

**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, September 12, 2023, commencing at 6:00 PM.**

Present:

Sandy Bowman, Mayor
Ken Ball, Councillor (via MS Teams)
Funky Banjoko, Councillor
Lance Bussieres, Councillor
Kendrick Cardinal, Councillor (via MS Teams)
Shafiq Dogar, Councillor
Allan Grandison, Councillor
Keith McGrath, Councillor
Jane Stroud, Councillor
Loretta Waquan, Councillor (via MS Teams)
Stu Wigle, Councillor

Administration:

Jody Butz, Interim Chief Administrative Officer
Jade Brown, Chief Legislative Officer
Deanne Bergey, Director, Community and Protective Services
Laurie Farquharson, Chief Financial Officer
Amanda Haitas, Acting Director, Planning and Development
Antoine Rempp, Director, Environmental Services
Keith Smith, Director, Public Works
Susan Trylinski, Director, Legal Services
Dennis Warr, Director, Engineering
Anita Hawkins, Legislative Officer

1. Call to Order

Mayor S. Bowman called the meeting to order at 4:31 p.m.

2. In-Camera Session

MOTION:

THAT Council close item 2.1, to the public pursuant to sections 24(1) and 27(1) of the *Freedom of Information and Protection of Privacy Act*.

RESULT: CARRIED [UNANIMOUS]
MOVER: Stu Wigle, Councillor
SECONDER: Jane Stroud, Councillor
FOR: Bowman, Ball, Banjoko, Bussieres, Dogar, Grandison, Stroud, Waquan, Wigle
ABSENT: Cardinal, McGrath

2.1 Advice from Officials/Privileged Information

(in camera pursuant to sections 24(1) and 27(1) of the *Freedom of Information and Protection of Privacy Act*)

Name	Reason for Attending
Jody Butz	Interim Chief Administrative Officer
Jade Brown	Clerk/Legislative Advice
Tim Mitchell	Legal Counsel, McLennan Ross LLP (via MS Teams)

Entrance

Councillor K. Cardinal joined the meeting via MS Teams at 4:36 p.m.

MOTION:

THAT the meeting reconvene in public.

RESULT: CARRIED [UNANIMOUS]
MOVER: Funky Banjoko, Councillor
SECONDER: Jane Stroud, Councillor
FOR: Bowman, Ball, Banjoko, Bussieres, Cardinal, Dogar, Grandison, Stroud, Waquan, Wigle
ABSENT: McGrath

Recess

A recess occurred from 5:07 p.m. to 6:01 p.m.

3. Adoption of Agenda

Councillor F. Banjoko served notice of her intent to bring forward the following motion for Council's consideration at the October 10, 2023, Council Meeting:

WHEREAS the Regional Municipality of Wood Buffalo is unique in some ways when it comes to cost of living, wage gaps between low income and average household incomes, and

WHEREAS social and mental health challenges faced in the Region have underlying poverty factors that need to be addressed; and

WHEREAS some residents including Indigenous Peoples and Immigrants in the Region

currently struggle with basic daily needs;

THEREFORE, BE IT RESOLVED THAT Administration be directed to develop a Poverty Reduction Plan specific to the Regional Municipality of Wood Buffalo that addresses access to Affordable Housing, Transportation, Education and Training, Health and Mental Health supports; and if a plan already exists that Administration bring forward a report with a status on the work that has been done and any future plans to address these gaps in the community.

Entrance

Councillor K. McGrath entered the meeting at 6:02 p.m.

Councillor K. McGrath served notice of his intent to bring forward the following motion for Council's consideration at the October 10, 2023, Council Meeting:

WHEREAS in 2016, \$5,000,000 was allocated in the 2017 budget for the Municipality's contribution to the overall predesign costs of a proposed East Clearwater Highway and was subject to a commitment from other partners for the remaining predesign; and

WHEREAS on July 11, 2023, Council approved a Capital Budget Amendment that resulted in the cancellation of the East Clearwater Highway Pre-Design; and

WHEREAS Council's Procedure Bylaw, Bylaw No. 18/020, allows a Councillor who voted on the prevailing side of a motion, the authority to serve notice of intention to reconsider the motion at a subsequent Council meeting, provided that the motion has not been acted upon irrevocably.

THEREFORE, BE IT RESOLVED THAT Council reconsider the motion of July 11, 2023, to approve the Capital Budget Amendment - Project Cancellation and the revised Cash Flow of Capital Projects, which resulted in the cancellation of the East Clearwater Highway Pre-Design.

Entrance

Councillor L. Waquan returned to the meeting via MS Teams at 6:04 p.m.

Mayor S. Bowman served notice of his intent to bring forward the following motion for Council's consideration at the September 26, 2023, Council Meeting:

WHEREAS Moccasin Flats is located on the southern bank of the Snye River, at the confluence of the Athabasca and Clearwater Rivers and is part of Nistawoyou, a Cree word meaning "where three rivers meet"; and

WHEREAS Indigenous residents who lived there were forced to move from their homes to make way for urban development; and

WHEREAS on July 10, 2018, the 2017-2021 Council unanimously approved a resolution to support and collaborate with local Indigenous Peoples in Fort McMurray Wood Buffalo to reconcile Moccasin Flats and called upon the Government of Alberta to undertake a public inquiry into Moccasin Flats; and

WHEREAS the 2017-2021 Council passed a resolution on March 12, 2019, calling upon the Federal Government for a Federal Inquiry into the matter of Moccasin Flats; and

WHEREAS letters were sent from the Municipality to the Federal Government in 2019 calling for a Federal Inquiry into Moccasin Flats and to date no responses have been received; and

WHEREAS Council's 2021-2025 Strategic Plan includes a commitment to advancing the Municipality's response to the Truth and Reconciliation Commission (TRC) Calls to Action, and a commitment to commemorating, documenting, and raising awareness to ensure significant events impacting relationships with Indigenous Peoples are recognized, remembered, and honoured.

THEREFORE, BE IT RESOLVED THAT the Regional Municipality of Wood Buffalo recommit to the resolution of Council in 2019 and call upon the Federal Government for a Federal Inquiry into the matter of Moccasin Flats and that the Mayor be authorized, on behalf of Council, to send a letter to the Federal Government to support this request.

3.1. MOTION:

THAT the Agenda be adopted as presented.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Stu Wigle, Councillor
SECONDER:	Jane Stroud, Councillor
FOR:	Bowman, Ball, Banjoko, Bussieres, Cardinal, Dogar, Grandison, McGrath, Stroud, Waquan, Wigle

4. Minutes of Previous Meetings

4.1. Special Council Meeting - August 15, 2023

MOTION:

THAT the Minutes of the Special Council Meeting held on August 15, 2023, be approved as presented.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Allan Grandison, Councillor
SECONDER:	Jane Stroud, Councillor
FOR:	Bowman, Ball, Banjoko, Bussieres, Cardinal, Dogar, Grandison, McGrath, Stroud, Waquan, Wigle

5. Unfinished Business

5.1. Public Hearing - Bylaw No. 23/013 - Land Use Bylaw Amendment - Re-Designating Lot 9MR, Plan 822 1088 from PR - Parks and Recreation District to DC-PR - Direct Control Parks and Recreation District

Mayor S. Bowman declared the Public Hearing regarding Bylaw No. 23/013 open at 6:11 p.m.

Amanda Haitas, Acting Director, Planning and Development, and Chris Davis, Senior Manager, Legal Services, presented Bylaw No. 23/013, noting the application for re-zoning was made to allow the existing free-standing sign located on the site to operate as a billboard sign, which use is not currently permitted within the Urban Service Area.

Exit

Councillor K. McGrath exited the meeting at 6:36 p.m.

It was confirmed that no written submissions were received on this matter.

Delegations:

Jeromy Laporte, Nextraction Media, spoke in opposition to the site-specific re-zoning noting concerns of competition issues for other sign owners in the Region.

Returns and Exit

Councillor K. McGrath returned to the meeting at 6:49 p.m.

Councillor S. Dogar exited the meeting at 7:04 p.m. and returned at 7:06 p.m.

Recess

A recess occurred from 7:08 p.m. to 7:27 p.m.

Jerry Neville, Neville Video Productions, spoke in support of the proposed bylaw amendment, noting that not having use of the sign for third-party advertising affects funding for the Fort McMurray Oil Barons negatively.

Robbie Picard, spoke in the support of the proposed bylaw amendment as a supporter of improved signage opportunities within the community and noted that the Municipality should remove barriers for small business.

Exit

Councillor K. McGrath exited the meeting at 7:51 p.m.

Terry Connors, Operations Manager, Northern Alberta Athletic Association, noted that the Fort McMurray Oil Barons does not profit from the revenue generated by third-party advertising on the sign, however receives free advertising for Fort McMurray Oil Barons hockey games or events that occur in the building.

Mayor S. Bowman declared the Public Hearing closed at 7:55 p.m.

Bylaw No. 23/013 – Land Use Bylaw Amendment – Re-Designating Lot 9MR, Plan 822 1088 from PR – Parks and Recreation District to DC-PR – Direct Control Parks and Recreation District

Administration noted that should the proposed amendment proceed this evening, a development permit application will still be required to operate the sign as a billboard.

Returns and Exits

Councillor K. McGrath returned to the meeting at 7:56 p.m.

Councillor S. Dogar exited the meeting at 8:10 p.m. and returned at 8:15 p.m.

MOTION:

THAT Bylaw No. 23/013, being an amendment to the Land Use Bylaw No. 99/059, to redesignate land described as Lot 9MR, Plan 822 1088 from PR – Parks and Recreation District to DC-PR – Direct Control Parks and Recreation District, be read a second time.

RESULT:	CARRIED [7 TO 4]
MOVER:	Jane Stroud, Councillor
SECONDER:	Stu Wigle, Councillor
FOR:	Bowman, Banjoko, Dogar, Grandison, McGrath, Stroud, Wigle
AGAINST:	Ball, Bussieres, Cardinal, Waquan

MOTION:

THAT Bylaw No. 23/013 be read a third and final time.

RESULT:	CARRIED [6 TO 5]
MOVER:	Stu Wigle, Councillor
SECONDER:	Jane Stroud, Councillor
FOR:	Bowman, Banjoko, Grandison, McGrath, Stroud, Wigle
AGAINST:	Ball, Bussieres, Cardinal, Dogar, Waquan

Recess and Exits

A recess occurred from 8:35 p.m. to 8:56 p.m. at which time Councillors K. McGrath and L. Waquan both exited the meeting.

5.2. Public Hearing - Bylaw No. 23/016 - Downtown Area Redevelopment Plan and Bylaw No. 23/017 - Amendment to the City Centre Area Redevelopment Plan Bylaw No. 12/003

Mayor S. Bowman declared the Public Hearing for Bylaw No. 23/016 - Downtown Area Redevelopment Plan and Bylaw No. 23/017 - Amendment to the City Centre Area Redevelopment Plan Bylaw No. 12/003, open at 8:56 p.m.

Bylaw No. 23/016 – Downtown Area Redevelopment Plan

Amanda Haitas, Acting Director, and Nabil Malik, Planner III, Planning and Development, presented the Downtown Area Redevelopment Plan, noting that as a result of public engagement, the downtown boundaries were re-aligned to exclude the Waterways neighbourhood which will retain its own set of development guidelines.

The following written submissions were acknowledged for the record:

- Owen Erskine, Chair, Wood Buffalo Downtown Revitalization Advisory Committee, in support
- Tina Crews, resident, in support.

Delegations

Bryce Kumka, Chair, Wood Buffalo Development Advisory Committee, spoke in support of the Downtown Area Redevelopment Plan, speaking to the extensive work done in its development.

Cullen Bird, resident, spoke in support of the Downtown Area Redevelopment Plan, noting the benefits of developing more green space within the downtown area.

Dianna de Sousa, Executive Director, Fort McMurray Chamber of Commerce, spoke in support of the Downtown Area Redevelopment Plan, and raised concerns regarding its implementation and the need to address homelessness within the downtown area.

Exit

Councillor S. Dogar exited the meeting at 10:12 pm.

Sharon Heading, Arts Council Wood Buffalo, spoke in support of the Downtown Area Redevelopment Plan, noting it provides a framework for the downtown area and aligns with the Arts Council Wood Buffalo's endeavours.

Return

Councillor S. Dogar returned to the meeting at 10:17 p.m.

William Whiston, resident, spoke in support of the Downtown Area Redevelopment Plan noting the downtown requires routes that are walkable and accessible via bicycle without the use of vehicles.

Kevin Weidlich, President and Chief Executive Officer, Fort Murray Wood Buffalo Economic Development and Tourism, spoke in support of the Downtown Area Redevelopment Plan, noting it is a critical step in attracting people to the downtown area.

Bylaw No. 23/017 - Amendment to the City Centre Area Redevelopment Plan Bylaw No. 12/003

Amanda Haitas, Acting Director and Nabil Malik, Planner III, Planning and Development, presented Bylaw No. 23/017 which would, if passed, amend the City Center Area Redevelopment Plan Bylaw No. 12/003, delete references to the portion of downtown governed, by the Downtown Area Redevelopment Plan if passed. It is proposed that the City Centre Area Redevelopment Plan be amended to remove these portions to allow for the continued guidance for development in the Waterways neighbourhood, until a new plan for Waterways is created.

There were no written or verbal submissions received.

Mayor S. Bowman declared the Public Hearing for Bylaw No. 23/016 - Downtown Area Redevelopment Plan and Bylaw No. 23/017 - Amendment to the City Centre Area Redevelopment Plan Bylaw No. 12/003, closed at 10:27 p.m.

Bylaw No. 23/016 - Downtown Area Redevelopment Plan and Bylaw No. 23/017 Amendment to City Centre Area Redevelopment Plan Bylaw No. 12/003**MOTION:**

THAT Bylaw No. 23/016, being the Downtown Area Redevelopment Plan, be read a second time.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Allan Grandison, Councillor
SECONDER:	Jane Stroud, Councillor
FOR:	Bowman, Ball, Banjoko, Bussieres, Cardinal, Dogar, Grandison, Stroud, Wigle
ABSENT:	McGrath, Waquan

MOTION:

THAT Bylaw No. 23/016 be read a third and final time.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Stu Wigle, Councillor
SECONDER:	Jane Stroud, Councillor
FOR:	Bowman, Ball, Banjoko, Bussieres, Cardinal, Dogar, Grandison, Stroud, Wigle
ABSENT:	McGrath, Waquan

MOTION:

THAT Bylaw No. 23/017, being an Amendment to the City Centre Area Redevelopment Plan Bylaw No. 12/003, be read a second time.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Funky Banjoko, Councillor
SECONDER:	Allan Grandison, Councillor
FOR:	Bowman, Ball, Banjoko, Bussieres, Cardinal, Dogar, Grandison, Stroud, Wigle
ABSENT:	McGrath, Waquan

MOTION:

THAT Bylaw No. 23/017 be read a third and final time.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Jane Stroud, Councillor
SECONDER:	Stu Wigle, Councillor
FOR:	Bowman, Ball, Banjoko, Bussieres, Cardinal, Dogar, Grandison, Stroud, Wigle
ABSENT:	McGrath, Waquan

5.3. Public Hearing - Bylaw No. 23/012 - Public Notice Bylaw

Mayor S. Bowman declared the Public Hearing for Bylaw No. 23/012 opened at 10:30 p.m.

Sonia Soutter, Manager, Legislative Services, Tiffany Primmer, Municipal Legal Counsel, and Dylan Corbett, Supervisor, Communications and Engagement, presented the Public Notice Bylaw, which proposes to set the mechanism by which legislated public notices will be provided. It was noted that following today's Public Hearing, residents will have an opportunity to file a petition in respect to the proposed bylaw before the bylaw is brought back for consideration of second and third readings at the November 14, 2023 Council meeting, to meet the legislated requirements.

There were no written or verbal submission received on this matter.

Mayor S. Bowman declared the Public Hearing closed at 10:39 p.m.

5.4. Public Hearing - Bylaw No. 23/015 - Land Use Bylaw Amendment to Facilitate Electronic Advertising and Public Notices

Mayor S. Bowman declared the Public Hearing for Bylaw No. 23/015 open at 10:40 p.m.

Amanda Haitas, Acting Director, and Lee-Anne Kumka, Supervisor, Development Controls and Permitting, Planning and Development, presented Bylaw No. 23/015 noting this amendment will bring the Land Use Bylaw requirements in line with the proposed Public Notice Bylaw.

Exit

Councillor J. Stroud exited the meeting at 10:41 p.m.

There were no written or verbal submissions on this matter.

Return

Councillor J. Stroud returned to the meeting at 10:44 p.m.

Mayor S. Bowman declared the Public Hearing for Bylaw No. 23/015 closed at 10:45 p.m.

Bylaw No. 23/015 - Land Use Bylaw Amendment To Facilitate Electronic Advertising and Public Notices

MOTION:

THAT Bylaw No. 23/015, being a text amendment to the Land Use Bylaw No. 99/059 to facilitate electronic advertising and public notices, be read a second time.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Allan Grandison, Councillor
SECONDER:	Shafiq Dogar, Councillor
FOR:	Bowman, Ball, Banjoko, Bussieres, Cardinal, Dogar, Grandison, Stroud, Wigle
ABSENT:	McGrath, Waquan

MOTION:

THAT Bylaw No. 23/015 be read a third and final time.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Allan Grandison, Councillor
SECONDER:	Funky Banjoko, Councillor
FOR:	Bowman, Ball, Banjoko, Bussieres, Cardinal, Dogar, Grandison, Stroud, Wigle
ABSENT:	McGrath, Waquan

Recess

A recess occurred from 10:45 p.m. to 10:54 p.m.

Following the recess, a discussion occurred with respect to deferring items 6.2. and 6.3.

MOTION:

THAT Item No. 6.2. - 2020 Q2 Financial Performance Report and Item 6.3. - 2023 Q2 Capital Budget Fiscal Amendments Update be deferred to a Special Council Meeting of Council on September 19, 2023.

RESULT:	CARRIED [8 TO 1]
MOVER:	Stu Wigle, Councillor
SECONDER:	Shafiq Dogar, Councillor
FOR:	Bowman, Ball, Banjoko, Cardinal, Dogar, Grandison, Stroud, Wigle
AGAINST:	Bussieres
ABSENT:	McGrath, Waquan

6. New Business

6.1. Community Investment Program 2024 Priorities

Deanne Bergey, Director, and Jenelle Fleury, Manager, Community Partnerships and Initiatives, Community and Protective Services, presented the Community Investment Program 2024 Priorities, noting that the funding priorities have been identified based on an analysis of priorities outlined in a number of Council approved plans. It was further advised that the priorities will enable strategic investment, improve ability to measure impact and provide a clear program objective.

MOTION:

THAT the 2024 Community Investment Program funding priorities be approved as presented.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Stu Wigle, Councillor
SECONDER:	Funky Banjoko, Councillor
FOR:	Bowman, Ball, Banjoko, Bussieres, Cardinal, Dogar, Grandison, Stroud, Wigle
ABSENT:	McGrath, Waquan

Adjournment

The meeting adjourned at 11:17 p.m.

Mayor

Chief Legislative Officer