clerk
Lynda McLean	Director, Communications, Stakeholder, Indigenous and Rural Relations
Superintendent Lorna Dicks	Officer in Charge, RCMP
Inspector Shane Ramteemal	RCMP

Discussion No. 2

Name	Reason for Attending
Annette Antoniak	Chief Administrative Officer
Jamie Doyle	Deputy Chief Administrative Officer
Jade Brown	Legislative Advice/Clerk
Lynda McLean	Director, Communications, Stakeholder, Indigenous and Rural Relations
Matthew Harrison	Manager, Communications, Stakeholder, Indigenous and Rural Relations

Discussion No. 3

Name	Reason for Attending
Annette Antoniak	Chief Administrative Officer
Jamie Doyle	Deputy Chief Administrative Officer
Jade Brown	Legislative Advice/Clerk
Lynda McLean	Director, Communications, Stakeholder, Indigenous and Rural Relations

Discussion No. 4

Name	Reason for Attending
Annette Antoniak	Chief Administrative Officer
Jamie Doyle	Deputy Chief Administrative Officer
Jade Brown	Legislative Advice/Clerk
Lynda McLean	Director, Communications, Stakeholder, Indigenous and Rural Relations

Discussion No. 5

Name	Reason for Attending
Annette Antoniak	Chief Administrative Officer
Jamie Doyle	Deputy Chief Administrative Officer
Jade Brown	Legislative Advice/Clerk
Lynda McLean	Director, Communications, Stakeholder, Indigenous and Rural Relations

Recess

A recess occurred between 3:45 p.m. and 4:00 p.m., at which time the meeting was reconvened in public in the Council Chamber.

MOTION:

THAT the meeting reconvene in public.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Jeff Peddle, Councillor
SECONDER:	Sheila Lalonde, Councillor
FOR:	Scott, Allen, Balsom, Inglis, Lalonde, Murphy, Peddle, Stroud, Voyageur
ABSENT:	McGrath, Meagher

Announcement

Mayor D. Scott announced that Chief Administrative Officer (CAO), Annette Antoniak, will continue in her role as CAO until March 21, 2022.

3. Unfinished Business

3.1. Purchase of Land - Plan 8520247, Block 2, Lot 23 – Hamlet of Conklin

Brad McMurdo, Director, Planning and Development and Michael Ircandia, Manager, Planning and Development provided a summary of the report and a history of the property.

MOTION:

THAT, in accordance with section 2.1 of the Land Acquisition Policy #ADM-250, Administration be directed to complete the purchase of the lands legally described as Plan 8520247, Block 2, Lot 23 containing 2.05 hectares (5.07 acres) more or less in the Hamlet of Conklin highlighted in red on Attachment 1 (Subject Area Map dated June 20, 2019) subject to the terms and conditions outlined in Attachment 2 (Summary Land Purchase - Terms and Conditions dated June 18, 2019).

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Jane Stroud, Councillor
SECONDER:	Krista Balsom, Councillor
FOR:	Scott, Allen, Balsom, Inglis, Lalonde, Murphy, Peddle, Stroud, Voyageur
ABSENT:	McGrath, Meagher

3.2. Public Hearing - Bylaw No. 19/014 Land Use Bylaw Amendment Redistricting Lands - Conklin Cemetery

Mayor D. Scott declared the Public Hearing open at 4:08 p.m.

Christopher Booth, Manager, Planning and Development, provided an overview of the proposed Land Use Bylaw amendment to redistrict the lands to allow for future expansion of the Conklin cemetery.

The Mayor declared the Public Hearing closed at 4:11 p.m.

3.3. Bylaw No. 19/014 - Land Use Bylaw Amendment – Redistricting Lands - Conklin Cemetery

MOTION:

THAT Bylaw No. 19/014, being a Land Use Bylaw Amendment to redistrict a portion of lots NE 31-76-7-4 and NW-32 76-7-4, and lot OT 76-7-4 from UE – Urban Expansion District to PS – Public Service District, be read a second time.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Mike Allen, Councillor
SECONDER:	Jane Stroud, Councillor
FOR:	Scott, Allen, Balsom, Inglis, Lalonde, Murphy, Peddle, Stroud, Voyageur
ABSENT:	McGrath, Meagher

MOTION:

THAT Bylaw 19/014 be read a third and final time.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Krista Balsom, Councillor
SECONDER:	Jane Stroud, Councillor
FOR:	Scott, Allen, Balsom, Inglis, Lalonde, Murphy, Peddle, Stroud, Voyageur
ABSENT:	McGrath, Meagher

3.5. Proposed Transfer of 9701 Franklin Avenue

Caitlin Hanly, Municipal Legal Counsel, and Brad McMurdo, Director, Planning and Development, provided an overview of the matter before Council.

MOTION:

THAT the Chief Administrative Officer is hereby authorized to transfer the municipally owned lands located at 9701 Franklin Avenue and legally described as a portion of River Lot 10 McMurray Settlement to FDC Brands Inc. for consideration that may be deemed less than market value, upon terms and conditions that she determines appropriate, to facilitate the settlement of Land Compensation Board Claim DC2014.0018.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Verna Murphy, Councillor
SECONDER:	Jeff Peddle, Councillor
FOR:	Scott Allen, Balsom, Inglis, Lalonde, Murphy, Peddle, Stroud, Voyageur
ABSENT:	McGrath, Meagher

4. New Business

4.1. Development Charges Subsidy Program

Brad McMurdo, Director, Planning and Development, and Christopher Booth, Manager, Planning and Development, spoke to the report that proposes to re-establish development incentives to encourage economic growth throughout the Municipality.

The following motion was moved by Councillor J. Peddle and seconded by Councillor K. Balsom:

“THAT the following subsidies and development charges incentives be approved effective immediately to December 31, 2020:

- a. One hundred percent (100%) subsidy for the offsite levy for non-residential development within Downtown, Fort McMurray (as depicted on Map 1, Attachment 1);
- b. Sixty percent (60%) subsidy for the offsite levy for all non-residential development in the other offsite levy benefitting areas (as depicted on Map 2, Attachment 2);
- c. Sixty percent (60%) subsidy to be applied on the charges used to calculate developer charges for all non-residential development in the rural areas (as identified in the rural Area Structure Plans); and

THAT the shortfall in revenue resulting from these subsidies be funded by General Revenues.”

MOTION:

THAT the motion be amended by replacing “sixty percent (60%)” with “one hundred percent (100%)” in item c.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Jane Stroud, Councillor
SECONDER:	Claris Voyageur, Councillor
FOR:	Scott, Allen, Balsom, Inglis, Lalonde, Murphy, Peddle, Stroud, Voyageur
ABSENT:	McGrath, Meagher

The main motion was then voted on as amended:

MOTION:

THAT the following subsidies and development charges incentives be approved effective immediately to December 31, 2020:

- a. One hundred percent (100%) subsidy for the offsite levy for non-residential development within Downtown, Fort McMurray (as depicted on Map 1, Attachment 1);
- b. Sixty percent (60%) subsidy for the offsite levy for all non-residential development in the other offsite levy benefitting areas (as depicted on Map 2, Attachment 2);
- c. One hundred percent (100%) subsidy to be applied on the charges used to calculate developer charges for all non-residential development in the rural areas (as identified in the rural Area Structure Plans); and

THAT the shortfall in revenue resulting from these subsidies be funded by General Revenues.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Jeff Peddle, Councillor
SECONDER:	Krista Balsom, Councillor
FOR:	Scott, Allen, Balsom, Inglis, Lalonde, Murphy, Peddle, Stroud, Voyageur
ABSENT:	McGrath, Meagher

4.3. 2019 Capital Budget Amendments

Linda Ollivier, Director, Financial Services, provided an overview of the 2018 Capital Budget Amendments – Cancelled Projects.

MOTION:

THAT the 2019 Capital Budget Amendment as summarized on Attachment 1 (2019 Capital Budget Amendment – Cancelled Project, dated July 8, 2019) be approved; and

THAT the revised Cash Flow of Capital Projects as summarized on Attachment 2 (2019 Capital Budget Amendment – Cancelled Project - Cash Flow Summary, dated July 8, 2019) be approved.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Sheila Lalonde, Councillor
SECONDER:	Krista Balsom, Councillor
FOR:	Scott, Allen, Balsom, Inglis, Lalonde, Murphy, Peddle, Stroud, Voyageur
ABSENT:	McGrath, Meagher

4.4. 2019 Q2 Capital Budget Fiscal Amendments Update

Linda Ollivier, Director, Financial Services, provided an overview of the 2019 Q1 Budget Fiscal Amendments.

MOTION:

THAT the 2019 Q2 Capital Budget Fiscal Amendments update, as summarized on Attachment 1 (2019 Capital Budget Fiscal Amendments, dated June 30, 2019), be accepted as information.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Krista Balsom, Councillor
SECONDER:	Jeff Peddle, Councillor
FOR:	Scott, Allen, Balsom, Inglis, Lalonde, Murphy, Peddle, Stroud, Voyageur
ABSENT:	McGrath, Meagher

5. Councillors' Motions

5.1. **East Clearwater Highway - Primary Transportation Priority**

Vacating and Assuming of Chair

Mayor D. Scott vacated the Chair and Acting Mayor C. Voyageur assumed the Chair at 4:43 p.m.

The following motion was presented by Mayor D. Scott and seconded by Councillor J. Peddle:

“THAT Council identify the East Clearwater Highway as the primary transportation priority in the RMWB; and

THAT a letter be drafted to the local MLAs, the MP, the Premier, the Prime Minister, the Provincial Minister of Transportation and the relevant Federal Ministers setting out that it is our region’s primary transportation priority and that the benefits of the Highway include but are not limited to the following:

- Dangerous Goods route that is not only hundreds of meters from our Aging in Place and Hospital Facilities;
- In the case of an evacuation for any reason, fire or otherwise, it gives our emergency response teams three choices to move people away from harm; and
- It sets a natural fire break should the fire come from a different direction next time.”

Delegates

Marty Giles, local business owner and previous member of the Wood Buffalo’s Recovery Committee, presented various options that have been discussed for a secondary route out of Fort McMurray and supported the motion as presented by Mayor D. Scott.

Gilles Huizinga, Chair of Housing Sub Committee, and President, BILD Wood Buffalo spoke in support of the motion before Council.

Exit and Return

Councillor K. Balsom exited the meeting at 5:31 p.m. and returned at 5:34 p.m.

Bryce Kumka, President, Chamber of Commerce, spoke in support of the proposed East Clearwater Highway.

Mike Durocher, local business owner, spoke in support of an East-West Connector as opposed to the East Clearwater Highway from a safety and economic perspective.

Recess

A recess occurred between 5:37 p.m. and 5:49 p.m.

MOTION:

THAT the item “East Clearwater Highway - Primary Transportation Priority” be deferred until the fall.

RESULT:	DEFEATED [3 TO 6]
MOVER:	Verna Murphy, Councillor
SECONDER:	Sheila Lalonde, Councillor
FOR:	Lalonde, Murphy, Voyageur
AGAINST:	Scott, Allen, Balsom, Inglis, Peddle, Stroud
ABSENT:	McGrath, Meagher

The main motion was then voted on:

MOTION:

THAT Council identify the East Clearwater Highway as the primary transportation priority in the RMWB; and

THAT a letter be drafted to the local MLAs, the MP, the Premier, the Prime Minister, the Provincial Minister of Transportation and the relevant Federal Ministers setting out that it is our region’s primary transportation priority and that the benefits of the Highway include but are not limited to the following:

- Dangerous Goods route that is not only hundreds of meters from our Aging in Place and Hospital Facilities;
- In the case of an evacuation for any reason, fire or otherwise, it gives our emergency response teams three choices to move people away from harm; and
- It sets a natural fire break should the fire come from a different direction next time.

RESULT:	CARRIED [6 TO 3]
MOVER:	Don Scott, Mayor
SECONDER:	Jeff Peddle, Councillor
FOR:	Scott, Allen, Balsom, Inglis, Peddle, Stroud
AGAINST:	Lalonde, Murphy, Voyageur
ABSENT:	McGrath, Meagher

Resuming of Chair

Mayor D. Scott resumed the Chair at 6:14 p.m.

Adjournment

Adjournment 6:15 p.m.

Mayor

Chief Legislative Officer