

**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, July 11, 2023, commencing at 6:00 PM.**

**Present:**

Sandy Bowman, Mayor  
Ken Ball, Councillor  
Funky Banjoko, Councillor  
Lance Bussieres, Councillor  
Kendrick Cardinal, Councillor  
Shafiq Dogar, Councillor  
Allan Grandison, Councillor  
Keith McGrath, Councillor (via MS Teams)  
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  
Chris Davis, Acting Director, Legal Services  
Kelly Hansen, Director, Strategic Planning and Program Management  
Matthew Harrison, Director, Communications and Engagement  
Susan McIsaac, Acting Chief Financial Officer  
Nasir Qureshi, Acting Director, Engineering  
Keith Smith, Director, Public Works  
Anita Hawkins, Legislative Officer

**1. Call to Order**

Mayor S. Bowman called the meeting to order at 6:00 p.m.

**2. Adoption of Agenda**

**MOTION:**

THAT the Agenda be adopted as presented.

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

### **3. Consent Agenda**

THAT the recommendations contained within items 3.1, 3.2, 3.3, 3.4 and 3.5 be approved.

#### **3.1. Minutes of Council Meeting - June 27, 2023**

THAT the Minutes of the Council Meeting held on June 27, 2023, be approved, as presented.

#### **3.2. Minutes of Special Council Meeting - July 4, 2023**

THAT the Minutes of the Special Council Meeting held on July 4, 2023, be approved as presented.

#### **3.3. Bylaw No. 23/012 - Public Notice Bylaw**

THAT Bylaw No. 23/012, being the Public Notice Bylaw, be read a first time; and

THAT a Public Hearing regarding Bylaw No. 23/012 be scheduled to occur on September 12, 2023.

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

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 first time; and

THAT the required public hearing be scheduled to occur on September 12, 2023.

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

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

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

THAT the required Public Hearing for both bylaws be scheduled to occur on September 12, 2023.

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

**4. New and Unfinished Business**

**4.1. Draper Voluntary Buyout Program**

Kelly Hansen, Director, Strategic Planning and Program Management, Brynn Armstrong, Manager, Planning and Development, and Chris Davis, Acting Director, Legal Services, presented the Draper Voluntary Buyout Program, noting that Administration recommends proceeding with providing the highest value of either the 2023 appraised value, or highest assessment property value between the years of 2020 and 2023, for the purposes of giving the opportunity to property owners to confirm their interest in the proposed Voluntary Buyout Program.

Entrance

Councillor L. Waquan joined the meeting at 6:07 p.m.

Exit and Return

Councillor F. Banjoko exited the meeting at 6:59 p.m. and returned at 7:03 p.m.

Delegations

Tina and Tony Piche, residents, spoke in support of the recommendation, advocating for the higher amounts proposed.

Michelle Hondl, resident, spoke in opposition to the recommendation, noting that taxpayers' money should not be used to purchase properties as this should be a provincial or federal initiative.

Cheryl Alexander and Matias Espinoza, representatives from the Tabernacle of Praise Church, spoke in support of the recommendation, and asked Council to make a decision quickly as this matter has been on-going for some time.

#### Exit

Councillor S. Dogar exited the meeting at 7:21 p.m.

Brad Friesen, resident, spoke in support of the recommendation, suggesting that future use of the acquired properties revert back to agriculture.

Brianne Shacklady and Randy Ringham, residents, spoke in support of the recommendation, using the highest amount available for compensation purposes.

#### Return

Councillor S. Dogar returned to the meeting at 7:26 p.m.

#### Recess

A recess occurred from 7:31 p.m. to 7:51 p.m.

#### **MOTION:**

THAT Council move in camera to receive legal advice, pursuant to section 27(1) of the *Freedom of Information and Protection of Privacy Act*.

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Funky Banjoko, Councillor
<b>SECONDER:</b>	Shafiq Dogar, Councillor
<b>FOR:</b>	Bowman, Ball, Banjoko, Bussieres, Cardinal, Dogar, Grandison, McGrath, Stroud, Waquan, Wigle

#### **MOTION:**

THAT the meeting reconvene in public at 8:17 p.m.

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

**MOTION:**

THAT Administration be directed to proceed with offering an immediate voluntary buyout of properties with Dwellings with a main floor elevation of 250.9 meters or less in Draper, at the highest value of either the 2023 appraised value or highest assessed property value between the years 2020-2023, and that the voluntary buyout be offered until September 12, 2023; and

THAT up to \$16,413,010 be allocated from the Emerging Issues Reserve for immediate voluntary buyouts.

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

Motion Recess

A recess occurred from 8:55 p.m. to 9:08 p.m.

Councillor F. Banjoko put forward the following motion for consideration:

“THAT Administration be directed to proceed with offering an immediate voluntary buyout of properties with dwellings with a main floor elevation of 250.9 meters or less in Draper, at the 2023 assessed value, and that the voluntary buyout be offered until September 12, 2023; and

THAT up to \$14,912,170 be allocated from the Emerging Issues reserve for immediate voluntary buyouts.”

Following consultation with Administration and for clarity purposes, it was agreed that the words "2023 assessed value" would be replaced with the words "assessed valued used for the 2023 taxation year".

**MOTION:**

THAT Administration be directed to proceed offering an immediate voluntary buyout of properties with dwellings with a main floor elevation of 250.9 meters or less in Draper, at the assessed values used for the 2023 taxation year, and that the voluntary buyout be offered until September 12, 2023; and

THAT up to \$14,912,170 be allocated from the Emerging Issues Reserve for immediate voluntary buyouts.

<b>RESULT:</b>	<b>CARRIED [7 TO 4]</b>
<b>MOVER:</b>	Funky Banjoko, Councillor
<b>SECONDER:</b>	Ken Ball, Councillor
<b>FOR:</b>	Bowman, Ball, Banjoko, Dogar, Stroud, Waquan, Wigle
<b>AGAINST:</b>	Bussieres, Cardinal, Grandison, McGrath

#### 4.2. Draper Household Flood Risk Reduction Grant Program Policy

Kelly Hansen, Director, Strategic Planning and Program Management, and Chris Davis, Acting Director, Legal Services, presented the proposed Draper Household Flood Risk Reduction Grant Program Policy, noting that the intent of this Program is to assist home owners with the cost of making changes to their properties to mitigate flooding, however is not intended to cover the full cost associated with the changes.

##### Delegation:

Kimberlea Jean, spoke in support of the program with some proposed adjustments regarding grading expenses, proposed funding levels and principal residence requirement.

Councillor J. Stroud put forward the following for consideration: THAT the Draper Household Flood Risk Reduction Grant Program Policy, FIN-420, dated July 11, 2023, be approved.

##### Motion Recess

A motion recess occurred from 9:46 p.m. to 9:47 p.m.

##### **MOTION:**

THAT the Draper Household Flood Risk Reduction Grant Program Policy FIN-420, dated July 11, 2023, be amended to remove the word "principal" throughout.

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

##### **MOTION:**

THAT the Draper Household Flood Risk Reduction Grant Program Policy, FIN-420, dated July 11, 2023, be approved, as amended.

<b>RESULT:</b>	<b>CARRIED [9 TO 2]</b>
<b>MOVER:</b>	Jane Stroud, Councillor
<b>SECONDER:</b>	Stu Wigle, Councillor
<b>FOR:</b>	Bowman, Ball, Banjoko, Bussieres, Cardinal, McGrath, Stroud, Waquan, Wigle
<b>AGAINST:</b>	Dogar, Grandison

#### Recess

A recess occurred from 9:50 p.m. to 10:03 p.m.

#### **4.3. Waterfront Park Revitalization**

Erica Brewer, Chair, Wood Buffalo Waterfront Advisory Committee, Keith Smith, Director, Public Works, and Amy McGowan, Urban Systems, presented the Waterfront Park updated design concept and cost, noting that the proposed revised concept and associated costs remain within the approved Capital Budget.

#### Exit

Councillor A. Grandison exited the meeting at 10:13 p.m.

#### **MOTION:**

THAT Administration proceed with the Concept Design, as presented, for the Waterfront Park by completing the design and construction of the Snye Point Area east of Hardin Street, as recommended by the Wood Buffalo Waterfront Advisory Committee, and continue its work with the Wood Buffalo Waterfront Advisory Committee to review and finalize the detailed concept for the remainder of the Waterfront Park and complete construction.

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Ken Ball, Councillor
<b>SECONDER:</b>	Kendrick Cardinal, Councillor
<b>FOR:</b>	Bowman, Ball, Banjoko, Bussieres, Cardinal, Dogar, McGrath, Stroud, Wigle
<b>ABSENT:</b>	Grandison, Waquan

#### Disconnect and Reconnect

Councillor L. Waquan was disconnected at the time of voting for this item, and reconnected to the meeting at 10:21 p.m.

#### 4.4. Community Investment Program Policy FIN-220

Chantal Beaver, Chair, Community Investment Program Advisory Committee, Deanne Bergey, Director, Community and Protective Services, and Darren Liviniuk, Deloitte, presented the proposed Community Investment Program Policy, noting that the proposed Policy was developed following extensive benchmarking and consultation while ensuring that it best aligns with Council Strategic Plan and the needs of the Community.

##### Exits and Returns

Councillor L. Waquan disconnected from the meeting at 10:32 p.m.

Councillor K. Ball exited the meeting at 10:40 p.m. and returned at 10:44 p.m.

Councillor L. Bussieres exited the meeting at 10:59 p.m. and returned at 11:01 p.m.

Councillor S. Dogar exited the meeting at 11:02 p.m.

##### Delegation

Luana Bussieres, Executive Director, St. Aidan's Society, thanked the Committee and Administration for their work on the Policy review and raised concerns relative to scoring sheets, Truth and Reconciliation, service delivery and duplication of services.

##### Exit and Returns

Councillor S. Dogar returned to the meeting at 11:08 p.m.

Councillor K. Cardinal exited the meeting at 11:21 p.m. and returned at 11:23 p.m.

#### **MOTION:**

THAT the Community Investment Program Policy FIN-220, dated July 11, 2023, be approved; and

THAT Administration be directed to bring forward an amendment to the Committees Bylaw No.17/024 to authorize the Community Investment Program Advisory Committee to be the grant approving committee for the 2024 Budget for the following grant programs: Community Sustaining Grants, Community Capital Grants, Community Impact Grants and Games Legacy Grants.

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

##### Recess

A recess occurred from 11:24 p.m. to 11:33 p.m.

Prior to moving to the next item and through consensus of Council, it was agreed to waive the introduction for Item 4.6 - Capital Budget Amendments and the presentation portion for item 4.7 - 2023 Q2 Progress Report - Council's Strategic Plan 2022-2023.

#### **4.5. 2023 Northside Twin Arena Complex**

Keith Smith, Director, Public Works, Joel Trudell, Senior Manager, Transportation and Facilities, and Brian Bengert, TBD Architecture + Urban Planning, presented the 2023 Northside Twin Arena Complex, noting that this is a re-introduction of the 2016 design for a proposed Northside Twin Arena at Abraham's Landing, which project was suspended following the 2016 Wildfire as well as a change in population and priorities in the Municipality.

#### **MOTION:**

THAT funding in the amount of \$50,000,000 be allocated from the Capital Infrastructure Reserve for a new capital project entitled Northside Twin Arena, to be located in Abraham Land subdivision, with a project cash flow as follows:

- \$1,500,000 in 2023;
- \$20,000,000 in 2024; and
- \$28,500,000 in 2025.

The project is to be inclusive of consulting services for design revisions, construction management and all construction costs to build a new twin arena.

<b>RESULT:</b>	<b>CARRIED [8 TO 1]</b>
<b>MOVER:</b>	Ken Ball, Councillor
<b>SECONDER:</b>	Kendrick Cardinal, Councillor
<b>FOR:</b>	Bowman, Ball, Banjoko, Bussieres, Cardinal, McGrath, Stroud, Wigle
<b>AGAINST:</b>	Dogar
<b>ABSENT:</b>	Grandison, Waquan

#### 4.6. Capital Budget Amendments

##### MOTION:

THAT the 2023 Capital Budget Amendment as summarized on Attachment 1 (2023 Capital Budget Amendment – Project Cancellation, dated July 11, 2023), be approved; and

THAT the revised Cash Flow of Capital Projects as summarized on Attachment 2 (2023 Capital Budget Amendment – Project Cancellation – Project Cash Flow Summary, dated July 11, 2023), be approved.

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

#### 4.7. 2023 Q2 Progress Report - Council's Strategic Plan 2022-2025

##### MOTION:

THAT the 2023 Q2 Progress Report - Council's Strategic Plan 2022-2025, be accepted as information.

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

#### 5. Councillors' Motions

##### 5.1. Non-Permitted Signage and Content - Councillor McGrath

For the record, Mayor Bowman read out the proposed recommendation brought forward by Councillor K. McGrath.

Councillor K. McGrath, spoke to his recommendation, noting the intent of the resolution is to keep current signs, however moving forward, reinforce sign regulations and enforcement.

Pecuniary Interest

Councillor S. Wigle declared a pecuniary interest in this matter and exited the meeting at 11:56 p.m.

Delegation

Robbie Picard, spoke in support of the recommendation, noting that small business with availability on their property to provide advertise space should be allowed to do it.

Exit and Return

Councillor S. Dogar exited the meeting at 11:57 p.m. and returned at 11:59 p.m.

**MOTION:**

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.

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Keith McGrath, Councillor
<b>SECONDER:</b>	Kendrick Cardinal, Councillor
<b>FOR:</b>	Bowman, Ball, Banjoko, Bussieres, Cardinal, Dogar, McGrath, Stroud
<b>ABSENT:</b>	Grandison, Waquan, Wigle

Return

Councillor S. Wigle returned to the meeting at 12:11 p.m.

**5.2. Roadway Improvements from Abraham Place onto Abraham Drive-  
Councillor Dogar**

Councillor S. Dogar spoke to the recommendation before Council, noting the intent of the motion is to address the wait time experienced when exiting from Abraham Place onto Abraham Drive.

**MOTION:**

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.

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Shafiq Dogar, Councillor
<b>SECONDER:</b>	Kendrick Cardinal, Councillor
<b>FOR:</b>	Bowman, Ball, Banjoko, Bussieres, Cardinal, Dogar, McGrath, Stroud, Wagle
<b>ABSENT:</b>	Grandison, Waquan

### 5.3. Fly In Fly Out - Councillor Banjoko

Councillor F. Banjoko clarified for the record that although the motion served has been put on hold, review of the impacts from fly in fly out will continue based on ongoing work and discussions.

### Adjournment

The meeting adjourned at 12:21 a.m.

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Mayor

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Chief Legislative Officer