



Rural Development Committee

Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, February 24, 2015
4:30 p.m.

Agenda

Call to Order

1. Adoption of Agenda
2. Minutes of Rural Development Committee meeting January 27, 2015
3. Update on Rural Servicing and Rural Road Rehabilitation Project

Adjournment

Unapproved Minutes of a Meeting of the Rural Development Committee held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, January 27, 2015, commencing at 4:00 p.m.

Present: J. Stroud, Chair
M. Blake, Mayor
T. Ault, Councillor
J. Cardinal, Councillor
A. Vinni, Councillor

Administration: M. Ulliac, Chief Administrative Officer
D. Leflar, Chief Legislative Officer
A. Rogers, Senior Legislative Officer
S. Harper, Legislative Officer

Call to Order

Chair J. Stroud called the meeting to order at 4:03 p.m.

1. Adoption of the Agenda

Moved by Mayor M. Blake that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

2. Minutes of Rural Development Committee meeting - November 25, 2014

Arrival:

Councillor Cardinal entered the meeting at 4:04 p.m.

Moved by Councillor T. Ault that the Minutes of Rural Development Committee meeting of November 25, 2014 be approved as presented.

CARRIED UNANIMOUSLY

New and Unfinished Business

3. Development Issues in the Rural Service Area

(4:05 p.m. – 4:40 p.m.)

Pankaj Nalavde, Supervisor of Development Control and Permitting, and Ashley Layton, Planner II, provided a presentation on the Subdivision and Development Permit process.

Following a brief discussion on citizen perceptions of the development permit application process, it was requested that a clarifying brochure be developed after the adoption of the new Land Use Bylaw.

A request was put forward to have administration investigate the possibility of providing a Planner in the rural areas to provide development related services, and to be available at determined scheduled times throughout the week.

4. Regional Indoor Facilities Recreation Master Plan

(4:41 p.m. – 4:51 p.m.)

Carole Bouchard, Director of Community Services, and Monica Lance, Manager of Community Strategies Branch, provided an update on the Regional Indoor Facilities Recreation Master Plan and the various engagement opportunities that are made available to rural residents.

Adjournment

Moved by Councillor A. Vinni that the meeting adjourn
CARRIED UNANIMOUSLY

The meeting adjourned at 4:52 p.m.

Chair

Chief Legislative Officer

RURAL SERVICING AND RURAL ROAD REHABILITATION PROJECT

Kevin Scoble, Executive Director

February 24, 2015



INTRODUCTION

There are three work programs in place to improve rural infrastructure within the southern hamlets. These hamlets are:

- **Saprae Creek Estates**
- **Draper**
- **Gregoire Lake Estates**
- **Anzac**
- **Janvier**
- **Conklin**

Introduction cont.

The nature of the services includes:

- **Rural Water and Sewer Servicing – All Hamlets**
- **Rural Road Rehabilitation – All Hamlets**
- **Intelligent Communities (Fiber Optic) – Anzac, Janvier and Conklin**

BACKGROUND

Rural Water and Sewer Servicing

- This program was approved in 2014 to provide improved water and sanitary sewer services

•Rural Road Rehabilitation

- This program was initiated in 2013 to improve existing roads and sidewalks

•Intelligent Communities

- This program was established to provide telecommunication and wireless infrastructure (fiber optic)

IMPLEMENTATION

The services will be combined under one improvement program. The following tables outline the expected schedule for implementation of the services:

Group 1 Schedule

Grp	Phase	Hamlet	Existing Population	Future Population	Design Start Date	Const. Start Date	Const. End Date
1	Phase 1	Saprae Creek	943	1169	2015	July 2015	Oct 2016
	Phase 2	Draper	197	197	2015	May 2016	Sept 2017

Group 2 Schedule

Grp	Phase	Hamlet	Existing Population	Future Population	Design Start Date	Const. Start Date	Const. End Date
2	Phase 1	Gregoire Lake Estates	275	275	2015	July 2015	Oct 2016
	Phase 2	Anzac	714	3,651	2015	May 2016	Sept 2017

Group 3 Schedule

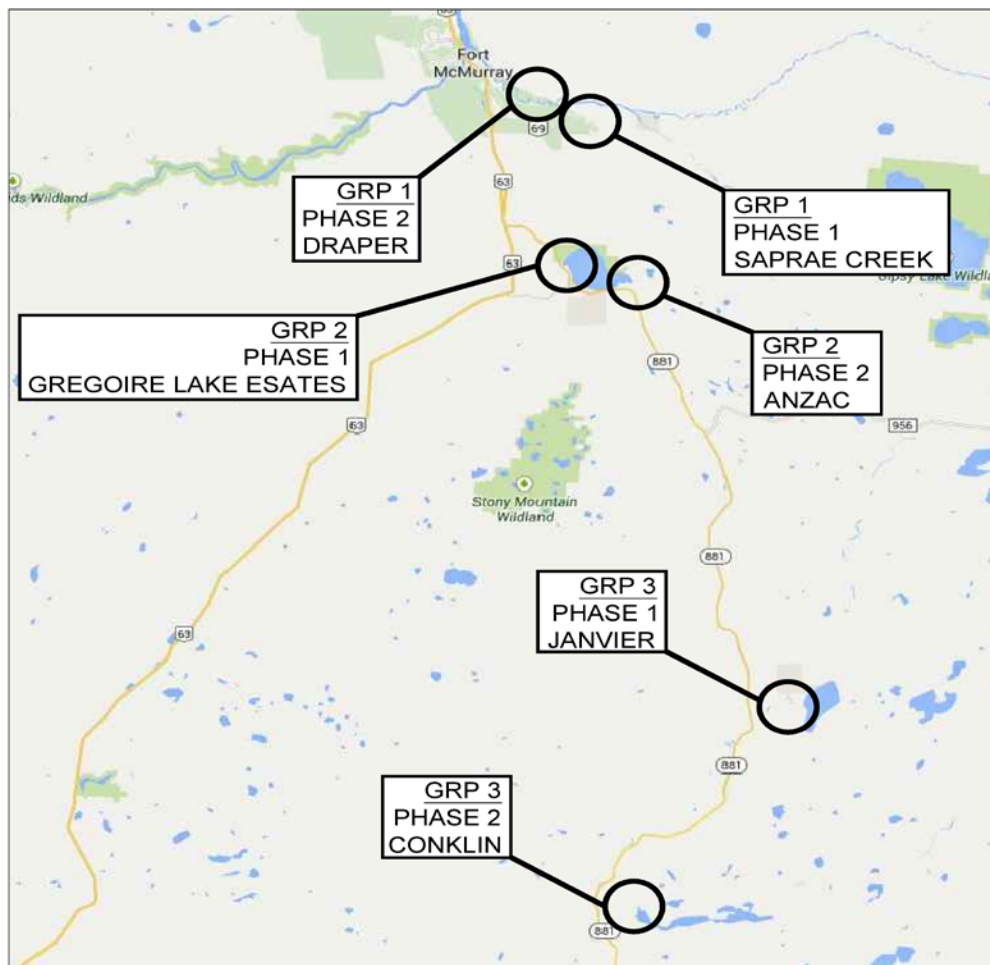
Grp	Phase	Hamlet	Existing Popu- lation	Future Popu- lation	Design Start Date	Const. Start Date	Const. End Date
3	Phase 1	Janvier	171	515	2015	July 2015	Oct 2016
	Phase 2	Conklin	318	2,314	2015	May 2016	Sept 2017

CONCLUSION

- **There were three independent initiatives for infrastructure improvements within the rural communities**
- **Individual budgets have been approved for each program**
- **Administration realized an opportunity to combine these initiatives under one improvement program**
- **The advantages of combining these programs include: cost savings, less disruption during construction and providing a turnkey project**

KEY PLAN AND SCOPE

ATTACHMENT #1



Phase	Hamlet	Scope	Design	Construction Start Date
Group 1	Phase 1	Road Rehabilitation: (1) Community Lane; (2) Sol Park Drive; (3) Freestone Way (West); (4) Weiss Drive, and (5) Spruce Valley Road.	2015	July 2015
		Water: Existing water distribution system upgrades.		
	Phase 2	Sewer: Design and construction of new low-pressure sewer system.	2015	2016
		Road Rehabilitation: Draper Road.		
Group 2	Phase 1	Road Rehabilitation: Cheecham Drive.	2015	2016
		Water: Design and construction of new full-pressure water system.		
	Phase 2	Sewer: Design and construction of new gravity sewer system.	2015	2016
		Fibre Optic: Installation from the tie-in location closest to the Municipal Building (office).		
Group 3	Phase 1	Road Rehabilitation: (1) Nokohoo Road; (2) Lapouse Avenue; (3) Larocque Avenue; (4) Janvier Drive; (5) Opportunity Way; (6) Teed Avenue; (7) Herman Street; (8) Bohn Street; (9) Copper Street; (10) Christina Drive, (11) Northland Drive, and (12) McDonald Avenue.	2015	July 2015
		Water: Design and construction of new trickle fill water system.		
	Phase 2	Sewer: Design and construction of new low-pressure sewer system.	2015	2016
		Fibre Optic: Installation from the tie-in location closest to the Municipal Building (office).		



RURAL ROAD
RECONSTRUCTION
AND SERVICING

KEYPLAN & SCOPE

DATE:
SEPT 2014

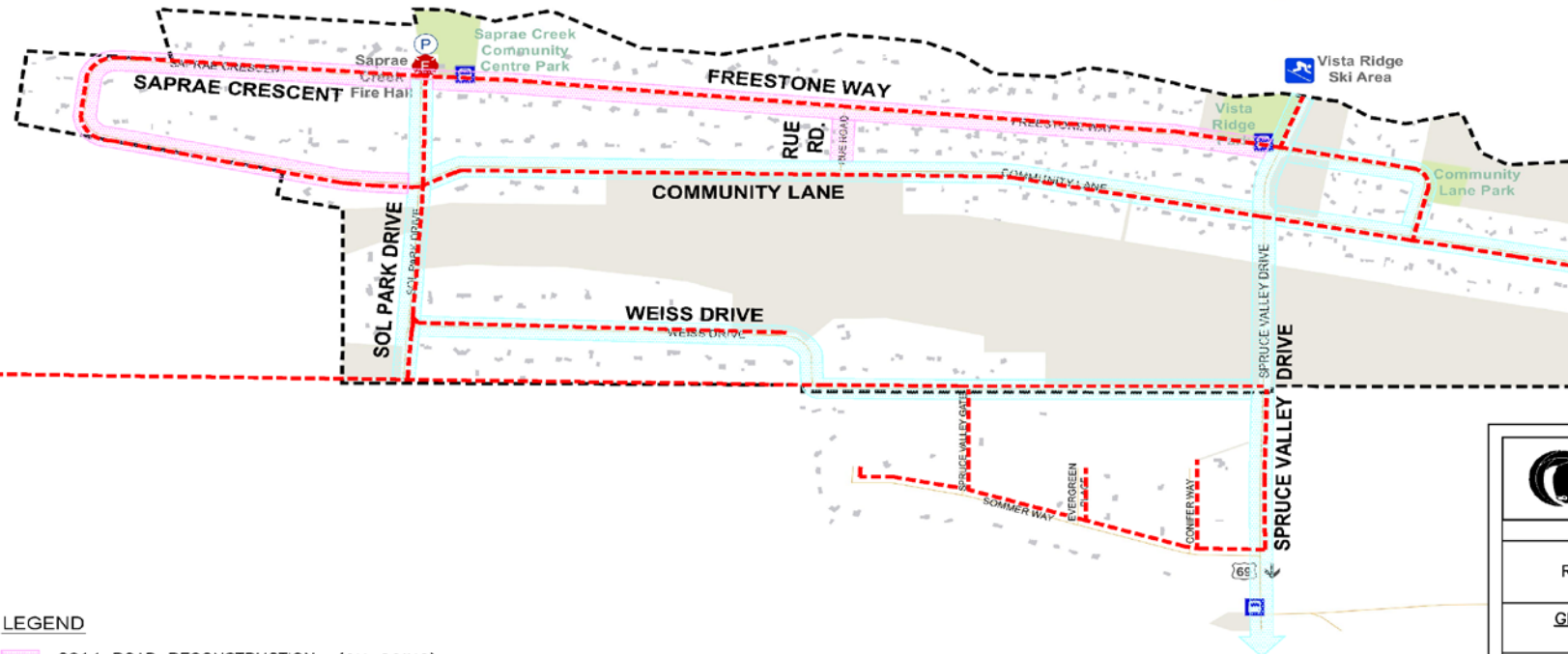
SCALE:
N.T.S.

SAPRAE CREEK ESTATES

ATTACHMENT #2

SAPRAE CREEK ESTATES PHASE 1

Area:
345.51 ha
Population:
943
Municipal Ward:
Ward 3
Address of Municipal Office:
9909 Franklin Avenue
Fort McMurray, AB, T9H 2K4
Road Distance to Fort McMurray (City Hall):
24.83km (via Hwy 69 and Hwy 63)



LEGEND

- 2014 ROAD RECONSTRUCTION (ON GOING)
- ROAD RECONSTRUCTION (PROPOSED)
- SANITARY - LOW PRESSURE (PROPOSED)



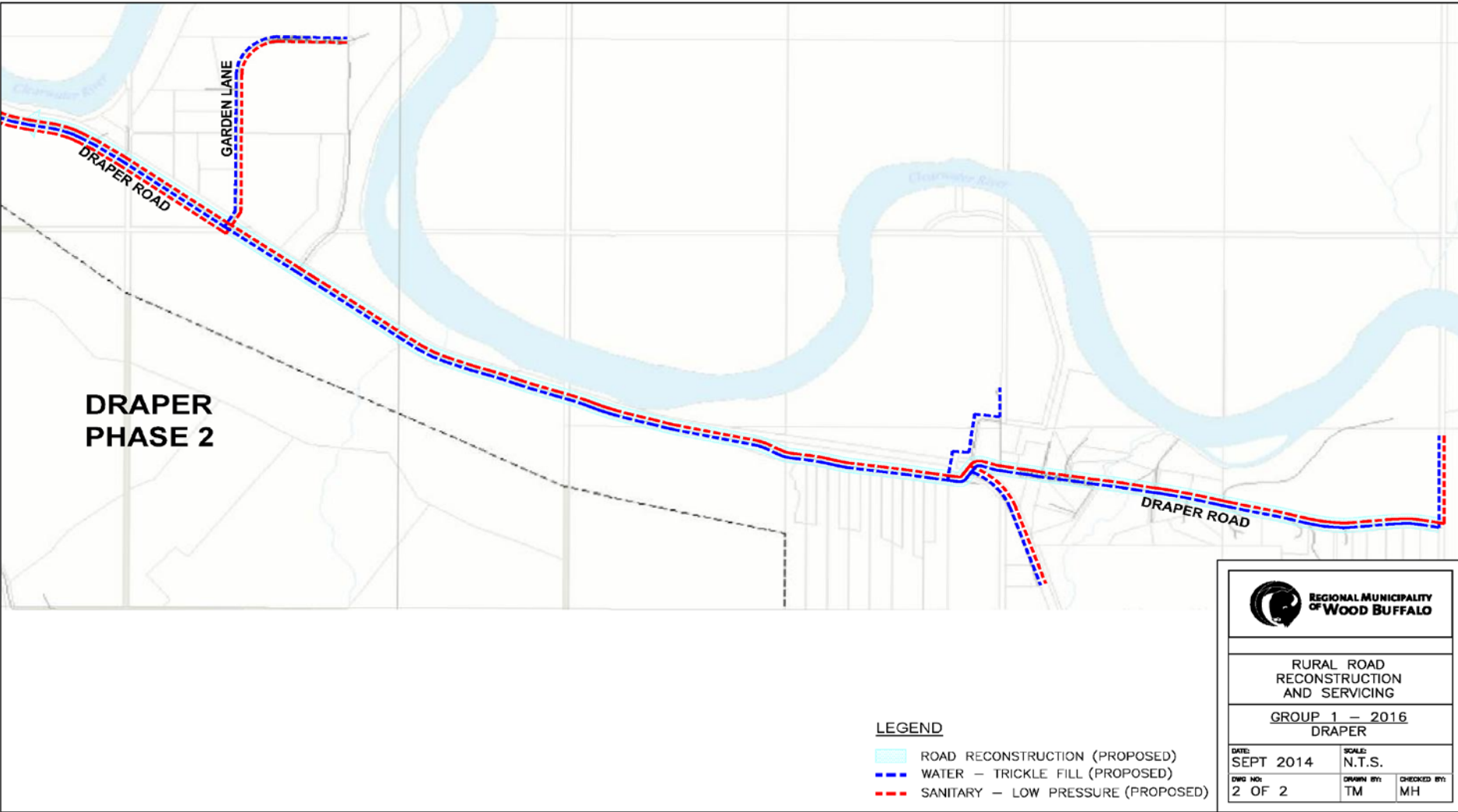
RURAL ROAD
RECONSTRUCTION
AND SERVICING

GROUP 1 - 2015
SAPRAE CREEK

DATE: SEPT 2014	SCALE: N.T.S.
DWG NO: 1 OF 2	DRAWN BY: TM
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DRAPER

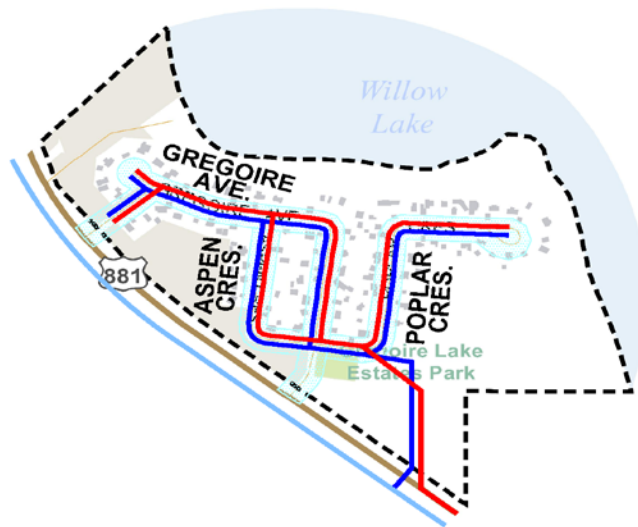
ATTACHMENT #3



GREGOIRE LAKE ESTATES

ATTACHMENT #4

GREGOIRE LAKE ESTATES PHASE 1



Area:

37.06 ha

Population:

275

Municipal Ward:

Ward 4

Address of Municipal Office:

105B-4 Christina Drive

Anzac, AB T0P 1J0

Road Distance to Fort McMurray (City Hall):

35.87 km (via Hwy 881 and Hwy 63)

LEGEND

- ROAD RECONSTRUCTION (PROPOSED)
- WATER — EXISTING
- WATER — FULL PRESSURE (PROPOSED)
- SANITARY — GRAVITY (PROPOSED)



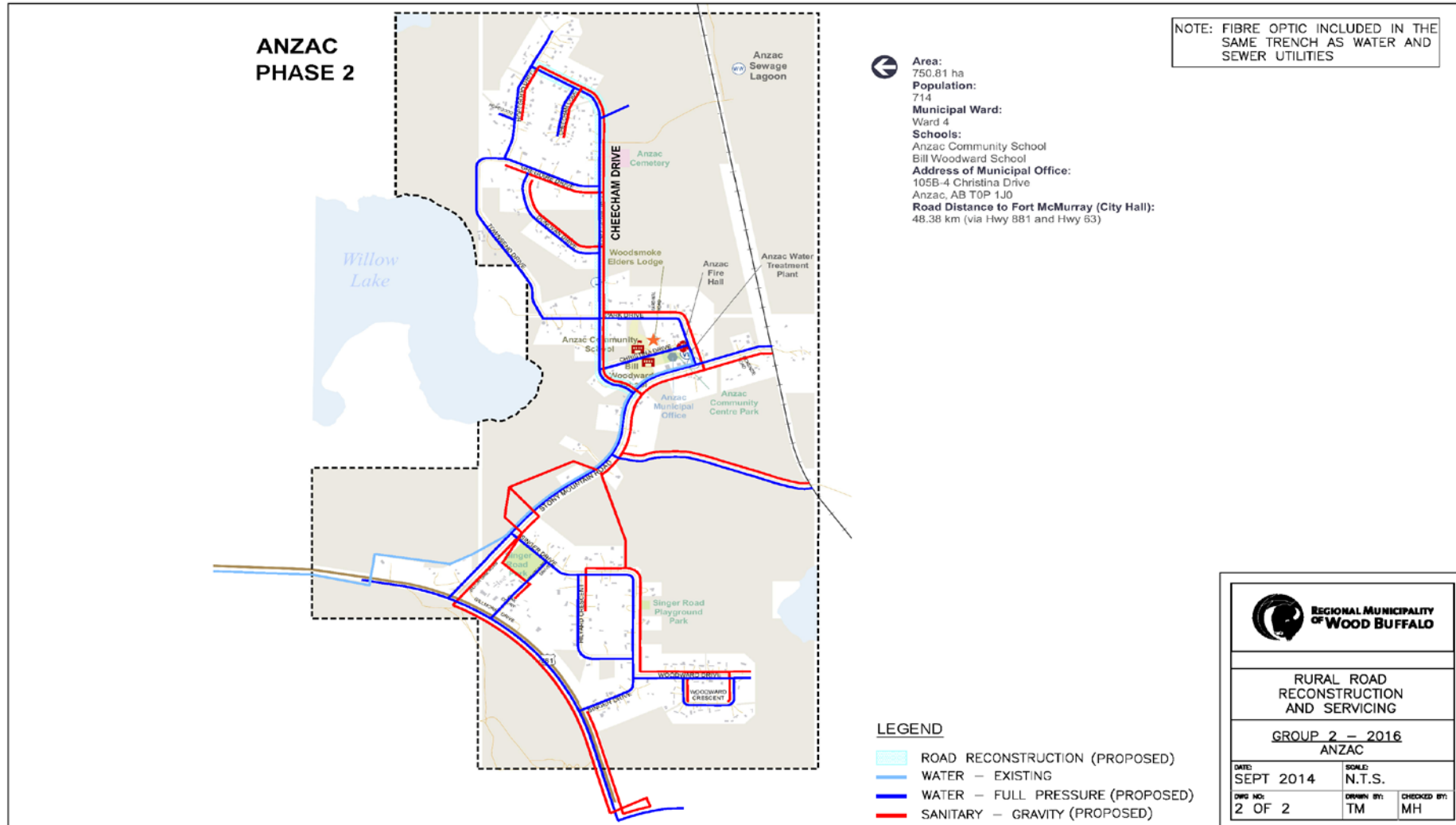
RURAL ROAD
RECONSTRUCTION
AND SERVICING

GROUP 2 — 2015
GREGOIRE LAKE ESTATES

DATE: SEPT 2014	SCALE: N.T.S.
DWG NO: 1 OF 2	DRAWN BY: TM
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ANZAC

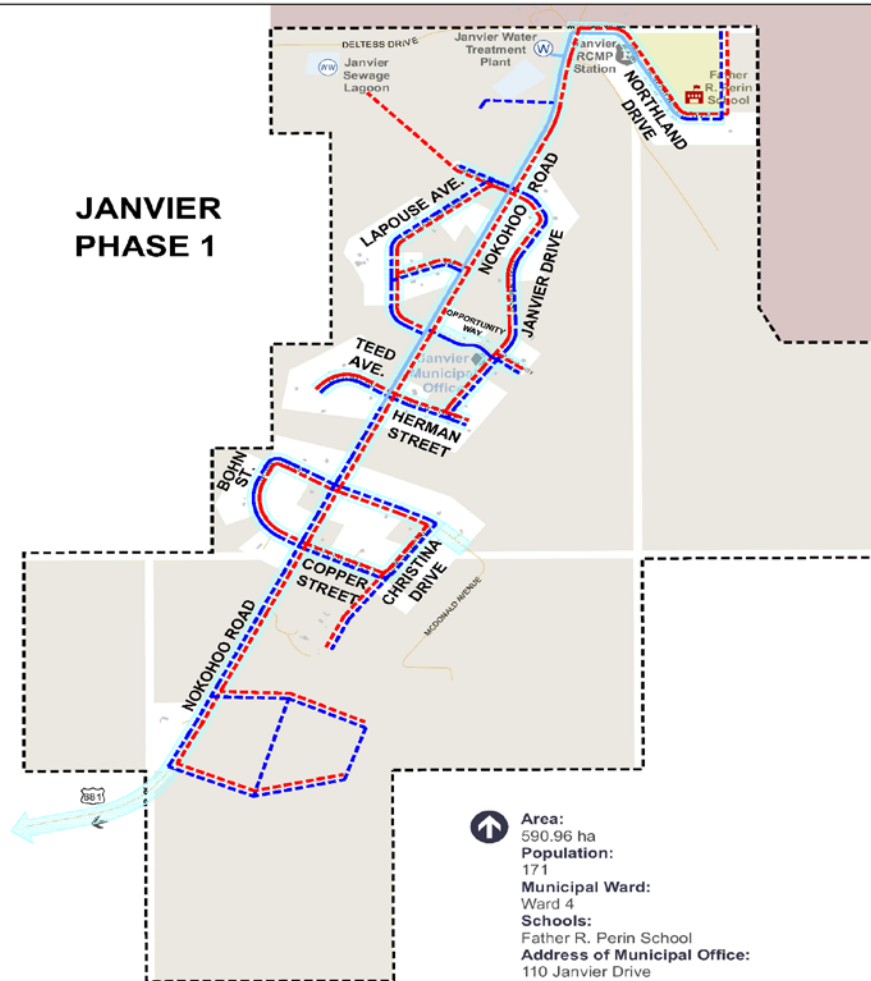
ATTACHMENT #5



JANVIER

ATTACHMENT #6

NOTE: FIBRE OPTIC INCLUDED IN THE SAME TRENCH AS WATER AND SEWER UTILITIES



Area:
 590.96 ha
Population:
 171
Municipal Ward:
 Ward 4
Schools:
 Father R. Perin School
Address of Municipal Office:
 110 Janvier Drive
 Janvier, AB, T0P 1G0
Road Distance to Fort McMurray (City Hall):
 122.88 km (via Hwy 881 and Hwy 63)

LEGEND

- ROAD RECONSTRUCTION (PROPOSED)
- WATER — EXISTING
- - - WATER — TRICKLE FILL (PROPOSED)
- - - SANITARY — LOW PRESSURE (PROPOSED)



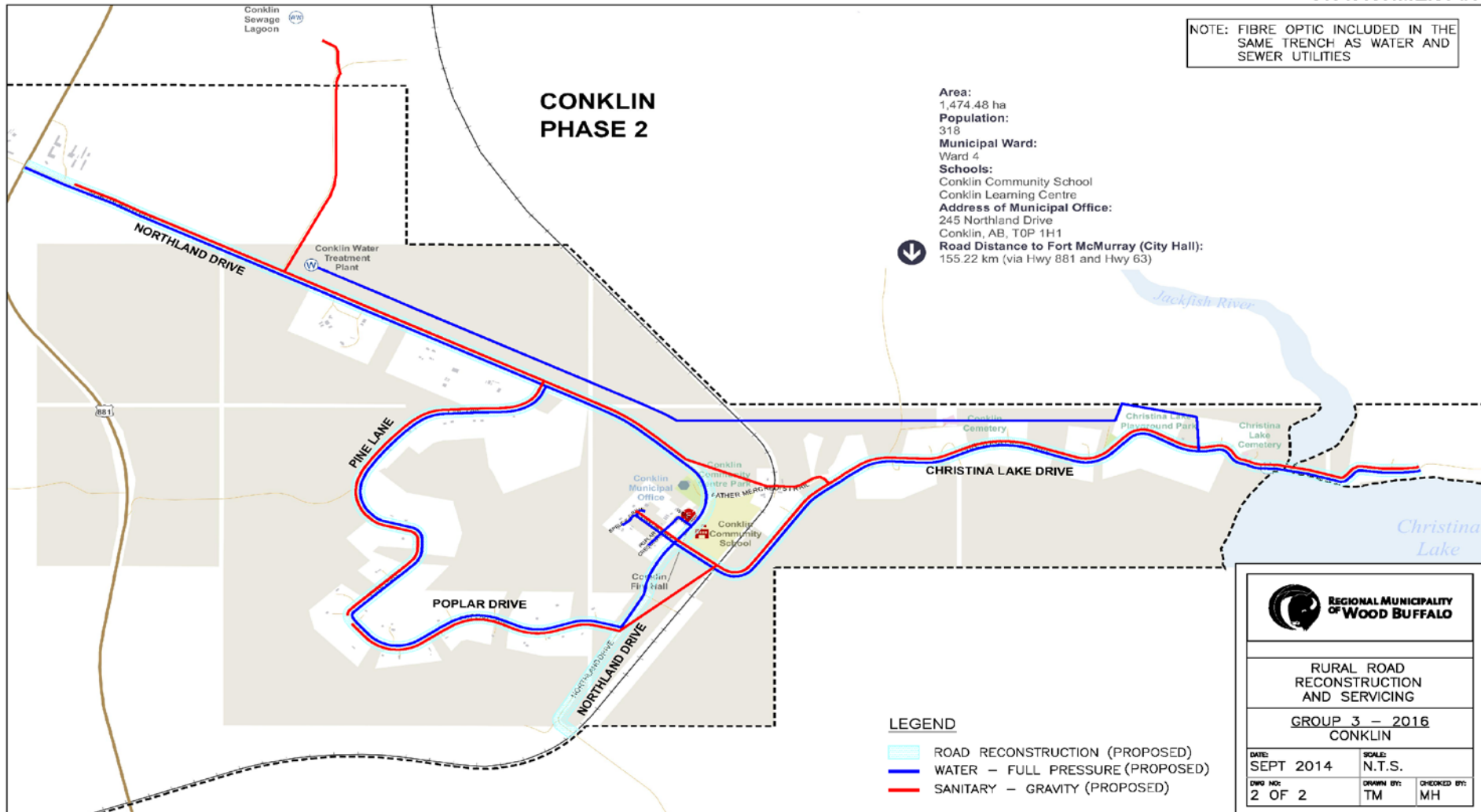
RURAL ROAD
RECONSTRUCTION
AND SERVICING

GROUP 3 — 2015
JANVIER

DATE:	SEPT 2014	SCALE:	N.T.S.
DWG NO:	1 OF 2	DRAWN BY:	TM
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CONKLIN

ATTACHMENT #7



Subject: Update on Rural Servicing and Rural Road Rehabilitation Project**APPROVALS:**

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

Administrative Recommendation:

THAT this report be accepted as information.

Summary:

Currently there are three work programs in place to improve transportation facilities and underground infrastructure in southern rural communities. These programs are: Rural Water & Sewer Servicing, Rural Road Rehabilitation and Intelligent Communities (fiber Optic). The Municipality has initiated these programs to provide reliable services, safe transportation facilities and intelligent communities. These projects will benefit the communities and the Municipality as a whole.

The RFP to implement the three programs, listed above, has already been released under the name of Rural Infrastructure Rehabilitation and Rural Water and Sewer Servicing. The RFP integrated the three programs into one. The implementation of the rural improvement program is in two phases starting in 2015. To efficiently manage the design and construction, the improvement program divided the six (6) rural hamlets into three groups, where each group consisted of two hamlets based on proximity.

Background:

In December 2014, Mayor and Council approved funding for Rural Water and Sewer Infrastructure Servicing to provide safe and reliable potable water and sewage systems for Anzac, Conklin, Janvier, Draper, Gregoire Lake Estates and Sapræ Creek. Construction is scheduled to start this year.

In 2013, the Municipality initiated a Rural Road Infrastructure Rehabilitation Program to improve roads and sidewalks. The program identified and prioritized roads to be improved. Improvements of access and internal roads on certain hamlets were completed as well as sidewalks.

Another initiative is the Intelligent Communities Project to establish a fibre optic system for Anzac, Conklin and Janvier. The project will provide Municipal-wide telecommunication and

wireless infrastructure. The fiber optic connectivity improvements and upgrade at Gregoire Lake Estates are conducted by Telus, and are not included in the Rural Servicing and Rural Road Rehabilitation Project.

Below is the expected schedule for infrastructure services as listed in the RFP:

Grp	Phase	Hamlet	Existing Population	Future Population*	Design Start Date	Const. Start Date	Const. End Date
1	Phase 1	Saprae Creek	943	1169	2015	July 2015	Oct 2016
	Phase 2	Draper	197	197	2015	May 2016	Sept 2017

Grp	Phase	Hamlet	Existing Population	Future Population*	Design Start Date	Const. Start Date	Const. End Date
2	Phase 1	Gregoire Lake Estates	275	275	2015	July 2015	Oct 2016
	Phase 2	Anzac	714	3651	2015	May 2016	Sept 2017

Grp	Phase	Hamlet	Existing Population	Future Population*	Design Start Date	Const. Start Date	Const. End Date
3	Phase 1	Janvier	171	515	2015	July 2015	Oct 2016
	Phase 2	Conklin	318	2314	2015	May 2016	Sept 2017

*: Future populations are based on available new lot development

Due to regulatory processes and permitting requirements, the above schedule is tentative and is subject to delays.

Budget/Financial Implications:

The following project budgets have been approved:

Infrastructure Servicing: \$166M

Rural Road Rehabilitation: \$72.6M

Intelligent Communities: Included under Rural Road Rehabilitation

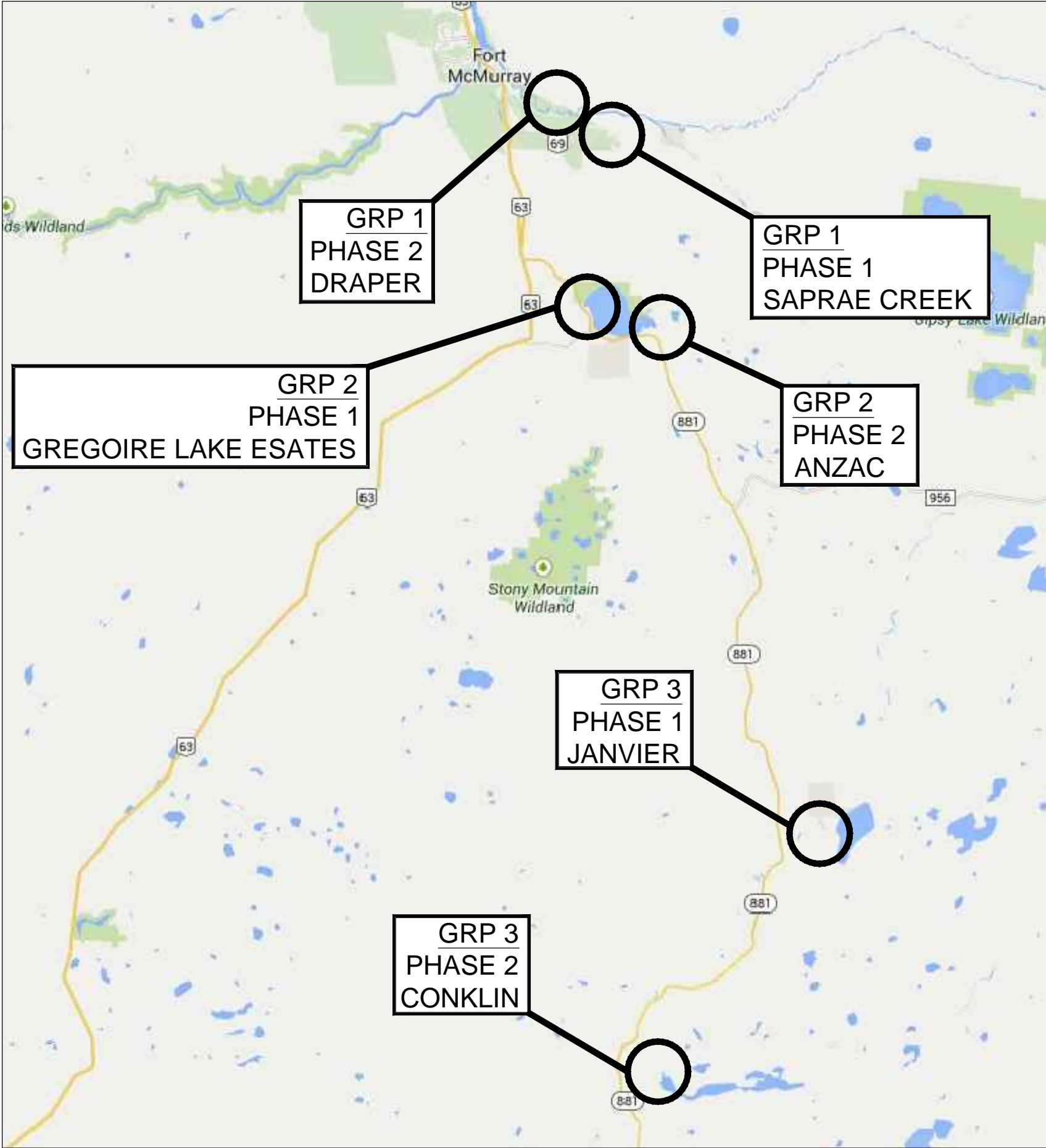
Rationale for Recommendation:

The three initiatives had originally been undertaken independently. When Council recently approved the budget for Rural Infrastructure Servicing, Administration realized an opportunity to

issue an RFP that combines the two other planned infrastructure projects - Road Rehabilitation and Intelligent Communities. The advantages include: cost savings, less disruption during construction, and a turnkey project. The schedule to start design and construction for each hamlet follows the above shown tables and the attached drawings.

Attachments:


Attachment #1-7: Project Drawings



	Phase	Hamlet	Scope	Design	Construction Start Date
Group 1	Phase 1	Saprae Creek	Road Rehabilitation: (1) Community Lane; (2) Sol Park Drive; (3) Freestone Way (West); (4) Weiss Drive, and (5) Spruce Valley Road.	2015	July 2015
			Water: Existing water distribution system upgrades.		
			Sewer: Design and construction of new low-pressure sewer system.		
	Phase 2	Draper	Road Rehabilitation: Draper Road.	2015	2016
			Water: Design and construction of new trickle fill water system.		
			Sewer: Design and construction of new low-pressure sewer system.		

	Phase	Hamlet	Scope	Design	Construction Start Date
Group 2	Phase 1	Gregoire Lake Estates	Road Rehabilitation: All roads in the hamlet.	2015	July 2015
			Water: Design and construction of new full-pressure water system.		
			Sewer: Design and construction of new gravity sewer system.		
	Phase 2	Anzac	Road Rehabilitation: Cheecham Drive.	2015	2016
			Water: Design and construction of new full-pressure water system.		
			Sewer: Design and construction of new gravity sewer system.		
			Fibre Optic: Installation from the tie-in location closest to the Municipal Building (office).		

	Phase	Hamlet	Scope	Design	Construction Start Date
Group 3	Phase1	Janvier	Road Rehabilitation: (1) Nokohoo Road; (2) Lapouse Avenue; (3) Larocque Avenue; (4) Janvier Drive; (5) Opportunity Way; (6) Teed Avenue; (7) Herman Street; (8) Bohn Street; (9) Copper Street; (10) Christina Drive, (11) Northland Drive, and (12) McDonald Avenue.	2015	July 2015
			Water: Design and construction of new trickle fill water system.		
			Sewer: Design and construction of new low-pressure sewer system.		
	Phase 2	Conklin	Fibre Optic: Installation from the nearest tie in location to the Municipal Building (office).	2015	2016
			Road Rehabilitation: (1) Northland Drive; (2) Christina Lake Drive; (3) Pine Lane, and (4) Poplar Lane.		
			Water: Design and construction of new full-pressure water system.		
			Sewer: Design and construction of new gravity sewer system.		
			Fibre Optic: Installation from the tie-in location closest to the Municipal Building (office).		



REGIONAL MUNICIPALITY
OF WOOD BUFFALO


RURAL ROAD
RECONSTRUCTION
AND SERVICING

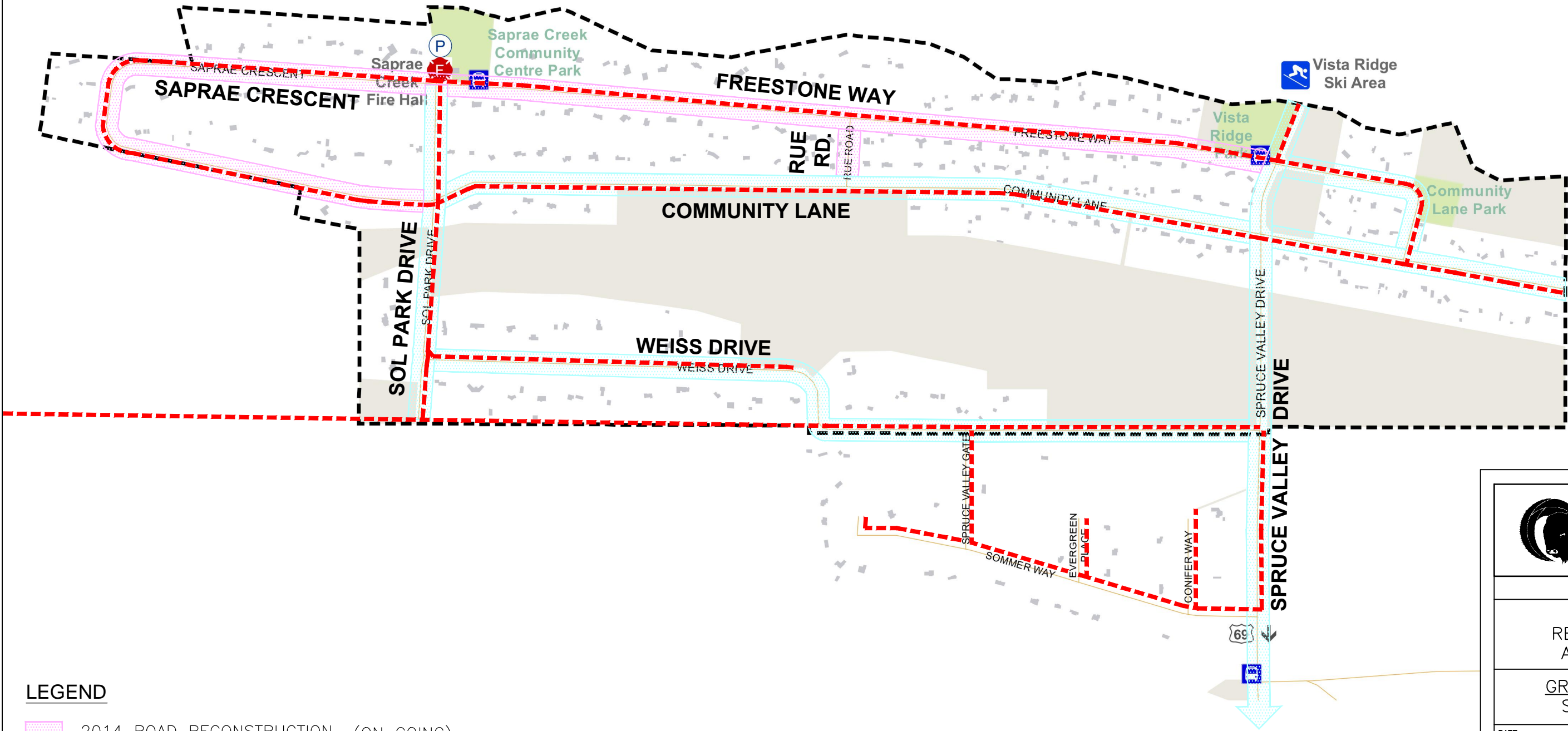
KEYPLAN & SCOPE

DATE:
SEPT 2014

SCALE:
N.T.S.


SAPRAE CREEK ESTATES PHASE 1

Area:
345.51 ha
Population:
943
Municipal Ward:
Ward 3
Address of Municipal Office:
9909 Franklin Avenue
Fort McMurray, AB, T9H 2K4
 **Road Distance to Fort McMurray (City Hall):**
24.83km (via Hwy 69 and Hwy 63)



LEGEND

- 2014 ROAD RECONSTRUCTION (ON GOING)
- ROAD RECONSTRUCTION (PROPOSED)
- SANITARY – LOW PRESSURE (PROPOSED)

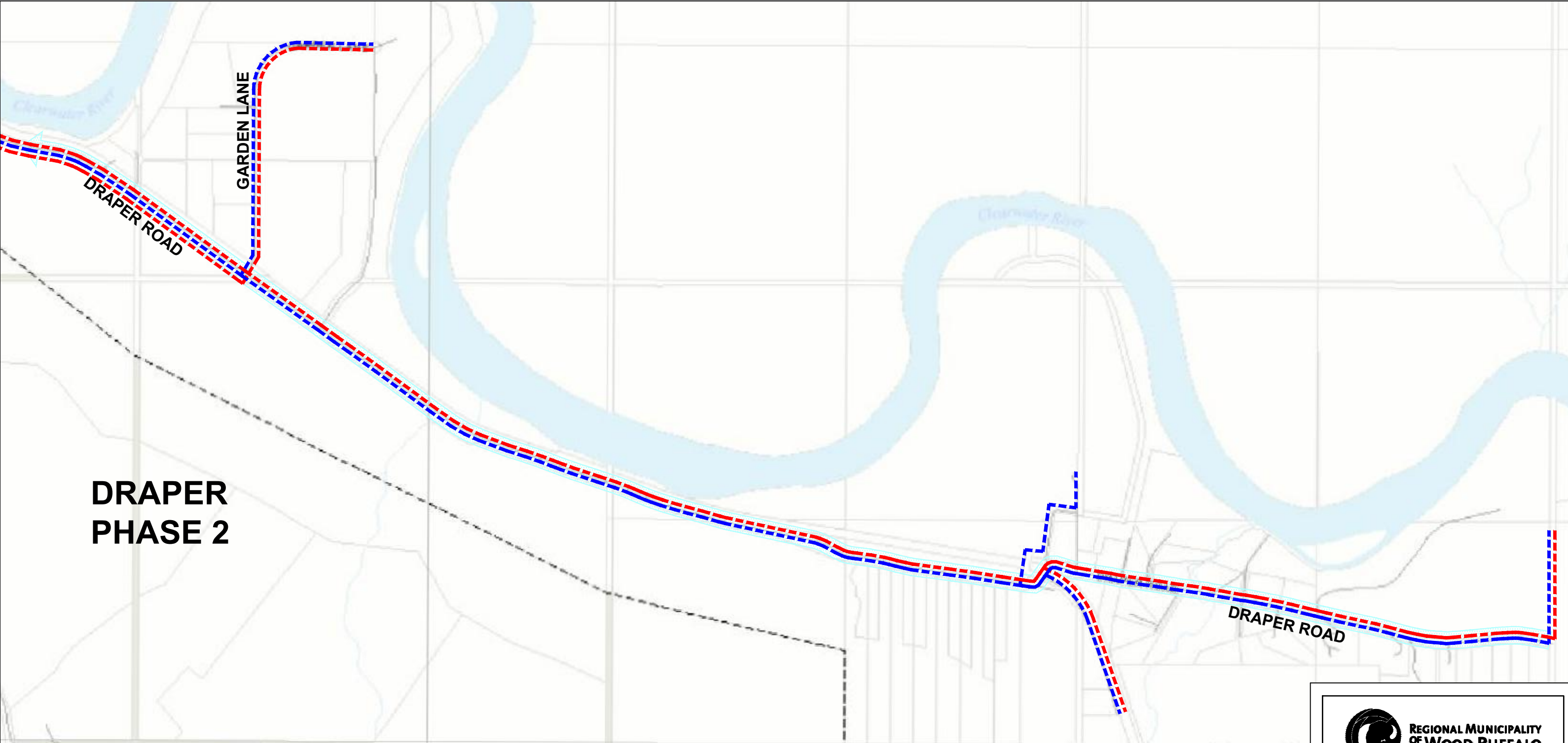


REGIONAL MUNICIPALITY
OF WOOD BUFFALO

RURAL ROAD
RECONSTRUCTION
AND SERVICING

GROUP 1 – 2015
SAPRAE CREEK


DATE: SEPT 2014	SCALE: N.T.S.	
DWG NO: 1 OF 2	DRAWN BY: TM	CHECKED BY: MH



DRAPER
PHASE 2

LEGEND

- ROAD RECONSTRUCTION (PROPOSED)
- WATER – TRICKLE FILL (PROPOSED)
- SANITARY – LOW PRESSURE (PROPOSED)



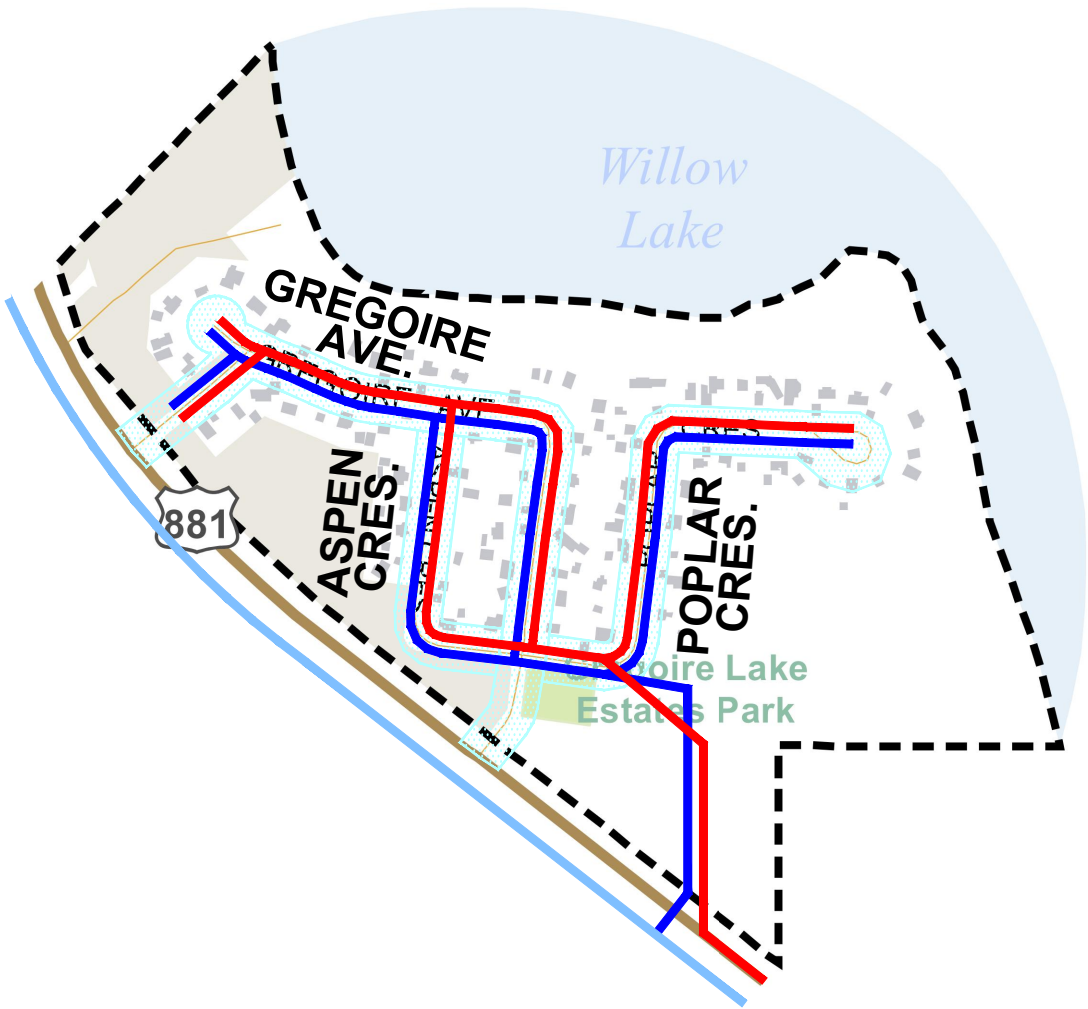
REGIONAL MUNICIPALITY
OF WOOD BUFFALO

RURAL ROAD
RECONSTRUCTION
AND SERVICING

GROUP 1 – 2016
DRAPER

DATE: SEPT 2014	SCALE: N.T.S.	
DWG NO: 2 OF 2	DRAWN BY: TM	CHECKED BY: MH


GREGOIRE LAKE ESTATES PHASE 1



Area:
37.06 ha
Population:
275
Municipal Ward:
Ward 4
Address of Municipal Office:
105B-4 Christina Drive
Anzac, AB T0P 1J0
Road Distance to Fort McMurray (City Hall):
35.87 km (via Hwy 881 and Hwy 63)

LEGEND

- ROAD RECONSTRUCTION (PROPOSED)
- WATER – EXISTING
- WATER – FULL PRESSURE (PROPOSED)
- SANITARY – GRAVITY (PROPOSED)



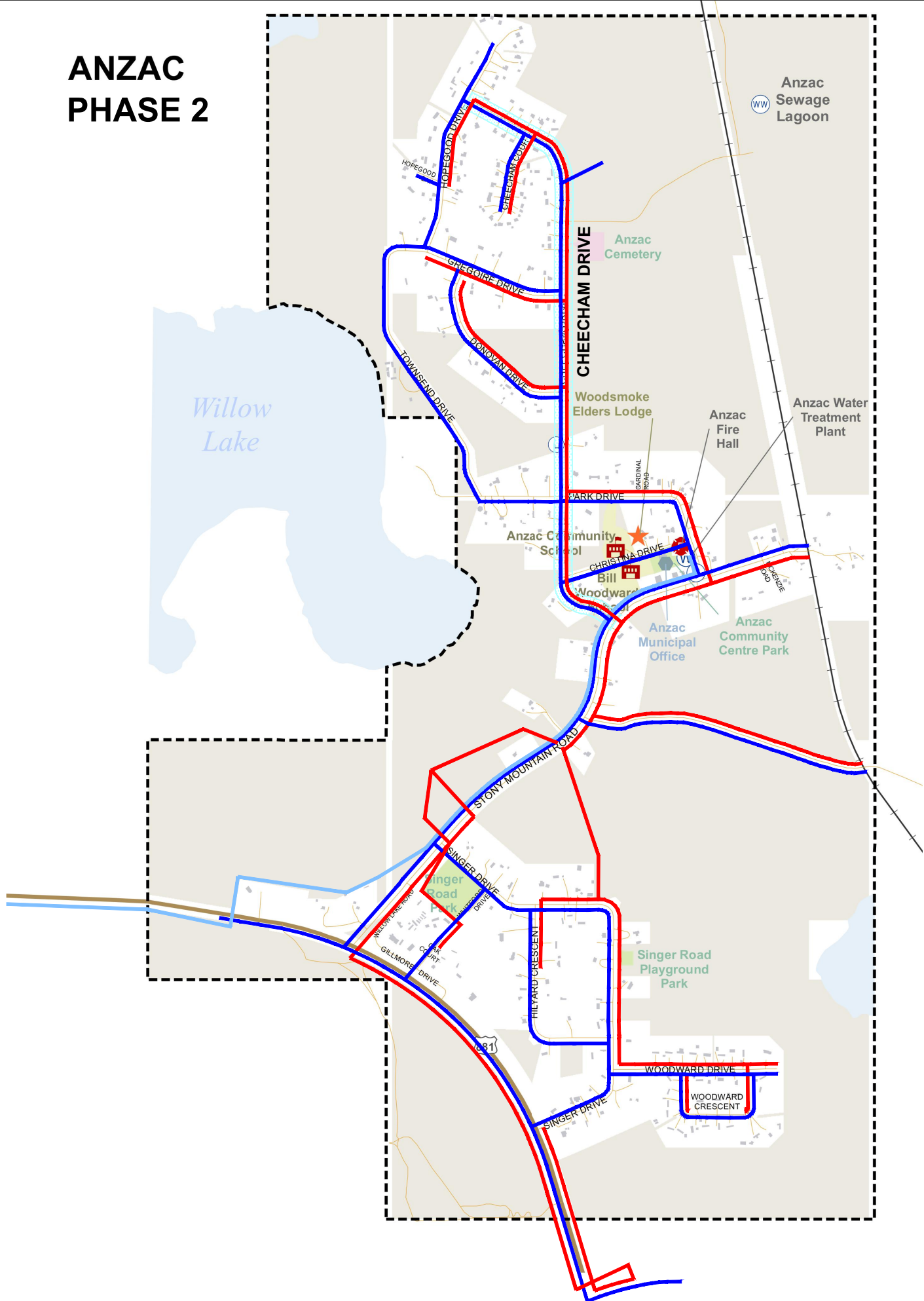
REGIONAL MUNICIPALITY
OF WOOD BUFFALO

RURAL ROAD
RECONSTRUCTION
AND SERVICING

GROUP 2 – 2015
GREGOIRE LAKE ESTATES

DATE: SEPT 2014	SCALE: N.T.S.	
DWG NO: 1 OF 2	DRAWN BY: TM	CHECKED BY: MH

ANZAC
PHASE 2




Area:
750.81 ha
Population:
714
Municipal Ward:
Ward 4
Schools:
Anzac Community School
Bill Woodward School
Address of Municipal Office:
105B-4 Christina Drive
Anzac, AB T0P 1J0
Road Distance to Fort McMurray (City Hall):
48.38 km (via Hwy 881 and Hwy 63)

NOTE: FIBRE OPTIC INCLUDED IN THE
SAME TRENCH AS WATER AND
SEWER UTILITIES

LEGEND

- ROAD RECONSTRUCTION (PROPOSED)
- WATER – EXISTING
- WATER – FULL PRESSURE (PROPOSED)
- SANITARY – GRAVITY (PROPOSED)



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

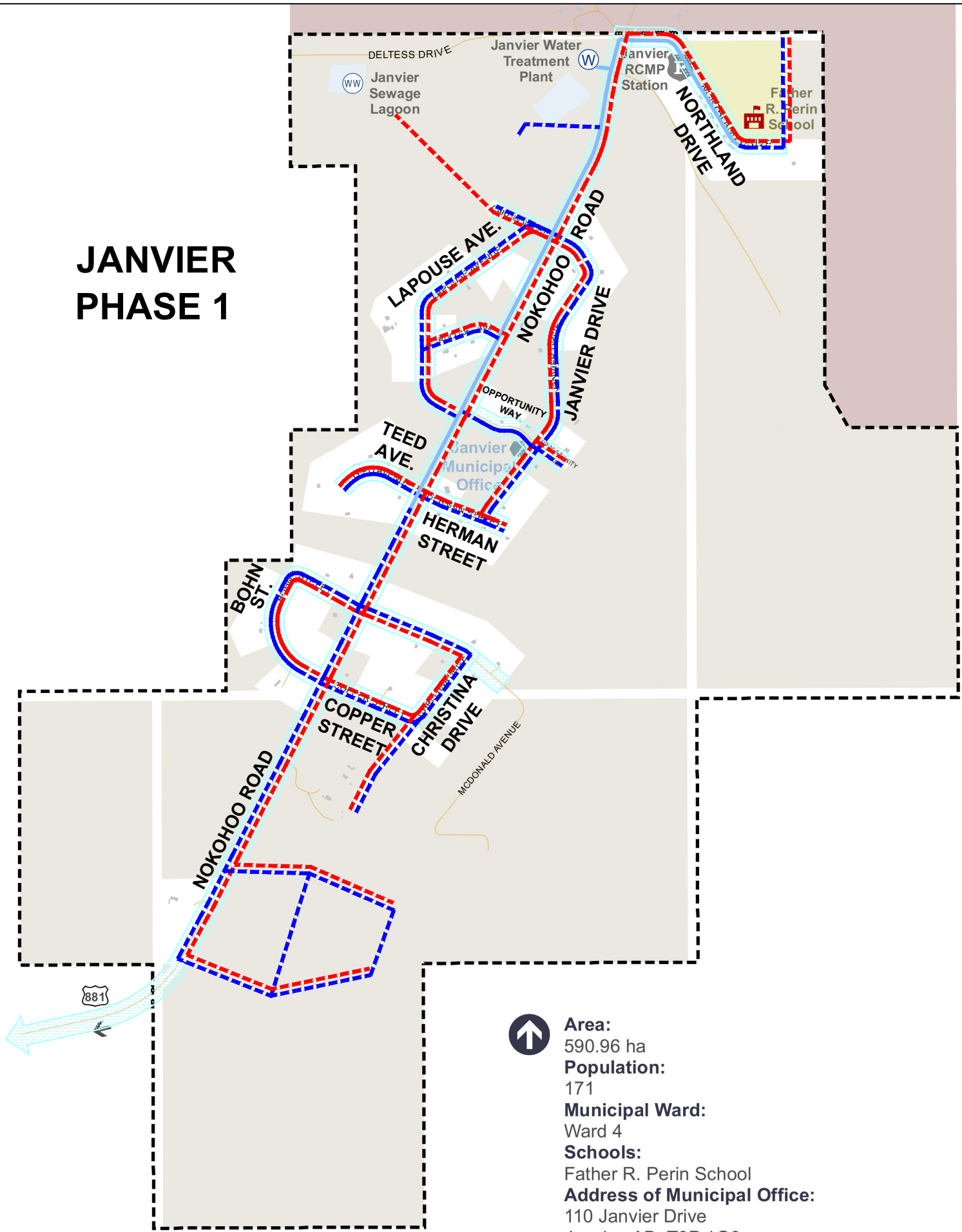
RURAL ROAD
RECONSTRUCTION
AND SERVICING

GROUP 2 – 2016
ANZAC

DATE: SEPT 2014	SCALE: N.T.S.	
DWG NO: 2 OF 2	DRAWN BY: TM	CHECKED BY: MH


NOTE: FIBRE OPTIC INCLUDED IN THE SAME TRENCH AS WATER AND SEWER UTILITIES

JANVIER
PHASE 1



LEGEND

- ROAD RECONSTRUCTION (PROPOSED)
- WATER – EXISTING
- WATER – TRICKLE FILL (PROPOSED)
- SANITARY – LOW PRESSURE (PROPOSED)



REGIONAL MUNICIPALITY
OF WOOD BUFFALO


RURAL ROAD
RECONSTRUCTION
AND SERVICING

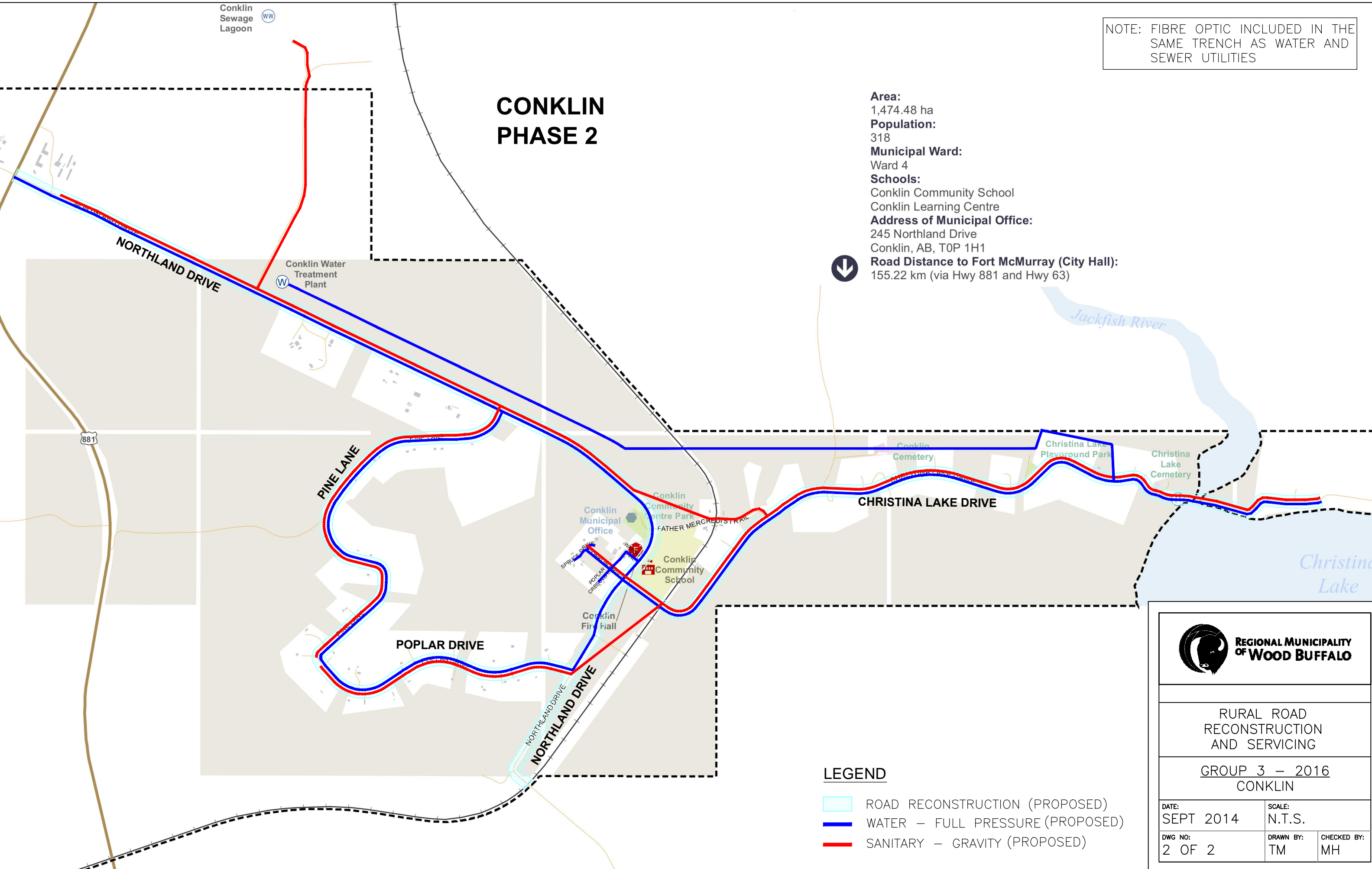
GROUP 3 – 2015
JANVIER

DATE: SEPT 2014	SCALE: N.T.S.	
DWG NO: 1 OF 2	DRAWN BY: TM	CHECKED BY: MH

NOTE: FIBRE OPTIC INCLUDED IN THE SAME TRENCH AS WATER AND SEWER UTILITIES


CONKLIN
PHASE 2

Area:
1,474.48 ha
Population:
318
Municipal Ward:
Ward 4
Schools:
Conklin Community School
Conklin Learning Centre
Address of Municipal Office:
245 Northland Drive
Conklin, AB, T0P 1H1
 **Road Distance to Fort McMurray (City Hall):**
155.22 km (via Hwy 881 and Hwy 63)



LEGEND

-  ROAD RECONSTRUCTION (PROPOSED)
-  WATER – FULL PRESSURE (PROPOSED)
-  SANITARY – GRAVITY (PROPOSED)

**REGIONAL MUNICIPALITY
OF WOOD BUFFALO**

RURAL ROAD
RECONSTRUCTION
AND SERVICING

GROUP 3 – 2016
CONKLIN

DATE: SEPT 2014	SCALE: N.T.S.	
DWG NO: 2 OF 2	DRAWN BY: TM	CHECKED BY: MH