



Wood Buffalo Development Advisory Committee

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

Wednesday, November 1, 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 - October 4, 2023
4. **New and Unfinished Business**
 - 4.1. Committee Membership Review
5. **In-Camera Session**
 - 5.1. Advice from Officials - Downtown Area Redevelopment Plan Action Plan
(in camera pursuant to section 24(1) of the *Freedom of Information and Protection of Privacy Act*)

Adjournment

Minutes of a Meeting of the Wood Buffalo Development Advisory Committee held in room 207 at the Municipal Offices in Fort McMurray, Alberta, on Wednesday, October 4, 2023, commencing at 9:00 AM.

Present:

Bryce Kumka, Chair, Business Community
 Jennifer Vardy, Vice-Chair, Public At Large
 Bilal Abbas, Public-At-Large (via MS Teams)
 Aurick DeSousa, Community Development (via MS Teams)
 David Secord, Business Community Representative (via MS Teams)
 Ijeoma Uche-Ezeala, Public-At-Large (via MS Teams)
 Raj Vasal, Community Development (via MS Teams)
 Rene Wells, Public-At-Large

Absent:

Steven Hale, Education Sector
 Alex McKenzie, Land Development Sector
 Purva Sharma, Arts, Culture and Recreation Representative
 Dan Soupal, Land Development Industry
 Stu Wagle, Councillor

Administration:

Kelly Hansen, Director, Strategic Planning and Program Management
 Monica Lance, Department Administrator, Strategic Planning and Program Management
 Caitlin Sheaves, Clerk, Legislative Services

1. Call to Order

Chair Bryce Kumka called the meeting to order at 9:17 a.m.

2. Adoption of Agenda

MOTION:

THAT the agenda be adopted as presented.

RESULT: CARRIED [UNANIMOUS]
MOVER: Rene Wells
SECONDER: Jennifer Vardy,
FOR: Abbas, DeSousa, Kumka, Secord, Uche-Ezeala, Vardy, Vasal,
Wells
ABSENT: Hale, McKenzie, Sharma, Soupal

3. Minutes of Previous Meetings

3.1. Wood Buffalo Development Advisory Committee Meeting - September 6, 2023

MOTION:

THAT the Minutes of the Wood Buffalo Development Advisory Committee Meeting held on September 6, 2023, be approved as presented.

RESULT: CARRIED [UNANIMOUS]
MOVER: Jennifer Vardy
SECONDER: Raj Vasal
FOR: Abbas, DeSousa, Kumka, Secord, Uche-Ezeala, Vardy, Vasal,
Wells
ABSENT: Hale, McKenzie, Sharma, Soupal

4. New and Unfinished Business

4.1. Red Tape Reduction Working Group Update

Chair Bryce Kumka noted that the Red Tape Reduction Working Group would be meeting during the week of October 2, 2023.

4.2. Land Use Bylaw Progress Update

Lee-Anne Kumka, Supervisor, Planning and Development, provided an overview of the current Land Use Bylaw (LUB), noting that the public engagement and drafting phases have occurred. It was noted that the LUB was presented to Council in 2021, which was defeated with the direction to work on a signage bylaw, Quarry Ridge land, Draper Road, and to collaborate with Fort McMurray First Nation. It was further noted that amendments related to each request have been brought forward to Council and will continue to be presented until the finalized version of the bylaw is complete and approved.

4.3. Municipal Development Progress Update

Kodjo Efu, Supervisor, Planning and Development, provided an update on the progress of the Municipal Development Plan (the Plan) noting that the Plan is in final stages, and will be complete once the final section related to demographics and population projections is complete and included.

4.4. Invest Alberta Recap

Chair Bryce Kumka provided an update on Invest Alberta, noting that there are 11 Invest Alberta branches globally that all work towards investment improvements in Alberta.

The Committee discussed how the various committee working groups can collaborate on how resources can be developed and utilized to aid in their own work towards improving investments in the region.

4.5. Committee Membership

Vice-Chair Jennifer Vardy spoke to the committee's current membership, noting that the Committee would benefit from the addition of an Indigenous Representative and a Rural Representative. The Committee briefly reviewed the current membership sectors and discussed how various sectors can be combined, and the potential to add or remove sectors to better align with the committee's mandate.

Action Item:

Administration to add Committee Membership Review to the next meeting agenda.

MOTION:

THAT the Chair of the Wood Buffalo Development Advisory Committee write a letter, on behalf of the Committee, to Council requesting that consideration be given to the appointment of an individual of Indigenous or Rural representation during the current annual recruitment for the Wood Buffalo Development Advisory Committee.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Jennifer Vardy
SECONDER:	Rene J.K. Wells
FOR:	Abbas, DeSousa, Kumka, Secord, Uche-Ezeala, Vardy, Vasal, Wells
ABSENT:	Hale, McKenzie, Sharma, Soupal

Adjournment

The meeting adjourned at 10:56 a.m.

Chair