

**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, October 13, 2015, commencing at 6:00 p.m.**

**Present:** M. Blake, Mayor  
T. Ault, Councillor  
L. Bussieres, Councillor  
J. Cardinal, Councillor  
S. Germain, Councillor  
K. McGrath, Councillor  
P. Meagher, Councillor  
J. Stroud, Councillor  
C. Tatum, Councillor  
A. Vinni, Councillor

**Absent:** J. Chadi, Councillor

**Administration:** K. Scoble, Deputy Chief Administrative 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 6:02 p.m.

**National Anthem**

The National Anthem was performed by resident, Katie Williams.

**Adoption of Agenda**

Moved by Councillor K. McGrath:

- that the agenda be amended by deferring the following Items to the October 20th Council Meeting:
  - #7 - 2015 Capital Budget Amendments – Cancelled, Deferred and New Projects
  - #9 – Northside Twin Arenas Project
  - #10 – Policies or Guidelines for Large Capital Projects;
- that the agenda be further amended by re-numbering Item # 2 – International Coliseums Corporation Presentation as Item # 7, to be dealt with immediately prior to the Sports and Entertainment Centre motion; and
- that the agenda be adopted as amended.

CARRIED UNANIMOUSLY

**Minutes of Previous Meetings**

**1. Minutes from Council Meeting - October 6, 2015**

Moved by Councillor T. Ault that the Minutes of the Council meeting held on October 6, 2015 be approved as presented.

CARRIED UNANIMOUSLY

**2. International Coliseums Corporation (ICC) re: Sports and Entertainment Centre**

This item was re-numbered to be dealt with later in the meeting.

**Bylaws****3. Bylaw No. 15/022 Land Use Bylaw Text Amendment Gateway District - Quarry Ridge  
(6:08 p.m. – 6:18 p.m.)**

Mayor M. Blake declared the Public Hearing opened at 6:08 p.m.

**Bradley Evanson, Director, Planning and Development** and **Tracey Tester, Supervisor, Development Control and Permitting**, gave a brief overview of the proposed text amendment.

**Ron Mosher, Vice President, Camgill Enterprises Ltd.**, spoke in support of the change in zoning to support commercial development.

**Howard Rensler, Executive Director, Urban Development Institute (UDI) Wood Buffalo**, spoke in support of the proposed amendment.

Mayor M. Blake declared the Public Hearing closed at 6:16 p.m.

Moved by Councillor P. Meagher that Bylaw No. 15/022, being a Land Use Bylaw Text Amendment specific to the Gateway District, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 15/022, be read a third and final time.

CARRIED UNANIMOUSLY

**4. Bylaw No. 15/025 – Municipal Public Utilities Bylaw Amendment**

Moved by Councillor K. McGrath that Bylaw No. 15/025, being an amendment to the Municipal Public Utilities Bylaw, be read a second time.

**David Leflar, Director, Legal and Legislative Services**, and **Travis Kendel, Manager, Sustainable Operations**, gave an overview of the proposed bylaw amendment. It was explained that this bylaw came into effect a year ago for the purpose of prohibiting someone from supplying a utility service that was the same or similar to a municipal utility service provided by the Municipality. It was recommended when the bylaw was passed then that certain exceptions should apply, but since that time, there have been different interpretations of the bylaw which had led to this amendment.

**Kim Wakefield, legal counsel for Civeo Canada Inc.**, spoke in opposition to the proposed amendment, indicating that Civeo had invested money in its facilities prior to these proposed changes. Mr. Wakefield also expressed concern about the potential for stranded assets if the

facilities are unable to operate to the capacity that was previously approved.

**Matthew MacEachen, General Manager, Civeo Canada Inc.**, spoke in opposition to the amendment and indicated that there are different understandings of the bylaw.

#### Exit and Return

Councillor K. McGrath left the meeting at 6:41 p.m. and returned at 6:44 p.m.

**Les Collins, President, CUPE 1505**, spoke in support of the amendment and acknowledged its value and the importance of ensuring that the original intent of the bylaw is being implemented and enforced.

The following motion was presented by Councillor Ault, and was subsequently withdrawn, with consent of Council: “that Bylaw No. 15/025 be deferred until negotiations between the Municipality and concerned utility operators take place.”

#### Motion Recess

Council took a short recess from 7:05 p.m. to 7:10 p.m. after which time the following motion was put forward for consideration.

Moved by Councillor A. Vinni to Amend Bylaw No. 15/025 by striking out quantity and inserting capacity in Section 4(d)  
CARRIED UNANIMOUSLY

Voting then occurred on second reading of the bylaw, as amended.

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

Moved by Councillor K. McGrath that Bylaw No. 15/025, be read a third and final time.

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

## Reports

### 5. **2016 Community Investment Program Funding Requests**

- **Regional Recreation Corporation**
  - **Fort McMurray Historical Society**
  - **Fort McMurray SPCA**
  - **Fort McMurray Tourism**
  - **Local H.E.R.O. Foundation**
- (7:20 p.m. – 7:25 p.m.)

Moved by Councillor S. Germain that this item be deferred to the 2016 Budget Workshop.

CARRIED

For: T. Ault, L. Bussieres, J. Cardinal, S. Germain, K. McGrath, P. Meagher, A. Vinni

Opposed: M. Blake, J. Stroud, C. Tatum

## Recess

A short recess occurred from 7:26 p.m. to 7:41 p.m.

### 6. **Fort Chipewyan Land Exchange with ATCO Electric** (7:41 p.m. – 7:45 p.m.)

Moved by Councillor P. Meagher that the Municipality enter into a land exchange for the land legally described as Lot 8, Block 1, Plan 1522873, Fort Chipewyan containing 2.8 ha± with ATCO Electric for the land legally described as Lot D, Plan 9320091 containing 2.8 ha± in accordance with the terms and conditions dated September 2015 (Attachment 1).

**Keith Smith, Director, Land Administration**, provided a brief overview of the land exchange to facilitate a community cemetery in Fort Chipewyan.

CARRIED UNANIMOUSLY

## Presentations

### 7. **International Coliseums Corporation (ICC) re: Sports and Entertainment Centre** (7:46 p.m. – 9:20 p.m.)

**Rick Kozuback, Marius Veldman and Cliff Maron, International Coliseums Corporation**, provided an overview of the proposed Sports and Entertainment Centre, and the process to date, which has involved a number of public engagements. The presenters spoke to the benefits of the facility, its impact to the community and the level of investment already made by their corporation.

Moved by Councillor K. McGrath that the presentation of the International Coliseums Corporation (ICC) re: Sports and Entertainment Centre be accepted as information.

**Diane Slater, resident**, spoke in opposition to the project and indicated that revenue sources are needed to provide the proper delivery of services. During this economic downturn, citizens are not able to pay additional taxes.

**Shane Ganong, resident**, spoke in opposition, and indicated that this is not the time for new projects.

**Michael Durocher, resident**, spoke in opposition to the project and indicated that parking continues to be a vital issue.

**Ian Dirom, resident**, spoke to the lack of quality information provided to the public regarding the costs of operating such facilities. It was noted that there should be open and transparent discussions with the public.

**Debbie Hrynyk, resident**, spoke in support of the initiative, and referenced her experience with similar venues in other municipalities in both Canada and the USA.

**Lori White, resident**, spoke in opposition and indicated that this is not the right time to start this project.

**Chris Pirie, resident**, spoke in support and indicated that events could be brought to this region at a higher level that could represent this community and stimulate downtown revitalization.

**Arlene Langston, resident**, spoke in opposition to this project and raised concern of potential tax increase.

CARRIED UNANIMOUSLY

### Recess

A brief recess occurred from 9:20 p.m. to 9:33 p.m.

### Councillors' Motions

#### **8. Sports and Entertainment Centre (9:34 p.m. – 10:37 p.m.)**

Moved by Councillor K. McGrath that:

- WHEREAS the non-binding Letter of Intent between the Regional Municipality of Wood Buffalo (the "Municipality") and the International Coliseums Company ("ICC") provides that the Municipality may take into account feedback received from the public concerning the proposed Sports and Entertainment Centre ("SEC") and may elect not to enter into contracts for the design, construction or operation of the

- proposed SEC, without being in any way in breach of its obligation to negotiate such contracts in good faith;
- AND WHEREAS feedback received during the current round of public consultation, both at the in-person information sessions and through the on-line survey on the Municipality's website, indicates a substantial level of public opposition to the proposed SEC;
  - NOW THEREFORE IT IS RESOLVED that the Administration of the Municipality is instructed to cease any further discussions or negotiations with ICC concerning the proposed SEC, and to refrain from presenting to Council for approval any contracts for the design, construction or operation of the proposed SEC.

**Dave Hodson, resident**, spoke in opposition and indicated that there are many unknowns regarding this project and the financial implications to this region.

**Corinna Stevens, resident**, spoke to the importance of process. She also expressed concern regarding the timing of the motion in relation to the online survey, noting that there has been virtually no opportunity to understand the reasons why the community does not support the project.

**Michael Durocher, resident**, spoke in support of the motion.

**Shane Ganong, resident**, spoke in support of the motion and suggested that the Municipality consider enhancing existing facilities.

**Ian Dirom, resident**, indicated that the motion is premature and that there could be potential alternatives that can be focused on.

CARRIED

For: T. Ault, L. Bussieres, J. Cardinal, S. Germain, K. McGrath, P. Meagher, C. Tatum

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

### **Adjournment**

As all scheduled business matters had been concluded, Mayor M. Blake declared the meeting adjourned at 10:38 p.m.

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Mayor

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Chief Legislative Officer