

Approved Minutes of a Meeting of the Council of the Regional Municipality of Wood Buffalo held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, August 25, 2015, commencing at 6:00 p.m.

Present:

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

Administration:

- M. Ulliac, Chief Administrative Officer
- D. Leflar, Chief Legislative Officer
- A. Rogers, Senior Legislative Officer
- R. Kendall, Legislative Officer
- D. Soucy, Legislative Officer

Call To Order

Mayor M. Blake called the meeting to order at 6:03 p.m.

National Anthem

The National Anthem was performed by resident, Paula Senft.

Adoption of Agenda

Moved by Councillor P. Meagher that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

Notice of Motion

Councillor L. Bussieres served the following notice of motion that will be brought forward for consideration at the September 1, 2015 Council Meeting:

“THAT the Chief Administrative Officer is hereby directed to ensure that recruitment and hiring for all approved and vacant full-time equivalent permanent positions below the Director level is suspended effective immediately, except for positions that must be filled in order to ensure the Regional Municipality of Wood Buffalo meets legal or legislated requirements, until either:

- (a) the operating budget for 2016 is approved by Council; or
- (b) the result of the Operational Review directed by Council on July 7, 2015 is presented to Council, or
- (c) a review of all currently vacant full-time positions is carried out and a report on that

review is presented to Council including recommendations for positions that could be eliminated;

whichever of (a), (b) or (c) first occurs.”

Councillor A. Vinni served the following notice of motion that will be brought forward for consideration at the September 1, 2015 Council meeting:

“THAT Administration be directed to carry out a comprehensive review and analysis, encompassing all land use districts throughout the Regional Municipality of Wood Buffalo, of:

- (a) appropriate separation distances between residential developments and industrial developments, including lands proposed for future residential and industrial developments, and
- (b) appropriate protocols and conditions for shared use of roadways that serve or are intended to serve as access to both residential and industrial developments;

and incorporate the results and conclusions of such review and analysis into subdivision regulations and development regulations in the new Land Use Bylaw currently being prepared for Council’s consideration.”

Councillor T. Ault served the following notice of motion that will be brought forward for consideration at the September 8, 2015 Council meeting:

1. “THAT the Regional Municipality of Wood Buffalo supports the proposition that both corporations and labour unions should be prohibited from making donations to the campaigns of persons running for the office of councillor or chief elected official under the *Municipal Government Act*;
2. THAT the Mayor be directed to send a letter to the Premier and the Minister of Municipal Affairs, requesting that the Government of Alberta enact legislation to take effect before the next municipal election, prohibiting corporations and labour unions from making donations to the campaigns of persons running for the office of councillor or chief elected official under the *Municipal Government Act*; and
3. THAT the Regional Municipality submit resolutions to the Alberta Urban Municipalities Association and the Alberta Association of Municipal Districts and Counties, urging the Government of Alberta to pass legislation to take effect before the next municipal elections, prohibiting corporations and labour unions from making donations to the campaigns of persons running for the office of councillor or chief elected official under the *Municipal Government Act*.”

Minutes of Previous Meetings

1. Minutes of July 14, 2015

Moved by Councillor J. Stroud that the Minutes of the Council meeting held on July 14, 2015 be approved as presented.

CARRIED UNANIMOUSLY

Bylaws

2. Bylaw No. 15/005 - Land Use Bylaw Amendment – Portions of W ½ 32-81-6 W4M, NE 32-81-6 W4M, S 5-82-6 W4M, NE 5-82-6 W4M – Highway 881, 77 Km northwest of Janvier

(6:12 p.m. – 6:28 p.m.)

Moved by Councillor J. Stroud that Bylaw No. 15/005, being an amendment to Land Use Bylaw No. 99/059 be read a second time.

Bradley Evanson, Director, Planning and Development, spoke to the proposed bylaw and indicated that a public hearing was held on this matter on April 14, 2015. The matter was subsequently referred back to Administration to address a number of questions that were raised, all of which have been documented in the corresponding Council Report.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 15/005 be read a third and final time.

CARRIED UNANIMOUSLY

3. Bylaw No. 15/023 - Land Planning and Development Advisory Committee Amendment

(6:28 p.m. – 6:37 p.m.)

Moved by Councillor A. Vinni that Bylaw No. 15/023, being an amendment to the Land Planning and Development Advisory Committee Bylaw, be read a first time.

CARRIED UNANIMOUSLY

Moved by Councillor A. Vinni that Bylaw No. 15/023 be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 15/023 be considered for third reading.

CARRIED UNANIMOUSLY

Moved by Councillor A. Vinni that Bylaw No. 15/023 be read a third and final time.

CARRIED UNANIMOUSLY

Moved by Councillor A. Vinni that the following appointments to the Land Planning and Development Advisory Committee be approved, effective immediately, until October 31, 2016:

- Kara Flynn, representing the Oil Sands Community Alliance (OSCA);
- Wesley Holodniuk, representing the Fort McMurray Construction Association (FMCA);
- Bryce Kumka, representing the Fort McMurray Chamber of Commerce;
- Howard Rensler, representing UDI Wood Buffalo;
- Richard Saari, representing the Northeastern Alberta Aboriginal Business Association (NAABA);
- Bob Barrett and Carmelo Daprocida, commercial property/business owners (downtown); and
- Adrienne Bennett, Malcolm Edirisinghe, Diana Noble, and Sohini Sarvaiya, public at large

CARRIED UNANIMOUSLY

4. Bylaw No. 15/021 - Land Use Bylaw Amendment – Election Sign Provisions

(6:37 p.m. – 6:38 p.m.)

Moved by Councillor A. Vinni that Bylaw No. 15/021, being an amendment to Land Use Bylaw No. 99/059 specific to Election Sign Provisions, be read a first time, and that the required public hearing for Bylaw No. 15/021 be held on September 15, 2015.

CARRIED UNANIMOUSLY

Reports

5. Scheduling of Council Meeting – September 1, 2015

(6:38 p.m. – 6:44 p.m.)

Moved by Councillor T. Ault that regular Council meetings be held in the Jubilee Centre Council Chamber at 6:00 p.m. on Tuesdays, with the exception of scheduled recess periods, the fifth Tuesday of the month.

Councillor Vinni requested to include at the end of the motion the following wording: “and any statutory holiday.” As this did not present a substantive change to the motion, it was accepted as a friendly amendment by Council as per the Procedure Bylaw. The final motion, as voted upon, now reads as follows:

Moved by Councillor T. Ault that regular Council meetings be held in the Jubilee Centre Council Chamber at 6:00 p.m. on Tuesdays, with the exception of scheduled recess periods, the fifth Tuesday of the month and any statutory holiday.

CARRIED UNANIMOUSLY

Councillors' Motions

6. Rural Non-Residential Taxation

(6:44 p.m. – 8:07 p.m.)

Councillor J. Stroud presented the following motion for consideration:

“THAT:

- (a) the Mayor and rural Councillors work with the Government of Alberta and the MLAs representing the rural areas of the Regional Municipality; and
- (b) Administration work with the Department of Municipal Affairs,

to persuade the Government of Alberta to:

- (i) make an amendment to Order-in-Council #817/94 for the purpose of authorizing the Regional Municipality to tax non-residential properties within hamlets in the Rural Service Area at the same mill rate that would apply if those properties were in the Urban Service Area; or alternatively
- (ii) make an amendment to Order-in-Council #817/94 for the purpose of creating a “Hamlet Service Area” within which the Regional Municipality would be authorized to tax all classes of properties at mill rates other than the rates applicable to either the Urban Service Area or the Rural Service Area.”

Exit and Return

Councillor K. McGrath exited the chamber at 6:49 p.m. and returned at 6:51 p.m.

Jeffrey O'Donnell, Conklin Resource Development Advisory Committee, Ron Quintal, Fort McKay Metis Local, and Fred “Jumbo” Fraser, Fort Chipewyan Metis Local, spoke in support of the proposed motion. It was indicated that some businesses in the rural areas have been forced to shut down and owners have left the community due to the high commercial tax rates. Mr. O'Donnell indicated that it is critical to keep entrepreneurs in these rural communities and noted that they will work with the Government of Alberta in support of proposed amendments.

Dan Brown, Vice President, Willow Lake Community Association, business owner, Anzac, spoke in support of the motion and indicated that it is very difficult to expand his business due to the high tax rate. It was suggested that in order to promote small businesses, grant funding should be considered.

Nick Sanders, President, Fort McMurray Chamber of Commerce, spoke in support of the motion and indicated that there is an inequity between the urban and rural areas which should be addressed in a constructive and fair manner.

Roland Logey, business owner, Anzac, spoke in support of the motion and indicated his frustration with the mill rate. It was also indicated that businesses in Anzac are in jeopardy if this issue is not resolved.

Harum Spirig, business owner, Anzac, spoke in support and indicated that the community of Anzac is going through economic hardship presently.

Candace Sturgess, business owner, Anzac, spoke in support of the motion and the economic development plan for the area.

Mike Durocher, resident, Regional Municipality of Wood Buffalo, spoke in support the motion and also addressed concern of the lack of targeting of the rural areas, such as Anzac, as an urban centre within the Municipality.

Nicole Gardner, resident, Anzac, spoke in support of the motion and indicated that the businesses are necessary for growth and advancement within the rural communities.

Moved by Councillor C. Tatum that the main motion be amended by adding: “AND THAT Administration explore options to provide alternate relief for businesses within hamlet boundaries in the interim until such time as the Government of Alberta has amended the Order-in-Council #817/94, and that Administration report back to Council on these options no later than October 6, 2015.

CARRIED

For: M. Blake, T. Ault, L. Bussieres, J. Cardinal, S. Germain, K. McGrath, P. Meagher, J. Stroud, C. Tatum
Opposed: J. Chadi, A. Vinni

Moved by Councillor T. Ault that the main motion be further amended by adding: “AND THAT if successful, that the sum of the difference be eliminated from revenue collected by the Municipality, rather than redistributed to other tax classes”

CARRIED

For: T. Ault, J. Cardinal, J. Chadi, S. Germain, K. McGrath, P. Meagher, J. Stroud, C. Tatum
Opposed: M. Blake, L. Bussieres, A. Vinni

A Point of Order was declared by Councillor Vinni as Mayor M. Blake called for the vote on the original motion as amended, and no debate had occurred on that motion. Following debate, voting then occurred on the amended motion, which now reads as follows:

Moved by Councillor J. Stroud:

(a) THAT the Mayor and rural Councillors work with the Government of Alberta and the MLAs representing the rural areas of the Regional Municipality; and

(b) Administration work with the Department of Municipal Affairs,

to persuade the Government of Alberta to:

(i) make an amendment to Order-in-Council #817/94 for the purpose of authorizing the Regional Municipality to tax non-residential properties within hamlets in the Rural Service Area

at the same mill rate that would apply if those properties were in the Urban Service Area; or alternatively

- (ii) make an amendment to Order-in-Council #817/94 for the purpose of creating a “Hamlet Service Area” within which the Regional Municipality would be authorized to tax all classes of properties at mill rates other than the rates applicable to either the Urban Service Area or the Rural Service Area.”

AND THAT Administration explore options to provide alternate relief for businesses within hamlet boundaries in the interim until such time as the Government of Alberta has amended the Order-in-Council #817/94, and that Administration report back to Council on these options no later than October 6, 2015.

AND THAT if successful, that the sum of the difference be eliminated from revenue collected by the Municipality, rather than redistributed to other tax classes

CARRIED UNANIMOUSLY

Adjournment

As all scheduled business matters had been concluded, Mayor M. Blake declared the meeting adjourned at 8:08 p.m.

Mayor

Chief Legislative Officer