



Council

Jubilee Centre Council Chamber
9909 Franklin Avenue, Fort McMurray, AB T9H 2K4

Tuesday, February 27, 2018
6:00 PM

Agenda

1. **Call to Order - In 7th Floor Boardroom at 3:30 p.m.**
2. **In-Camera Session**
 - 2.1. Legal Matter
(In Camera pursuant to Section 27(1) of the *Freedom of Information and Protection of Privacy Act*.)
 - 2.2. Land Matter
(In Camera pursuant to Section 24(1) of the *Freedom of Information and Protection of Privacy Act*.)
 - 2.3. Recovery Update
(In Camera pursuant to Section 24(1) of the *Freedom of Information and Protection of Privacy Act*.)
3. **Adoption of Agenda - In Council Chamber at 6:00 p.m.**
4. **Minutes of Previous Meetings**
 - 4.1. Special Council Meeting - Feb 7, 2018
 - 4.2. Council Meeting - Feb 13, 2018
 - 4.3. Special Council Meeting - Feb 20, 2018
5. **Presentations and Delegations**
 - 5.1. Dan Fouts and Wes Holodniuk, Fort McMurray Aggregate Users Group re: Regional Gravel Crisis
6. **Unfinished Business**
 - 6.1. 2018 Operating Budget, 2019 - 2020 Financial Plan
(As debated at the Special Council Meeting on February 9, 2018)

1. THAT the 2018 Operating Budget, in the amount of \$770,092,345, excluding the Communications and Stakeholder Relations Department be approved, representing \$428,560,398 for Municipal operations, \$65,000,000 for undrawn debt reduction, \$600,000 as a transfer to the Emerging Issues Reserve and \$275,931,947 as a transfer to the Capital Infrastructure Reserve be approved.
 2. THAT the 2018 Operating Budget be amended to add \$4,563,382 for the Communications and Stakeholder Relations Department.
 3. THAT the 2019 – 2020 Financial Plan in the amount of \$756,551,902 and \$737,783,424 respectively, with funding transfers to the Capital Infrastructure Reserve of \$251,359,873 and \$227,737,873 respectively and \$60,000,000 per year for undrawn debt reduction, be used as the basis for the development of the respective subsequent budgets.
- 6.2. 2018 Capital Budget, 2019 - 2022 Capital Plan
(As debated at the Special Council Meeting on February 9, 2018)
1. THAT the 2018 Capital Budget in the amount of \$251,649,356 and \$809,930 Public Art Fund transfer totaling \$252,459,286 be approved as set out on Attachment 1, 2018 Capital Budget, dated February 27, 2018, as follows:

Capital Infrastructure Reserve	\$208,304,159
Grants	44,155,127
Total	\$252,459,286
 2. THAT the net budget reduction on multi-year projects in progress totaling \$36,187,485 as set out on Attachment 2, 2018 Capital Budget – Multi-Year Projects – In Progress – Cash Flow Changes, dated February 27, 2018, be approved.
 3. THAT the new multi-year projects totaling \$131,870,375 as set out on Attachment 3, 2018 Capital Budget New Multi-Year Projects – Cash Flow, dated February 27, 2018, be approved.
 4. THAT the cash flow on multi-year projects totaling \$746,099,529 as set out on Attachment 4, 2019 – 2023 Capital Plan – Multi-Year Projects – Cash Flow, dated February 27, 2018, be approved.
- 6.3. Public Hearing for Bylaw No. 18/002 - Road Closure Adjacent to Municipal Land (Portion of Section SW 16, Township 86, Range 7, W4M) - Anzac

- 6.4. Bylaw No. 18/002 – Road Closure Adjacent to Municipal Land (Portion of Section SW 16, Township 86, Range 7, W4M) - Anzac

PROCESS NOTE:

Following the Public Hearing, Bylaw No. 18/002 will be submitted to the Minister of Transportation for approval. After the bylaw has been approved and returned, it will be scheduled for consideration of second and third readings.

- 6.5. Public Hearing for Bylaw No. 18/003 - Land Use Bylaw - General Text Amendment
- 6.6. Bylaw No. 18/003 - Land Use Bylaw - General Text Amendment

1. THAT Bylaw No. 18/003, being a Land Use Bylaw General Text Amendment, be read a second time.
2. THAT Bylaw No. 18/003 be read a third and final time.

7. New Business

- 7.1. Land Use Bylaw – Home Business and Home Occupation Amendment

THAT Bylaw No. 18/004, being a Land Use Bylaw Text Amendment, be read a first time; and

THAT the public hearing be scheduled for March 27, 2018.

- 7.2. Council Committee Appointments (report to follow)

Adjournment

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 February 7-10, 2018, commencing at 8:30 AM.

Present: Don Scott, Mayor
Mike Allen, Councillor
Krista Balsom, Councillor
Bruce Inglis, Councillor
Sheila Lalonde, Councillor
Keith McGrath, Councillor
Phil Meagher, Councillor
Verna Murphy, Councillor
Jeff Peddle, Councillor
Jane Stroud, Councillor

Absent: Claris Voyageur, Councillor

Administration: Annette Antoniak, Chief Administrative Officer
Audrey Rogers, Chief Legislative Officer
Elsie Hutton, Chief Financial Officer
Robert Billard, Director, Public Works and Transit
Carole Bouchard, Director, Community Services
Jamie Doyle, Director, Planning and Development
Mazhar Hajhossein, Acting Director, Engineering
Jade Brown, Manager, Legislative Services
Sarah Harper, Legislative Officer

Call to Order

Mayor D. Scott called the meeting to order at 8:34 a.m.

Motion to Move into Committee of the Whole

2.1. Motion to Move into Committee of the Whole

Mayor D. Scott explained that once Council moved into Committee of the Whole, meeting procedures would be relaxed to allow for more informal discussion and that thirty minutes would be allocated at the beginning of each budget meeting day to allow for public delegations. Mayor D. Scott further clarified that Council members were welcome to bring forward motions at any time during the budget sessions for consideration, but that debate and voting on the motions would be reserved until budget deliberations on the final day.

MOTION:

THAT the Special Council Meeting move into Committee of the Whole.

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

Arrival:

Councillor M. Allen arrived at 8:41 a.m.

Mayor D. Scott called for public delegations from the gallery. No one came forward to speak.

2018 Budget Proceedings**3.1. 2018 Proposed Budget, 2019 – 2022 Financial Plan**

Linda Ollivier, Director of Financial Services, provided a presentation on the 2018 Proposed Budget and the 2019-2022 Financial Plan.

Community Investment Program Presentations**4.1. Fort McMurray Heritage Society**

Roseann Davidson, Executive Director, Tammy Plowman, Programs Manager, and Carmen Ramstead, Chair, provided a presentation on the subsidy request for the Fort McMurray Heritage Society.

4.2. Fort McMurray TourismExit:

Councillor K. McGrath exited the meeting at 8:50 a.m.

Jonathan Lambert, Board Chair, and Frank Creasey, CEO provided a presentation on the subsidy request for Fort McMurray Tourism.

4.3. Local HEROReturn:

Councillor K. McGrath returned to the meeting at 8:59 a.m.

Paul Spring, Board Chair and CEO, and Andrea Montgomery-Spring, Director, Community and Stakeholder Relations, provided a presentation on the subsidy request for Local HERO.

4.4. Northern Alberta Athletic Association

Kim Hennessey, Treasurer, Terry Connors, Director of Operations, and David Fitzgerald, Vice President, provided a presentation on the subsidy request for the Northern Alberta Athletic Association.

4.5. Regional Municipality of Wood Buffalo Library Board

Melissa Flett, Director, and Greg White, Board Chair, provided a presentation on the subsidy request for the Regional Municipality of Wood Buffalo Regional Library.

Recess:

A recess occurred from 9:40 a.m. to 9:56 a.m.

4.6. Regional Recreation Corporation

Chris Pirie, Board Director, Rachel Orser, Interim CEO, and Maureen Gravelle, Interim CFO, provided a presentation on the subsidy request for the Regional Recreation Corporation.

4.7. YMCA of Northern Alberta, Wood Buffalo Region

Nick Parkinson, President and CEO, and Sonya Earle, Regional Manager, provided a presentation on the subsidy request for the YMCA of Northern Alberta, Wood Buffalo Region.

4.8. Anzac Recreation and Social Society

Trudy Cockerill, Treasurer, and Vanessa Hodgson, President, provided a presentation on the subsidy request for the Anzac Recreation and Social Society.

4.9. Conklin Community Association

Marlene L'Hirondelle, Treasurer, and Gwen Letendre, Secretary, provided a presentation on the subsidy request for the Conklin Community Association.

Exit and Return:

Councillor S. Lalonde exited the meeting at 10:46 a.m. and returned at 10:48 a.m.

4.10. Fort McMurray Minor Baseball Association

Kevin Breen, President, provided a presentation on the subsidy request for the Fort McMurray Minor Baseball Association.

Recess:

A recess occurred from 11:10 a.m. to 11:22 a.m.

4.11. Ptarmigan Nordic Ski Club

Jason Vanderzwaag, Board Member, provided a presentation on the subsidy request for the Ptarmigan Nordic Ski Club.

4.12. Vista Ridge Recreation Association

Kevin Grogan, General Manager, provided a presentation on the subsidy request for the Vista Ridge Recreation Association.

4.13. Anzac Family and Community Support Society

Jennifer Brown, Executive Director, and June Catton, President, provided a presentation on the subsidy request for the Anzac Family and Community Support Society.

4.14. Arts Council Wood Buffalo

Liana Wheeldon, Executive Director, and David Boutilier, Board Chair, provided a presentation on the subsidy request for the Wood Buffalo Arts Council.

4.15. Canadian Mental Health Association

Angela Betts, Consumer Advocate, and Katie McDonald, Program Coordinator, provided a presentation on the subsidy request for the Canadian Mental Health Association.

Recess:

A recess occurred from 12:26 p.m. to 1:02 p.m.

4.16. Coalition for a Safer 63 and 881

Debbie Hammond, Executive Director, and Graham Ure, Vice Chair, provided a presentation via teleconference on the subsidy request for the Coalition for a Safer 63 and 881.

Mayor D. Scott vacated the Chair at which time Deputy J. Peddle assumed the Chair.

Mayor D. Scott then put forward the following motion:

THAT the Community Investment Program funding for the Coalition for a Safer 63 and 881 be reduced to \$0.

Mayor D. Scott then reassumed the Chair.

4.17. Fort McKay Recreation and Cultural Society

There was no one in attendance from the Fort McKay Recreation and Cultural Society to provide a presentation.

4.18. Fort McMurray SPCA

Teena Francis, Executive Director, provided a presentation on the subsidy request for the Fort McMurray Society for the Prevention of Cruelty to Animals.

4.19. Friends of Suncor Energy Centre for Performing Arts

Loraine Humphrey, Manager, and Mathew Campbell, Board Chair, provided a presentation on the subsidy request for the Friends of Suncor Energy Centre for Performing Arts.

Councillor M. Allen put forward the following motion:

THAT the Community Investment Program funding for the Friends of Suncor Energy Centre for Performing Arts in the 2018 Operating Budget be increased to the 2017 funding level of \$95,000.

4.20. FuseSocial

Jeanette Bancarz, Board Director, and Bonnah Carey, Chief Social Entrepreneur, provided a presentation on the subsidy request for FuseSocial.

Exit and Return:

Councillor K. McGrath exited the meeting at 1:50 p.m. and reentered at 1:52 p.m.

4.21. Janvier Dene Wood Buffalo Community Association

Jules Nokohoo, President, Laurette Herman, Board Member, Rosemarie Herman, Board Member, and Corona Janvier, Board Member, provided a presentation on the subsidy request for the Janvier Dene Wood Buffalo Community Association.

Recess:

A recess occurred from 2:24 p.m. to 2:37 p.m.

4.22. Justin Slade Youth Foundation

Mike Flett, Board Chair, and Mandy MacDonald, Executive Director, provided a presentation on the subsidy request for the Justin Slade Youth Foundation.

4.23. Multicultural Association of Wood Buffalo

Rodas Asres, Events and Grants Manager, provided a presentation on the subsidy request for the Multicultural Association of Wood Buffalo.

4.24. Sapræ Creek Residents Society

There was no one in attendance from the Sapræ Creek Residents Society to provide a presentation.

4.25. Some Other Solutions

Jason King, Executive Director, provided a presentation on the subsidy request for Some Other Solutions.

4.26. Sustainival Alberta

Antoine Palmer, Director, provided a presentation on the subsidy request for Sustainival Alberta.

Councillor V. Murphy put forward the following motion:

THAT the Community Investment Program funding for Sustainival Alberta be reduced to \$0.

4.27. Willow Lake Community Association

Nicole Gardner, Board Administrator, provided a presentation on the subsidy request for \$100,000 for the Willow Lake Community Association, which is an increase from the original submitted request of \$63,650 as shown in the supporting documentation.

4.28. Wood Buffalo Safe/Healthy Community Network

Gayle St. Denis, Executive Director, provided a presentation on the subsidy request for the Wood Buffalo Safe/Healthy Community Network.

Councillor K. Balsom put forward the following motion:

THAT the Community Investment Program funding for the Wood Buffalo Safe/Healthy Community Network be increased to the 2017 level of \$166,000.

Exit and Return:

Councillor K. McGrath exited the meeting at 3:50 p.m. and reentered at 3:52 p.m.

4.29. Wood Buffalo Senior Support Society

Leann Brown, Program Coordinator, provided a presentation on the subsidy request for the Wood Buffalo Senior Support Society.

Exit and Return:

Councillor K. Balsom exited the meeting at 3:52 p.m. and reentered at 3:53 p.m.

4.30. Fort McMurray Minor Hockey (1981) Association

There was no one in attendance from the Fort McMurray Minor Hockey Association to provide a presentation.

4.31. Fort Chipewyan Historical Society

There was no one in attendance from the Fort Chipewyan Historical Society to provide a presentation.

Councillor B. Inglis put forward the following motion:

THAT the Community Investment Program allocation for the Fort Chipewyan Historical Society operating grant be increased to the 2017 level of \$143,000.

4.32. Fort McMurray Golden Years Society

There was no one in attendance from the Fort McMurray Golden Years Society to provide a presentation.

4.33. McMurray Sno-Drifters Association

There was no one in attendance from the McMurray Sno-Drifters Association to provide a presentation.

Recess:

A recess occurred from 3:38 p.m. to 4:07 p.m.

Questions of Administration and Additional Motions of Council

Mayor D. Scott asked if there were any further motions Council wished to bring forward.

Councillor V. Murphy put forward the following motion:

THAT the Community Investment Program funding for the Anzac Recreation and Social Society be reduced to \$0.

R. Billard, Director, Public Works and Transit Services, provided an update on the Anzac Community Hall project and the mold issues encountered which will require a re-assessment of the project.

Carole Bouchard, Director, Community Services, and Toni Elliot, Community Investment Program Manager, Community Services, came forward to answer questions of Council relative to the Community Investment Program.

Mayor D. Scott vacated the Chair at which time Deputy J. Peddle assumed the Chair.

Mayor D. Scott then put forward the following motion:

THAT the Community Investment Program funding for FuseSocial be reduced to \$25,000.

Mayor D. Scott then reassumed the Chair.

Councillor J. Stroud put forward the following motion:

THAT the Community Investment Program for the Janvier Dene Wood Buffalo Community Association budget be reduced to \$159,000.

Exit:

Councillor K. McGrath left the meeting at 4:36 p.m.

Recess:

The meeting recessed at 4:41 p.m. until the following morning, February 8, 2018.

February 8, 2018

Present: Don Scott, Mayor
Mike Allen, Councillor
Krista Balsom, Councillor
Bruce Inglis, Councillor
Sheila Lalonde, Councillor
Keith McGrath, Councillor
Phil Meagher, Councillor
Verna Murphy, Councillor
Jeff Peddle, Councillor

Absent: Jane Stroud, Councillor
Claris Voyageur, Councillor

Administration: Annette Antoniak, Chief Administrative Officer
Audrey Rogers, Chief Legislative Officer
Elsie Hutton, Chief Financial Officer
Robert Billard, Director, Public Works and Transit
Carole Bouchard, Director, Community Services
Jamie Doyle, Director, Planning and Development
Mazhar Hajhossein, Acting Director, Engineering
David Leflar, Director, Legal Services
Jade Brown, Manager, Legislative Services
Sarah Harper, Legislative Officer

Reconvene

Mayor D. Scott declared the meeting reconvened at 8:34 a.m.

Public Delegations

Angela Betts, Chelsi Ryan, and Royal Canadian Legion Members Patrick Duggan and Ryan Pitchers, provided a presentation on Honouring the Heroes of Wood Buffalo, and the funding request for the design and pre-design of the proposed memorial park, to be located in Beacon Hill, in honour of Emily Ryan and Aaron Hodgson.

Arrivals:

Councillor M. Allen arrived at 8:41 a.m.
Councillor K. McGrath arrived at 8:43 a.m.

Mayor D. Scott vacated the Chair at which time Deputy J. Peddle assumed the Chair.

Mayor D. Scott then put forward the following motion:

THAT the 2018 Capital Budget be amended to include \$150,000 for the design and pre-design of the Ryan Memorial Park Project.

Mayor D. Scott then reassumed the Chair.

Mayor D. Scott called for other public delegations from the gallery. No other delegates came forward to speak.

2018 Budget Introduction

5.1. 2018 Proposed Budget and Plan

Elsie Hutton, Chief Financial Officer, provided an introductory presentation on the 2018 Proposed Budget and Plan.

Councillor S. Lalonde put forward the following two motions:

THAT administration revisit the design of the Sapræ Creek Community Hall and bring back recommendations for Council's consideration.

THAT the Community Investment Program funding for the Sapræ Creek Residents Society be reduced to \$59,500.

2018 Capital Budget Presentations

6.1. Public Works and Transit Services

Robert Billard, Director, Public Works and Transit Services, provided a presentation on the 2018 proposed Capital Budget for the Public Works and Transit Services department.

Recess:

A recess occurred from 9:46 a.m. to 9:59 a.m.

6.2. Regional Emergency Services

Jody Butz, Regional Fire Chief, provided a presentation on the 2018 proposed Capital Budget for the Regional Emergency Services department.

6.3. Planning and Development

Jamie Doyle, Director, Planning and Development, provided a presentation on the 2018 proposed Capital Budget for the Planning and Development department.

6.4. Environmental Services

James Sacker, Senior Manager, Environmental Services, provided a presentation on the 2018 proposed Capital Budget for the Environmental Services department.

Councillor P. Meagher put forward the following motion:

THAT the Taiga Nova/Abasand Lift Station Wetwell Platforms project in the amount of \$300,000 be added to the 2018 Capital Budget.

Recess:

A recess occurred from 10:52 a.m. to 11:07 a.m.

6.5. Community Services

Carole Bouchard, Director, Community Services, provided a presentation on the 2018 proposed Capital Budget for the Community Services department.

6.6. Engineering

Mazhar Hajhossein, Acting Director, Engineering, provided a presentation on the 2018 proposed Capital Budget for the Engineering department.

Exits and Returns:

Councillor K. McGrath exited the meeting at 11:48 a.m. and reentered at 11:53 a.m.

Councillor K. Balsom exited the meeting at 11:54 a.m. and reentered at 11:57 a.m.

6.7. Recovery Task Force

Erin O'Neill, Operations Manager, Recovery Task Force, provided a presentation on the 2018 proposed Capital Budget for the Recovery Task Force.

6.8. RCMP Support

Deanne Bergey, Senior Manager, RCMP Support, provided a presentation on the 2018 proposed Capital Budget for RCMP Support.

6.9. Financial Services

Linda Ollivier, Director, Financial Services, provided a presentation on the 2018 proposed Capital Budget for the Financial Services Department.

Exits:

Councillor K. McGrath and Councillor J. Peddle exited the meeting at 12:26 p.m.

6.10. Information Technology

AnnMarie Hintz, Senior Manager, Information Technology, provided a presentation on the 2018 proposed Capital Budget for the Information Technology department.

Return:

Councillor J. Peddle returned at 12:28 p.m.

6.11. Assessment and Taxation

Philip Schofield, Regional Assessor, provided a presentation on the 2018 proposed Capital Budget for the Assessment and Taxation department.

Recess:

A recess occurred from 12:34 p.m. to 1:06 p.m. at which time Councillor K. McGrath rejoined the meeting. Councillor M. Allen did not return after the recess.

2018 Operating Budget Presentations

7.1. Regional Emergency Services

Jody Butz, Regional Fire Chief, provided a presentation on the 2018 proposed Operating Budget for the Regional Emergency Services department.

7.2. Planning and Development

Jamie Doyle, Director, Planning and Development, provided a presentation on the 2018 proposed Operating Budget for the Planning and Development department.

Councillor B. Inglis put forward the following motion:

THAT the Fort Chipewyan Animal Shelter project be reviewed and reduced in scope to achieve a maximum cost of \$1.5 million.

7.3. Environmental Services

James Sacker, Senior Manager, Environmental Services, provided a presentation on the 2018 proposed Operating Budget for the Environmental Services department.

7.4. Community Services

Carole Bouchard, Director, Community Services, provided a presentation on the 2018 proposed Operating Budget for the Community Services department.

Exit and Return:

Councillor B. Inglis exited the Chamber at 2:15 p.m. and reentered at 2:17 p.m.

7.5. Engineering

Mazhar Hajhossein, Acting Director, Engineering, provided a presentation on the 2018 proposed Operating Budget for the Engineering department.

Exits and Returns:

Councillor S. Lalonde and Councillor J. Peddle exited the meeting at 2:23 p.m.

Councillor S. Lalonde returned at 2:25 p.m.

Councillor K. Balsom exited the meeting at 2:25 p.m. and reentered at 2:30 p.m.

Councillor J. Peddle reentered the meeting at 2:30 p.m.

Recess:

A recess occurred from 2:36 p.m. to 2:47 p.m. at which time Councillor M. Allen rejoined the meeting.

7.6. Public Works and Transit Services

Robert Billard, Director, Public Works and Transit Services, provided a presentation on the 2018 proposed Operating Budget for the Public Works and Transit Services department.

7.7. Recovery Task Force

Erin O'Neill, Operations Manager, Recovery Task Force, provided a presentation on the 2018 proposed Operating Budget for the Recovery Task Force.

7.8. Indigenous and Rural Relations

Dennis Fraser, Director, Indigenous and Rural Relations, provided a presentation on the 2018 proposed Operating Budget for the Indigenous and Rural Relations department.

Councillor K. Balsom put forward the following motion:

THAT \$80,000 be added to the Indigenous and Rural Relations 2018 Operating Budget to complete the scope and begin work on a complete amalgamation review.

7.9. RCMP and RCMP Support

Deanne Bergey, Senior Manager, RCMP Support, provided a presentation on the 2018 proposed Operating Budget for RCMP and RCMP Support.

Exit and Return:

Councillor K. McGrath exited the meeting at 3:27 p.m. and reentered at 3:41 p.m.

7.10. Human Resources

Terry Hartley, Director, Human Resources, provided a presentation on the 2018 proposed Operating Budget for the Human Resources department.

Exit and Return:

Councillor S. Lalonde exited the meeting at 3:47 p.m. and reentered at 3:52 p.m.

Declaration of Pecuniary Interest:

Councillor K. Balsom declared a pecuniary interest with respect to the operating budget for the Communications and Stakeholder Relations department due to a business and contractual arrangement with the Municipality, and exited the meeting at 3:55 p.m.

7.11. Communications and Stakeholder Relations

Lynda McLean, Director, Communications and Stakeholder Relations, provided a presentation on the 2018 proposed Operating Budget for the Communications and Stakeholder Relations department.

Recess:

A recess occurred from 4:17 p.m. to 4:27 p.m. at which time Councillor K. Balsom rejoined the meeting. Councillor K. McGrath did not return after the recess.

7.12. Legislative Services

Audrey Rogers, Chief Legislative Officer, provided a presentation on the 2018 proposed Operating Budget for the Legislative Services department.

7.13. Council and Office of the CAO

Audrey Rogers, Chief Legislative Officer, provided a presentation on the 2018 proposed Operating Budget for Council and the Office of the Chief Administrative Officer.

7.14. Legal Services

David Leflar, Director, Legal Services, provided a presentation on the 2018 proposed Operating Budget for the Legal Services department.

7.15. Assessment and Taxation

Philip Schofield, Regional Assessor, provided a presentation on the 2018 proposed Operating Budget for the Assessment and Taxation department.

7.16. Information Technology

AnnMarie Hintz, Senior Manager, Information Technology, provided a presentation on the 2018 proposed Operating Budget for the Information Technology department.

Exit and Return:

Councillor J. Peddle exited the meeting at 4:58 p.m. returned at 5:01 p.m.

7.17. Financial Services

Linda Ollivier, Director, Financial Services, provided a presentation on the 2018 proposed Operating Budget for the Financial Services Department.

Mayor D. Scott asked if any members of Council wished to bring any further motions forward for consideration.

Councillor V. Murphy put forward the following motion:

THAT the Community Investment Program funding for the Willow Lake Community Association be reduced to \$50,000.

Recess:

A recess occurred from 5:12 p.m. to 5:19 p.m.

Councillor V. Murphy put forward the following motion:

THAT the Community Investment Program funding request for the Fort McMurray Heritage Society be set aside in the Emerging Issues Reserve to be revisited upon receipt of the Financial Statements.

Councillor S. Lalonde put forward the following motion:

THAT the Community Investment Program funding for the YMCA of Northern Alberta be reduced to \$606,300.

Recess:

The meeting recessed at 5:23 p.m. until the following morning, February 9, 2018.

February 9, 2018

Present: Don Scott, Mayor
Mike Allen, Councillor
Krista Balsom, Councillor
Bruce Inglis, Councillor
Sheila Lalonde, Councillor
Keith McGrath, Councillor
Phil Meagher, Councillor
Verna Murphy, Councillor
Jeff Peddle, Councillor
Jane Stroud, Councillor

Absent: Claris Voyageur, Councillor

Administration: Annette Antoniak, Chief Administrative Officer
Audrey Rogers, Chief Legislative Officer
Elsie Hutton, Chief Financial Officer
Robert Billard, Director, Public Works and Transit
Carole Bouchard, Director, Community Services
Jamie Doyle, Director, Planning and Development
Mazhar Hajhossein, Acting Director, Engineering
Jade Brown, Manager, Legislative Services
Sarah Harper, Legislative Officer

Reconvene

Mayor D. Scott declared the meeting reconvened at 8:34 a.m.

Delegations and Final Motions of Council

Mayor D. Scott called for any final motions of Council:

Councillor J. Stroud put forward the following motion:

THAT the Community Investment Program grant for the Anzac Family and Community Support Society be reduced from \$98,000 to \$89,000.

Ron Quintal, Fort McKay Community Association, provided a presentation on the funding request for the proposed cultural pavilion project in Fort McKay.

Recess:

A recess occurred from 8:54 a.m. to 9:03 a.m.

Councillor B. Inglis put forward the following motion:

THAT administration be directed to work with the Fort McKay Community Association on project scope, capital and operating budget requirements and

associated timelines and bring a business case forward for future consideration from the emerging issues fund if necessary.

Rolando Inzunza, FuseSocial Board Chair, spoke to the proposed reduction of the Community Investment Program grant for FuseSocial.

Exit:

Councillor K. McGrath exited the meeting at 9:26 a.m.

Jeanette Bancarz, FuseSocial Director, spoke to the proposed reduction of the Community Investment Program grant for FuseSocial.

Return:

Councillor K. McGrath reentered the meeting at 9:38 a.m.

Jay Telegdi, Rural Coalition, spoke to the proposed indigenous consultation policy and rural engagement strategy as part of the 2018 Budget.

Councillor J. Peddle put forward the following two motions:

THAT administration be directed to review the operating budget of the Wood Buffalo Regional Library as well as the potential for ongoing shared services to meet the strategic priority on fiscal responsibility.

THAT administration be directed to review the operating budget of the Regional Recreation Corporation as well as the potential for ongoing shared services to meet the strategic priority of fiscal responsibility.

Councillor K. McGrath put forward the following motion:

THAT the 2018 Capital Budget item 83. Urban Arterial Boulevard Improvements and Beautification be removed.

Recess:

A recess occurred from 9:48 to 10:03 a.m.

Mayor D. Scott called for final public delegations or final motions of Council. There were no further delegates, and no further motions brought forward.

Recess:

A recess occurred from 10:05 a.m. to 10:15 a.m.

Motion to Reconvene Special Council Meeting**8.2. Motion to Reconvene Special Council Meeting****MOTION:**

THAT the Special Council Meeting be reconvened.

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

2018 Budget Deliberations**9.1. Community Investment Program - Coalition for a Safer 63 and 881**

Mayor D. Scott vacated the Chair at which time Deputy J. Peddle assumed the Chair.

MOTION:

THAT the Community Investment Program funding for the Coalition for a Safer 63 and 881 be reduced to \$0.

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

Mayor D. Scott then reassumed the Chair after the vote.

9.2. Community Investment Program - Friends of Suncor Energy Centre for Performing Arts

MOTION:

THAT the Community Investment Program funding for the Friends of Suncor Energy Centre for Performing Arts in the 2018 Operating Budget be increased to the 2017 funding level of \$95,000.

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

9.3. Community Investment Program – Sustainival Alberta

MOTION:

THAT the Community Investment Program funding for Sustainival Alberta be reduced to \$0.

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

9.4. Community Investment Program - Wood Buffalo Safe/Healthy Community Network

MOTION:

THAT the Community Investment Program funding for the Wood Buffalo Safe/Healthy Community Network be increased to the 2017 level of \$166,000.

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

9.5. Community Investment Program - Fort Chipewyan Historical Society

MOTION:

THAT the Community Investment Program allocation for the Fort Chipewyan Historical Society operating grant be increased to the 2017 level of \$143,000.

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

9.6. Community Investment Program - Anzac Recreation and Social Society

MOTION:

THAT the Community Investment Program funding for the Anzac Recreation and Social Society be reduced to \$0.

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

9.7. Community Investment Program - FuseSocial

Mayor D. Scott vacated the Chair at which time Deputy J. Peddle assumed the Chair.

Mayor D. Scott then put forward the following motion: “THAT the Community Investment Program funding for FuseSocial be reduced to \$25,000.”

Councillor K. Balsom then put forward the following amending motion:

MOTION:

THAT \$150,000 for the Heart of Wood Buffalo Leadership awards, community registration day and social procurement framework programs be added to the \$25,000 for volunteerism allocated to the FuseSocial community investment program grant funding for a total of \$175,000 in 2018 for FuseSocial.

A point of order was called, indicating that discussion and debate can be about the amending motion only, not the main motion, which was upheld by Deputy Mayor J. Peddle.

Voting then occurred on the amending motion:

RESULT:	CARRIED [6 TO 4]
MOVER:	Krista Balsom, Councillor
SECONDER:	Mike Allen, Councillor
FOR:	Scott, Allen, Balsom, Inglis, Lalonde, Stroud
AGAINST:	McGrath, Meagher, Murphy, Peddle
ABSENT:	Voyageur

As there was some confusion over the accuracy of the vote on the amending motion, and what was actually being voted on, Councillor S. Lalonde moved for reconsideration of the amending motion.

MOTION:

THAT the following motion be reconsidered immediately: “THAT \$150,000 for the Heart of Wood Buffalo Leadership awards, community registration day and social procurement framework programs be added to the \$25,000 for volunteerism allocated to the FuseSocial Community Investment Program grant funding for a total of \$175,000 in 2018 for FuseSocial.”

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

Voting then reoccurred on the amending motion:

MOTION:

THAT \$150,000 for the Heart of Wood Buffalo Leadership awards, community registration day and social procurement framework programs be added to the \$25,000 for volunteerism allocated to the FuseSocial Community Investment Program grant funding for a total of \$175,000 in 2018 for FuseSocial.

RESULT: DEFEATED [5 TO 5]
MOVER: Krista Balsom, Councillor
SECONDER: Mike Allen, Councillor
FOR: Allen, Balsom, Inglis, Lalonde, Stroud
AGAINST: Scott, McGrath, Meagher, Murphy, Peddle
ABSENT: Voyageur

Voting then occurred on the main motion, which remained as follows:

MOTION:

THAT the Community Investment Program funding for FuseSocial be reduced to \$25,000.

RESULT: CARRIED [8 TO 2]
MOVER: Don Scott, Mayor
SECONDER: Keith McGrath, Councillor
FOR: Scott, Inglis, Lalonde, McGrath, Meagher, Murphy, Peddle, Stroud
AGAINST: Allen, Balsom
ABSENT: Voyageur

Mayor D. Scott reassumed the Chair after the vote.

9.8. Community Investment Program - Janvier Dene Wood Buffalo Community Association

Councillor J. Stroud put forward the following motion: “THAT the Community Investment Program funding for the Janvier Dene Wood Buffalo Community Association be reduced to \$159,000.”

Councillor J. Peddle then put forward the following amending motion:

MOTION:

THAT the main motion be amended by further reducing the community investment program funding for the Janvier Dene Wood Buffalo Community Association to \$100,000.

RESULT:	DEFEATED [5 TO 5]
MOVER:	Jeff Peddle, Councillor
SECONDER:	Phil Meagher, Councillor
FOR:	Scott, McGrath, Meagher, Murphy, Peddle
AGAINST:	Allen, Balsom, Inglis, Lalonde, Stroud
ABSENT:	Voyageur

Voting then occurred on the main motion, which remained as follows:

MOTION:

THAT the Community Investment Program funding for the Janvier Dene Wood Buffalo Community Association be reduced to \$159,000.

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

Recess:

A recess occurred from 11:25 a.m. to 11:40 a.m.

9.9. 2018 Capital Budget - Taiga Nova/Abasand Lift Station Wetwell Platforms**MOTION:**

THAT the Taiga Nova/Abasand Lift Station Wetwell Platforms project in the amount of \$300,000 be added to the 2018 Capital Budget.

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

9.10. Community Investment Program - Sapræ Creek Community Hall**MOTION:**

THAT administration revisit the design of the Sapræ Creek Community Hall and bring back recommendations for Council's consideration.

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

9.11. Community Investment Program - Sapræ Creek Residents Society**MOTION:**

THAT the Community Investment Program funding for the Sapræ Creek Residents Society be reduced to \$59,500.

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

9.12. Community Investment Program - Willow Lake Community Association

Councillor V. Murphy put forward the following motion: “THAT the Community Investment Program funding for the Willow Lake Community Association be reduced to \$50,000.”

Councillor J. Stroud then put forward the following amending motion:

MOTION:

THAT the main motion be amended by increasing the community investment program funding for the Willow Lake Community Association from \$50,000 to \$54,300.

RESULT:	CARRIED [8 TO 2]
MOVER:	Jane Stroud, Councillor
SECONDER:	Bruce Inglis, Councillor
FOR:	Scott, Allen, Balsom, Inglis, Lalonde, Meagher, Murphy, Stroud
AGAINST:	McGrath, Peddle
ABSENT:	Voyageur

Voting then occurred on the main motion as amended, which read:

MOTION:

THAT the Community Investment Program funding for the Willow Lake Community Association be reduced to \$54,300.

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

9.13. Community Investment Program – Fort McMurray Heritage Society**MOTION:**

THAT the Community Investment Program funding request for the Fort McMurray Heritage Society be set aside in the Emerging Issues Reserve to be revisited upon receipt of the Annual Audited Financial Statements.

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

Recess:

A recess occurred from 12:12 p.m. to 12:31 p.m. at which time Councillor P. Meagher did not return after the recess.

9.14. Community Investment Program - YMCA of Northern Alberta, Wood Buffalo Region

MOTION:

THAT the Community Investment Program funding for the YMCA of Northern Alberta be reduced to \$606,300.

RESULT:	CARRIED [8 TO 1]
MOVER:	Sheila Lalonde, Councillor
SECONDER:	Jane Stroud, Councillor
FOR:	Scott, Allen, Inglis, Lalonde, McGrath, Murphy, Peddle, Stroud
AGAINST:	Balsom
ABSENT:	Meagher, Voyageur

9.15. Community Investment Program - Anzac Family and Community Support Society

MOTION:

THAT the Community Investment Program grant for the Anzac Family and Community Support Society be reduced from \$98,000 to \$89,000.

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

9.16. Ryan/Hodgson Memorial Park Project

Mayor D. Scott vacated the Chair at which time Deputy J. Peddle assumed the Chair.

MOTION:

THAT the 2018 Capital Budget be amended to include \$150,000 for the design and pre-design of the Ryan Memorial Park Project.

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

Mayor D. Scott reassumed the Chair after the vote.

9.17. Fort Chipewyan Animal Control CentreRecess:

A recess occurred from 12:51 p.m. to 12:56 p.m.

MOTION:

THAT the Fort Chipewyan Animal Shelter project be reviewed and reduced in scope for greater cost efficiency.

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

9.18. Fort McKay Community Association Cultural Pavilion**MOTION:**

THAT administration be directed to work with the Fort McKay Community Association on the Cultural Pavilion, including project scope, capital and operating budget requirements and associated timelines and bring a business case forward for future consideration from the emerging issues fund if necessary.

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

9.19. Urban Arterial Boulevard Improvements and Beautification

MOTION:

THAT the 2018 Capital Budget item 83. Urban Arterial Boulevard Improvements and Beautification be removed.

RESULT: DEFEATED [4 TO 5]
MOVER: Keith McGrath, Councillor
SECONDER: Verna Murphy, Councillor
FOR: Inglis, McGrath, Murphy, Peddle
AGAINST: Scott, Allen, Balsom, Lalonde, Stroud
ABSENT: Meagher, Voyageur

9.20. Amalgamation Review

MOTION:

THAT \$80,000 be added to the Indigenous and Rural Relations 2018 Operating Budget to complete the scope and begin work on a complete independent amalgamation review.

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

9.21. Wood Buffalo Regional Library Operating Budget Review

Councillor J. Peddle put forward the following motion: “THAT administration be directed to review the operating budget of the Wood Buffalo Regional Library as well as the potential for ongoing shared services to meet the strategic priority on fiscal responsibility.”

Councillor M. Allen then put forward the following amending motion:

MOTION:

THAT the main motion be amended to add: 'And reduce the 2018 grant to the administrative recommendation of \$4,210,500.'

Exit and Return:

Councillor K. McGrath exited the meeting at 1:40 p.m. and reentered at 1:42 p.m.

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

Voting then occurred on the main motion as amended, which read:

MOTION:

THAT administration be directed to review the operating budget of the Wood Buffalo Regional Library and reduce the 2018 grant to the administrative recommendation of \$4,210,500, as well as the potential for ongoing shared services to meet the strategic priority on fiscal responsibility.

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

9.22. Regional Recreation Corporation Operating Budget Review

Councillor J. Peddle put forward the following motion: “THAT administration be directed to review the operating budget of the Regional Recreation Corporation as well as the

potential for ongoing shared services to meet the strategic priority of fiscal responsibility.”

Councillor K. McGrath then put forward the following amending motion:

MOTION:

THAT the Regional Recreation Corporation Operating Grant be reduced by \$750,000 to \$13,887,850.

RESULT:	DEFEATED [2 TO 7]
MOVER:	Keith McGrath, Councillor
SECONDER:	Jeff Peddle, Councillor
FOR:	McGrath, Peddle
AGAINST:	Scott, Allen, Balsom, Inglis, Lalonde, Murphy, Stroud
ABSENT:	Meagher, Voyageur

Voting then occurred on the main motion, which remained as follows:

MOTION:

THAT administration be directed to review the operating budget of the Regional Recreation Corporation as well as the potential for ongoing shared services to meet the strategic priority of fiscal responsibility.

RESULT:	CARRIED [8 TO 1]
MOVER:	Jeff Peddle, Councillor
SECONDER:	Mike Allen, Councillor
FOR:	Scott, Allen, Balsom, Inglis, Lalonde, Murphy, Peddle, Stroud
AGAINST:	McGrath
ABSENT:	Meagher, Voyageur

9.23. Final Motion

MOTION:

THAT all approved amendments be incorporated into the 2018 Operating and Capital Budgets, and 2018-2019 Financial Plans, and that the revised budget documents be brought forward for Council’s consideration on February 27, 2018.

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

Adjournment

The Special Council Meeting adjourned at 2:04 p.m., on Friday February 9, 2018.

Mayor

Chief Legislative Officer

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, February 13, 2018, commencing at 4:30 p.m.

Present: Don Scott, Mayor
 Krista Balsom, Councillor
 Bruce Inglis, Councillor
 Sheila Lalonde, Councillor
 Keith McGrath, Councillor
 Phil Meagher, Councillor
 Verna Murphy, Councillor
 Jeff Peddle, Councillor
 Jane Stroud, Councillor
 Claris Voyageur, Councillor

Absent: Mike Allen, Councillor

Administration: Annette Antoniak, Chief Administrative Officer
 Audrey Rogers, Chief Legislative Officer
 Elsie Hutton, Chief Financial Officer
 Robert Billard, Director, Public Works and Transit
 Carole Bouchard, Director, Community Services
 Jamie Doyle, Director, Planning and Development
 Mazhar Hajhossein, Acting Director, Engineering
 David Leflar, Director, Legal Services
 Darlene Soucy, Legislative Officer

1. Call to Order

The meeting was called to order at 4:33 p.m.

2. In Camera Session

Council met in camera between 4:30 p.m. and 5:50 p.m.

Motion to Move In Camera

THAT the meeting move in camera pursuant to Section 24(1) of the *Freedom of Information and Protection of Privacy Act*.

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

2.1. Advice from Officials

(In Camera pursuant to Section 24(1) of the *Freedom of Information and Protection of Privacy Act*.)

Entrance

Councillor P. Meagher entered the meeting at 4:44 p.m.

2.2. Land Matter

(In Camera pursuant to Section 24(1) of the *Freedom of Information and Protection of Privacy Act*.)

Motion to Reconvene in Public

THAT the meeting reconvene in public.

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

Annette Antoniak, Chief Administrative Officer, recognized Carole Bouchard, Director, Community Services for her years of service to the region and offered congratulations on her retirement.

3. Adoption of Agenda

THAT the Agenda be approved as presented.

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

4. Minutes of Previous Meetings**4.1. Council Meeting - January 23, 2018**

THAT the Minutes of the Council Meeting held on January 23, 2018 be approved as presented.

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

4.2. Special Council Meeting - January 30, 2018

THAT the Minutes of the Special Council Meeting held on January 30, 2018 be approved as presented.

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

4.3. Special Council Meeting - February 6, 2018

THAT the Minutes of the Special Council Meeting held on January 30, 2018 be approved as presented.

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

5. Presentations and Delegations**5.1. Sharon Heading, Arts Recovery Working Group, re: Strategic Plan**

Sharon Heading and Liana Wheeldon, Arts Recovery Working Group, presented the Strategic Plan for Recovery in the Arts Post Fire and requested a letter of support for the strategic plan.

THAT Council authorize the Mayor to send a letter to the Arts Council in support of the Strategic Plan for Recovery in the Arts Post Fire.

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

5.2. Ron Quintal, McKay Metis, re: Affordable Housing and Metis Consultation Policy

Ron Quintal, representing the Athabasca River Metis, spoke to the need for affordable housing in Fort McKay and development of a provincial off settlement Metis consultation policy. Letters of support for both initiatives were requested.

Exit and Return

Councillor J Stroud exited the meeting at 6:31 p.m. and returned at 6:40 p.m.

THAT Council authorize the Mayor to send a letter to Alberta Indigenous Relations in support of McKay Métis' funding application for off reserve affordable housing for indigenous people, and the need for a Métis consultation policy that mandates companies to consult directly with the impacted Métis communities within the Regional Municipality of Wood Buffalo.

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

5.3. Dan Sorenson, Jeff Pardee, Bryan Lutes, Rotary Clubs in Fort McMurray, re: Update on Fire Relief Fund Distribution

Dan Sorenson, Jeff Pardee, Frank Reitz, and Bryan Lutes, Rotary Clubs in Fort McMurray, provided an update on the Fire Relief Fund distribution.

Recess

A brief recess occurred between 6:58 p.m. and 7:07 p.m.

5.4. Qasim Malik and Joanne Fisher, Wood Buffalo Communities in Bloom, re 2017 Year End Report

Qasim Malik and Joanne Fisher, members, Wood Buffalo Communities in Bloom Committee, presented an overview of the Committee's 2017 activities, accomplishments and future plans. Mr. Malik and Ms. Fisher then presented Council with the 2017 National 5 Blooms Silver Award for Participation in the International Challenge, with special recognition for Community Involvement.

Recess

A brief recess occurred between 7:20 p.m. and 7:22 p.m.

5.5. Mazhar Hajhossein, Acting Director, Engineering, re: Flood Mitigation Update

Mazhar Hajhossein, Acting Director, and Maureen Nakonechny, Project Manager, Engineering Department presented an update on Flood Mitigation.

Exits and Returns

Councillor K. Balsom exited the meeting at 7:22 p.m. and returned at 7:24 p.m.
Councillor K. McGrath exited the meeting at 7:59 p.m. and returned at 8:01 p.m.

Bryce Kumka, resident, spoke in support of the proposed flood mitigation strategies.

6. New Business

6.1. Council Appointment - Inter-City Forum on Social Policy

Audrey Rogers, Chief Legislative Officer, and Carole Bouchard, Director, Community Services, provided an overview of the Inter-City Forum on Social Policy and its mandate.

THAT Krista Balsom be appointed to the Inter-City Forum on Social Policy effective immediately until the next Organizational meeting of Council.

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

Adjournment

The meeting adjourned at 8:17 p.m.

Mayor

Chief Legislative Officer

Minutes of a Special Meeting of the Council of the Regional Municipality of Wood Buffalo held in the 7th Floor Boardroom at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, February 20, 2018, commencing at 3:00 PM.

Present: Don Scott, Mayor
 Krista Balsom, Councillor
 Phil Meagher, Councillor
 Verna Murphy, Councillor
 Jeff Peddle, Councillor
 Jane Stroud, Councillor
 Claris Voyageur, Councillor (via teleconferencing)

Absent: Mike Allen, Councillor
 Bruce Inglis, Councillor
 Sheila Lalonde, Councillor
 Keith McGrath, Councillor

Administration: Annette Antoniak, Chief Administrative Officer
 Jade Brown, Acting Chief Legislative Officer
 Jamie Doyle, Director, Planning and Development
 Lynda McLean, Director, Communications and Stakeholder Relations

Call to Order

The meeting was called to order at 3:08 p.m.

Motion to Move In Camera

THAT the meeting move in camera pursuant to sections 16(1), 17(1) and 24(1) of the *Freedom of Information and Protection of Privacy Act*.

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

2.1. Impacts of Caribou Range Plan(in camera pursuant to section 24(1) of the *Freedom of Information and Protection of Privacy Act*)

In attendance:

- Karim Zariffa, Executive Director, Oil Sands Community Alliance (OSCA)
- Krista Phillips, Canadian Association of Petroleum Producers (CAPP) - Oil Sands

2.2. Insurance Bureau of Canada Briefing(in camera pursuant to sections 16(1) and 17(1) of the *Freedom of Information and Protection of Privacy Act*)

In attendance:

- Bill Adams, Vice President, Western
- Rob de Puis, Director, Consumer & Industry Relations, Western
- David Leflar, Director, Legal Services
- Erin O'Neill, Operations Manager, Recovery Task Force

Arrival

Councillor P. Meagher joined the meeting at 4:07 p.m.

Motion to Reconvene in Public

THAT the meeting reconvene in public.

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

Adjournment

The meeting adjourned at 5:10 p.m.

 Mayor

 Chief Legislative Officer



Council Meeting Presentation Request

Completed requests to make a public presentation must be received by 12:00 noon on the Wednesday immediately prior to the scheduled meeting. **Presentations are a maximum of 5 minutes in duration.**

<i>Presentation Information</i>	
Preferred Date of Presentation	February 27, 2018
Name of Presenter(s)	Dan Fouts and Wes Holodniuk
Organization Represented	Fort McMurray Aggregate Users Group
Topic	Regional Gravel Crisis
Please List Specific Points/Concerns	The Public Pit Susan Lake has been closed prior to the next Public Pit, Coffee Lake, being open and available to supply gravel to the region
Action Being Requested of Council	A Letter of Support from Mayor and Council to the Alberta Premier and Ministers of Alberta Environment and Parks and Alberta Infrastructure
<p>Are you providing any supporting documentation (ie: Powerpoint)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, the documentation <u>must</u> accompany this request, as handouts will not be distributed at the meeting. To ensure that your documents meet minimum standards, please see presentation guidelines on the next page.</p> <p>Supporting documents may be e-mailed to Legislative.Assistants@woodbuffalo.ab.ca.</p>	

Attachment: RFP (Dan Fouts and Wes Holodniuk)

As per Procedure Bylaw No. 14/025, a request to make a presentation may be referred or denied.



5.1.b



February 15, 2018

Honourable Shannon Phillips
Minister of Environment and Parks
Government of Alberta
208 Legislature Building
10800 - 97 Avenue
Edmonton, AB
Canada T5K 2B6

Dear Honourable Phillips,

I am writing you today on behalf of the Fort McMurray Aggregate Users Group (FMAUG), a group of independent contractors involved in the exploration and development of the aggregate business in and around the Fort McMurray area.

Products we supply to Fort McMurray businesses and consumers include cement for foundations of homes being constructed after the devastating fires of last year, road construction material for all highways including highway 63 expansion, supplying gravel to the Oil Sands companies and drilling leases to name a few of our products and customers.

The region has been supplied primarily over the past 30 years by a public gravel pit referred to as Susan Lake. Knowledge of Susan Lake resource being depleted of the quality products used for cement and asphalt along with the lower end products has been well known by your department and the regional players for years. The source pit to replace Susan Lake is referred to as Coffee Lake and was identified as the new public pit over four years ago after considerable testing and consultation. Last year your department awarded an RFP to Mikisew North to manage the new Coffee Lake public pit.

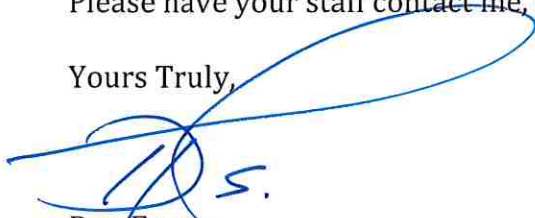
Susan Lake is now scheduled to close over the next few months with Coffee Lake not being open for business and potentially months away from opening. This lack of supply has created a crisis situation and already put a number of businesses out of business and is driving the price of aggregate soaring in the area. Should Coffee Lake not open over the

Attachment: Att - Letter (Dan Fouts and Wes Holodniuk)

next very few months more businesses will close and prices of aggregate will continue to increase due to this lack of supply. Perhaps even more troubling is there appears to be no plan B should Mikisew North not be able to satisfy the Government with their plan to administer Coffee Lake. It is our understanding their initial proposal sent to your department a couple of months ago has been sent back to Mikisew North due to a lack of detail in their plan. It is our understanding this proposal has not been returned to your department, again delaying the opening of Coffee Lake.

FMAUG would like to meet with you at your earliest convenience to discuss this situation and discuss ways in which we can work together to alleviate this difficult situation of aggregate becoming a scarce resource in the area. I look forward to hearing back from your office on a convenient time to meet with you hopefully prior to the end of February. Please have your staff contact me, Dan Fouts on my cell at 780-598-0465.

Yours Truly,



Dan Fouts
Chairman, FMAUG

CC Brian Jean
Tany Yao

Tany Yao, MLA Fort McMurray-Wood Buffalo
Legislature Office
5th Floor
9820 - 107 Street
Edmonton, AB
Canada T5K 1E7

Brian Jean, MLA Fort McMurray-Conklin
Legislature Office
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Attachment: Att - Letter (Dan Fouts and Wes Holodniuk)



COUNCIL REPORT

Meeting Date: February 27, 2018

Subject: 2018 Operating Budget, 2019 - 2020 Financial Plan

APPROVALS:

Annette Antoniak

Director

Chief Administrative Officer

Recommended Motion:

1. THAT the 2018 Operating Budget, in the amount of \$770,092,345, excluding the Communications and Stakeholder Relations Department be approved, representing \$428,560,398 for Municipal operations, \$65,000,000 for undrawn debt reduction, \$600,000 as a transfer to the Emerging Issues Reserve and \$275,931,947 as a transfer to the Capital Infrastructure Reserve be approved.
2. THAT the 2018 Operating Budget be amended to add \$4,563,382 for the Communications and Stakeholder Relations Department.
3. THAT the 2019 – 2020 Financial Plan in the amount of \$756,551,902 and \$737,783,424 respectively, with funding transfers to the Capital Infrastructure Reserve of \$251,359,873 and \$227,737,873 respectively and \$60,000,000 per year for undrawn debt reduction, be used as the basis for the development of the respective subsequent budgets.

Summary:

The *Municipal Government Act* (MGA) requires that every Alberta municipality approve a budget prior to passing a property tax bylaw. The 2018 Operating Budget is \$94.6M less than the 2017 Operating Budget. Administration is recommending that \$65M of the \$94.6M be allocated to reduce undrawn debt. In addition, the \$600,000 Community Investment Program request for the Fort McMurray Heritage Society was approved by Council to be set aside in the Emerging Issues Reserve, to be revisited upon receipt of their annual audited financial statements.

Background:

A 2018 Interim Operating Budget, in the amount of \$100M was approved by Council on December 12, 2017 to fund operations for the first quarter of 2018. Approval of an interim operating budget and adoption of the 2018 -2021 Strategic Plan provided additional time and information for Administration to develop a proposed budget for Council review and deliberation during a series of budget workshops.

In advance of the budget workshops, a Budget Primer and video were released. The Budget Primer and video were tools to enhance public understanding of the budget process. In addition, a series of Public Information Sessions were held to discuss the budgeting process, the importance of the budget as well as how residents can be more engaged.

Continuing with a zero-based budget approach, Administration presented the Proposed 2018 Operating Budget, 2019 - 2020 Financial Plan to Council on February 7, 2018. Departmental and Community Investment Program grant request presentations were held on February 7, 8 and 9th. Subsequently, Council deliberated and considered a number of motions at a Special Meeting held on February 9, 2018. The Council motions, impacting the operating budget, resulted in further reductions. The remaining motions carried were directed at the capital budget. Residents engaged with Council during the budget workshops.

Budget/Financial Implications:

The 2018 Operating Budget provides funding for operations, contributions to the Capital Infrastructure Reserve for capital purposes and an allocation for undrawn debt reduction. Based on the Council motions approved during budget deliberations, a transfer to Emerging Issues Reserve of \$600,000 will be made for the Community Investment Program (CIP) grant to the Fort McMurray Heritage Society. These funds will be held until receipt and review of their annual audited financial statements. The 2018 Operating Budget is summarized as follows:

Revenue	\$ 774,655,727
Less: Operating Expenses	<u>433,123,780</u>
Excess Revenue over Expenses	\$ 341,531,947
Less:	
Transfer to Emerging Issues Reserve (CIP Grant)	
600,000	
Undrawn Debt Reduction Allocation	65,000,000
Transfer for capital purposes	<u>275,931,947</u>
Balanced Budget	<u>\$ -</u>

Significant progress has been made since the introduction of zero-based budgeting at the beginning of 2017 resulting in savings of \$141.6M. Property Tax revenue has also decreased \$43.3M from the 2017 Operating Budget. This includes the further reduction to Property Tax revenue due to the net savings from Council approved motions at the February 9, 2018 Special Meeting. Cumulatively, property tax revenue has decreased by \$93.4M since the 2016 Budget.

To support prudent fiscal management, \$65M has been budgeted to fund previously approved debenture-funded capital projects and thereby reduce the committed debt. This will allow the Municipality to avoid an estimated additional \$16M per year of debenture interest and principal payments as well as provide estimated interest savings

of \$84M over the amortization period. This provides the greatest flexibility and supports longer term fiscal management.

Rationale for Recommendation:

The 2018 Operating Budget, 2019 - 2020 Financial Plan is a culmination of a series of budget workshops followed by a zero-based budget review process. In addition, applying \$65M in funding towards previously approved debenture-funded capital projects supports long term fiscal management.

Strategic Priorities:

Pillar 1 - Building Responsible Government
Responsible Government

Attachments:

Att 1 - 2018 Operating Budget & 2019 - 2020 Plan

2018 Budget and Plan presentation

REGIONAL MUNICIPALITY OF WOOD BUFFALO
2018 Operating Budget, 2019 and 2020 Financial Plan

	2018 Budget	2019 Plan	2020 Plan	2018 to 2019 Change	2019 to 2020 Change
REVENUE					
Net Taxes Available for Municipal Purposes	672,728,941	653,656,348	633,858,912	(19,072,593)	(19,797,436)
Government Transfers	16,537,075	16,702,446	16,869,469	165,371	167,023
Sales and User Charges	44,994,740	45,394,187	45,848,134	399,447	453,947
Sales to Other Governments	2,596,471	2,622,436	2,648,657	25,965	26,221
Penalties and Costs on Taxes	4,312,300	4,355,423	4,398,977	43,123	43,554
Licenses and Permits	3,470,400	3,505,104	3,540,155	34,704	35,051
Fines	3,040,000	3,070,400	3,101,105	30,400	30,705
Franchise and Concession Contracts	7,919,000	7,998,190	8,078,172	79,190	79,982
Returns on Investments	17,396,000	17,569,960	17,745,660	173,960	175,700
Rentals	1,475,300	1,490,053	1,504,953	14,753	14,900
Other Revenue	185,500	187,355	189,230	1,855	1,875
Total Revenue	774,655,727	756,551,902	737,783,424	(18,103,825)	(18,768,478)
EXPENSES					
Salaries, Wages & Benefits	228,541,215	234,826,631	237,311,376	6,285,416	2,484,745
Contracted & General Services	78,295,569	82,720,920	84,315,337	4,425,351	1,594,417
Purchases from Other Governments	27,113,700	27,252,152	27,391,326	138,452	139,174
Materials, Goods, Supplies & Utilities	37,269,136	38,014,520	38,774,806	745,384	760,286
Provision for Allowances	512,000	517,120	522,291	5,120	5,171
Transfers to Local Boards and Agencies	743,000	788,093	795,974	45,093	7,881
Transfers to Individuals and Organizations	30,290,410	31,368,570	31,682,258	1,078,160	313,688
Bank Charges and Short Term Interest	228,600	230,886	233,195	2,286	2,309
Interest on Long Term Debt	12,734,000	11,930,029	11,116,261	(803,971)	(813,768)
Other Expenses	95,150	15,302	15,454	(79,848)	152
Debenture Repayment	17,301,000	17,527,806	17,890,273	226,806	362,467
Total Expenses	433,123,780	445,192,029	450,048,551	12,068,249	4,856,522
Transfer for Capital Purposes	275,931,947	251,359,873	227,734,873	(24,572,074)	(23,625,000)
Transfer to Emerging Issues Reserve	600,000	-	-	(600,000)	-
Undrawn Debt Reduction	65,000,000	60,000,000	60,000,000	(5,000,000)	-
Net Change - Surplus/(Deficit)	-	-	-	-	-

Attachment: Att 1 - 2018 Operating Budget & 2019 - 2020 Plan (2018 Operating Budget)

2018 Budget and Plan

Presenters

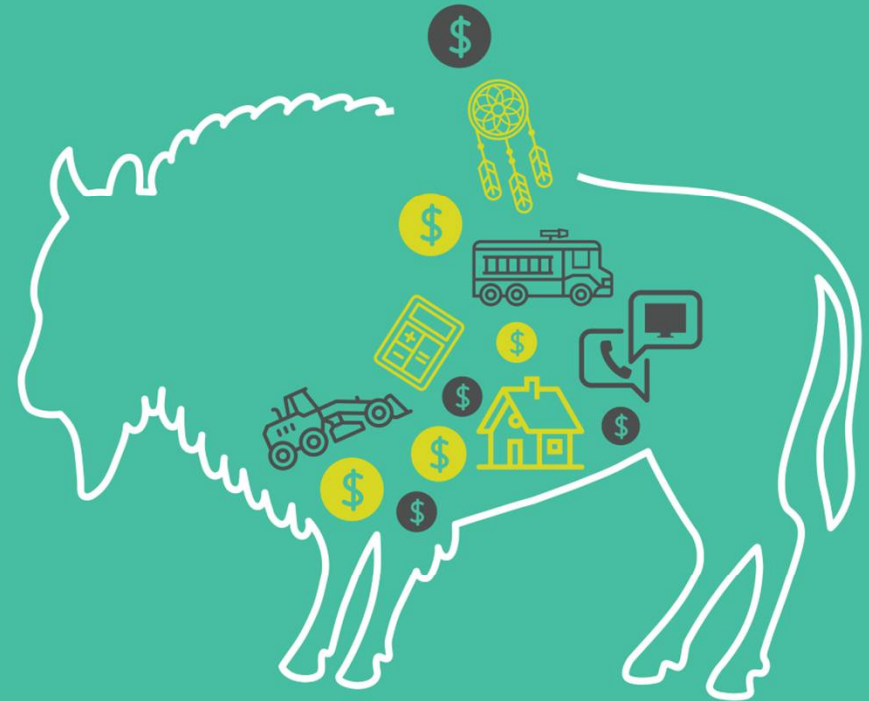
Elsie Hutton,
Chief Financial Officer

Linda Ollivier,
Director of Financial Services

Date

February 27, 2018

rmwb.ca



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

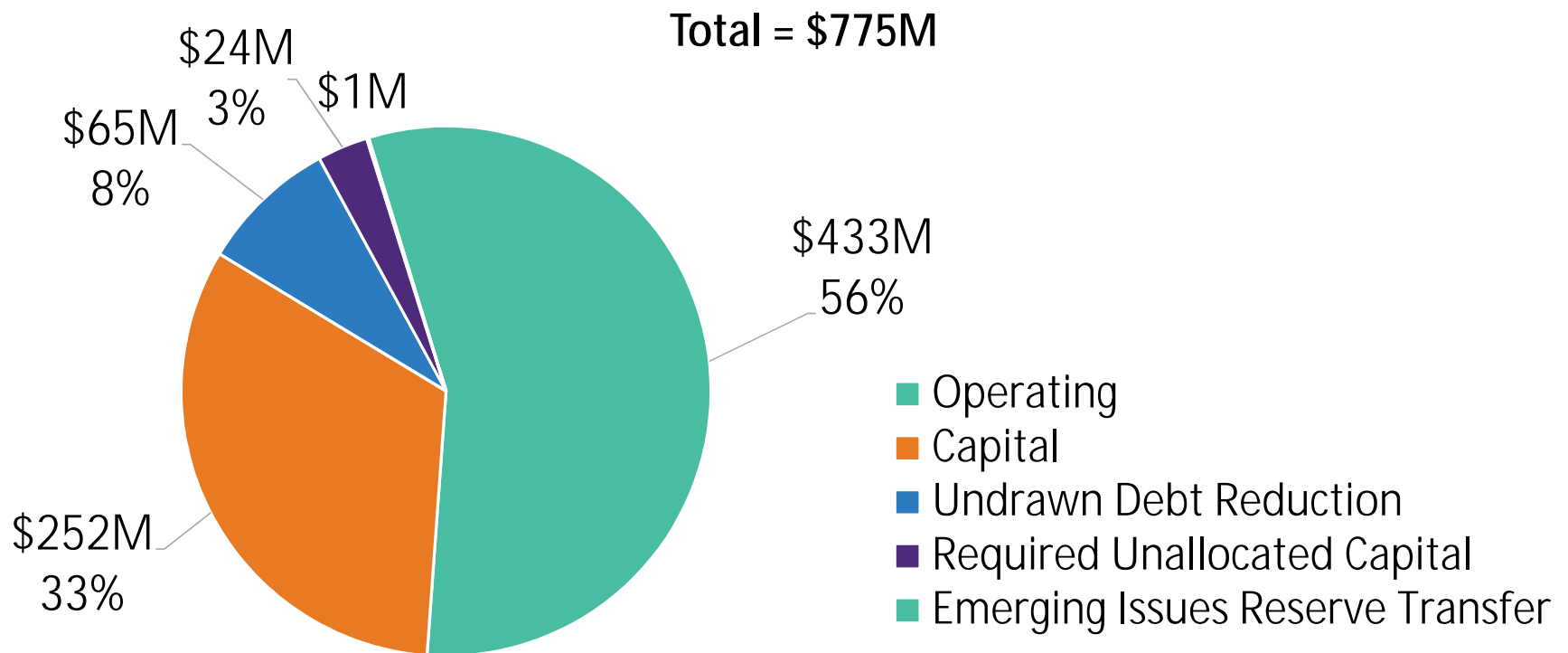
2018 Budgeting Process

Oct – Nov/17	Internal reviews of proposed 2018 Budget
Dec 12/17	2018 Interim Operating Budget presented to Council
Feb 8/18	Proposed Operating and Capital Budgets and Financial Plan presented to Council
Feb 7-9/18	2018 Proposed Budget workshops for Council (includes Community Investment Program presentations)
Feb 27/18	Budget presented to Council for approval

2018 Budget

- Zero Based Budgeting (ZBB) approach
- Sustainment of existing programs/services
- Maintenance and rehabilitation of capital assets
- Benchmarking with other communities, where possible
- Updated population projections
- Undrawn debt reduction strategy

2018 Operating, Capital and Debt Reduction



4

2018 Capital Budget

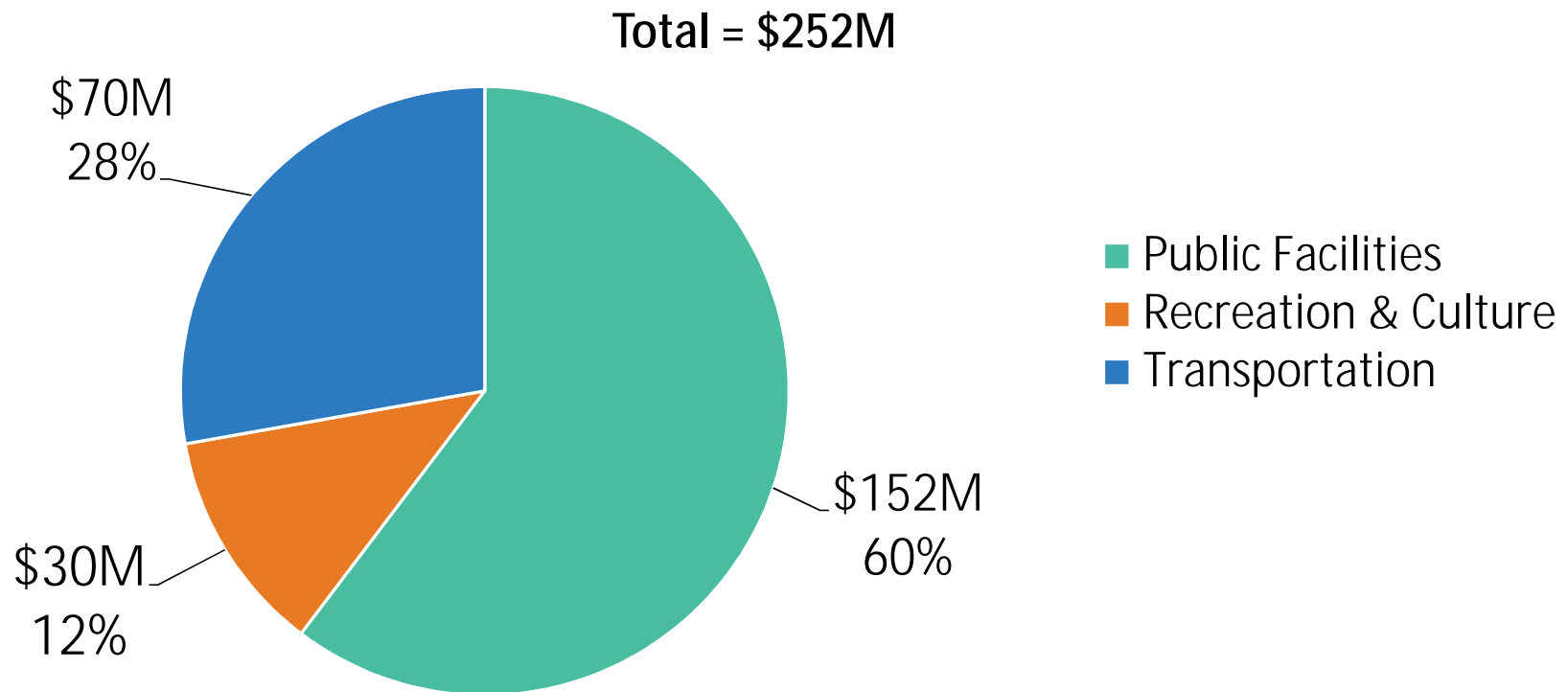
2018 Capital Budget Highlights

- \$140M reduction from 2017 Capital Budget approved Dec. 2016
- No additional debt funding applied towards capital projects
- Additional grant funding allocated subsequent to budget workshop
- Capital projects added based on Council motions:
 - Pre-design/Design of Ryan/Hodgson Memorial Park
 - Taiga Nova/Abasand Lift Station Wetwell Platforms

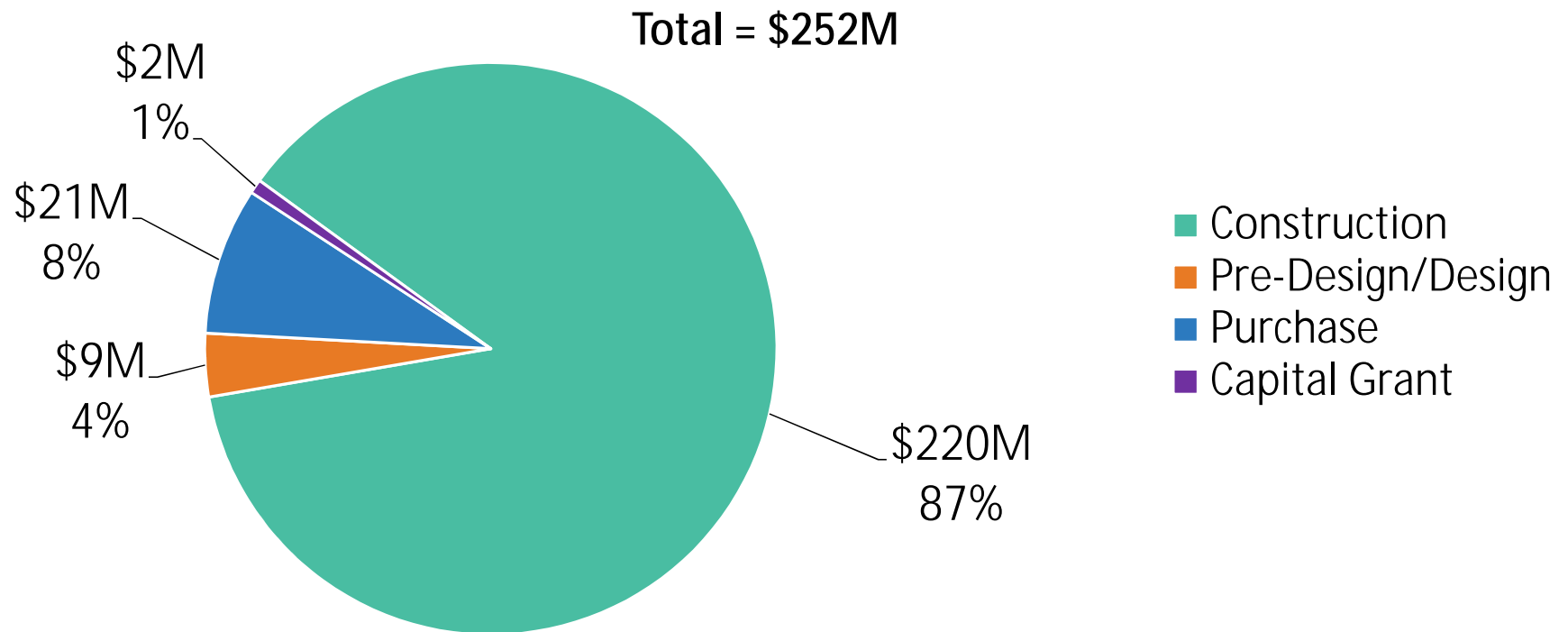
2018 Capital Budget Highlights - continued

- Further analysis and review required based on Council motions:
 - Revisit design of Sapræe Creek Community Hall
 - Review and scope reduction for Fort Chipewyan Animal Shelter to reduce costs
 - Collaborate with Fort McKay Community Association on Fort McKay Pavilion project business case

2018 Capital Budget, by Category



2018 Capital Budget, by Type



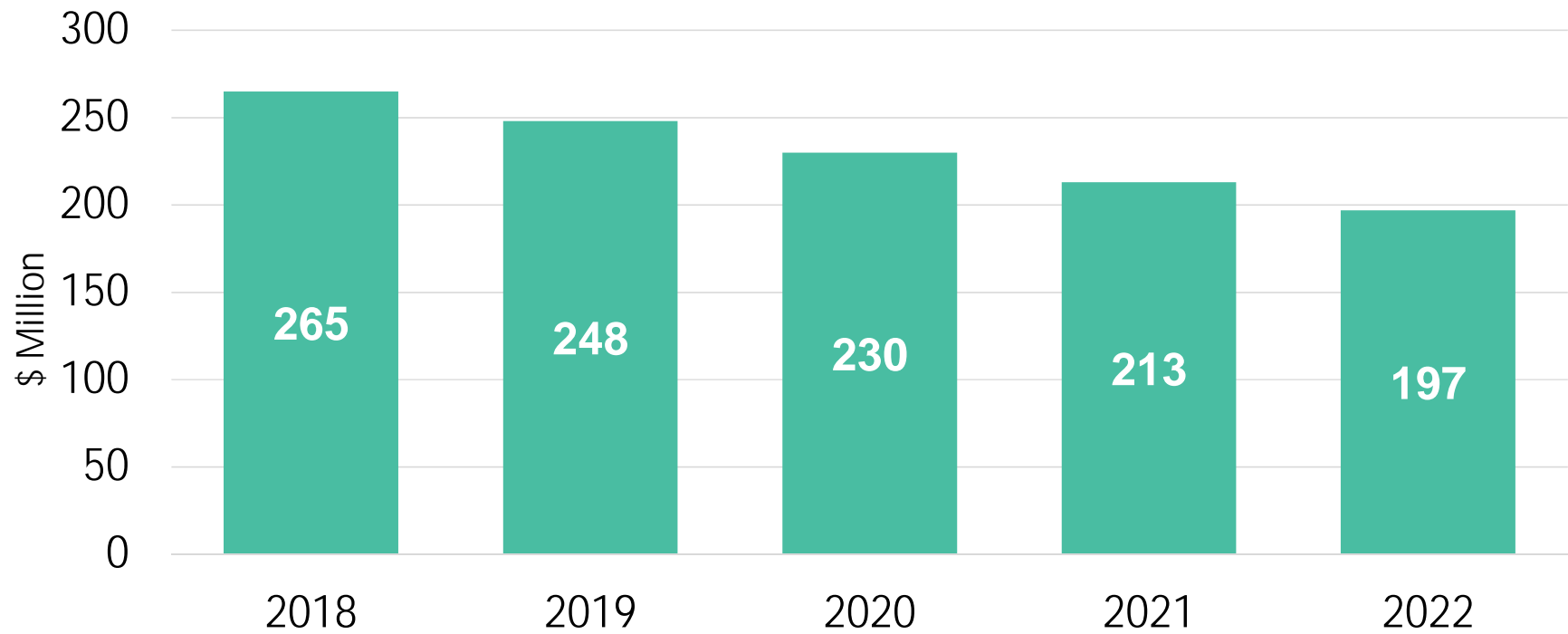
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2018 Capital Budget & 2019 - 2023 Plan

Category	2018 (\$'M)	2019 (\$'M)	2020 (\$'M)	2021 & after (\$'M)	Total (\$'M)
First year of a pre-approved multi-year projects	-	10	12	-	22
Single year projects	59	53	7	16	135
First year of multi-year projects	22	89	52	86	249
Other than first year of a multi-year project	163	246	106	133	648
Equipment purchases	8	3	5	6	22
2018 Capital Budget/Plan	252	401	182	241	1,076

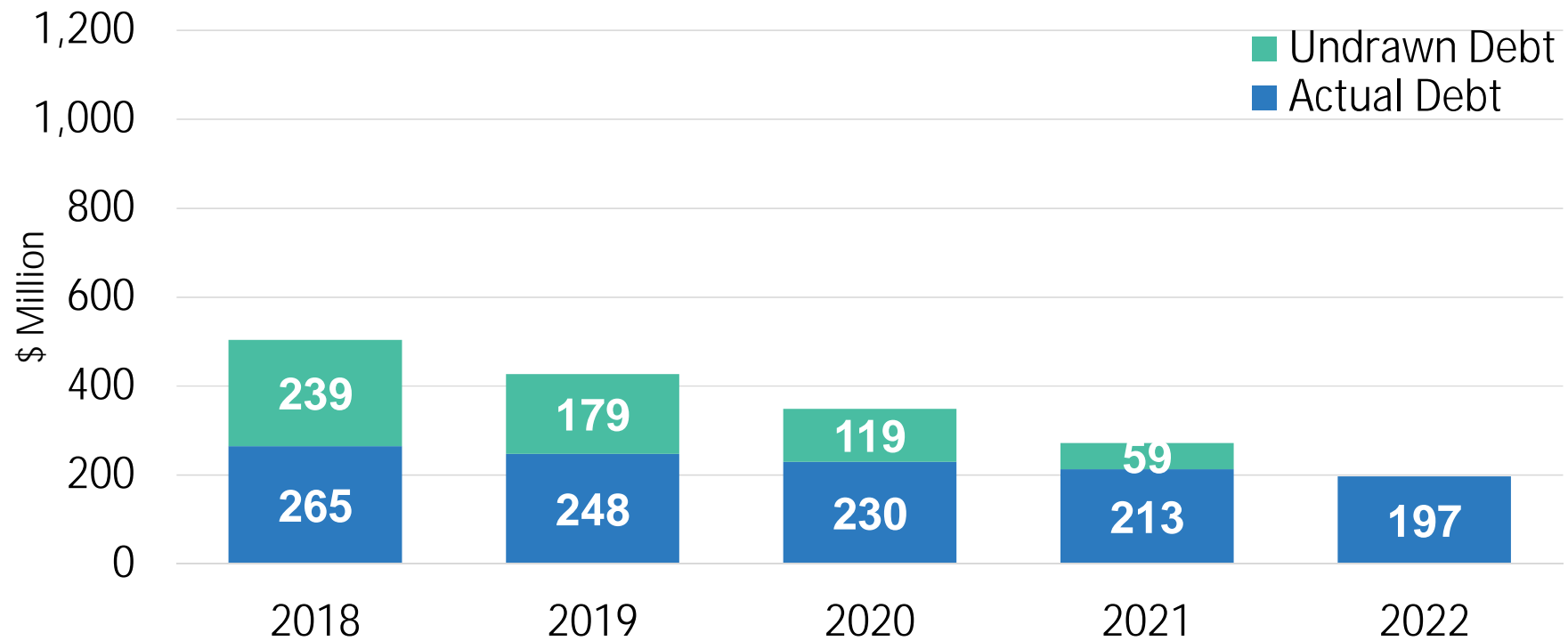
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Actual Debt



11

Committed Debt – Undrawn Debt Reduction Plan

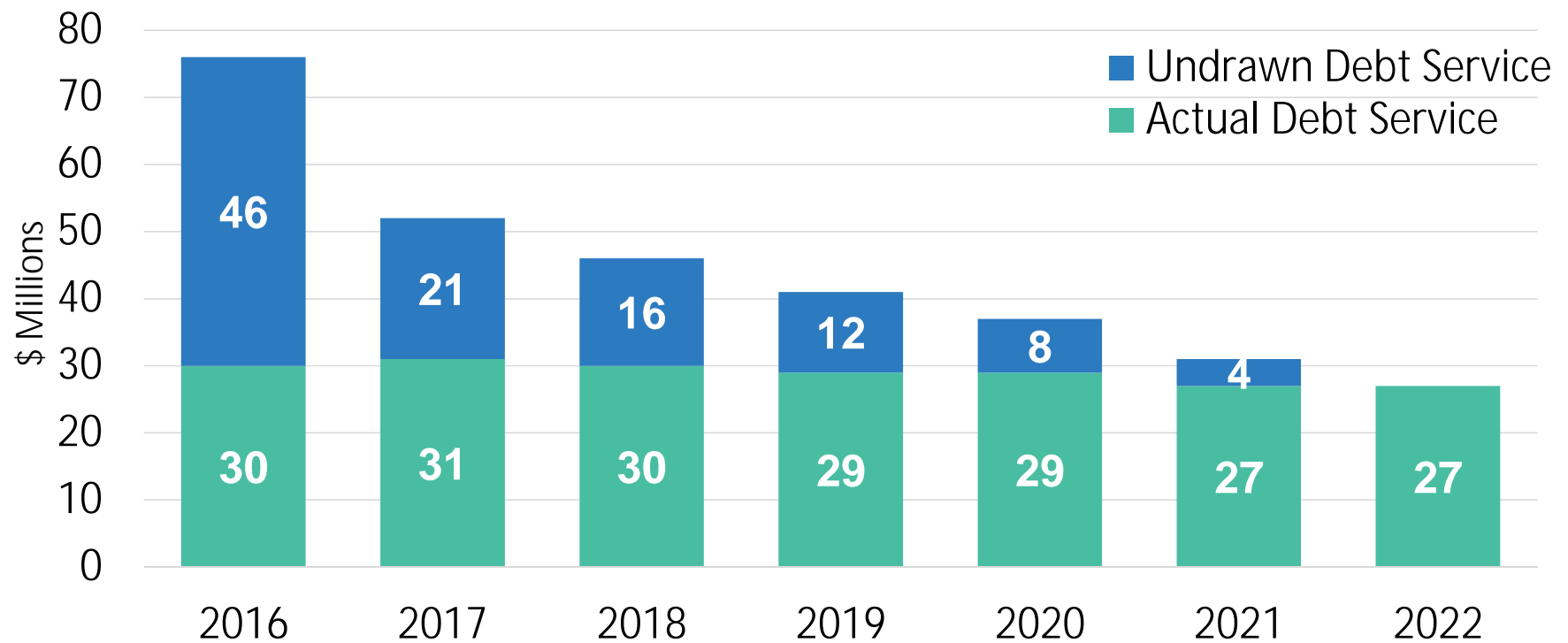


12

Debt Service

- Represents debenture interest and principal payments
- 2018 Debt Service \$30M
- Estimated annual future debt service on undrawn debt additional \$16M/year
- Undrawn debt reduction plan avoids future debt service increases

Committed Debt Service



14

2018 Operating Budget

15

Attachment: 2018 Budget and Plan presentation (2018 Operating Budget)

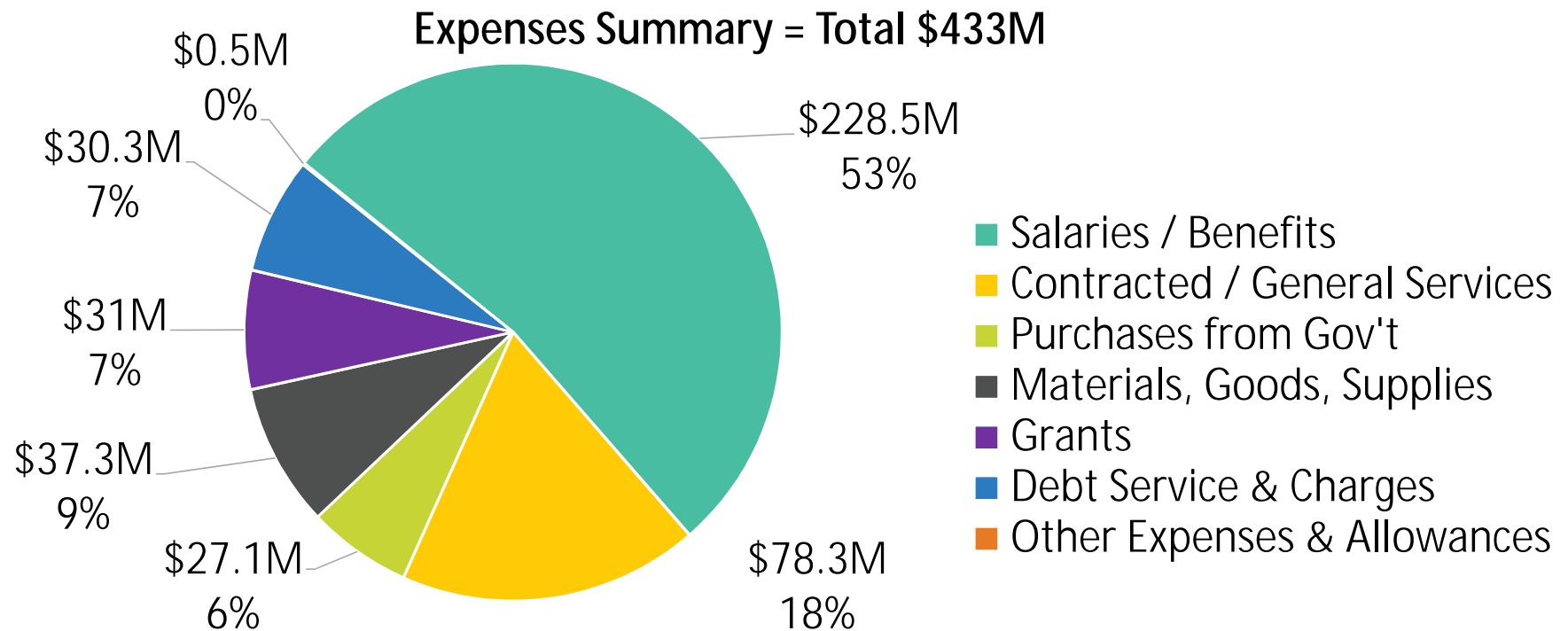
2018 Budget

- Continued focus on efficiencies
- Centralized oversight of expenses
- Business case reviews for staffing and training
- 1% assessment appeal loss contingency

2018 Operating Budget Highlights

- \$94.6M reduction from 2017 Operating Budget
- \$65M allocation towards undrawn debt reduction
- \$43M reduction in net property taxes

2018 Operating Budget



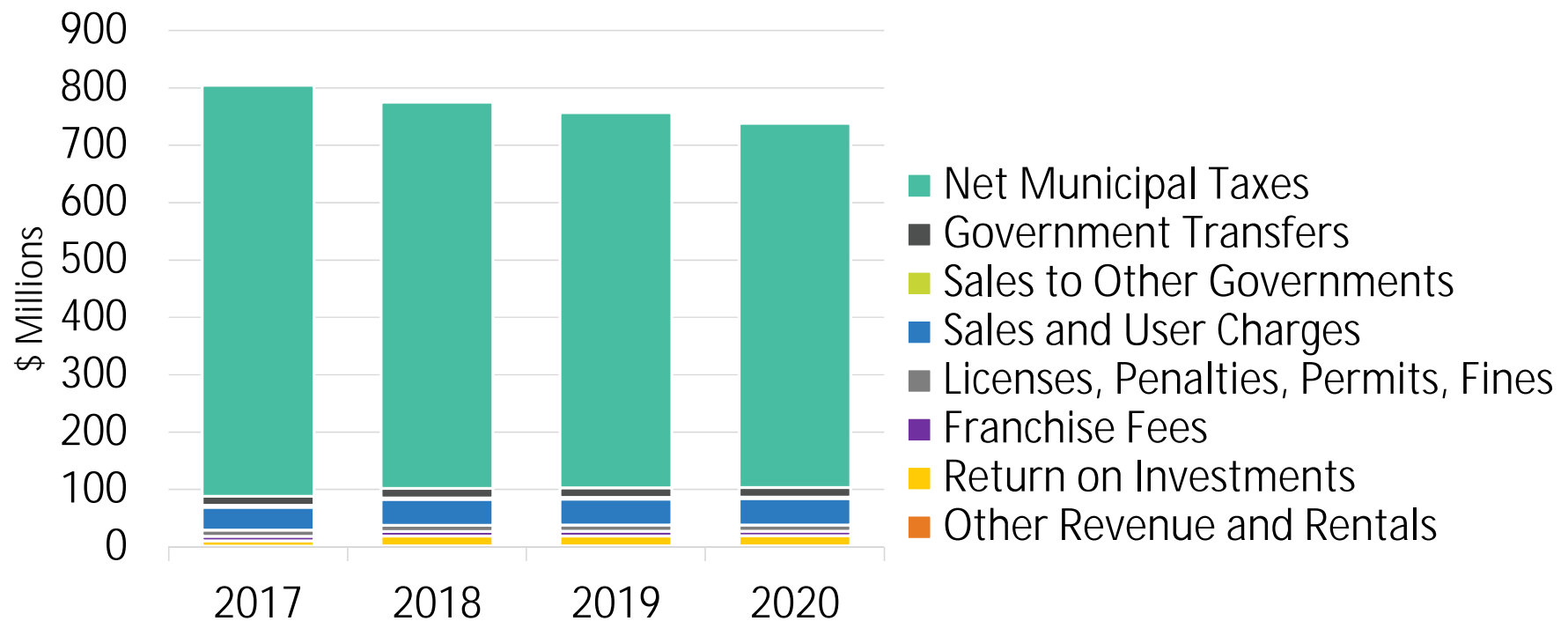
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2018 Operating Budget Revenue Analysis

Revenue	2017 Budget (\$'M)	2017 Projection (\$'M)	2018 (\$'M)	2018 Change (\$'M)
Net Taxes Available – Municipal	716.0	712.6	672.7	(43.3)
Government Transfers	15.5	17.0	16.5	1.0
Sales to Other Governments	3.3	2.6	2.6	(0.7)
Sales and User Charges	39.9	44.0	45.0	5.1
Licenses, Penalties, Permits, Fines	10.9	10.5	10.8	(0.1)
Franchise Fees	7.9	7.9	7.9	-
Return on Investments	9.1	12.2	17.4	8.3
Other Revenue and Rentals	1.6	2.1	1.7	0.1
Total	804.2	808.9	774.6	(29.6)

19

Operating Budget & Financial Plan Trend - Revenue



20

Attachment: 2018 Budget and Plan presentation (2018 Operating Budget)

Next Steps

- 2018 Property Tax Rate Bylaw Process

Questions?



COUNCIL REPORT

Meeting Date: February 27, 2018

Subject: 2018 Capital Budget, 2019 - 2022 Capital Plan

APPROVALS:

Annette Antoniak

Director

Chief Administrative Officer

Recommended Motion:

1. THAT the 2018 Capital Budget in the amount of \$251,649,356 and \$809,930 Public Art Fund transfer totaling \$252,459,286 be approved as set out on Attachment 1, 2018 Capital Budget, dated February 27, 2018, as follows:

Capital Infrastructure Reserve	\$208,304,159
Grants	<u>44,155,127</u>
Total	<u>\$252,459,286</u>
2. THAT the net budget reduction on multi-year projects in progress totaling \$36,187,485 as set out on Attachment 2, 2018 Capital Budget – Multi-Year Projects – In Progress – Cash Flow Changes, dated February 27, 2018, be approved.
3. THAT the new multi-year projects totaling \$131,870,375 as set out on Attachment 3, 2018 Capital Budget New Multi-Year Projects – Cash Flow, dated February 27, 2018, be approved.
4. THAT the cash flow on multi-year projects totaling \$746,099,529 as set out on Attachment 4, 2019 – 2023 Capital Plan – Multi-Year Projects – Cash Flow, dated February 27, 2018, be approved.

Summary:

The *Municipal Government Act* (MGA) requires that every Alberta municipality approve a budget prior to passing a property tax bylaw. The Proposed 2018 Capital Budget, 2019 - 2022 Capital Plan was presented to Council on February 8, 2018. Following a series of budget workshops held to review and discuss requirements, Council considered a number of motions at a Special Meeting held on Friday, February 9, 2018. The recommended 2018 Capital Budget is \$140M less than the 2017 Capital Budget approved on December 13, 2016.

Background:

The 2018 Capital Budget is based on the allocation of funding for pre-design/design, construction and purchase of capital assets to support municipal operations as identified in the 2018 - 2021 Strategic Plan. In advance of the budget workshops, a Budget Primer and video were released. The Budget Primer and video were tools to enhance public understanding of the budget process. In addition, a series of Public Information Sessions were held to discuss the budgeting process, the importance of the budget as well as how residents can be more engaged.

Budget/Financial Implications:

During the February 9, 2018 Special Meeting, Council deliberated on a number of capital-related motions. The motions approved included funding for the following:

- Pre-design and design of the Ryan/Hodgson Memorial Park \$150K
- Taiga Nova/Abasand Lift Station Wetwell Platforms \$300K

The \$450K required for the above-mentioned projects will be allocated from the Capital Infrastructure Reserve. There were also a number of motions approved that will require further analysis and review by Administration prior to presenting a recommendation to Council. These items include the following:

- Revisit design of the Sapræ Creek Community Hall
- Review and scope reduction for the Fort Chipewyan Animal Shelter with the desire to reduce costs
- Collaborate with the Fort McKay Community Association to develop a Fort McKay Pavilion project business case for future consideration by Council.

With the exception of the previously approved Fort Chipewyan Animal Shelter capital project, there is currently no funding allocated for the Sapræ Creek Community Hall construction project or the Fort McKay Pavilion project.

Rationale for Recommendation:

The presentation of the 2018 Capital Budget, 2019 - 2022 Capital Plan incorporates changes approved by Council at the February 9, 2018 Special Meeting.

Strategic Priorities:

Responsible Government

Attachments:**2018 Capital Budget and Plan Attachments 1-4**

Regional Municipality of Wood Buffalo
2018 Capital Budget
February 2018

Attachment 1

Legend	
Other than first year of a multi-year project	
First year of a pre-approved multi-year project - Construction Phase	
First year of a multi-year project	
Single year project	
Equipment Project	

Ref #	Budget Approval Year	Project Name	2018 Request	Public Art Reserve	2018 Request (Including Public Art Reserve)	2018 Funding Source(s)	Provincial Grants	Federal Grants	Reserve	Debtenture Financing
1	2017	Computer Assisted Mass Appraisal (CAMA) System Review-Construction	\$ 1,860,000	\$ -	\$ 1,860,000	CIR			1,860,000	
3	2016	Doug Barnes Cabin Expansion - Construction	500,000	5,000	505,000	CIR			500,000	
5	2017	Building Life Cycle - 2017-2021	5,060,000	-	5,060,000	CIR			5,060,000	
6	2016	Building Security Infrastructure Upgrades	1,119,634	-	1,119,634	CIR			1,119,634	
7	2014	Flood Mitigation - Design/Build	11,300,000	-	11,300,000	CIR			11,300,000	
9	2008	Clearwater Drive (Previously Prairie Loop Boulevard)	27,806,800	-	27,806,800	CIR			27,806,800	
10	2015	Rural Infrastructure Rehabilitation 2015-2017 - Construction	23,000,000	230,000	23,230,000	CIR/Grant	20,000,000		3,000,000	
11	2014	Rural Water and Sewer Servicing - Construction	8,000,000	80,000	8,080,000	CIR/Grant	5,000,000		3,000,000	
12	2016	Urban Infrastructure Rehabilitation 2016-2018 - Design	1,500,000	-	1,500,000	CIR			1,500,000	
27	2017	4 Way Chamber and Twin line to Lower Townsite Reservoir (Abasand)	9,000,000	90,000	9,090,000	CIR			9,000,000	
30	2015	Confed Way Sanitary Sewer Phase 2 - Design	300,000	-	300,000	CIR			300,000	
32	2017	Fort Chipewyan Lift Station Upgrades - Design	91,000	-	91,000	CIR			91,000	
33	2014	Fort Chipewyan WTP Expansion - Construction	4,633,044	46,330	4,679,374	CIR/Grant	3,756,092		876,952	
36	2013	South East 881 Water Supply Line Predesign & Design	450,000	-	450,000	CIR			450,000	
37	2014	Southwest Water Supply Line Phase 1 - Construction	2,500,000	25,000	2,525,000	CIR			2,500,000	
38	2016	Storm/Sewer/Water Upgrades in Mackenzie/Beacon Hill - Design	700,000	-	700,000	CIR			700,000	
39	2017	Thickwood Perimeter Sewer - Construction	11,500,000	115,000	11,615,000	CIR/Grant		6,000,000	5,500,000	
40	2017	Thickwood Perimeter Sewer - Design	4,850,000	-	4,850,000	CIR			4,850,000	
41	2017	Water, Sewer, and Storm lines from MacDonald to 4-Way Chamber - Construction	3,360,000	33,600	3,393,600	CIR			3,360,000	
60	2017	Fort McMurray WTP PACL Tank Design/Build	3,750,000	-	3,750,000	CIR			3,750,000	
72	2013	Conklin Multiplex - Construction	8,500,000	85,000	8,585,000	CIR			8,500,000	
74	2007	Enterprise Resource Planning	5,171,637	-	5,171,637	CIR			5,171,637	
79	2014	Clearwater Park System (Riverside Park System) - Remediation	7,300,000	-	7,300,000	CIR			7,300,000	
80	2017	Firebreak Rehabilitation and Trail Restoration	2,250,000	-	2,250,000	CIR			2,250,000	
81	2017	Fort Chip Winter Rd Culvert(BF85226) Replacement	700,000	-	700,000	CIR/Grant	499,035		200,965	
83	2017	Urban Arterial Boulevard Improvements & Beautification	7,000,000	-	7,000,000	CIR			7,000,000	
109	2015	Fort McKay Fire Hall - Construction	10,000,000	100,000	10,100,000	CIR			10,000,000	
141	2017	Bus Bay Turnout & Transit Shelters - Thickwood and Timberlea - Design	400,000	-	400,000	Grant	261,960	138,040		
			\$ 162,602,115	\$ 809,930	\$ 163,412,045	-	\$ 29,517,087	\$ 6,138,040	\$ 126,946,988	\$ -
13	2018	Building Access and Roof System - Design/Build	\$ 605,178	\$ -	\$ 605,178	CIR			\$ 605,178	
15	2018	Jubilee Center Renovations - Construction	1,866,563	-	1,866,563	CIR			1,866,563	
34	2016	Fort McMurray WWTP Process Improvements - Construction	7,000,000	-	7,000,000	CIR			7,000,000	
44	2018	Fort Chipewyan Lift Station Upgrades - Construction	6,000,000	-	6,000,000	CIR			6,000,000	
47	2018	Storm/Sewer/Water Upgrades in Mackenzie/Beacon Hill - Construction	3,000,000	-	3,000,000	CIR			3,000,000	
56	2018	Conklin Sewage Lagoon - Design and Consruction	750,000	-	750,000	CIR			750,000	
85	2018	Pea Gravel Upgrades - Design Build	1,265,000	-	1,265,000	CIR			1,265,000	
91	2018	Spray Park Replacement Program - Design/Build	1,276,000	-	1,276,000	CIR			1,276,000	
93	2018	Fort Chipewyan Mamawi Hall/Arena - Playground	123,000	-	123,000	CIR			123,000	
149	2018	Fort Chipewyan Water and Sewer Services Extension	500,000	-	500,000	CIR			500,000	
			\$ 22,385,741	\$ -	\$ 22,385,741	-	\$ -	\$ -	\$ 22,385,741	\$ -

Attachment: 2018 Capital Budget and Plan Attachments 1-4 (2018 Capital Budget)

Regional Municipality of Wood Buffalo
2018 Capital Budget
February 2018

Attachment 1

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Equipment Project

Ref #	Budget Approval Year	Project Name	2018 Request	Public Art Reserve	2018 Request (Including Public Art Reserve)	2018 Funding Source(s)	Provincial Grants	Federal Grants	Reserve	Debtenture Financing
4	2018	2018 MacDonald Island Park Sustaining Capital Grant	\$ 1,503,000	\$ -	\$ 1,503,000	CIR			\$ 1,503,000	
20	2018	Egress Roads - Saprae Creek, Janvier, Conklin, Draper & Fort McKay Preliminary Engineering			300,000	CIR				
			300,000	-					300,000	
25	2018	Urban Infrastructure Rehab 2018 - Construction	30,000,000	-	30,000,000	CIR			30,000,000	
62	2018	Fort McMurray WTP Road Rehab & Security Improvements	1,500,000	-	1,500,000	CIR			1,500,000	
63	2018	King Street Booster Rehabilitation - Construction	1,300,000	-	1,300,000	CIR			1,300,000	
75	2018	IT Infrastructure Upgrades	1,161,000	-	1,161,000	CIR			1,161,000	
76	2018	WTP Cell Booster	600,000	-	600,000	CIR			600,000	
89	2018	2018 South Side Fueling Station	250,000	-	250,000	CIR			250,000	
90	2018	Athabasca Café Front Street Rehabilitation	84,000	-	84,000	CIR			84,000	
92	2018	Fort Chipewyan Lake Front Washroom	270,000	-	270,000	CIR			270,000	
103	2018	Snow Disposal Site - Design	675,000	-	675,000	CIR			675,000	
137	2018	Fire Suppression System - Fire Hall #2	36,000	-	36,000	CIR			36,000	
139	2018	Migration of RES to AFRRCS	2,400,000	-	2,400,000	CIR			2,400,000	
145	2018	Bus Bay Turnout & Transit Shelters - Thickwood and Timberlea - Construction	8,500,000	-	8,500,000	Grant	5,566,650	2,933,350		
148	2018	Land Acquisition 2018	10,000,000	-	10,000,000	CIR			10,000,000	
150	2018	Taiga Nova/Abasand Lift Station Wetwell Platforms	300,000	-	300,000	CIR			300,000	
151	2018	Ryan/Hodgson Memorial Park	150,000	-	150,000	CIR			150,000	
			\$ 59,029,000	\$ -	\$ 59,029,000	-	\$ 5,566,650	\$ 2,933,350	\$ 50,529,000	\$ -
2	2018	Envelope Stuffer	\$ 15,000	\$ -	\$ 15,000	CIR			\$ 15,000	
48	2018	Crane for North Highlift (Lower Level)	85,000	-	85,000	CIR			85,000	
49	2018	Fort McKay Telemetry to Ells River Intake	23,500	-	23,500	CIR			23,500	
51	2018	Fort McMurray WTP Climate Control for UPS Batteries	125,000	-	125,000	CIR			125,000	
54	2018	RMWB Storm Outfall Monitoring Program	100,000	-	100,000	CIR			100,000	
55	2018	Water Tank and Pipe Cleaner	50,000	-	50,000	CIR			50,000	
77	2018	Migration of Bylaw Services to AFRRCS Radio Communication	240,000	-	240,000	CIR			240,000	
105	2018	2018 Heavy Equipment Additions	645,000	-	645,000	CIR			645,000	
106	2018	2018 Heavy Equipment Replacements	3,935,000	-	3,935,000	CIR			3,935,000	
107	2018	2018 Light Equipment Replacements	1,050,000	-	1,050,000	CIR			1,050,000	
108	2018	Playgound Impact Tester	17,000	-	17,000	CIR			17,000	
111	2018	Ambulance Fleet Replacement 2018	350,000	-	350,000	CIR			350,000	
121	2018	Replacement of SCBA Air Pak Cylinders	47,000	-	47,000	CIR			47,000	
146	2018	Armoury Weapon Storage	50,000	-	50,000	CIR			50,000	
147	2018	Fire Training Area and Site Preparation	900,000	-	900,000	CIR			900,000	
			\$ 7,632,500	\$ -	\$ 7,632,500	-	\$ -	\$ -	\$ 7,632,500	\$ -
Public Art - 2018									\$ 809,930	
			\$ 251,649,356	\$ 809,930	\$ 252,459,286	\$ -	\$ 35,083,737	\$ 9,071,390	\$ 208,304,159	\$ -

Attachment: 2018 Capital Budget and Plan Attachments 1-4 (2018 Capital Budget)

Regional Municipality of Wood Buffalo
2018 Capital Budget - Multi-Year Projects - In Progress - Cash Flow Changes
February 2018

Attachment 2

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Equipment Project

Ref #	Project Name	2017 & Prior Approved	2018 Request	2019 Request	2020 Request	2021 Request	2022 Request	Thereafter (2023+)	Total Budget All years (Incl. Public Art)
A - Original Budget/ cashflow as approved by Council & Fiscal Policy									
A.1. Ongoing multi year projects with no cashflow changes									
1	Computer Assisted Mass Appraisal (CAMA) System Review-Construction	\$ 108,000	\$ 1,860,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,968,000
3	Doug Barnes Cabin Expansion - Construction	3,270,633	500,000	-	-	-	-	-	3,770,633
6	Building Security Infrastructure Upgrades	1,874,646	1,119,634	1,243,023	-	-	-	-	4,237,303
12	Urban Infrastructure Rehabilitation 2016-2018 - Design	3,000,000	1,500,000	-	-	-	-	-	4,500,000
33	Fort Chipewyan WTP Expansion - Construction	39,866,956	4,633,044	-	-	-	-	-	44,500,000
36	South East 881 Water Supply Line Predesign & Design	4,050,000	450,000	-	-	-	-	-	4,500,000
37	Southwest Water Supply Line Phase 1 - Construction	32,500,000	2,500,000	-	-	-	-	-	35,000,000
40	Thickwood Perimeter Sewer - Design	1,000,000	4,850,000	-	-	-	-	-	5,850,000
60	Fort McMurray WTP PACL Tank Design/Build	50,000	3,750,000	-	-	-	-	-	3,800,000
72	Conklin Multiplex - Construction	41,500,000	8,500,000	-	-	-	-	-	50,000,000
78	Active Transportation Trail Phase 1 Construction	3,500,000	-	3,250,000	-	-	-	-	6,750,000
79	Clearwater Park System (Riverside Park System) - Remediation	3,107,639	7,300,000	6,000,000	4,200,000	-	-	-	20,607,639
81	Fort Chip Winter Rd Culvert(BF85226) Replacement	100,000	700,000	-	-	-	-	-	800,000
83	Urban Arterial Boulevard Improvements & Beautification	7,000,000	7,000,000	6,000,000	-	-	-	-	20,000,000
109	Fort McKay Fire Hall - Construction	124,000	10,000,000	4,000,000	-	-	-	-	14,124,000
141	Bus Bay Turnout & Transit Shelters - Thickwood and Timberlea - Design	600,000	400,000	-	-	-	-	-	1,000,000
Subtotal		\$ 141,651,874	\$ 55,062,678	\$ 20,493,023	\$ 4,200,000	\$ -	\$ -	\$ -	\$ 221,407,575
A.2. Ongoing multi year projects with cashflow changes									
5	Building Life Cycle - 2017-2021	\$ 2,212,000	\$ 10,944,000	\$ 1,260,000	\$ -	\$ -	\$ -	\$ -	\$ 14,416,000
7	Flood Mitigation - Design/Build	28,634,522	66,770,096	82,300,000	-	-	-	-	177,704,618
9	Priairie Loop Boulevard (renamed to Clearwater Drive)	68,894,767	27,806,800	-	-	-	-	-	96,701,567
10	Rural Infrastructure Rehabilitation 2015-2017 - Construction	32,200,000	77,800,000	-	-	-	-	-	110,000,000
11	Rural Water and Sewer Servicing - Construction	86,100,000	63,425,000	30,475,000	-	-	-	-	180,000,000
27	4 Way Chamber and Twin line to Lower Townsite Reservoir (Abasand)	4,500,000	11,000,000	-	-	-	-	-	15,500,000
29	Beacon Hill Outfall and Pipeline Upgrades Construction	9,673,858	13,326,142	-	-	-	-	-	23,000,000
30	Confed Way Sanitary Sewer Phase 2 - Design	1,100,000	-	-	-	-	-	-	1,100,000
31	Confederation Way Sanitary Sewer Phase 2 - Construction	22,700,000	14,000,000	-	-	-	-	-	36,700,000
32	Fort Chipewyan Lift Station Upgrades - Design	540,000	-	-	-	-	-	-	540,000
35	Mills Avenue Stormwater Management - Construction	7,000,000	6,000,000	-	-	-	-	-	13,000,000
38	Mackenzie Storm Water Management - Design	2,720,000	-	-	-	-	-	-	2,720,000
39	Thickwood Perimeter Sewer - Construction	1,000,000	38,000,000	22,100,000	-	-	-	-	61,100,000
41	MacDonald to 4-Way Chamber Supply Line - Construction	3,024,000	8,640,000	-	-	-	-	-	11,664,000
74	Enterprise Resource Planning Solution	29,868,042	10,126,449	400,000	-	-	-	-	40,394,491
80	Fire Smart Greenspace Rehabilitation	6,750,000	4,500,000	-	-	-	-	-	11,250,000
142	Transit Facility (Green TRIP) - Construction	2,100,000	29,400,000	-	-	-	-	-	31,500,000
34	Fort McMurray WWTP Process Improvements - Construction	6,300,000	12,000,000	17,000,000	-	-	-	-	35,300,000
Subtotal		\$ 315,317,189	\$ 393,738,487	\$ 153,535,000	\$ -	\$ -	\$ -	\$ -	\$ 862,590,676

Attachment: 2018 Capital Budget and Plan Attachments 1-4 (2018 Capital Budget)

Regional Municipality of Wood Buffalo
2018 Capital Budget - Multi-Year Projects - In Progress - Cash Flow Changes
February 2018

Attachment 2

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Equipment Project

Ref #	Project Name	2017 & Prior Approved	2018 Request	2019 Request	2020 Request	2021 Request	2022 Request	Thereafter (2023+)	Total Budget All years (Incl. Public Art)
A.3. Ongoing multi year projects not requiring funds in 2018									
	Urban Infrastructure Rehabilitation 2014-2016 - Construction	\$ 175,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000,000
	Rural Community Placemaking - Fort Chipewyan	5,250,000							5,250,000
	Anzac WWTP & Effluent Pipeline - Construction	51,500,000							51,500,000
	Confederation Way Sanitary Sewer Bypass (aka phase 1)	27,000,000							27,000,000
	Regional Scada Wan Construction	3,500,000							3,500,000
	Regional Scada Wan Design	625,000							625,000
	Conklin Multiplex - Pre-Design & Design	3,900,000							3,900,000
	Community Playground Replacements (Eagle Ridge and Others)	1,794,289							1,794,289
	King Street Bridge Rehabilitation	3,240,000							3,240,000
	Rural Community Placemaking Gregoire Lake Estates	800,000							800,000
	Snow Disposal Site - PreDesign	700,000							700,000
	Anzac Fire Hall - Construction	12,000,000							12,000,000
	Parson's Creek Fire Hall 6 - Pre-Design and Design	1,620,000							1,620,000
	Fort McMurray Animal Control Centre	2,736,000							2,736,000
	Fort Chipewyan Animal Control Centre	2,780,000							2,780,000
	Building Life Cycle 2014-2016	8,418,400							8,418,400
	Jubilee Center Reno/Construction 2014 - 2016	9,110,466							9,110,466
	Rural Infrastru Rehab. 2015-2017-Design	1,300,000							1,300,000
	Rural Water & Sewer Servicing Predesign & Design	9,750,000							9,750,000
	Fort Chipewyan WTP Upgrade Design	2,500,000							2,500,000
	MacKenzie Blvd Lift Station Diversion & Sewer Upgrade - Construction	18,300,000							18,300,000
	Regional Landfill Cell 4 - Construction	7,400,000							7,400,000
	Subtotal	\$ 349,224,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 349,224,155
	Total Original Budget	\$ 806,193,218	\$ 448,801,165	\$ 174,028,023	\$ 4,200,000	\$ -	\$ -	\$ -	\$ 1,433,222,406

Attachment: 2018 Capital Budget and Plan Attachments 1-4 (2018 Capital Budget)

Regional Municipality of Wood Buffalo
2018 Capital Budget - Multi-Year Projects - In Progress - Cash Flow Changes
February 2018

Attachment 2

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Equipment Project

Ref #	Project Name	2017 & Prior Approved	2018 Request	2019 Request	2020 Request	2021 Request	2022 Request	Thereafter (2023+)	Total Budget All years (Incl. Public Art)
B - Revised Budget/ cashflow									
B.1. Ongoing multi year projects with no cashflow changes									
1	Computer Assisted Mass Appraisal (CAMA) System Review-Construction	\$ 108,000	\$ 1,860,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,968,000
3	Doug Barnes Cabin Expansion - Construction	3,270,633	500,000	-	-	-	-	-	3,770,633
6	Building Security Infrastructure Upgrades	1,874,646	1,119,634	1,243,023	-	-	-	-	4,237,303
12	Urban Infrastructure Rehabilitation 2016-2018 - Design	3,000,000	1,500,000	-	-	-	-	-	4,500,000
33	Fort Chipewyan WTP Expansion - Construction	39,866,956	4,633,044	-	-	-	-	-	44,500,000
36	South East 881 Water Supply Line Predesign & Design	4,050,000	450,000	-	-	-	-	-	4,500,000
37	Southwest Water Supply Line Phase 1 - Construction	32,500,000	2,500,000	-	-	-	-	-	35,000,000
40	Thickwood Perimeter Sewer - Design	1,000,000	4,850,000	-	-	-	-	-	5,850,000
60	Fort McMurray WTP PACL Tank Design/Build	50,000	3,750,000	-	-	-	-	-	3,800,000
72	Conklin Multiplex - Construction	41,500,000	8,500,000	-	-	-	-	-	50,000,000
78	Active Transportation Trail Phase 1 Construction	3,500,000	-	3,250,000	-	-	-	-	6,750,000
79	Clearwater Park System (Riverside Park System) - Remediation	3,107,639	7,300,000	6,000,000	4,200,000	-	-	-	20,607,639
81	Fort Chip Winter Rd Culvert(BF85226) Replacement	100,000	700,000	-	-	-	-	-	800,000
83	Urban Arterial Boulevard Improvements & Beautification	7,000,000	7,000,000	6,000,000	-	-	-	-	20,000,000
109	Fort McKay Fire Hall - Construction	124,000	10,000,000	4,000,000	-	-	-	-	14,124,000
141	Bus Bay Turnout & Transit Shelters - Thickwood and Timberlea - Design	600,000	400,000	-	-	-	-	-	1,000,000
Subtotal		\$ 141,651,874	\$ 55,062,678	\$ 20,493,023	\$ 4,200,000	\$ -	\$ -	\$ -	\$ 221,407,575
B.2. Ongoing multi year projects with cashflow changes									
5	Building Life Cycle - 2017-2021	\$ 2,212,000	\$ 5,060,000	\$ 2,412,960	\$ 2,412,960	\$ 2,412,960	\$ -	\$ -	\$ 14,510,880
7	Flood Mitigation - Design/Build	7,347,037	11,300,000	20,500,000	25,000,000	25,000,000	25,000,000	39,500,000	153,647,037
9	Clearwater Drive (Previously Prairie Loop Boulevard)	68,894,767	27,806,800	30,000,000	25,000,000	-	-	-	151,701,567
10	Rural Infrastructure Rehabilitation 2015-2017 - Construction	32,200,000	23,000,000	46,000,000	8,800,000	-	-	-	110,000,000
11	Rural Water and Sewer Servicing - Construction	86,100,000	8,000,000	49,000,000	19,000,000	17,900,000	-	-	180,000,000
27	4 Way Chamber and Twin line to Lower Townsite Reservoir (Abasand)	-	9,000,000	6,500,000	-	-	-	-	15,500,000
29	Beacon Hill Outfall and Pipeline Upgrades Construction	9,673,858	-	13,326,142	-	-	-	-	23,000,000
30	Confed Way Sanitary Sewer Phase 2 - Design	1,100,000	300,000	-	-	-	-	-	1,400,000
31	Confederation Way Sanitary Sewer Phase 2 - Construction	22,700,000	-	14,800,000	-	-	-	-	37,500,000
32	Fort Chipewyan Lift Station Upgrades - Design	540,000	91,000	-	-	-	-	-	631,000
35	Mills Avenue Stormwater Management - Construction	2,900,000	-	-	-	-	-	-	2,900,000
38	Storm/Sewer/Water Upgrades in Mackenzie/Beacon Hill - Design	2,720,000	700,000	-	-	-	-	-	3,420,000
39	Thickwood Perimeter Sewer - Construction	1,000,000	11,500,000	12,525,000	13,525,000	12,775,500	10,230,000	-	61,555,500
41	Water, Sewer, and Storm lines from MacDonald to 4-Way Chamber - Construction	3,024,000	3,360,000	8,640,000	-	-	-	-	15,024,000
74	Enterprise Resource Planning	29,868,042	5,171,637	400,000	-	-	-	-	35,439,679
80	Firebreak Rehabilitation and Trail Restoration	6,750,000	2,250,000	-	-	-	-	-	9,000,000
142	Transit Facility (Green TRIP) - Construction	2,100,000	-	21,700,000	7,700,000	-	-	-	31,500,000
34	Fort McMurray WWTP Process Improvements - Construction	-	7,000,000	6,000,000	-	-	-	-	13,000,000
Subtotal		\$ 279,129,704	\$ 114,539,437	\$ 231,804,102	\$ 101,437,960	\$ 58,088,460	\$ 35,230,000	\$ 39,500,000	\$ 859,729,663

Attachment: 2018 Capital Budget and Plan Attachments 1-4 (2018 Capital Budget)

Regional Municipality of Wood Buffalo
2018 Capital Budget - Multi-Year Projects - In Progress - Cash Flow Changes
February 2018

Attachment 2

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Equipment Project

Ref #	Project Name	2017 & Prior Approved	2018 Request	2019 Request	2020 Request	2021 Request	2022 Request	Thereafter (2023+)	Total Budget All years (Incl. Public Art)
B.3. Ongoing multi year projects not requiring funds in 2018									
	Urban Infrastructure Rehabilitation 2014-2016 - Construction	\$ 175,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000,000
	Rural Community Placemaking - Fort Chipewyan	5,250,000							5,250,000
	Anzac WWTP & Effluent Pipeline - Construction	51,500,000							51,500,000
	Confederation Way Sanitary Sewer Bypass (aka phase 1)	27,000,000							27,000,000
	Regional Scada Wan Construction	3,500,000							3,500,000
	Regional Scada Wan Design	625,000							625,000
	Conklin Multiplex - Pre-Design & Design	3,900,000							3,900,000
	Community Playground Replacements (Eagle Ridge and Others)	1,794,289							1,794,289
	King Street Bridge Rehabilitation	3,240,000							3,240,000
	Rural Community Placemaking Gregoire Lake Estates	800,000							800,000
	Snow Disposal Site - PreDesign	700,000							700,000
	Anzac Fire Hall - Construction	12,000,000							12,000,000
	Parson's Creek Fire Hall 6 - Pre-Design and Design	1,620,000							1,620,000
	Fort McMurray Animal Control Centre	2,736,000							2,736,000
	Fort Chipewyan Animal Control Centre	2,780,000							2,780,000
	Building Life Cycle 2014-2016	8,418,400							8,418,400
	Jubilee Center Reno/Construction 2014 - 2016	9,110,466							9,110,466
	Rural Infrastru Rehab. 2015-2017-Design	1,300,000							1,300,000
	Rural Water & Sewer Servicing Predesign & Design	9,750,000							9,750,000
	Fort Chipewyan WTP Upgrade Design	2,500,000							2,500,000
	MacKenzie Blvd Lift Station Diversion & Sewer Upgrade - Construction	18,300,000							18,300,000
	Regional Landfill Cell 4 - Construction	7,400,000							7,400,000
	Subtotal	\$ 349,224,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 349,224,155
	Total Revised Proposed Budget	\$ 770,005,733	\$ 169,602,115	\$ 252,297,125	\$ 105,637,960	\$ 58,088,460	\$ 35,230,000	\$ 39,500,000	\$ 1,430,361,393
	Net Increase (Decrease) (B-A)	\$ (36,187,485)	\$ (279,199,050)	\$ 78,269,102	\$ 101,437,960	\$ 58,088,460	\$ 35,230,000	\$ 39,500,000	\$ (2,861,013)

Attachment: 2018 Capital Budget and Plan Attachments 1-4 (2018 Capital Budget)

Regional Municipality of Wood Buffalo
2018 Capital Budget, New Multi-Year Projects - Cash Flows
February 2018

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Equipment Project

Ref #	Project Name	2018 Request	Public Art Reserve	2018 Request (Including Public Art Reserve)	2019 Request	2020 Request	2021 Request	2022 Request	Thereafter (2023+)	Total Budget All years (Incl. Public Art)
27	4 Way Chamber and Twin line to Lower Townsite Reservoir (Abasand)	\$ 9,000,000	\$ 90,000	\$ 9,090,000	\$ 6,500,000	\$ -	\$ -	\$ -	\$ -	15,590,000
13	Building Access and Roof System - Design/Build	605,178	-	605,178	605,178	-	-	-	-	1,210,356
56	Conklin Sewage Lagoon - Design and Construction	750,000	-	750,000	12,955,000	2,045,000	-	-	-	15,750,000
44	Fort Chipewyan Lift Station Upgrades - Construction	6,000,000	-	6,000,000	14,000,000	-	-	-	-	20,000,000
93	Fort Chipewyan Mamawi Hall/Arena - Playground	123,000	-	123,000	100,000	-	-	-	-	223,000
149	Fort Chipewyan Water and Sewer Services Extension	500,000	-	500,000	60,000	-	-	-	-	560,000
34	Fort McMurray WWTP Process Improvements - Construction	7,000,000	-	7,000,000	6,000,000	-	-	-	-	13,000,000
15	Jubilee Center Renovations - Construction	1,866,563	-	1,866,563	4,044,216	2,022,120	2,022,120	-	-	9,955,019
85	Pea Gravel Upgrades - Design Build	1,265,000	-	1,265,000	1,265,000	-	-	-	-	2,530,000
91	Spray Park Replacement Program - Design/Build	1,276,000	-	1,276,000	1,276,000	500,000	-	-	-	3,052,000
47	Storm/Sewer/Water Upgrades in Mackenzie/Beacon Hill - Construction	3,000,000	-	3,000,000	11,000,000	12,000,000	14,000,000	10,000,000	-	50,000,000
Total - 2018 Capital Budget, New Multi Year Projects		\$ 31,385,741	\$ 90,000	\$ 31,475,741	\$ 57,805,394	\$ 16,567,120	\$ 16,022,120	\$ 10,000,000	\$ -	\$ 131,870,375

Attachment: 2018 Capital Budget and Plan Attachments 1-4 (2018 Capital Budget)

Regional Municipality of Wood Buffalo
2019-2023 Capital Plan - Multi-Year Projects - Cash Flow
February 2018

Attachment 4

Legend

Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Equipment Project

Ref #	Budget Approval Year	Project Name	Total Annual Budget	Funding Source(s)	Provincial Grants	Federal Grants	Reserve	Debenture Financing
2019 Capital Plan								
5	2017	Building Life Cycle - 2017-2021	\$ 2,412,960	CIR		\$ 2,412,960		
6	2016	Building Security Infrastructure Upgrades	1,243,023	CIR			1,243,023	
7	2014	Flood Mitigation - Design/Build	20,500,000	CIR			20,500,000	
9	2008	Clearwater Drive (Previously Prairie Loop Boulevard)	30,000,000	CIR			30,000,000	
10	2015	Rural Infrastructure Rehabilitation 2015-2017 - Construction	46,000,000	CIR/Grant	7,000,000		39,000,000	
11	2014	Rural Water and Sewer Servicing - Construction	49,000,000	CIR/Grant	18,000,000		31,000,000	
27	2017	4 Way Chamber and Twin line to Lower Townsite Reservoir (Abasand)	6,500,000	CIR			6,500,000	
29	2014	Beacon Hill Outfall and Pipeline Upgrades Construction	13,326,142	CIR			13,326,142	
31	2016	Confederation Way Sanitary Sewer Phase 2 - Construction	14,800,000	CIR			14,800,000	
39	2017	Thickwood Perimeter Sewer - Construction	12,525,000	CIR/Grant		6,000,000	6,525,000	
41	2017	Water, Sewer, and Storm lines from MacDonald to 4-Way Chamber - Construction	8,640,000	CIR			8,640,000	
74	2007	Enterprise Resource Planning	400,000	CIR			400,000	
78	2014	Active Transportation Trail Phase 1 Construction	3,250,000	CIR			3,250,000	
79	2014	Clearwater Park System (Riverside Park System) - Remediation	6,000,000	CIR			6,000,000	
83	2017	Urban Arterial Boulevard Improvements & Beautification	6,000,000	CIR			6,000,000	
109	2015	Fort McKay Fire Hall - Construction	4,000,000	CIR			4,000,000	
142	2017	Transit Facility (Green TRIP) - Construction	21,700,000	CIR			21,700,000	
110	2019	Parson's Creek Fire Hall 6 - Construction	10,340,000	CIR			10,340,000	
13	2018	Building Access and Roof System - Design/Build	605,178	CIR			605,178	
14	2019	Fort Chipewyan Building Replacement - Design/Build	1,427,140	CIR			1,427,140	
15	2018	Jubilee Center Renovations - Construction	4,044,216	CIR			4,044,216	
16	2019	Secondary Egress Road - Construction	15,000,000	CIR			15,000,000	
34	2016	Fort McMurray WWTP Process Improvements - Construction	6,000,000	CIR			6,000,000	
44	2018	Fort Chipewyan Lift Station Upgrades - Construction	14,000,000	CIR			14,000,000	
47	2018	Storm/Sewer/Water Upgrades in Mackenzie/Beacon Hill - Construction	11,000,000	CIR			11,000,000	
56	2018	Conklin Sewage Lagoon - Design and Consruction	12,955,000	CIR			12,955,000	
84	2019	2019 Snow Disposal Site - Construction	20,000,000	CIR			20,000,000	
85	2018	Pea Gravel Upgrades - Design Build	1,265,000	CIR			1,265,000	
87	2019	Trail Paving - Beacon Hill, Lower Thickwood, Rattlepan Creek Crescent	1,237,500	CIR			1,237,500	
91	2018	Spray Park Replacement Program - Design/Build	1,276,000	CIR			1,276,000	
93	2018	Fort Chipewyan Mamawi Hall/Arena - Playground	100,000	CIR			100,000	

Regional Municipality of Wood Buffalo
2019-2023 Capital Plan - Multi-Year Projects - Cash Flow
February 2018

Attachment 4

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Equipment Project

Ref #	Budget Approval Year	Project Name	Total Annual Budget	Funding Source(s)	Provincial Grants	Federal Grants	Reserve	Debenture Financing
100	2019	Janvier School Field - Design Build	75,000	CIR			75,000	
149	2018	Fort Chipewyan Water and Sewer Services Extension	60,000	CIR			60,000	
118	2019	Pumper Truck for Fire Station #6	300,000	CIR			300,000	
Total - 2019 Capital Plan			\$ 345,982,159	-	25,000,000	6,000,000	314,982,159	\$ -
2020 Capital Plan								
5	2017	Building Life Cycle - 2017-2021	\$ 2,412,960	CIR			\$ 2,412,960	
7	2014	Flood Mitigation - Design/Build	25,000,000	CIR			25,000,000	
9	2008	Clearwater Drive (Previously Prairie Loop Boulevard)	25,000,000	CIR			25,000,000	
10	2015	Rural Infrastructure Rehabilitation 2015-2017 - Construction	8,800,000	CIR/Grant	7,000,000		1,800,000	
11	2014	Rural Water and Sewer Servicing - Construction	19,000,000	CIR/Grant	18,000,000		1,000,000	
39	2017	Thickwood Perimeter Sewer - Construction	13,525,000	CIR/Grant		6,000,000	7,525,000	
79	2014	Clearwater Park System (Riverside Park System) - Remediation	4,200,000	CIR			4,200,000	
142	2017	Transit Facility (Green TRIP) - Construction	7,700,000	CIR			7,700,000	
110	2019	Parson's Creek Fire Hall 6 - Construction	12,028,000	CIR			12,028,000	
14	2019	Fort Chipewyan Building Replacement - Design/Build	2,140,710	CIR			2,140,710	
15	2018	Jubilee Center Renovations - Construction	2,022,120	CIR			2,022,120	
16	2019	Secondary Egress Road - Construction	20,000,000	CIR			20,000,000	
47	2018	Storm/Sewer/Water Upgrades in Mackenzie/Beacon Hill - Construction	12,000,000	CIR			12,000,000	
56	2018	Conklin Sewage Lagoon - Design and Consruction	2,045,000	CIR			2,045,000	
84	2019	2019 Snow Disposal Site - Construction	10,000,000	CIR			10,000,000	
86	2020	Ron Morgan Park Upgrades - Construction	1,686,000	CIR			1,686,000	
87	2019	Trail Paving - Beacon Hill, Lower Thickwood, Rattlepan Creek Crescent	1,237,500	CIR			1,237,500	
91	2018	Spray Park Replacement Program - Design/Build	500,000	CIR			500,000	
100	2019	Janvier School Field - Design Build	760,000	CIR			760,000	
118	2019	Pumper Truck for Fire Station #6	800,000	CIR			800,000	
Total - 2020 Capital Plan			\$ 170,857,290		\$ 25,000,000	\$ 6,000,000	\$ 139,857,290	\$ -
2021 Capital Plan								
5	2017	Building Life Cycle - 2017-2021	\$ 2,412,960	CIR			\$ 2,412,960	
7	2014	Flood Mitigation - Design/Build	25,000,000	CIR			25,000,000	
11	2014	Rural Water and Sewer Servicing - Construction	17,900,000	MSI	17,900,000			
39	2017	Thickwood Perimeter Sewer - Construction	12,775,500	CIR/Grant		6,000,000	6,775,500	
15	2018	Jubilee Center Renovations - Construction	2,022,120	CIR			2,022,120	

Attachment: 2018 Capital Budget and Plan Attachments 1-4 (2018 Capital Budget)

Regional Municipality of Wood Buffalo
2019-2023 Capital Plan - Multi-Year Projects - Cash Flow
February 2018

Attachment 4

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Equipment Project

Ref #	Budget Approval Year	Project Name	Total Annual Budget	Funding Source(s)	Provincial Grants	Federal Grants	Reserve	Debenture Financing
16	2019	Secondary Egress Road - Construction	20,000,000	CIR			20,000,000	
47	2018	Storm/Sewer/Water Upgrades in Mackenzie/Beacon Hill - Construction	14,000,000	CIR			14,000,000	
86	2020	Ron Morgan Park Upgrades - Construction	1,686,000	CIR			1,686,000	
87	2019	Trail Paving - Beacon Hill, Lower Thickwood, Rattlepan Creek Crescent	1,237,500	CIR			1,237,500	
Total - 2021 Capital Plan			\$ 97,034,080		\$ 17,900,000	\$ 6,000,000	\$ 73,134,080	\$ -
2022 Capital Plan								
7	2014	Flood Mitigation - Design/Build	\$ 25,000,000	CIR		\$ 25,000,000		
39	2017	Thickwood Perimeter Sewer - Construction	10,230,000	CIR/Grant		6,000,000	4,230,000	
16	2019	Secondary Egress Road - Construction	20,000,000	CIR			20,000,000	
47	2018	Storm/Sewer/Water Upgrades in Mackenzie/Beacon Hill - Construction	10,000,000	CIR			10,000,000	
67	2022	Cell 5 & Landfill Storm Pond 2 - Design/Build	3,700,000	CIR			3,700,000	
86	2020	Ron Morgan Park Upgrades - Construction	1,796,000	CIR			1,796,000	
Total - 2022 Capital Plan			70,726,000		\$ -	\$ 6,000,000	\$ 64,726,000	\$ -
2023+ Capital Plan								
7	2014	Flood Mitigation - Design/Build	\$ 39,500,000	CIR		\$ 39,500,000		
16	2019	Secondary Egress Road - Construction	15,000,000	CIR			15,000,000	
67	2022	Cell 5 & Landfill Storm Pond 2 - Design/Build	7,000,000	CIR			7,000,000	
Total - 2023 Capital Plan			\$ 61,500,000		\$ -	\$ -	\$ 61,500,000	\$ -
Total - 2019 - 2023 Capital Plan - Resourced			\$ 746,099,529		\$ 67,900,000	\$ 24,000,000	\$ 654,199,529	\$ -

Attachment: 2018 Capital Budget and Plan Attachments 1-4 (2018 Capital Budget)

**Public Hearing re: Bylaw No. 18/002 – Road Closure Adjacent to Municipal Land
(Portion of Section SW 16, Township 86, Range 7, W4M) - Anzac**

- A. Introduction from Administration
 - Jamie Doyle, Director, Planning and Development
- B. Written Presentations
 - None received
- C. Verbal Presentations
 - None received
- D. Other Verbal Presentations (Time Permitting and with Consent of Council)
- E. Questions of Council
- F. Closing Statement from Administration



COUNCIL REPORT

Meeting Date: February 27, 2018

Subject: Bylaw No. 18/002 – Road Closure Adjacent to Municipal Land (Portion of Section SW 16, Township 86, Range 7, W4M) - Anzac

APPROVALS:

Annette Antoniak

Director

Chief Administrative Officer

Recommended Motion:

PROCESS NOTE:

Following the Public Hearing, Bylaw No. 18/002 will be submitted to the Minister of Transportation for approval. After the bylaw has been approved and returned, it will be scheduled for consideration of second and third readings.

Summary:

The Municipality received a request from the Camp Yogi Society to use a portion of the surveyed government road allowance adjacent to their lease boundary in order to facilitate the rebuild of their camp as it was prior to the 2016 Wildfire.

Background:

The Municipality is the registered owner of a parcel of land within SW of Section 16, Township 86, Range 7, W4M (201 Townsend Drive) which is approximately 5.0 acres in size and located in the Hamlet of Anzac (Attachment 2). The Municipality currently leases this parcel of land to the Camp Yogi Society (CYS).

The CIS is a registered non-profit society that operates a rental and recreational camp facility. The lease is for a yearly rate of \$1.00 and was issued for a 25 year term expiring July 18, 2032, with the option to renew for two 10 year terms.

The CIS requested that the portion of the surveyed government road allowance adjacent to their lease boundary, which is under the direction, control and management of the Municipality, be closed and consolidated with the existing adjacent municipal land to allow the Municipality to increase their lease boundary.

Government road allowances exist in Alberta to provide public access, granting the

public the right to travel over and along all road allowances within the province. If the proposed road closure is approved, the Municipality will legally be able to expand CYS's lease boundary enabling them to control and manage access through the camp facility area. Existing access to the site will continue along Townsend Drive.

In accordance with the *Municipal Government Act*, a road closure must be effected by a bylaw, which requires Council approval. A public hearing must also be held after the bylaw is given first reading in order to provide an opportunity for individuals who may be affected by the road closure to be heard by Council.

The attached bylaw has been reviewed by the Land Title Office to ensure the accuracy of the legal description. The proposed road closure has been circulated to internal municipal departments, Alberta Environment & Parks (AEP) and franchise and utility companies. No issues or concerns were raised.

Budget/Financial Implications:

There is no book value assigned to the road; therefore, there will be no financial loss or gain realized by the Municipality as a result of the closure.

Rationale for Recommendation:

Administration supports the proposed road closure as it will facilitate the rebuild of the CYS camp facility by consolidating these lands with the adjacent municipal lands and expanding CYS's lease boundary. CYS's camp facility is a facility that is much needed for the benefit of the community of Anzac and all concerned.

Strategic Priorities:

Responsible Government

Attachments:

1. Bylaw No. 18/002
2. Subject Area Map

BYLAW NO. 18/002**A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF CLOSING AND CREATING TITLE TO UNDEVELOPED GOVERNMENT ROAD ALLOWANCES ADJACENT TO MUNICIPAL LAND**

WHEREAS application has been made to the Council of the Regional Municipality of Wood Buffalo to close undeveloped government road allowances adjacent to Municipal land pursuant to the requirements of Section 22 of the *Municipal Government Act*, c.M-26, RSA 2000, as amended;

WHEREAS the Council of the Regional Municipality of Wood Buffalo deems it expedient to provide for the purpose of closing certain roads, or portions thereof, situated in the said municipality, and thereafter disposing of same;

WHEREAS, notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the *Municipal Government Act*;

WHEREAS, Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw; and

NOW THEREFORE BE IT RESOLVED that the Council of the Regional Municipality of Wood Buffalo in the Province of Alberta hereby enact as follows:

1. The following described road allowance is hereby closed for the purpose of creating title subject to the right of access granted by other legislation:

MERIDIAN 4 RANGE 7 TOWNSHIP 86

ALL THAT PORTION OF ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJOINING THE WEST BOUNDARY OF THE SW 16-86-7-4 LYING SOUTH OF THE NORTH WESTERLY PRODUCTION OF THE SOUTH WEST LIMIT OF ROAD (TOWNSEND DRIVE) ON PLAN 8022826 AND LYING NORTH OF THE WESTERLY PRODUCTION OF A LINE DRAWN PARALLEL WITH AND 259.08 METRES PERPENDICULARLY DISTANT NORTHERLY FROM THE SOUTH BOUNDARY OF THE SAID QUARTER SECTION

EXCEPTING THEREOUT ALL MINES AND MINERALS

2. This Bylaw shall become effective when passed.

READ a first time this _____ day of _____, 2018.

Mayor

Attachment: 1. Bylaw No. 18/002 (Road Allowance Closure - Camp Yogi)

Chief Legislative Officer

APPROVED this _____ day of _____, 2018.

Minister, Alberta Transportation

READ a second time this _____ day of _____, 2018.

READ a third and final time this _____ day of _____, 2018.

SIGNED and PASSED this _____ day of _____, 2018.

Mayor

Chief Legislative Officer



Attachment: 2. Subject Area Map (Road Allowance Closure - Camp Yogi)

- █ Road Closure
- █ Surveyed Road Allowances
- Camp Yogi Society Lease Area
- Hamlet Boundary

1 cm = 100 meters



Map created by the Land Administration Department
The use of this



Public Hearing re: Bylaw No. 18/003 – Land Use Bylaw – General Text Amendment

- A. Introduction from Administration
 - Jamie Doyle, Director, Planning and Development
- B. Written Presentations
 - None received
- C. Verbal Presentations
 - None received
- D. Other Verbal Presentations (Time Permitting and with Consent of Council)
- E. Questions of Council
- F. Closing Statement from Administration



COUNCIL REPORT

Meeting Date: February 27, 2018

Subject: Bylaw No. 18/003 - Land Use Bylaw - General Text Amendment

APPROVALS:

Annette Antoniak

Director

Chief Administrative Officer

Recommended Motion:

1. THAT Bylaw No. 18/003, being a Land Use Bylaw General Text Amendment, be read a second time.
2. THAT Bylaw No. 18/003 be read a third and final time.

Summary:

Several changes are needed to the existing Land Use Bylaw 99/059 to address inconsistencies, add clarifications and incorporate recent judicial decisions. The proposed amendments are focused on changing those regulations that are critical to day-to-day planning approvals.

Background:

Through the day-to-day use of the Land Use Bylaw, the Planning and Development Department has discovered some inconsistencies and areas that require clarification. Additionally, since the Municipal Government Act (MGA) was recently updated, the Land Use Bylaw need to be updated to ensure consistency with the MGA.

Proposed amendments are summarized below:

1. Changes in three definitions are proposed to add clarity or to make them consistent with definitions in the MGA and other provincial regulations.
2. Several sections have been added to clarify the approval process for both staff in Planning and Development and applicants alike.
3. Changes have been proposed for regulations related to basement suites and boarding houses. In addition to updating the definitions and provisions, the proposed changes also clarify the use of tandem parking.

4. The width of interior side yard in laneless subdivisions has been changed from 2.7m to 2.8m to ensure consistency with the minimum parking stall width under the existing Land Use Bylaw (Section 130 Figure 7.1).
5. Other general amendments have also been added to address inconsistencies and provide clarity.

Rationale for Recommendation:

The proposed changes to the Land Use Bylaw reflect current planning practices and to ensure compliance with the MGA. Further, land use and development processes are also regularly updated to serve the public with practical solutions.

Strategic Priorities:

Responsible Government

Attachments:

1. Overview Proposed Amendments

2. Bylaw 18/003

Attachment 1

Type of Amendment	Section	Existing Wording	Proposed Wording	Rationale
Replace	10	BOARDING HOUSE Deleted (Bylaw No. 08/001) means development of a dwelling unit where accommodation is provided for compensation, consisting of three or more Sleeping Units without cooking facilities. (Bylaw No. 08/001)	BOARDING HOUSE means a building, or a portion of building operated for the purpose of providing accommodation for compensation or without compensation for three or more individuals.	Enforcement on Boarding Houses is a challenge due to the existing definition that relates it directly with compensation. In the case of staff accommodation in a dwelling unit it is argued that compensation is not given to the property owner. Therefore, the clarification on the proposed definition will help with the enforcement process.
Replace	10	MANUFACTURED HOME means a building or structure prefabricated or factory built in one or two sections that is constructed on a chassis, may or may not be equipped with wheels, is designed to be moved from one place to another, provides self-contained year-round residential accommodation, is complete and ready for occupancy when placed on the site except for incidental connection to utilities, and is built to the CSA Z240 Standard. This does not apply to modular homes, recreational vehicles or industrial camp trailers.	MANUFACTURED HOME means any structure, whether ordinary equipped with wheels or not, that is manufacturer to meet or exceed the Canadian Standards Association standard CSA Z240 and that is used as a residence or for any other purpose.	The definition of Manufactured Home was not compatible with the MGA. Additionally, this new definition is easier to understand
Replace	10	SPECIAL EVENT means a temporary activity that: (a) changes the use of land or a building, or that changes the intensity of use of land or a building;	SPECIAL EVENT means a temporary activity that: (a) changes the use of land or a building, or that changes the	Planning and Development often receives applications for Special Events that exceed the current 10 days limit prescribed in the Land Use Bylaw, therefore the extension to 15 days is proposed.

Attachment 1

Type of Amendment	Section	Existing Wording	Proposed Wording	Rationale
		<p>(b) does not exceed ten (10) consecutive calendar days, excluding the time required to erect and dismantle the event, which shall not exceed an additional ten (10) cumulative calendar days;</p> <p>(c) does not occur for more than fifteen (15) cumulative days in one calendar year, starting on January 1, excluding the time required to erect and dismantle the event;</p> <p>(d) is not part of a use at the site for which there is an existing Development Permit; and</p> <p>(e) May include a Carnival or a Festival but does not include Project Accommodation or a Garage Sale.</p>	<p>intensity of use of land or a building;</p> <p>(b) does not exceed <u>fifteen (15)</u> consecutive calendar days, excluding the time required to erect and dismantle the event, which shall not exceed an additional <u>fifteen (15)</u> cumulative calendar days;</p> <p>(c) does not occur for more than fifteen (15) cumulative days in one calendar year, starting on January 1, excluding the time required to erect and dismantle the event;</p> <p>(d) is not part of a use at the site for which there is an existing Development Permit; and</p> <p>(e) May include a Carnival or a Festival but does not include Project Accommodation or a Garage Sale.</p>	
Addition	28.5	<p>This section is new therefore there is no existing wording.</p> <p>.</p>	Developments not requiring a Development Permit are not subject to a variance.	<p>The Development Authority is often requested to provide variances for fences or accessory structures under 10 sqm that do not require a development permit. This section is introduced to clarify that any development that does not require a development permit, cannot be granted a variance.</p>

Attachment 1

Type of Amendment	Section	Existing Wording	Proposed Wording	Rationale
Replace	30.1	A decision on a development permit application may be appealed by serving a written notice of appeal to the Secretary of the Subdivision and Development Appeal Board within fourteen (14) days of issuance of the notice of the decision.	A decision on a development permit application may be appealed by serving a written notice of appeal to the Secretary of the Subdivision and Development Appeal Board within <u>21 days</u> of issuance of the notice of the decision.	The change from 14 to 21 days is due to a recent amendment to the Municipal Government Act. This change brings the Land Use Bylaw into compliance.
Replace	50.5	<p>Notwithstanding Section 50.4, in all urban and hamlet residential districts, an accessory building shall be setback a minimum of 1.0 m from the side and rear property lines in a rear yard unless the accessory building is:</p> <ul style="list-style-type: none"> (a) less than 2.0 m in height, unless the accessory building would be located on an easement in which case Section 66.1 applies; (<i>Bylaw No.00/011</i>) (b) a mutual garage erected on common property line and the common wall is a firewall; (c) a detached garage with its vehicle door facing the lane in which case a rear yard setback of either 1.0 m or 6.0 m is required. No intermediate setback between 1.0 m and 6.0 m shall be permitted; (d) deleted (<i>Bylaw No. 00/011</i>) (e) a detached garage located on a corner lot in which case a minimum setback of 3.0 m is 	<p><u>Despite</u> Section 50.4, in all urban and hamlet residential districts, an accessory building shall be setback a minimum of 1.0 m from the side and rear property lines in a rear yard unless the accessory building is:</p> <ul style="list-style-type: none"> (a) less than 2.0 m in height, unless the accessory building would be located on an easement in which case Section 66.1 applies; (<i>Bylaw No. 00/011</i>) (b) a mutual garage erected on common property line and the common wall is a firewall; (c) a detached garage with its vehicle door facing the lane in which case a rear yard setback of either 1.0 m or 6.0 m is required. <u>However, lots with a 1.0 m utility right of way in the rear yard, must have a minimum rear yard setback of 1.0 m up to a maximum of 2.0 m so that the garage eave does not encroach the utility right of way</u> 	The only addition is under section 50.5 (c) that allows for an additional setback of 1 meter in lots that have a utility right of way of 1.0 m at the back. This policy ensures that eaves from garages or any other structure do not encroach on the utility right of way.

Attachment 1

Type of Amendment	Section	Existing Wording	Proposed Wording	Rationale
		required from the property line paralleling the flanking roadway.	<u>(in accordance with section 66.1 of this bylaw).</u> (d) a detached garage located on a corner lot in which case a minimum setback of 3.0 m is required from the property line paralleling the flanking roadway.	
Replace	53.5	A basement suite shall be limited to a maximum of 1 less the number of bedrooms than the principal dwelling on the lot. <i>(Bylaw No. 08/001)</i>	A basement suite shall be limited to a maximum of 1 less the number of bedrooms than the principal dwelling on the <u>lot up to a maximum of 2 bedrooms. Except for bedrooms and bathrooms, all other areas should be open or accessible through a double wide door frame of min. 60”.</u>	Proposed additions to Section 53.5 limit the number of bedrooms in basement suites to a maximum of two. This policy will help reduce the traffic to a specific property and ensure there is sufficient parking available on the property. Additionally, this policy limits the ability for a home owner to change any other rooms such as offices or dens into bedrooms.
Addition	53.6	This section is new therefore there is no existing wording.	A basement suite shall not be developed in the same property containing a Boarding House, Bed and Breakfast Establishment, Child Care Facility, Group Home, Family Care Dwelling and Home Business.	Proposed Section 53.6 limits the ability of having a Boarding House, Bed and Breakfast Establishment, Child Care Facility, Group Home, Family Care Dwelling and Home Business in the same property containing a basement suite.
Addition	53.7	This section is new therefore there is no existing wording.	An area in the basement intended to be used exclusively by the occupants of the principal dwelling shall not be	Proposed Section 53.7 ensures that any space in the basement for the use of the principal dwelling is

Attachment 1

Type of Amendment	Section	Existing Wording	Proposed Wording	Rationale
			accessible from within the basement suite.	not accessible to the basement suite.
Replace	57.2	The applicant for a Compliance Certificate shall submit a Real Property Report for the lot.	The applicant for a Compliance Certificate shall submit a Real Property Report, <u>not older than one year for existing properties and not older than 90 days for developments under construction</u> , for the lot.	The proposed change ensures that Real Property Reports submitted by builders or home owners for Compliance Certificates are recent and the Development Authority is issuing a Compliance Certificate based on up-to-date information.
Addition	74.5	This section is new therefore there is no existing wording.	<u>When required as a condition of the Development Permit, an as built lot grading certificate prepared by an Alberta Land Surveyor shall be submitted to the Planning and Development Department within 1 year of the issuance of development permit.</u>	In cases of absence of an overall drainage plan for the subdivision or where in the opinion of the Development Authority, the lot grading may not match the overall subdivision grading plan, this section allows the Development Authority to request an as built grading plan to ensure that final lot grading follows approved grading design.
Replace	80.1(c)	Side Yard (interior): (i) 0.6m for boxouts (maximum width of 2m), eaves, gutters, landings, window sills, steps and stairs and verandahs. (<i>Bylaw No. 08/001</i>)	Yard (interior): (i) 0.6m for boxouts (maximum width of 2m), eaves, gutters, landings, window sills, <u>window wells</u> , steps and stairs and verandahs.	Window wells have been added to ensure that every lot has sufficient setback as per the Land Use Bylaw requirements.
Replace	93.5(b)	Side Yard (minimum): 1.2 m In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall	Side Yard (minimum): 1.2 m except for the following: In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1)	The width of the interior side yard setback has been changed from '2.7 m' to '2.8 m unobstructed'. This is proposed to ensure that the width of the driveway is

Attachment 1

Type of Amendment	Section	Existing Wording	Proposed Wording	Rationale
		provide one (1) 2.7 m (minimum) interior side yard to provide vehicular access to the rear yard. (Bylaw No. 00/011)	<u>2.8 m unobstructed</u> (minimum) interior side yard to provide vehicular access to the rear yard.	consistent with the minimum parking standards and that the drive aisle provides 'unobstructed' vehicular access.
Replace	94.5(b)	Side Yard, Interior (minimum): 1.8 m In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1) 2.7 m (minimum) interior side yard to provide vehicular access to the rear yard. (Bylaw No. 00/011)	Side Yard (minimum): 1.8 m except for the following: In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1) <u>2.8 m unobstructed</u> (minimum) interior side yard to provide vehicular access to the rear yard.	The width of the interior side yard setback has been changed from '2.7 m' to '2.8 m unobstructed'. This is proposed to ensure that the width of the driveway is consistent with the minimum parking standards and that the drive aisle provides 'unobstructed' vehicular access.
Replace	95.5 (b) 97.5 (b)	Side Yard, Interior (minimum): 1.2 m except for the following: (i) In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1) 2.7 m (minimum) interior side yard to provide vehicular access to the rear yard. (Bylaw No.00/011)	Side Yard (minimum): 1.2 m except for the following: (i) In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1) <u>2.8 m unobstructed</u> (minimum) interior side yard to provide vehicular access to the rear yard.	The width of the interior side yard setback has been changed from '2.7 m' to '2.8 m unobstructed'. This is proposed to ensure that the width of the driveway is consistent with the minimum parking standards and that the drive aisle provides 'unobstructed' vehicular access.
Replace	98.5 (b)	Side Yard, Interior (minimum): (i) For a triplex, fourplex, 1.2 m, except for the following: (a) In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1) 2.7m (minimum) interior side yard to	Side Yard, Interior (minimum): (i) For a triplex, fourplex, 1.2m, except for the following: (a) In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1) <u>2.8 m unobstructed</u> (minimum) interior side yard to provide vehicular access to the rear yard.	The width of the interior side yard setback has been changed from '2.7 m' to '2.8 m unobstructed'. This is proposed to ensure that the width of the driveway is consistent with the minimum parking standards and that the drive aisle provides 'unobstructed' vehicular access.

Type of Amendment	Section	Existing Wording	Proposed Wording	Rationale						
		provide vehicular access to the rear yard. <i>(Bylaw No. 00/011)</i>								
Replace	130.9(c)	all on-site parking stalls shall remain accessible for parking by passenger vehicles at all times and shall be directly accessible to the street at all times.	all on-site parking stalls shall remain accessible for parking by passenger vehicles at all times and shall be directly accessible to the street or <u>laneway</u> at all times.	‘Laneway’ has been added to ensure rear loading lots also get unobstructed parking spaces						
Addition	135 (d) (iv)	This section is new therefore there is no existing wording.	(iv) The queuing spaces shall be contained entirely within the property and must not overlap with or obstruct any parking stalls or drive aisles and roads.	This section ensures that the traffic from the que in new developments does not overspill on adjacent roads or drive aisles.						
Replace	136(b)(i)	Parking stalls shall have minimum width of 2.3 m and length of 5.8 m. Access aisles of width of 1.5 m shall be placed on both sides of the stall. Parallel parking stalls shall be at least 7.0 m in length.	Parking stalls shall have minimum width of 2.4 m and length of 5.8 m. Access aisles of width of 2.4 m shall be placed on one side of the stall. Parallel parking stalls shall be at least 7.0 m in length.	The change in the parking stall width from 2.3 to 2.4 is made to be consistent with the Alberta Building Code and the Safety Codes Act.						
Replace	136(d)	<div>Number of Parking Stalls Required: Parking for disabled person shall be included as part of and not in addition to, the applicable minimum parking requirement. The following number of parking stalls for disabled persons shall be provided:<table><tr><td>Office</td><td>0.02 spaces per 100 m² GFA with a minimum of one (1) space.</td></tr></table></div>	Office	0.02 spaces per 100 m² GFA with a minimum of one (1) space.	<div>Number of Parking Stalls Required: Parking for a disabled person shall be included as part of and not in addition to, the applicable minimum parking requirement. The following number of parking stalls for disabled persons shall be provided:<table><tr><td>Number of Parking Stalls Required</td><td>Number of Designated Stalls for use by disable persons</td></tr><tr><td>2-10</td><td>1</td></tr></table></div>	Number of Parking Stalls Required	Number of Designated Stalls for use by disable persons	2-10	1	The table for the required disabled parking is changed to make the requirements consistent with the regulations under Alberta Building Code and the Safety Codes Act.
Office	0.02 spaces per 100 m² GFA with a minimum of one (1) space.									
Number of Parking Stalls Required	Number of Designated Stalls for use by disable persons									
2-10	1									

Attachment 1

Type of Amendment	Section	Existing Wording		Proposed Wording		Rationale
		Bank	one (1) space per bank unless occupancy survey justify the need for a second parking stall for the disabled.	11-25 26-50 51-100 For each additional increment of 100 or part thereof	2 3 4 One additional stall	
		Industrial	none, except spaces for employees needing them.			
		Residential	1 stall/11-25 parking stalls required 2 stalls/26-50 parking stalls required 3 stalls/51-100 parking stalls required 1 additional stall/additional increment of 100 parking stalls required (<i>Bylaw No. 08/001</i>)			
		Restaurant	0.28 spaces per 100 m ² GFA with a			

Attachment 1

Type of Amendment	Section	Existing Wording		Proposed Wording	Rationale
			minimum of 1 space.		
		Retail	0.087 spaces per 100 m ² GFA, with a minimum of 1 space.		
Replace	204.3	<p>The following are discretionary uses that may be approved by the Development Officer:</p> <p>Arcade</p> <p>Automotive and Equipment Repair</p> <p>Drive-In Food Facility</p> <p>Dwelling Units above Ground Floor Commercial (<i>Bylaw No. 08/001</i>)</p> <p>Eating and Drinking Facility, Major and Minor</p> <p>Farmer/Flea Market</p> <p>Project Accommodation (<i>Bylaw No. 06/001</i>)</p> <p>Recyclable Materials Drop-Off Centre (<i>Bylaw 08/001</i>)</p> <p>Deleted (<i>Bylaw No. 08/001</i>)</p> <p>Satellite Dish Antenna</p>		<p>The following are discretionary uses that may be approved by the Development Officer:</p> <p>Arcade</p> <p>Automotive and Equipment Repair</p> <p><u>Drinking Lounge, Minor</u></p> <p><u>Drinking Lounge, Major</u></p> <p>Dwelling Units above Ground Floor Commercial (<i>Bylaw No. 08/001</i>)</p> <p>Farmer/Flea Market</p> <p><u>Food Service, Drive-In or Drive-Through</u></p> <p><u>Food Service, Major Restaurant</u></p> <p><u>Food Service, Minor Restaurant</u></p> <p><u>Food Service, Take Out Restaurant</u></p> <p>Project Accommodation (<i>Bylaw No. 06/001</i>)</p> <p>Recyclable Materials Drop-Off Centre (<i>Bylaw 08/001</i>)</p> <p>Deleted (<i>Bylaw No. 08/001</i>)</p> <p>Satellite Dish Antenna</p>	The uses added were part of an amendment to the LUB in 2004. However, this District was not amended and contains uses that were erased from the LUB at the time. The proposed changes make this District consistent with the current LUB uses.
Replace	Part 8-8.4.5.3.8(b)	<p>Where a secondary suite is proposed, an additional one (1) parking stall is required for all one (1) and two (2) bedroom, and two</p>		<p>Where a secondary suite is proposed:</p> <p>i. a minimum of one on-site</p>	The proposed changes to Parsons Creek regulations will make this section of the LUB consistent

Attachment 1

Type of Amendment	Section	Existing Wording	Proposed Wording	Rationale
		(2) additional stalls are required for all three bedrooms units.	<p>parking stall shall be provided for each bedroom in the secondary suite to a maximum of two on-site parking stalls;</p> <p>ii. the on-site parking stall requirements for a secondary suite are in addition to the parking requirements for the single detached or semi-detached dwelling</p> <p>iii.</p>	with the rest of the changes proposed in this amendment.
Addition	Part 8-8.4.5.3.8(c)		<p>Tandem Parking is permitted if:</p> <p>i. tandem parking spaces are provided for the same dwelling; or</p> <p>ii. a stall for the basement suite and a stall for the principal dwelling are accessible at all times.</p>	This section clarifies how tandem parking is to be used in the case of lots with a secondary suite. This policy ensures that the secondary suite occupants also have unobstructed access to a parking stall.

BYLAW NO. 18/003**A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059**

WHEREAS Section 639 of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to enact a bylaw adopting a Land Use Bylaw.

AND WHEREAS Section 191(1) of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw.

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, hereby enacts as follows:

1. Land Use Bylaw No. 99/059 is hereby amended.
2. Delete BOARDING HOUSE, MANUFACTURED HOME and SPECIAL EVENT from Section 10 and replace them with the following:

BOARDING HOUSE means a building, or a portion of building operated for the purpose of providing accommodation for compensation or without compensation for three or more individuals.

MANUFACTURED HOME means any structure, whether ordinary equipped with wheels or not, that is manufacturer to meet or exceed the Canadian Standards Association standard CSA Z240 and that is used as a residence or for any other purpose.

SPECIAL EVENT means a temporary activity that:

- (a) changes the use of land or a building, or that changes the intensity of use of land or a building;
 - (b) does not exceed fifteen (15) consecutive calendar days, excluding the time required to erect and dismantle the event, which shall not exceed an additional fifteen (15) cumulative calendar days;
 - (c) does not occur for more than fifteen (15) cumulative days in one calendar year, starting on January 1, excluding the time required to erect and dismantle the event;
 - (d) is not part of a use at the site for which there is an existing Development Permit; and
 - (e) May include a Carnival or a Festival but does not include Project Accommodation or a Garage Sale.
3. The following is added to Variance Authority Section 28:
 - 28.5 Developments not requiring a Development Permit are not subject to a variance.

4. Section 30.1 is deleted and replaced with the following:
 - 30.1 A decision on a development permit application may be appealed by serving a written notice of appeal to the Secretary of the Subdivision and Development Appeal Board within 21 days of issuance of the notice of the decision.
5. Section 50.5 is deleted and replaced with the following:
 - 50.5 Despite Section 50.4, in all urban and hamlet residential districts, an accessory building shall be setback a minimum of 1.0 m from the side and rear property lines in a rear yard unless the accessory building is:
 - (a) less than 2.0 m in height, unless the accessory building would be located on an easement in which case Section 66.1 applies;
 - (b) a mutual garage erected on common property line and the common wall is a firewall;
 - (c) a detached garage with its vehicle door facing the lane in which case a rear yard setback of either 1.0 m or 6.0 m is required. However, lots with a 1.0 m utility right of way in the rear yard, must have a minimum rear yard setback of 1.0 m up to a maximum of 2.0 m so that the garage eave does not encroach the utility right of way (in accordance with section 66.1 of this bylaw).
 - (d) a detached garage located on a corner lot in which case a minimum setback of 3.0 m is required from the property line paralleling the flanking roadway.
6. Section 53 is deleted and replace with the following:
 - 53.1 Basement suites shall be restricted to single detached dwellings, semi-detached dwellings and manufactured homes.
 - 53.2 A maximum of one (1) basement suite may be permitted per single detached or semi-detached dwelling.
 - 53.3 A basement suite shall comply with the Safety Codes Act or its successor.
 - 53.4 On-site parking shall be provided for a basement suite pursuant to Part 7 of this Bylaw. Parking on the front or side yard shall be prohibited in all urban and hamlet residential districts where lots are less than 0.405 hectares, except on a driveway. All parking stalls shall be available for passenger vehicles and accessible to the street at all times.
 - 53.5 A basement suite shall be limited to a maximum of 1 less the number of bedrooms than the principal dwelling on the lot up to a maximum of 2 bedrooms. Except for bedrooms and bathrooms, all other areas should be open or accessible through a double wide door frame of minimum 60”.
 - 53.6 A basement suite shall not be developed in the same property containing a Boarding House, Bed and Breakfast Establishment, Child Care Facility, Group Home, Family Care Dwelling and Home Business.

- 53.7 An area in the basement intended to be used exclusively by the occupants of the principal dwelling shall not be accessible from within the basement suite.
7. Section 57.2 is deleted and replaced with the following:
- 57.2 The applicant for a Compliance Certificate shall submit a Real Property Report, not older than one year for existing properties and not older than 90 days for developments under construction, for the lot.
8. The following is added to the Lot Grading and Drainage Section 74:
- 74.5 When required as a condition of the Development Permit, an as built lot grading certificate prepared by an Alberta Land Surveyor shall be submitted to the Planning and Development Department within 1 year of the issuance of development permit.
9. Section 80.1 (c) is deleted and replaced with the following:
- 80.1 (c) Side Yard (interior):
- (i) 0.6m for boxouts (maximum width of 2m), eaves, gutters, landings, window sills, window wells, steps and stairs and verandahs.
10. Sections 93.5 (b) and 96.5 (b) are deleted and replaced with the following:
- (b) Side Yard (minimum): 1.2 m except for the following:
- In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1) 2.8 m unobstructed (minimum) interior side yard to provide vehicular access to the rear yard.
11. Section 94.5 (b) is deleted and replaced with the following:
- (b) Side Yard (minimum): 1.8 m except for the following:
- In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1) 2.8 m unobstructed (minimum) interior side yard to provide vehicular access to the rear yard.
12. Sections 95.5 (b) and 97.5 (b) are deleted and replaced with the following:
- (b) Side Yard (minimum): 1.2 m except for the following:
- (i) In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1) 2.8 m unobstructed (minimum) interior side yard to provide vehicular access to the rear yard.
13. Section 98.5 (b) is deleted and replaced with the following:
- (b) Side Yard, Interior (minimum):
- (i) For a triplex, fourplex, 1.2m, except for the following:
- (a) In a laneless subdivision, excepting corner lots, a dwelling without an

attached garage shall provide one (1) 2.8 m unobstructed (minimum) interior side yard to provide vehicular access to the rear yard.

14. Section 130.9 (c) is deleted and replaced with the following:

(c) all on-site parking stalls shall remain accessible for parking by passenger vehicles at all times and shall be directly accessible to the street or laneway at all times.

15. The following is added to General Provision for Parking and Loading for Basement Suites in Section 130.9:

(d) Tandem Parking is permitted if:

- i. tandem parking spaces are provided for the same dwelling; or
- ii. a stall for the basement suite and a stall for the principal dwelling are accessible at all times.

16. The following is added to Vehicular-Oriented Uses Section 135 (d):

(iv) The queuing spaces shall be contained entirely within the property and must not overlap with or obstruct any parking stalls or drive aisles and roads.

17. Section 136 (b) (i) is deleted and replaced with the following:

(i) Parking stalls shall have minimum width of 2.4 m and length of 5.8 m. Access aisles of width of 2.4 m shall be placed on one side of the stall. Parallel parking stalls shall be at least 7.0 m in length.

18. Section 136 (d) is deleted and replaced with the following:

(d) Number of Parking Stalls Required:

Parking for a disabled person shall be included as part of and not in addition to, the applicable minimum parking requirement. The following number of parking stalls for disabled persons shall be provided:

Number of Parking Stalls Required	Number of Designated Stalls for Use By Disabled Persons
2-10	1
11-25	2
26-50	3
51-100	4
For each additional increment of 100 or part thereof	One additional stall

(e) The following uses are added to Section 204.3 - Discretionary Uses – Development Officer

Drinking Lounge, Minor

Drinking Lounge, Major
 Food Service, Drive-In or Drive-Through
 Food Service, Major Restaurant
 Food Service, Minor Restaurant
 Food Service, Take Out Restaurant

- (f) Section 8.4.5.3.8 (b) and (c), being parking requirements of the Neighbourhood District in Part 8 - Parsons Creek Land Use Regulations, is deleted and replaced with the following:

- (b) Where a secondary suite is proposed:
- i. a minimum of one on-site parking stall shall be provided for each bedroom in the secondary suite to a maximum of two on-site parking stalls;
 - ii. the on-site parking stall requirements for a secondary suite are in addition to the parking requirements for the single detached or semi-detached dwelling
- (c) Tandem Parking is permitted if:
- i. tandem parking spaces are provided for the same dwelling; or
 - ii. a stall for the basement suite and a stall for the principal dwelling are accessible at all times.

19. This bylaw shall come into effect when it is passed.

READ a first time this 30th day of January, A.D. 2018.

READ a second time this _____ day of _____, A.D. 2018.

READ a third and final time this _____ day of _____, A.D. 2018.

SIGNED and PASSED this _____ day of _____, A.D. 2018.

 Mayor

 Chief Legislative Officer



COUNCIL REPORT

Meeting Date: February 27, 2018

Subject: Land Use Bylaw – Home Business and Home Occupation Amendment

APPROVALS:

Annette Antoniak

Director

Chief Administrative Officer

Recommended Motion:

THAT Bylaw No. 18/004, being a Land Use Bylaw Text Amendment, be read a first time; and

THAT the public hearing be scheduled for March 27, 2018.

Summary:

Several changes are required to sections 69 and 70 of the existing Land Use Bylaw 99/059 to address inconsistencies and provide clarification. The proposed amendments focus on changing specific regulations that are associated with Home Business and Home Occupation applications.

Background:

Through the day-to-day use of the Land Use Bylaw the Planning and Development department has discovered some inconsistencies and points that require clarification. The changes proposed in this amendment address the issues with the General Regulations sections for Home Occupation and Home Business. These regulations are outlined in sections 69 and 70 respectively.

Home Business and Home Occupation are permitted uses in Residential Districts and therefore are allowed in a wide variety of residential housing types, but predominately in single family homes. The justification behind allowing these uses is that business

operations will not adversely impact the neighbourhood, and most importantly the use, amenity and enjoyment of adjacent residents. This is ensured by limiting the number of employees, clientele and requiring additional onsite parking. However, the current Land Use regulations are vague and open to interpretation creating discrepancies at the time of implementation and obtaining compliance should it be necessary.

The proposed amendments are summarized as follows:

1. Adding the definitions for Business, Commercial Vehicle and Mobile Food Vendor.
2. The definitions for Home Occupation and Home Business were changed to ensure the list of not permitted uses is complete.
3. The term “online sales” was included in section 69(g) and 70.1 (e) to be consistent with current business trends.
4. The policies that limit the number of employees are vague and leads to the interpretation that there is no limit for offsite employees.
5. Proposed to section 70.1 (g) limits the number of clients to a maximum of two at any given time.
6. Proposed sections 69.3 and 70.1 (i) limits the number of Home Business and Home Occupation that may be approved for a property.
7. The allocation of parking for the Commercial Vehicle associated to with Home Business is unclear, therefore proposed section 70.2(d) provides clarity for provisions.
8. A new section on Mobile Food Vendors has being added.

9. New sections regarding Home Business for pet grooming and breeding are proposed. This provides a limit to the number of pets to be kept on the property at all times.

Rationale for Recommendation:

The proposed amendments to the Land Use Bylaw focus on adding clarity to the regulations that outline the number of employees, the number of clients and onsite parking. These changes limit the size and operation of Home Business and at the same time protect the character of residential neighbourhoods by limiting traffic and on street parking.

Strategic Priorities:

Responsible Government

Attachments:

1. Bylaw No. 18/004

BYLAW NO. 18/004

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059

WHEREAS sections 191(1) and 639 of the *Municipal Government Act* empower a council both to pass and to amend a land use bylaw.

NOW THEREFORE the Regional Municipality of Wood Buffalo, in council assembled, enacts as follows:

1. Land Use Bylaw No. 99/059 is amended as set out in sections 2 to 8 of this bylaw.
2. Section 10 is amended by adding the following definitions:

BUSINESS includes

- (i) a commercial or industrial activity or undertaking,
- (ii) a profession, trade, occupation, calling or employment, or
- (iii) an activity providing goods or services

whether or not for profit and however organized or formed, including a co-operative or association of persons;

COMMERCIAL VEHICLE includes a vehicle used in connection with carrying on a Business.

MOBILE FOOD VENDOR means a food vending Business that operates from a vehicle or towed unit capable of moving from place to place to conduct the Business.

3. Section 10 is further amended by deleting the definitions of “Home Business” and “Home Occupation” and substituting therefor the following:

HOME BUSINESS means a secondary use of a Building or portion of a Building or its Accessory Buildings, for which the Principal Use is a Dwelling or a Dwelling Unit, to conduct a Business that does not include any of the following, none of which are allowed to operate as a Home Business:

Adult Entertainment Facility;
Animal Service Facility, Major;
Animal Service Facility, Minor;

Automotive and Equipment Repair and Storage;
 Automotive/Recreational Vehicle Sales;
 Dating or Escort Service;
 Food Service, Major Restaurant;
 Food Service, Minor Restaurant;
 Kennel;
 Recreational Equipment Sales, Storage and Rental;
 Retail Store, General;
 Waste Management Facility; and
 Sales, except the type or manner of sales described in subsection 70.1(e).

HOME OCCUPATION means a secondary use of a Building or portion of a Building for which the Principal Use is a Dwelling or a Dwelling Unit, by only persons who live in the Dwelling or Dwelling Unit, to conduct a Business that

- (a) does not allow visits by customers or clients of the Business to the Dwelling Unit; and;
- (b) does not include any of the following, none of which are allowed as a Home Occupation:

Adult Entertainment Facility;
 Automotive and Equipment Repair and Storage;
 Automotive/Recreational Vehicle Sales and Rental
 Animal Service Facility, Major
 Animal Service Facility, Minor;
 Dating or Escort Service
 Food Service, Major Restaurant
 Food Service, Minor Restaurant
 Kennel
 Recreational Equipment Sales, Storage and Rental
 Retail Store, General;
 Waste Management Facility;
 Sales, except the type or manner of sales described in subsection 69.1(h).

- 4. Section 69.1 is deleted and replaced with the following sections 69.1 to 69.5:

- 69.1 Where the term Secondary Suite is used in this section 69 or in section 70 it has the meaning set out in subsection 8.2.18 in the case of a Development within the area shown in Schedule “D” and it has the meaning set out in subsection 9.4.1 in the case of a Development within the City Centre Special Area as described in subsection 9.2.1.

- 69.2 A Home Occupation does not require a Development Permit except when it is developed in a Basement Suite or in a Secondary Suite, or when it requires interior alterations to the Building in which it is developed.
- 69.3 A Home Occupation shall meet the following requirements:
- (a) Occupy no more than 30 percent of the Gross Floor Area of the Dwelling or Dwelling Unit;
 - (b) Not occupy any portion of any Accessory Building associated with the Dwelling or Dwelling Unit;
 - (c) No noise, vibration, smoke, dust, odors, heat, glare, electrical or radio disturbance detectable beyond the property boundary shall be produced by the Home Occupation;
 - (d) Generate no client or customer pedestrian or vehicular traffic;
 - (e) Be operated solely by persons who live in the Dwelling or Dwelling Unit;
 - (f) Require no on-site vehicle parking either for visitors or for a Commercial Vehicle. (For purposes of interpreting this section, a vehicle used solely for personal trips by a person who also carries on a Home Occupation is not a Commercial Vehicle.)
 - (g) Has no identification sign on or about the property nor any other form of indication that the Home Occupation is located or operated from the property;
 - (h) Sales shall be limited to goods and articles produced on the site and may include the sale of prepackaged goods by distributorship, mail order, telephone sales or online sales. Goods may be held on a temporary basis for distribution to customers but no on-site display of goods is permitted;
 - (i) Interior alterations to accommodate the Home Occupation may be allowed at the discretion of the Development Authority if such alterations comply with the Safety Codes Act and/or an applicable Bylaw;
 - (j) Obtain the necessary business license from the Municipality;
 - (k) Any storage of materials or goods related to the Home Occupation must be located within the Principal Building. No exterior storage or storage within an Accessory Building is permitted; and
 - (l) A Home Occupation shall comply with section 76.2.

- 69.4 A Home Occupation may be approved for development in a Basement Suite or Secondary Suite, and a Development Permit may be issued for such development, at the discretion of the Development Authority.
- 69.5 A Home Occupation shall not be developed in a Building that contains a Boarding House, Bed and Breakfast Establishment, Child Care Facility, or Group Home.
5. Section 70.1 is deleted and replaced with the following:
- 70.1 A Home Business requires a Development Permit which may be issued as a temporary use for up to one year, and which may be renewed at the discretion of the Development Authority provided it meets the following requirements:
- (a) The area occupied by a Home Business shall not exceed:
 - (i) 30% of the total interior floor area of a Dwelling or Dwelling Unit; and
 - (ii) 30% of total interior floor area of one Accessory Building.
 - (b) No noise, vibration, dust, smoke, odors, heat, glare, electrical or radio disturbance detectable beyond the property boundary shall be produced by the Home Business;
 - (c) Interior or exterior alterations, additions or renovations to accommodate the Home Business may be allowed as long as such alterations, additions or renovations comply with the Safety Codes Act and/or any applicable Bylaws;
 - (d) All Commercial Vehicle trips related to the Home Business shall be restricted to:
 - (i) Monday to Saturday between the hours of 7:00 am and 10:00 pm; and
 - (ii) Sundays and Statutory Holidays between the hours of 10:00 am and 6:00 pm.
 - (e) Sales shall be limited to goods and articles produced on the site and may include the sale of prepackaged goods by distributorship, mail order, telephone sales or online sales. Goods may be held on a temporary basis for distribution to customers but no on-site display of goods is permitted
 - (f) Obtain the necessary business license from the Municipality;
 - (g) Not more than two clients or customers may be present at any one time on the premises of a Home Business;

- (h) No more than one Home Business shall be approved for a Principal Dwelling. A combination of one Home Occupation and one Home Business may be approved for a Principal Dwelling at the discretion of the Development Authority.
- (i) A Home Business shall not be developed in a Building or in any Accessory Building that contains a Basement Suite, Boarding House, Bed and Breakfast Establishment, Child Care Facility, Family Care Dwelling, Group Home or Secondary Suite.

6. Section 70.2 is deleted and replaced with the following:

70.2 A Home Business located in any residential district in the Urban Service Area and in the Country Residential District shall meet all the standards listed below:

- (a) Any storage of materials or goods related to the Home Business must be located entirely within the Principal Building and Accessory Building(s)/garage. No exterior storage is permitted;
- (b) The Home Business shall be operated only by persons who live in the Dwelling or Dwelling Unit but may use the services of not more than one employee or other person who does not live in the Dwelling or Dwelling Unit;
- (c) Subject to subsection 70.2(d) a Home Business shall provide at least one additional on-site parking stall in addition to any required on-site residential parking in accordance with Part 7 of this Bylaw. Parking in the front or side yard is prohibited except on a driveway;
- (d) One only Commercial Vehicle may be used in conjunction with a Home Business. Parking for the Commercial Vehicle must be provided as follows:
 - (i) If the Commercial Vehicle does not exceed a gross vehicle weight of 7000 kilograms and is also used for non-Business personal travel, then subsection 70.2(c) does not apply;
 - (ii) If the Commercial Vehicle does not exceed a gross vehicle weight of 7000 kilograms and is used exclusively for Business purposes, then subsection 70.2(c) does apply;
 - (iii) If the Commercial Vehicle exceeds a gross vehicle weight of 7000 kg then subsection 70.2(c) does not apply but in that case an additional off-street parking stall at a different location is required for the Commercial Vehicle and that parking stall must be located in a Commercial District or an Industrial District.

- (e) Demonstrate to the satisfaction of the Development Authority that traffic generated by the Home Business will not significantly impact traffic flow in the neighborhood;
- (f) One only non-illuminated sign or plaque identifying the Home Business, having maximum dimensions of 20 cm by 30.5 cm, is allowed to be on the Dwelling or Dwelling Unit. No other form of on-site advertising or identification is allowed;
- (g) A Home Business shall not be approved if in the opinion of the Development Authority the business is more appropriately located in a non-residential district;
- (h) A Home Business for pet grooming and training shall be limited to a maximum of four pets on site at any one time, including personal pets. No boarding or overnight accommodation of pets is allowed;
- (i) A Home Business for dog breeding shall be limited to two adult breeding dogs and any offspring of those dogs that are less than six months old.

7. The following subsection is added to Section 70:

70.4 A Home Business for Mobile Food Vendor requires a Development Permit that may be issued as a temporary use for up to one year which may be renewed at the discretion of the Development Authority, and must meet the following requirements:

- (a) A Home Business for Mobile Food Vendor shall comply with section 70.1;
- (b) A Home Business for Mobile Food Vendor shall comply with section 70.2 except for subsections 70.2 (h) and (i);
- (c) A Home Business for Mobile Food Vendor must not be operated from a Residential District;
- (d) A food truck from which a Mobile Food Vendor Home Business operates is a Commercial Vehicle and may only be parked in a Residential District:
 - (i) if off-street parking for the food truck is provided in addition to the residential parking spaces required in accordance to Part 7; and
 - (ii) if the food truck does not exceed a gross vehicle weight of 7000 kilograms.

- (e) A food truck may be parked on commercial or industrial property if there is a written agreement with the owner or occupant of the property allowing such parking or allowing the operation of a Mobile Food Vendor business on the property.
8. Wherever the expression “Home Occupation” appears in Bylaw 99/059 in a list of the permitted uses for a residential district, the following is added immediately thereafter: “(except in the case of a Basement Suite or a Secondary Suite under any definition of Secondary Suite in this bylaw, in which case Home Occupation is a discretionary use, or in the case of a Home Occupation requiring renovation or alteration of a Building in which case Home Occupation is also a discretionary use.)”
9. This bylaw comes into effect when it is passed.

READ a first time this _____ day of _____, A.D. 2018.

READ a second time this _____ day of _____, A.D. 2018.

READ a third and final time this _____ day of _____, A.D. 2018.

SIGNED and PASSED this _____ day of _____, A.D. 2018.

Mayor

Chief Legislative Officer