

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 27, 2018, commencing at 3:30 p.m.

Present: Don Scott, Mayor
Krista Balsom, Councillor
Bruce Inglis, Councillor
Sheila Lalonde, Councillor
Phil Meagher, Councillor
Verna Murphy, Councillor
Jeff Peddle, Councillor
Jane Stroud, Councillor
Claris Voyageur, Councillor (via teleconference)

Absent: Mike Allen, Councillor
Keith McGrath, Councillor

Administration: Annette Antoniak, Chief Administrative Officer
Jade Brown, Acting Chief Legislative Officer
Elsie Hutton, Chief Financial Officer
Robert Billard, Director, Public Works and Transit
Jamie Doyle, Director, Planning and Development
David Leflar, Director, Legal Services
Rebecca Marshall, Legislative Services

1. Call to Order - In 7th Floor Boardroom

The meeting was called to order at 3:32 p.m.

2. In Camera Session

Council met in camera between 3:30 p.m. and 5:45 p.m.

Motion to Move In-Camera

MOTION:

THAT the meeting move in camera pursuant to Sections 24(1) and 27(1) of the *Freedom of Information and Protection of Privacy Act*.

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

Entrance

Councillor P. Meagher entered the meeting at 3:34 p.m.

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*.)

Motion to Reconvene in Public**MOTION:**

THAT the meeting reconvene in public.

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

3. Adoption of Agenda**MOTION:**

THAT the Agenda be adopted as presented.

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

4. **Minutes of Previous Meetings**

4.1. **Special Council Meeting - February 7, 2018**

MOTION:

THAT the Minutes of the Special Council Meeting held on February 7, 2018 be approved as presented.

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

4.2. **Council Meeting - February 13, 2018**

MOTION:

THAT the Minutes of the Council Meeting held on February 13, 2018 be approved as presented.

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

4.3. Special Council Meeting - February 20, 2018

MOTION:

THAT the Minutes of the Special Council Meeting held on February 20, 2018 be approved as presented.

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

5. Presentations and Delegations

5.1. Dan Fouts and Wes Holodniuk, Fort McMurray Aggregate Users Group re: Regional Gravel Crisis

Dan Fouts and Wes Holodniuk, Fort McMurray Aggregate Users Group, spoke to the gravel crisis in the region. It was requested that a letter of support be forwarded to the Government of Alberta to meet with the Fort McMurray Aggregate Users Group to discuss possible resolutions.

Exit

Councillor C. Voyageur was disconnected from the meeting at 6:12 p.m. and reconnected at 6:14 p.m.

MOTION:

THAT the Mayor send a letter to the Ministers of Alberta Environment and Parks and Alberta Infrastructure regarding the gravel crisis in the region.

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

6. Unfinished Business

6.1. 2018 Operating Budget, 2019 - 2020 Financial Plan

Elsie Hutton, Chief Financial Officer and Linda Ollivier, Director, Financial Services, provide a presentation relative to the 2018 Budget and Plan.

MOTION:

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.

Corinna Pirie, Board Member, Wood Buffalo Regional Library, spoke to the decrease in funding of the Library budget. Melissa Flett, Director, Wood Buffalo Regional Library, spoke to the unrestricted surplus available to the Library.

Roy Amalu, Board Member, Wood Buffalo Regional Library, raised concerns with the reduction to the Wood Buffalo Regional Library budget.

David Amona, resident, spoke to the overall budget process noting concerns.

Bryce Kumka, President, Fort McMurray Chamber of Commerce, spoke in support of the reduction in spending.

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

Pecuniary Interest

Councillor K. Balsom declared a pecuniary interest due to a business and contractual arrangement with the Municipality and exited the Chamber at 7:15 p.m.

MOTION:

THAT the 2018 Operating Budget be amended to add \$4,563,382 for the Communications and Stakeholder Relations Department.

RESULT:	CARRIED [8 TO 0]
MOVER:	Phil Meagher, Councillor
SECONDER:	Jeff Peddle, Councillor
FOR:	Scott, Inglis, Lalonde, Meagher, Murphy, Peddle, Stroud, Voyageur
PECUNIARY INTEREST:	Balsom
ABSENT:	Allen, McGrath

Recess and Return

A brief recess occurred between 7:16 p.m. and 7:26 p.m.

Councillor K. Balsom returned to the Chamber at 7:26 p.m.

MOTION:

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.

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

6.2. 2018 Capital Budget, 2019 - 2022 Capital Plan

MOTION:

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>

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

MOTION:

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.

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

MOTION:

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.

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

MOTION:

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.

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

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

Mayor D. Scott declared the Public Hearing open for Bylaw No. 18/002 at 7:35 p.m.

Jamie Doyle, Director, Planning and Development, spoke to the proposed road closure.

Mike Anderson, Founder and Chair, Luna Glamping, spoke in support of the proposed bylaw.

Jean Marc Guillamot, Fort McMurray Hotel Group and Operator/Owner, Northern Lights Experience Adventure, spoke in support to the proposed bylaw.

Mayor D. Scott declared the Public Hearing closed at 7:45 p.m.

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

Mayor D. Scott noted that Bylaw No. 18/002 will be submitted to the Minister of Transportation for approval per Provincial process. After the bylaw has been approved and returned by the Minister, 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

Mayor D. Scott declared the Public Hearing open for Bylaw No. 18/003 at 7:46 p.m.

Jamie Doyle, Director, Planning and Development and Brad McMurdo, Manager, Community Development Planning, spoke to the proposed Bylaw 18/003. It was indicated that the general text amendment is necessary to address inconsistencies and add clarification to the current Land Use Bylaw.

Mayor D. Scott declared the Public Hearing closed for Bylaw No. 18/003 at 7:49 p.m.

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

Councillor S. Lalonde put forward the following motion:

MOTION:

THAT Bylaw No. 18/003, being a Land Use Bylaw General Text Amendment, be read a second time.

The following amending motion was put forward by Councillor S. Lalonde:

MOTION:

THAT Bylaw No. 18/003 be amended by deleting the definition for “Boarding House” and replacing it with the following:

Boarding House means a single detached dwelling in which three (3) or more persons, who do not own the single detached dwelling

- (a) pay or are obligated to pay for the right to live in the single detached dwelling or portion of the single detached dwelling; or
- (b) receive any amount of compensation or benefit from a third party, including consideration paid directly to the owner or primary occupant of the single detached dwelling, for their right to live in the single detached dwelling or portion of the single detached dwelling.

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

Voting then occurred on the main motion as amended:

MOTION:

THAT Bylaw No. 18/003, being a Land Use Bylaw General Text Amendment, be read a second time, as amended.

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

MOTION:

THAT Bylaw No. 18/003 be read a third and final time.

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

7. New Business

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

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.

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

7.2 Council Committee Appointment

MOTION:

THAT Elizabeth Richardson be appointed to the Communities in Bloom Committee effective immediately to December 31, 2019.

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

Adjournment

The meeting adjourned at 7:56 p.m.

Mayor

Chief Legislative Officer