



WOOD BUFFALO PRO-BUSINESS ADVISORY COMMITTEE (WBPBAC) MINUTES

June 12, 2024, 2:00 p.m.
Room 7203, 7th Floor, Jubilee Centre
9909 Franklin Avenue, Fort McMurray, AB T9H 2K4

Present: Dianna de Sousa, Chair, Fort McMurray Chamber of Commerce
Carmelo Daprocida, BILD Wood Buffalo
Benjamin Gill, Large Business
Corie Ann McAssey, Medium Business
Robbie Picard, Small Business
John Rybak, Consulting Engineers of Alberta, Wood Buffalo

Absent: Lana Maloney, Fort McMurray Construction Association
Michelle Toner, Northeastern Alberta Aboriginal Business
Association

Also Present: D. Vroom, Senior Strategic Advisor, Office of the CAO
K. Meacher, Department Administrator, Organizational Support
Services
W. Collins, Clerk, Legislative Services

Also Absent: Stu Wigle, Councillor

1. Call to Order

Chair, D. de Sousa called the meeting to order at 2:05 p.m.

2. Adoption of Agenda

MOVER: R. Picard

SECONDER: J. Rybak

THAT the agenda be adopted as presented.

FOR (5): D. de Sousa, B. Gill, C. McAssey, R. Picard, and J. Rybak

ABSENT (3): C. Daprocida, L. Maloney, and M. Toner

CARRIED (5 to 0)

3. Minutes of Previous Meeting

3.1 Wood Buffalo Pro-Business Advisory Committee - May 8, 2024

MOVER: J. Rybak

SECONDER: R. Picard

THAT the minutes of the Wood Buffalo Pro-Business Advisory Committee Meeting held on May 8, 2024, be approved as presented.

FOR (5): D. de Sousa, B. Gill, C. McAssey, R. Picard, and J. Rybak

ABSENT (3): C. Daprocida, L. Maloney, and M. Toner

CARRIED (5 to 0)

4. New and Unfinished Business

4.1 Project Management Office Overview

E. White, Senior Manager, Project Management Office, provided a history and current state of project management at the Regional Municipality of Wood Buffalo. Highlights included recent updates to the organizational structure and the rationale for the updates, processes and procedures, project scoping and scope changes, procurement and tendering, budget planning and cost projections, asset management, project prioritization, and benefits of the new project management structure.

Discussion also included trends in the construction industry, projections and plans for municipal capital projects, and information sharing for local businesses and potential developers who may wish to invest in the region.

Entrances and Exits

Committee Member, C. Daprocida, entered the meeting at 2:43 p.m.

Committee Member, R. Picard, exited the meeting at 2:49 p.m.

4.2 Land Use Bylaw Update

E. Amayu, Planner III, Planning & Development, gave a presentation on the planning framework from the *Municipal Government Act* to the Land Use Bylaw (LUB), a background of the current LUB, a rationale for updating the LUB, a history of Public Engagement to get feedback on changes to the LUB, and next steps for presenting the LUB to Council for their consideration.

The presentation also included an overview and rationale of proposed changes to the LUB, including document structure, proposed land use districts, implications for the Downtown Area Redevelopment Plan, general regulations, signage, what the proposed changes mean for existing development, and benefits for developers and the community.

Exits and Entrances

Committee Member, C.A. McAssey, exited the meeting at 3:18 p.m., and returned at 3:22 p.m.

Committee Member, C. Daprocida, exited the meeting at 3:41 p.m., and returned at 3:42 p.m.

Committee members also discussed getting information to the community, and potential investors and developers to let them know about the proposed new LUB.

S. Chandhiok, Manager, Planning & Development noted that there would be further opportunities for Committee Members to provide feedback on the proposed LUB revisions before it is presented to Council for their consideration.

Exits

Committee Member, C. Daprocida, exited the meeting at 3:46 p.m. Due to lack of quorum, the meeting concluded at 3:46 p.m.

Chair