



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Council Meeting

Jubilee Centre Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, December 08, 2015
6:00 p.m.

Agenda

Call To Order

Adoption of Agenda

Minutes of Previous Meetings

1. Minutes from Council Meeting - December 1, 2015

Presentations

2. Elsie Hutton, Chief Financial Officer re: 2016 Capital and Operating Budgets, 2017 - 2021 Capital and Financial Plans
 - Scheduled delegation: Nathan Petherick, Brown and Associates Planning Group
 - Other delegations
 - Business Arising from Presentation
 - 2016 Capital Budget, 2017-2021 Capital Plan
 - 2016 Operating Budget, 2017-2018 Financial Plan

Bylaws

3. Bylaw No. 15/026 - Land Use Amendment - Keyano Clearwater Campus (Lots 1-5, Block 2, Plan 5030TR; Lot 12, Block 2, Plan 5030TR; Lot 1, Plan 3790 NY; Lot 15MR, Block 2, Plan 922 0240; Lot 2, Block 2, Plan 772 2192)
 - public hearing
 - 2nd and 3rd readings
4. Bylaw No. 15/027 Offsite Levy Bylaw
 - 1st reading (Proposed date for public hearing, 2nd and 3rd readings - January 12, 2016)

Reports

5. Selection Committee Recommendations - Annual Committee Appointments
- delegations
6. Intervenor Status in Supreme Court of Canada
- delegations

New and Unfinished Business

7. 2016 Capital and Operating Budgets, 2017 - 2021 Capital and Financial Plans
(if required)

Adjournment

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, December 01, 2015, commencing at 6:00 p.m.

Present: M. Blake, Mayor
T. Ault, Councillor
L. Bussieres, Councillor
J. Cardinal, Councillor
K. McGrath, Councillor
P. Meagher, Councillor
C. Tatum, Councillor
A. Vinni, Councillor

Absent: S. Germain, Councillor
J. Stroud, Councillor

Administration: M. Ulliac, Chief Administrative Officer
A. Rogers, Senior Legislative Officer
A. Hawkins, Legislative Officer
D. Soucy, Legislative Officer

Call To Order

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

Adoption of Agenda

Moved by Councillor P. Meagher that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

Minutes of Previous Meetings

1. Special Meeting - November 4-9, 2015

It was noted that the motions pertaining to Project # 140 – Community Entrance Feature Signs, as reflected on page 15 of the minutes, had the names of the movers of the motion reversed. As there was no dissent, the amendment was deemed to be passed with unanimous consent of Council.

Moved by Councillor P. Meagher that the Minutes of the Special Council meeting held from November 4-9, 2015 be approved as amended.

CARRIED UNANIMOUSLY

2. Council Meeting - November 24, 2015

Moved by Councillor K. McGrath that the Minutes of the Council meeting held on November 24, 2015 be approved as presented.

CARRIED UNANIMOUSLY

Bylaws

3. Bylaw No. 15/029 - Grayling Terrace Road Closure

(6:05 p.m. – 6:06 p.m.)

Moved by Councillor P. Meagher:

- That Bylaw No. 15/029, being a bylaw to close a portion of Road Plan 8123109, be read a first time; and
- That the required public hearing be held on January 12, 2016.

CARRIED UNANIMOUSLY

4. Bylaw No. 15/030 - Land Use Bylaw Amendment and Disposal of Waterways Community Centre (Lot 14, Block 2, Plan 3969ET)

(6:06 p.m. – 6:07 p.m.)

Moved by Councillor T. Ault:

- That Bylaw No. 15/030, being a Land Use Bylaw Amendment specific to Lot 14, Block 2, Plan 3969ET, be read a first time; and
- That the required public hearing be held on January 12, 2016.

CARRIED UNANIMOUSLY

5. Bylaw No. 15/031 – Wood Buffalo Communities in Bloom Committee Bylaw Amendment

(6:07 p.m. – 6:13 p.m.)

Moved by Councillor K. McGrath that Bylaw No. 15/031, being an amendment to the Wood Buffalo Communities in Bloom Committee Bylaw, be read a first time.

CARRIED UNANIMOUSLY

Jim Rogers, resident, came forward and spoke to a matter unrelated to the proposed amendment.

Moved by Councillor K. McGrath that Bylaw No. 15/031 be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 15/031 be considered for third reading.

CARRIED UNANIMOUSLY

Moved by Councillor C. Tatum that Bylaw No. 15/031 be read a third and final time.

CARRIED UNANIMOUSLY

Reports**6. Proposed Amendment of the Urban Service Area**
(6:12 p.m. – 6:19 p.m.)

Moved by Councillor A. Vinni that the Government of Alberta be requested to amend Order In Council 817/94 by changing the Municipality's Urban Service Area boundaries as depicted on Attachment 1 (USA Boundary Amendment - Subject Area Map, dated November 24, 2015), and described in Attachment 2 (Amended Urban Service Area Legal Description, dated November 2, 2015).

Brad Evanson, Director, Planning and Development, made a brief presentation explaining the purpose of the request.

Bryce Kumka, Fort McMurray Chamber of Commerce, spoke in support of the request.

CARRIED UNANIMOUSLY

7. Timberlea Sewer Backups – Financial Support for Impacted Homeowners
(6:20 p.m. – 9:16 p.m.)

Moved by Councillor P. Meagher that the Municipality not provide financial assistance for residents affected by the July 12, 2015 sewer backup flooding in the Timberlea area.

Kevin Scoble, Deputy Chief Administrative Officer, and **David Leflar, Director, Legal and Legislative Services**, came forward to address Council on this matter. K. Scoble spoke at length to the technical investigation findings and D. Leflar spoke to the liability component of the report, as well as the basis for the administrative recommendation brought forward.

Exit

Councillor K. McGrath left the Chamber at 7:00 p.m.

Kathi Gouthro, resident, thanked Administration for the report presented and requested the following from Council:

- Full compensation for damages incurred due to the July 12, 2015 event;
- Administration to assist residents liaise with the Government of Alberta to seek a change in provincial flood zoning to enable residents to qualify for flood insurance coverage;
- Administration to assist residents in communicating with insurance companies relative to the upgrading of infrastructure that has occurred to prevent future events.

Return

Councillor K. McGrath returned to the meeting at 7:10 p.m.

Bryce Kumka, resident, spoke to the matter, noting that when there is a flood or sewer backup, mitigating measures need to be executed in a timely fashion, but there are also preventive measures which residents can put in place to minimize future events.

Anne Simpson, resident, mentioned that although she lives in the affected area, their household was not contacted by Administration, and is looking for full compensation for damages caused by the flood.

Debbie Hahn, resident, questioned if the sewage system, which was put in place prior to housing development, was checked to confirm capacity when development actually occurred. She also questioned the choices made to protect fish over the well-being of residents.

Mike Durocher, resident, suggested that if an area is to be expanded, a full review of deep services should occur prior to additional development being allowed.

Paul Healy, resident, questioned why the pond levels could not be lowered by removing water during the event, when the same pond water had been used for firefighting purposes.

Jim Rogers, resident, mentioned that weather data collected at the airport does not accurately reflect what is happening within the Urban Service Area.

Leslie McPherson, resident, noted that although her home was not affected by the flood she is looking for assurance that the problems will be rectified in the future.

Recess

A break occurred between 7:45 p.m. and 7:59 p.m. Councillor L. Bussieres was not in attendance when the meeting reconvened.

When questioned why the report was coming back prior to the determination by the municipal insurer, David Leflar explained this report was brought forward today to meet Council's direction from September 12, 2015 to come back within 8 – 12 weeks. The Municipality's Insurer has indicated that their final determination would not be available until mid-January, which would put the report outside of the timeframe directed by Council.

Emdad Haque, Director, Engineering, Travis Kendel, Manager, Sustainable Operations, and **Oscar Gonzales, Project Manager,** came forward to respond to questions of Council.

Return

Councillor L. Bussieres returned to the meeting at 8:04 p.m.

Voting occurred on Councillor P. Meagher's motion:

DEFEATED

For: M. Blake, J. Cardinal, A. Vinni

Opposed: T. Ault, L. Bussieres, K.
McGrath, P. Meagher, C.
Tatum

Councillor C. Tatum then put forward the following motion: "That Administration develop and submit for Council's consideration a policy, and supporting program, to provide for a fund from which compensation may be provided to owners or occupants of property in the Regional Municipality of Wood Buffalo, including business owners, who suffer loss or damage as a result of circumstances where there is no negligence on the part of the Regional Municipality."

Moved by Councillor A. Vinni that the motion be amended by deleting the words “no negligence” and replacing it with “involvement”.

CARRIED

For: T. Ault, M. Blake, K. McGrath, P.
Meagher, C. Tatum, A. Vinni
Opposed: L. Bussieres, J. Cardinal

Moved by Councillor C. Tatum that Administration develop and submit for Council's consideration a policy, and supporting program, to provide for a fund from which compensation may be provided to owners or occupants of property in the Regional Municipality of Wood Buffalo, including business owners, who suffer loss or damage as a result of circumstances where there is involvement on the part of the Municipality.

CARRIED

For: T. Ault, M. Blake, L. Bussieres, J.
Cardinal, P. Meagher, C. Tatum, A.
Vinni
Opposed: K. McGrath

Moved by Councillor T. Ault that the Timberlea Sewer Backups item come back to Council within two months following the completion of the Insurer's report.

CARRIED UNANIMOUSLY

Motion Recess

A motion recess occurred from 9:12 p.m. to 9:16 p.m.

Moved by Councillor A. Vinni that the policy and supporting program referenced in Councillor Tatum's motion, as amended, be brought back to Council for consideration at the same time as the return of the matters referenced in Councillor Ault's motion.

CARRIED

For: M. Blake, J. Cardinal, P. Meagher,
C. Tatum, A. Vinni
Opposed: T. Ault, L. Bussieres, K.
McGrath

8. Reserve Bids and Sale Conditions for Tax Sale Properties

(9:17 p.m. – 9:23 p.m.)

Moved by Councillor P. Meagher that the reserve bids and sale conditions be established as listed in the attached Reserve Bids and Sale Conditions for Tax Sale Properties, dated November 4, 2015.

Jim Rogers, resident, made reference to previous tax sales, but did not indicate support or non-support for the matter before Council.

CARRIED UNANIMOUSLY

9. 2015 Request for Tax and Accounts Receivable Arrears Write-Off

(9:23 p.m. – 9:27 p.m.)

Moved by Councillor P. Meagher that the recommended Tax and Accounts Receivable Arrears Write-Off of \$225,963.35 dated December 1, 2015, as Attachment 1, be approved.

CARRIED

For: M. Blake, L. Bussieres, J. Cardinal,
P. Meagher, C. Tatum, A. Vinni

Opposed: T. Ault, K. McGrath

10. Rural Committee Recommendation: Saprae Creek Community Hall Pre-Design / Design Project

(9:27 p.m. – 9:40 p.m.)

Moved by Councillor A. Vinni that Capital Projects #199 and #204 – Saprae Creek Community Hall Pre-design and Design, be consolidated, for a total project budget of \$500,000, and moved from unfunded to funded in 2016.

CARRIED UNANIMOUSLY

11. 2015 Capital Budget Amendments – Cancelled, Deferred and New Projects

(9:40 p.m. – 9:42 p.m.)

Moved by Councillor P. Meagher:

- That the 2015 Capital Budget Amendments be recommended to Council for approval as summarized on Attachment 1 (2015 Capital Budget Amendments – Cancelled, Deferred and New Projects), dated December 1, 2015, and
- That the revised Cash Flow of Capital Projects be recommended to Council for approval as summarized on Attachment 2 (2015 Capital Budget Amendments – Cancelled, Deferred and New Projects – Project Cash Flow Summary), dated December 1, 2015.

CARRIED UNANIMOUSLY

12. Recruitment and Employment Policies

(9:42 p.m. – 10:03 p.m.)

Terry Hartley, Director, Human Resources, Leslie Robertson, Manager of Labour and Employee Relations and Tammy Stevenson, Manager of Recruitment, Systems and Process presented an overview of the recruitment and employment policies and addressed questions of Council.

Moved by Councillor P. Meagher that the Transitional and Temporary Housing Policy, HRM-570, dated December 1, 2015 be approved.

CARRIED

For: T. Ault, M. Blake, J. Cardinal, P.
Meagher, C. Tatum, A. Vinni

Opposed: L. Bussieres, K. McGrath

Moved by Councillor P. Meagher that Temporary Commuting Policy, HRM-510 dated December 1, 2015 be approved.

DEFEATED

For: M. Blake, J. Cardinal, P. Meagher,
A. Vinni

Opposed: T. Ault, L. Bussieres, K.
McGrath, C. Tatum

Moved by Councillor P. Meagher that Exempt Severance Policy, HRM-620, dated December 1, 2015 be approved.

CARRIED

For: T. Ault, M. Blake, J. Cardinal, P.
Meagher, A. Vinni

Opposed: L. Bussieres, K. McGrath, C.
Tatum

Adjournment

As all scheduled business matters had been concluded, Mayor M. Blake declared the meeting adjourned at 10:03 p.m.

Mayor

Chief Legislative Officer

2016 Budget and Financial Plan

Planning for a Sustainable Future in Dynamic Times

Elsie Hutton, CFO and Executive Director, and
Kola Oladimeji, Director Financial Services
December 8, 2015

2016 Budget Development Work Plan

- Fiscal Management Strategy (FMS) approved by Council - May 12, 2015
- Work Plan accepted as information by Audit and Budget Committee - June 16, 2015
- Budget Presentation to Council - November 3, 2015
- Council Budget Review Workshops - November 4, 5, 6, and 9, 2015
- Budget presentation to Council - December 8, 2015

Council Strategic Plan

Alignment of the proposed budget with Strategic Plan

- Building Responsible Government
- Building Balanced Regional Services
- Building a Vibrant Economy Together
- Building an Effective Land Strategy
- Building a Reliable Transportation Network
- Building a Sustainable Region
- Building for a Healthy and Active Lifestyle

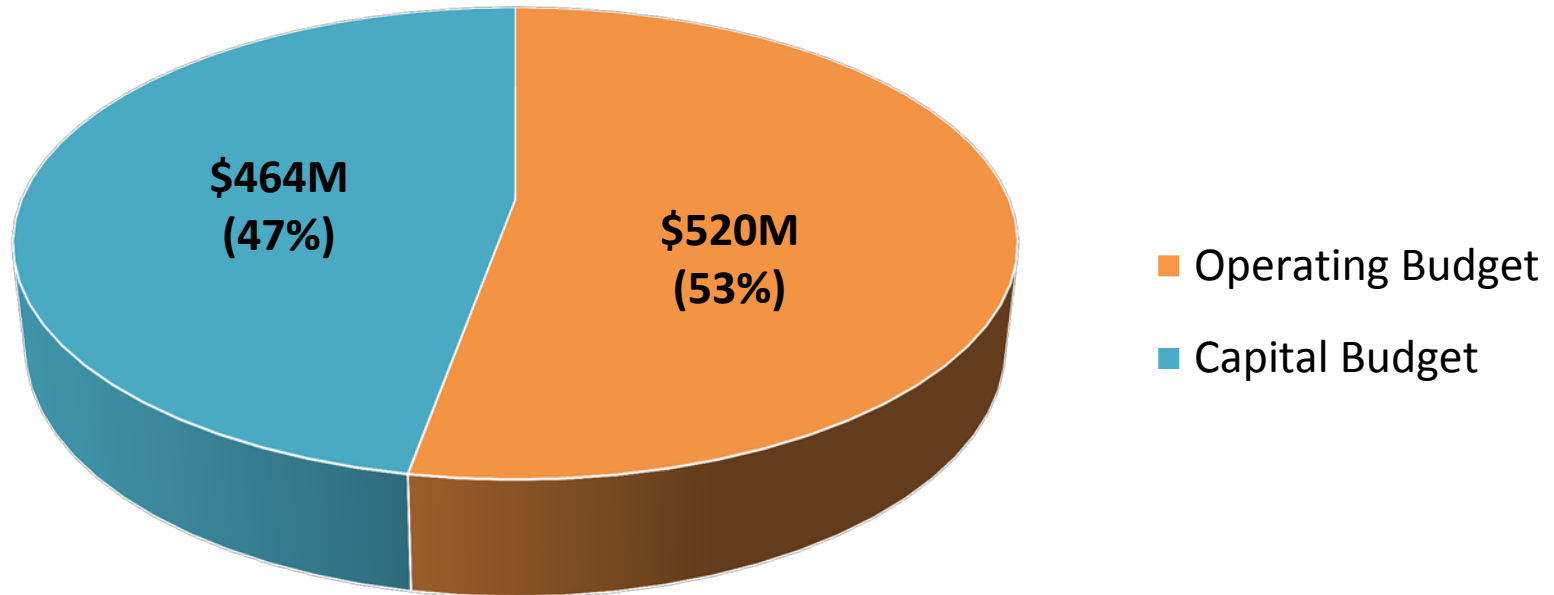
2016 Budget

- Impact of current economic situation
- Future assessment growth projections
- Mayor and/or Councillor Requests
- Four day Council Budget workshop motions incorporated
- Function review outcomes

2016 BUDGET AND 2017-2018 FINANCIAL PLANS

2016 Operating and Capital Budget

Total 2016 = \$984M



2016 Operating Budget Analysis

Revenue	\$860,708,200
Operating expenses	\$520,495,300
Funding available for transfer to capital reserve	\$340,212,900
Transfer for capital purposes	\$340,212,900
Balanced Budget	\$ -

2016 Operating Budget Analysis

Revenue	2015 (\$'M)	2016 (\$'M)	Change (\$'M)
Taxes	692	750	58
Grants in lieu (taxes)	1	1	-
Sales to Other Governments	3	3	-
Sales of Goods & Services	63	56	(7)
Other Revenue from Own Sources	43	35	(8)
Conditional Grants	14	15	1
Other Transfers	1	1	-
TOTAL	817	861	44

Property Taxation Revenue

- Market value changes will not impact property tax revenue collected
- Market value changes between individual properties redistributes tax burden between taxpayers
- Increases in overall municipal taxes generated from assessment base growth (new construction)

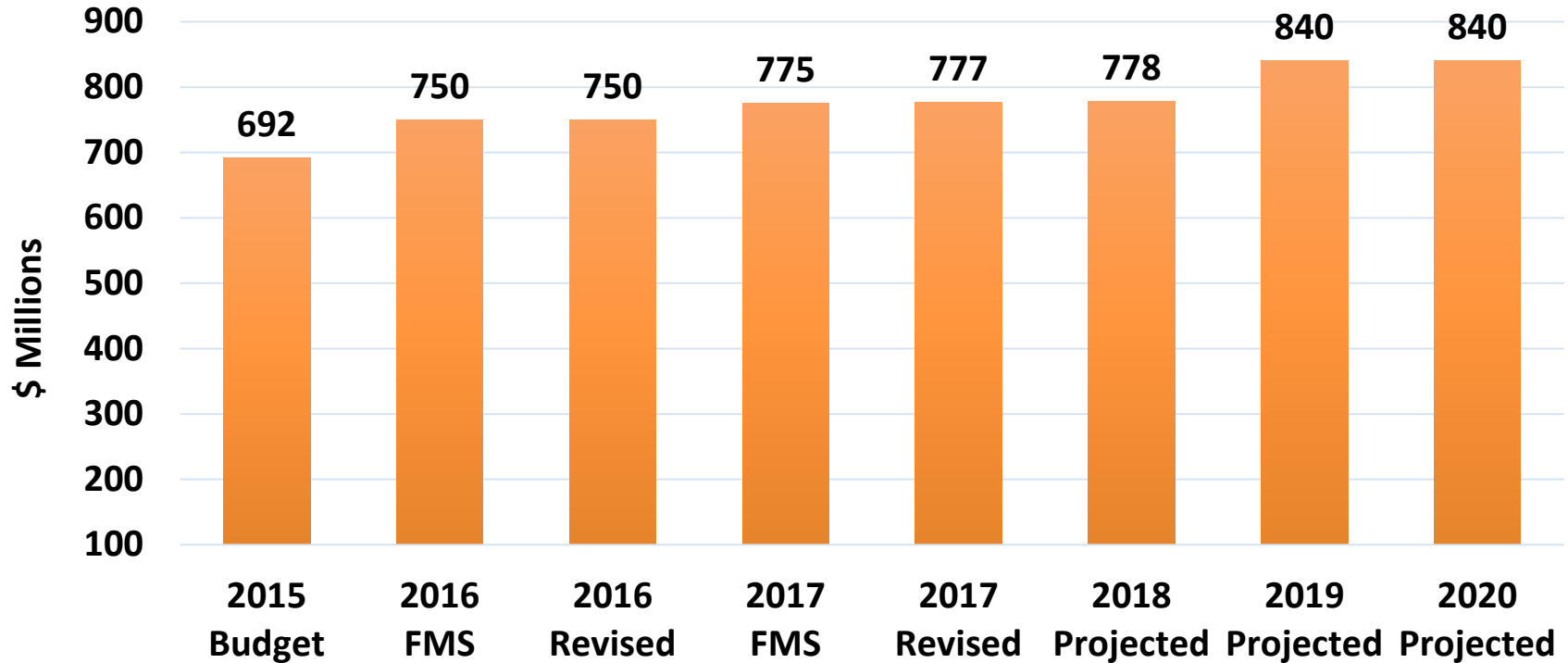
Municipal Tax Calculation (Revenue Neutral)

Assessment x Municipal Tax Rate = Municipal Tax Levy

Property Taxation Revenue Projection

- Assumes principles of revenue neutral plus new construction growth maintained
- Decline in residential market values will not result in a loss of municipal property tax revenue
- Increase of 1% forecast for non-residential sectors (excluding oil sands projects)
- M&E Assessment growth from projects currently under construction
- 2019 to 2020 no additional M&E assessment growth projected

Property Tax Projection



Assessment Appeal Allowance

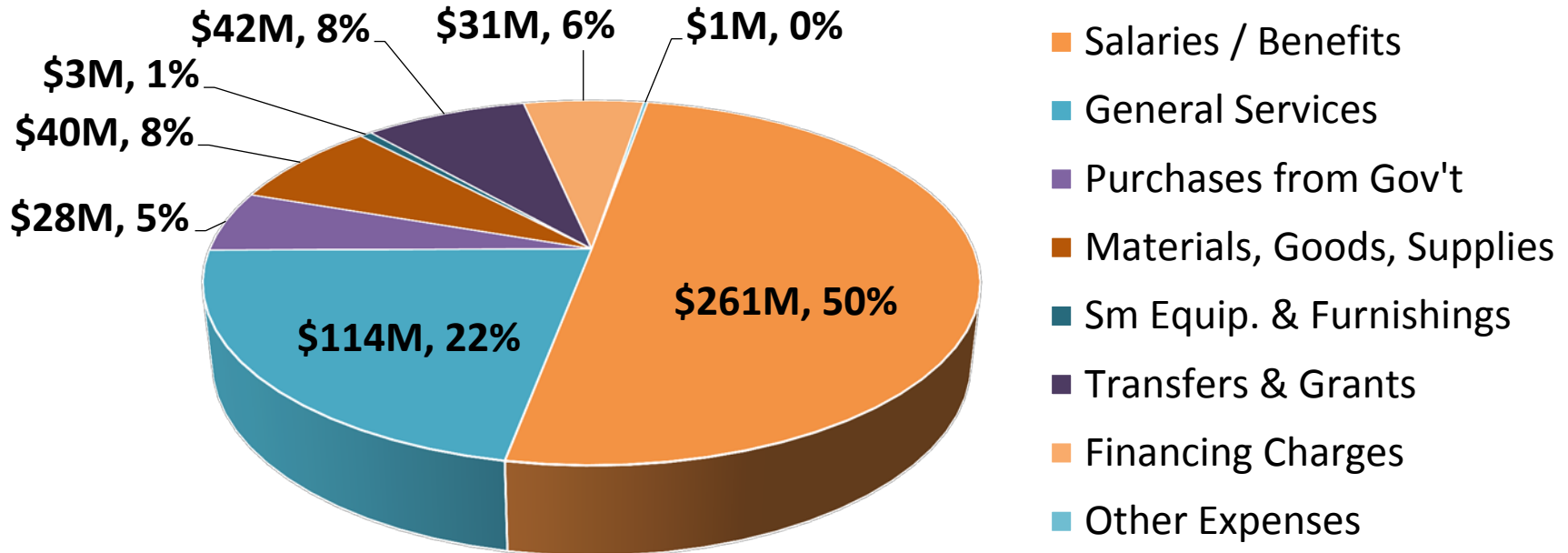
- 5% contingency for Machinery & Equipment class
- 3% contingency for all other classes
- Significant potential exposure to 2015 and prior assessment appeals that are not resolved

2016 Operating Budget Comparison

Expenses	2015 (\$'M)	2016 (\$'M)	Change (\$'M)
Salaries, Wages & Benefits	234	261	27
Contracted and General Services	134	114	(20)
Purchases from Other Governments	25	28	3
Materials, Goods, Supplies & Utilities	36	40	4
Small Equipment & Furnishings	6	3	(3)
Transfers and Grants	34	42	8
Financial Service Charges	31	31	-
Other Expenses	1	1	-
TOTAL	501	520	19

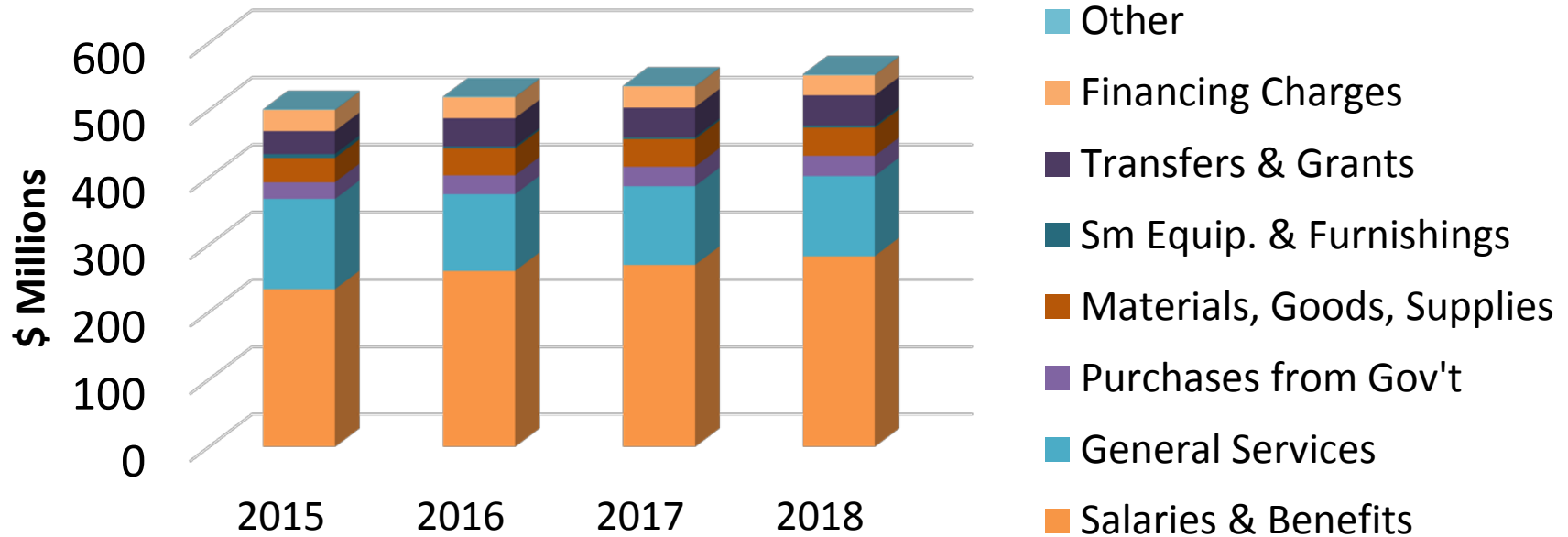
2016 Operating Budget

Expenses Summary = Total \$520M



Operating Budget & Financial Plan Trend

2015 - 2018 Trend



2016 Community Investment Program Highlights

Regional Recreation Corporation (RRC)	\$17.3M
Wood Buffalo Regional Library	5.1
Rotary Links Golf Course	3.9
Local Hero Foundation	1.5
Northern Alberta Athletic Association	1.1
Fort McMurray Historical Society	0.7

2016 BUDGET STAFFING

Staffing Budget (FTE) Principles

- No additional FTEs in 2016
- Priority reallocation of vacant positions across departments
- Evaluation of need for all existing vacant positions
- Annualized salaries, wages and benefits for positions
- Negotiated union increases included
- Proposed staffing to meet current level of services
- 1,685 Total FTE for 2016

Other Efficiency Initiatives

- Staff engagement to identify other areas for savings and efficiencies
- Fleet management changes
- Implementation of Learning, Development and Training Policy
- Outcome of function review

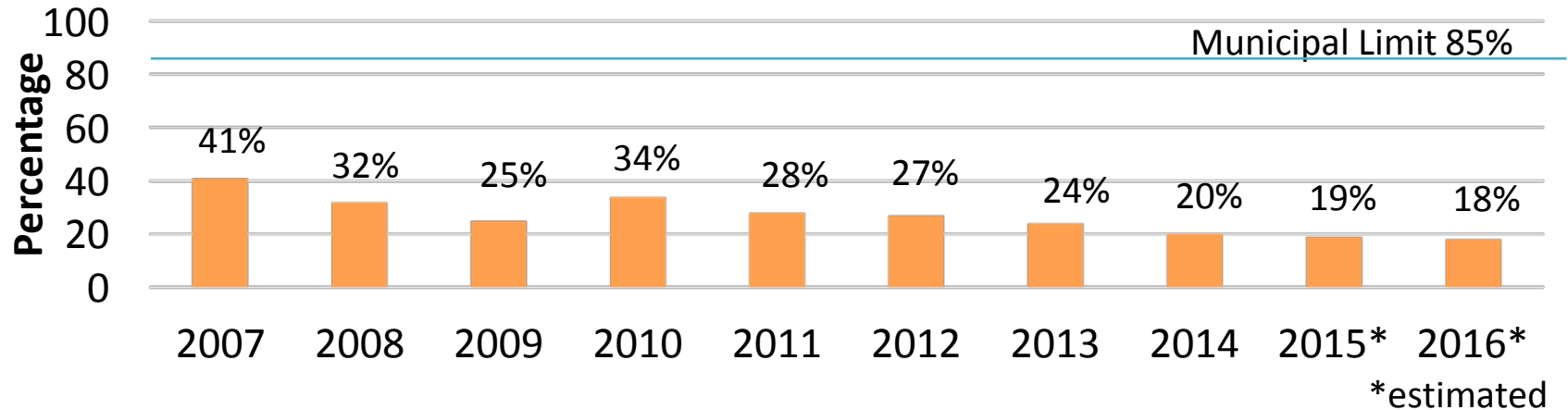
Other Contingencies

- Exempt compensation/performance management project outcomes
- Health benefits increases
- IAFF union negotiations 2017
- CUPE union negotiations 2018

2016 BUDGET AND FINANCIAL PLAN DEBT OVERVIEW

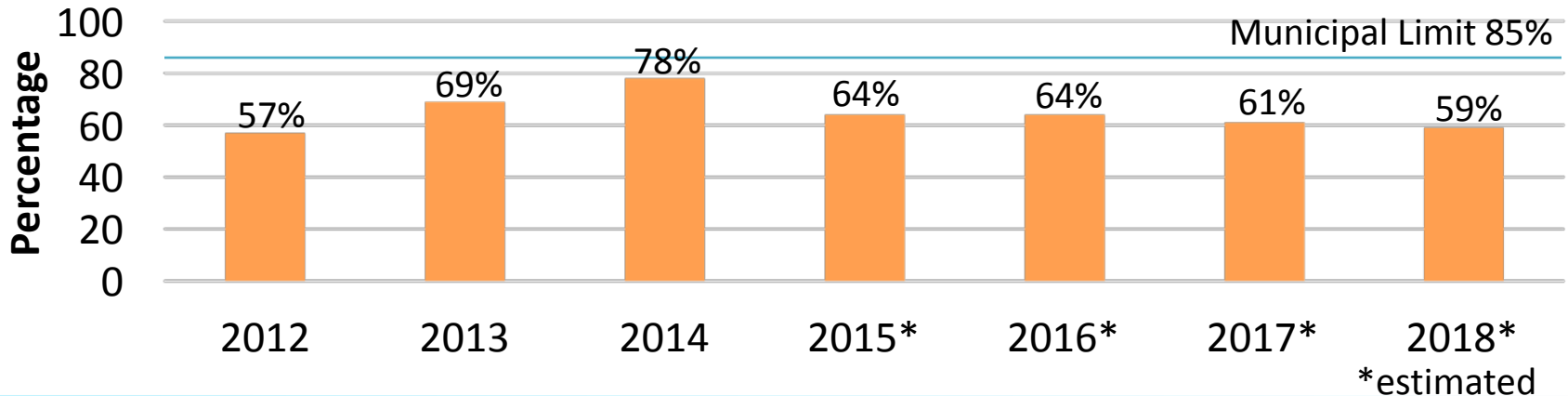
Actual Debt %

- The *Municipal Government Act* (MGA) debt limit is 2.0 x revenue
- The Municipality's current debt limit is established at 85% of the MGA limit per Council Policy FIN-120



Committed Debt %

- The *Municipal Government Act* (MGA) debt limit is 2.0 x revenue
- The Municipality's current debt limit is established at 85% of the MGA limit



2016 CAPITAL BUDGET AND 2017-2021 CAPITAL PLAN

Capital Budget Guidelines

The 2016 Capital Budget and 2017-2021 Capital Plan is based on the following considerations:

- Approved 2015 – 2017 Strategic Plan
- Master Plans
- Asset replacement cycles
- Changing economic climate

Resources Assigned vs Unassigned

Resources Assigned

- The administrative review assigned resources to projects required to maintain the current service levels or business continuity

Resources Unassigned

- The administrative review did not assign resources to projects not required to maintain current service levels or business continuity

Population and Service Level Growth Projects

- Projects requiring updated population projection information before proceeding to Council for approval
- Design ready projects
- Alternative Capital Financing (ACF) projects

Public Art

- Municipal Public Art Policy – PRL-160
 - Approved by Council on July 9, 2014
 - Public Art Committee Bylaw 14/02 approved by Council on July 9, 2014
- Effective January 1, 2015, 0.5% of total cost of eligible municipal capital projects over \$1M for public art
- Estimated 2016 Public Art Policy impact \$492K

2016 CAPITAL BUDGET AND 2017-2021 CAPITAL PLAN

2016 Capital Budget & 2017-2021 Plan

	Capital Plan (\$'M)	Available Funds (\$'M)	Surplus/ (Shortfall) (\$'M)
2016	630	591	(39)
2017	790	391	(399)
2018	841	340	(501)
2019 & after	2,204	1,289	(915)
TOTAL	4,465	2,611	(1,854)

2016 Capital Budget & 2017-2021 Plan

Funding Sources

	Reserves (\$'M)	Debt (\$'M)	Grants (\$'M)	Levies/ Charges (\$'M)	TOTAL (\$'M)
2016	495	38	58	-	591
2017	300	65	26	-	391
2018	300	16	24	-	340
2019 & After	900	320	69	-	1,289

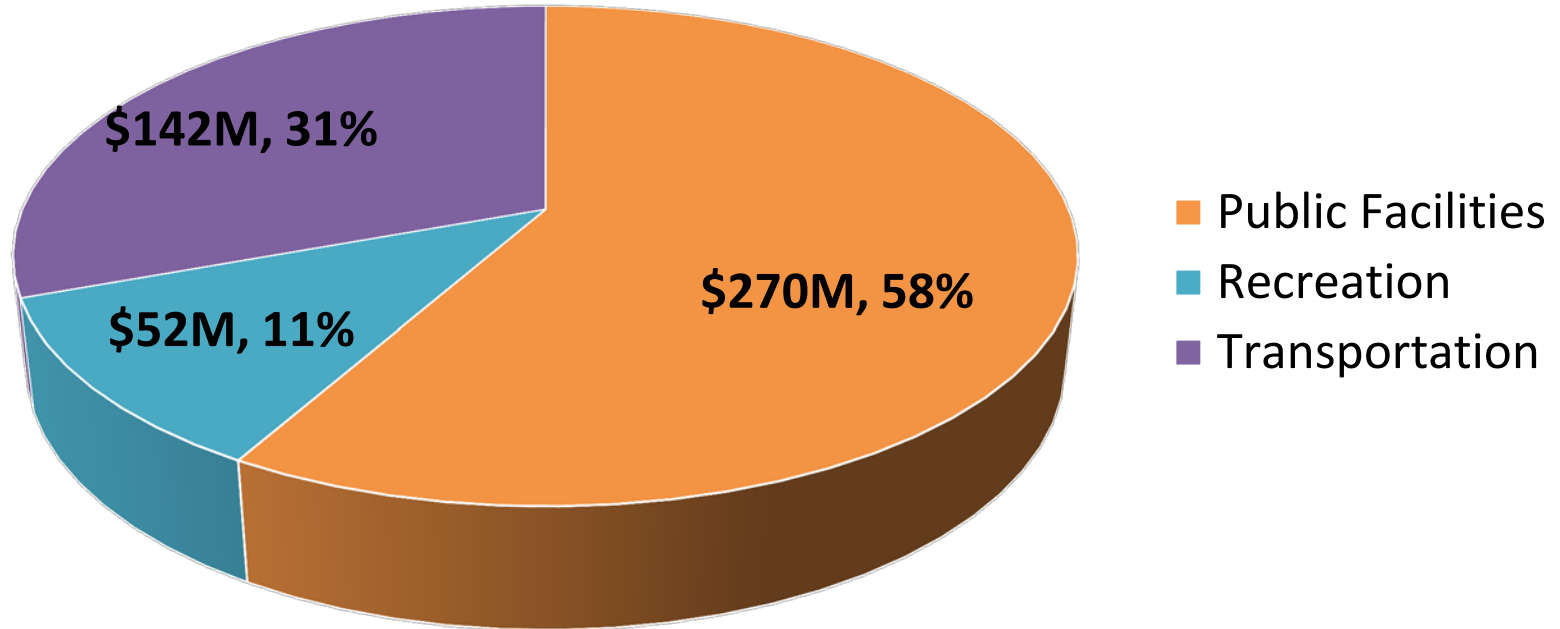
2016 Capital Budget & 2017-2021 Plan

	Resources Assigned (\$'M)	Available Funds (\$'M)	Net (\$'M)	Resources Unassigned (\$'M)	Funding Shortfall (\$'M)
2016	464	591	127	166	(39)
2017	298	391	93	492	(399)
2018	126	340	214	715	(501)
2019 & After	129	1,289	1,160	2,075	(915)
Total	1,017	2,611	1,594	3,448	(1,854)

2016 Budget includes \$492K for Public Art Budget

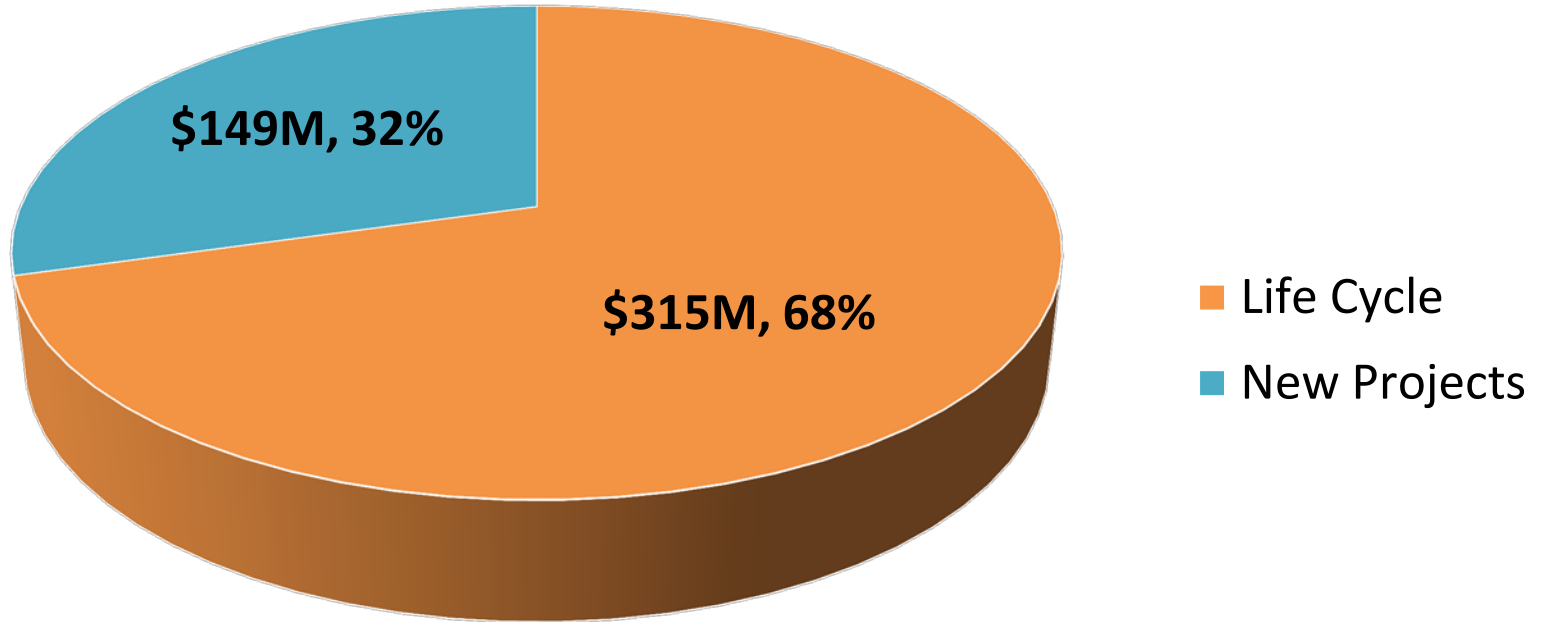
2016 Capital Budget, by category

89 Projects = \$464M

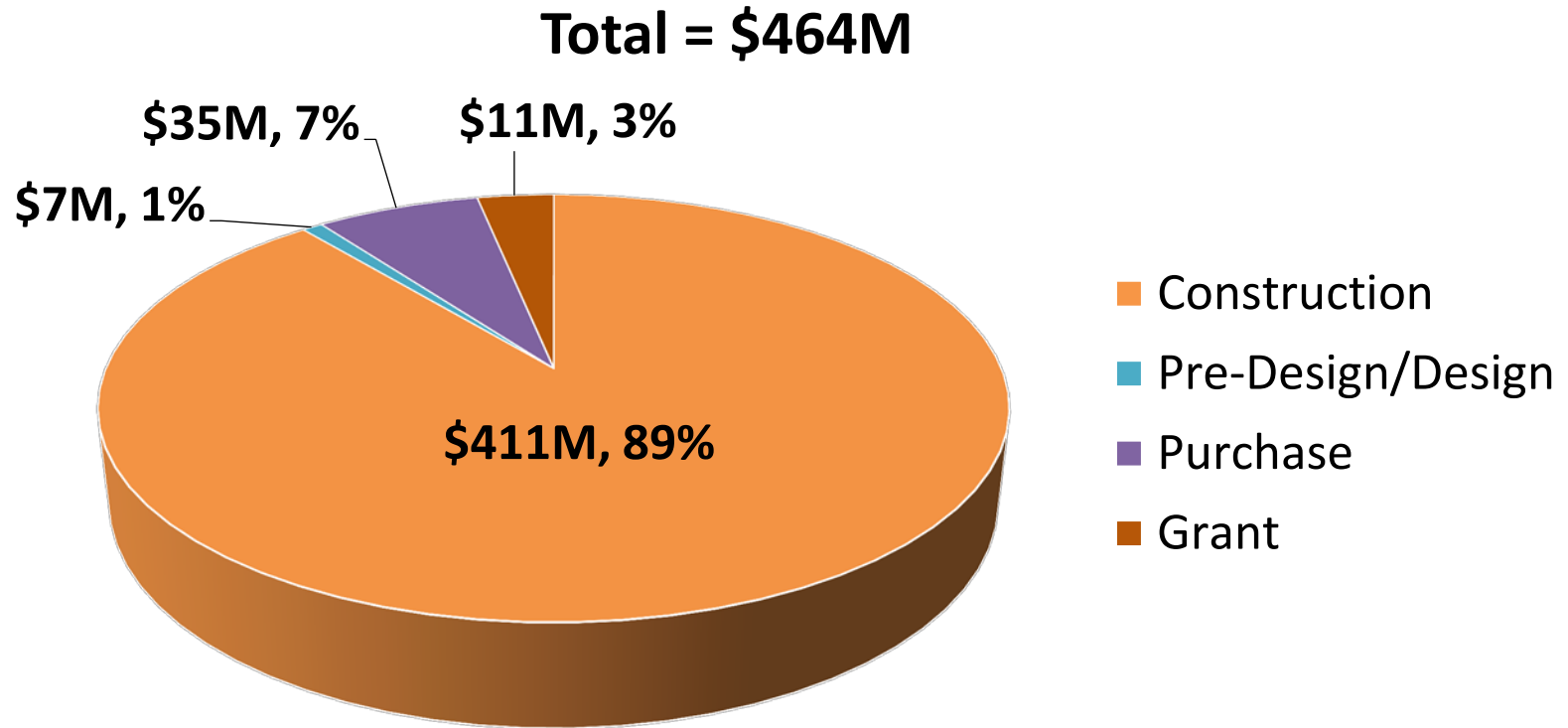


2016 Capital Budget, by nature

89 Projects = \$464M



2016 Capital Budget, by type



2016-2021 Capital Requests, by durations

Resources Assigned

	2016 (\$'M)	2017 (\$'M)	2018 (\$'M)	2019 & After (\$'M)	TOTAL (\$'M)
Approved multi year projects	315	294	126	129	864
First & multi year approved projects (new)	82	4	-	-	86
Single year projects (new)	67	-	-	-	67
Total	464	298	126	129	1,017

Council Strategic Plan Projects (Resourced)

Building Balanced Regional Services	2015 & Prior (\$'M)	2016 (\$'M)	There- after (\$'M)	Total (\$'M)
Fort Chipewyan WTP Upgrade	15	10	12	37
Flood Mitigation Plan	11	-	204	215
Saline Creek Water Main from Hardin St	14	-	-	14
Janvier Sewage Lagoon Upgrade	4	-	-	4
Anzac Fire Hall Construction	1	7	4	12
Anzac WWTP and Effluent Pipeline	44	8	-	52

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Council Strategic Plan Projects (Resourced)

Building Balanced Regional Services	2015 & Prior (\$'M)	2016 (\$'M)	There- after (\$'M)	Total (\$'M)
Confederation Way Sanitary Sewer Bypass (Phases 1 & 2)	17	40	14	71
Beacon Hill Outfall, Water Supply Pipeline Upgrade	16	-	-	16
Southwest Water Line	27	8	-	35
Fort MacKay Fire Hall	-	9	6	15

2016 BUDGET AND FINANCIAL PLAN NEXT STEPS

Budget Management and Next Steps

- Continued review for savings and efficiencies
- Updated population projections
- Debenture Bylaw approval by Council early 2016
- Flexibility to manage within approved budget per Policy FIN-160 (Fiscal Responsibility Policy)
- Update Fiscal Management Strategy in 2016
- 2016 Property Tax Rate Bylaw – 3rd reading May 2016

2016 Budget and Financial Plan

Planning for a Sustainable Future in Dynamic Times

Elsie Hutton, CFO and Executive Director, and
Kola Oladimeji, Director Financial Services
December 8, 2015



Council Meeting Presentation Request

Completed requests to make a public presentation must be received by 12:00 noon on the Wednesday immediately prior to the scheduled meeting. **Presentations are a maximum of 5 minutes in duration.**

<i>Presentation Information</i>	
Preferred Date of Presentation	December 8, 2015
Name of Presenter(s)	Nathan Petherick, RPP, MCIP
Organization Represented	B & A Planning Group speaking on behalf of Pacific Investments and Development Ltd.
Topic	Proposed 2016 Municipal Budget
Please List Specific Points/Concerns	Planning approvals for Prairie Creek Business Park, RMWB engagement/requests relative to South Utility Corridor and Southeast Supply Line initiative, RMWB off site levy bylaw and master water servicing plan, water supply needs of Prairie Creek Business Park and funding consideration for portions of South Utility Corridor Phase 1 Construction in 2016.
Action Being Requested of Council	That RMWB Council allocates \$10 - \$15 million in funding to support construction of a water supply line from Mackenzie Reservoir & Pump House to the future Prairie Creek Business Park water reservoir.
<p>Are you providing any supporting documentation (ie: Powerpoint)? <input checked="" type="checkbox"/> X Yes <input type="checkbox"/> No</p> <p>If yes, the documentation <u>must</u> accompany this request, as handouts will not be distributed at the meeting. To ensure that your documents meet minimum standards, please see presentation guidelines on the next page.</p> <p>Supporting documents may be e-mailed to Legislative.Assistants@woodbuffalo.ab.ca.</p>	

As per Procedure Bylaw No. 14/025, a request to make a presentation may be referred or denied.



Prairie Creek Business Park

**Requested Amendment to Proposed 2016 Capital Budget
Funding for South Regional Water Supply Line**



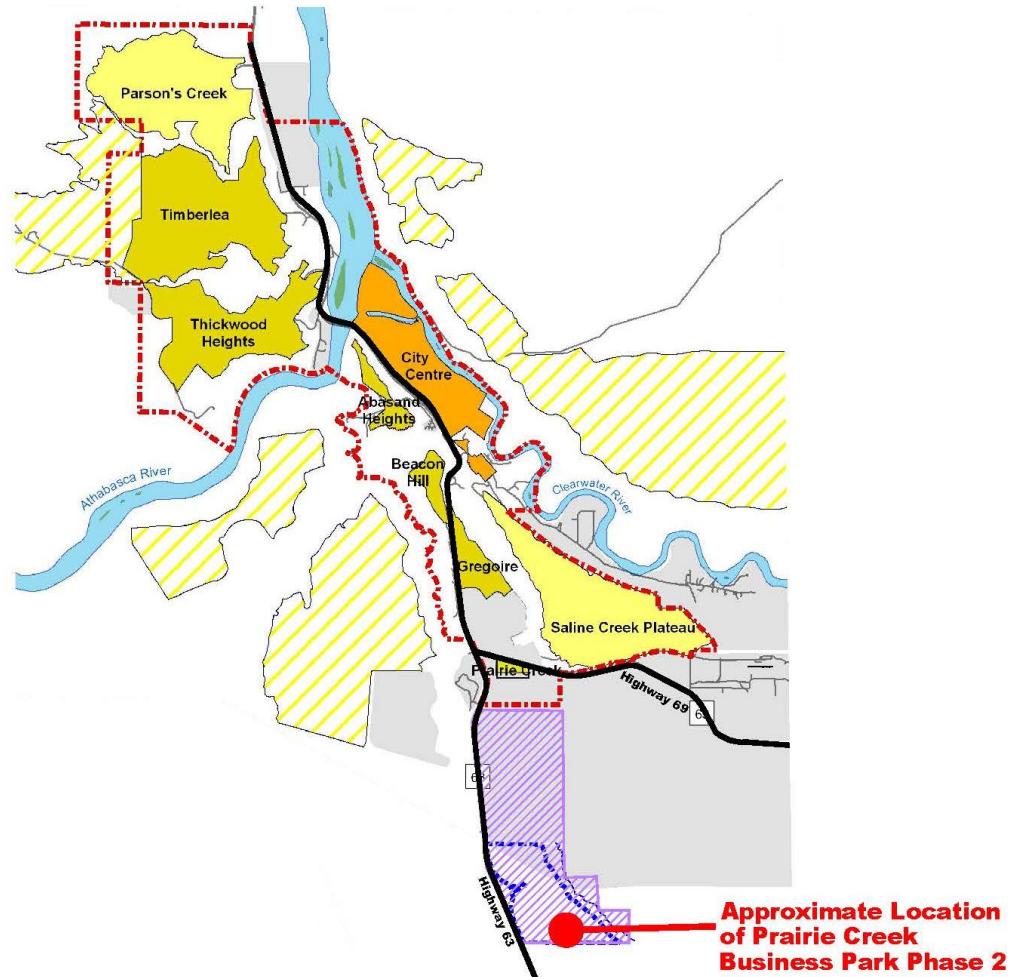
*Nathan Petherick, RPP, MCIP
B & A Planning Group*

Our Request

- That RMWB Council amend the 2016 proposed capital budget to include up to \$15 million dollars in funding to support the construction of the **south regional water supply line from the Mackenzie reservoir to the Southlands 1A future water reservoir** as per the approved RMWB water master servicing plan and detailed design nearing completion.

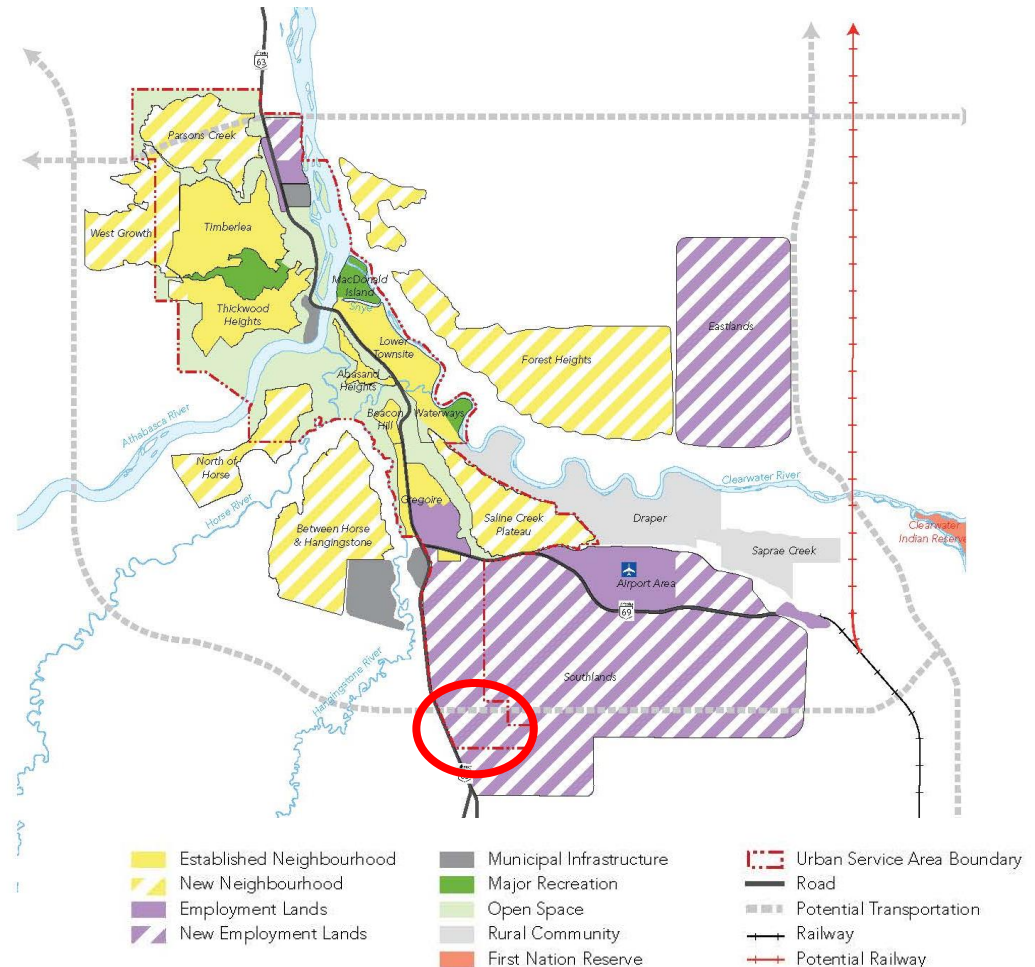
Context

- South of Highway No. 69
- Adjacent to Highway No. 63
- Included in Urban Service Area via OIC No. 332/2014
- **Strategic Plan Direction – Vibrant Economy - Initial development of PCBP by 2017**



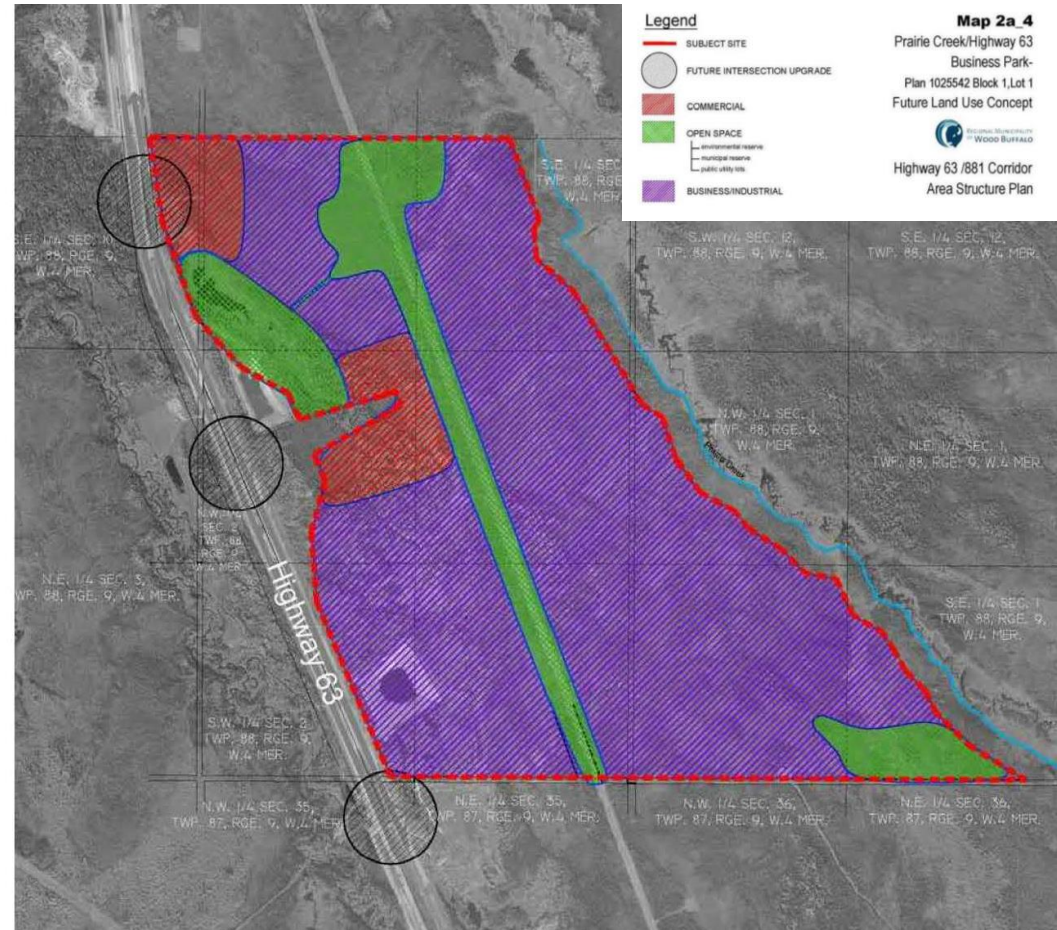
Municipal Development Plan

- Approved October 2011
- Identified as “New Employment Lands”
- Intended for:
 - Major Industry
 - Industrial Parks
 - Business Parks
 - Commercial Development



Amended Highway No. 63/881 ASP

- Approved 2012
- Identified as future industrial and commercial area
- Set stage for outline planning process



Outline Plan

- Approval - June 2013
- Amended - June 2015
- Key matters addressed:
 - Land Use
 - Parks and Open Space
 - Transportation Network
 - Road Standards
 - Utility Servicing
 - Stormwater Management
 - Transit Network
 - Emergency Response
 - Development Phasing



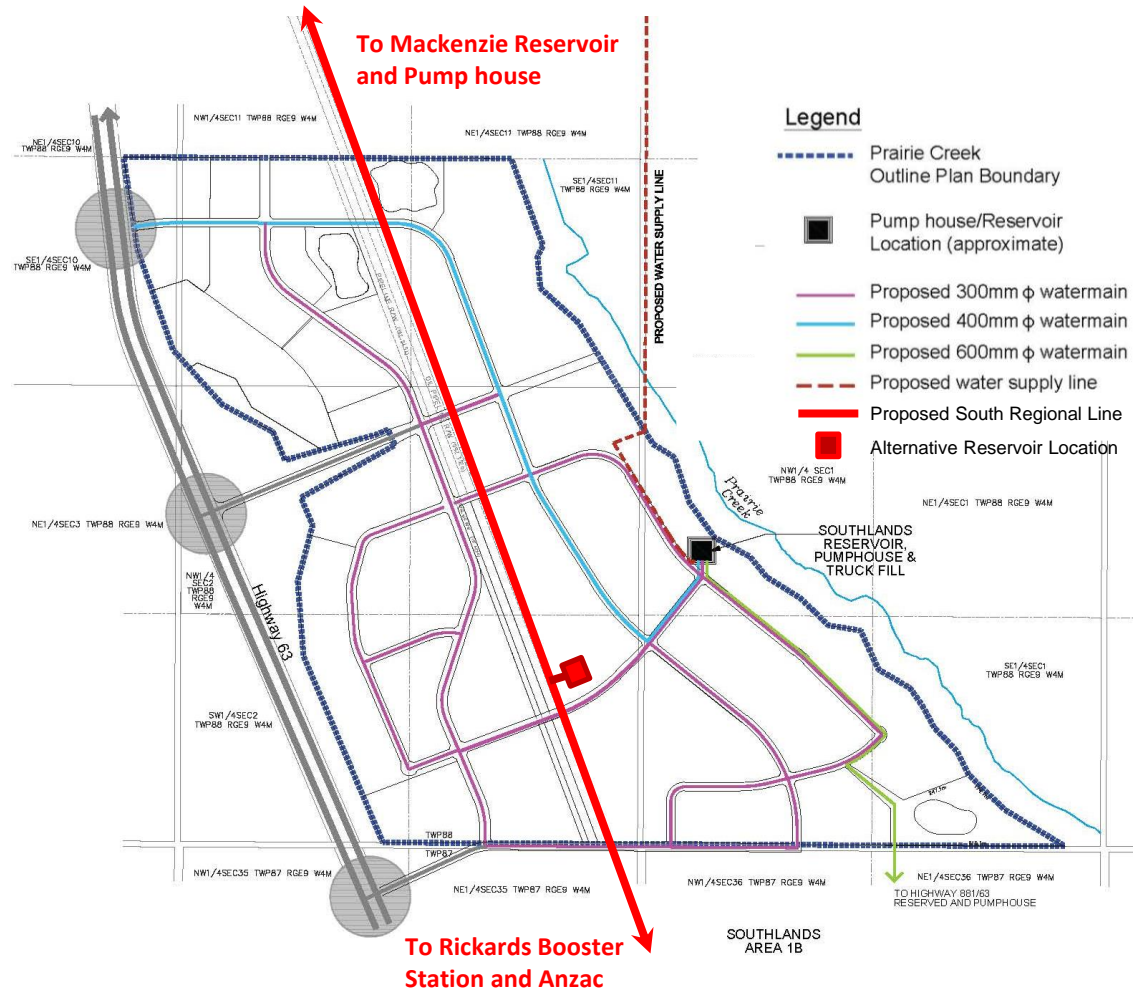
Alberta Transportation - MOA

- Approved October 2014
- Provides for:
 - Three (3) stages of development
 - Three (3) access points to Highway No. 63
 - Phased intersectional improvements
 - Stage 1 and Stage 2 approved subject to intersection design and roadside permit issuance
- Stage 1 Roadside Development Permit Issued by AT



Water Servicing

- Approved to tie into existing main at Highway No.69
- Construction of:
 - Dedicated main
 - Reservoir
 - Pump house
 - Truck fill station
 - Distribution system
- Water supply line under review due to initiation of SUC and SESL initiative



SUC and SESL Initiative

- Synergistic project
- 30 m AI URW acquisition through PCBP nearing completion
- Additional 20 m URW through PCBP offered
- Detailed design of SESL and balance of URW acquisition well advanced
- Recently advised (Nov. 26) that project unfunded as part of 2016 budget

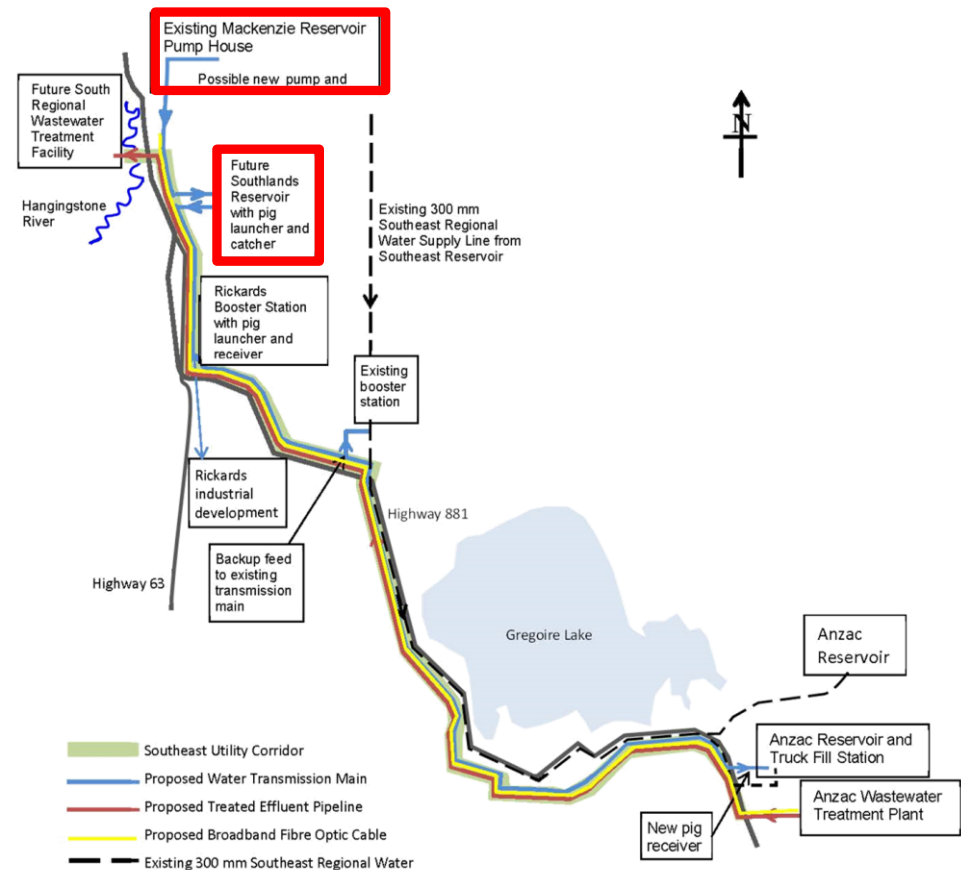
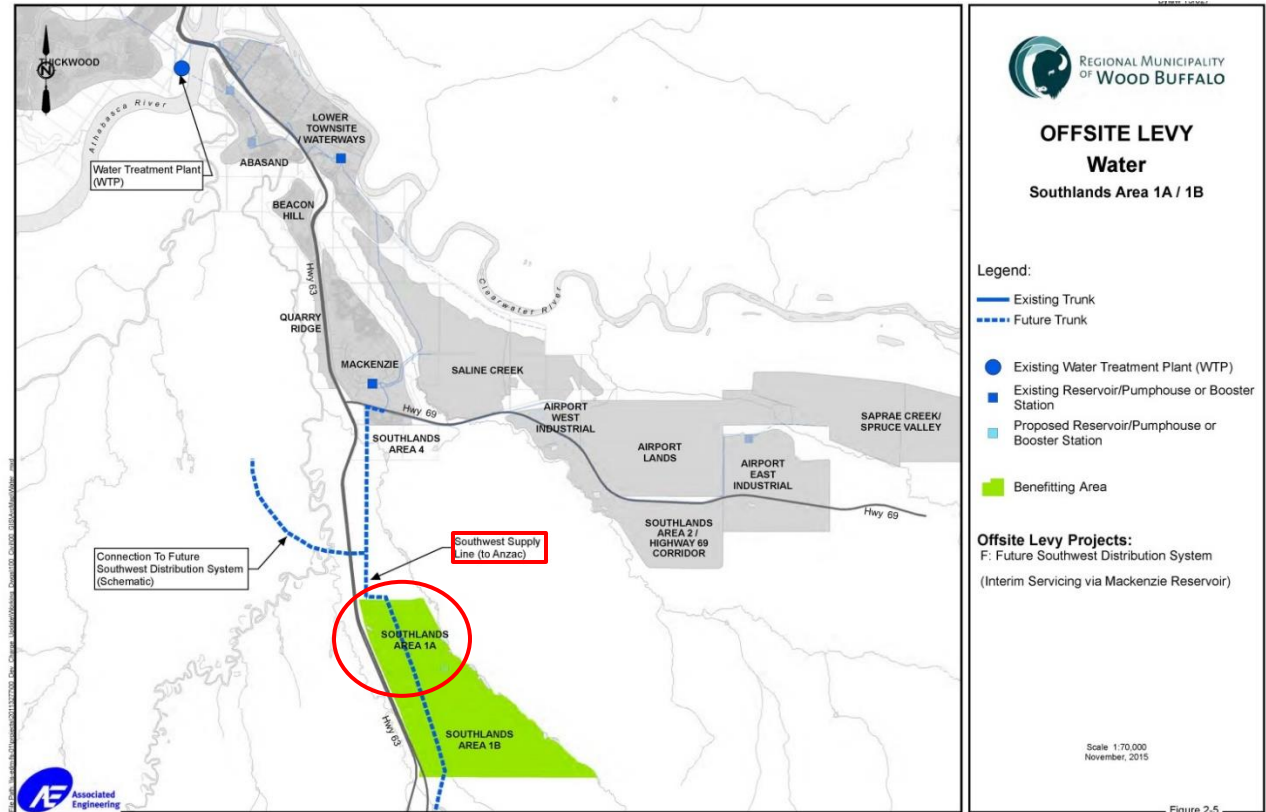


Figure 1.0-1: South East Water Supply Line 881 Project Overview

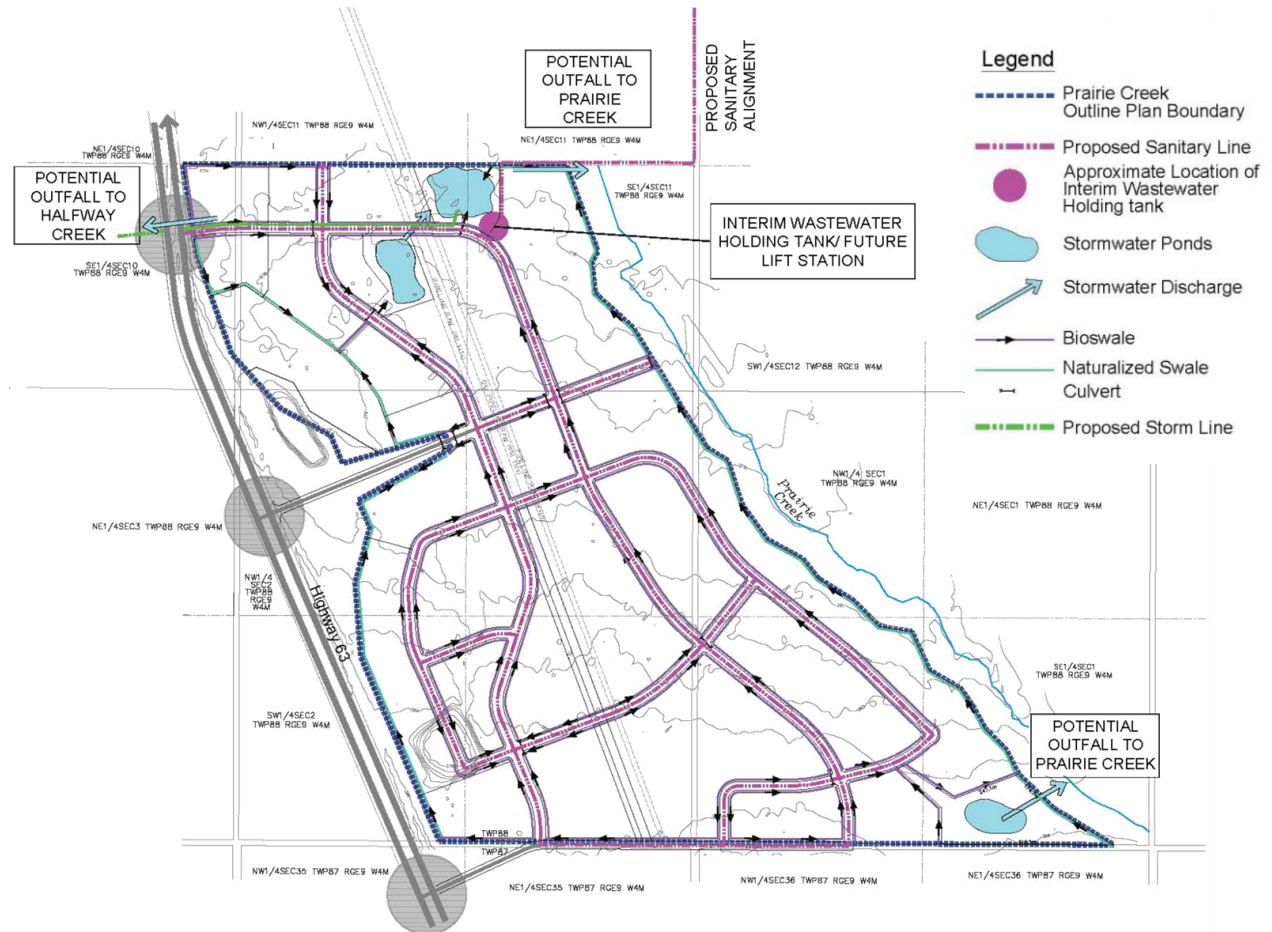
Proposed Off Site Levy Bylaw

- Based on approved water master servicing plan
- Includes south regional supply line as part of future southwest distribution system
- Subject to Council Approval January 2016



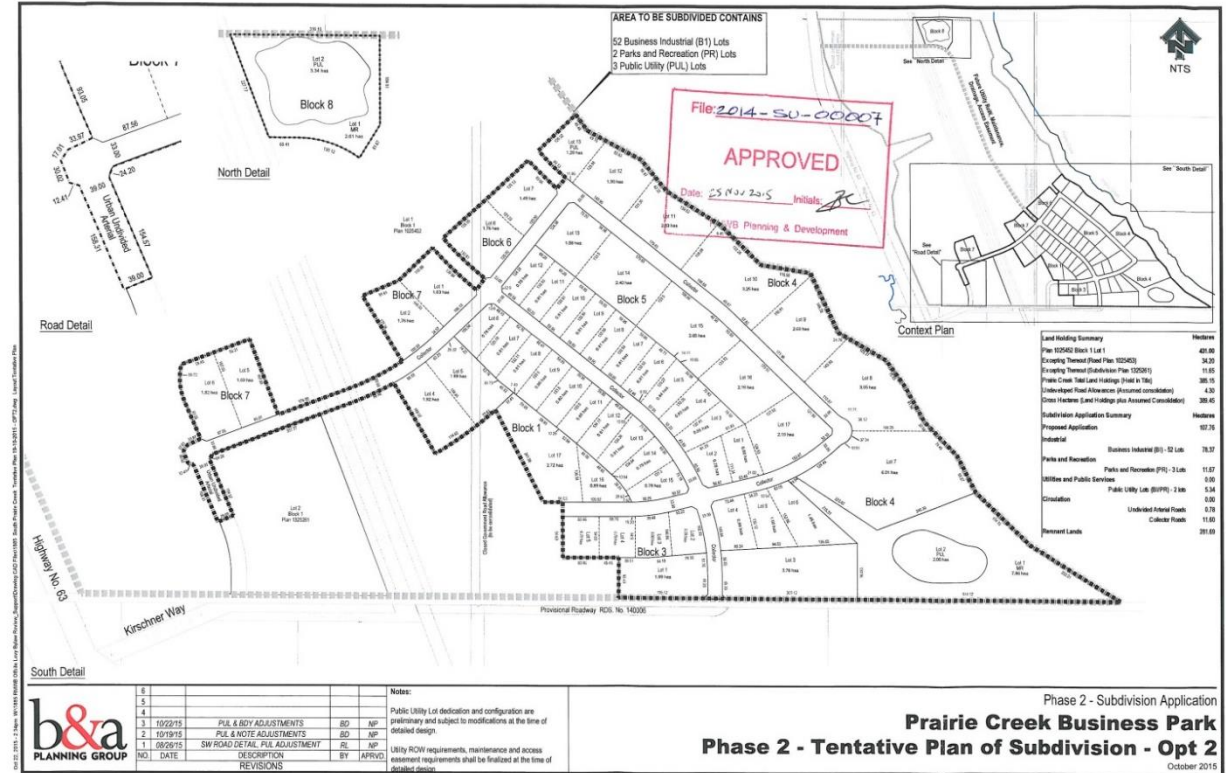
Sanitary Servicing

- Proposed tie into existing sanitary main through Saline Creek Plateau
- Construction of the following:
 - Lift Station
 - Force Main
 - Collection system



Phase 2 Approvals

- Zoning – July 2015
- Subdivision – November 2015
- Overview:
 - Fifty two (52) business industrial parcels
 - Three (3) public utility parcels
 - Two (2) municipal reserve parcels
 - Internal road dedication



Development Context – Looking East



Financial Summary (Phase 1 & 2)

- Significant capital investment required to advance project
- Seeking collaborative infrastructure synergies with RMWB
- Significant levies, assessment and taxation benefits

Pacific Infrastructure Investment	\$77.13 million
RMWB Infrastructure Investment requested	\$15 million
Off Site Levies – Water (\$2,082 per capita)	\$9.5 million
Off Site Levies – Sanitary (\$952 per capita)	\$4.4 million
Tax Generation / Year	\$9.7 million

Summary Rationale

- **Comprehensive Approvals:**

- Municipal Development Plan (October 2011)
- Highway 63/881 ASP (November 2012)
- Initial Outline Plan (June 2013)
- Amended Outline Plan (June 2015)
- Phase 2 Zoning (July 2015)
- Phase 2 Subdivision (November 2015)
- *All key approvals in place and secured*

- **Technically Supported:**

- Biophysical Assessment
- Environmental Site Assessment
- Geotechnical Investigation(s)
- Servicing Analysis/Design Brief
- Traffic Impact Assessment(s)
- *No technical constraints*

Market Readiness:

- Business industrial use
- Range of parcel sizes
- Appropriate infrastructure
- Affordable land for end users
- Aligns with RMWB strategic plan
- *Addresses market need as defined*

Fiscal Benefits:

- Significant capital investment
- Non residential assessment
- Municipal taxation revenue
- Significant Levy Contributions
- Synergistic infrastructure
- *Significant fiscal benefits*

Our Request

- That RMWB Council amend the 2016 proposed capital budget to include up to \$15 million dollars in funding to support the construction of the **south regional water supply line from the Mackenzie reservoir to the Southlands 1A future water reservoir** as per the approved RMWB water master servicing plan and detailed design nearing completion.



Subject: 2016 Capital Budget, 2017 - 2021 Capital Plan

APPROVALS:

Kola Oladimeji, Director
Elsie Hutton, Executive Director
Marcel Ulliac, Chief Administrative Officer

Administrative Recommendations:

1. THAT the 2016 Capital Budget in the amount of \$464,157,791 and \$492,128 Public Art Fund transfer totaling \$464,649,919 be approved as set out in Attachment 1, 2016 Capital Budget, dated December 8, 2015, as follows:

Capital Infrastructure Reserve	\$ 373,628,022
Debenture Financing	51,707,690
Grants	38,995,275
Others (Offsite Levy/Developer Charges etc.)	318,932
Total	<u>\$ 464,649,919</u>

2. THAT the net budget reduction on multi-year projects in progress totaling \$72,800,291 as set out on Attachment 2, 2016 Capital Budget – Multi-Year Projects – In Progress – Cash Flow Changes, dated December 8, 2015, be approved.
3. THAT the new multi-year projects totaling \$150,159,303 as set out on Attachment 3, 2016 Capital Budget New Multi-Year Projects – Cash Flow, dated December 8, 2015, be approved.
4. THAT the cash flow on multi-year projects totaling \$552,261,753 as set out on Attachment 4, 2017 - 2021 Capital Plan – Multi-Year Projects – Cash Flow – Funded, dated December 8, 2015, be approved.

Summary:

The 2016 Capital Budget, 2017 - 2021 Capital Plan was presented to Council on November 3, 2015. Council budget workshops were held on November 4, 5, 6 and 9, 2015 to review, discuss and prioritize the Municipality's requirements, which included new, multi-year and in progress capital projects for the upcoming five year period.

The four day Council budget workshops resulted in resolutions amending the proposed budget and those amendments are now reflected in this final proposed budget for Council approval.

Background:

The four day Council budget workshops were open to the public and available via live web streaming on the municipal website.

The Strategic Plan and 2015 – 2017 Fiscal Management Strategy and other key planning documents provided data that drove budget development. Funding for the 2016 Capital Budget includes approved grant funding and off site levies applied to eligible projects, followed by allocation of Capital Infrastructure Reserve funds. Subsequent to budget approval, additional grant funding will continue to be sought which may result in capital budget amendments. Debt financing was then applied ensuring the Municipality remains within the Debt Management Policy limit of 85%. In addition, the philosophy of maintaining a minimum uncommitted balance of \$50M in the Capital Infrastructure Reserve was maintained.

Attachment 5 is the listing of the unresourced (unfunded) 2016 – 2021 Capital Plan which are growth-related projects and potential Alternative Capital Financing (ACF) Projects. The ACF projects do not impact 2016 as they remain unfunded. The growth-related projects will be reevaluated once updated population projections are completed.

Attachment 6 is also the listing of the unresourced (unfunded) 2016 – 2021 Capital Plan. The projects are not required to maintain current service levels or business continuity. Unfunded 2016 capital projects will serve as a prioritization benchmark throughout the year if new projects are proposed for approval.

The 2016-2021 unresourced (unfunded) capital projects in Attachments 5 and 6 are included for planning purposes and therefore no approval is required. The project lists remain unfunded and will serve as reference for future capital budget reviews.

Budget/Financial Implications:

The Budget/Financial implications are as follows:

- Capital Budget funding of \$464,157,791 for 2016 and \$552,261,753 for 2017 - 2021 totaling \$1,016,419,544 for all the 2016 and multi-year approved funded capital plan.
- Public Art funding of \$492,128 for 2016 per the Municipal Public Art Policy approved on July 9, 2014.

Rationale for Recommendations:

The 2016 Capital Budget of \$464,157,791, excluding Public Art, are for projects required to maintain the current service levels, business continuity and specific resolutions approved by Council during budget workshops. These projects can be categorized into:

Public Facilities	\$ 270,833,690	58%
Recreation and Culture	51,505,902	11%
Transportation	<u>141,818,199</u>	31%
Total	<u>\$ 464,157,791</u>	

The Capital Budget continues to be a very dynamic document as priorities, funding, capital estimates and timing of infrastructure change. Thus, capital budget amendments are expected to most effectively allocate the Municipality's financial and human resources.

Strategic Plan Linkage:

Pillar 1 – Building Responsible Government

Attachments:

1. 2016 Capital Budget
2. 2016 Capital Budget Changes – Multi-Year Projects – In Progress – Cash Flow changes
3. 2016 Capital Budget New Multi-Year Projects – Cash Flow
4. 2017 - 2021 Capital Plan – Multi-Year Projects – Cash Flow – Funded
5. 2016 - 2021 Capital Plan, Population & Service Growth Projects (Unfunded)
6. 2016 - 2021 Capital Plan – Unresourced (Unfunded)

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Equipment Purchases
Approved in a prior year (carry forward), no future budget request
Population & Service Level Growth - Unresourced

#	Major Category	Budget Approval Year	Project Name	Total Annual Budget (not including Public Art)	Public Art 2016	2016 Request (Incl. Public Art)	2016 Funding Source(s)	Provincial Grants	Federal Grants	Reserve	Offsite Levy / Developer Charges	Debenture Financing
1	Recreation & Culture	2014	Active Transportation Trail 2014-2016 Construction	\$ 6,500,000	\$ -	\$ 6,500,000	CIR	\$ -	\$ -	\$ 6,500,000	\$ -	\$ -
2	Public Facilities	2015	Anzac Fire Hall - Construction	7,000,000	-	7,000,000	CIR	-	-	7,000,000	-	-
3	Public Facilities	2007	Anzac WWTP & Effluent Pipeline - Construction	8,000,000	-	8,000,000	GRANT	8,000,000	-	-	-	-
4	Public Facilities	2014	Building Life Cycle 2014-2016	1,679,400	-	1,679,400	CIR	-	-	1,679,400	-	-
5	Transportation	2014	Christina River Bridge - Construction	1,500,000	-	1,500,000	CIR	-	-	1,500,000	-	-
6	Recreation & Culture	2014	Clearwater Park System (Riverside Park System) - Remediation	500,000	-	500,000	CIR	-	-	500,000	-	-
7	Public Facilities	2012	Confederation Way Sanitary Sewer Bypass	11,000,000	-	11,000,000	CIR/GRANT	-	6,000,000	5,000,000	-	-
8	Recreation & Culture	2013	Conklin Multiplex - Construction	10,000,000	-	10,000,000	DEBT	-	-	-	-	10,000,000
9	Public Facilities	2006	Enterprise Information Management (EIM)	120,000	-	120,000	CIR	-	-	120,000	-	-
10	Public Facilities	2014	Flood Mitigation - Construction	18,000,000	-	18,000,000	CIR/DEBT	-	-	2,700,000	-	15,300,000
11	Public Facilities	2014	Flood Mitigation - Predesign/Design	1,651,000	-	1,651,000	CIR	-	-	1,651,000	-	-
12	Public Facilities	2014	Fort Chipewyan Animal Control Centre	2,580,000	13,900	2,593,900	CIR	-	-	2,580,000	-	-
13	Recreation & Culture	2013	Fort Chipewyan Swimming Pool - Construction	10,473,100	-	10,473,100	CIR	-	-	10,473,100	-	-
14	Public Facilities	2014	Fort Chipewyan WTP Expansion - Construction	10,000,000	-	10,000,000	CIR	-	-	10,000,000	-	-
15	Public Facilities	2015	Fort McKay Fire Hall - Construction	8,760,000	-	8,760,000	CIR	-	-	8,760,000	-	-
16	Public Facilities	2014	Fort McMurray Animal Control Centre	2,636,950	-	2,636,950	CIR	-	-	2,636,950	-	-
17	Transportation	2013	Fort Chipewyan Richardson River Bridge Replacement – Construction	4,000,000	-	4,000,000	CIR/DEBT	-	-	400,000	-	3,600,000
18	Public Facilities	2014	Jubilee Center Reno/Construction 2014 - 2016	1,962,640	-	1,962,640	CIR	-	-	1,962,640	-	-
19	Public Facilities	2008	Lift Station Upgrades (South)	4,000,000	-	4,000,000	CIR	-	-	4,000,000	-	-
20	Public Facilities	2015	MacKenzie Blvd Lift Station Diversion & Sewer Upgrade - Construction	5,150,000	-	5,150,000	CIR	-	-	5,150,000	-	-
21	Recreation & Culture	2014	Northside Multi-Use Facility - Phase 1 (Twin Arenas)	2,957,690	-	2,957,690	DEBT	-	-	-	-	2,957,690
22	Transportation	2008	Prairie Loop Boulevard	21,121,600	-	21,121,600	CIR/LEVY/DEBT	-	-	952,668	318,932	19,850,000
23	Public Facilities	2015	Regional Landfill Cell 4 - Construction	4,000,000	-	4,000,000	CIR	-	-	4,000,000	-	-
24	Transportation	2015	Rural Infrastructure Rehabilitation 2015-2017 - Construction	19,000,000	-	19,000,000	CIR	-	-	19,000,000	-	-
25	Public Facilities	2014	Rural Water and Sewer Servicing - Construction	45,425,000	-	45,425,000	CIR	-	-	45,425,000	-	-
26	Public Facilities	2014	Southwest Water Supply Line Phase 1 - Construction	8,000,000	-	8,000,000	CIR	-	-	8,000,000	-	-
27	Transportation	2014	Specialized Transit Bus Purchases Additions 2014-2017	215,000	-	215,000	CIR	-	-	215,000	-	-
28	Transportation	2015	Traffic Signal Rehabilitation 2015-2016	300,000	-	300,000	CIR	-	-	300,000	-	-
29	Transportation	2015	Transit Bus Additions/Replacements 2015	8,320,000	-	8,320,000	CIR/GRANT	5,546,667	-	2,773,333	-	-
30	Transportation	2014	Transit Bus Lifecycle Refurbish Program 2014-2020	576,000	-	576,000	CIR	-	-	576,000	-	-
31	Transportation	2013	Transit Facility Construction Green Trip Project	843,999	-	843,999	CIR/GRANT	562,666	-	281,333	-	-
32	Transportation	2014	Urban Infrastructure Rehabilitation 2014-2016 - Construction	80,000,000	-	80,000,000	CIR/GRANT	18,385,942	-	61,614,058	-	-
33	Recreation & Culture	2014	Vista Ridge 2014 - 2016 Capital Grant	1,150,000	-	1,150,000	CIR	-	-	1,150,000	-	-
34	Recreation & Culture	2014	Waterways & Horse Pasture Park - Construction	8,000,000	-	8,000,000	CIR	-	-	8,000,000	-	-
Subtotal: Other than first year of a multi-year project				\$ 315,422,379	\$ 13,900	\$ 315,436,279		\$ 32,495,275	\$ 6,000,000	\$ 224,900,482	\$ 318,932	\$ 51,707,690

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Equipment Purchases
Approved in a prior year (carry forward), no future budget request
Population & Service Level Growth - Unresourced

#	Major Category	Budget Approval Year	Project Name	Total Annual Budget (not including Public Art)	Public Art 2016	2016 Request (Incl. Public Art)	2016 Funding Source(s)	Provincial Grants	Federal Grants	Reserve	Offsite Levy / Developer Charges	Debenture Financing
35	Public Facilities	2016	Abasand Pump House Upgrade - Construction	\$ 4,848,000	\$ 60,000	\$ 4,908,000	CIR	\$ -	\$ -	\$ 4,848,000	\$ -	\$ -
36	Public Facilities	2016	Building Security Infrastructure Upgrades	1,874,646	-	1,874,646	CIR	-	-	1,874,646	-	-
37	Public Facilities	2016	Confederation Way Sanitary Sewer Phase 2 - Construction	28,800,000	216,000	29,016,000	CIR	-	-	28,800,000	-	-
38	Public Facilities	2016	Fort McMurray WWTP Process Improvements - Construction	18,000,000	-	18,000,000	CIR	-	-	18,000,000	-	-
39	Public Facilities	2016	Grayling Terrace Lift Station - Construction	12,360,000	-	12,360,000	CIR	-	-	12,360,000	-	-
40	Public Facilities	2016	Mills Avenue Stormwater Management - Construction	7,000,000	65,000	7,065,000	CIR	-	-	7,000,000	-	-
41	Public Facilities	2016	Parson's Creek Fire Hall 6 - Construction	7,320,000	87,000	7,407,000	CIR	-	-	7,320,000	-	-
42	Transportation	2016	Urban Infrastructure Rehabilitation 2016-2018 - Design	1,500,000	-	1,500,000	CIR	-	-	1,500,000	-	-
Subtotal: First year of a multi-year project				\$ 81,702,646	\$ 428,000	\$ 82,130,646		\$ -	\$ -	\$ 81,702,646	\$ -	\$ -
43	Public Facilities	2016	911 Dispatch - IT Disaster Recovery	\$ 585,276	\$ -	\$ 585,276	CIR/GRANT	\$ 500,000	\$ -	\$ 85,276	\$ -	\$ -
44	Public Facilities	2016	Abasand Pump House and Reservoir Upgrade - Design	375,000	-	375,000	CIR	-	-	375,000	-	-
45	Recreation & Culture	2016	Community Entrance Feature Signs	372,000	-	372,000	CIR	-	-	372,000	-	-
46	Recreation & Culture	2016	Doug Barnes Cabin Expansion - Construction	2,600,000	13,000	2,613,000	CIR	-	-	2,600,000	-	-
47	Recreation & Culture	2016	Fort Chipewyan Baseball Bleacher Replacements	72,000	-	72,000	CIR	-	-	72,000	-	-
48	Public Facilities	2016	Fort MacKay Sewage Lagoon Upgrade - Design	500,000		500,000	CIR	-	-	500,000	-	-
49	Public Facilities	2016	Fort MacKay Sewage Lagoon Upgrade - Predesign	100,000		100,000	CIR	-	-	100,000	-	-
50	Public Facilities	2016	Fort McMurray WTP Upgrades - Design	150,000	-	150,000	CIR	-	-	150,000	-	-
51	Recreation & Culture	2016	Gregoire Lake Estates Trail & Skate Park - Design	60,000	-	60,000	CIR	-	-	60,000	-	-
52	Public Facilities	2016	IAS Infrastructure Upgrades	1,810,000	-	1,810,000	CIR	-	-	1,810,000	-	-
53	Public Facilities	2016	Information Security Program	1,120,800	-	1,120,800	CIR	-	-	1,120,800	-	-
54	Transportation	2016	Intersection Improvements at Thickwood Blvd and Confederation Way	801,600	-	801,600	CIR	-	-	801,600	-	-
55	Public Facilities	2016	Janvier WTP Electrical/Mechanical Upgrades - Design	300,000	-	300,000	CIR	-	-	300,000	-	-
56	Transportation	2016	King Street Bridge Rehabilitation	3,240,000	-	3,240,000	CIR	-	-	3,240,000	-	-
57	Land	2016	Land Acquisition 2016	10,936,500	-	10,936,500	CIR	-	-	10,936,500	-	-
58	Public Facilities	2016	Legislative Management System Replacement	264,000	-	264,000	CIR	-	-	264,000	-	-
59	Recreation & Culture	2016	MacDonald Island Park Parking	4,550,000	-	4,550,000	CIR	-	-	4,550,000	-	-
60	Recreation & Culture	2016	MacDonald Island Park Sustaining Capital Grant	3,407,112	-	3,407,112	CIR	-	-	3,407,112	-	-
61	Public Facilities	2016	MacDonald to 4-Way Chamber Supply Line - Design	1,500,000	7,500	1,507,500	CIR	-	-	1,500,000	-	-
62	Public Facilities	2016	MacKenzie Stormwater Management - Design	2,000,000	10,000	2,010,000	CIR	-	-	2,000,000	-	-
63	Public Facilities	2016	Regional Landfill Cell 5 - Design	400,000	-	400,000	CIR	-	-	400,000	-	-
64	Public Facilities	2016	Regional Landfill Cell 5 - Predesign	400,000	-	400,000	CIR	-	-	400,000	-	-
65	Public Facilities	2016	River Intake - Design	125,000	-	125,000	CIR	-	-	125,000	-	-
66	Public Facilities	2016	River Intake - Predesign	100,000	-	100,000	CIR	-	-	100,000	-	-
67	Recreation & Culture	2016	Rural Community Placemaking Fort MacKay - Design	110,000	-	110,000	CIR	-	-	110,000	-	-
68	Public Facilities	2016	Saprae Creek Community Hall - PreDesign/Design	500,000		500,000	CIR	-	-	500,000	-	-
69	Public Facilities	2016	Saprae Creek Fire Hall Expansion	3,945,600	19,728	3,965,328	CIR	-	-	3,945,600	-	-
70	Transportation	2016	Snow Disposal Site - PreDesign	400,000	-	400,000	CIR	-	-	400,000	-	-
71	Public Facilities	2016	Stonecreek Drainage - Construction	5,000,000	-	5,000,000	CIR	-	-	5,000,000	-	-
72	Public Facilities	2016	Stonecreek Drainage - Design	300,000	-	300,000	CIR	-	-	300,000	-	-
73	Public Facilities	2016	Willow Square - Aging in Place(GRANT)	10,500,000	-	10,500,000	CIR	-	-	10,500,000	-	-
Subtotal: Single year project				\$ 56,524,888	\$ 50,228	\$ 56,575,116		\$ 500,000	\$ -	\$ 56,024,888	\$ -	\$ -
74	Public Facilities	2016	Life-Pak 15 Replacements	\$ 55,000	\$ -	\$ 55,000	CIR	\$ -	\$ -	\$ 55,000	\$ -	\$ -
75	Public Facilities	2016	Automated River Monitoring	235,000	-	235,000	CIR	-	-	235,000	-	-

Regional Municipality of Wood Buffalo
2016 Capital Budget Changes - Multi-Year Projects - In Progress - Cash Flow Changes
December 8, 2015

Legend
Approved in a prior year (carry forward), no future budget request
Other than first year of a multi-year project
Single year project

Attachment 2

#	Project Name	2015 & Prior	2016 Request	2017 Request	2018 Request	2019 Request	2020 Request	2021+	Total Budget All years
A - Original budget/cashflow as approved by Council & Fiscal Policy									
A.1. Ongoing multi year projects with no cashflow changes									
1	Active Transportation Trail 2014-2016- Construction	\$ 2,500,000	\$ 6,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000,000
2	Anzac WWTP & Effluent Pipeline	43,439,588	8,000,000	-	-	-	-	-	51,439,588
3	Christina River Bridge - Construction	500,000	1,500,000	-	-	-	-	-	2,000,000
4	Confederation Way Sanitary Sewer Bypass - Construction	17,000,000	11,000,000	-	-	-	-	-	28,000,000
5	Doug Barnes Cabin Expansion - Construction	-	2,600,000	-	-	-	-	-	2,600,000
6	Fort Chipewyan Swimming Pool - Construction	26,000,000	10,473,100	-	-	-	-	-	36,473,100
7	Fort Chipewyan WTP Expansion - Construction	15,000,000	10,000,000	8,700,000	3,300,000	-	-	-	37,000,000
8	Fort MacKay Sewage Lagoon Upgrade - Design	-	500,000	-	-	-	-	-	500,000
9	Fort MacKay Sewage Lagoon Upgrade - Predesign	-	100,000	-	-	-	-	-	100,000
10	Fort MacKay Fire Hall - Construction	-	8,760,000	6,240,000	-	-	-	-	15,000,000
11	Fort Chipewyan Richardson River Bridge Replacement - Construction	1,000,000	4,000,000	3,160,000	-	-	-	-	8,160,000
12	Lift Station Upgrades (South)	24,731,680	4,000,000	-	-	-	-	-	28,731,680
13	Northside Multi-Use Facility - Phase 1 (Twin Arenas)	31,542,310	2,957,690	-	-	-	-	-	34,500,000
14	Prairie Loop Boulevard	54,773,167	21,121,600	22,806,800	-	-	-	-	98,701,567
15	Southwest Water Supply Line Phase 1 - Construction	27,000,000	8,000,000	-	-	-	-	-	35,000,000
16	Traffic Signal Rehabilitation 2015-2016	200,000	300,000	-	-	-	-	-	500,000
17	Transit Bus Additions/Replacements 2015	4,160,000	8,320,000	-	-	-	-	-	12,480,000
18	Urban Infrastructure Rehabilitation Program 2014-2016 - Construction	95,000,000	80,000,000	-	-	-	-	-	175,000,000
19	Vista Ridge 2014-2016 Capital Grant	12,035,000	1,150,000	-	-	-	-	-	13,185,000
20	Waterways & Horse Pasture Park - Construction	3,371,000	8,000,000	-	-	-	-	-	11,371,000
Subtotal		\$ 358,252,745	\$ 197,282,390	\$ 40,906,800	\$ 3,300,000	\$ -	\$ -	\$ -	\$ 599,741,935

A.2. Ongoing multi year projects with cashflow changes									
21	Anzac Fire Hall - Construction	\$ 4,000,000.00	\$ 8,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000
22	Building Life Cycle 2014-2016	3,419,000	187,000	1,648,000	10,850,000	1,236,000	-	-	17,340,000
23	Clearwater Park System (Riverside Park System) - Construction	130,000	4,908,000	5,000,000	23,529,000	-	-	-	33,567,000
24	Clearwater Park System (Riverside Park System) - Remediation	8,620,000	5,000,000	6,500,000	680,000	-	-	-	20,800,000
25	Conklin Multiplex - Construction	16,500,000	25,000,000	8,500,000	-	-	-	-	50,000,000
26	Enterprise Information Management	3,497,069	250,000	-	-	-	-	-	3,747,069
27	Enterprise Resource Planning	29,868,042	9,081,479	-	-	-	-	-	38,949,521
28	Flood Mitigation - Construction	3,642,419	34,957,581	63,500,000	97,600,000	-	-	-	199,700,000
29	Flood Mitigation - Predesign/Design	1,136,485	5,863,515	2,800,000	-	-	-	-	9,800,000
30	Fort Chipewyan Animal Control Centre	200,000	3,300,000	-	-	-	-	-	3,500,000
31	Fort McMurray Animal Control Centre	3,500,000	-	-	-	-	-	-	3,500,000
32	Jubilee Centre Renovation/Construction 2014-2015	12,820,000	2,290,000	-	-	-	-	-	15,110,000
33	Land Acquisition 2013-2014	57,679,873	-	-	-	-	-	-	57,679,873

Legend
Approved in a prior year (carry forward), no future budget request
Other than first year of a multi-year project
Single year project

#	Project Name	2015 & Prior	2016 Request	2017 Request	2018 Request	2019 Request	2020 Request	2021+	Total Budget All years
34	MacKenzie Blvd Lift Station Diversion & Sewer Upgrade - Construction	15,150,000	15,150,000	-	-	-	-	-	30,300,000
35	Regional Landfill Cell 4 - Construction	3,400,000	3,000,000	1,000,000	-	-	-	-	7,400,000
36	Road B at Saline Creek - Construction	-	5,000,000	7,000,000	-	-	-	-	12,000,000
37	Rural Infrastructure Rehabilitation 2015-2017 - Construction	16,000,000	27,000,000	27,000,000	-	-	-	-	70,000,000
38	Rural Water & Sewer Servicing - Construction	15,250,000	30,000,000	45,000,000	30,000,000	30,000,000	-	-	150,250,000
39	Specialized Transit Bus Purchases Additions 2014-2017	173,000	-	219,000	446,000	228,000	-	-	1,066,000
40	Transit Bus Lifecycle Refurbish Program 2014-2020	841,500	1,324,000	1,119,000	448,000	559,000	-	-	4,291,500
41	Transit Facility Construction Green Trip Project	11,143,501	28,495,999	14,248,000	-	-	-	-	53,887,500
Subtotal		\$ 206,970,889	\$ 208,807,574	\$ 183,534,000	\$ 163,553,000	\$ 32,023,000	\$ -	\$ -	\$ 794,888,463

A.3. Ongoing multi year projects not requiring funds in 2016

42	Fort McMurray WWTP Process Improvements - Predesign/Design	\$ 4,330,000	\$ 1,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,030,000
43	Northern Utility Corridor - Predesign	1,500,000	6,000,000	4,500,000	-	-	-	-	12,000,000
44	Rural Water & Sewer Servicing - Predesign & Design	9,750,000	6,000,000	-	-	-	-	-	15,750,000
45	South Regional Wastewater Treatment Plant - Predesign	3,000,000	-	-	-	-	-	-	3,000,000
46	Transit Terminal Northside	4,000,000	3,500,000	-	-	-	-	-	7,500,000
Subtotal		\$ 22,580,000	\$ 17,200,000	\$ 4,500,000	\$ -	\$ -	\$ -	\$ -	\$ 44,280,000
Total Original Budget		\$ 587,803,634	\$ 423,289,964	\$ 228,940,800	\$ 166,853,000	\$ 32,023,000	\$ -	\$ -	\$ 1,438,910,398

B - Revised budget/cashflow

B.1. Ongoing multi year projects with no cashflow changes

1	Active Transportation Trail 2014-2016 - Construction	\$ 2,500,000	\$ 6,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000,000
2	Anzac WWTP & Effluent Pipeline	43,439,588	8,000,000	-	-	-	-	-	51,439,588
3	Christina River Bridge - Construction	500,000	1,500,000	-	-	-	-	-	2,000,000
4	Confederation Way Sanitary Sewer Bypass - Construction	17,000,000	11,000,000	-	-	-	-	-	28,000,000
5	Doug Barnes Cabin Expansion - Construction	-	2,600,000	-	-	-	-	-	2,600,000
6	Fort Chipewyan Swimming Pool - Construction	26,000,000	10,473,100	-	-	-	-	-	36,473,100
7	Fort Chipewyan WTP Expansion - Construction	15,000,000	10,000,000	8,700,000	3,300,000	-	-	-	37,000,000
8	Fort MacKay Sewage Lagoon Upgrade - Design		500,000	-	-	-	-	-	500,000
9	Fort MacKay Sewage Lagoon Upgrade - Predesign		100,000	-	-	-	-	-	100,000
10	Fort MacKay Fire Hall - Construction	-	8,760,000	6,240,000	-	-	-	-	15,000,000
11	Fort Chipewyan Richardson River Bridge Replacements - Construction	1,000,000	4,000,000	3,160,000	-	-	-	-	8,160,000
12	Lift Station Upgrades (South)	24,731,680	4,000,000	-	-	-	-	-	28,731,680
13	Northside Multi-Use Facility - Phase 1 (Twin Arenas)	31,542,310	2,957,690	-	-	-	-	-	34,500,000
14	Prairie Loop Boulevard	54,773,167	21,121,600	22,806,800	-	-	-	-	98,701,567
15	Southwest Water Supply Line Phase 1 - Construction	27,000,000	8,000,000	-	-	-	-	-	35,000,000
16	Traffic Signal Rehabilitation 2015-2016	200,000	300,000	-	-	-	-	-	500,000
17	Transit Bus Additions/Replacements 2015	4,160,000	8,320,000	-	-	-	-	-	12,480,000
18	Urban Infrastructure Rehabilitation Program 2014-2016 - Construction	95,000,000	80,000,000	-	-	-	-	-	175,000,000
19	Vista Ridge 2014-2016 Capital Grant	12,035,000	1,150,000	-	-	-	-	-	13,185,000
20	Waterways & Horse Pasture Park - Construction	3,371,000	8,000,000	-	-	-	-	-	11,371,000
Subtotal		\$ 358,252,745	\$ 197,282,390	\$ 40,906,800	\$ 3,300,000	\$ -	\$ -	\$ -	\$ 599,741,935

Legend
Approved in a prior year (carry forward), no future budget request
Other than first year of a multi-year project
Single year project

#	Project Name	2015 & Prior	2016 Request	2017 Request	2018 Request	2019 Request	2020 Request	2021+	Total Budget All years
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B.2. Ongoing multi year projects with cashflow changes

21	Anzac Fire Hall - Construction	\$ 1,000,000	\$ 7,000,000	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000
22	Building Life Cycle 2014-2016	3,439,000	1,679,400	-	-	-	-	-	5,118,400
23	Clearwater Park System (Riverside Park System) - Construction	130,000	-	437,000	-	-	-	-	567,000
24	Clearwater Park System (Riverside Park System) - Remediation	8,620,000	500,000	11,000,000	680,000	-	-	-	20,800,000
25	Conklin Multiplex - Construction	16,500,000	10,000,000	15,000,000	8,500,000	-	-	-	50,000,000
26	Enterprise Information Management	3,497,069	120,000	132,000	-	-	-	-	3,749,069
27	Enterprise Resource Planning	29,868,042	-	5,000,000	1,500,000	-	-	-	36,368,042
28	Flood Mitigation - Construction	3,642,419	18,000,000	25,800,000	50,257,581	100,000,000	-	-	197,700,000
29	Flood Mitigation - Predesign/Design	1,136,485	1,651,000	4,900,000	2,112,515	-	-	-	9,800,000
30	Fort Chipewyan Animal Control Centre	200,000	2,593,900	-	-	-	-	-	2,793,900
31	Fort McMurray Animal Control Centre	99,050	3,400,950	-	-	-	-	-	3,500,000
32	Jubilee Centre Reno/Construction 2014-2016	11,147,826	1,962,640	-	-	-	-	-	13,110,466
33	Land Acquisition 2013-2014	37,679,873	-	-	-	-	-	-	37,679,873
34	MacKenzie Blvd Lift Station Diversion & Sewer Upgrade - Construction	15,150,000	5,150,000	10,000,000	-	-	-	-	30,300,000
35	Regional Landfill Cell 4 - Construction	3,400,000	4,000,000	-	-	-	-	-	7,400,000
36	Road B at Saline Creek - Construction	-	-	5,000,000	7,000,000	-	-	-	12,000,000
37	Rural Infrastructure Rehabilitation 2015-2017 - Construction	16,000,000	19,000,000	35,000,000	-	-	-	-	70,000,000
38	Rural Water & Sewer Servicing - Construction	15,250,000	45,425,000	75,925,000	55,925,000	27,475,000	-	-	220,000,000
39	Specialized Transit Bus Purchases Additions 2014-2017	173,000	215,000	877,200	-	-	-	-	1,265,200
40	Transit Bus Lifecycle Refurbish Program 2014-2020	841,500	576,000	576,000	576,000	576,000	576,000	-	3,721,500
41	Transit Facility Construction Green Trip Project	11,143,501	843,999	-	-	-	-	-	11,987,500
Subtotal		\$ 178,917,765	\$ 122,117,889	\$ 193,647,200	\$ 126,551,096	\$ 128,051,000	\$ 576,000	\$ -	\$ 749,860,950

B.3. Ongoing multi year projects not requiring funds in 2016

42	Fort McMurray WWTP Process Improvements - Predesign/Design	4,330,000	-	-	-	-	-	-	4,330,000
43	Northern Utility Corridor - Predesign	1,500,000	-	-	-	-	-	-	1,500,000
44	Rural Water & Sewer Servicing - Predesign & Design	9,750,000	-	-	-	-	-	-	9,750,000
45	South Regional Wastewater Treatment Plant - PreDesign	927,222	-	-	-	-	-	-	927,222
46	Transit Terminal Northside	-	-	-	-	-	-	-	-
Subtotal		\$ 16,507,222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,507,222
Total Revised Proposed Budget		\$ 553,677,732	\$ 319,400,279	\$ 234,554,000	\$ 129,851,096	\$ 128,051,000	\$ 576,000	\$ -	\$ 1,366,110,107
Net Increase (Decrease) (B - A)		\$ (34,125,902)	\$ (103,889,685)	\$ 5,613,200	\$ (37,001,904)	\$ 96,028,000	\$ 576,000	\$ -	\$ (72,800,291)

Regional Municipality of Wood Buffalo
2016 Capital Budget New Multi-Year Projects - Cash Flow
December 8, 2015

Attachment 3

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Equipment Purchases
Approved in a prior year (carry forward), no future budget request
Population & Service Level Growth - Unresourced

		2016 Capital Request (not including Public Art)									
#	Project Name		Public Art 2016	2016 Request	2017 Request	2018 Request	2019 Request	2020 Request	Thereafter (2021+)	Budget Change	Total Budget All Years (Incl. Public Art)
1	Abasand Pump House Upgrade - Construction	\$ 4,848,000	\$ 60,000	\$ 4,908,000	\$ 7,152,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,060,000
2	Building Security Infrastructure Upgrades	1,874,646	-	1,874,646	1,119,634	1,243,023	-	-	-	-	4,237,303
3	Confederation Way Sanitary Sewer Phase 2 - Construction	28,800,000	216,000	29,016,000	14,400,000	-	-	-	-	-	43,416,000
4	Fort McMurray WWTP Process Improvements - Construction	18,000,000	-	18,000,000	18,000,000	-	-	-	-	-	36,000,000
5	Grayling Terrace Lift Station - Construction	12,360,000	-	12,360,000	6,000,000	-	-	-	-	-	18,360,000
6	Mills Avenue Stormwater Management - Construction	7,000,000	65,000	7,065,000	6,000,000	-	-	-	-	-	13,065,000
7	Parson's Creek Fire Hall 6 - Construction	7,320,000	87,000	7,407,000	10,080,000	-	-	-	-	-	17,487,000
8	Urban Infrastructure Rehabilitation 2016-2018 - Design	1,500,000	-	1,500,000	1,500,000	1,500,000	-	-	-	-	4,500,000
9	Life-Pak 15 Replacements	55,000	-	55,000	55,000	55,000	55,000	-	-	-	220,000
10	Pumper Truck for Fire Station #6	200,000	-	200,000	614,000	-	-	-	-	-	814,000
Total - 2016 Capital Budget New Multi-Year Projects		\$ 81,957,646	\$ 428,000	\$ 82,385,646	\$ 64,920,634	\$ 2,798,023	\$ 55,000	\$ -	\$ -	\$ -	\$ 150,159,303

Regional Municipality of Wood Buffalo
2017 - 2021 Capital Plan - Multi-Year Projects - Cash Flow - Funded
December 8, 2015

Attachment 4

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Equipment Purchases
Approved in a prior year (carry forward), no future budget request
Population & Service Level Growth - Unresourced

#	Major Category	Budget Approval Year	Project Name	Total Annual Budget	Funding Source(s)	Provincial Grants	Federal Grants	Reserve	Offsite Levy / Developer Charges	Debenture Financing
2017 Capital Plan - Resourced (Funded)										
1	Public Facilities	2015	Anzac Fire Hall - Construction	\$ 4,000,000	CIR	\$ -	\$ -	\$ 4,000,000	\$ -	\$ -
2	Recreation & Culture	2014	Clearwater Park System (Riverside Park System) - Construction	437,000	CIR	-	-	437,000	-	-
3	Recreation & Culture	2014	Clearwater Park System (Riverside Park System) - Remediation	11,000,000	CIR	-	-	11,000,000	-	-
4	Recreation & Culture	2013	Conklin Multiplex - Construction	15,000,000	CIR/DEBT	-	-	1,500,000	-	13,500,000
5	Public Facilities	2006	Enterprise Information Management (EIM)	132,000	CIR	-	-	132,000	-	-
6	Public Facilities	2007	Enterprise Resource Planning	5,000,000	CIR	-	-	5,000,000	-	-
7	Public Facilities	2014	Flood Mitigation - Construction	25,800,000	CIR/DEBT	-	-	11,100,000	-	14,700,000
8	Public Facilities	2014	Flood Mitigation - Predesign/Design	4,900,000	CIR	-	-	4,900,000	-	-
9	Public Facilities	2014	Fort Chipewyan WTP Expansion - Construction	8,700,000	CIR	-	-	8,700,000	-	-
10	Transportation	2013	Fort Chipewyan Richardson River Bridge Replacement – Construction	3,160,000	CIR/DEBT	-	-	2,460,000	-	700,000
11	Public Facilities	2015	Fort MacKay Fire Hall - Construction	6,240,000	CIR	-	-	6,240,000	-	-
12	Public Facilities	2015	MacKenzie Blvd Lift Station Diversion & Sewer Upgrade - Construction	10,000,000	CIR/GRANT	-	6,000,000	4,000,000	-	-
13	Transportation	2008	Prairie Loop Boulevard	22,806,800	CIR/DEBT	-	-	6,728,400	-	16,078,400
14	Transportation	2015	Rural Infrastructure Rehabilitation 2015-2017 - Construction	35,000,000	CIR/GRANT	18,000,000	-	17,000,000	-	-
15	Public Facilities	2014	Rural Water and Sewer Servicing - Construction	75,925,000	CIR	-	-	75,925,000	-	-
16	Transportation	2014	Specialized Transit Bus Purchases Additions 2014-2017	877,200	CIR	-	-	877,200	-	-
17	Transportation	2014	Transit Bus Lifecycle Refurbish Program 2014-2020	576,000	CIR	-	-	576,000	-	-
18	Public Facilities	2016	Abasand Pump House Upgrade - Construction	7,152,000	CIR	-	-	7,152,000	-	-
19	Public Facilities	2016	Building Security Infrastructure Upgrades	1,119,634	CIR	-	-	1,119,634	-	-
20	Public Facilities	2016	Confederation Way Sanitary Sewer Phase 2 - Construction	14,400,000	CIR	-	-	14,400,000	-	-
21	Public Facilities	2016	Fort McMurray WWTP Process Improvements - Construction	18,000,000	CIR	-	-	18,000,000	-	-
22	Public Facilities	2016	Grayling Terrace Lift Station - Construction	6,000,000	CIR	-	-	6,000,000	-	-
23	Public Facilities	2016	Mills Avenue Stormwater Management - Construction	6,000,000	CIR	-	-	6,000,000	-	-
24	Public Facilities	2016	Parson's Creek Fire Hall 6 - Construction	10,080,000	CIR	-	-	10,080,000	-	-
25	Transportation	2016	Urban Infrastructure Rehabilitation 2016-2018 - Design	1,500,000	CIR	-	-	1,500,000	-	-
26	Recreation & Culture	2017	Fort Chipewyan New Cemetery - Design Build	2,592,000	CIR	-	-	2,592,000	-	-
27	Recreation & Culture	2017	Gregoire Lake Estates Trail & Skate Park - Construction	864,000	CIR	-	-	864,000	-	-
28	Public Facilities	2016	Life-Pak 15 Replacements	55,000	CIR	-	-	55,000	-	-
29	Public Facilities	2016	Pumper Truck for Fire Station #6	614,000	CIR	-	-	614,000	-	-
Total 2017 Capital Plan - Resourced (Funded)				\$ 297,930,634		\$ 18,000,000	\$ 6,000,000	\$ 228,952,234	\$ -	\$ 44,978,400
2018 Capital Plan - Resourced (Funded)										
30	Recreation & Culture	2014	Clearwater Park System (Riverside Park System) - Remediation	\$ 680,000.00	CIR	\$ -	\$ -	\$ 680,000	\$ -	\$ -
31	Recreation & Culture	2013	Conklin Multiplex - Construction	8,500,000	CIR/DEBT	-	-	7,500,000	-	1,000,000

Legend
Other than first year of a multi-year project
First year of a pre-approved multi-year project - Construction Phase
First year of a multi-year project
Single year project
Equipment Purchases
Approved in a prior year (carry forward), no future budget request
Population & Service Level Growth - Unresourced

#	Major Category	Budget Approval Year	Project Name	Total Annual Budget	Funding Source(s)	Provincial Grants	Federal Grants	Reserve	Offsite Levy / Developer Charges	Debenture Financing
32	Public Facilities	2007	Enterprise Resource Planning	1,500,000	CIR	-	-	1,500,000	-	-
33	Public Facilities	2014	Flood Mitigation - Construction	50,257,581	DEBT	-	-	49,257,581	-	1,000,000
34	Public Facilities	2014	Flood Mitigation - Predesign/Design	2,112,515	CIR	-	-	2,112,515	-	-
35	Public Facilities	2014	Fort Chipewyan WTP Expansion - Construction	3,300,000	CIR	-	-	3,300,000	-	-
36	Public Facilities	2014	Rural Water and Sewer Servicing - Construction	55,925,000	CIR	18,000,000	-	37,925,000	-	-
37	Transportation	2014	Transit Bus Lifecycle Refurbish Program 2014-2020	576,000	CIR	-	-	576,000	-	-
38	Public Facilities	2016	Building Security Infrastructure Upgrades	1,243,023	CIR	-	-	1,243,023	-	-
39	Transportation	2016	Urban Infrastructure Rehabilitation 2016-2018 - Design	1,500,000	CIR	-	-	1,500,000	-	-
40	Public Facilities	2016	Life-Pak 15 Replacements	55,000	CIR	-	-	55,000	-	-
Total 2018 Capital Plan - Resourced (Funded)				\$ 125,649,119		\$ 18,000,000	\$ -	\$ 105,649,119	\$ -	\$ 2,000,000
2019 Capital Plan - Resourced (Funded)										
41	Public Facilities	2014	Flood Mitigation - Construction	\$ 100,000,000	CIR/DEBT	\$ -	\$ -	\$ 80,000,000	\$ -	\$ 20,000,000
42	Public Facilities	2014	Rural Water and Sewer Servicing - Construction	27,475,000	CIR	18,000,000	-	9,475,000	-	-
43	Transportation	2014	Transit Bus Lifecycle Refurbish Program 2014-2020	576,000	CIR	-	-	576,000	-	-
44	Public Facilities	2016	Life-Pak 15 Replacements	55,000	CIR	-	-	55,000	-	-
Total 2019 Capital Plan - Resourced (Funded)				\$ 128,106,000		\$ 18,000,000	\$ -	\$ 90,106,000	\$ -	\$ 20,000,000
2020 Capital Plan - Resourced (Funded)										
45	Transportation	2014	Transit Bus Lifecycle Refurbish Program 2014-2020	\$ 576,000	CIR	\$ -	\$ -	\$ 576,000	\$ -	\$ -
Total 2020 Capital Plan - Resourced (Funded)				\$ 576,000		\$ -	\$ -	\$ 576,000	\$ -	\$ -
Total 2017 - 2020 Capital Plan - Resourced (Funded)				\$ 552,261,753		\$ 54,000,000	\$ 6,000,000	\$ 425,283,353	\$ -	\$ 66,978,400

Legend
Population & Service Level Growth - Unresourced

#	Budget Approval Year	Project Name	Sponsor Dept	2016 Request	Public Art	2016 Request (Incl. Public Art)	2017 Request	2018 Request	2019 Request	2020 Request	Thereafter (2021+)	Total Budget All Years (Incl. Public Art)
1	2017	Anzac WWTP Outfall Line - Construction	ES	\$ -	\$ -	\$ -	\$ 20,000,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000,000
2	2018	Beacon Hill Water Supply (Upgrade) - Construction	ES	-	-	-	-	16,800,000	7,200,000	-	-	24,000,000
3	2017	Conventional Transit Bus Purchases Additions 2016-2020	Transit	-	-	-	25,950,000	25,950,000	16,620,000	16,620,000	-	85,140,000
4	2016	Fixed Meter Network - Construction	ES	4,440,000	-	4,440,000	-	-	-	-	-	4,440,000
5	2016	Fort MacKay WTP Expansion - Predesign	ES	1,500,000	7,500	1,507,500	-	-	-	-	-	1,507,500
6	2018	Fort MacKay WWTP - Construction	ES	-	-	-	-	20,000,000	10,000,000	-	-	30,000,000
7	2018	Fort MacKay Lift Station & Forcemain Upgrades - Design	ES	-	-	-	-	600,000	-	-	-	600,000
8	2016	Fort MacKay Mobile Wastewater Treatment Plant - Construction	ES	10,700,000	-	10,700,000	-	-	-	-	-	10,700,000
9	2017	Fort MacKay WTP - Design	ES	-	-	-	2,000,000	-	-	-	-	2,000,000
10	2016	Fort McMurray WTP Upgrades - Construction	ES	420,000	-	420,000	900,000	4,800,000	-	-	-	6,120,000
11	2016	Green Energy/Utility Distribution System - Construction *	ES	5,000,000	-	5,000,000	5,100,000	5,200,000	5,200,000	644,500,000	-	665,000,000
12	2017	Landfill Eco Park Service - Construction *	ES	-	-	-	20,000,000	80,000,000	30,000,000	-	-	130,000,000
13	2018	Landfill Eco Park Service - Design	ES	-	-	-	-	1,500,000	-	-	-	1,500,000
14	2016	Northern Utility Corridor - Design/Construction *	ES	50,000,000	-	50,000,000	50,000,000	50,000,000	50,000,000	34,000,000	-	234,000,000
15	2015	Northern Utility Corridor - Predesign	ES	6,000,000	-	6,000,000	4,500,000	-	-	-	-	10,500,000
16	2018	Parsons Creek West Access Road - Construction	ENG	-	-	-	-	38,400,000	45,600,000	-	-	84,000,000
17	2018	Prairie Creek Diversion - Construction	ES	-	-	-	-	8,520,000	3,300,000	-	-	11,820,000
18	2018	Prairie Loop Blvd Storm Sewer Upgrades - Design	ES	-	-	-	-	150,000	50,000	-	-	200,000
19	2016	Regional Green Energy - Zero Waste (remote sites)	ES	10,000,000	-	10,000,000	-	-	-	-	-	10,000,000
20	2017	Saline Creek Parkway Phase 2 - Construction *	ENG	-	-	-	6,000,000	60,000,000	90,000,000	84,000,000	-	240,000,000
21	2016	Saline Creek Parkway Phase 2 - Design	ENG	2,500,000	25,000	2,525,000	2,500,000	-	-	-	-	5,025,000
22	2018	South Regional WWTP - Construction *	ES	-	-	-	-	60,000,000	100,000,000	70,000,000	-	230,000,000
23	2012	South Regional Wastewater Treatment Plant - Predesign	ES	-	-	-	2,072,778	-	-	-	-	2,072,778
24	2019	South Sewer Network Diversions - Construction	ES	-	-	-	-	-	8,400,000	8,400,000	-	16,800,000
25	2018	South Sewer Network Lift Station & Gravity Flow Diversions - Design	ES	-	-	-	-	1,000,000	-	-	-	1,000,000
26	2018	South Sewer Network Lift Station & Gravity Flow Diversions - Predesign	ES	-	-	-	-	400,000	-	-	-	400,000
27	2019	South Utility Corridor Phase 2 - Construction	ES	-	-	-	-	-	48,284,126	-	-	48,284,126
28	2017	Transit Garage North - Construction	Transit	-	-	-	30,500,000	30,000,000	-	-	-	60,500,000
29	2016	Transit Garage North - Design	Transit	5,000,000	-	5,000,000	-	-	-	-	-	5,000,000
30	2017	Transit Terminal Lower Townsite North - Construction	Transit	-	-	-	13,550,000	-	-	-	-	13,550,000
31	2017	Transit Terminal Lower Townsite South - Construction	Transit	-	-	-	30,000,000	-	-	-	-	30,000,000
32	2016	Transit Terminals Lower Townsite North & South - Design	Transit	3,000,000	-	3,000,000	-	-	-	-	-	3,000,000
	Total - 2016 - 2021 Capital Plan, Population & Service Growth Projects (Unfunded)			\$ 98,560,000	\$ 32,500	\$ 98,592,500	\$ 213,072,778	\$ 403,320,000	\$ 414,654,126	\$ 857,520,000	\$ -	\$ 1,987,159,404

* Possible Alternative Capital Finance Projects (ACF)

Legend
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First year of a multi-year project
Single year project
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Approved in a prior year (carry forward), no future budget request
Population & Service Level Growth - Unresourced

#	Budget Approval Year	Project Name	2016 Capital Request (not including Public Art)	Public Art 2016	2016 Request (Incl. Public Art)	2017 Request	2018 Request	2019 Request	2020 Request	Thereafter (2021+)	Total Budget All Years (Incl. Public Art)
1	2016	A Frame Road Sanitary Lift Station - Design	\$ 710,000	\$ 3,550	\$ 713,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 713,550
2	2016	Active Transportation Trail 2016-2018 - Design	300,000	-	300,000	300,000	300,000	-	-	-	900,000
3	2016	Birchwood Trail Pedestrian Bridge - Design	1,000,000	5,000	1,005,000	-	-	-	-	-	1,005,000
4	2016	Boulevard Surface Treatment - Gregoire Drive - Design Build	1,200,000	-	1,200,000	-	-	-	-	-	1,200,000
5	2016	Casman Centre Building Management System Upgrade	85,000	-	85,000	-	-	-	-	-	85,000
6	2016	Casman Centre Quick Ice Removal	312,000	-	312,000	-	-	-	-	-	312,000
7	2016	Casman Centre Storage Facility Drainage	60,000	-	60,000	-	-	-	-	-	60,000
8	2016	Computer Assisted Mass Appraisal (CAMA) System Review	120,000	-	120,000	1,860,000	-	-	-	-	1,980,000
9	2016	Computer Assisted Mass Appraisal (CAMA) System Review	100,000	-	100,000	-	-	-	-	-	100,000
10	2016	Culvert Rehabilitation Hwy 63 at Fort Hills	660,000	-	660,000	-	-	-	-	-	660,000
11	2016	Draper Community Gathering Place - Predesign	100,000	-	100,000	-	-	-	-	-	100,000
12	2016	Father Mercredi Scoreboard and Lighting - Design Build	396,000	-	396,000	-	-	-	-	-	396,000
13	2016	Fort Chip Winter Road Upgrade (Gate to 37km) - Predesign	500,000	-	500,000	-	-	-	-	-	500,000
14	2016	Fort Chipewyan Facility Renovations - Construction	120,000	-	120,000	306,000	-	-	-	-	426,000
15	2016	Fort Chipewyan Facility Renovations - Design	125,000	-	125,000	-	-	-	-	-	125,000
16	2016	Fort Chipewyan Mamawi Hall/Arena - Playground	480,000	-	480,000	-	-	-	-	-	480,000
17	2016	Fort Chipewyan Sewer Line Extension - Construction	350,000	-	350,000	50,000	-	-	-	-	400,000
18	2016	Fort Chipewyan Winter Rd Bridges Replacement - Construction	3,000,000	-	3,000,000	-	-	-	-	-	3,000,000
19	2016	Grayling Terrace Splash Pad Upgrades - Design Build	510,000	-	510,000	-	-	-	-	-	510,000
20	2016	Greely Road and Moberly Community Parks Upgrades - Design	225,000	-	225,000	-	-	-	-	-	225,000
21	2016	Gregoire Mackenzie Storm System Assessment	600,000	-	600,000	-	-	-	-	-	600,000
22	2016	Heated Storage Facility (Compost) - Construction	1,440,000	7,200	1,447,200	-	-	-	-	-	1,447,200
23	2016	Heated Storage Facility (Compost) - Predesign	150,000	-	150,000	-	-	-	-	-	150,000
24	2016	Helen Pacholko Park Upgrades	426,000	-	426,000	-	-	-	-	-	426,000
25	2016	Highway 63 Trail Rehabilitation - Design Build	1,980,000	9,900	1,989,900	-	-	-	-	-	1,989,900
26	2016	Hwy 63 Commercial Sanitary Service - Construction	2,376,000	11,880	2,387,880	-	-	-	-	-	2,387,880
27	2016	Hwy 63 Commercial Sanitary Service - Design	250,000	1,250	251,250	-	-	-	-	-	251,250
28	2016	Jubilee Capital Projects - 2016	929,700	-	929,700	-	-	-	-	-	929,700
29	2016	Jubilee Center Renovation - Construction 2016 - 2018		-		1,860,000	6,240,000	1,260,000	-	-	9,360,000
30	2016	MRF Automated Metal Sorting Equipment	100,000	-	100,000	-	-	-	-	-	100,000
31	2016	Playground Replacement - Design Build	1,014,000	-	1,014,000	-	-	-	-	-	1,014,000
32	2016	Rodeo Drive Storm Pipe - Construction	3,600,000	18,000	3,618,000	-	-	-	-	-	3,618,000
33	2016	Ron Morgan Park Upgrades - Construction	1,728,000	26,400	1,754,400	1,728,000	1,824,000	-	-	-	5,306,400
34	2016	Ron Morgan Park Upgrades - Design	350,000	-	350,000	-	-	-	-	-	350,000
35	2016	Saprae Creek Sports Field Upgrade - Design	75,000	-	75,000	-	-	-	-	-	75,000
36	2016	Syncrude Athletic Park Cricket Pitch Upgrades - Construction	480,000	5,399	485,399	599,880	-	-	-	-	1,085,279

Legend
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#	Budget Approval Year	Project Name	2016 Capital Request (not including Public Art)	Public Art 2016	2016 Request (Incl. Public Art)	2017 Request	2018 Request	2019 Request	2020 Request	Thereafter (2021+)	Total Budget All Years (Incl. Public Art)
37	2016	Syncrude Athletic Park Cricket Pitch Upgrades - Design	80,000	-	80,000	20,000	-	-	-	-	100,000
38	2016	Syncrude Athletic Park Playground Surface Upgrades - Construction	342,000	-	342,000	-	-	-	-	-	342,000
39	2016	Trail Paving - Beacon Hill, Thickwood and Rattlepan Creek Cres	1,350,000	-	1,350,000	1,350,000	1,350,000	-	-	-	4,050,000
40	2016	Training Land - Access and Site Prep 2017	6,000	-	6,000	3,600,000	-	-	-	-	3,606,000
41	2016	Transit Facility Construction Green Trip Project	27,652,000	-	27,652,000	14,248,000	-	-	-	-	41,900,000
42	2016	Urban Arterial Boulevard Improvements & Beautification	10,000,000	-	10,000,000	10,000,000	-	-	-	-	20,000,000
43	2016	Urban Sidewalk Extension Program	1,800,000	27,000	1,827,000	1,800,000	1,800,000	-	-	-	5,427,000
44	2017	A Frame Road Sanitary Lift Station - Construction	-	-	-	3,960,000	-	-	-	-	3,960,000
45	2017	Active Transportation Trail 2017-2019 - Construction	-	-	-	3,600,000	3,600,000	3,600,000	-	-	10,800,000
46	2017	Ambulance Fleet Replacement 2017	-	-	-	250,000	-	-	-	-	250,000
47	2017	Anzac 65 Acre Development - Design	-	-	-	668,000	-	-	-	-	668,000
48	2017	Anzac Off-Leash Dog Park - Design Build	-	-	-	300,000	-	-	-	-	300,000
49	2017	Anzac Splash Park - Design Build	-	-	-	1,200,000	-	-	-	-	1,200,000
50	2017	Beaconhill Skate Park - Design Build	-	-	-	120,000	-	-	-	-	120,000
51	2017	Birchwood Trail Pedestrian Bridge - Construction	-	-	-	10,860,000	8,400,000	2,400,000	-	-	21,660,000
52	2017	Boat Replacement (#801)	-	-	-	100,000	-	-	-	-	100,000
53	2017	Building Life Cycle - 2017-2019	-	-	-	2,067,660	13,624,332	1,554,578	-	-	17,246,570
54	2017	Conklin Splash Park - Design Build**	-	-	-	1,189,200	-	-	-	-	1,189,200
55	2017	Conklin WTP Upgrade Phase 2 - Construction	-	-	-	6,375,600	-	-	-	-	6,375,600
56	2017	Conventional Transit Bus Lifecycle Replacements 2016-2020	-	-	-	2,770,000	2,770,000	2,770,000	5,540,000	-	13,850,000
57	2017	Dickinsfield Chess Club Park - Design Build	-	-	-	102,000	-	-	-	-	102,000
58	2017	Draper Community Gathering Place - Design	-	-	-	600,000	-	-	-	-	600,000
59	2017	Eagle Ridge - Left Turn Lane to Loutitt	-	-	-	780,000	-	-	-	-	780,000
60	2017	Emergency Vehicle Replacement 2017	-	-	-	800,000	-	-	-	-	800,000
61	2017	Father Turcotte Playground - Design Build	-	-	-	300,000	-	-	-	-	300,000
62	2017	Fort Chipewyan Asphalt & Concrete Rehabilitation - Construction	-	-	-	90,000	8,640,000	-	-	-	8,730,000
63	2017	Fort Chipewyan Asphalt & Concrete Rehabilitation - Design	-	-	-	700,000	-	-	-	-	700,000
64	2017	Fort Chipewyan Storage Building Replacement	-	-	-	2,000,000	2,078,000	-	-	-	4,078,000
65	2017	Fort Chipewyan Water & Sewer - Design	-	-	-	100,000	400,000	-	-	-	500,000
66	2017	Franklin Avenue - Four Laning	-	-	-	1,200,000	-	-	-	-	1,200,000
67	2017	Gregoire Lake Estates Trail to Provincial Park - Design Build	-	-	-	756,000	-	-	-	-	756,000
68	2017	Janvier Community Hall - Predesign	-	-	-	100,000	-	-	-	-	100,000
69	2017	Janvier WTP Electrical/Mechanical Upgrades - Construction	-	-	-	4,254,000	-	-	-	-	4,254,000
70	2017	Landfill Residential Scale - Construction	-	-	-	660,000	-	-	-	-	660,000
71	2017	Light Fleet Replacement 2017	-	-	-	50,000	-	-	-	-	50,000
72	2017	Lower Townsite 4 Way Chamber - Land & Construction	-	-	-	17,100,000	-	-	-	-	17,100,000
73	2017	MacDonald to 4-Way Chamber Supply Line - Construction	-	-	-	3,360,000	8,640,000	-	-	-	12,000,000
74	2017	Mackenzie Stormwater Management - Construction	-	-	-	16,200,000	16,200,000	-	-	-	32,400,000
75	2017	North Truck Fill Access - Construction	-	-	-	420,000	-	-	-	-	420,000
76	2017	Northside Recreation Centre Phase 2 - Construction	-	-	-	20,000,000	55,000,000	55,000,000	13,500,000	-	143,500,000

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#	Budget Approval Year	Project Name	2016 Capital Request (not including Public Art)	Public Art 2016	2016 Request (Incl. Public Art)	2017 Request	2018 Request	2019 Request	2020 Request	Thereafter (2021+)	Total Budget All Years (Incl. Public Art)
77	2017	Poplar Creek Road Rehabilitation	-	-	-	9,600,000	-	-	-	-	9,600,000
78	2017	Prairie Creek Diversion - Design	-	-	-	150,000	-	-	-	-	150,000
79	2017	Real Martin Cemetery Complex - Design	-	-	-	200,000	-	-	-	-	200,000
80	2017	Regional Landfill Cell 5 - Construction	-	-	-	3,600,000	3,600,000	-	-	-	7,200,000
81	2017	Regional Landfill Gas Bio Filter - Design	-	-	-	250,000	-	-	-	-	250,000
82	2017	River Intake - Construction	-	-	-	4,920,000	-	-	-	-	4,920,000
83	2017	Road B at Saline Creek - Construction	-	-	-	5,000,000	7,000,000	-	-	-	12,000,000
84	2017	Rural Community Placemaking Fort MacKay - Construction	-	-	-	1,080,000	600,000	-	-	-	1,680,000
85	2017	Saprae Creek Community Hall - Construction	-	-	-	3,000,000	3,000,000	-	-	-	6,000,000
86	2017	Saprae Creek Sports Field Upgrade - Construction	-	-	-	1,374,000	-	-	-	-	1,374,000
87	2017	Snow Disposal Site - Design	-	-	-	750,000	-	-	-	-	750,000
88	2017	Snye Park Amenities Building Phase 2 Design	-	-	-	1,500,000	-	-	-	-	1,500,000
89	2017	South Utility Corridor Phase 1 - Construction	-	-	-	20,850,000	36,000,000	36,600,000	7,200,000	-	100,650,000
90	2017	Southeast Reservoir Upgrade - Construction	-	-	-	7,200,000	7,200,000	-	-	-	14,400,000
91	2017	Specialized Transit Bus Lifecycle Replacements	-	-	-	657,900	-	-	-	-	657,900
92	2017	St. Paul & Thickwood Community Park Upgrades - Design	-	-	-	175,000	-	-	-	-	175,000
93	2017	Syncrude Athletic Park Infield Irrigation - Design Build	-	-	-	294,000	-	-	-	-	294,000
94	2017	Syncrude Athletic Park Paving - Construction	-	-	-	264,000	-	-	-	-	264,000
95	2017	Timberlea Communty Park Changeroom Facility - Design	-	-	-	185,000	-	-	-	-	185,000
96	2017	Transit Intelligent Transportation System (ITS) Phase II	-	-	-	5,000,000	-	-	-	-	5,000,000
97	2017	Transit Shop Equipment Tooling	-	-	-	305,000	-	-	-	-	305,000
98	2017	Urban Infrastructure Rehab 2017-2019 - Construction	-	-	-	60,000,000	60,000,000	60,000,000	-	-	180,000,000
99	2017	Waste Processing - Zero Waste	-	-	-	9,992,887	3,611,092	-	-	-	13,603,979
100	2017	Wood Buffalo Estates Outdoor Ice Rink	-	-	-	1,227,000	-	-	-	-	1,227,000
101	2018	Airport Industrial/Prairie Creek Water Distribution - Design	-	-	-	-	2,000,000	-	-	-	2,000,000
102	2018	Airport Industrial/Prairie Creek Water Distribution - Predesign	-	-	-	-	200,000	-	-	-	200,000
103	2018	Ambulance Fleet Replacement 2018	-	-	-	-	250,000	-	-	-	250,000
104	2018	Anzac 65 Acre Development - Construction	-	-	-	-	8,016,000	480,000	-	-	8,496,000
105	2018	Beacon Hill Off-Leash Dog Park Upgrades - Design Build	-	-	-	-	480,000	-	-	-	480,000
106	2018	Draper Community Gathering Place - Construction	-	-	-	-	2,520,000	-	-	-	2,520,000
107	2018	Emergency Vehicle Replacement 2018	-	-	-	-	800,000	-	-	-	800,000
108	2018	Fort Chipewyan Airport Terminal - Predesign	-	-	-	-	400,000	-	-	-	400,000
109	2018	Fort MacKay WTP Expansion - Construction	-	-	-	-	1,800,000	19,800,000	22,200,000	5,500,000	49,300,000
110	2018	Greely Road and Moberly Community Park Upgrades Construction	-	-	-	-	1,668,000	552,000	-	-	2,220,000
111	2018	Janvier Community Hall - Design	-	-	-	-	1,000,000	-	-	-	1,000,000
112	2018	Leachate Treatment System - Construction	-	-	-	-	1,800,000	-	-	-	1,800,000
113	2018	Light Fleet Replacement 2018	-	-	-	-	50,000	-	-	-	50,000
114	2018	North Waste Transfer Station - Design	-	-	-	-	250,000	-	-	-	250,000
115	2018	Prairie Creek Lift Station Upgrade - Design	-	-	-	-	150,000	-	-	-	150,000
116	2018	Regional Landfill Gas Bio Filter - Construction	-	-	-	-	2,940,000	-	-	-	2,940,000

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117	2018	Snow Disposal Site - Construction	-	-	-	-	4,500,000	4,500,000	-	-	9,000,000
118	2018	Snye Park Amenities Building Phase 2 - Construction	-	-	-	-	21,600,000	21,600,000	-	-	43,200,000
119	2018	South Regional WWTP - Design	-	-	-	-	5,000,000	2,000,000	-	-	7,000,000
120	2018	St. Paul & Thickwood Community Park Upgrades - Construction	-	-	-	-	1,272,000	-	-	-	1,272,000
121	2018	Thickwood Stormwater Management - Design	-	-	-	-	275,000	-	-	-	275,000
122	2018	Timberlea Community Park Changeroom Facility - Construction	-	-	-	-	2,322,000	-	-	-	2,322,000
123	2018	Variable Electronic Message Boards	-	-	-	-	516,000	-	-	-	516,000
124	2019	Airport Industrial/Prairie Creek Water Distribution - Construction	-	-	-	-	-	12,960,000	10,800,000	-	23,760,000
125	2019	Ambulance Fleet Replacement 2019	-	-	-	-	-	250,000	-	-	250,000
126	2019	Emergency Vehicle Replacement 2019	-	-	-	-	-	800,000	-	-	800,000
127	2019	Fort Chipewyan Airport Terminal - Design	-	-	-	-	-	1,000,000	-	-	1,000,000
128	2019	Fort Chipewyan New Airport Terminal - Construction	-	-	-	-	-	1,200,000	10,824,000	-	12,024,000
129	2019	Fort Chipewyan Water & Sewer - Construction	-	-	-	-	-	15,600,000	2,400,000	-	18,000,000
130	2019	Fort Chipewyan Winter Road Upgrade (Gate to 37KM North) - Design	-	-	-	-	-	2,800,000	-	-	2,800,000
131	2019	Janvier Community Hall - Construction	-	-	-	-	-	2,880,000	2,880,000	-	5,760,000
132	2019	Landfill Eco Park Service - Construction	-	-	-	-	-	24,000,000	96,000,000	30,000,000	150,000,000
133	2019	North Waste Transfer Station - Construction	-	-	-	-	-	840,000	2,880,000	-	3,720,000
134	2019	Prairie Creek Lift Station Upgrade - Construction	-	-	-	-	-	7,320,000	3,300,000	-	10,620,000
135	2019	Prairie Loop Blvd Storm Sewer Upgrades - Construction	-	-	-	-	-	9,600,000	9,600,000	-	19,200,000
136	2019	South Regional WWTP - Construction	-	-	-	-	-	72,000,000	120,000,000	70,000,000	262,000,000
137	2019	Thickwood Stormwater Management - Construction	-	-	-	-	-	6,240,000	2,400,000	-	8,640,000
138	2020	Ambulance Fleet Replacement 2020	-	-	-	-	-	-	250,000	-	250,000
139	2020	Emergency Vehicle Replacement 2020	-	-	-	-	-	-	800,000	-	800,000
140	2020	Fort Chipewyan Winter Road Upgrade (Gate to 18KM) - Construction	-	-	-	-	-	-	16,800,000	-	16,800,000
Total, 2016 - 2021 Capital Plan - Unresourced (Unfunded)			\$ 67,081,700	\$ 115,579	\$ 67,197,279	\$ 278,329,127	\$ 311,686,424	\$ 369,606,578	\$ 327,374,000	\$ 105,500,000	\$ 1,459,693,408



Subject: 2016 Operating Budget, 2017 - 2018 Financial Plan

APPROVALS:

Kola Oladimeji, Director
Elsie Hutton, Executive Director
Marcel Ulliac, Chief Administrative Officer

Administrative Recommendations:

1. THAT the 2016 Operating Budget, in the amount of \$860,708,200 be approved, representing \$520,495,300 for Municipal operations and \$340,212,900 as a transfer to the Capital Infrastructure Reserve; and
2. THAT the 2017 – 2018 Financial Plan in the amount of \$889,417,400 and \$903,112,000 respectively, with funding transfers to the Capital Infrastructure Reserve of \$353,852,500 and \$350,065,800 respectively, be used as the basis for the development of the respective subsequent budgets.

Summary:

The 2016 Operating Budget, 2017 - 2018 Financial Plan was first presented to Council on November 3, 2015. Council budget workshops were held on November 4, 5, 6 and 9, 2015 to review, discuss and prioritize the Municipality's requirements, which included the Municipal operating budget. The four day Council budget workshops resulted in resolutions amending the proposed budget and those amendments are now reflected in the final proposed budget for Council approval.

The *Municipal Government Act* requires that every Alberta municipality approve a budget prior to passing a property tax bylaw. It is advantageous for a municipality to approve a budget prior to the start of the budget year to avoid delays or disruptions in planned activities for the upcoming year.

Background:

The 2016 Operating Budget, 2017 - 2018 Financial Plan has been developed under the theme, 'Planning for a Sustainable Future in Dynamic Times'.

The budget is aligned with the Strategic Plan and represents a continuation of funding allocations aimed at maintaining assets, providing quality core services and construction of capital assets to support municipal operations and enhance the quality of life for the residents of the region.

The four day Council budget workshops were open to the public and available via live web streaming on the municipal website.

The budget is responsive to the current economic climate. There is no increase to the overall staff complement; all vacant positions are rationalized and, in some cases, positions are reallocated to serve higher priority roles prior to recruiting. In addition, cost savings will continue to be sought throughout the year such as fleet management changes and efficient learning and training opportunities.

The 2016 Operating Budget, 2017 - 2018 Financial Plan provide base information that will be used to develop the 2016 – 2018 Fiscal Management Strategy in early 2016. This fiscal strategy update will in turn inform the 2016 property tax bylaw development process.

Budget/Financial Implications:

The financial parameters placed on the 2016 Operating Budget, 2017 - 2018 Financial Plan is based on the principles contained in the 2015 – 2017 Fiscal Management Strategy (FMS) previously approved by Council on May 12, 2015. The FMS established the following guidelines:

- Assume property tax ‘revenue neutral’ plus construction growth philosophy for all property classes in preparing 2016 – 2017 budgets.
- Establish a maximum balance of 15% of prior years’ audited net property taxes, subject to a minimum uncommitted balance of \$50M in the Emerging Issues Reserve, to mitigate property tax revenue risks.

In addition to funding operating expenditures, contributions to the Capital Infrastructure Reserve for capital purposes are also budgeted in the 2016 Operating Budget as follows:

Revenue	\$ 860,708,200
Less: Operating Expenses	<u>520,495,300</u>
Funding available for transfer for capital purposes	340,212,900
Less: Transfer for capital purposes	<u>340,212,900</u>
Balanced Budget	<u>\$ —</u>

Contributions to the Capital Infrastructure Reserve are committed to specific projects in the 2016 Capital Budget. Funds not committed to projects are required for allocation in the 2017 – 2021 Capital Plan in order to offset the requirement for debt financing and maintain a debt limit within the Debt Management Policy.

Rationale for Recommendation:

The 2016 Operating Budget, 2017 - 2018 Financial Plan is a culmination of a series of review and prioritization meetings of Council concluded on November 9, 2015. The 2016 Operating Budget, 2017 - 2018 Financial Plan provides for the continuation of operations and staffing requirements for the Municipality for 2016.

Strategic Plan Linkage:

Pillar 1 – Building Responsible Government

Attachment:

1. 2016 Operating Budget, 2017 - 2018 Financial Plan

REGIONAL MUNICIPALITY OF WOOD BUFFALO
2016 Operating Budget, 2017 and 2018 Financial Plan

	2016 Budget	2017 Plan	2018 Plan	2016 to 2017 Change	Change %	2017 to 2018 Change	Change %
REVENUE							
Taxes	\$ 749,888,300	\$ 777,022,100	\$ 789,330,100	\$ 27,133,800	4	\$ 12,308,000	2
Grants In Lieu-Taxes	772,500	780,200	788,200	7,700	1	8,000	1
Sales to Other Governments	3,469,600	3,484,600	3,496,100	15,000	0	11,500	0
Sales of Goods & Services	56,132,700	57,115,000	57,780,500	982,300	2	665,500	1
Other Revenue from Own Services	34,469,200	35,098,300	35,748,000	629,100	2	649,700	2
Conditional Grants	14,827,400	14,777,400	14,827,400	(50,000)	0	50,000	0
Other Transfers	1,148,500	1,139,800	1,141,700	(8,700)	(1)	1,900	0
Total Revenues	\$ 860,708,200	\$ 889,417,400	\$ 903,112,000	\$ 28,709,200	3	\$ 13,694,600	2
EXPENSES							
Salaries, Wages & Benefits	\$ 261,310,200	\$ 269,734,100	\$ 282,898,600	\$ 8,423,900	3	\$ 13,164,500	5
Contracted & General Services	114,567,600	117,523,900	119,497,100	2,956,300	3	1,973,200	2
Purchases from Governments	28,147,800	28,770,800	30,208,500	623,000	2	1,437,700	5
Materials, Goods, Supplies & Utilities	39,998,300	40,660,600	41,426,500	662,300	2	765,900	2
Small Equipment & Furnishings	3,239,500	3,285,300	3,345,600	45,800	1	60,300	2
Transfers & Grants	41,835,800	43,550,100	45,197,100	1,714,300	4	1,647,000	4
Financial Service Charges	30,307,300	30,953,200	29,357,100	645,900	2	(1,596,100)	(5)
Other Expenses	1,088,800	1,086,900	1,115,700	(1,900)	(0)	28,800	3
Total Expenses	\$ 520,495,300	\$ 535,564,900	\$ 553,046,200	\$ 15,069,600	3	\$ 17,481,300	3
Excess Revenue over Expenditures	\$ 340,212,900	\$ 353,852,500	\$ 350,065,800	\$ 13,639,600	4	\$ (3,786,700)	(1)
Transfer for Capital Purposes	340,212,900	353,852,500	350,065,800	13,639,600	4	(3,786,700)	(1)
Net Change - Surplus/(Deficit)	\$ -	\$ -	\$ -	\$ -	-	\$ -	-

2. Public Hearing re: Bylaw No. 15/026 – Land Use Amendment – Keyano Clearwater Campus

- A. Introduction from Administration
 - Brad Evanson and Dan Fitzgerald, Planning and Development
- B. Opening Statement from Applicant
 - Mr. David Symes
- C. Written Presentations
 - none received
- D. Verbal Presentations
 - none received
- E. Other Verbal Presentations (Time Permitting and with Consent of Council)
- F. Questions of Council
- G. Closing Statement from Applicant
- H. Closing Statement from Administration



Clearwater Campus Land Use Amendment



IBI GROUP

Public Hearing Presentation

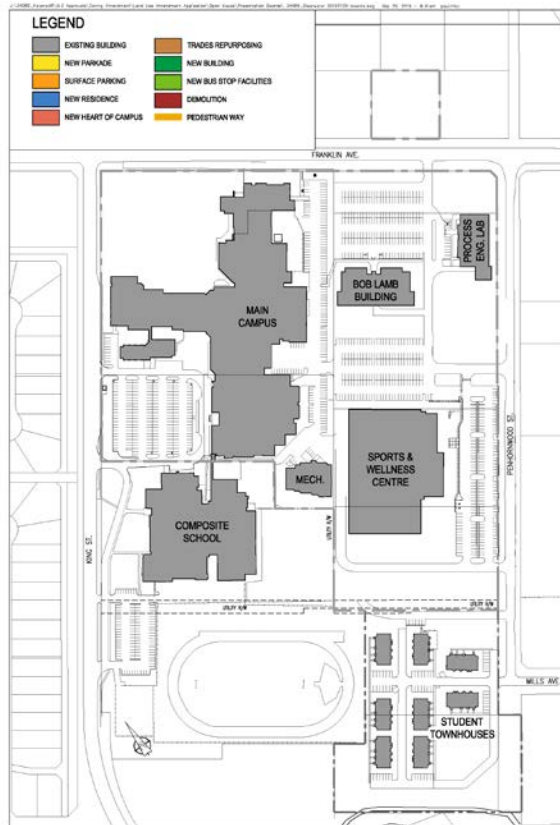
Presented by David Symes, Senior Project Planner

December 8, 2015

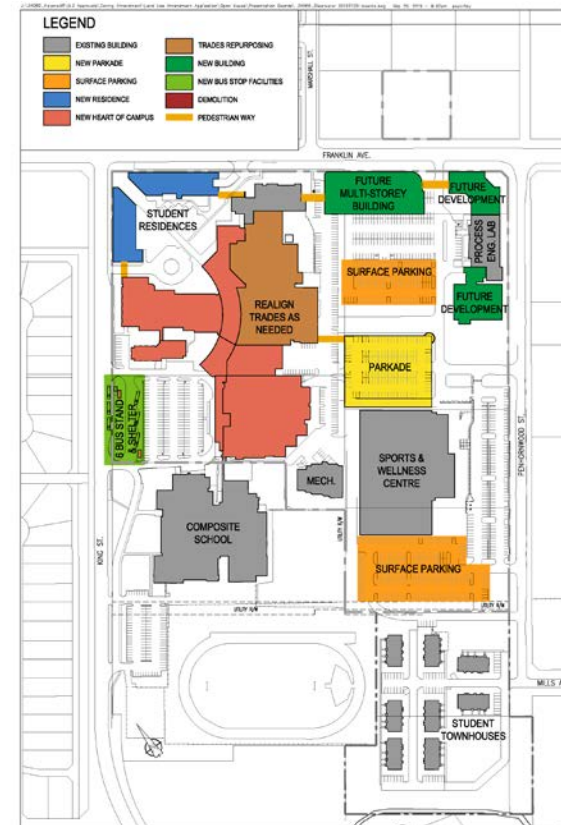
BACKGROUND

- In 2014, Keyano College prepared an update to the Campus Development Master Plan (CDMP).
- The Plan outlines several capital improvements to the College, including immediate needs and longer term requirements. A number of these relate to the Clearwater Campus.
- Capital projects would be staged and undertaken individually, as required.

Existing Campus



Proposed Master Plan



EXISTING LAND USE DESIGNATION

- The Campus lands are primarily located within the Public Services District of the Land Use Bylaw 99/059.



PROPOSED LAND USE AMENDMENT

- Future capital improvements propose a number of land uses and site/design requirements that do not correspond with provisions of the Public Services District.
- This Amendment seeks a site specific text amendment to the Public Services District (will apply to Clearwater Campus parcels only).
- The purpose of the Amendment is to streamline the approval process of future capital projects by incorporating proposed land uses and site provisions into this District.
- Removes the need to obtain ongoing land use amendments or variances to bylaw provisions.

SITE SPECIFIC LAND USE AMENDMENTS

- Additional Land Uses:
 - Retail
 - Restaurant/Food Service
 - Office
 - Child Care Facility
- Site Provisions:
 - Setbacks, height, massing
 - Architectural Elements
 - Access & parking design
- The site and design provisions proposed meet the intentions of the Downtown Redevelopment Plan.

Thank you.



Subject: Land Use Amendment – Keyano Clearwater Campus (Lots 1-5, Block 2, Plan 5030TR; Lot 12, Block 2, Plan 5030TR; Lot 1, Plan 3790 NY; Lot 15MR, Block 2, Plan 922 0240; Lot 2, Block 2, Plan 772 2192) – Bylaw No. 15/026

APPROVALS:

Bradley Evanson, Director
Brian Moore, Executive Director
Marcel Ulliac, Chief Administrative Officer

Administrative Recommendations:

1. THAT Bylaw No. 15/026, being an amendment to the Land Use Bylaw No. 99/059 specific to Lots 1-5, Block 2, Plan 5030TR; Lot 12, Block 2, Plan 5030TR; Lot 1, Plan 3790 NY; Lot 15MR, Block 2, Plan 922 0240; and Lot 2, Block 2, Plan 772 2192 be read a second time.
2. THAT Bylaw No. 15/026, be read a third and final time.

Summary:

An application has been received by the Planning and Development Department for a site specific text amendment to Section 113: Public Service District of the Land Use Bylaw. The change in zoning only affects the aforementioned parcels of land.

The purpose of the text amendment is to add additional uses to Keyano's Clearwater Campus property (Attachment 1); allowing for a focus on a greater mix of commercial and office uses at grade while maintaining high quality urban design principles along a highly visible corridor.

The authority to amend the Land Use Bylaw is vested with Council under the Municipal Government Act. The Planning and Development Department supports the proposed text amendment.

Background:

Keyano's Clearwater Campus, located on the corner of Franklin Avenue to the North, King Street to the West, and Penhorwood Street to the East, comprises several buildings and associated facilities which have developed progressively over several decades (Attachment 1). The City Centre Area Redevelopment Plan designates the Keyano Lands with two districts: the Franklin Retail Core District (5.5.5) and the Riverside District (5.5.7). Part 9 of Land Use Bylaw No. 99/059 designates the Subject Area as part of Neighbourhood Stabilization Zone and the parcel is zoned Public Service District, which provides for the development of buildings and uses for the delivery of educational, health, government, and other institutional uses.

Keyano, alongside consultants from IBI, approached the Municipality to discuss intentions for future improvement and expansions of the campus to ensure current zoning regulations enable the realization of their masterplan. In order to achieve the vision of Keyano's Clearwater Campus masterplan, a site specific zoning amendment to the Public Service District is needed in order to incorporate uses and site specific provisions to facilitate future development of the site. Additional uses to the Public Service District exclusive to the Campus include commercial, office, food and beverage, as well as entertainment facilities.

Alongside the addition of uses, Keyano is requesting an increase in the maximum allowable height from 12.2 metres to 54.0 metres (12 storeys) and a decrease in building setback requirements from 6.0 metres to 1.0 metre. A number of best practice built form and additional regulations are also incorporated in the proposed zoning amendment to encourage higher density, accessible, and active at grade frontages along major downtown corridors.

The Open House for the proposed amendment to the Land Use Bylaw was held on September 30, 2015. The written notice to the adjacent property owners was mailed on May 21, 2015 and no objections were received. The subject amendment content may be reformatted in the future Land Use Bylaw re-write to reflect the proposed layout of districts.

Rationale for Recommendations:

The proposed site specific zoning amendment to the Public Service District, encompassing Keyano College's Clearwater Campus lands, encourages urban infill densification while instilling best practice active at grade frontages along the major corridors of Franklin Avenue and King Street. The concept of intensification through the addition of uses and potential increase in densities is consistent with directions and principles contained in the Municipal Development Plan (U.1.1 Establish City Centre as focal point, U.1.4 Promote concentration of Employment Lands, and U.1.5 Plan for a hierarchy of retail and commercial centres).

The proposed amendment also conforms to the principles contained in the Area Redevelopment Plan as the Franklin Retail Core District and Riverside District recommend medium to high density development with a specific encouragement to locate small scale retail at the street level with residential uses above along Franklin Avenue. In addition to medium to high densities, section 5.5.7.1 encourages primarily institutional uses alongside small scale retail and residential uses at and around Keyano College. Furthermore section 5.5.7.8 promotes the development of arts, culture and entertainment uses in and around Keyano College.

The Municipality supports the proposed Land Use Bylaw text amendment and recommends that Bylaw No. 15/026 be given second and third readings.

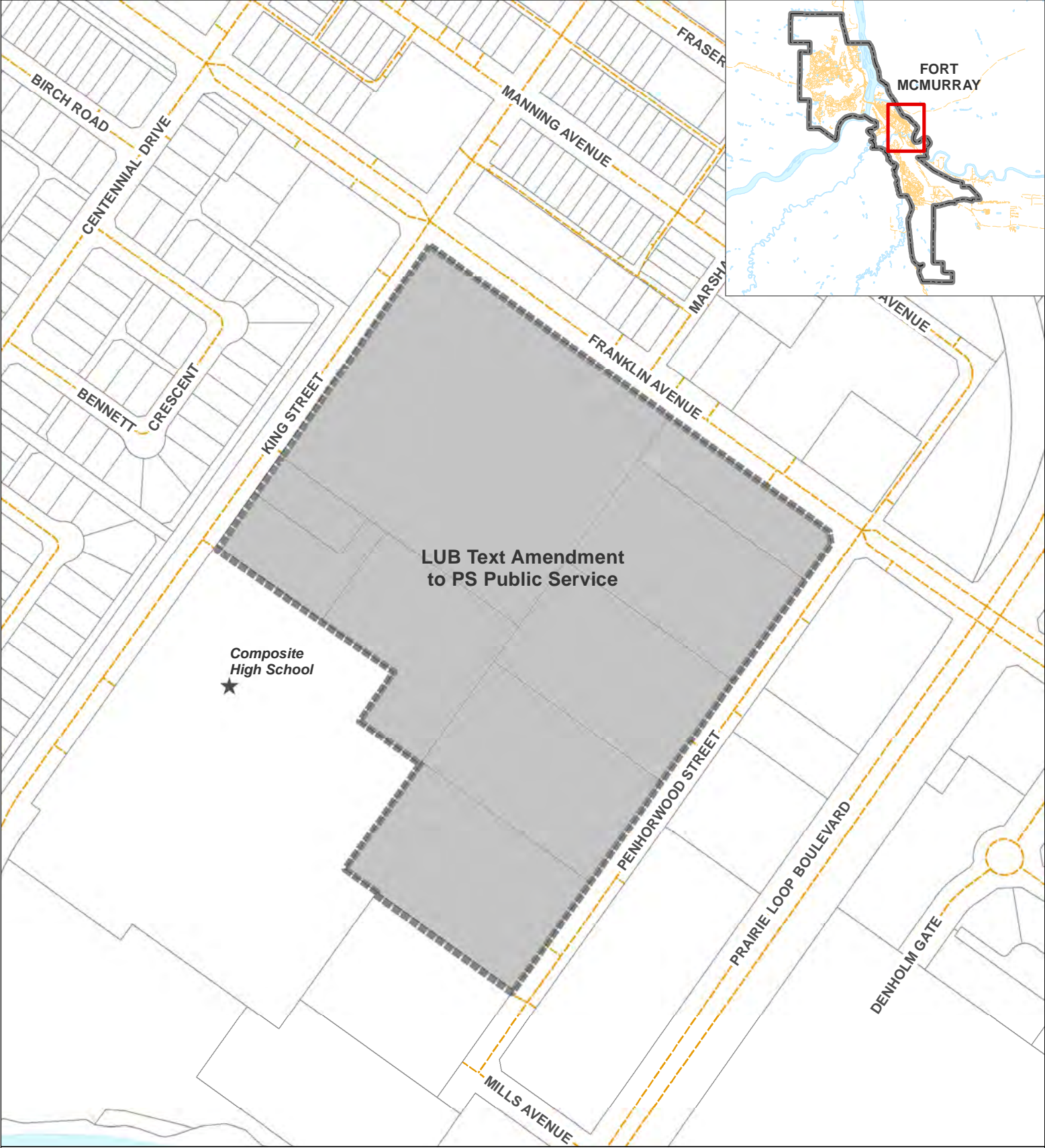
Strategic Plan Linkages:

Pillar 3 – Building a Vibrant Economy Together
Pillar 4 – Building an Effective Land Strategy

Attachments:

1. Subject Area Map
2. Bylaw No. 15/026

SUBJECT AREA MAP
Keyano College Campus



-  Subject Area
-  Roadways
-  Survey_Parcels
-  Landmarks

1 cm = 38 meters



BYLAW NO. 15/026**A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND THE LAND USE BYLAW NO. 99/059**

WHEREAS Section 639 of the *Municipal Government Act* requires every municipality to enact a Land Use Bylaw;

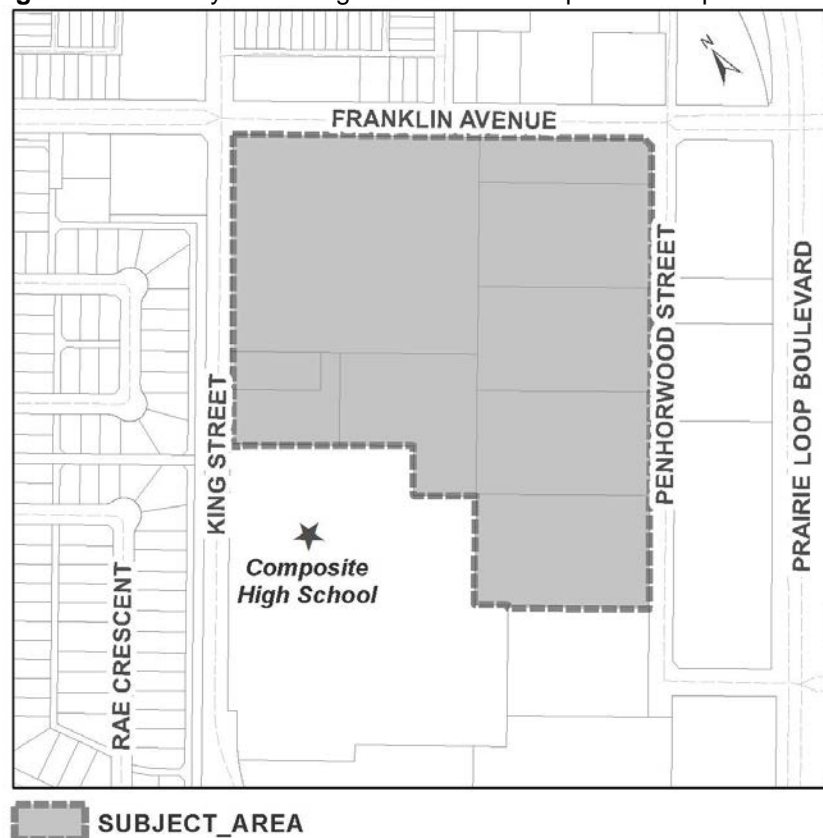
AND WHEREAS Section 191 (1) of the *Municipal Government Act* authorizes Council to adopt a bylaw to amend a Land Use Bylaw;

NOW THEREFORE the Regional Municipality of Wood Buffalo, in open Council assembled, enacts as follows:

1. Bylaw No. 99/059, the Land Use Bylaw, is hereby amended by inserting the following text into Section 113 PS Public Service District:

“113.6 The following regulations apply to any new development on Lots 1-5, Block 2, Plan 5030TR; Lot 12, Block 2, Plan 5030TR; Lot 1, Plan 3790 NY; Lot 15MR, Block 2, Plan 922 0240; Lot 2, Block 2, Plan 772 2192 as identified in the in the area shown in Figure 113.1.

Figure 113.1 – Keyano College Clearwater Campus site map



(a) Purpose

The purpose of this type of Node is to provide more detailed urban design direction and development standards for the successful integration of a higher density mixed-use, walkable, transit-oriented node associated with, but extending beyond, the existing regulations of the Public Service District.

(b) General Regulations

Where a conflict exists between the regulations contained within this overlay district and the underlying Public Service District, the regulations contained within this overlay district shall apply.

(c) Permitted Uses

Notwithstanding the Permitted Uses of the Public Service District, within the Public Service Keyano College Node the following additional uses shall apply:

Retail Store, General and Convenience
Office
Food Service, Major Restaurant
Food Service, Minor Restaurant
Food Service, Take Out Restaurant
Commercial Entertainment Facility

(d) Discretionary Uses – Development Officer

Notwithstanding the Discretionary Uses of the Public Service District, within the Public Service Keyano College Node the following additional uses shall apply:

Drinking Lounge, Major
Drinking Lounge, Minor

(e) Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this district.

i)	Front Yard Setback (minimum):	1.0 m
ii)	Front Yard Setback (maximum):	3.0 m
iii)	Side Yard:	0.0 m
iv)	Rear Yard:	0.0 m
v)	Building Height (maximum):	12 Storeys

- vi) Landscaping: 10%
- vii) Floor Area Ratio (maximum): 5 FAR

(f) Additional Regulations

- i) There shall be a minimum 2.5 m barrier free sidewalk where there are active at-grade frontages. This sidewalk can be provided in the municipal boulevard where there is sufficient width available.
- ii) No residential uses shall be permitted on the ground floor of a building.
- iii) Loading, storage and trash collection area is encouraged to be located internally within the development. However where this is not possible, they shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites and public streets.
- iv) Along with transit-oriented development principles, sites larger than 1.0 ha must plan for integrating a bus stop on site along the Franklin Avenue and King Street corridors.
- v) No Storage, loading or similar use may occur within the front yard setback.

(g) Built Form Regulations

i) City Blocks

- a) A Mid-Block opening into the campus shall be provided for blocks exceeding 150.0 m in length, or after every 150.0 m interval.
- b) Through Block Connections for pedestrians, bikes and parking access shall be a minimum width of 5.0 m to accommodate both pedestrian and bicycle access.

ii) Siting

- a) Along Franklin Avenue and King Street, development shall front the public street and be located within 3.0 m of the property line.
- b) Notwithstanding the above, up to 50% of the development fronting onto a public street may be setback up to 5.0 m to provide for outdoor patio space or a retail spill-out zone. The outdoor patio space or spill-out may be covered with an arcade or cantilever.
- c) Direct access to transit stops or stations shall be provided in the site at convenient locations and shall be connected to pedestrian infrastructure.
- d) There shall be a direct, uninterrupted barrier free sidewalk from the front entrance of the building to the public sidewalk, or road right-of-way if no sidewalk exists at the perimeter property, and/or transit stop.

iii) Massing

- a) Buildings along Franklin Avenue and King Street shall be a minimum height of 6.0 m.
- b) The ground floor of any development within this district shall have a minimum ground floor building height of 4.5 m.
- c) Development within this Node shall consist of a podium and tower. The podium level of a building can extend upwards to a maximum height of 6 storeys. Development of more than 6 storeys shall stepback a minimum of 3.0 m to a maximum of 5.0 m. This stepback can be accommodated anywhere within, or at the 6th storeys of a development. A stepback can be reduced to 1.5 m at the discretion of the development authority if the building design provides a visual break through design, materials, and/or colours.

(h) Architectural Elements

- i) The building face of all development shall be articulated by recession and/or architectural projections at a minimum of 20.0 m intervals.
- ii) Blank walls facing public streets or public spaces shall not be permitted.
- iii) A minimum of 60% of the ground floor façade of a building facing a public street shall contain transparent glazing comprised of windows and entrances.
- iv) Non-residential development facing public streets shall provide weather protection in the form of awnings or canopies for a minimum of 80% of the overall Building Frontage and must comply with the following:
 - a) Awnings or canopies must project a minimum of 1.5 m and a maximum of 2.5 m over the public side walk along Franklin Avenue and King Street.
 - b) Awnings or canopies must provide a minimum of 2.5 m and a maximum of 4.0 m of vertical clearance over the sidewalk.
- v) The Primary Entry Doors must be located on the side of the building facing the public streets. Secondary entrances can exist on the side or rear of a development.

(i) Parking

- i) No additional parking is permitted between the public street and the front facade along Franklin Avenue and King Street.
- ii) Surface parking shall generally be located to the rear of the building.
- iii) Parking structures and surface parking lots shall be connected to public streets or Primary Entry Doors of surrounding buildings by defined pedestrian pathways.
- iv) A parking structure is permitted to front Franklin Avenue or King Street provided that 100% of the ground floor of the parking structure fronting onto Franklin Avenue or King Street, excluding any related mechanical room or pedestrian or

vehicular access, is occupied by active uses such as retail, food and beverage commercial, or office. These ground floor uses must maintain a minimum depth of 12.0 m.

- v) Site access will be limited to 3 curb cuts per 180 m. Access must be a minimum of 12.0 m from an intersection and a maximum of 9.0 m wide for surface parking or 14.0 m wide for garage access.”

2. This bylaw shall be effective when passed.

READ a first time this 18th day of November, A.D. 2015.

READ a second time this _____ day of _____, A.D. 2015.

READ a third and final time this _____ day of _____, A.D.2015.

SIGNED and PASSED this _____ day of _____, A.D.2015.

Mayor

Chief Legislative Officer



Subject: Bylaw No. 15/027 Offsite Levy Bylaw

APPROVALS:

Emdad Haque, Director
Kevin Scoble, Deputy Chief Administrative Officer
Marcel Ulliac, Chief Administrative Officer

Administrative Recommendation:

THAT Bylaw No. 15/027, being an Offsite Levy Bylaw, be read a first time; and

THAT a non-statutory public hearing be held on January 12, 2016.

Summary:

Offsite levy bylaws need to be updated regularly to ensure that the levy rates remain current with planned infrastructure improvement projects, the latest development plans, and actual infrastructure cost information. The *Municipal Government Act* requires Council approval to update the offsite levy bylaw.

Background:

The Municipality has experienced significant population growth due to oil sands industrial activity. Municipal water, wastewater and road infrastructure improvements are required to support new development.

The Municipality considers that developers should be responsible for their proportionate share of the costs of municipal infrastructure improvements. The Municipality implements this by assessing offsite levies for development.

This proposed bylaw will repeal existing offsite levy bylaws. Existing offsite levy bylaws are no longer relevant as those areas, such as Wood Buffalo Estates, Real Martin and Timberlea, are built out.

Budget/Financial Implication:

The approval of the Offsite Levy Bylaw will assist the Municipality in covering costs of existing and future infrastructure improvements that are required to support development.

Rationale for Recommendation:

The attached Offsite Levy Report 2015 provides the detailed analysis and methodology that was used to update and calculate the offsite levy charges.

Consultation with affected land owners and developers of the proposed Offsite Levy Report involved several meetings with the Urban Development Institute (UDI) held since June 2015 and review of the report by developers outside of the UDI. There were no objections raised by UDI or by developers.

One area of concern that UDI raised was in regard to transparent financial reporting of offsite levy funded projects. The present report is structured to facilitate closer tracking and reporting of offsite levy project funds.

Strategic Plan Linkages:

Pillar 1 – Building Responsible Government

Pillar 4 – Building an Effective Land Strategy

Pillar 6 – Building a Sustainable Region

Attachment:

1. Bylaw No. 15/027 – Offsite Levy Bylaw

BYLAW NO. 15/027

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO ESTABLISH AN OFFSITE LEVY

WHEREAS the *Municipal Government Act* provides that a council may pass a bylaw for the imposition and payment of offsite levies in respect to lands that are to be developed or subdivided and to authorize agreements to be entered into in respect of the payment of the levies.

AND WHEREAS certain lands within the boundaries of the Regional Municipality are proposed for subdivision or residential, commercial, institutional or industrial developments.

AND WHEREAS Council for the Regional Municipality requires an expenditure for capital costs for:

1. water supply, transmission, treatment and storage facilities;
2. wastewater treatment and collection;
3. roads required for or impacted by subdivision or development; and
4. land required for or in connection with any facilities, as mentioned above, because of population growth now occurring in the Regional Municipality.

AND WHEREAS the Regional Municipality presently imposes and collects offsite levies.

AND WHEREAS Council has advertised its intention to consider the provisions of this Bylaw pursuant to section 606 of the *Municipal Government Act*.

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, duly assembled, hereby enacts as follows:

Short Title

1. This Bylaw may be referred to as the Offsite Levy Bylaw.

Definitions

2. For the purposes of this Bylaw, the following words shall be defined as follows:
 - (a) “Act” means the Municipal Government Act, R.S.A. 2000, c.M-26 and regulations passed pursuant to the Act;
 - (b) “agreement” means an agreement as referred to in the Act in section 648;
 - (c) “applicant” means the person who applies for subdivision or development approval

- (d) “Chief Administrative Officer” means the Chief Administrative Officer of the Regional Municipality and includes any person appointed as the delegate for the Chief Administrative Officer or any person appointed to act in the absence of the Chief Administrative Officer;
- (e) “Council” means the Council of the Regional Municipality of Wood Buffalo;
- (f) “development” has the meaning provided for in the Act;
- (g) “development permit” means a permit issued in accordance with the Regional Municipality’s Land Use Bylaw;
- (h) “levy” means an offsite levy imposed and created by this Bylaw pursuant to the Act;
- (i) “Municipality” means the Regional Municipality of Wood Buffalo or where the context requires, the area within the boundaries of the Regional Municipality;
- (j) “plan of subdivision” has the meaning provided for in the Act;
- (k) “subdivision” has the meaning provided for in the Act.

Establishment of Levy

- 3. Levies are imposed upon land in the Municipality that is to be subdivided or developed and for which no offsite levies have previously been paid.

Object of Levy

- 4. The object of the levies is to pay for all or part of the capital costs of any or all of the following:
 - (a) new or expanded facilities for the storage, transmission, treatment or supplying of water;
 - (b) new or expanded facilities for the treatment, movement or disposal of sanitary sewage;
 - (c) new or expanded roads required for or impacted by a subdivision or development; and
 - (d) land required for or in connection with any facilities described in (a) to (c) above as determined in the Offsite Levy Report prepared by Associated Engineering incorporated into this Bylaw as Schedule “D”.

Amount of Levy

5. (a) The Municipality shall be divided into benefitting areas as shown in Schedule “C” for the purposes of calculating the levies to be imposed on land to be subdivided or development within the areas.
- (b) The amount of the levies and the method of determining the amount of the levies are set out in Schedule “A”.

Imposition of the Levy

6. (a) Levies shall be imposed on a subdivision or a development, as follows:
 - (i) a subdivision, before the date of subdivision endorsement.
 - (ii) a development, before the date of issuance of a development permit.
- (b) Levies are deemed to have been imposed whether or not the imposition of the levies is made a specific condition of subdivision or development approval.

Payment of Levy

7. (a) Levies shall be paid at the time of payment specified in Schedule “B”.
- (b) Any payment of a levy pursuant to this Bylaw which is not made when due shall be a debt owing to the Municipality by the applicant. This provision does not in any way affect any other remedy available to the Municipality for late or non-payment of a levy.

Agreements

8. The entering into a development agreement or servicing agreement in respect of payment of levies is hereby authorized.

Review of Levy Rates

9. (a) The Municipality shall review the levy projects and the levy rates on a regular basis.
- (b) After the review has been completed, the Municipality may amend this Bylaw to update the levy rates.

Subsidies

10. (a) The Council may by resolution direct that the Municipality subsidize the payment of any levy imposed under this Bylaw, from one or more funding sources identified in the resolution, in any amount up to and including the whole amount of the levy.
- (b) If the Council has passed a resolution under subsection 10 (a), then the amount of the subsidy must be reviewed by the Chief Administrative Officer every other year in conjunction with a review of levy projects and levy rates under subsection 9 (a), and the Council may at that time pass a resolution to rescind the previous resolution and impose a different level of subsidy, if any, which resolution may be passed by simple majority.

Annual Report

11. The Municipality shall report annually to Council regarding the levies in a format acceptable to the Chief Administrative Officer.

Severability

12. In the event that any provision of this Bylaw is found to be contrary to law by any Court of competent jurisdiction, then that provision shall be severed and the remainder of the Bylaw shall be of full force and effect.

Transition

13. This Bylaw applies to:
 - (a) any subdivision where the date of subdivision endorsement occurs on or after the date this Bylaw comes into force; and
 - (b) any development where the date of issuance of a development permit occurs on or after the date this Bylaw comes into force.

General

14. Nothing in this Bylaw precludes the Municipality from:
 - (a) imposing further or different offsite levies, duly enacted by bylaw, on any land in respect of which the Municipality has not collected the offsite levies imposed under this Bylaw or any previous offsite levy bylaw authorized by statute; or
 - (b) adopting policies, procedures or guidelines for the assistance and direction of Municipal administration with respect to the implementation of this Bylaw.

Repeal

15. Bylaw(s) 871, 890, 911, 920, 921, 923, 943, 85/09, 92/12, 93/23, 94/32, 00/003, 00/004, 00/067, 06/022 and 08/041 are hereby repealed.

Enactment

16. This Bylaw shall come into effect when it is passed.

Schedules

17. Schedules “A”, “B”, “C” and “D” form part of this Bylaw.

Rules of Interpretation

18. The headings in this Bylaw are for reference purposes only and do not form part of the Bylaw.

READ a first time this ____ day of December, A.D. 2015.

READ a second time this ____ day of January, A.D. 2016.

READ a third time this ____ day of January, A.D. 2016.

SIGNED and PASSED this ____ day of January, A.D. 2016.

Mayor

Chief Legislative Officer

**SCHEDULE “A”
AMOUNT OF LEVIES
Water, Wastewater and Roads**

1. The levy amount applicable to land to be subdivided or developed and located within an area identified in Schedule “D” shall be determined by reference to the area in which the land is located. Table A-1 of this schedule sets out the amount of the levies for land within each area.
2. The levies for water, wastewater and roads shall be calculated in accordance with the following:
 - a) on a per capita basis.
 - b) residential only is charged the water treatment plant and wastewater treatment charge.
 - c) residential is based on a unit rate as per Table A-3 based on development type.
 - d) commercial/industrial/institutional is charged based on square footage of the building as per Table A-3.

TABLE A-1
Residential Offsite Levy Rate Per Capita

Benefitting Area	Water	Wastewater	Roads	Total
Lower Townsite/ Waterways	\$2,468	\$1,493	\$1,075	\$5,036
Saline Creek	\$2,482	\$1,909	\$3,689	\$8,080
Saline Creek (to Hwy 69 LS)	\$2,482	\$2,614	\$3,689	\$8,785
Parsons Creek	\$2,201	\$1,373	\$1,490	\$5,064

* Offsite levy for water and wastewater treatment is added to residential only

Table A-2
Commercial/Industrial/Institutional Offsite Levy Rate Per Capita

Benefitting Area	Water	Wastewater	Roads	Total
Lower Townsite/ Waterways	\$1,513	\$120	\$1,075	\$2,708
Quarry Ridge	\$438	\$1,300	0	\$1,738
Saline Creek	\$1,527	\$536	\$3,689	\$5,752
Saline Creek (to New Airport LS)	\$1,527	\$1,241	\$3,689	\$6,457
Airport Lands	\$1,527	\$2,046	\$1,548	\$5,121
Airport West Industrial	\$1,527	\$2,046	\$1,548	\$5,121
Airport East Industrial	\$1,527	\$5,144	\$1,548	\$8,219
Southlands Area 2 /Hwy 69 Corridor	\$1,527	\$2,890	\$1,548	\$5,965
Southlands Area 1A/1B	\$2,082	\$952	0	\$3,034
Parsons Creek	\$1,246	0	\$1,490	\$2,736

TABLE A-3

Offsite Levy Rate Per Capita Based on Development Type

Development Type	Density by Land Use
Single Family and Low Density <ul style="list-style-type: none"> Single family detached homes, manufactured homes, duplexes and townhouses (up to 45 units/ha) 	3.5 persons/unit
Apartments <ul style="list-style-type: none"> medium- and high-density (45 - 296 units/ha) 	2.5 persons/unit
Hotel Rooms <ul style="list-style-type: none"> long-term-stay hotels/suites standard hotel rooms 	2.5 persons/unit 1.5 persons/unit
Commercial/Industrial/Institutional <ul style="list-style-type: none"> commercial/industrial/institutional equivalent 	3.5 persons/1,500 ft ²

TABLE A-4

Offsite Levy Rate per Unit Based on Development Type

Benefitting Area	Cost per capita	Single Family 3.5	Medium and high density 2.5	Hotel 1.5
Lower Townsite/Waterways	\$5,036	\$17,626	\$12,590	\$7,554
Saline Creek	\$8,080	\$28,280	\$20,200	\$12,120
Saline Creek (to Hwy 69 LS)	\$8,785	\$30,748	\$21,963	\$13,178
Parsons Creek	\$5,064	\$17,724	\$12,660	\$7,596

TABLE A-5

Offsite Levy Rate Per 1500 sq.ft commercial/ industrial/ institutional

Benefitting Area	Total	Cost per 1500 sq.ft
Lower Townsite/ Waterways	\$ 2,708	\$9,478
Quarry Ridge	\$1,738	\$6,083
Saline Creek	\$5,752	\$20,132
Saline Creek (to Hwy 69 LS)	\$6,457	\$22,600
Airport Lands	\$5,121	\$17,924
Airport West Industrial	\$5,121	\$17,924
Airport East Industrial	\$8,219	\$28,767
Southlands Area 2 /Hwy 69 Corridor	\$5,965	\$20,878
Southlands Area 1A/1B	\$3,034	\$10,619
Parsons Creek	\$2,736	\$9,576

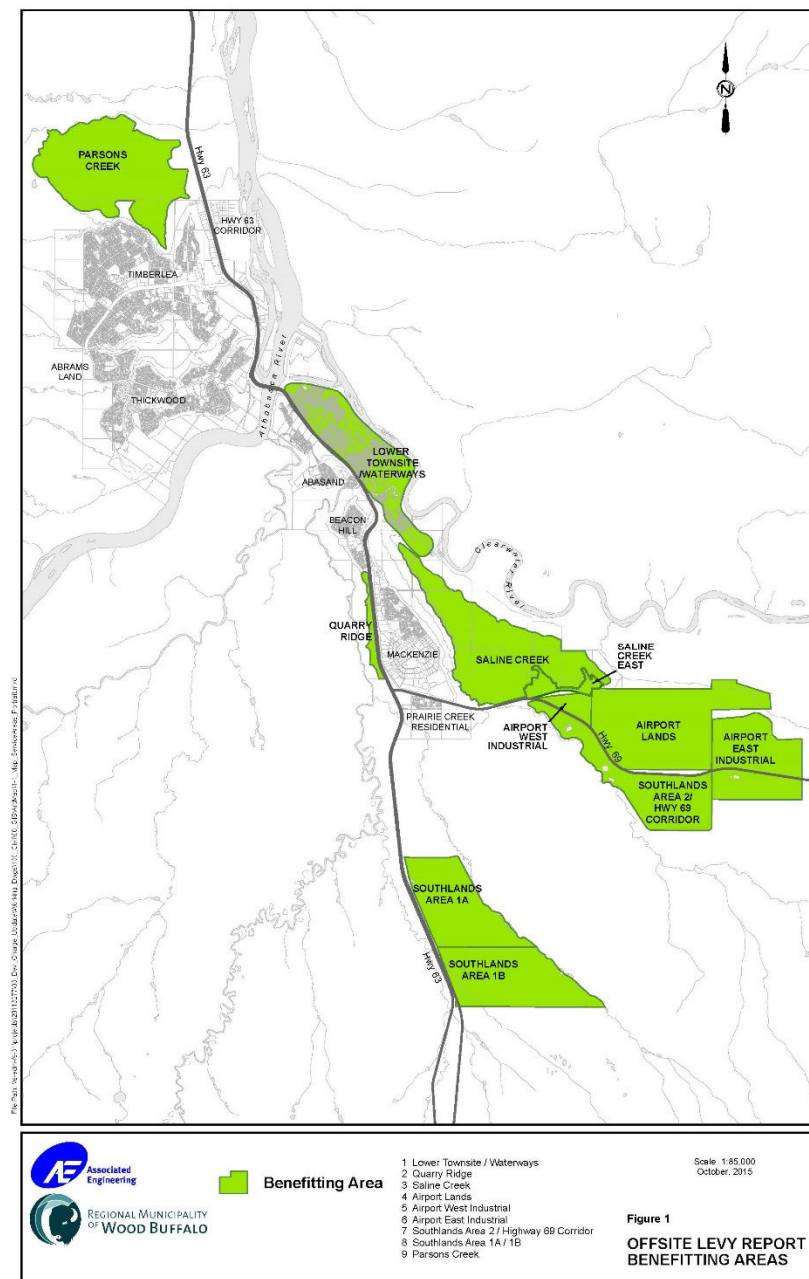
SCHEDULE “B”

TIME OF PAYMENT

For land that is to be subdivided or developed, the time of payment shall be as follows:

1. Where levies are imposed on a subdivision by subdivision endorsement, the levies shall be paid before the endorsement of the plan of subdivision.
2. Where levies are imposed on a development by a condition of a development permit, the levies shall be paid before the release of the development permit.

SCHEDULE "C" BENEFITTING AREAS



**SCHEDULE “D”
OFFSITE LEVY REPORT**

REPORT

Regional Municipality of Wood Buffalo

Offsite Levy Report



November 2015

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REPORT

Executive Summary

The Regional Municipality of Wood Buffalo (the Municipality) has experienced significant population growth due to oil sands industrial activity. Development due to this population growth requires improvements to the water, wastewater and road infrastructure. The Municipality takes responsibility for the construction of key elements of this infrastructure, and then recovers the costs by assessing offsite levies on benefitting development areas on an equivalent population (per capita) basis.

This Offsite Levy Report, along with infrastructure master plans, is part of the master planning process of identifying infrastructure costs that development will assume.

Planning documents prepared for the Municipality provide a growth forecast from the current population numbers to an ultimate population in the urban area of Fort McMurray of 138,400, plus a non-urban population of 82,900 for a regional total of 221,300. The non-urban population consists of people residing in project accommodations (i.e. industrial campsites), as well as a relatively small proportion in rural hamlets.

The current policy is to charge capital costs for water treatment plants and wastewater treatment plants to residential development, and to not charge commercial, industrial and institutional development for these costs. The purpose is to prevent "double dipping," as these plants are sized for the residential population. Commercial, industrial and institutional developments pay offsite levies for the water supply and wastewater collection infrastructure networks.

Table E-1 provides the ultimate population (population equivalent) for each of the benefitting areas considered in this Offsite Levy Report.

Regional Municipality of Wood Buffalo

Table E-1
Benefitting Development Areas in the Urban Area

Area No.	Benefitting Area	Ultimate Population		
		Residential	C/I Equivalent	Total
1	Lower Townsite/Waterways	50,700		50,700
2	Quarry Ridge		7,500	7,500
3	Saline Creek	19,300	1,600	20,900
4	Airport Lands		4,130	4,130
5	Airport West Industrial		2,500	2,500
6	Airport East Industrial		2,400	2,400
7	Southlands Area 2/Hwy 69 Corridor		6,800	6,800
8	Southlands Area 1A/1B		21,000	21,000
9	Parsons Creek	24,000	2,000	26,000

The Municipality endeavours to apply for available grants (Provincial, Federal and Other) to assist with funding of capital infrastructure projects. Where project specific grants have been secured for infrastructure the total project cost for the Municipality is reduced by the grant amount. Only the net project cost incurred by the Municipality is used when calculating the offsite levy.

The offsite levies for the benefitting areas are recommended to be set in accordance with the following tables. The project costs and calculations that support the establishment of these rates are detailed in the enclosed report.

Table E-2
Residential Offsite Levy Rate Per Capita

Area No.	Benefitting Area	Water	Wastewater	Roads	Total
1	LTS/ Waterways	\$2,468	\$1,493	\$1,075	\$5,036
3a	Saline Creek	\$2,482	\$1,909	\$3,689	\$8,080
3b	Saline Creek (East)	\$2,482	\$2,614	\$3,689	\$8,785
9	Parsons Creek	\$2,201	\$1,373	\$1,490	\$5,064

Note: Offsite levy for water and wastewater treatment is added to residential population only

Table E-3
Commercial/Industrial/Institutional Offsite Levy Rate Per Capita

Area No.	Benefitting Area	Water	Wastewater	Roads	Total
1	Lower Townsite/ Waterways	\$1,513	\$120	\$1,075	\$2,708
2	Gateway/Quarry Ridge	\$438	\$1,300	0	\$1,738
3a	Saline Creek	\$1,527	\$536	\$3,689	\$5,752
3b	Saline Creek (East)	\$1,527	\$1,241	\$3,689	\$6,457
4	Airport Lands	\$1,527	\$2,046	\$1,548	\$5,121
5	Airport West Industrial	\$1,527	\$2,046	\$1,548	\$5,121
6	Airport East Industrial	\$1,527	\$5,144	\$1,548	\$8,219
7	Southlands Area 2 /Hwy 69 Corridor	\$1,527	\$2,890	\$1,548	\$5,965
8	Southlands Area 1A/1B	\$2,082	\$952	0	\$3,034
9	Parsons Creek	\$1,246	0	\$1,490	\$2,736

Note: Water and wastewater treatment costs are not included
in the Commercial / Industrial / Institutional Offsite Levy Rate

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REPORT

1 Introduction

1.1 BACKGROUND

The Regional Municipality of Wood Buffalo (the Municipality) has experienced significant population growth due to oil sands industrial activity. The Municipality prepares long-term infrastructure plans for improvements to the water, wastewater and road infrastructure required for this growth. To account for the uncertainty of the nature and staging of future development, these infrastructure master plans include flexibility with respect to execution and implementation.

Three infrastructure master plans form the basis of the current update to the Offsite Levy Report:

- a) Water Master Plan, 2015, Associated Engineering
- b) Wastewater Master Plan, 2014, Associated Engineering
- c) Transportation Master Plan 2011, HDR iTrans.

The Municipality considers that development should be responsible for their proportionate share of the costs of the municipal infrastructure improvements from which they benefit. The Municipality implements this by assessing offsite levies for development on an equivalent population (per capita) basis. This Offsite Levy Report is part of the master planning process by identifying that part of infrastructure costs that are development's responsibility.

1.2 OFFSITE LEVIES

The Municipality installs municipal infrastructure that benefits development. Offsite levies are defined as charges that the Municipality assesses to development to cover their proportionate share of the cost of this infrastructure.

Under authority of Section 648 of the Alberta *Municipal Government Act* (MGA), the Municipality is permitted to impose offsite levies to cover the capital cost of any or all of the following:

- a) new or expanded facilities for the storage, transmission, treatment or supplying of water;
- b) new or expanded facilities for the treatment, movement or disposal of sanitary sewage;
- c) new or expanded roads required for or impacted by a subdivision or development;
- d) land required for or in connection with any facilities described above.

The purpose of this Offsite Levy Report is to provide updates for these charges based on the latest development plans, actual construction costs incurred and estimated future infrastructure project costs. This document is to be reviewed and updated regularly to reflect current conditions in the Municipality.

1.3 POPULATION AND TREATMENT INFRASTRUCTURE

The Regional Structure Action Strategy (RSAS) documents prepared for the Municipality provide a growth forecast from the current population numbers to an ultimate population based on increased economic activity in the region. The RSAS forecasts an ultimate population in the urban area of Fort McMurray of 138,400, plus a non-urban population of 82,900 for a regional total of 221,300. The non-urban population consists of people residing in project accommodations (i.e. industrial campsites), as well as a relatively small proportion in rural hamlets.

For the purpose of this report and in order to not encumber urban residential developments with the full cost of the treatment plants, it is assumed that the total regional population will be served through the water and wastewater treatment plants in Fort McMurray. Therefore the calculation of the offsite levy reflects the ultimate regional population rather than only the urban population. The shortfall in the capital costs of the treatment plants is made up through the bulk water and wastewater receiving rates established for servicing the non-urban population in project accommodation, and property taxes on regional industry.

The current policy is to charge costs for the water treatment plant (WTP) and wastewater treatment plant (WWTP) to residential and not commercial, industrial and institutional development. The purpose is to prevent "double dipping," as these plants are sized for the residential population. Commercial, industrial and institutional developments pay offsite levies for the water supply and wastewater collection infrastructure networks.

1.4 BENEFITTING AREAS

For the purpose of this Offsite Levy Report, the development areas within the urban area in Table 1-1 are considered benefitting areas. Properties outside these benefitting areas, not contemplated in this Offsite Levy Report, may nonetheless be subject to development charges as per the Development Charges Update Report (Draft, November 2012) and the *Municipal Government Act*. This includes, but is not limited to, all the rural areas within the Municipality.

Table 1-1 provides the ultimate population (or population equivalent) for each of the benefitting areas considered in this Offsite Levy Report.

**Table 1-1
Benefitting Development Areas in the Urban Area**

Area No.	Benefitting Area	Ultimate Population		
		Residential	C/I Equivalent	Total
1	Lower Townsite/Waterways	50,700		50,700
2	Quarry Ridge		7,500	7,500
3	Saline Creek	19,300	1,600	20,900
4	Airport Lands		4,130	4,130
5	Airport West Industrial		2,500	2,500
6	Airport East Industrial		2,400	2,400
7	Southlands Area 2/Hwy 69 Corridor		6,800	6,800
8	Southlands Area 1A/1B		21,000	21,000
9	Parsons Creek	24,000	2,000	26,000

The existing population of the Urban Service Area, in accordance with the 2012 Municipal Census was 72,944 of which 13,366 resided in Lower Townsite/Waterways. The Lower Townsite is expected to grow from a current population of 12,800 to 48,000, and Waterways to 2,700. The rest of the residential growth is expected to occur in new development areas of Saline Creek and Parsons Creek.

1.5 OFFSITE LEVY RATE CALCULATION

The following general assumptions were established for this review and applied to the offsite levy rate calculation criteria:

- Developers will be responsible for costs related to their onsite infrastructure. Offsite levies will only apply to offsite infrastructure, and to onsite infrastructure that are installed by the Municipality to serve other lands that benefit from the infrastructure.
- For completed projects, the actual project costs are considered. Costs for future/proposed projects are budgetary cost estimates that are based on the best information available at the time this report was completed.
- Lands designated as Bare Land Municipal Reserve (MR) or Environmental Reserve (ER) will not be used in the calculation of offsite levies.
- Infrastructure requirements, assumptions and calculation criteria specific to each offsite levy are highlighted in more detail within each respective section of this report.

Regional Municipality of Wood Buffalo

1.6 TYPES OF DEVELOPMENTS / PER CAPITA EQUIVALENTS

Offsite levies are assessed on the basis of a per capita equivalent. For residential single family and duplex lot subdivisions, the development unit is defined as a single family residence. For commercial, industrial and institutional developments, the per capita equivalent is determined based on square footage of the building(s). Refer to Table 1-2 for per capita equivalents.

Table 1-2
Equivalent Population Based on Development Type

Development Type	Per Capita Equivalent
Single Family and Low Density <ul style="list-style-type: none"> Single family detached homes, manufactured homes, duplexes and townhouses (up to 45 units/ha) 	3.5 persons/unit
Apartments <ul style="list-style-type: none"> medium- and high-density (45 - 296 units/ha) 	2.5 persons/unit
Hotel Rooms <ul style="list-style-type: none"> long-term-stay hotels/suites standard hotel rooms 	2.5 persons/unit 1.5 persons/unit
Commercial/Industrial/Institutional <ul style="list-style-type: none"> commercial/industrial/institutional equivalent 	3.5 persons/1,500 ft²

1.7 OTHER SOURCES OF FUNDING

The Municipality endeavours to apply for available grants (Provincial, Federal and Other) to assist with funding of capital infrastructure projects. Where project specific grants have been secured for infrastructure, the total project cost for the Municipality is reduced by the grant amount. Only the net project cost incurred by the Municipality is used when calculating the offsite levy.

Note that specific infrastructure necessary for providing redundancy between networks (i.e. infrastructure connections between networks) is not included in the offsite levy rate calculations. These costs will be borne by the Municipality as part of their costs for establishing redundancy.

1.8 EXEMPTIONS

The following may be exempt or partially exempt from offsite levies:

1. Public and separate schools.
2. Development that has paid for and/or installed offsite infrastructure contemplated in this report.

The Municipality reserves the right to identify whether any of these exemptions apply.

REPORT

2 Water

2.1 GENERAL

The Water Master Plan provides the framework for the growth and development of the Municipality's water supply systems to meet the domestic and fire flow requirements of the community. As described in the Master Plan, the current water supply system in Fort McMurray consists of the existing Fort McMurray Water Treatment Plant (WTP), and a system of reservoirs, pump houses, pressure-reducing valve (PRV) chambers, transmission mains and distribution mains.

2.2 WATER TREATMENT

Upgrades at the Fort McMurray Water Treatment Plant were recently completed which doubled the plant capacity from 52 to 104 million litres per day. This provides a total capacity for 133,500 people plus an equivalent regional demand of 14,000. This regional demand accounts for the industry camps and other developments that are serviced by truck-haul via the truck-fill station. Among the upgrades completed was the construction of a new High Lift Pump Station and on-site storage reservoir. The cost for the upgrade was \$162,000,000.

In accordance with the latest Water Master Plan Update, future upgrades are required to the existing water treatment plant and the corresponding supply infrastructure to meet the ultimate population demands. Additional capacity will need to be provided to accommodate future growth beyond the current development areas.

Existing WTP Expansion (147,500 population)	162,000,000
Less Grants	<u>(38,600,000)</u>
	123,400,000
Future Treatment Capacity	<u>88,000,000</u>
Total	\$211,400,000

The Total Design Population is 221,300.

$$\text{Cost per capita} = \frac{\$211,400,000}{221,300} = \$955$$

Regional Municipality of Wood Buffalo

2.3 SOUTHEAST (SE) SUPPLY SYSTEM**2.3.1 WTP TO LOWER TOWNSITE**

From the Water Treatment Plant, two supply mains cross the Athabasca River on the new Grant McEwan Bridge. These two mains service the entire Southeast (SE) Service area, including existing development areas, future growth in the Lower Townsite, Saline Creek, Airport Lands and surrounding industrial development areas, and the SE Pumphouse which delivers water to Anzac.

750 mm supply line Franklin Avenue to Hardin	2,320,000
750 mm supply line Highway 63 from Hardin to King	<u>11,600,000</u>
Total	\$13,920,000

The total serviced population of this area is approximately equivalent to 130,000 persons.

$$\text{Cost per capita} = \frac{\$13,920,000}{130,000} = \$107$$

It should be noted that at the ultimate development scenario, there is a shortfall of 171 L/s in available capacity of the SE Supply system to meet the full water demands. This shortfall must be supplied through the construction of an interconnection between the future Southwest (SW) Supply system and the SE Supply system. The costs for this system are not contemplated in this report, and these costs will need to be considered in a future update to this report.

2.3.2 LOWER TOWNSITE (LTS) SUPPLY SYSTEM

Since improvements to the Lower Townsite (LTS) infrastructure enable the system to meet the demands in the adjacent communities of Abasand and Beacon Hill, they are considered as benefitting areas in the calculation of the offsite levy.

In addition to the SE Supply system infrastructure costs identified above, the following are required to support development in the Lower Townsite/Waterways:

LTS Supply to 4 Way Chamber (750 mm)	4,686,000
4-way Chamber and LTS Reservoir Supply and Discharge	30,536,000
Future LTS Reservoir Expansion	17,300,000
LTS Distribution Improvements per Water Master Plan	27,100,000
Waterways Supply (400 mm)	3,120,000
Waterways PRV's (x 2)	<u>660,000</u>
Total	\$83,402,000

The total benefitting area includes the Lower Townsite/Waterways (50,700) and the existing populations in Abasand and Beacon Hill (8,600), for a total of 59,300.

$$\text{Cost per capita} = \frac{\$83,402,000}{59,300} = \$1,406$$

2.3.3 SALINE CREEK WATER SUPPLY SYSTEM

The Saline Creek Supply system provides water from the Lower Townsite into the Mackenzie Reservoir via the Mills Avenue Booster pump station and a 750 mm supply watermain. The Mackenzie Reservoir and Pump house supply the local Mackenzie and Gregoire system, Quarry Ridge, the 400mm watermain on Highway 69 to the SE Regional Pump house and a 600mm watermain to Saline Creek for distribution. The Saline Creek Supply Line to the Mackenzie Reservoir and the return line back to the Saline Plateau, as well as the completed Mackenzie Reservoir expansion, were 100% funded.

Mills Avenue Booster Station	11,690,000
Less Grants	(11,545,000)
	145,000
Future Mackenzie Reservoir Expansion	<u>21,380,000</u>
Total	\$21,525,000

The total ultimate population served by the Saline Creek Supply system is 65,000. (Saline 20,900, Quarry Ridge 7,500, Mackenzie/Gregoire 14,270, Airport and adjacent industrial lands 15,830, Saprae Creek 1500 and Anzac 5,000)

$$\text{Cost per capita} = \frac{\$21,525,000}{65,000} = \$331$$

Regional Municipality of Wood Buffalo

2.3.4 HIGHWAY 69 AND SE RESERVOIR SYSTEM

The Highway 69 watermain and SE Reservoir and Pumphouse provide hydraulic balancing with the Mackenzie Reservoir to supply additional flow to the Saline Creek Plateau as well as the Airport Lands, the Highway 69 corridor, and Southlands Area 2. The SE Reservoir also provides water to Anzac via the South Regional Supply line. Phase 1 of the Highway 69 Supply Line was 100% funded.

Highway 69 Supply Line – Phase 2	10,349,000
SE Regional Pumphouse / Reservoir Expansion	15,400,000
Future Expansion to 22,000 m ³	<u>21,320,000</u>
Total	\$47,069,000

The total population benefitting from the Highway 69 and SE Reservoir system is 43,230 population equivalent. (Saline 20,900, Airport and adjacent industrial lands 15,830, Sapræ 1,500 and Anzac 5,000)

$$\text{Cost per capita} = \frac{\$47,069,000}{43,230} = \$1,089$$

2.3.5 SUMMARY OF SE SUPPLY SYSTEM

Projects	Benefitting Area (see Table 1.1)			
	1	2	3	4, 5, 6, 7
WTP to LTS Supply	107	107	107	107
LTS Supply System	1,406			
Saline Supply System		331	331	331
Hwy 69 and SE Reservoir			1,089	1,089
Total	\$1,513	\$438	\$1,527	\$1,527

2.4 SOUTHLANDS AREA 1A / 1B

In accordance with the Water Master Plan, the servicing strategy to meet the ultimate demands in Southlands Area 1A/1B is via the future SW Supply system. The total cost for future supply mains for the ultimate population for the SW Supply system is \$347,545,000 as identified in the Water Master Plan. The total ultimate population equivalent for the SW Supply system is forecasted for 166,900.

$$\text{Cost per capita} = \frac{\$347,545,000}{166,900} = \$2,082$$

As an interim measure, until the SW Supply system is constructed and while there is still available capacity in the SE system, Southlands Area 1A/1B can be serviced through the new South Regional Supply Main that is planned to be constructed along Highway 63 and then Highway 881 to Anzac. At this time, to account for the uncertainty of the staging of future development, the installation plans of this infrastructure includes flexibility with respect to timing of execution. To service this development with water, the Municipality requires a minimum of two years notification from the Developer that they will be proceeding with the development.

As this pipeline will be considered to be part of the future SW Supply system at ultimate build-out, there shall be no additional fees for Southlands 1A/1B to connect to this regional pipeline. Note that the onsite reservoir and pumphouse for Southlands 1A/1B are to be constructed by the Developer.

2.5 PARSONS CREEK

Parsons Creek is supplied from the WTP via a dedicated transmission main as well as a reservoir and pumphouse. The first phase of the reservoir was 100% funded. The reservoir will require future expansion to accommodate the ultimate development.

Parsons Creek Supply Line	42,750,000
Less Grants	(35,550,000)
	7,200,000
Future Parsons Creek Reservoir Expansion	25,200,000
Total	\$32,400,000

The total design population in Parsons is 24,000 residential plus a combined population equivalent for commercial and institutional of 2,000 for a total of 26,000.

$$\text{Cost per capita} = \frac{\$32,400,000}{26,000} = \$1,246$$

Regional Municipality of Wood Buffalo**2.6 OFFSITE LEVY SUMMARY - WATER**

AREA No.	Benefitting Area	Residential	Industrial/Commercial
1	Lower Townsite/Waterways	\$2,468	\$1,513
2	Quarry Ridge	\$1,393	\$438
3	Saline Creek	\$2,482	\$1,527
4	Airport West Industrial		\$1,527
5	Airport East Industrial		\$1,527
6	Airport Lands		\$1,527
7	Southlands Area 2 / Highway 69 Corridor		\$1,527
8	Southlands Area 1A/1B		\$2,082
9	Parsons Creek	\$2,201	\$1,246

* Urban area water treatment plant levy of \$955 is charged for residential only.

REPORT

3 Wastewater

3.1 GENERAL

The Wastewater Master Plan, updated in 2014, provides the framework for the growth and development of the Municipality's wastewater collection system. The sanitary collection system is comprised of local, collector and trunk sanitary sewers, lift stations and forcemains, and online storage facilities to collect wastewater from the various development areas and convey it to the wastewater treatment facility.

3.2 WASTEWATER TREATMENT

The Fort McMurray Wastewater Treatment Plant has been upgraded to accommodate a design residential population of 133,000 people. Additional treatment capacity will be required in the future to accommodate the full design population of 221,300. The 2014 Wastewater Master Plan identified the next phase of expansion of the urban wastewater treatment system to be \$150 million (Tech Memo A-2-1-2).

Existing WWTP Expansion (133,000 population)	218,200,000
Less Grants	<u>(64,400,000)</u>
	153,800,000
Future Treatment Capacity	<u>150,000,000</u>
Total	\$303,800,000

$$\text{Cost per capita} = \frac{\$303,800,000}{221,300} = \$1,373$$

Regional Municipality of Wood Buffalo

3.3 SOUTHEAST COLLECTION SYSTEM**3.3.1 LOWER TOWNSITE SYSTEM**

Various projects have been completed in the Lower Townsite to increase the capacity for development within the Lower Townsite area as well as the entire SE Service Area, including the upstream developments. These projects include the following:

- 11,240 m twin 750 mm Lift Station 1A to the WWTP
- Upgrades to Lift Station 1A and Lift Station 1B
- 525 mm force main from Lift Station 1B to Lift Station 1A
- Penhorwood Diversion

Lower Townsite System Upgrades	45,900,000
Less Grants	(32,627,673)
Total	\$13,272,327

The total design population that can be serviced through the Lower Townsite system upgrades is 111,000.

$$\text{Cost per capita} = \frac{\$13,272,327}{111,000} = \$120$$

3.3.2 GREGOIRE OUTFALL

The Gregoire East Sanitary Outfall project diverted the wastewater flows from the Gregoire catchment area (including Gregoire / Mackenzie (exist pop equivalent 15,400) out of the Beacon Hill system and directly into the Lower Townsite system, thus allowing capacity for future development in these areas, including Quarry Ridge (future population 7,500).

Gregoire East Sanitary Outfall	27,020,000
Total	\$27,020,000

The total benefitting population is 22,900.

$$\text{Cost per capita} = \frac{\$27,020,000}{22,900} = \$1,180$$

3.3.3 SALINE CREEK OUTFALL AND TRUNK SEWER

The Saline Creek Outfall and Trunk Sewer service the Saline Creek Plateau development area, with some limited capacity (by over-sizing the Trunk Sewer) for upstream developments including the airport and adjacent industrial lands.

The Saline Plateau Trunk Sewer cost was \$12.9 million. The original cost of the Trunk Sewer (i.e. before oversizing) was estimated to be \$8,686,000. The balance of the cost (\$4,214,000) is therefore attributable to the lands that benefit from the oversizing.

Infrastructure	Benefitting Area	Cost	Percent of Total
Saline Plateau Trunk Sewer	Saline Creek (3)	8,686,000	67%
Oversizing Cost	Airport and Lands (4, 5, 6, 7)	<u>4,214,000</u>	33%
Total		\$12,900,000	

The total benefiting population is 20,900 for the Saline Creek Plateau.

Saline Plateau Trunk Sewer (excluding oversize)	\$8,686,000
---	-------------

$$\text{Cost per capita} = \frac{\$8,686,000}{20,900} = \$416$$

The Saline Creek Outfall between the top of the Plateau and the connection to the Lower Townsite system was 100% funded.

3.3.4 HIGHWAY 69 LIFT STATION

The Highway 69 Lift Station and Forcemain project provides service to the Airport Lands, plus some capacity for the surrounding development lands, including Airport West Industrial, the Highway 69 Corridor / Southlands Area 2, and Airport East Industrial. The total population equivalent of this area is 15,830. In addition, a portion of the south east area of Saline Creek will drain to the Highway 69 Lift Station.

Note that there is insufficient capacity in the existing system via the Saline Outfall and Lower Townsite to the Wastewater Treatment Plant to accommodate all of the contemplated development in the vicinity of the Airport and Highway 69. The maximum population equivalent from this region once all of Saline Creek has been built-out is 12,480. A long-term servicing strategy will be required to accommodate the ultimate development in these areas beyond this threshold. The costs for this servicing strategy have not been contemplated in this report.

Regional Municipality of Wood Buffalo

3.3.4.1 Saline Creek East to Highway 69 Lift Station

The design outflow from the Highway 69 Lift Station is 260 L/s, of which 40.4 L/s has been allocated for 33 ha of land on the Saline Plateau that will drain into the lift station in order to be serviced. The population in this development area is 2,770.

The total cost of the Highway 69 Lift Station was \$12,575,000. The share to be allocated to the identified area (Saline Creek East) will be $(40.4/260 \text{ L/s} = 15.5\%)$ of the total, for \$1,954,000.

$$\text{Cost per capita} = \frac{\$1,954,000}{2,770} = \$705$$

The per capita charge of \$705 is applicable only to those lands on the Saline Plateau that are serviced by the Highway 69 Lift Station. The remaining cost of the Highway 69 Lift Station (\$10,621,000) is charged to Airport / Highway 69 Industrial Lands, as discussed below.

3.3.4.2 Airport / Highway 69 Industrial Lands

In addition to the Highway 69 Lift Station, the Saline Trunk Sewer was required to be oversized to accommodate the flows from the Airport/Highway 69 industrial lands. As development in Saline Creek reaches build out, some limited additional capacity in the system can be provided by including additional storage capacity at the Highway 69 Lift Station, and twinning the forcemain in the Lower Townsite between Lift Station 1B and Lift Station 1A.

Highway 69 LS and FM (excluding Saline Creek portion)	10,621,000
Oversize Saline Trunk Sewer	4,214,000
Future Storage Tank at Hwy 69 LS	3,000,000
Future Twin Forcemain LS1B to LS1A	<u>6,200,000</u>
Total	\$24,035,000

Due to constraints of the downstream infrastructure, the maximum population equivalent that can benefit from this system is 12,480, within the Airport / Highway 69 corridor. Development beyond this threshold will require alternative servicing strategies.

$$\text{Cost per capita} = \frac{\$24,035,000}{12,480} = \$1,926$$

3.3.5 HIGHWAY 69 TRUNK SEWER

Development along the Highway 69 Corridor including Southlands Area 2 will be serviced from a future trunk sewer parallel to Highway 69. The Airport East development area can pump into this trunk sewer via the proposed Airport East Lift Station and Forcemain. The Highway 69 Corridor / Southlands Area 2 equivalent population is 6,800. The Airport East equivalent population is 2,400.

These infrastructure components are also required for providing wastewater service to the residential development in Sapræ Creek. The detailed calculation of the offsite levies for this shared infrastructure is in the "Sapræ and Airport East Sewer Servicing" report prepared by Associated Engineering (2015). The tables below include the ultimate Sapræ Creek residential population (1,500), reduced by 50% on account of the implementation of low-pressure sewer, which is not subject to infiltration.

Project	Cost	Pop. Equivalent	Cost/Capita
Highway 69 Trunk Sewer	\$8,400,000	9,950	\$844
Airport East LS+FM	\$7,100,000	3,150	\$2,254

3.3.6 SUMMARY OF SE COLLECTION SYSTEM

Projects	Benefitting Area (see Table 1.1)						
	1	2	3a	3b	4, 5	6	7
Lower Townsite	120	120	120	120	120	120	120
Gregoire Outfall		1,180					
Saline Creek Trunk			416	416			
Hwy 69 LS and FM				705	1,926	1,926	1,926
Hwy 69 Trunk Sewer						844	844
Airport East LS+FM						2,254	
Total	\$120	\$1,300	\$536	\$1,241	\$2,046	\$5,144	\$2,890

3.4 SOUTHLANDS 1A/1B

In accordance with the Wastewater Master Plan, there is insufficient capacity in the existing wastewater collection system to accommodate additional flows from Southlands 1A/1B at full build-out. The Wastewater Master Plan calls for an alternative servicing strategy to accommodate new developments in the south regions of Fort McMurray, including a new wastewater treatment plant.

Regional Municipality of Wood Buffalo

On an interim basis, there is available capacity in the Saline Outfall and related infrastructure systems to accommodate flow from Southlands 1A/1B until such time as the Saline Plateau and adjacent development areas reach their ultimate development threshold. This will require the construction of a lift station and forcemain by the Developer, at the Developer's cost.

In the future, additional infrastructure will be required to provide the capacities and divert the flows from Southlands 1A/1B into the proposed south regional system. It is estimated that the proportionate share of the infrastructure to accommodate Southlands 1A / 1B in the future servicing strategy is \$20,000,000. This is based on the assumption that a new forcemain will be constructed by the Municipality to cross the Hangingstone River from Southlands to the future South Wastewater System (5.0 km @ \$4 million per km).

The estimated population equivalent at ultimate development of Southlands 1A is 9,900. Southlands 1B is immediately south of Southlands 1A and has an ultimate population equivalent of 11,100. The total combined population equivalent is 21,000.

$$\text{Cost per capita} = \frac{\$20,000,000}{21,000} = \$952$$

3.5 OFFSITE LEVY SUMMARY - WASTEWATER

AREA No.	Benefitting Area	Residential	Commercial/Industrial/ Institutional
1	Lower Townsite/Waterways	\$1,493	\$120
2	Quarry Ridge	\$2,673	\$1,300
3a	Saline Creek West	\$1,909	\$536
3b	Saline Creek East (to Hwy 69 LS)	\$2,614	\$1,241
4	Airport Lands		\$2,046
5	Airport West Industrial		\$2,046
6	Airport East Industrial		\$5,144
7	Southlands Area 2 / Highway 69 Corridor		\$2,890
8	Southlands Area 1A/1B		\$952
9	Parsons Creek	\$1,373	0

* Urban area wastewater treatment plant levy of \$1,373/capita is charged for residential only.

REPORT

4 Roads

4.1 GENERAL

The Municipality maintains a roadway classification system generally consistent with the definitions for arterial, collector and local roads contained in the "Geometric Design Standards for Canadian Roads and Streets," a manual published by the Transportation Association of Canada.

In the hierarchy of roadway classifications, the principle function of arterial roads is to provide for the efficient movement of people, goods and services between the primary traffic generation areas of a community. Typically, arterial roadways are designed as relatively free-flowing facilities, intersected by other arterial or major collector type roadways, and provide no direct access to individual properties. Arterial roadways are generally considered to be a benefit to the Municipality at large in addition to the individual development. As such, the Municipality may choose to construct these arterial roads, and then collect the costs from the benefitting development areas.

In determining the offsite levy for arterial roadways, the following assumptions generally apply:

- a) The highway systems consisting of Highway 63 and Highway 881, plus future bypass corridors are under the jurisdiction of Alberta Transportation. Generally, no offsite levies will be collected by the Municipality for these systems. Private developments requiring transportation access directly onto these highway systems will negotiate access and cost sharing directly with Alberta Transportation.
- b) The cost estimates for arterial roadways consider the full build-out to four or six-lane subject to the requirements from the Transportation Master Plan and/or Traffic Impact Assessment (TIA). This includes asphalt paving, sidewalks, stormwater drainage, street lighting, traffic signals, and landscaping.
- c) The cost estimates do not include the acquisition of additional rights-of-ways to facilitate construction of the arterial roadways; it has been assumed that any required lands will be obtained through the subdivision development process.
- d) In some instances, arterial roadways will be constructed in a phased approach, with the first or initial phase being a two-lane urban or rural roadway complete with the sidewalks, stormwater drainage, street lighting, traffic signals, and landscaping.
- e) Arterial roadways and transportation infrastructure that benefit only a single development area will be constructed by that development. If supported by the TIA the developer may be responsible for constructing only the first stage of the arterial roadway. In these instances the Municipality assist in constructing the second phase to accommodate ultimate developments, and an offsite levy for the second phase works will apply.

The following is a brief description of the major arterial roadways included in the offsite levy charges. Costs are applied to benefiting areas on the basis of equivalent population.

Regional Municipality of Wood Buffalo

4.2 LOWER TOWNSITE / WATERWAYS

The two major arterial road projects, Prairie Loop Boulevard and Franklin Avenue, are improvements to the arterial road network in Lower Townsite/Waterways.

Prairie Loop Boulevard – East Loop (incl. Hangingstone Bridge)	54,773,000
Prairie Loop Boulevard – West Loop	50,200,000
Franklin Avenue Upgrades	<u>4,000,000</u>
	108,973,000
Less General Benefit (50%)	<u>(54,486,500)</u>
Total	\$54,486,500

The design population of Lower Townsite/Waterways is 50,700.

$$\text{Cost per capita} = \frac{\$54,486,500}{50,700} = \$1,075$$

4.3 SALINE CREEK

The ultimate build out on the Saline Plateau requires two key pieces of transportation infrastructure: Saline Creek Drive and Saline Creek Parkway (which connects the Lower Townsite to the Plateau), and the twinning of Highway 69.

Because the ultimate configuration of Saline Creek Drive will provide a direct link between the Lower Townsite and the Fort McMurray airport via the Parkway, a 70% general benefit to the overall municipal tax-payer base has been assumed.

Saline Creek Drive and Parkway	
Saline Creek Drive and Bridge to Draper Road	76,000,000
Less Grants	<u>(37,827,000)</u>
	38,173,000
Saline Creek Parkway (cost per AE Feasibility Study)	<u>162,000,000</u>
	200,173,000
Less General Benefit (70%)	<u>(140,121,000)</u>
Subtotal	\$60,052,000

Highway 69 Twinning	
Highway 69 Twinning Phase 1	13,500,000
Highway 69 Twinning Phase 2	<u>37,500,000</u>
	51,000,000
Less Grants	<u>(16,899,000)</u>
	34,101,000
Less General Benefit (50%)	<u>(17,051,000)</u>
Subtotal	\$17,050,000

Total roadways costs = \$60,052,000 + \$17,050,000 = **\$77,102,000**

Total benefitting population = 20,900

$$\text{Cost per capita} = \frac{\$77,102,000}{20,900} = \$3,689$$

4.4 HIGHWAY 69 CORRIDOR AND AIRPORT DEVELOPMENT AREA

The ultimate development thresholds along the Highway 69 corridor, including the Airport Lands, Airport West and East Industrial areas, and Southlands Area 2 require further widening of Highway 69. The section from Highway 63 to the Airport Access Road will require future widening to six lanes, and the section from the Airport to the east end of Highway 69 will require future widening to four lanes.

Eventually this transportation corridor will provide connectivity to the future East Bypass. As such, a general benefit of 50% to the overall municipal tax-payer base has been assumed.

Future Highway 69 Twinning	
Highway 63 to Airport Road – Widen 5,500 m from 4 lane to 6 lane at \$3500 /m	19,250,000
Airport Road to Lynton – Widen 8,500 m from 2 lane to 4 lane at \$3500 /m	<u>29,750,000</u>
	49,000,000
Less general benefit (50%)	<u>(24,500,000)</u>
Total	\$24,500,000

Regional Municipality of Wood Buffalo

The total benefitting population includes the Airport Lands, Airport West Industrial, Airport East Industrial, and Southlands Area 2/Highway 69 Corridor, for a total of 15,830.

$$\text{Cost per capita} = \frac{\$24,500,000}{15,830} = \$1,548$$

4.5 PARSONS CREEK

Alberta Infrastructure and Alberta Transportation are constructing the majority of the transportation infrastructure for Parsons Creek. This includes the Highway 686 interchanges at Highway 63 and internal arterial connections. To accommodate the ultimate development in Parsons Creek, the West Access Road is required to connect the development to Confederation Way and Thickwood Boulevard.

Parsons Creek West Access Road	84,000,000
Less Grant	(6,490,000)
	77,510,000
Less General Benefit (50%)	(38,755,000)
Total	\$38,755,000

The benefitting population is 26,000

$$\text{Cost per capita} = \frac{\$38,755,000}{26,000} = \$1,490$$

4.6 OFFSITE LEVY SUMMARY - ROADS

Benefitting Area	Offsite Levy
Lower Townsite/Waterways	\$1,075
Saline Creek	\$3,689
Airport Lands, Airport West Ind., Airport East Ind., Southlands Area 2/Hwy 69 Corridor	\$1,548
Parsons Creek	\$1,490

REPORT

5 Offsite Levy Summary

Table 5-1
Residential Offsite Levy Rate Per Capita

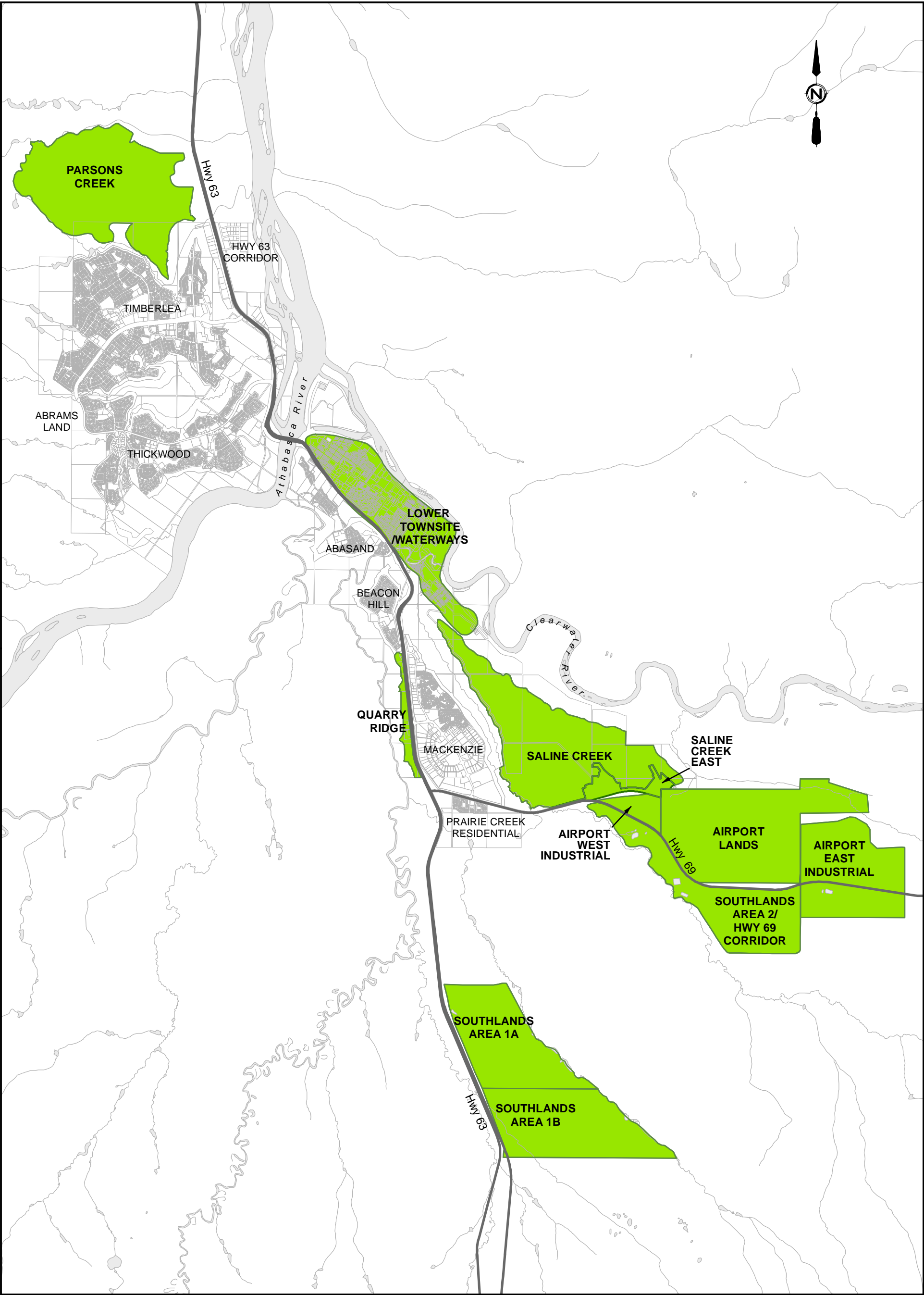
Area No.	Benefitting Area	Water	Wastewater	Roads	Total
1	LTS/ Waterways	\$2,468	\$1,493	\$1,075	\$5,036
3a	Saline Creek	\$2,482	\$1,909	\$3,689	\$8,080
3b	Saline Creek (East)	\$2,482	\$2,614	\$3,689	\$8,785
9	Parsons Creek	\$2,201	\$1,373	\$1,490	\$5,064

Note: Offsite levy for water and wastewater treatment is added to residential population only

Table 5-2
Commercial/Industrial/Institutional Offsite Levy Rate Per Capita

Area No.	Benefitting Area	Water	Wastewater	Roads	Total
1	Lower Townsite/ Waterways	\$1,513	\$120	\$1,075	\$2,708
2	Gateway/Quarry Ridge	\$438	\$1,300	0	\$1,738
3a	Saline Creek	\$1,527	\$536	\$3,689	\$5,752
3b	Saline Creek (East)	\$1,527	\$1,241	\$3,689	\$6,457
4	Airport Lands	\$1,527	\$2,046	\$1,548	\$5,121
5	Airport West Industrial	\$1,527	\$2,046	\$1,548	\$5,121
6	Airport East Industrial	\$1,527	\$5,144	\$1,548	\$8,219
7	Southlands Area 2 /Hwy 69 Corridor	\$1,527	\$2,890	\$1,548	\$5,965
8	Southlands Area 1A/1B	\$2,082	\$952	0	\$3,034
9	Parsons Creek	\$1,246	0	\$1,490	\$2,736

Note: Water and wastewater treatment costs are not included
in the Commercial / Industrial / Institutional Offsite Levy Rate



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Benefitting Area

- 1 Lower Townsite / Waterways
- 2 Quarry Ridge
- 3 Saline Creek
- 4 Airport Lands
- 5 Airport West Industrial
- 6 Airport East Industrial
- 7 Southlands Area 2 / Highway 69 Corridor
- 8 Southlands Area 1A / 1B
- 9 Parsons Creek

Scale 1:85,000
October, 2015

Figure 1
OFFSITE LEVY REPORT
BENEFITTING AREAS



OFFSITE LEVY Water

Lower Townsite / Waterways

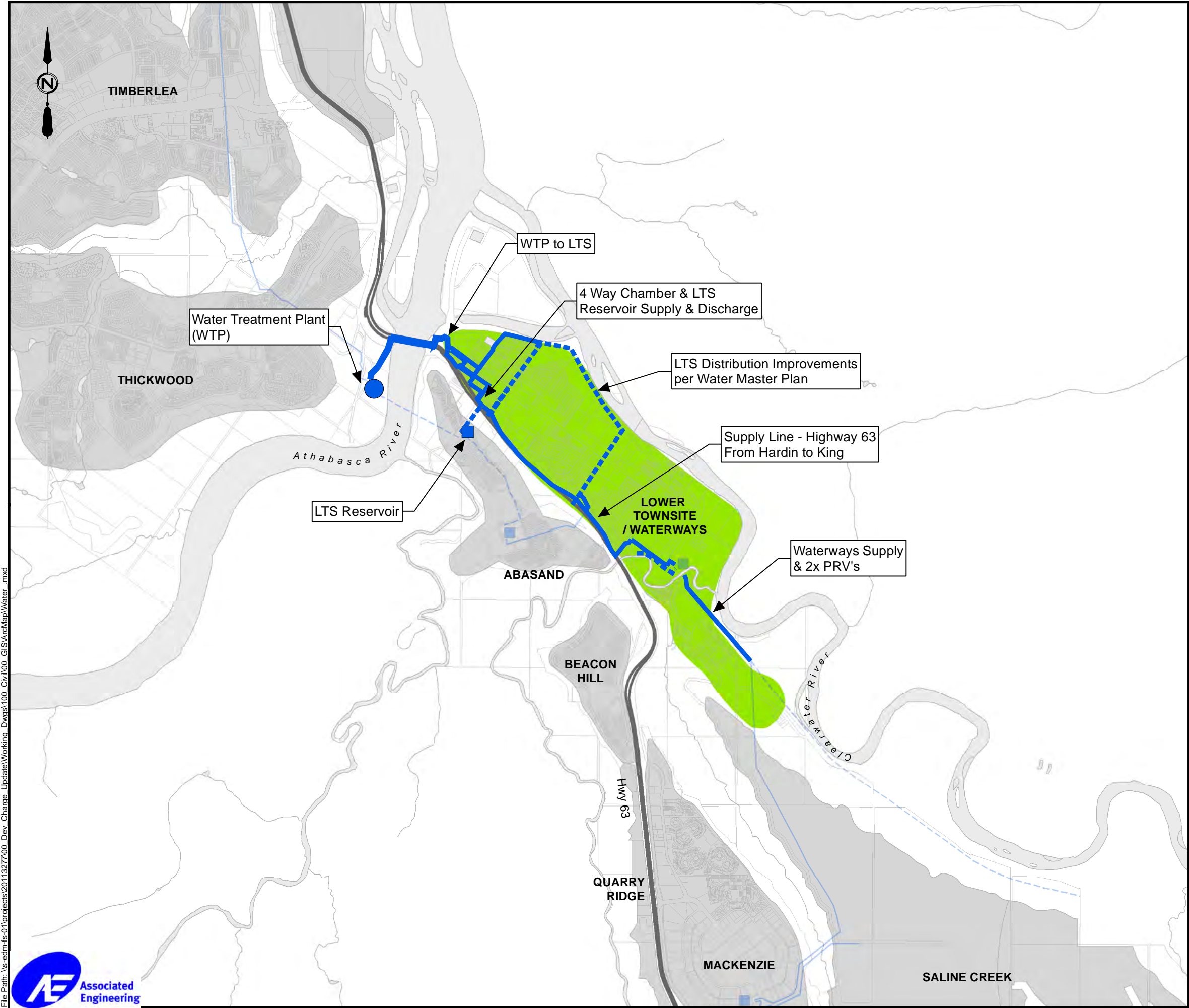
Legend:

- Existing Trunk
- Future Trunk
- Existing Water Treatment Plant (WTP)
- Existing Reservoir/Pumphouse or Booster Station
- Proposed Reservoir/Pumphouse or Booster Station
- Benefitting

- Offsite Levy Projects:**
- A: Water Treatment Plant (WTP)
 - B: WTP to LTS
 - 750mm Supply to Hardin Street
 - 750mm Supply from Hardin to King St
 - C: Lower Townsite System Upgrades
 - LTS Supply to 4 Way Chamber
 - 4 Way Chamber & LTS Res. Supply & Disch.
 - LTS Distribution Improvements per WMP
 - Waterways Supply & 2 x PRV's

Scale 1:45,000
November, 2015

Figure 2-1



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OFFSITE LEVY Water Quarry Ridge

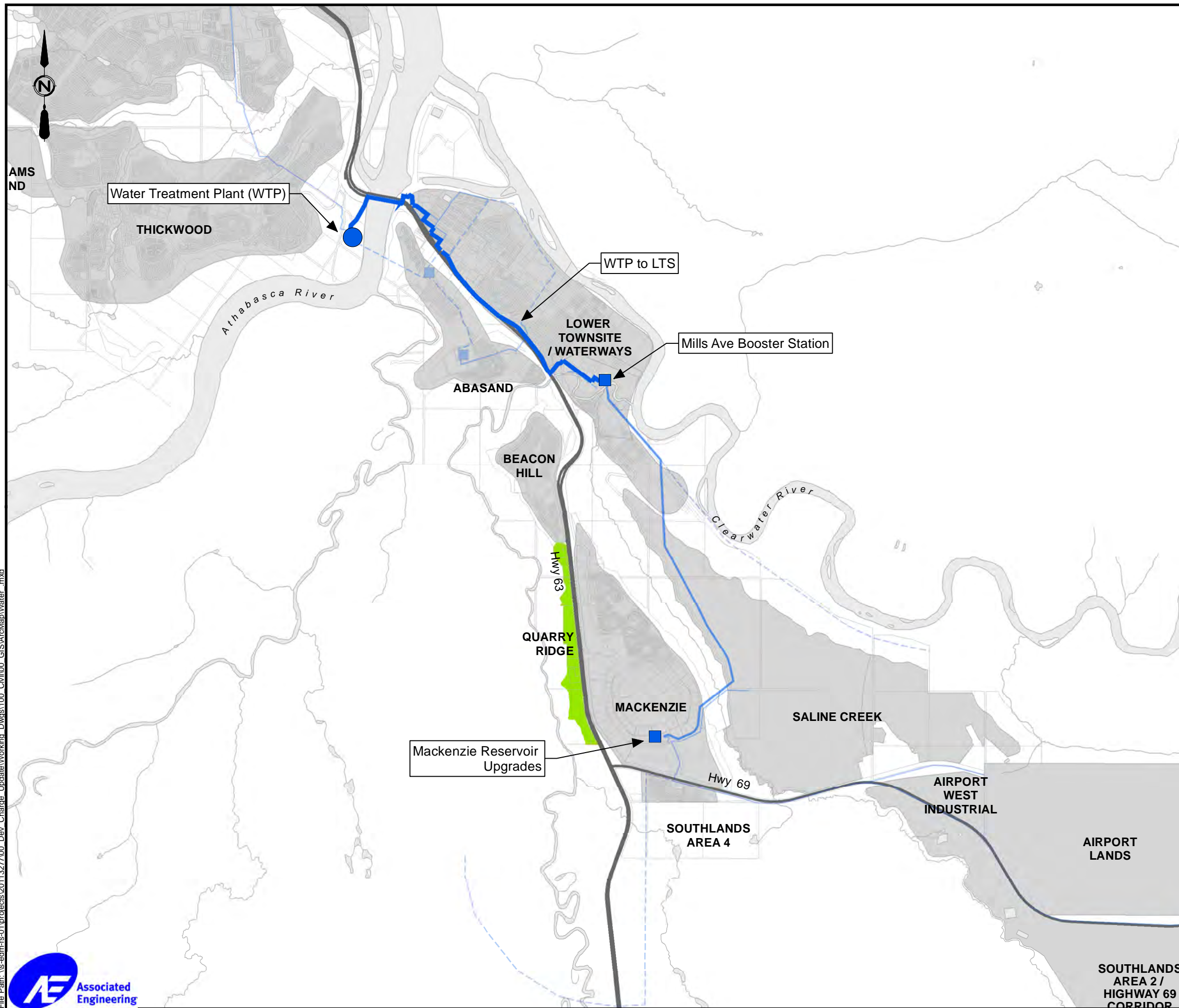
Legend:

- Existing Trunk
- Future Trunk
- Existing Water Treatment Plant (WTP)
- Existing Reservoir/Pumphouse or Booster Station
- Proposed Reservoir/Pumphouse or Booster Station
- Benefitting Area

Offsite Levy Projects:

- A: Water Treatment Plant (WTP)
- B: WTP to LTS
- D: Saline Creek Supply System
 - Mills Ave Booster Station
 - Mckenzie Reservoir Upgrades

Scale 1:55,000
November, 2015





OFFSITE LEVY Water Saline Creek

Legend:

- Existing Trunk
- Future Trunk

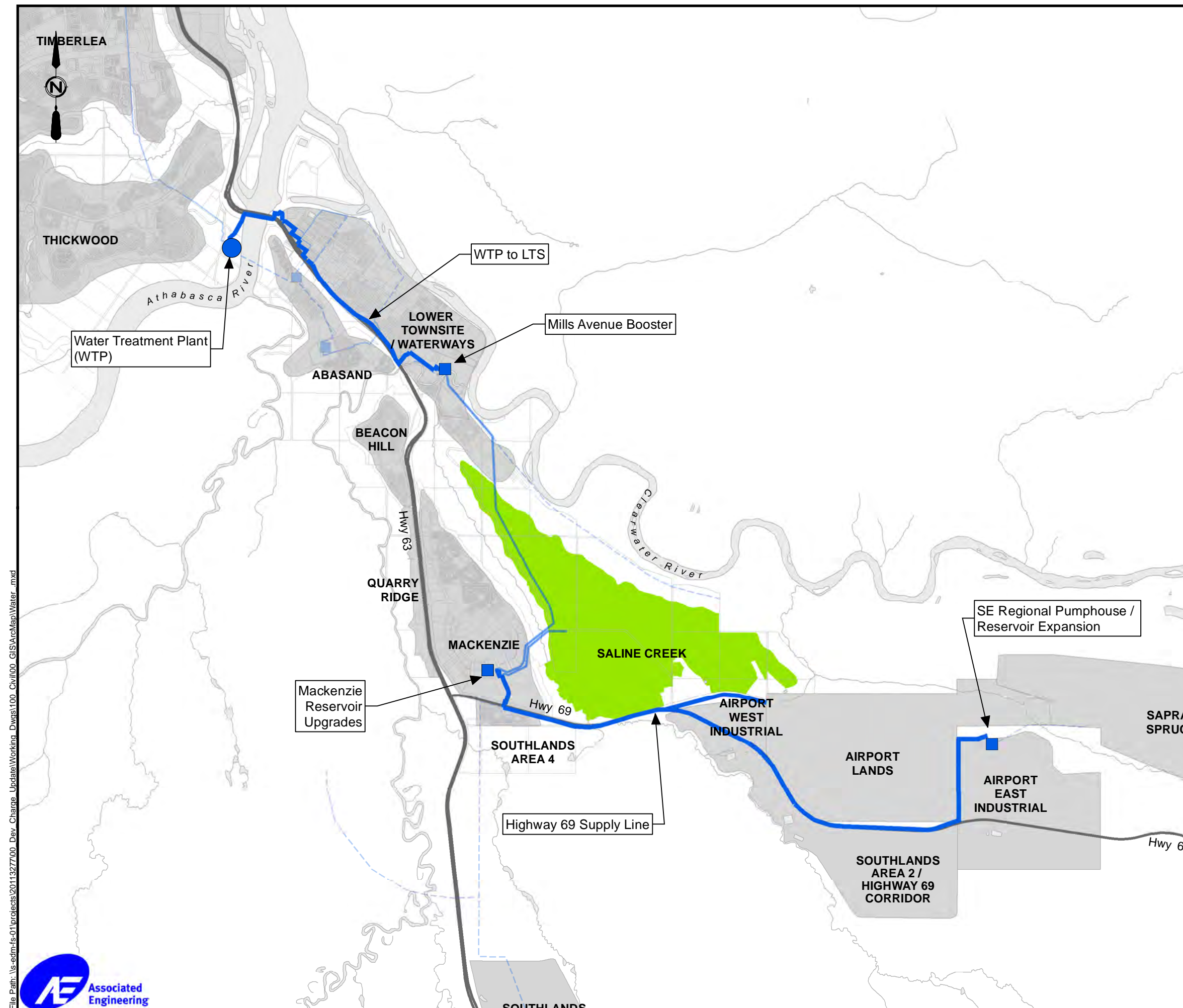
- Existing Water Treatment Plant (WTP)
- Existing Reservoir/Pumphouse or Booster Station
- Proposed Reservoir/Pumphouse or Booster Station

- Benefitting

Offsite Levy Projects:

- A: Water Treatment Plant (WTP)
- B: WTP to LTS
- D: Saline Creek Supply System
 - Mills Ave Booster Station
 - Mckenzie Reservoir Upgrades
- E: Highway 69 & SE Reservoir System
 - HWY69 Supply Line
 - SE Regional Pumphouse / Res. Expansion

Scale 1:65,000
November, 2015





OFFSITE LEVY

Water

**Airport Lands
Airport East
Southlands Area 2
Hwy 69 Corridor**

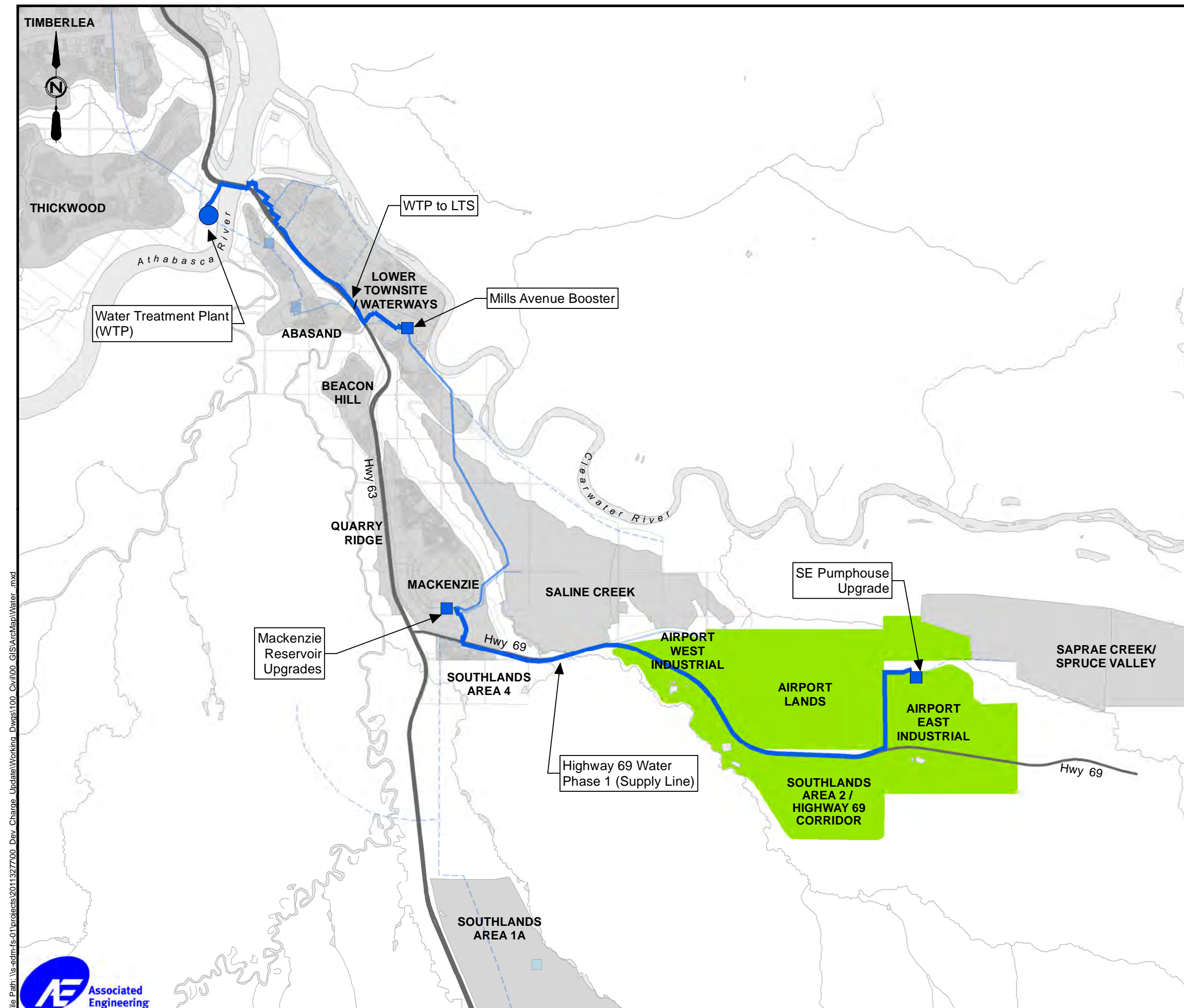
Legend:

- Existing Trunk
- Future Trunk
- Existing Water Treatment Plant (WTP)
- Existing Reservoir/Pumphouse or Booster Station
- Proposed Reservoir/Pumphouse or Booster Station
- Benefitting

Offsite Levy Projects:

- A: Water Treatment Plant (WTP)
- B: WTP to LTS
- D: Saline Creek Supply System
 - Mills Ave Booster Station
 - Mckenzie Reservoir Upgrades
- E: Highway 69 & SE Reservoir System
 - HWY69 Supply Line
 - SE Regional Pumphouse / Res. Expansion

Scale 1:70,000
November, 2015





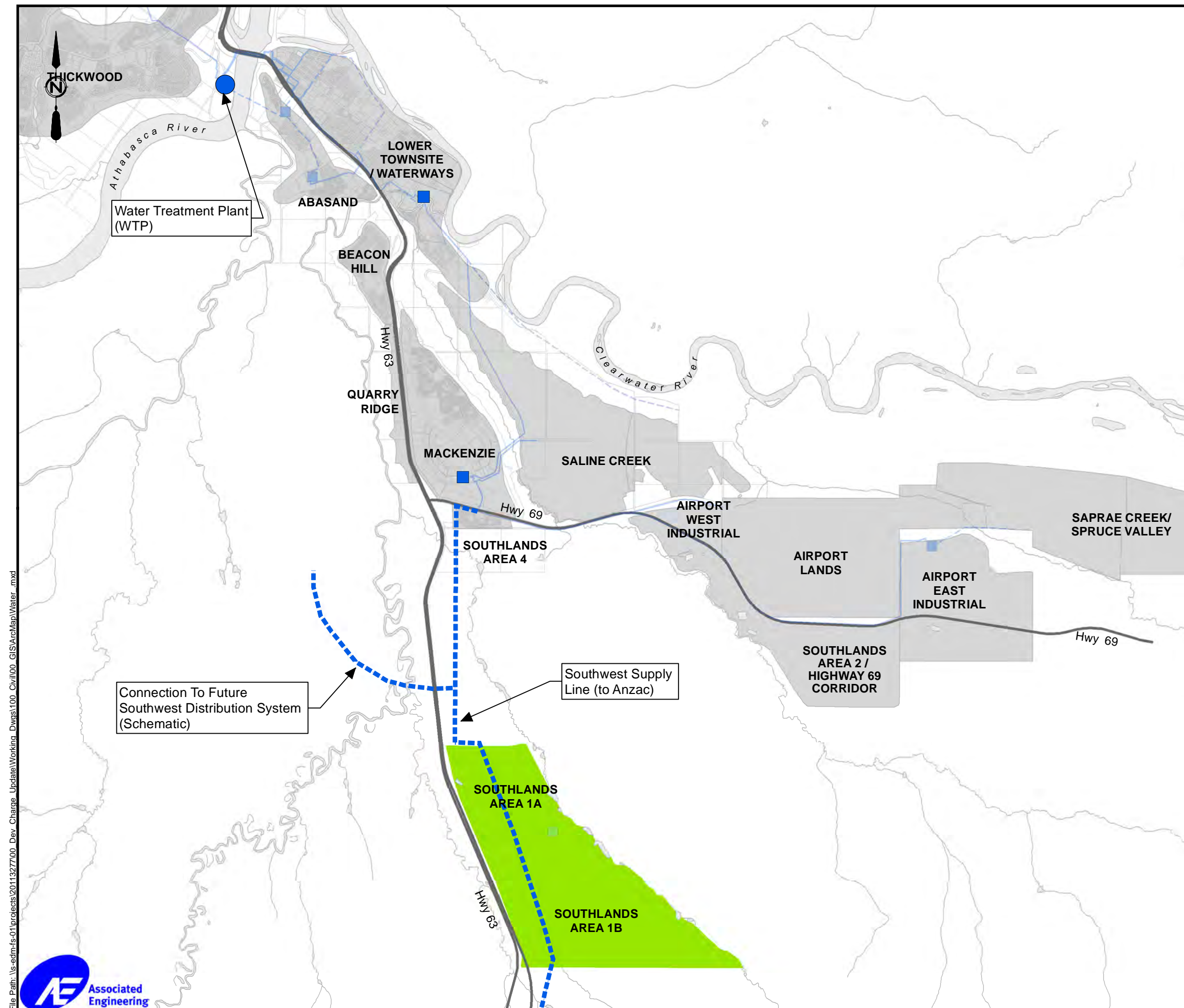
OFFSITE LEVY Water Southlands Area 1A / 1B

Legend:

- Existing Trunk
- Future Trunk
- Existing Water Treatment Plant (WTP)
- Existing Reservoir/Pumphouse or Booster Station
- Proposed Reservoir/Pumphouse or Booster Station
- Benefitting

Offsite Levy Projects:
F: Future Southwest Distribution System
(Interim Servicing via Mackenzie Reservoir)

Scale 1:70,000
November, 2015





OFFSITE LEVY Water Parsons

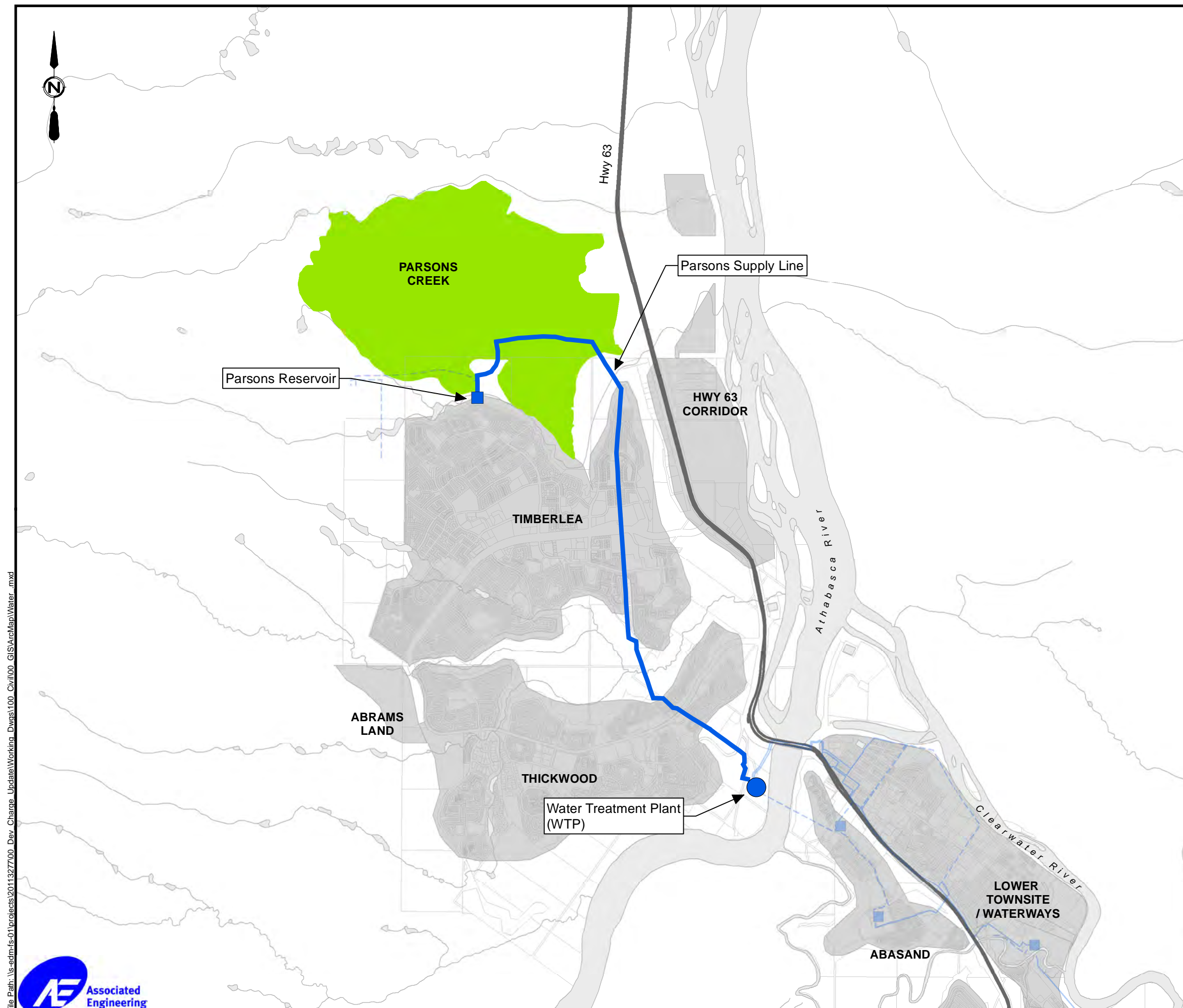
Legend:

- Existing Trunk
- Future Trunk
- Existing Water Treatment Plant (WTP)
- Existing Reservoir/Pumphouse or Booster Station
- Proposed Reservoir/Pumphouse or Booster Station
- Benefitting

Offsite Levy Projects:

- A: Water Treatment Plant (WTP)
- G: Parsons Supply Line & Reservoir

Scale 1:50,000
November, 2015





Offsite Levy Wastewater

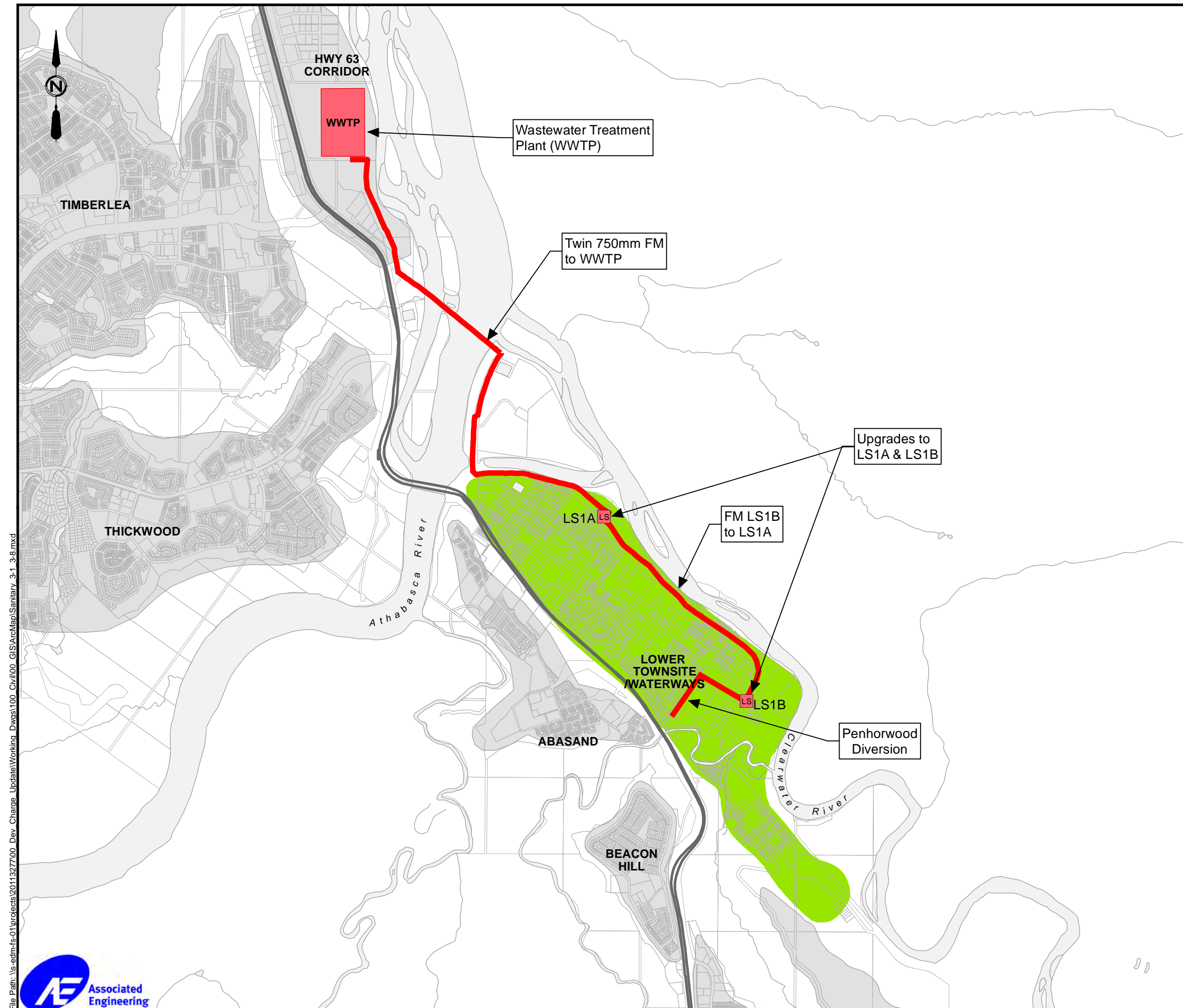
Lower Townsite / Waterways

Legend

- Existing Trunk
- Proposed Trunk
- Existing Wastewater Treatment Plant (WWTP)
- Existing Lift Station
- Proposed Lift Station
- Benefitting Area

- Offsite Levy Projects:**
- A: Waste Water Treatment Plant (WWTP)
 - B: LTS System Improvements
 - Twin 750 FM to WWTP
 - Upgrades to LS1A & LS1B
 - Penhorwood Diversion

Scale: 1:40,000
Date: October, 2015
Project: 2011-3277.000.400
Coordinate System: NAD 1983 UTM Zone 12N
Drawn By: KR



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Figure 3-1



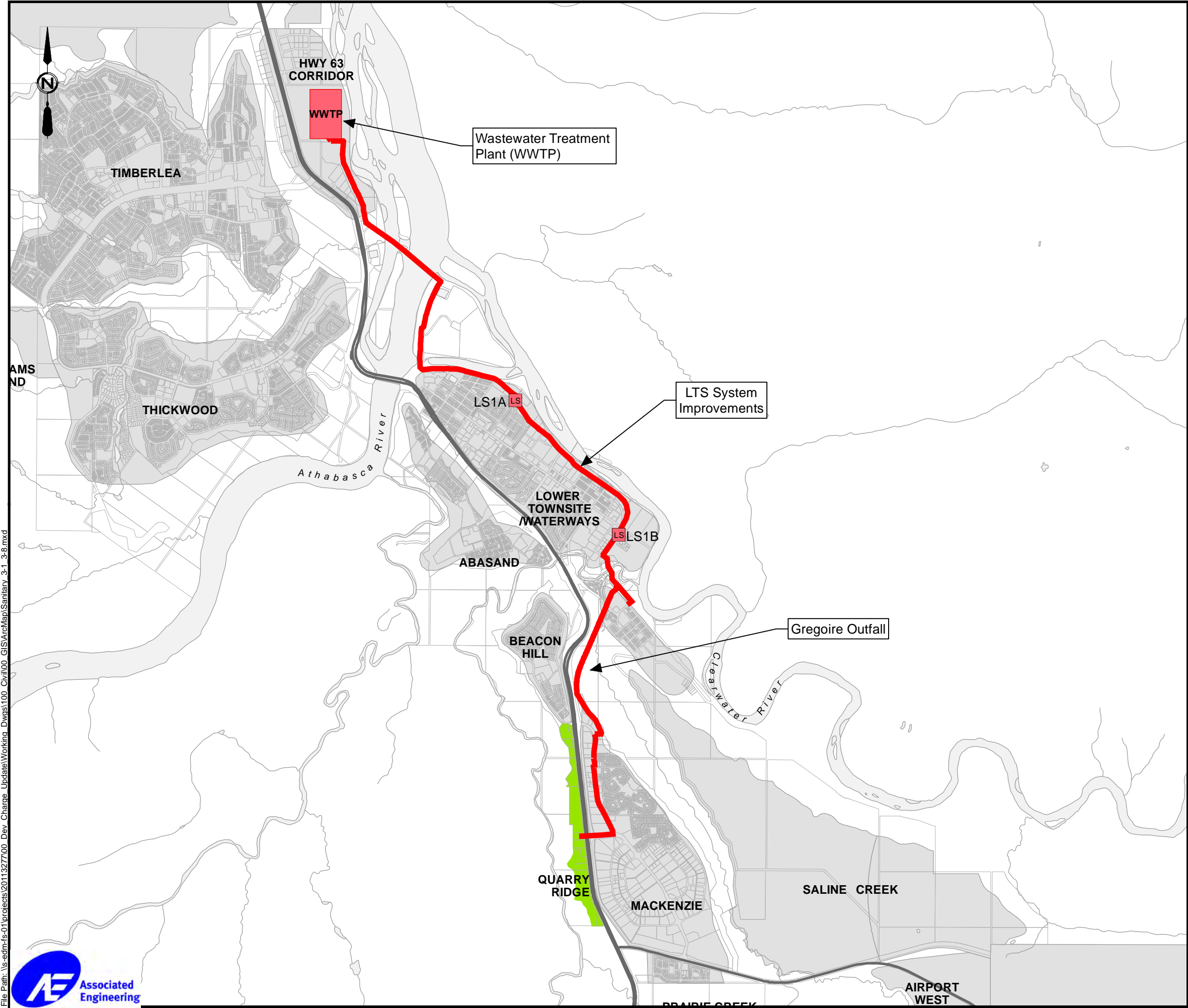
Offsite Levy
Wastewater
Quarry Ridge

Legend

- Existing Trunk
- Proposed Trunk
- Existing Wastewater Treatment Plant (WWTP)
- Existing Lift Station
- Proposed Lift Station
- Benefitting Area

Offsite Levy Projects:
A: Waste Water Treatment Plant (WWTP)
B: LTS System Improvements
C: Gregoire Outfall

Scale: 1:55,000
Date: October, 2015
Project: 2011-3277.000.400
Coordinate System: NAD 1983 UTM Zone 12N
Drawn By: KR



File Path: \\s-edm-fs-01\projects\2011\3277\00_Dev_Charge_Update\Working_Dwgs\100_Civil\00_GIS\ArcMap\Sanitary_3-1_3-8.mxd



Figure 3-2



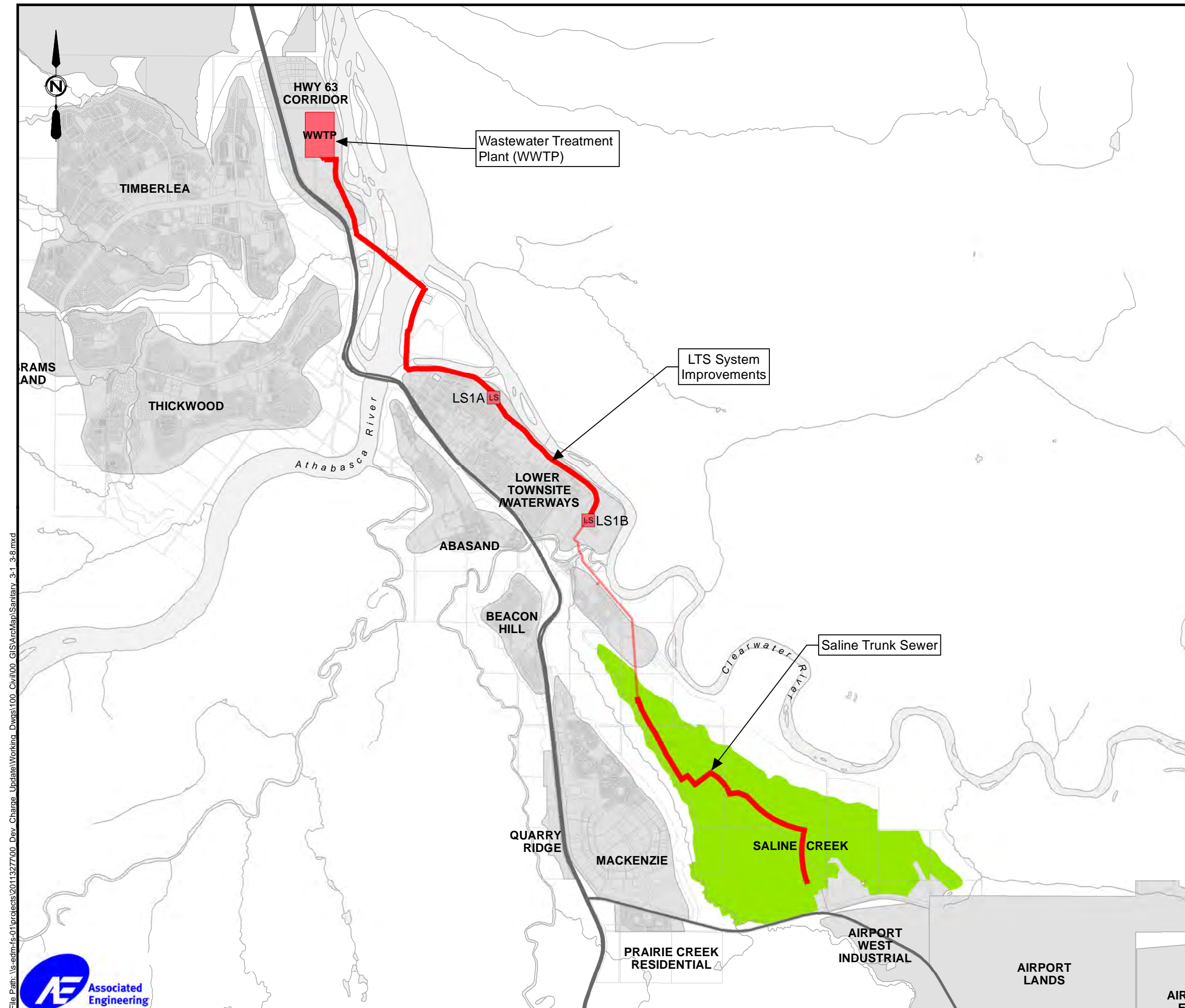
Offsite Levy Wastewater Saline Creek

Legend

- Existing Trunk
- Proposed Trunk
- Existing Lift Station
- Proposed Lift Station
- Benefitting

Offsite Levy Projects:
A: Waste Water Treatment Plant (WWTP)
B: LTS System Improvements
D: Saline Trunk Sewer

Scale: 1:60,000
Date: November, 2015
Project: 2011-3277.000.400
Coordinate System: NAD 1983 UTM Zone 12N
Drawn By: KR



File Path: \\s-edm-fs-01\projects\2011\3277\00_Dev_Charge_Update\Working_Dwgs\100_Civil\100_GIS\ArcMap\Sanitary_3-1_3-8.mxd



Figure 3-3



Offsite Levy Wastewater

**Airport Lands
Airport West
Saline Creek East**

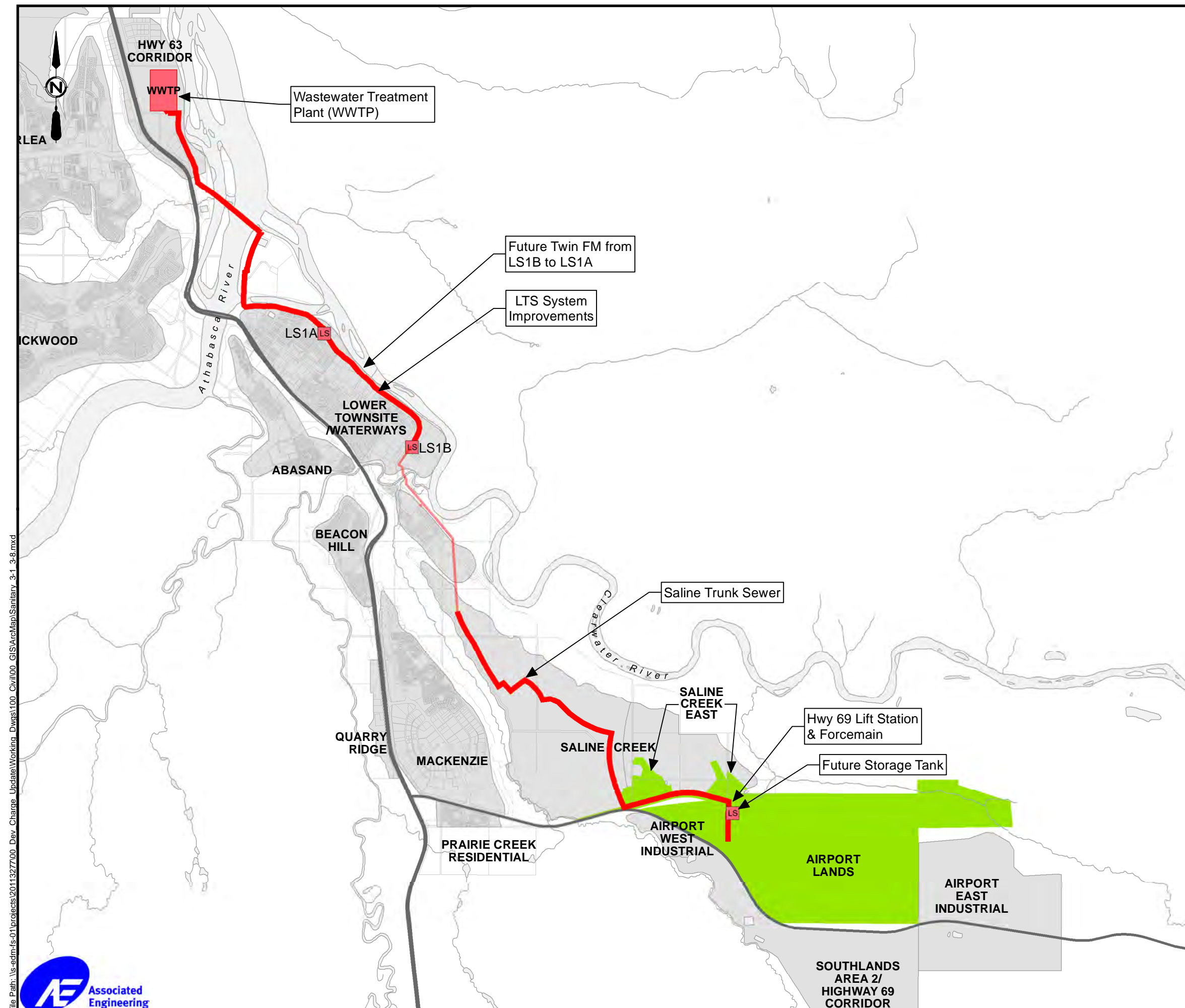
Legend

- Existing Trunk
- - - Proposed Trunk
- LS Existing Lift Station
- LS Proposed Lift Station
- Benefitting Area

Offsite Levy Projects:

- A: Waste Water Treatment Plant (WWTP)
- B: LTS System Improvements
- D: Saline Trunk Sewer
- E: Hwy 69 Lift Station & Forcemain
- F: Future Capacity Expansion
 - Future Storage Tank at Hwy 69 LS
 - Future Twin FM from LS1B to LS1A

Scale: 1:65,000
Date: November, 2015
Project: 2011-3277.000.400
Coordinate System: NAD 1983 UTM Zone 12N
Drawn By: KR





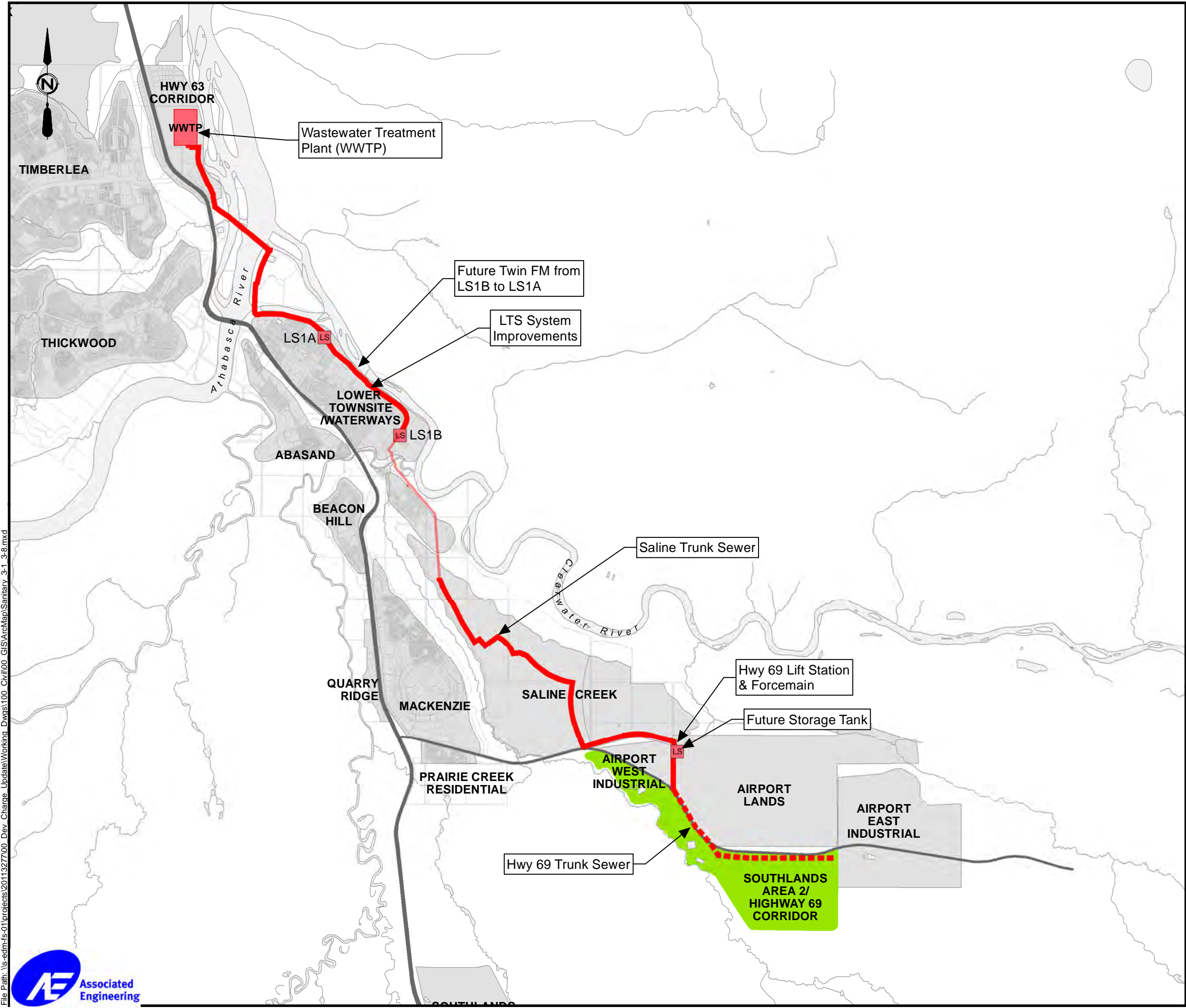
Offsite Levy Wastewater

Southlands Area 2 / Hwy 69 Corridor

- Legend
- Existing Trunk
 - Proposed Trunk
 - Existing Lift Station
 - Proposed Lift Station
 - Benefitting Area

- Offsite Levy Projects:**
- A: Waste Water Treatment Plant (WWTP)
 - B: LTS System Improvements
 - D: Saline Trunk Sewer
 - E: Hwy 69 Lift Station & Forcemain
 - F: Future Capacity Expansion
 - Future Storage Tank at Hwy 69 LS
 - Future Twin FM from LS1B to LS1A
 - G: Highway 69 Trunk Sewer

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Date: November, 2015
Project: 2011-3277.000.400
Coordinate System: NAD 1983 UTM Zone 12N
Drawn By: KR



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Figure 3-5



Offsite Levy Wastewater

Airport East Industrial

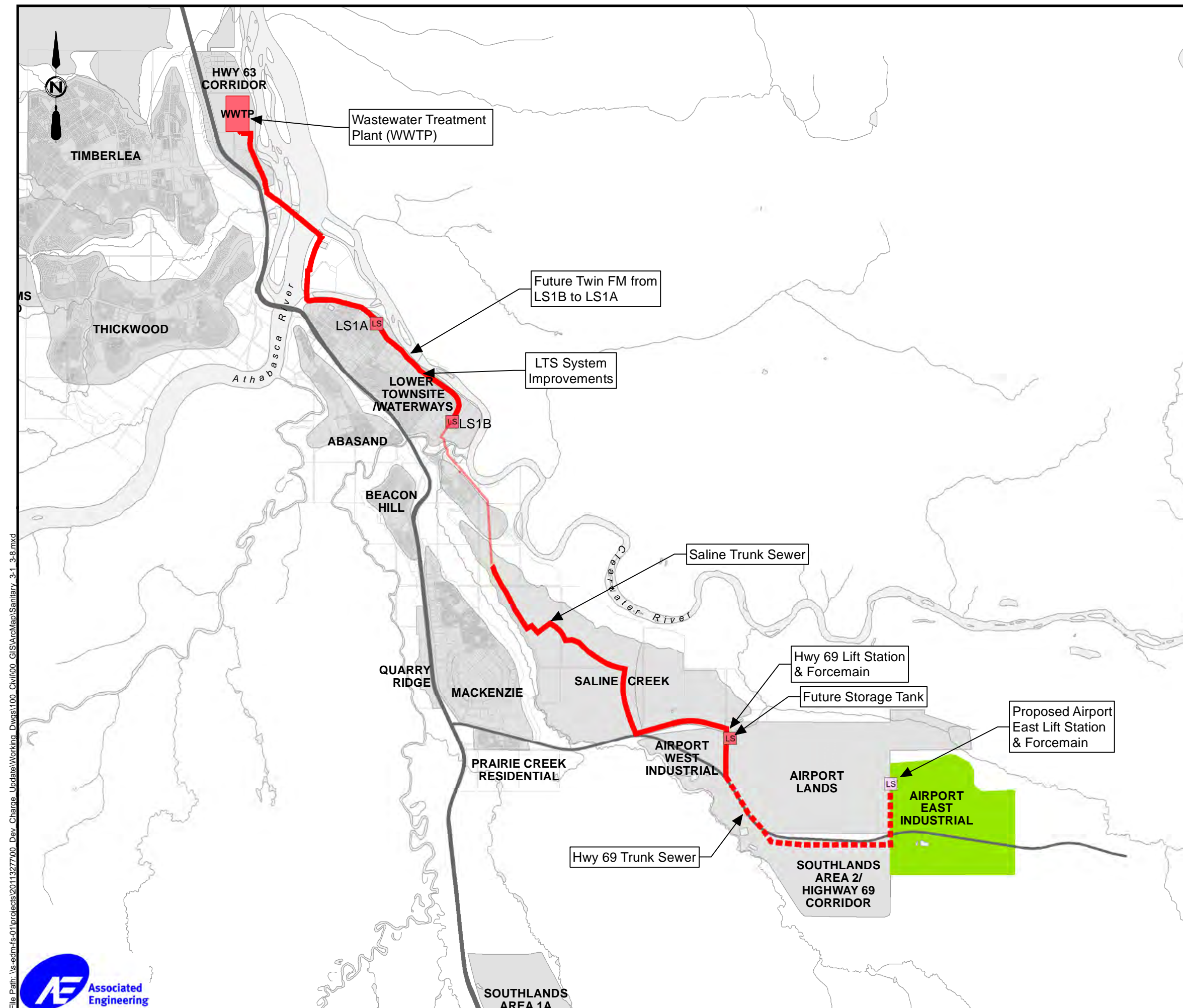
Legend

- Existing Trunk
- Proposed Trunk
- Existing Lift Station
- Proposed Lift Station
- Benefitting Area

Offsite Levy Projects:

- A: Waste Water Treatment Plant (WWTP)
- B: LTS System Improvements
- D: Saline Trunk Sewer
- E: Hwy 69 Lift Station & Forcemain
- F: Future Capacity Expansion
 - Future Storage Tank at Hwy 69 LS
 - Future Twin FM from LS1B to LS1A
- G: Highway 69 Trunk Sewer
- H: Airport East Lift Station & Forcemain

Scale: 1:75,000
Date: November, 2015
Project: 2011-3277.000.400
Coordinate System: NAD 1983 UTM Zone 12N
Drawn By: KR



File Path: \\s-edm-fs-01\projects\2011\3277\00_Dev_Charge_Update\Working_Dwgs\100_Civil\00_GIS\ArcMap\Sanitary_3-1_3-8.mxd



Figure 3-6



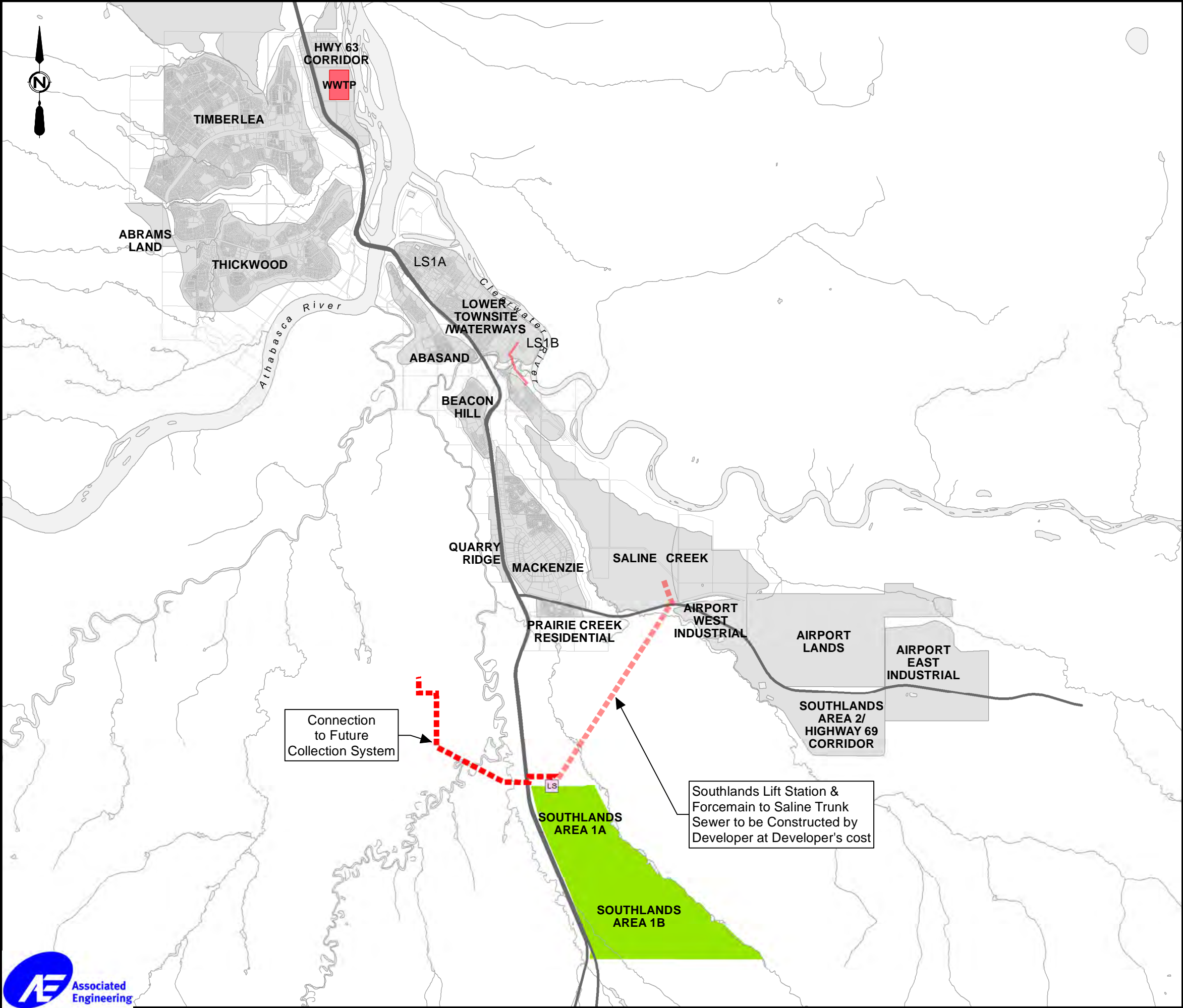
Offsite Levy Wastewater

Southlands Area 1A / 1B

- Legend
- Existing Trunk
 - Proposed Trunk
 - Existing Lift Station
 - Proposed Lift Station
 - Benefitting Area

Offsite Levy Projects:
I: Future Connection to South Collection






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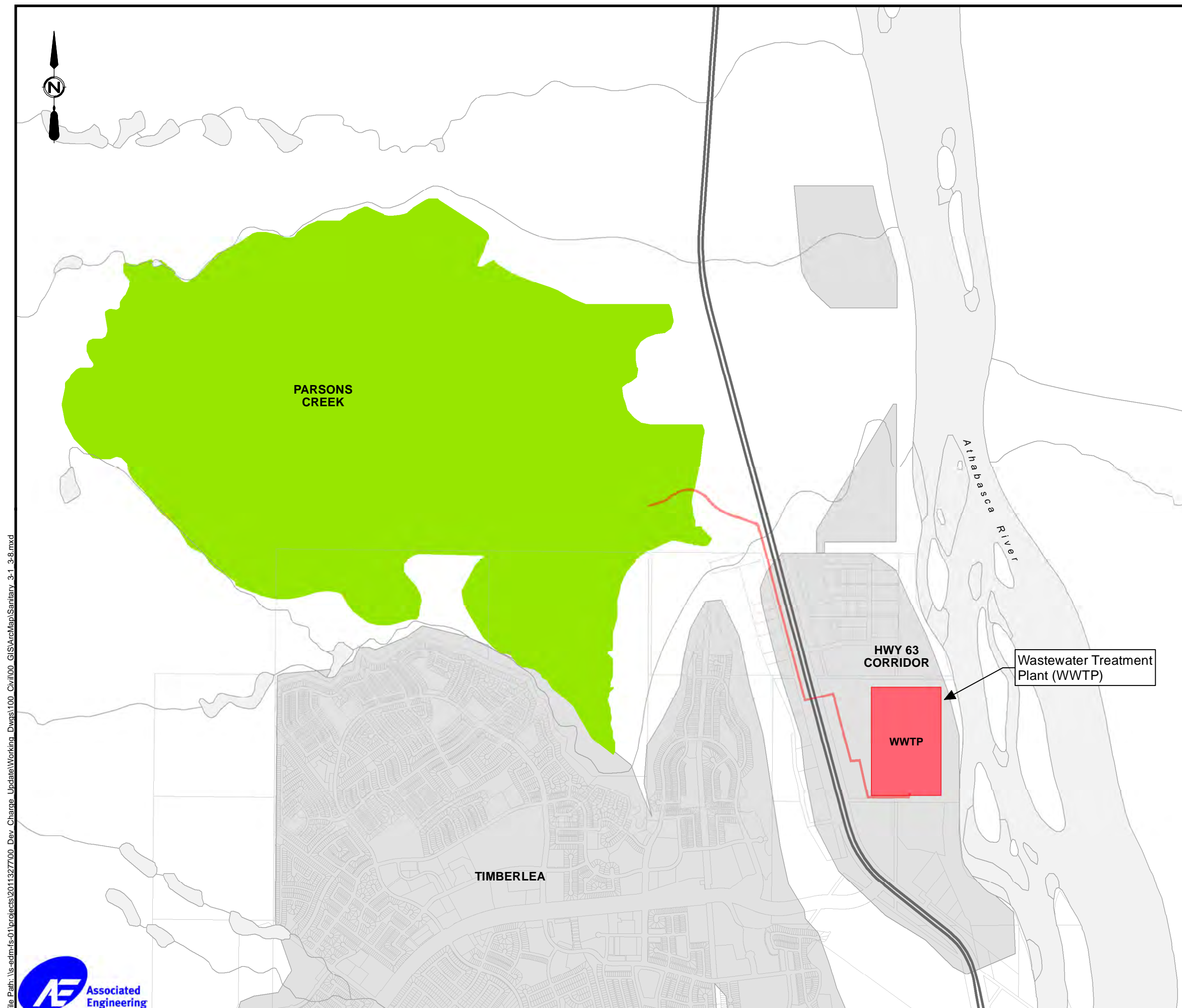
Offsite Levy Wastewater Parsons Creek

Legend

-  Existing Trunk
-  Proposed Trunk
-  Existing Lift Station
-  Proposed Lift Station
-  Benefitting Area

Offsite Levy Projects:
A: Waste Water Treatment Plant (WWTP)

Scale: 1:25,000
Date: November, 2015
Project: 2011-3277.000.400
Coordinate System: NAD 1983 UTM Zone 12N
Drawn By: KR





REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

OFFSITE LEVY REPORT Roads

Legend

Road Projects

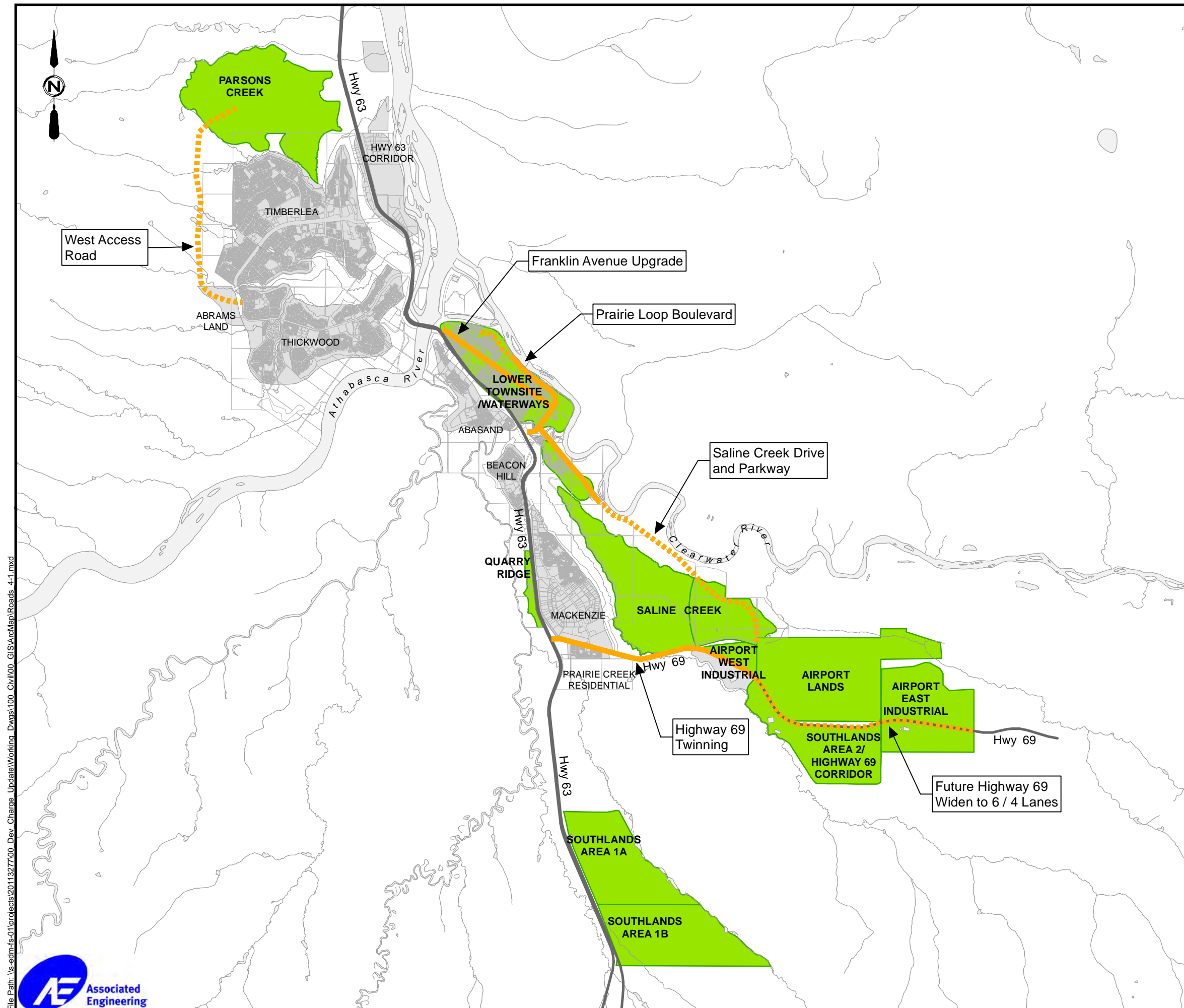
- Existing Project
- Future Project

Benefitting Area

Offsite Levy Projects:

- A: Franklin Avenue
- B: Prairie Loop Boulevard
- C: Saline Creek Drive and Parkway
- D: Highway 69 Twinning
- E: Future Highway 69 Widening to 6 / 4 Lanes
- F: Future West Access Road

Scale 1:100,000
October, 2015



**Subject: Selection Committee Recommendations: Annual
Committee Appointments****Selection Committee Recommendations:**

1. THAT Keith Haxton be appointed to the Composite Assessment Review Board as an acting member, effective immediately, until December 31, 2017;

THAT Donald Gorman, Jennifer Reid and Samuel Odemuyiwa (acting) be appointed to the Composite Assessment Review Board, effective January 1, 2016, until December 31, 2017; and

THAT remuneration for Local and Composite Assessment Review Board Members be set at the same level as provincial remuneration rates for Municipal Government Board Members.

2. THAT Elliot White, representing UDI Wood Buffalo, be appointed to the Land Planning and Development Advisory Committee effective immediately to October 31, 2016.

3. THAT the following appointments be approved, effective January 1, 2016:

- **Advisory Committee on Aging**

- Verna Murphy, urban public-at-large representative, Pam Burns, Seniors Resource Committee representative, and Paul McWilliams, Wood Buffalo Health Advisory Council representative, to December 31, 2017;

- **Combative Sports Commission:**

- Brenda Fortais, Neal Perry, Rene Wells, and Alex Wong to December 31, 2017;

- **Communities In Bloom Committee:**

- Erin Alexanders to December 31, 2016;
- Julia Bennett, Jacob Connolly, Qasim Malik, Julie Moretto, and James Sedgwick to December 31, 2017;

- **Community Identification Committee:**

- Cathy Dreier, representing the Fort McMurray Historical Society, Carol Cleminson, and Jerry Bussieres, to December 31, 2017;

- **Community Services Committee:**

- Funke Banjoko, Maxime Duval-Charland, and Robert Parmenter to December 31, 2017;

- **Fort McMurray Airport Authority:**
 - Joanne Day to December 31, 2019;
- **Landlord and Tenant Advisory Board:**
 - James Marten to December 31, 2016;
 - Kashif Hussain, Samra Ilyas, Paul St. John, and Robert Woodward to December 31, 2017;
- **Library Board:**
 - Amanda MacPherson to December 31, 2016;
 - Roy Amalu to December 31, 2017;
 - Amelia Schofield, Pratik Tripathi, and Greg White to December 31, 2018;
- **Public Art Committee:**
 - Ana Maria Mendez-Barks, and Sharon Heading to December 31, 2018;
- **Regional Advisory Committee on Inclusion, Diversity and Equality:**
 - Zubair (Zak) Akthar to December 31, 2016;
 - Janice Bailey, Sara Eweida, and Cristabell Simb to December 31, 2017;
- **Regional Recreation Corporation:**
 - Nicholas Germain, and Francesca Shannahan to December 31, 2016;
 - Allan Grandison to December 31, 2017;
 - Jonathan Grant, Mark Hodson, and David Tien to December 31, 2018;
- **Subdivision and Development Appeal Board:**
 - Ali Farhat to December 31, 2016;
 - Alethea Austin, Stacey Houston, Debbie Moses, and Rene Wells to December 31, 2017;
- **Wood Buffalo Housing and Development Corporation:**
 - Jennifer Best, Maggie Farrington, and Jason Schulz to December 31, 2018.

Summary:

The Selection Committee has made a number of recommendations pertaining to existing and upcoming vacancies on various Council committees. In keeping with the established bylaws, the appointment of individuals to Council committees must be approved by Council.

Background:

The Regional Municipality of Wood Buffalo's 2015 recruitment campaign was conducted from September 19 to November 13, and involved advertising in the local newspapers, radio, social media, community newsletters and participating in the Fall Tourism and Trade Show. This year's recruitment campaign was extremely successful yielding over 100 applications to fill 52 positions.

On November 19, 2015, the Selection Committee met to review the applications received, and has made recommendations in keeping with the provisions of the respective municipal bylaws and legislation. All applications will be kept on file, and should a vacancy occur on any of the boards throughout the year, applicants may be contacted to confirm their interest in being considered for the opening.

Additionally, the Selection Committee received notification that there was a vacancy on the Land Planning and Development Advisory Committee (LPDAC) as the UDI Wood Buffalo representative had recently resigned. As such, UDI Wood Buffalo has submitted a recommendation to appoint Mr. Elliot White to fill this vacancy on the LPDAC.

Rationale for Recommendations:

The appointment of members is necessary to ensure the continued viability of the various Council committees.

Strategic Plan Linkages:

Pillar 1 – Building Responsible Government



Subject: Intervenor Status in Supreme Court of Canada

APPROVALS:

David Leflar, Director
Marcel Ulliach, Chief Administrative Officer

Administrative Recommendation:

THAT the Regional Municipality of Wood Buffalo make application to be granted intervenor status at the Supreme Court of Canada, in the case of *Edmonton East (Capilano) Shopping Centres Ltd. v. City of Edmonton*.

Summary:

The *Capilano* case, which arose from a complaint against the property tax assessment of an Edmonton shopping mall, raises a point of law that is critically important for the Machinery and Equipment (“M&E”) assessments that represent by far the largest portion of the Regional Municipality’s assessment base. The rules of the Supreme Court of Canada allow the Court, in its discretion, to permit a party who is not a litigant in a case but nevertheless has an interest in the outcome, to be given the status of an “intervenor” in order to bring a unique and valuable perspective to the legal argument. Administration believes that the Regional Municipality is able to provide such a perspective, and if granted intervenor status would have a reasonable chance of convincing the Supreme Court to issue a judgment favorable to the Municipality’s interests in future appeals to the Alberta Courts from M&E assessments.

Discussion and Rationale for Recommendation:

The *Capilano* case arises from a complaint about the property tax assessment of a shopping mall in Edmonton. The complaint was heard by a Composite Assessment Review Board (“CARB”) and the decision of that CARB was appealed to the Court of Queen’s Bench, then further appealed to the Alberta Court of Appeal. It is now headed to the Supreme Court of Canada, where it will be heard in the spring of 2016. At the heart of the case is the question of what approach an Alberta Court should take when hearing an appeal from an Alberta CARB. Should the Court hold a CARB to a “correct” application of the law? Or should the CARB be given “deference” -- meaning that the Court must uphold a CARB decision even if it is not strictly legally correct, as long as the result is considered by the Court to be a reasonable outcome in the circumstances?

This is a critically important point of law for the Regional Municipality, especially with respect to our M&E assessments and the complaints made against them by the oil sands industry, to our own CARBs. The Municipality has consistently endeavored to apply a “correct” interpretation of the regulation that governs M&E assessments, and has vigorously defended its approach whenever complaints are made by taxpayers. In the most recent CARB decision the Municipality’s interpretation was confirmed by the CARB, but in previous cases other CARBs have made decisions that we believed to be legally incorrect because they appeared to misinterpret or even completely ignore key elements of the regulation. One of those CARB decisions – involving the 2011 M&E assessment of Canadian Natural Resources Limited (CNRL) -- is currently under

appeal, and the judge in that case has declined to hear argument until the Supreme Court of Canada issues its judgment in the *Capilano* case. The more recent CARB decision that accepted the correctness of the Municipality's approach has also just been appealed by Imperial Oil Limited (IOL). Clearly, it matters a great deal how the Supreme Court rules in *Capilano*, because that will be a critical factor in whether not only the appeals from the CNRL and IOL decisions, but indeed all future appeals from CARB decisions arising out of M&E assessments, will succeed or fail. The M&E assessments of the oil sands industry are by far the largest portion of the Regional Municipality's assessment base, and literally billions of dollars of assessment could well turn on this point of law.

It is highly unusual for the Regional Municipality to seek to become involved in litigation in which it is not a named Defendant, or has not initiated the litigation as Plaintiff. But this is an exceptional circumstance. The rules of the Supreme Court of Canada allow the Court, in its discretion, to grant what it calls "intervenor status" to a party who is not an active litigant, if the Court is convinced that party has (a) an important interest in the outcome of the litigation; and (b) a unique perspective that could assist the Court in its deliberations. Administration believes that the Regional Municipality has a strong case for intervenor status on both (a) and (b) above. Administration also believes it would have a reasonable chance of convincing the Court to issue a judgment that preserves the possibility of allowing the Courts of Alberta to hold our CARBs to a standard of "correctness" in M&E cases.

Budget/Financial Implications:

Legal costs are anticipated to be approximately \$150,000. The Legal and Legislative Services Department budget has sufficient funds to cover such costs.

Strategic Plan Linkages:

Pillar 1 – Building Responsible Government

Pillar 6 – Building a Sustainable Region