



REGIONAL MUNICIPALITY  
OF **WOOD BUFFALO**

## **Wood Buffalo Development Advisory Committee**

Room 206, 2nd Floor, Jubilee Centre  
9909 Franklin Avenue, Fort McMurray, AB T9H 2K4

Wednesday, July 5, 2023  
9:00 AM

---

### **Agenda**

1. **Call to Order**
  2. **Adoption of Agenda**
  3. **Minutes of Previous Meetings**
    - 3.1. Wood Buffalo Development Advisory Committee Meeting - June 7, 2023
  4. **New and Unfinished Business**
    - 4.1. Chair and Vice-Chair Presentation to Council Debrief
    - 4.2. Working Group Updates and Discussion
- Adjournment**

**Minutes of a Meeting of the Wood Buffalo Development Advisory Committee held in Room 206 at the Municipal Offices in Fort McMurray, Alberta, on Wednesday, June 7, 2023, commencing at 9:00 AM.**

**Present:**

Bryce Kumka, Chair, Business Community  
 Jennifer Vardy, Vice-Chair, Public-At-Large  
 Bilal Abbas, Public-At-Large  
 Aurick de Sousa, Community Development (via MS Teams)  
 Justin Ellis, Public-At-Large (via MS Teams)  
 Steven Hale, Education Sector (via MS Teams)  
 Alex McKenzie, Land Development Sector  
 David Secord, Business Community Representative (via MS Teams)  
 Dan Soupal, Land Development Industry  
 Ijeoma Uche-Ezeala, Public-At-Large (via MS Teams)  
 Raj Vasal, Community Development (via MS Teams)  
 Rene Wells, Public-At-Large

**Absent:**

Purva Sharma, Arts, Culture and Recreation Representative  
 Stu Wigle, Councillor

**Administration:**

Chris Booth, Manager, Community Development Planning  
 Monica Lance, Program Manager, Municipal Initiatives  
 Heather Fredeen, Clerk, Legislative Services

**1. Call to Order**

Chair Bryce Kumka called the meeting to order at 9:03 a.m.

**2. Adoption of Agenda**

**MOTION:**

THAT the Agenda be adopted as presented

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Jennifer Vardy
<b>SECONDER:</b>	Bilal Abbas
<b>FOR:</b>	Kumka, Abbas, de Sousa, Ellis, Hale, McKenzie, Secord, Uche-Ezeala, Vardy, Vasal, Soupal, Wells
<b>ABSENT:</b>	Sharma

### 3. Minutes of Previous Meetings

#### 3.1. Wood Buffalo Development Advisory Committee Meeting - May 3, 2023

THAT the minutes of the Wood Buffalo Development Advisory Committee held on May 3, 2023, be approved as presented.

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Ijeoma Uche-Ezeala
<b>SECONDER:</b>	Bilal Abbas
<b>FOR:</b>	Kumka, Abbas, de Sousa, Ellis, Hale, McKenzie, Secord, Uche-Ezeala, Vardy, Vasal, Soupal, Wells
<b>ABSENT:</b>	Sharma

### 4. New and Unfinished Business

#### 4.1. 2023 - 2024 Committee Priorities

Members reviewed the Committee's proposed 2023 – 2024 Priorities and the planning and collaboration tools and processes used by the Priorities Working Group, to finalize the proposed Priorities. A review of the Committee's Working Groups was also conducted to see if any changes to membership was required.

#### **MOTION:**

THAT the Wood Buffalo Development Advisory Committee adopt the following 2023 - 2024 Priorities:

- Economic Development, Tourism and Business Generation Interface
- Committee Effectiveness
- Vision 2050 (support community resiliency)
- Red Tape Reduction Initiatives
- Planning and Development Initiatives Interface; and

THAT the Chair and Vice-Chair, on behalf of the Wood Buffalo Development Advisory Committee, submit a request to present the 2023 - 2024 Priorities to Council at their June 27, 2023, meeting.

**RESULT:** CARRIED [UNANIMOUS]  
**MOVER:** Justin Ellis  
**SECONDER:** Jennifer Vardy  
**FOR:** Kumka, Abbas, de Sousa, Ellis, Hale, McKenzie, Secord, Uche-Ezeala, Vardy, Vasal, Soupal, Wells  
**ABSENT:** Sharma

**MOTION:**

THAT Committee Member Raj Vasal be appointed to the Vision 2050 Working Group.

**RESULT:** CARRIED [UNANIMOUS]  
**MOVER:** Alex McKenzie  
**SECONDER:** Bilal Abbas  
**FOR:** Kumka, Abbas, de Sousa, Ellis, Hale, McKenzie, Secord, Uche-Ezeala, Vardy, Vasal, Soupal, Wells  
**ABSENT:** Sharma

**4.2. Downtown Redevelopment Plan Update**

Nabil Malik, Planner III, Planning and Development, provided an update on the Downtown Area Redevelopment Plan and the Plan's five focus points that were developed as a result of public engagement; Land Use, Built Form, Parks and Open Space, Transportation and Mobility, and Heritage, Culture and Public Art. It was noted that the Public Hearing and second and third reading of the Downtown Area Redevelopment Plan Bylaw is targeted for Fall 2023 following Council's summer recess.

**MOTION:**

THAT the Chair, on behalf of the Wood Buffalo Development Advisory Committee, submit a letter of support and make a verbal submission to the Public Hearing scheduled for Fall of 2023, regarding the approval of the Downtown Area Redevelopment Plan Bylaw.

**RESULT:** CARRIED [UNANIMOUS]  
**MOVER:** Jennifer Vardy  
**SECONDER:** Dan Soupal  
**FOR:** Kumka, Abbas, de Sousa, Ellis, Hale, McKenzie, Secord, Uche-Ezeala, Vardy, Vasal, Soupal, Wells  
**ABSENT:** Sharma

#### 4.3. Minister's Awards for Municipalities

Chris Booth, Manager, Community Development Planning, indicated that Administration would be submitting an application for a Minister's Municipal Award of Excellence in the Red Tape Reduction category for work done on the Planning and Development Process Review project and other initiatives undertaken by the Municipality to reduce red tape.

##### MOTION:

THAT the Chair, on behalf of the Wood Buffalo Development Advisory Committee, provide a letter in support of Administration's application for the Minister's Municipal Award of Excellence in the Red Tape Reduction category.

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Bilal Abbas
<b>SECONDER:</b>	Alex McKenzie
<b>FOR:</b>	Kumka, Abbas, de Sousa, Ellis, Hale, McKenzie, Secord, Uche-Ezeala, Vardy, Vasal, Soupal, Wells
<b>ABSENT:</b>	Sharma

#### 4.4. Committee Summer Meeting Schedule

##### MOTION:

THAT a Special Wood Buffalo Development Advisory Committee Meeting be held virtually, via MS Teams, on Wednesday August 2, 2023, and Wednesday September 6, 2023.

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Bilal Abbas
<b>SECONDER:</b>	Jennifer Vardy
<b>FOR:</b>	Kumka, Abbas, de Sousa, Ellis, Hale, McKenzie, Secord, Uche-Ezeala, Vardy, Vasal, Soupal, Wells
<b>ABSENT:</b>	Sharma

##### Adjournment

The meeting adjourned at 10:16 a.m.

---

Chair