

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, June 27, 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
Stu Wigle, Councillor

Absent:

Loretta Waquan, Councillor

Administration:

Paul Thorkelsson, Chief Administrative Officer
Jade Brown, Chief Legislative Officer
Toni Elliott, Acting Director, Community and Protective Services
Kelly Hansen, Director, Strategic Planning and Program Management
Matthew Harrison, Director, Communications and Engagement
Keith Smith, Director, Public Works
Susan Trylinski, Director, Legal Services
Heather Fredeen, Legislative Officer

1. Call to Order

Mayor. S. Bowman called the meeting to order at 4:07 p.m.

2. In-Camera Session

MOTION:

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

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

2.1. Advice from Officials – Land Matter

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

Name	Reason for Attending
Paul Thorkelsson	Chief Administrative Officer
Jade Brown	Clerk/Legislative Advice
Kelly Hansen	Director, Strategic Planning and Program Management
Brynn Armstrong	Manager, Land Administration
Such Chandhiok	Acting Manager, Community Development Planning
Dennis Vroom	Program Manager, Municipal Initiatives

Exit and Return

Councillor K. McGrath exited the meeting at 4:18 p.m. and returned at 4:26 p.m.

Entrance

Councillor J. Stroud entered the meeting at 4:41 p.m.

MOTION:

THAT the meeting reconvene in public.

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

Recess

A recess occurred from 4:56 p.m. to 6:00 p.m., at which time, the meeting was reconvened in public.

3. Adoption of Agenda

Councillor Banjoko F. Banjoko served notice of her intent to bring forward the following motion for Council’s consideration at the July 11, 2023 Council Meeting:

“WHEREAS there is an announcement forthcoming of staff reductions by a major oil sand industry company; and

WHEREAS this staffing reduction will potentially affect hundreds of workers and families; and

WHEREAS this will have an adverse effect on the Region’s economy and financial stability for families; and

WHEREAS the Municipality and Region will not be able to eradicate fly-in fly-out due to projects and turnaround work.

BE IT RESOLVED THAT the Mayor, on behalf of Council, engage with our industry partners and invite them to share industry’s strategy for fly-in fly-out with Council as well as request an update on fly-in fly-out reduction statistics; and

THAT Council address the foregoing in collaboration with industry with a renewed strategy and commitment to reduce fly-in fly-out and ensure that work sites that are located within a certain radius to the Municipality, intentionally source for and encourage workers to reside in the Region.”

Councillor K. McGrath served notice of his intent to bring forward the following motion for Council’s consideration at the July 11, 2023 Council Meeting:

“THAT Administration review the current sign provisions under the Land Use Bylaw and bring forward a bylaw or bylaw amendment(s) that addresses the compliance issues, such as third-party advertising and content, as well as grandfathers all non-permitted signage that has been physically present in the Municipality on or before June 27, 2023.”

Councillor S. Dogar served notice of his intent to bring forward the following motion for Council’s consideration at the July 11, 2023 Council Meeting:

“THAT Administration review and bring forward a 2023 capital budget amendment, on the potential roadway improvement, such as double exit lanes, to reduce traffic delay and congestion of exiting vehicles from Abraham Place onto Abraham Drive.”

MOTION:

THAT the Agenda be amended by moving item 6.2 to come before item 6.1; and

THAT the Agenda be adopted as amended.

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

4. Consent Agenda**MOTION:**

THAT the recommendations contained in items 4.1, 4.2, 4.3, and 4.4, be approved.

4.1. Council - Meeting - June 13, 2023

THAT the Minutes of the Council Meeting held on June 13, 2023, be approved as presented.

4.2. Council - Special Council Meeting - June 20, 2023

THAT the Minutes of the Special Council Meeting held on June 20, 2023, be approved as presented.

4.3. 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

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 first time; and

THAT the required Public Hearing be scheduled for September 12, 2023.

4.4. Council-Appointed Advisory Committee Meeting Minutes

THAT the Minutes from Council Appointed Advisory Board/Committee meetings, as outlined in Attachments 1-10, be accepted as information.

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

5. Recognition

5.1. **Proclamation - National Injury Prevention Day**

Mayor S. Bowman declared July 5, 2023, as National Injury Prevention Day.

6. Presentations

6.2. **Bryce Kumka, Chair, and Jennifer Vardy, Vice-Chair, Wood Buffalo Development Advisory Committee re: 2023-2024 Committee Priorities**

Bryce Kumka, Chair and Jennifer Vardy, Vice-Chair, Wood Buffalo Development Advisory Committee, presented the initiatives undertaken by the Committee in 2022. An overview of the Committee's 2023-2024 priorities was provided, indicating the Committee will continue to collaborate with Wood Buffalo Economic Development and Tourism as well focus on Committee effectiveness, Red Tape Reduction Initiatives, collaboration with Planning and Development and to support community resiliency, a new initiative called Vision 2050.

6.1. **Sarah Khandoker, Suhana Sanze, and Danielle Oke, Mayor's Advisory Council on Youth re: Year End Report**

Sarah Khandoker, Suhana Sanze, and Danielle Oke, Mayor's Advisory Council on Youth (MACOY) provided a summary on MACOY's activities over the last year including hosting special guests, attendance at municipal Council Meetings, organization of youth town halls and volunteering in the community.

Exits

Councillor K. McGrath exited the meeting at 6:38 p.m.

Councillor L. Bussieres exited the meeting at 6:43 p.m.

Recess

A recess occurred from 6:44 p.m. to 6:53 p.m. at which time Councillor Bussieres returned to the meeting and Councillor F. Banjoko was absent.

6.3. Kevin Weidlich, Chief Executive Officer and President, Fort McMurray Economic Development and Tourism Quarterly Update

Kevin Weidlich, Chief Executive Officer and President, Fort McMurray Wood Buffalo Economic Development and Tourism (the FMWBEDT), provided an update on the activities undertaken by the organization in the second quarter of 2023 highlighting continued advocacy for Highway 686, twinning of Highway 63, Parsons Creek Development, and partnerships within the Region.

Exit and Returns

Councillor F. Banjoko returned to the meeting at 6:56 p.m.

Councillor A. Grandison exited the meeting at 7:13 p.m. and returned at 7:15 p.m.

7. Unfinished Business

7.1. Public Hearing - Bylaw No. 23/008 Land Use Bylaw Amendment – Re-District Municipality Lots in Ptarmigan Court from Manufactured Home Residential District (RMH) to Environmental Preservation District (EP)

Mayor S. Bowman declared the Public Hearing open at 7:15 p.m.

Such Chandhiok, Acting Manager, Community Development Planning, provided an overview of the proposed Land Use Bylaw amendment noting that the redesignation of Municipally owned vacant lands in Ptarmigan Court, is a condition of the buyout program that was fully funded by the Government of Alberta. It was clarified that only the vacant lots owned by the Municipality would be included in the redesignation, the redesignation would not affect Ptarmigan Court lots that are currently owned and occupied by residents.

Lorraine Albert, Ptarmigan Court resident spoke in opposition to the proposed Bylaw amendment.

Laura Waniandy, Ptarmigan Court resident spoke in opposition to the proposed Bylaw amendment.

Recess

A recess occurred from 7:52 p.m. to 7:55 p.m.

The following written submissions were acknowledged for the record:

- Raine Eskelson, opposed to the proposed Bylaw amendment.
- Darcy and Michelle Jenkins, opposed to the proposed Bylaw amendment.
- Kim Hurley, opposed to the proposed Bylaw amendment.

Mayor S. Bowman declared the Public Hearing closed at 8:26 p.m.

Bylaw No. 23/008 Land Use Bylaw Amendment – Re-District Municipality Lots in Ptarmigan Court from Manufactured Home Residential District (RMH) to Environmental Preservation District (EP)

MOTION:

THAT Bylaw No. 23/008, being an amendment to the Land Use Bylaw No. 99/059, be read a second time.

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

MOTION:

THAT Bylaw No. 23/008 be read a third and final time.

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

Recess

A recess occurred from 8:29 p.m. to 8:45 p.m.

7.2. Public Hearing Page - Bylaw No. 23/007– Land Use Bylaw Text Amendment for Home Business and Home Occupation Definitions

Mayor S. Bowman declared the Public Hearing open at 8:46 p.m.

Such Chandhiok, Acting Manager, Community Development Planning, provided an overview of the proposed Land Use Bylaw amendment, noting that the amendment would address inconsistencies to provisions for Home Businesses and Home Occupations, most notably with regards to automotive maintenance and repair.

There were no written or verbal submissions received.

Mayor S. Bowman declared the Public Hearing closed at 8:53 p.m.

Bylaw No. 23/007 Land Use Bylaw Text Amendment for Home Business and Home Occupation Definitions

MOTION:

THAT Bylaw No. 23/007, being a text amendment to the Land Use Bylaw No. 99/059, 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. 23/007 be read a third and final time.

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

8. New Business

8.1. Sale of Eight Lots in Janvier to The Chard Métis Community Association

Brynn Armstrong, Manager, Land Administration, and Such Chandhiok, Acting Manager, Community Development Planning, provided an overview of the proposed land sale of eight municipal lots at market value, in the Hamlet of Janvier; indicating that the Chard Métis Nation, a non-profit organization, is requesting to purchase eight lots at a nominal fee to continue with their social housing project funded by the Cenovus Indigenous Housing Initiative.

Delegations

Justin Herman, Chief Executive Officer, and Rolando Inzunza, Director of Consultation, Chard Métis Nation, spoke in support of the land sale of the eight lots and requested that the land be sold at a nominal fee.

MOTION:

THAT Administration be directed to complete the sale of eight municipal lots, legally described as:

- Lot 48, Plan 8321906; Lot 49, Plan 8321906; Lot 62, Plan 8321906;
- Lot 102, Plan 8321906; Lot 118, Plan 8321906; Lot 117, Plan 8321906;
- Lot 116, Plan 8321906 Lot 109, Plan 8321906;

in the Hamlet of Janvier as highlighted on Attachment 1 (Subject Area Map), for a nominal fee, to the Chard Métis Community Association, subject to the terms and conditions outlined in Attachment 2 (Land Sale Terms and Conditions dated June 27, 2023) excepting “sale price” which is to be “nominal”.

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

8.2. Intervenor Status: 2023 Designated Industrial Property Assessment Complaints

Susan Trylinski, Director, Legal Services and Keivan Navidi, Senior Manager, Assessment and Taxation, provided an overview of the request for intervenor status for the Municipality, which would allow the Municipality to intervene in Land and Property Rights Tribunal hearing proceedings relating to assessment appeals filed by Fort Hills Energy Corporation, Suncor Energy, and Cenovus.

MOTION:

THAT Council for the Regional Municipality of Wood Buffalo, in finding that the interest of the public in the Municipality or in a major part of the Municipality are sufficiently concerned, hereby authorizes the Municipality to become an intervenor in the three (3) current Land and Property Rights Tribunal (LPRT) cases from 2023, and also in any further similar complaints filed in 2023, all in accordance with section 508 of the *Municipal Government Act*.

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

Adjournment

Mayor

Chief Legislative Officer