



## **Rural Committee**

Council Chamber  
9909 Franklin Avenue, Fort McMurray

Tuesday, April 26, 2016  
4:00 p.m.

---

## **Agenda**

### **Call to Order**

### **Adoption of Agenda**

### **Minutes of Previous Meeting**

1. Minutes of Rural Committee Meeting - March 22, 2016

### **New and Unfinished Business**

2. Rural Transit Services Update
3. Sale of Portion of River Lots 41 & 42 in Fort Chipewyan
4. Placemaking in Rural Communities - Verbal Update
5. Road Repairs in Rural Communities - Verbal Update
6. Rural Water & Sewer Projects Update

### **Adjournment**

**Unapproved Minutes of a Meeting of the Rural Committee held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, March 22, 2016, commencing at 4:00 p.m.**

**Present:** Councillor J. Stroud, Chair  
Councillor J. Cardinal

**Absent:** Councillor L. Bussieres

**Also Present:** Councillor A. Vinni  
Councillor C. Voyageur

**Administration:** K. Scoble, Deputy Chief Administrative Officer  
B. Couture, Executive Director  
R. Billard, Acting Executive Director  
A. Rogers, Senior Legislative Officer  
A. Hawkins, Legislative Officer

**Call to Order**

Chair J. Stroud called the meeting to order at 4:00 p.m.

**Adoption of Agenda**

Moved by Councillor J. Cardinal that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

**Minutes of Previous Meeting**

**1. Rural Committee Meeting - February 23, 2016**

Moved by Councillor J. Cardinal that the Minutes of the Rural Committee meeting held on February 23, 2016 be approved as presented.

CARRIED UNANIMOUSLY

**New and Unfinished Business**

**2. Rural Water & Sewer Projects Update**

(4:03 p.m. – 4:45 p.m.)

K Khan, Program Manager, Rural Servicing, and Moges Gebreleoul, Project Manager, Engineering, presented an update on the rural water and sewer project currently underway in Anzac, Conklin, Draper, Gregoire Lake Estates, Janvier and Sapræ Creek Estates.

Right-of-way ownership of Garden Lane was mentioned and Administration committed to report on this matter when the next update is provided.

**3. Rural Transit Services Update**

Moved by Councillor J. Cardinal that the Rural Transit Service Update be deferred to the April 26, 2016 Rural Committee meeting

CARRIED UNANIMOUSLY

**Adjournment**

As all scheduled business items were concluded, Chair J. Stroud declared the meeting adjourned at 4:47 p.m.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Chief Legislative Officer



## **Subject: Rural Transit Services Update**

### **APPROVALS:**

Tony O'Doherty, Acting Director  
Robert Billard, Acting Executive Director  
Kevin Scoble, Deputy Chief Administrative Officer

### **Administrative Recommendation:**

THAT the Rural Transit Services Update be accepted as information.

### **Summary:**

During the period of transition from a contractor to in-house transit services, Administration has been working on a Transit Master Plan, which is a guiding document that aligns with a pillar of Council's Strategic Plan: "Building a Reliable Transportation Network". The Master Plan will guide the Municipality in the future planning, budgeting and implementation of stated goals and objectives for transit services in the region.

Administration has been working with the communities of Fort McKay, Conklin, Janvier, Anzac, Gregoire Lake Estates and Saprae Creek Estates in an effort to improve transit services by January 1, 2017, when Transit will introduce a complete overhaul of the urban and rural routing. Resident engagement sessions are planned to begin with the Spring Trade Show and continue until the end of May 2016.

### **Background:**

In September 2015, Administration hosted numerous public engagement sessions and meetings within the Region with the intent of obtaining feedback from the residents as to their specific needs for transit. The rural areas were very insistent about the need to improve transit both during the sessions and through the surveys. Currently, transit is provided to Conklin, Janvier, Anzac and Gregoire Lake through a contractor at \$10.00 per ride for adults and \$5.00 per ride for children, with minimal service of not more than twice per week.

The residents who live along Highway #881 in the hamlet communities of Conklin, Janvier, Anzac and Gregoire Lake expressed a desire for increased transit that would link them to the urban transit system and open up opportunities for transportation to school and employment. Transit is currently exploring opportunities that may increase service in those areas as early as January 1, 2017, which will be brought back to Council later this year.

The leadership and residents within the hamlet of Fort McKay have expressed a desire for the transit system to extend services to Fort McKay. Transit is working with First Nation and Metis Nation Relations along with the residents to determine the level of service they require.

A door to door survey will be done in April/May 2016 to better understand the travel patterns required to provide a service that will meet the needs of the community. The intent is to

introduce a transit pilot project to and from Fort McKay in September 2016 after the community has been consulted and data has been captured to determine the required service hours, the cost of service as well the required fare structure. Transit Administration will return to Council with a recommendation for the fare structure and delivery of service prior to implementing the service.

**Budget/Financial Implications:**

Operational funding was captured in the 2016 operating budget to provide a service to Fort McKay. Transit Services has the equipment to provide the service, but may require additional staffing which was not captured in the 2016 budget. Administration will return to Council with further details and a recommendation before June 2016.

Administration will present an overall operational plan along with the Transit Master Plan. In this report, Administration will address the frequency of service along with any staffing requirements to enhance transit to the rural hamlets.

**Rationale for Recommendation:**

Improving the connectivity of transit is aligned with the 2015-2017 Strategic Plan to, “Build a Reliable Transportation Network.” Providing regular transit to rural hamlets will enhance the quality of life throughout the Region while improving sustainable transportation initiatives.

**Strategic Plan Linkages:**

Pillar 1 – Building Responsible Government  
Pillar 2 – Building Balanced Regional Services  
Pillar 3 – Building a Vibrant Economy Together  
Pillar 5 – Building a Reliable Transportation System  
Pillar 6 – Building a Sustainable Region  
Pillar 7 – Building for a Healthy and Active Lifestyle



### **Subject: Sale of Portion of River Lots 41 & 42 in Fort Chipewyan**

#### **APPROVALS:**

Keith Smith, Director  
Bob Couture, Executive Director  
Marcel Ulliac, Chief Administrative Officer

#### **Administrative Recommendation:**

THAT the following be recommended for Council approval:

THAT Administration be authorized to proceed with the sale of a portion of River Lots 41 & 42, Plan CHIPEWY to the current occupant, at fair market value, in accordance with the terms and conditions dated March 1, 2016 (Attachment 1).

#### **Summary:**

The Municipality is the registered owner of River Lots 41 & 42 within the Hamlet of Fort Chipewyan (Attachment 2). Administration is proposing that approximately 2.5 acres be subdivided and sold to the current occupant, as the family has been residing on these lands for more than 35 years.

Council approval is required to authorize the sale of municipal property.

#### **Background:**

The Municipality became the registered owner of River Lots 41 & 42 in Fort Chipewyan by Order-In-Council in 1995.

Documentation exists that the current occupant's late father entered into a Miscellaneous Permit (MLP810120) with the Crown for this portion of River Lots 41 & 42 in 1981, however the family has been living on this portion of land for many years prior to 1981.

In 1989, Improvement District 18 North (ID18N) established the "Green Area Rural Hamlet Land Policy". This Policy established the issuance of a five year lease with option to purchase program. Title to the leased lot was then transferred to the lease holder, provided the lease had been fully paid out and taxes on the property were current. At the time of amalgamation, the administration of this program was transferred to the Regional Municipality of Wood Buffalo.

Ideally, when ID18N established the "Green Area Rural Hamlet Land Policy", MLP810120 should have been replaced with a lease with the option to purchase agreement. No documentation exists to show that the permit holder was ever offered a lease with an option to purchase. Documentation does exist that the current occupant has been paying taxes since May 2007.

While the current occupant requested that the land be transferred at nominal sum of \$1.00, it is municipal practice to sell land at fair market value. As per Section 70(1) of the *Municipal Government Act*, “if a municipality proposes to transfer or grant an estate or interest in (a) land for less than its market value or (b) a public park or recreation or exhibition grounds, the proposal must be advertised.” Administration has provided an alternative for Council, however recommends the disposal at fair market value.

**Alternative:**

Sell the land to the current occupant for \$1.00 or an alternate nominal rate and the occupant is responsible for all survey, subdivision, land use bylaw amendment, legal and registration fees.

As per the requirements for advertising in the *Municipal Government Act*, should Council choose this alternative, Administration will advertise the proposal and present for consideration the sale at less than fair market value at a subsequent Council meeting.

**Budget/Financial Implications:**

Based on a recent appraisal dated January 21, 2016 the land value is \$26,000 per acre or \$65,000 for 2.5 acres.

The book value for Lots 41 and 42, comprising 112.8 acres is \$70,450. Given the proposal is to sell approximately 2.5 acres, the book value of the 2.5 acres is \$1,563. The sale of the 2.5 acres at fair market value would result in a net gain to the Municipality of \$63,437.

**Rationale for Recommendation:**

Given the family has resided on the land for a number of years before 1981 and the Municipality does not require the subject land for its own use, Administration recommends the sale of the property at fair market value.

**Strategic Plan Linkage:**

Pillar 4 – Building an Effective Land Strategy

**Attachments:**

1. Terms and Conditions dated March 1, 2016
2. Subject Area Map

**Summary**  
**Land Sale – Terms and Conditions**

<b>Legal Description:</b>	Portion of River Lots 41 & 42 Plan CHIPEWY  Excepting thereout all mines and minerals
<b>Purchaser:</b>	Georgina Cardinal
<b>Land size:</b>	Approximately 2.5 acres
<b>Sale Price:</b>	\$65,000 based on a third party market appraisal dated January 21, 2016
<b>Environmental Considerations:</b>	The subject land will be sold on an “as is – where is” basis.
<b>Survey and Consolidation:</b>	<p>The purchaser shall be responsible for preparation of a legal survey plan that will subdivide the portions of River Lot 41 &amp; 42 Plan CHIPEWY with the adjacent lot.</p> <p>The purchaser shall be responsible for applying for and submitting the subdivision to the Municipality for approval.</p> <p>The sale will be conditional upon approval of subdivision.</p> <p>Upon subdivision approval and endorsement by the Municipality, the purchaser shall submit the plan(s) to Alberta Land Titles Office for registration.</p>
<b>Land Use Bylaw:</b>	That the land be rezoned from Urban Expansion to Hamlet Residential.
<b>Fees and Disbursements:</b>	The purchaser shall be responsible for all legal and registration fees associated with the transaction.





- Subject Area
- First Nation Reserve
- Municipal Land
- Public Work Road
- Community Boundary
- Area Structure Plan Boundary

1 cm = 66 meters



Map created by the Land Administration Department  
The use of this map is for reference only.  
16 Mar 2016 / JM115-1



# **Rural Water & Sewer Projects (South) Update**

## **Rural Committee**

April 26, 2016

Presenters:

Dawny George , Director Engineering

Kashif Khan, Program Manager Rural Servicing, Engineering

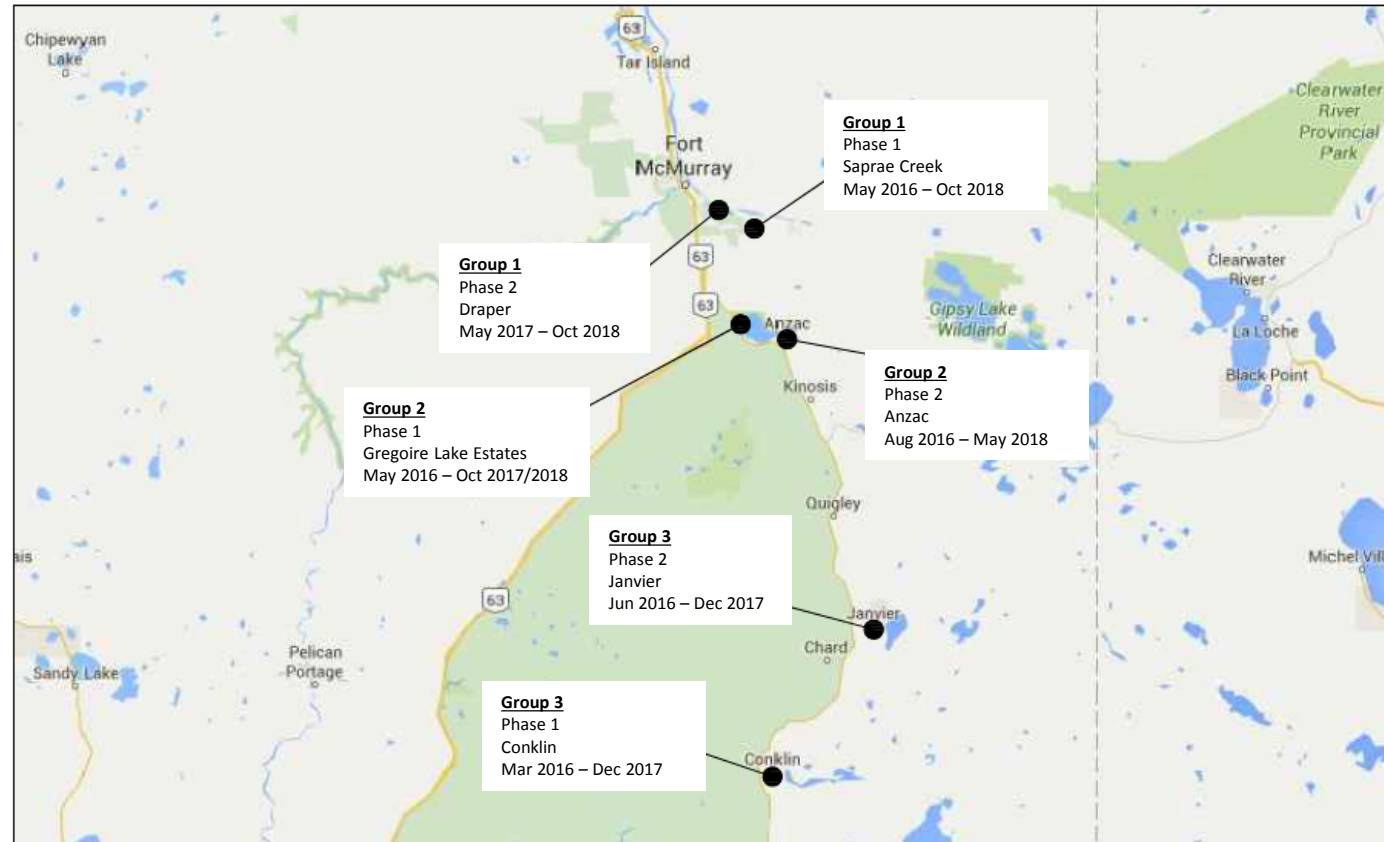
Moges Gebreleoul, Project Manager, Engineering

# Introduction

This update is regarding the progress of Rural Servicing Projects in the following Southern Hamlets:

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

# Rural Water & Sewer Servicing - Phasing



# Rural Servicing Program – Tentative Schedule Phase 1

Group	Communities	Sub Phases*	Design Start Date	Progress from Last Report %	Design % Completed	Construction Start Date	Construction End Date
1	Saprae Creek	Freestone Way/ Saprae Cr.	April 2015	0	100	May/June 2016	October 2016
		Community Lane, Sol Park Dr., Wess Dr., Sommer Way, Spruce Valley Gate, Ever Green Place, Conifer Way, and Spruce Valley Dr.	July 2015	0	100	May/June 2016	October 2017
		Force Main/Gravity Main	July 2015	20	50	Spring 2017	October 2018
2	Gregoire Lake Estates	Gregoire Ave, Aspen Cres., Poplar Cres.	April 2015	0	100	June/July 2016	October 2017
		Provincial Crown Land Lift Station Reservoir & Crown Land Piping	April 2015	0	30	August 2016	October 2017
		Force Main (within SUC)	February 2016	0	10	November 2016	October 2017/2018
3	Conklin	Northland Drive	April 2015	0	100	Mar 2016	October 2016
		Pine Lane, Poplar Dr., Northland Dr., Poplar Cres., and Spruce Dr.	April 2015	15	100	May/June 2016	December 2017
		Christina Lake Dr., and Father Mercredi Trail,	April 2015	0	60 *	April 2017	December 2017
		Conklin Corner	April 2015	0	35	April 2017	December 2017

\* March 22 update showed 85% completed. Now showing actual percentage completed.

# Rural Servicing Program - Tentative Schedule Phase 2

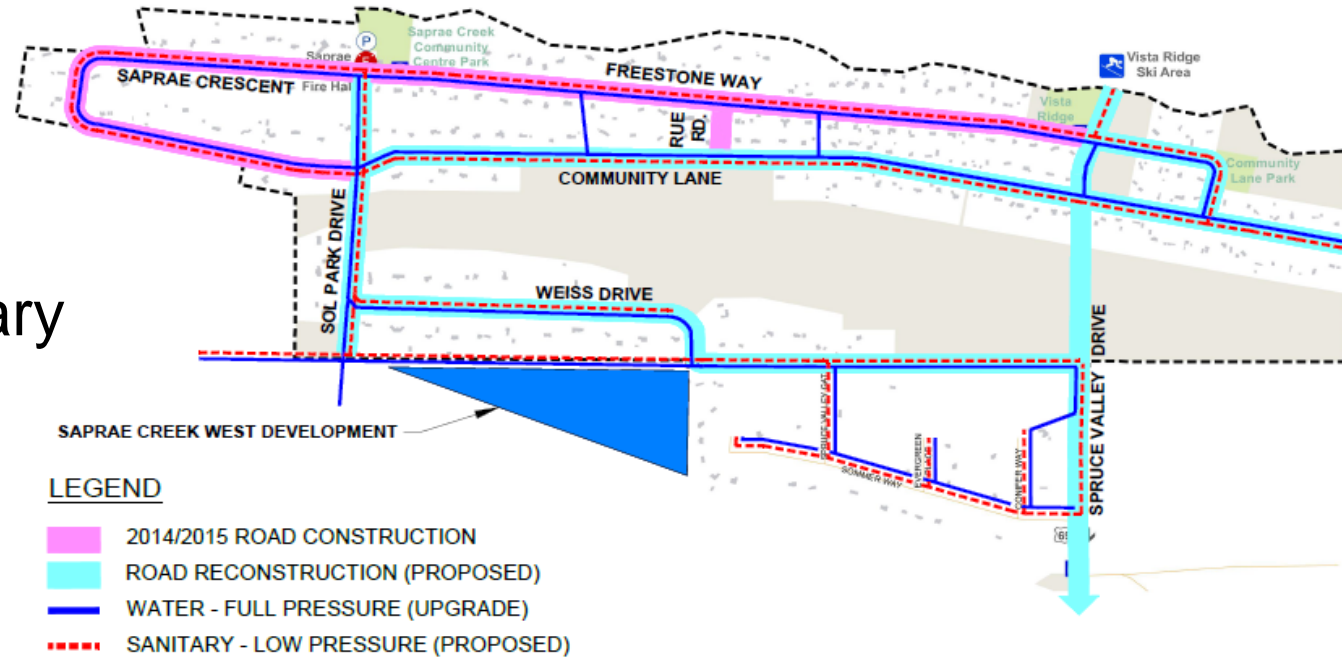
Group	Communities	Sub Phases* *	Design Start Date	Progress from Last Report %	Design % Completed	Construction Start Date	Construction End Date
1	Draper	Draper Road	August 2015	20	50	May 2017	October 2018
2	Anzac	Highway 881 Lift Station & Stoney Mountain Road Lift Station	February 2016	0	30	August 2016	May 2018
		Cheecham Drive Road Rehabilitation & North Anzac Water & Sewer	August 2015	10	60	May 2017	October 2017
		South Anzac Water & Sewer	August 2015	10	60	May 2017	October 2017
3	Janvier	Main Water & Sewer Line within Roads	February 2015	20	80	June/July 2016	October 2017
		Janvier Lagoon	February 2015	30	80	January 2017	December 2017

\* \* The service connection work on private properties will start after the installation of the main water and sewer lines within the road right-of-way is completed

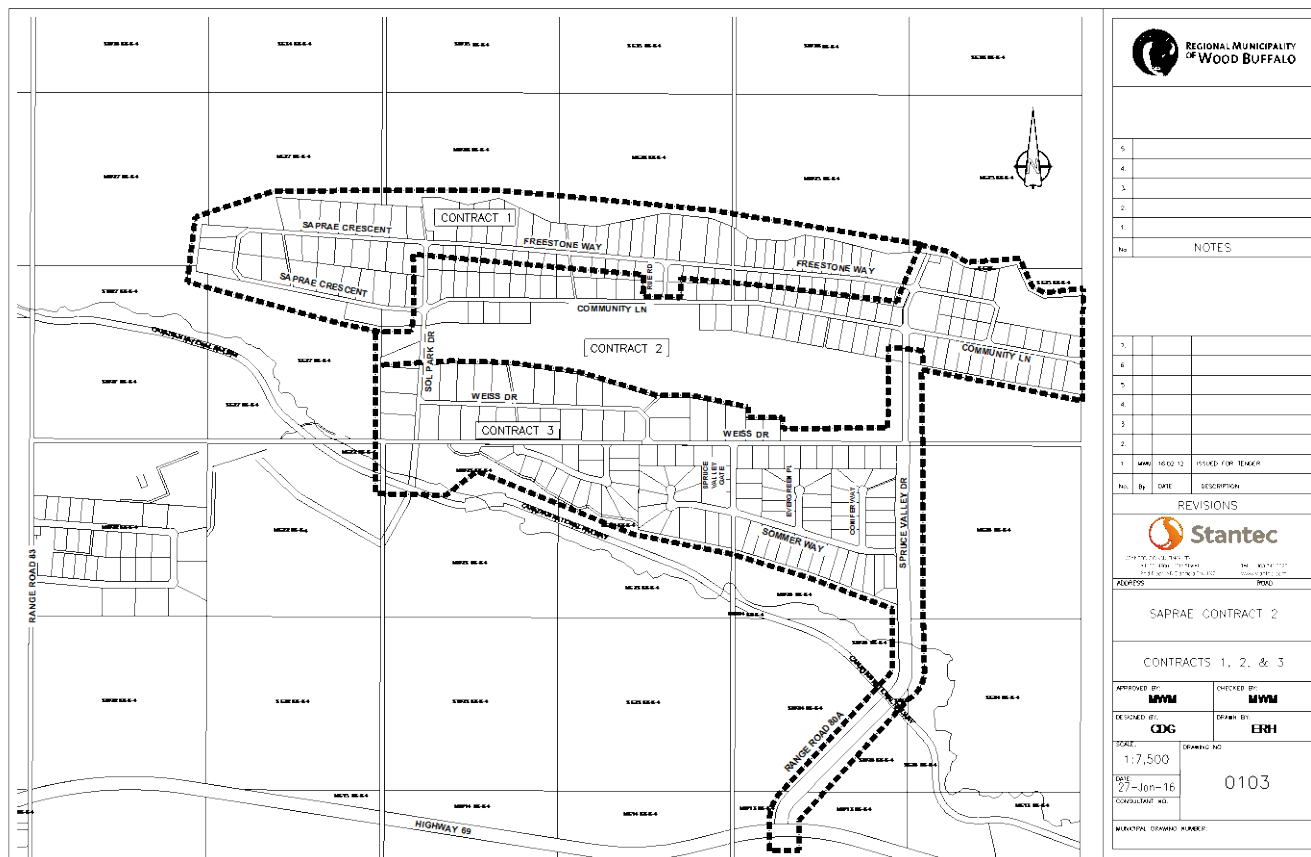
Note: Schedule is based on timely land leases, land acquisitions and permit approvals.

# Saprae Creek – Main Scope

- 5 Contracts
- 10 KM of Water main
- 18 KM of Sanitary
- 1 Lift Station
- 61 Hydrants
- 286 Sanitary Pumps and Service Connection

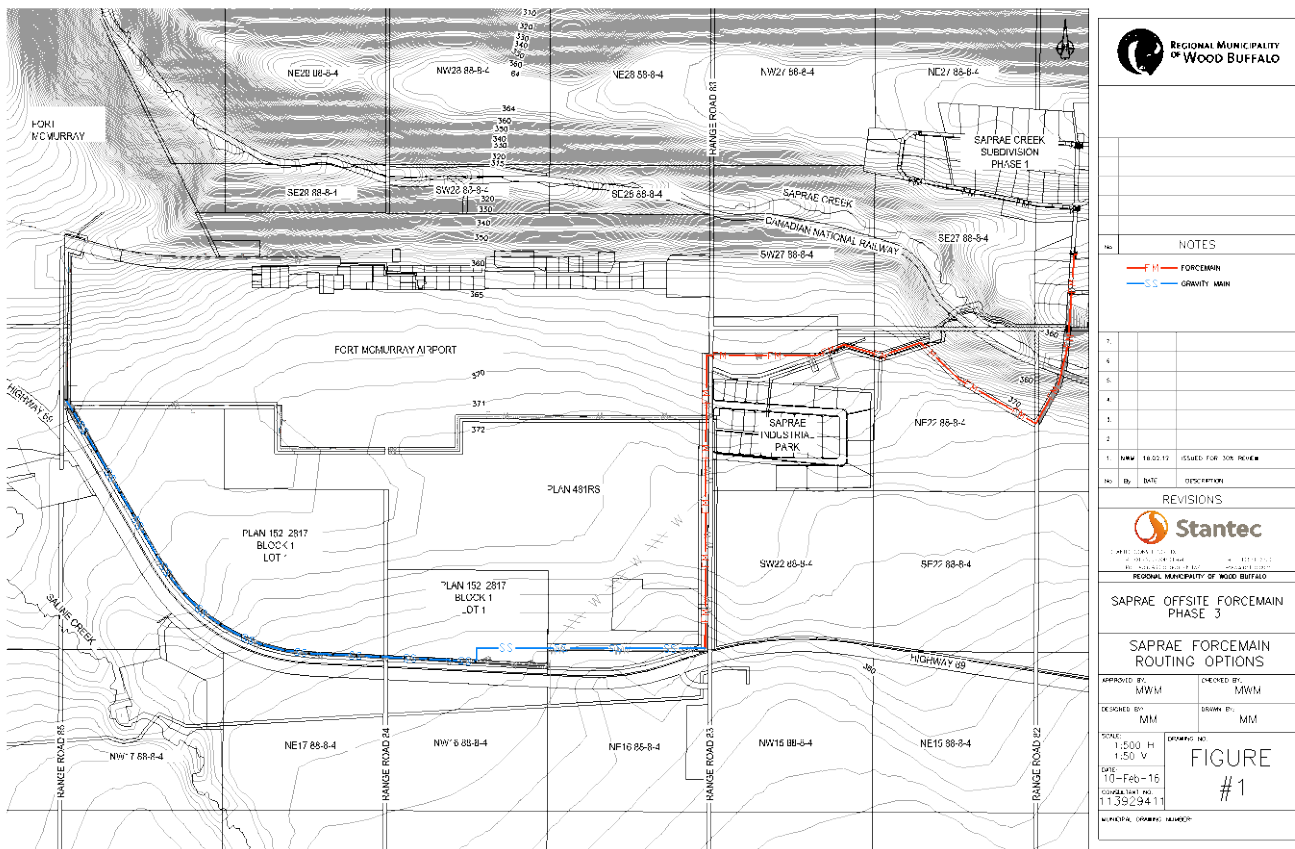


# Saprae Creek – Three Main Contracts



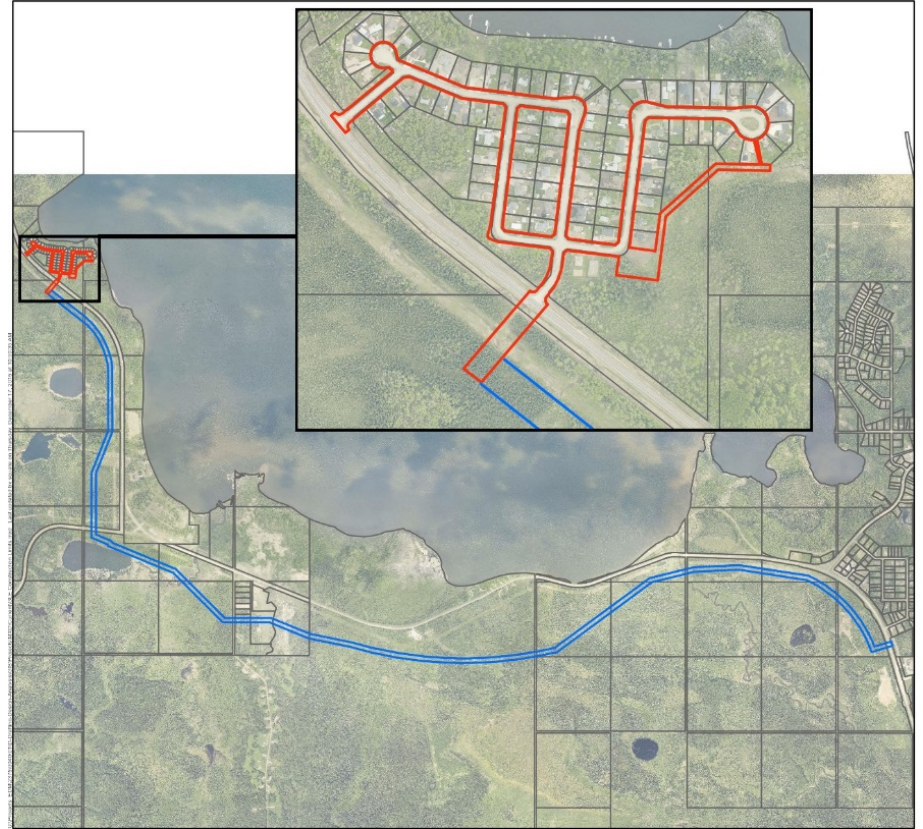


# Saprae Creek – Force Main & Gravity Main



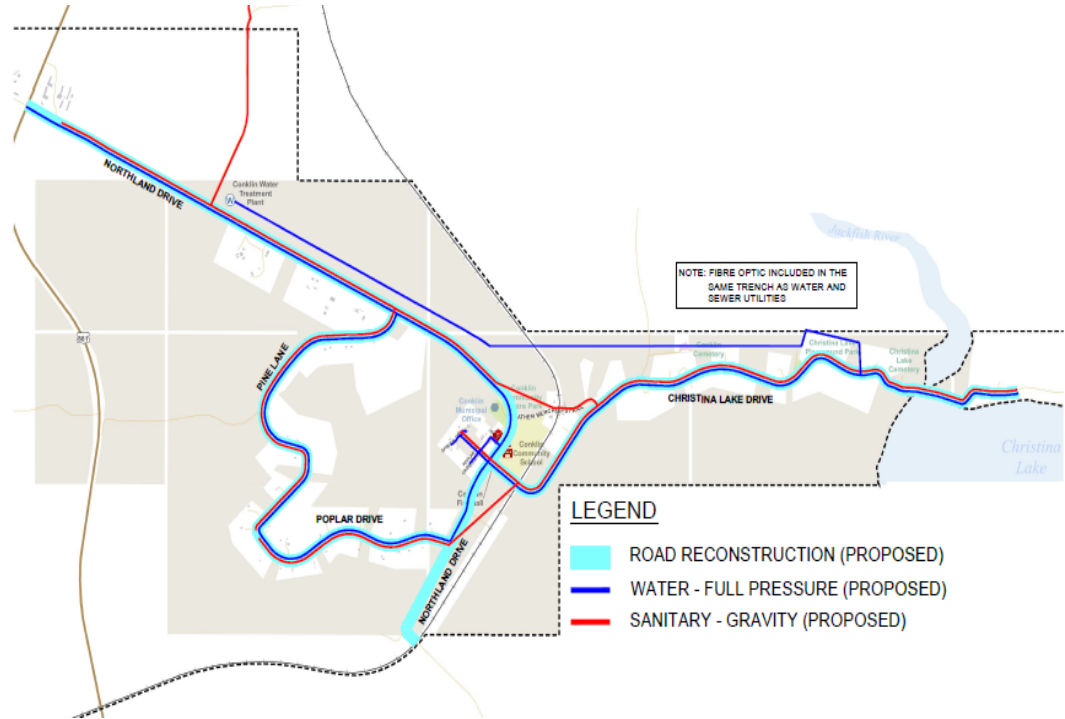
# Gregoire Lake Estates – Main Scope

- 4 Contracts
- ATCO Gas & Electric work, Telus Work
- 2 Km of Water main
- 2 Km of Sanitary
- 14 Km Forcemain
- 11 Hydrants , 1-Reservoir
- 1 Lift station
- 24 Manholes
- 84 Service connections



# Conklin - Main Scope

- 7 Contracts
- 14 Km of Water main
- 17 Km of Sanitary
- 100 Hydrants
- 5 Lift Stations
- 148 Manholes
- 172 Service Connections



# Draper – Main Scope

- 2 or 3 Contracts -TBD
- 11 Km of Water main
- 9 Km of Sanitary
- 89 Water Cistern
- Sanitary Pumps
- 1 Lift Station
- 89 Service Connections



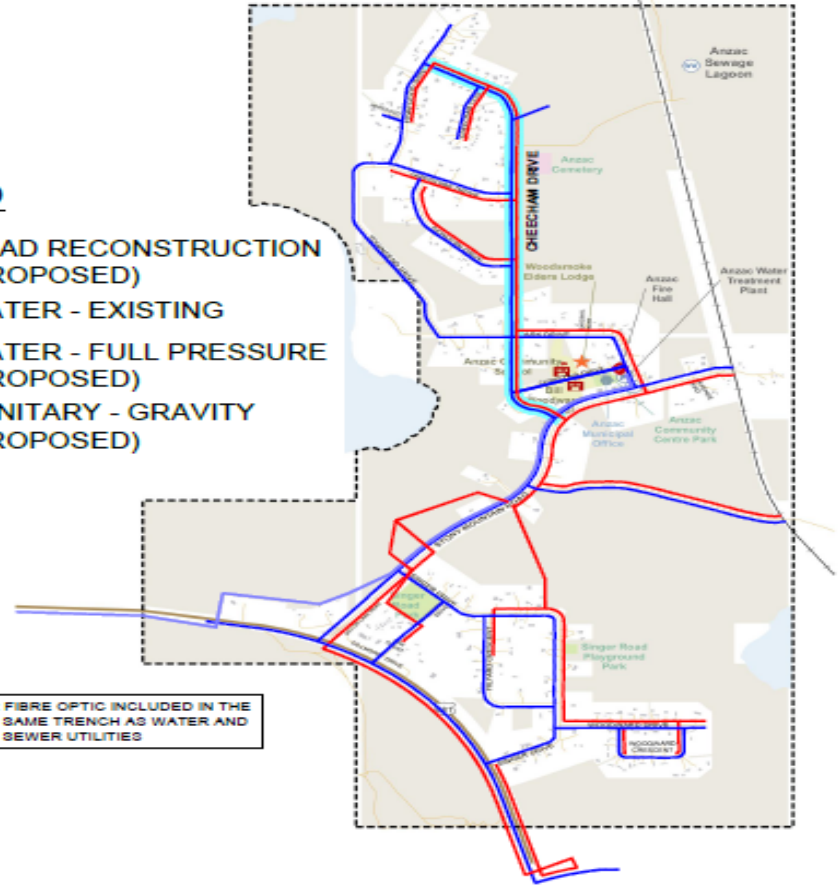
# Anzac– Main Scope

- 4 Contracts
- 9 Km of Watermain
- 17 Km of Sanitary
- 135 Hydrants
- 7 Lift Station
- 118 Manholes
- 246 Service Connections

## LEGEND

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

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

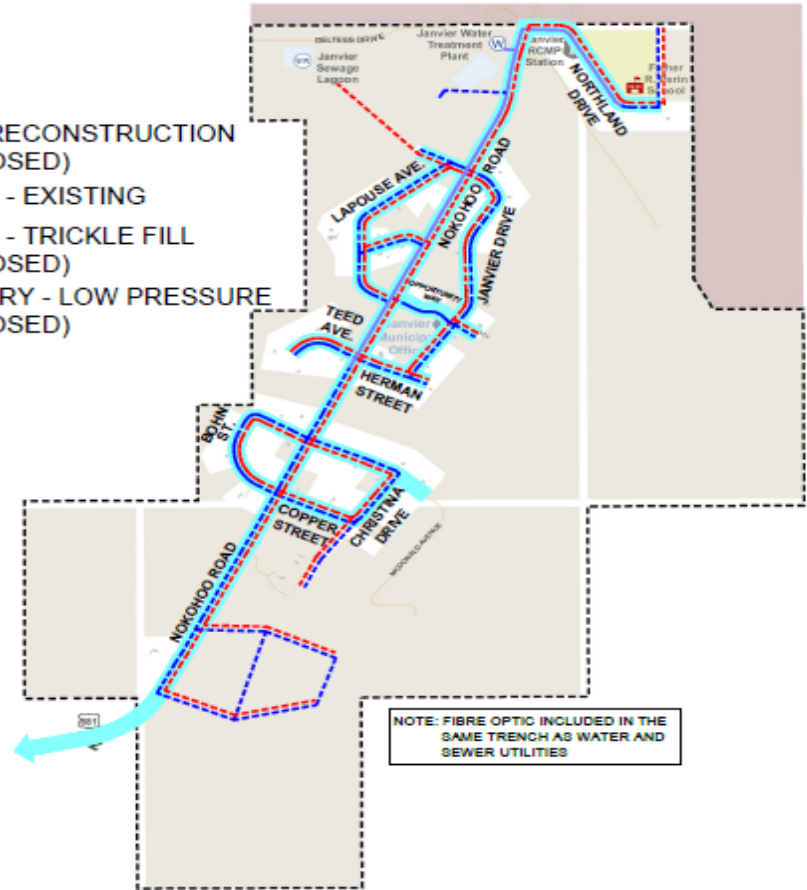


# Janvier – Main Scope

- 3 or 4 Contracts -TBD
- 6 Km of Watermain
- 10 Km of Sanitary
- 117 Water Cistern
- Sanitary Pumps
- 117 Service Connections

## LEGEND

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

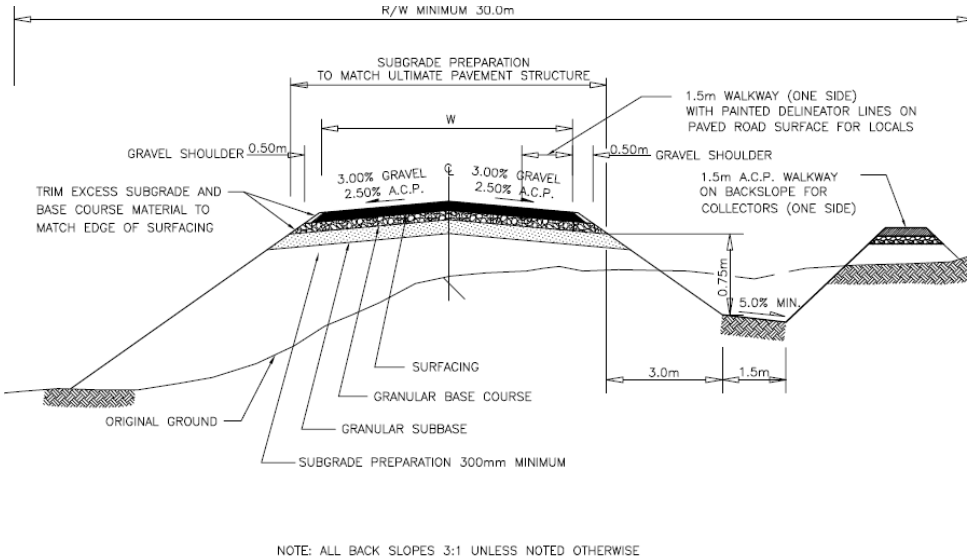




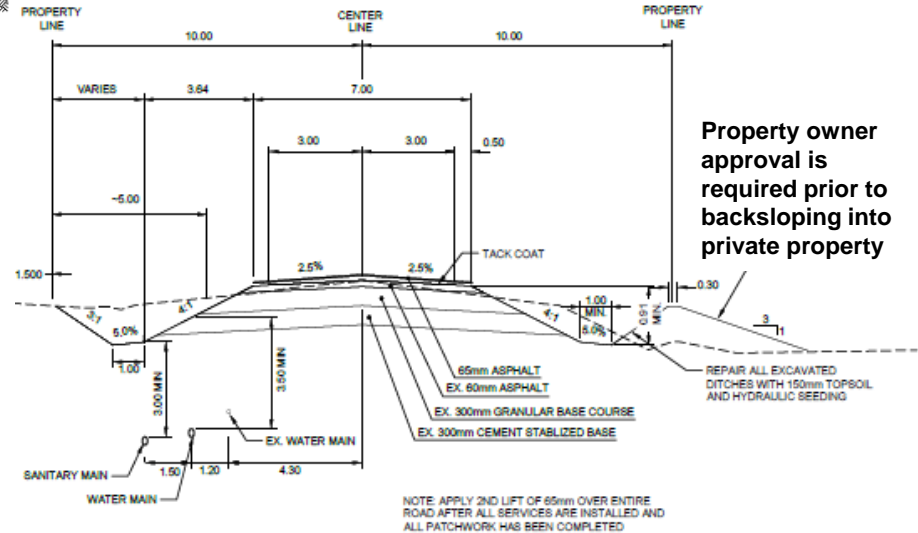
# Service Connection - Status

- As per Council's decision on February 2, 2016, capital contribution from the residents of Anzac, Conklin, Draper, Gregoire Lake Estates, Janvier, and Saprae Creek is to be collected through a service connection fee
- Practical aspects of the service connection application process are being analyzed to ensure consistency with the existing process
- Easement agreements for utilities and surface drainage with private property owners will be required before the service connection application. Practical aspects are currently being explored

# Available Vs. Required Right-of-Way



## Current Design Cross-Section



20m TYP. ROAD CROSS-SECTION AT FREESTONE WAY  
1:100



# Question from the March 26, 2016 RC Meeting - Right of Way in Garden Lane (Draper)



© 2015 Pictometry

# Right of Way in Garden Lane – Draper Continue

Right of Way (ROW) in Garden Lane is:

- 20 meter wide
- Length 1120 meters
- Existing road built by original developer
- Owned by Crown
- Abutting 7 private properties
- Average approximate elevation 244.5

# Challenges Rural Water and Sewer Projects:

- Predesign estimate vs. detailed design estimate vs. tender prices
- Capital contribution by commercial lots – A Briefing Note was sent on February 19, 2016 to Council
- Servicing of commercial lots not in close proximity of the residential lots - desire from private owners to service
- Approvals from Provincial and Federal authorities
- Discussion on installing water service only at the request of residents - not paying the capital contribution and installing service connection on their own

## **Rural Infrastructure Rehabilitation (2015-2017):**

- Drainage upgrades through ditches, paved road surface, driveway culvert upsizing.
- Administration is reviewing inclusion/exclusion of fiber optic construction in rural rehabilitation project.
- To date, there has been no interest from vendors to utilize the proposed fiber optic cables/conduits.
- Administration is conducting a cost/benefit analysis of the fiber construction and various alternative options.
- Report for Rural Committee including recommendations to come.

# Community Engagements:

## Open Houses:

- Anzac and GLE - February 24, 2016
- Conklin - February 18, 2016
- Janvier - March 2, 2016
- Saprae Creek – May 11, 2016
- Draper -TBD

## Rural Water and Sewer Servicing Website:

[http://www.rmwb.ca/Municipal-Government/municipal\\_departments/Public-Operations/Roads/Construction-Updates/Rural-Water-Sewer.htm](http://www.rmwb.ca/Municipal-Government/municipal_departments/Public-Operations/Roads/Construction-Updates/Rural-Water-Sewer.htm)

## Community Newsletter:

<http://www.rmwb.ca/Assets/Departments/Public+Works/Utility+Operations/Rural+Water+!26+Sewer+Servicing+-+February+2016+Update.pdf>

# Thank You

## Questions