



# WOOD BUFFALO DEVELOPMENT ADVISORY COMMITTEE (WBDAC) MINUTES

June 5, 2024, 9:30 a.m.  
Room 7203, 7th Floor, Jubilee Centre  
9909 Franklin Avenue, Fort McMurray, AB T9H 2K4

- Present: Jennifer Vardy, Vice-Chair, Public-At-Large  
Bilal Abbas, Public-At-Large  
Aurick de Sousa, Community Development Sector  
Steven Hale, Education Sector (via MS Teams)  
Alex McKenzie, Land Development Sector  
Purva Sharma, Arts, Culture and Recreation Sector (via MS Teams)  
Dan Soupal, Land Development Industry  
Ijeoma Uche-Ezeala, Public-At-Large (via MS Teams)  
Rene Wells, Public-At-Large
- Absent: Bryce Kumka, Chair, Business Community  
Moe Kdouh, Public-At-Large  
Raj Vasal, Community Development
- Also Present: Stu Wigle, Councillor  
K. Meacher, Department Administrator, Organizational Support Services  
H. Fredeen, Clerk, Legislative Services

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1. **Call to Order**

Vice-Chair J. Vardy called the meeting to order at 9:32 a.m.

2. **Adoption of Agenda**

**MOVER:** R. Wells

**SECONDER:** A. de Sousa

THAT the Agenda be adopted as presented.

FOR (8): J. Vardy, B. Abbas, A. de Sousa, S. Hale, A. McKenzie, D. Soupal, I. Uche-Ezeala, and R. Wells

ABSENT (4): B. Kumka, M. Kdouh, P. Sharma, and R. Vasal

**CARRIED (8 to 0)**

### **3. Minutes of Previous Meeting**

#### **3.1 Wood Buffalo Development Advisory Committee Meeting - May 1, 2024**

**MOVER:** I. Uche-Ezeala

**SECONDER:** D. Soupal

THAT the Minutes of the Wood Buffalo Development Advisory Committee Meeting held on May 1, 2024, be approved as presented.

FOR (8): J. Vardy, B. Abbas, A. de Sousa, S. Hale, A. McKenzie, D. Soupal, I. Uche-Ezeala, and R. Wells

ABSENT (4): B. Kumka, M. Kdouh, P. Sharma, and R. Vasal

**CARRIED (8 to 0)**

### **4. New and Unfinished Business**

#### **4.1 Procurement Overview**

R. Orser, Corporate Services, provided a presentation on the Municipality's procurement function and relevant legislation and trade treaty agreements that the Municipality must adhere to. An overview of procurement processes for low value purchases, below threshold purchases and open procurement as well as an update on department initiatives including the Social Procurement Program and Municipal Procurement Strategy for Indigenous Businesses, were also highlighted.

Upon request of the Committee, Administration committed to providing additional information on the North American Free Trade Agreement (NAFTA), the annual cost of the Bids and Tenders platform, enhancing bid results transparency, providing information on local vs. non-local vendor awards, and ways in which the Municipality can continue supporting local business associations with resources on the Municipality's procurement process.

#### Arrival and Exit

P. Sharma connected to the meeting via MS Teams at 9:35 a.m. and disconnected from the meeting at 10:17 a.m.

#### **4.2 Safety Codes Inspections**

L. Parsons and G. Wolf, Planning and Development Services, provided a presentation on safety codes inspections and the relevant legislation and regulations that Safety Code Officers must follow. It was noted that the Municipality

currently only conducts in-person inspections but has allowed Verification of Compliance inspections to be demonstrated by video and/or picture since 2015 provided the initial inspection was completed in person. The risks and possible outcomes of alternative inspections conducted by video or picture were also highlighted.

#### Exit

Councillor Stu Wigle exited the meeting at 10:27 a.m.

#### **4.3 Land Use Bylaw Update**

S. Chandhiok, E. Amayu and B. Iannetti, Planning and Development Services provided a presentation on the draft land use bylaw including the required planning framework and the background and history of the draft bylaw. Proposed changes to the document structure, residential, commercial and industrial districts, and general regulations were also highlighted.

#### **4.4 Working Groups Discussion**

Due to time constraints, item 4.4 "Working Group Discussion" was deferred until the next Committee meeting.

#### **5. Adjournment**

The meeting adjourned at 11:36 p.m.

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Chair