

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, July 14, 2015, commencing at 6:00 p.m.

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

Absent: J. Chadi, Councillor
S. Germain, Councillor

Administration: M. Ulliac, Chief Administrative Officer
D. Leflar, Chief Legislative Officer
A. Rogers, Senior Legislative Officer
A. Hawkins, Legislative Officer
J. Brown, Supervisor

Call To Order

Mayor M. Blake called the meeting to order at 6:04 p.m.

National Anthem

The National Anthem was performed by local student, Olivia Heskett.

Adoption of Agenda

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

CARRIED UNANIMOUSLY

Notice of Motion

Councillor J. Stroud served the following notice of motion that will be brought forward for consideration at the August 25, 2015 Council meeting:

“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.”

Minutes of Previous Meetings

1. Minutes of July 7, 2015

Moved by Councillor T. Ault that the Minutes of the Council meeting held on July 7, 2015 be approved as presented.

CARRIED UNANIMOUSLY

Exit

Councillor L. Bussieres declared a potential pecuniary interest due to a business relationship and exited the meeting at 6:11 p.m.

Presentations

2. Frank Reitz, Rotary Club of Fort McMurray re: Request for Loan and Grant Relating to Golf Course Construction

(6:11 p.m. – 7:11 p.m.)

Frank Reitz, Rotary Club of Fort McMurray, provided an overview of the request for loan and grant relating to golf course construction noting that the Rotary Club of Fort McMurray is requesting a \$3,100,000 loan in 2015, repayable through the assignment of the storm water pond cost recovery from the Keyano College and Government of Alberta Lands, and a further \$3,000,000 capital grant in 2016 to complete construction of the course.

Jim Rogers, resident, spoke in support of the funding request noting that the Rotary Club of Fort McMurray is a blessing in the community and that this would be an easy investment for the Municipality.

Kevin Scoble, Deputy Chief Administrative Officer, Elsie Hutton, Executive Director, and Brian Moore, Executive Director, provided an overview of the Council report noting that the focus of this report is the funding requested for 2015. The remaining funding will be deferred to be discussed during the 2016 budget sessions in the fall of 2015.

Moved by Councillor A. Vinni:

- THAT the Rotary Club of Fort McMurray be invited to submit an application for a Community Capital Grant under the Community Investment Program for consideration in the 2016 Budget; and
- THAT funding to a maximum of \$2,200,000 be provided to Rotary Links Golf Course from the Capital Infrastructure Reserve upon finalization of the cost sharing agreement.

CARRIED UNANIMOUSLY

Return

Councillor L. Bussieres re-entered the Council Chamber at 7:11 p.m.

3. Bryan Lutes, Wood Buffalo Housing & Development Corporation, re: Investigating Seniors Housing Options

(7:11 p.m. – 8:05 p.m.)

Bryan Lutes, President, Wood Buffalo Housing & Development Corporation (WBHDC) and Randy Stefanizyn, Chair, WBHDC, provided a presentation on investigating seniors housing options in response to the direction of Council at the June 9 and June 23, 2015 Council meetings.

Garry Exner, resident, spoke to this item noting that long-time community resident and Seniors' advocate, Mr. David McNeilly, also lends his support to this issue. Mr. Exner referenced a letter from Mr. Lutes to the Minister of Municipal Affairs, dated 9 days after the Province's announcement about its intent to develop aging-in-place, and questioned whether or not WBHDC could undertake the proposed study impartially given the position taken in the letter. Mr. Exner also noted that the cost estimate from WBHDC is high and that Council should explore options to undertake an independent study.

Vaughn Jessome, Constituency Assistant for Tany Yao, MLA, Fort McMurray-Wood Buffalo and Brian Jean, MLA, Fort McMurray-Conklin and Leader of the Official Opposition, spoke on behalf of Mr. Yao noting that Mr. Yao has been specifically tasked with working on a business model for the development and operation of a long-term care and aging-in-place facility on the Willow Square site. It was noted that any costs for developing said business model, which is anticipated to be completed and presented to Council in Fall 2015, will be incurred through Mr. Yao's constituency budget.

Luana Bussieres, Executive Director, St. Aidan's Society, indicated that the age of 65 was utilized in the analysis by WBHDC whereas the Advisory Committee on Aging (ACOA) has adopted the age of 55 which would result in discrepancies in the analysis.

Jim Rogers, resident, came forward and spoke to an item unrelated to the presentation.

Myrtle Dusseault, resident, spoke to the item noting that Mr. Lutes holds a position on ACOA as well as is the current President of the WBHDC. Mrs. Dusseault raised the question of this being a conflict of interest.

Mike Durocher, resident, spoke to the item noting that it is clearly a matter of provincial jurisdiction, and based on the information heard earlier from Mr. Jessome, encouraged Council to support MLA Yao and MLA Jean in pursuing this initiative.

Exit

Councillor K. McGrath disconnected from the meeting at 8:01 p.m.

Moved by Councillor T. Ault that the Regional Municipality of Wood Buffalo defer any municipal funding on Willow Square studies until Council has received a report back from MLA Tany Yao.

CARRIED UNANIMOUSLY

Recess

A recess occurred between 8:05 p.m. and 8:21 p.m.

Public Hearings and Related Reports

4. **Bylaw No. 15/014 and Bylaw No. 15/016 – Re-designation of Environmental Reserve Lot 5ER, Block 6, Plan 152 XXXX and Lease Amendment (Existing Telus Tower Site – Abasand)**
(8:22 p.m. - 8:32 p.m.)

Mayor M. Blake declared the Public Hearing opened at 8:22 p.m.

Keith Smith, Director, Land Administration and Erin O'Neill, Manager, Land Administration, provided an introduction and overview of Bylaw No. 15/014 and Bylaw No. 15/016 - Re-designation of Environmental Reserve Lot 5ER, Block 6, Plan 152 XXXX and Lease Agreement (Existing Telus Tower Site - Abasand), noting that Administration supports the change in designation.

Jim Rogers, resident, spoke in support of the proposed bylaws noting some concerns with slope stabilization.

Mayor M. Blake declared the Public Hearing closed at 8:27 p.m.

Moved by Councillor P. Meagher that Bylaw No. 15/014, being a bylaw to change the boundaries of an Environmental Reserve at Lot 2ER, Block 6, Plan 782 2728, be read a second time.
CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 15/014 be read a third and final time.
CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 15/016, being a bylaw to change the designation of Lot 5ER, Block 6, Plan 152 XXXX from ER – Environmental Reserve to PUL - Public Utility Lot, be read a second time.
CARRIED UNANIMOUSLY

Moved by Councillor T. Ault that Bylaw No. 15/016 be read a third and final time.
CARRIED UNANIMOUSLY

5. **Bylaw No. 15/017 - Land Use Amendment - Snye Point Park (Lot 9, McMurray Settlement; Lots 1-3, Block 2, Plan 616 AO)**
(8:32 p.m. – 8:43 p.m.)

Mayor M. Blake declared the Public Hearing opened at 8:32 p.m.

Bradley Evanson, Director, Planning and Development, provided an introduction and overview of Bylaw No. 15/017 - Land Use Amendment - Snye Point Park (Lot 9, McMurray Settlement; Lots 1-3, Block 2, Plan 616 AO) noting that Administration supports the proposed land use amendment.

Gene Ouellette and Carmen Ramstead, former Waterfront Steering Committee members, spoke in support of the proposed bylaw, noting that there are 26 other properties which are also recommended for rezoning.

Mayor M. Blake declared the Public Hearing closed at 8:41 p.m.

Moved by Councillor P. Meagher that Bylaw No 15/017, being an amendment to the Land Use Bylaw No. 99/059 specific to Lot 9, McMurray Settlement and Lots 1-3, Block 2, Plan 616 AO be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor A. Vinni that Bylaw No. 15/017 be read a third and final time.

CARRIED UNANIMOUSLY

6. Bylaw No. 15/018 - Land Use Amendment - Prairie Creek Business Park Phase 2 (Lot 1, Block 1, Plan 102 5452 and Lot 2, Block 1, Plan 132 5261)
(8:43 p.m. – 9:13 p.m.)

Mayor M. Blake declared the Public Hearing opened at 8:43 p.m.

Bradley Evanson, Director, Planning and Development and Isela Contreras, Planner, Planning and Development, provided an overview of the proposed bylaw amendment and Prairie Creek Business Park Phase 2, noting that Administration has been working closely with the applicant throughout this process.

Nathan Petherick, Brown & Associates Planning Group, and Stu Becker, Stantec Inc., provided an opening statement and overview of the subject area lands and the phase 2 development.

Jim Rogers, resident, spoke in support of the proposed bylaw amendment.

Susan Lore, Realtor and resident, spoke in support of the proposed bylaw amendment.

Nathan Petherick, Brown & Associates Planning Group, provided a closing statement requesting Council's support of the proposed bylaw.

Mayor M. Blake declared the public hearing closed at 9:11 p.m.

Moved by Councillor T. Ault that Bylaw No 15/018, being an amendment to the Land Use Bylaw No. 99/059 specific to a portion of Lot 1, Block 1, Plan 102 5452 and Lot 2, Block 1 Plan 132 5261, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 15/018, be read a third and final time.

CARRIED UNANIMOUSLY

Bylaws

7. Bylaw No. 15/020 – Land Planning and Development Advisory Committee Bylaw (9:13 p.m. – 9:30 p.m.)

Moved by Councillor C. Tatum that Bylaw No. 15/020 being the Land Planning and Development Advisory Committee Bylaw, be read a second time.

Assuming of the Chair

Mayor M. Blake vacated the Chair at 9:15 p.m., at which time Acting Mayor J. Cardinal assumed the Chair. Mayor M. Blake then put forward the following amendment:

Moved by Mayor M. Blake that Bylaw No. 15/020 be amended by adding the following new section immediately after Section 3:

“3.1 In making appointments under Section 3 the Council shall ensure that the membership of the Committee reflects the following composition to the extent that there are persons from each identified group who are willing to serve as Committee members:

- (a) one member from the Urban Development Institute;
- (b) one member from the Association of Professional Engineers and Geoscientists of Alberta;
- (c) one member from the Fort McMurray Chamber of Commerce;
- (d) one member from the Fort McMurray Construction Association;
- (e) one member from the Oil Sands Community Alliance;
- (f) two members who are owners of commercial property or businesses in the downtown core of Fort McMurray;
- (g) up to four members from the public at large.”

CARRIED UNANIMOUSLY

Mayor Blake resumed the Chair at 9:21 p.m.

Howard Rensler, Executive Director, Urban Development Institute (UDI) Wood Buffalo, spoke in support of the proposed bylaw encouraging Council to clearly define the mandate and deliverables of the Committee.

Jim Rogers, resident, spoke in support of the proposed committee encouraging that the committee meet in public for citizen engagement and transparency purposes.

Voting then occurred on second reading as amended:

Moved by Councillor C. Tatum that Bylaw No. 15/020 being the Land Planning and Development Advisory Committee Bylaw, as amended, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 15/020, be read a third and final time.

CARRIED UNANIMOUSLY

Reports

8. Wood Buffalo Regional Indoor Recreation and Community Facilities Master Plan (9:30 p.m. – 9:51 p.m.)

Monica Lance, Manager, Community Services, and Lonnie Pilgrim, Supervisor, Community Services, provided an overview of the Wood Buffalo Regional Indoor Recreation and Community Facilities Master Plan recognizing the key stakeholder groups who contributed to the overall Plan.

Jim Rogers, resident, came forward and spoke to a matter unrelated to the proposed Wood Buffalo Regional Indoor Recreation and Community Facilities Master Plan.

Moved by Councillor J. Stroud that the Wood Buffalo Regional Indoor Recreation and Community Facilities Master Plan, dated July 2015, be approved for use as a guiding document for future planning and budget development purposes.

CARRIED

For: M. Blake, J. Cardinal, P. Meagher,
J. Stroud, A. Vinni, C. Tatum

Opposed: T. Ault, L. Bussieres

Exit

Councillor T. Ault declared a potential pecuniary interest due to an employment relationship and left the meeting at 9:51 p.m.

9. Value Creation Inc. – Advanced TriStar Oil Sands Project (9:51 p.m. – 10:05 p.m.)

Dennis Vroom, Manager, Industry Relations, and Kurt Stilwell, Industrial Relations Officer, Industry Relations, provided an overview of the report, Value Creation Inc. - Advanced TriStar Oil Sands Project.

Cindy-Xing Yin, Sp. Assignment, Strategic Initiatives-Chairman's Office, and Claes Palmgren, Vice President, Resource Development, Value Creation Inc., spoke to VCI's carbon rejection (DE-carbonization) storage process, noting the shared benefits with other bitumen producers which maximizes true value and superior sustainable environmental performance.

Jim Rogers, resident, came forward and spoke to a matter unrelated to the Value Creation Inc. - Advanced TriStar Project.

Moved by Councillor P. Meagher that the Municipality enter into a non-binding mediation process with Value Creation Inc. regarding their proposed Advanced TriStar Project to be located adjacent to the Urban Development Sub-Region.

CARRIED UNANIMOUSLY

Suspension of Rules

As the meeting time had extended beyond the four-hour limitation set out in the Procedure Bylaw, the following occurred:

Moved by Councillor C. Tatum that the rules of procedure pertaining to the end time for Council Meetings, as outlined in sections 32.1 and 32.2 of the Procedure Bylaw, be suspended to allow for the balance of scheduled agenda items to be dealt with.

CARRIED

For: M. Blake, T. Ault, J. Cardinal, P. Meagher, J. Stroud, C. Tatum

Opposed: L. Bussieres , A. Vinni

10. Alignment of the Business Planning Process to the Strategic Plan

(10:08 p.m. – 10:14 p.m.)

Moved by Councillor P. Meagher that the Council Report entitled “Alignment of the Business Planning Process to the Strategic Plan” be accepted as information.

Marcel Ulliach, Chief Administrative Officer, provided an overview of the report noting that Departmental Business Plans will align with the goals of the Strategic Plan.

CARRIED UNANIMOUSLY

11. Community Identification Committee Recommendations

(10:14 p.m. – 10:15 p.m.)

Moved by Councillor P. Meagher that the road currently known as Highway 69/Airport Road be named “Saprae Creek Trail”.

CARRIED UNANIMOUSLY

12. Fiscal Responsibility Policy – FIN-160

(10:15 – 10:16 p.m.)

Moved by Councillor P. Meagher that Fiscal Responsibility Policy – FIN-160, dated July 14, 2015, be approved.

CARRIED UNANIMOUSLY

13. 2015 and Prior Capital Budget Amendments – Revised and New Projects

(10:16 p.m. – 10:18 p.m.)

Moved by Councillor J. Stroud:

- THAT the 2015 and Prior Capital Budget Amendments as summarized on Attachment 1 (2015 and Prior Capital Budget Amendments – Revised and New Projects), dated July 7, 2015 be approved; and

- THAT the revised Cash Flow of Capital Projects as summarized on Attachment 2 (2015 and Prior Capital Budget Amendments – Revised and New Projects – Project Cash Flow Summary), dated July 7, 2015 be approved.

CARRIED UNANIMOUSLY

14. Standing Council Committees Appointments

(10:18 p.m. – 10:20 p.m.)

Moved by Councillor J. Stroud that the following appointments be approved and become effective as of August 25th, until the annual Organizational Meeting of Council, in keeping with the provisions of the Standing Council Committees Bylaw:

- Audit Committee: Councillors Ault, Germain and Stroud; Alternate – Councillor Chadi
- Land, Planning & Transportation Committee: Councillors Ault, McGrath and Vinni; Alternate – Councillor Bussieres
- Oversight Committee: Councillors Germain, Stroud and Tatum; Alternate – Councillor McGrath;
- Rural Committee: Mayor Blake, Councillors Ault, Cardinal, Stroud and Vinni; Alternate – Councillor Chadi;
- Selection Committee: Councillors Bussieres, Meagher and Vinni; Alternate – Councillor Tatum; and
- Sustainable Development Committee: Councillors Cardinal, Meagher and Tatum; Alternate – Councillor Stroud.

CARRIED UNANIMOUSLY

Councillors' Motions

15. LEED Standards

(10:20 p.m. – 10:28 p.m.)

Councillor T. Ault presented the following: “that Administration bring forward for Council’s consideration a bylaw to amend Part 9 of the Land Use Bylaw by removing all references to the Canada Green Building Council LEED Gold Standard and replacing them with language that allows developers to choose any level of LEED building certification”. He then noted that he would like to add “and that Alternatives a) and b) align with the LEED Certified level equivalents” as it provides clarity, without substantively changing the intent of the original motion. As there was no objection from Council, the addition was deemed to be accepted as a friendly amendment.

Jim Rogers, resident, spoke in support of motion.

Voting then occurred on the motion, which reads as follows:

Moved by Councillor T. Ault that Administration bring forward for Council's consideration a bylaw to amend Part 9 of the Land Use Bylaw by removing all references to the Canada Green Building Council LEED Gold Standard and replacing them with language that allows developers to choose any level of LEED building certification; and that Alternatives a) and b) align with the LEED Certified level equivalents.

CARRIED

For: M. Blake, T. Ault, L. Bussieres , J. Cardinal, P. Meagher, J. Stroud, C. Tatum

Opposed: A. Vinni

16. **Keyano Theatre Expansion Capital Grant**

(10:28 p.m. – 11:48 p.m.)

Moved by Councillor J. Stroud:

- THAT the Regional Municipality of Wood Buffalo provide a \$10 Million capital contribution to Keyano College for the theatre expansion project, to be funded from 2015 Capital Infrastructure Reserve; and
- THAT Administration be authorized to negotiate and enter into a capital contribution agreement with Keyano College, with terms and conditions established to the satisfaction of the Municipality.

Paul Taylor, Chair, Keyano College Foundation, and Alan Roberts, Director, Keyano Theatre & Arts Centre, spoke in support of the proposed Keyano Theatre Expansion Capital Grant and provided a presentation to Council identifying the theatre as a community asset.

Buffy Close, Vice President, External Affairs, Student Association, Keyano College, spoke in support of the proposed Keyano Theatre Expansion Capital Grant noting that there are many students that would benefit from this expansion project.

Krista Balsom, resident and small business owner, spoke in support of the proposed Keyano Theatre Expansion Capital Grant noting that Keyano College Foundation provides community-minded programming and support to the Region.

Jeanette Bancarz, Director, Keyano College Foundation, spoke on behalf of Andy Carter, Board of Governors and Chair, Master Campus Development Committee, identifying that the expansion also includes expanding on the heart of the campus (student mall, library, etc...) and noting that both herself and Mr. Carter are in full support of the proposed Keyano Theatre Expansion Capital Grant.

Kara Flynn, Chair, Board of Governors, spoke in support of the proposed capital grant, and also indicated that she has a letter of support from Mark Ward, Chief Executive Officer, Syncrude Canada Ltd. In response to questions, Ms. Flynn also indicated that as Chair of the Board of Governors, she would be receptive to exploring the possibility of developing a community-based governance model for oversight of the facility, similar to that of the Fort McMurray Airport Authority.

Jean-Marc Guillamot, Chair, Fort McMurray Tourism, and Area Director, Fort McMurray Hotel Group, spoke in support of the expansion project and the proposed capital grant, citing the numerous economic benefits that the expanded theatre would have throughout the region.

Moved by Councillor A. Vinni that the main motion be amended by adding: “That the Municipality engage in discussion with the Keyano College Board of Governors to develop a community-based governance model for the oversight of the Theatre & Arts Centre”.

CARRIED

For: M. Blake, T. Ault, P. Meagher, J. Stroud, A. Vinni, C. Tatum

Opposed: L. Bussieres , J. Cardinal

Moved by Councillor T. Ault that the main motion be amended by deleting the first paragraph and replacing it with: “That Administration put the \$10,000,000 Keyano Theatre expansion on the proposed funded list for the 2016 budget deliberations.”

DEFEATED

For: T. Ault, L. Bussieres , J. Cardinal, C. Tatum

Opposed: M. Blake, P. Meagher, J. Stroud, A. Vinni

Voting then occurred on the original motion as amended:

Moved by Councillor J. Stroud:

- THAT the Regional Municipality of Wood Buffalo provide a \$10 Million capital contribution to Keyano College for the theatre expansion project, to be funded from 2015 Capital Infrastructure Reserve; and
- THAT Administration be authorized to negotiate and enter into a capital contribution agreement with Keyano College, with terms and conditions established to the satisfaction of the Municipality and
- THAT the Municipality engage in discussion with the Keyano College Board of Governors to develop a community-based governance model for the oversight of the Theatre & Arts Centre.

CARRIED

For: M. Blake, T. Ault, P. Meagher, J. Stroud, A. Vinni

Opposed: L. Bussieres , J. Cardinal, C. Tatum

Adjournment

As all scheduled business matters had been concluded, Mayor M. Blake declared the meeting adjourned at 11:49 p.m.

Mayor

Chief Legislative Officer