



Council Meeting

Jubilee Centre Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, June 25, 2013
6:00 p.m.

Agenda

Call To Order

Opening Prayer

Adoption of Agenda

Minutes of Previous Meetings

1. Minutes of June 11, 2013

Delegations

Those individuals in attendance at the meeting will be provided with an opportunity to address Council regarding an item on the agenda, with the exception of those items for which a Public Hearing is required or has been held. Consistent with all delegations, each presentation will be allowed a maximum of five minutes.

Public Hearings and Related Reports

2. Land Use Bylaw Amendment - Bylaw No. 13/022
Diversified Site - DC- Direct Control to C4 - Highway Commercial
Suncor Card Lock - DC - Direct Control to BI - Business Industrial
- Public Hearing
- 2nd and 3rd readings

3. Combative Sports Commission Bylaw - Bylaw No. 13/019
 - Non-Statutory Public Hearing
 - 2nd and 3rd readings

Bylaws

4. Conklin Area Structure Plan - Bylaw No. 13/024
 - 1st reading (Proposed date for Public Hearing, 2nd and 3rd readings – July 9, 2013)
5. Land Use Bylaw Amendment – Bylaw No. 13/023
 - Real Martin Drive Cemetery – Portion of NE ½ 14-89-10 W4M
 - 1st reading (Proposed date for Public Hearing, 2nd and 3rd readings – July 9, 2013)

Reports

6. AUMA/AAMDC Resolution - Creation of a Provincial Combative Sports Commission

Reporting - Boards and Committees

Adjournment

Unapproved 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, June 11, 2013, commencing at 6:00 p.m.

Present: M. Blake, Mayor
D. Blair, Councillor
C. Burton, Councillor
L. Flett, Councillor
S. Germain, Councillor
D. Kirschner, Councillor
P. Meagher, Councillor
J. Stroud, Councillor
C. Tatum, Councillor
R. Thomas, Councillor
A. Vinni, Councillor

Administration: Glen Laubenstein, Chief Administrative Officer
Surekha Kanzig, Chief Legislative Officer
Anita Hawkins, Legislative Officer
Jade Brown, Supervisor, Legislative and Administrative Support

Call To Order

Mayor Blake called the meeting to order at 6:16 p.m.

Opening Prayer

Mayor Blake invited those so inclined to join her in Prayer.

Adoption of Agenda

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

CARRIED UNANIMOUSLY

Minutes of Previous Meetings

1. Minutes of May 28, 2013

Moved by Councillor R. Thomas that the minutes from the May 28, 2013 Council meeting be approved as presented.

CARRIED UNANIMOUSLY

Delegations

Jim Rogers, resident, came forward and raised a concern regarding the report - Utility Agreement for Electrical Services noting that the agreement may provide preferential treatment to the utility company involved.

Moved by Councillor P. Meagher that the presentation be accepted as information.

CARRIED UNANIMOUSLY

Public Hearings and Related Reports

2. Closure of Undeveloped Government Road Allowance - Proposed Conklin Multi-use Community Centre Site - Bylaw No. 13/021 -Public Hearing

Moved by Councillor R. Thomas that the Public Hearing for Bylaw No. 13/021 be opened.

CARRIED UNANIMOUSLY

Marcel Ulliac, land administration introduced the matter, noting that once the Public Hearing is closed, ministerial approval is required prior to the bylaw coming forward for second and third readings. He further explained that practice in closure of undeveloped road allowances is to close only the portion required for a specific development.

Moved by Councillor P. Meagher that the Public Hearing for Bylaw No. 13/021 be closed.

CARRIED UNANIMOUSLY

The Public Hearing was held between 6:24 p.m. and 6:30 p.m.

3. Land Use Bylaw Amendment – Election Sign Provisions – Bylaw No. 13/018 - Public Hearing - 2nd and 3rd readings

Moved by Councillor J. Stroud that the Public Hearing for Bylaw No. 13/018 be opened.

CARRIED UNANIMOUSLY

Audrey Rogers, Senior Legislative Officer provided an overview of the proposed amendment submitted for consideration.

Moved by Councillor R. Thomas that the Public Hearing for Bylaw No. 13/018 be closed.

CARRIED UNANIMOUSLY

The Public Hearing was held between 6:31 p.m. and 6:40 p.m.

Councillor P. Meagher put forward the following recommendation: that Bylaw No. 13/018, being an amendment to the Land Use Bylaw specific to Election Sign Provisions, be read a second time.

Moved by Councillor S. Germain to limit the number of signs per candidate to ten.

Concern was raised that limiting the number of signs may bring forth a challenge based on a breach of the Charter of Rights.

DEFEATED

For: D. Blair, L. Flett, S. Germain, D. Kirschner, P. Meagher

Opposed: M. Blake, C. Burton, J. Stroud, C. Tatum, R. Thomas, A. Vinni

Moved by Councillor A. Vinni that Bylaw No. 13/018 be amended by inserting the following: (d) iii be a minimum height of 1 m or a minimum width of 1 m.

Discussion occurred regarding what the intent of the bylaw is with respect to size and how this could be best identified within the bylaw for ease of interpretation.

MOTION WITHDRAWN

Moved by Councillor A. Vinni that Bylaw No. 13/018 be referred back to Administration for clarification on sign size.

CARRIED

For: M. Blake, D. Blair, C. Burton, L. Flett, S. Germain, D. Kirschner, P. Meagher, J. Stroud, R. Thomas, A. Vinni

Opposed: C. Tatum

Bylaws**4. Utility Agreement for Electrical Services - Bylaw No. 12/038
-2nd and 3rd readings**

Councillor R. Thomas put forward the following recommendation for consideration: that Bylaw No. 12/038, being a bylaw to enter into a utility agreement granting ATCO Electric Ltd. the exclusive right to provide electric distribution access services within the Urban Service Area, be read a second time.

A lengthy discussion occurred regarding how the agreement came about and the process involved. Concern was raised about Council's lack of opportunity to provide input in the agreement as such.

Specific reference was made to the requirement for the company to repair damage caused to municipal property while the document does not address repair damage caused to a third party or private property. It was explained that if a third party property was damaged, they do have the civil rights to pursue remedy from the Company, the Municipality would not be in a position to enforce restoration.

The Chief Administrative Officer referred to the municipal practice to return private property to its original state when doing underground work and suggested a written agreement be obtained with the Company that they would comply with the same remediation practice.

Moved by Councillor A. Vinni that Bylaw No. 12/038 be referred to Administration for negotiation of restoration of underground services work.

CARRIED UNANIMOUSLY

Bylaw No. 12/038 to be brought back for consideration within the next 6 weeks.

5. Special Events

Bylaw No. 13/014 - Land Use Bylaw Amendment

Council Policy - PRL-130 - Special Event Policy for Municipal Parks and Public Open Spaces

Councillor R. Thomas put forward the following recommendation: that Bylaw No. 13/014, being a Land Use Bylaw Amendment to define, regulate, and add Special Events as a use within the Land Use Bylaw of the Regional Municipality of Wood Buffalo, be read a second time.

Mayor Blake stated that Councillors Flett, Kirschner and Stroud are unable to vote today on the matter of Bylaw 13/014 as they were not in attendance during the Public Hearing held in this regard.

Moved by Councillor A. Vinni that Bylaw No. 13/014 be amended by deleting out of section (c) thirty (30) cumulative days and inserting fifteen (15) cumulative days.

CARRIED

For: M. Blake, D. Blair, C. Burton, S. Germain, R. Thomas, A. Vinni

Opposed: P. Meagher, C. Tatum

Moved by Councillor R. Thomas that Bylaw No. 13/014, being a Land Use Bylaw Amendment to define, regulate, and add Special Events as a use within the Land Use Bylaw of the Regional Municipality of Wood Buffalo, be read a second time.

CARRIED

For: M. Blake, D. Blair, C. Burton, S. Germain, P. Meagher, R. Thomas, A. Vinni

Opposed: C. Tatum

Councillor A. Vinni put forward the following recommendation: that Bylaw No. 13/014 be amended by: a) Replacing Section 20.1 (dd) with the following: "A Special Event with event attendance of less than 150 persons at any one time"; b) Adding the following to Section 20.1: (ff) A Special Event that is a school event held within school facilities, or if outside, on school-owned properties; (gg) A Special Event that is held by a religious assembly on a property owned by the religious assembly."; and c) Replacing Part 4 of the Bylaw with the following: "This bylaw shall be passed and become effective on September 11, 2013.

Moved by Councillor A. Vinni that Bylaw No. 13/014 be amended by removing 150 people in section 20.1(dd) and inserting 111 people.

DEFEATED

For: A. Vinni

Opposed: M. Blake, D. Blair, C. Burton, S. Germain, P. Meagher, C. Tatum, R. Thomas

Moved by Councillor R. Thomas that Bylaw No. 13/014 be amended by:

a) Replacing Section 20.1 (dd) with the following: “A Special Event with event attendance of less than 150 persons at any one time”;

b) Adding the following to Section 20.1:

(ff) A Special Event that is a school event held within school facilities, or if outside, on school-owned properties;

(gg) A Special Event that is held by a religious assembly on a property owned by the religious assembly.

c) Replacing Part 4 of the Bylaw with the following: “This bylaw when passed shall become effective on September 11, 2013.”

CARRIED

For: M. Blake, D. Blair, C. Burton, S. Germain, P. Meagher, R. Thomas

Opposed: C. Tatum, A. Vinni

Moved by Councillor P. Meagher that Bylaw No. 13/014, as amended, be read a third and final time.

CARRIED

For: M. Blake, D. Blair, C. Burton, S. Germain, P. Meagher, R. Thomas

Opposed: C. Tatum, A. Vinni

Moved by Councillor P. Meagher that Policy PRL-130, Special Event Policy for Municipal Parks and Public Open Spaces dated May 28, 2013 be approved.

CARRIED

For: M. Blake, D. Blair, C. Burton, S. Germain, D. Kirschner, P. Meagher, J. Stroud, C. Tatum, R. Thomas

Opposed: L. Flett, A. Vinni

RECESS AND RECONVENE

A break occurred at 8:29 p.m. and the meeting reconvened at 8:45 p.m.

6. Bylaw No. 13/019 – Combative Sports Commission Bylaw

Moved by Councillor C. Tatum that Bylaw No. 13/019, being the Combative Sports Commission Bylaw, be given first reading, that a non-statutory public hearing be held on Tuesday, June 25, 2013 and that a resolution be prepared for submission to the Alberta Association of Municipal Districts and Counties and the Alberta Urban Municipalities Association requesting the creation of a provincial oversight body for combative sports.

CARRIED UNANIMOUSLY

7. Land Use Bylaw Amendment - Bylaw No. 13/022 Diversified Site - DC- Direct Control to C4 - Highway Commercial Suncor Card Lock - DC - Direct Control to BI - Business Industrial

- 1st reading (Proposed date for Public Hearing, 2nd and 3rd readings - June 25, 2013)

Moved by Councillor R. Thomas that Bylaw No. 13/022 being a Land Use Bylaw amendment for Lot 24, Block 1, Plan 112 5223 (Diversified bus operations), and Lot 7, Block 2, Plan 132 0966 (Suncor card lock), be read a first time; and that the required public hearing be held on June 25, 2013.

CARRIED UNANIMOUSLY

Reports

8. 2013 and Prior Capital Budget Amendments - Revised and New Projects

Moved by Councillor J. Stroud that the 2013 and Prior Capital Budget and the future cash flow of multi-year projects be amended as summarized on Attachments 1 and 3 (2013 and Prior Capital Budget Amendments – Revised Projects; Multi-Year Projects Cash Flow Summary), dated June 11, 2013.

A lengthy discussion ensued during which a number of questions were raised regarding the proposed amendments and cash flow summary. Clarification was requested in terms of how determination is made as to which funding or projects are being changed.

RECESS AND RECONVENE

A break occurred at 9:10 p.m. and the meeting reconvened at 9:18 p.m.

Further questions were raised relative to specific projects identified in the proposed amendments.

Concern was raised about council's involvement in setting priority levels to the capital projects as approved during the budget process and suggestion was put forward that Council may wish to look at establishing either a capital budget committee or an audit committee to allow council an opportunity to identify political priorities for administration to deal with, with a further suggestion that these sessions be public.

It was explained that the intent is that when future capital projects are being reviewed, the review includes not only the capital cost involved, but also a business case for subsequent operating cost.

Voting occurred on Councillor Stroud's motion:

CARRIED

For: M. Blake, D. Blair, C. Burton, L. Flett,
S. Germain, P. Meagher, J. Stroud, C.
Tatum, R. Thomas, A. Vinni
Opposed: D. Kirschner

Moved by Councillor R. Thomas that the 2013 new Capital Budget and the future cash flow of multi-year projects be approved as summarized on Attachments 2 and 4 (2013 Capital

Budget Amendments – New Capital Projects; New Capital Projects Cash Flow Summary), dated June 11, 2013.

CARRIED

For: M. Blake, D. Blair, C. Burton, L. Flett,
S. Germain, J. Stroud, C. Tatum, R.
Thomas, A. Vinni

Opposed: D. Kirschner, P. Meagher

EXTENSION OF MEETING

Moved by Councillor R. Thomas that the meeting be extended past the 10:00 p.m. deadline.

CARRIED UNANIMOUSLY

Moved by Councillor R. Thomas that the budget line item figures on Attachments 2, 4 and 6-39 remain confidential pursuant to Section 25 of the Freedom of Information and Protection of Privacy Act, R.S.A., 2000 c. F-25, as amended, until such time as the business risk is removed.

CARRIED UNANIMOUSLY

Reporting - Boards and Committees

- FCM Conference (Councillor Meagher)
- Congratulations to Councillor Burton as recipient of “Women of Inspiration Award” (Councillor Stroud)

Administrative Update

Chief Administrative Officer Laubenstein thanked all staff and community workers for their efforts in addressing the flooding event over the last two days. He further thanked the people affected by the event for their understanding as the municipality learns to deal with a totally new set of circumstances.

Adjournment

Moved by Councillor D. Blair that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:21 p.m.

Mayor

Chief Legislative Officer

**2. Public Hearing re: Land Use Bylaw Amendment – Bylaw No. 13/022
Diversified Site – DC-Direct Control to C4 – Highway Commercial
Suncor Card Lock – DC – Direct Control to BI – Business Industrial**

- A. Introduction from Administration and Opening Statement
 - Bradley Evanson, Manager, Community Development Planning
 - Tracey Tester, Planner III/Development Officer
- B. Written Presentations
 - None Received
- C. Verbal Presentations
 - None Requested
- D. Other Verbal Presentations (Time Permitting and with Consent of Council)
- E. Questions of Council
- F. Closing Statement from Administration

Subject: Bylaw No. 13/022 – Land Use Bylaw Amendment
Diversified Site - DC- Direct Control to C4 - Highway Commercial
Suncor Card Lock - DC - Direct Control to BI - Business Industrial

APPROVALS:

Bruce Irvine, Director
Brian Makey, Executive Director
Brian Makey, Chief Administrative Officer

Administrative Recommendations:

1. THAT Bylaw No. 13/022 being a Land Use Bylaw amendment for Lot 24, Block 1, Plan 112 5223 (Diversified bus operations), and Lot 7, Block 2, Plan 132 0966 (Suncor card lock), be read a second time.
2. THAT Bylaw No. 13/022 be read a third and final time.

Summary:

Two applications have been received to amend the Land Use Bylaw for neighbouring properties located at 920 Memorial Drive - Diversified bus operations and 155 Taiganova Crescent - Suncor card lock (Schedule A). Administration processed both land use amendment applications simultaneously with the intention to present to Council at the same time.

The intent is to amend the Land Use Bylaw to permit the future expansion plans and subsequent phases in development permits. Consequently, the existing Direct Control District (DC) designation is not practical for the long term development of the site. Diversified has applied to redesignate their site to Highway Commercial District (C4) and Suncor has applied to rezone their site to Business Industrial District (BI).

Background:

The municipal circulation process was completed and surrounding property owners have been notified with no objections received.

Rationale for Recommendation:

The applicants have chosen the district that best fits their proposed long term plans. This was done in cooperation with Administration and is compatible with the land use for Taiganova Eco-Industrial Park, even though these two properties are not included in the Eco-Industrial Park. The improvements included with each site are paving and landscaping which will enhance the entrance to the Eco-Industrial Park. This will be completed through the development permit process.

Administration supports the two zoning amendments and recommends Bylaw No. 13/022 be given second and third readings.

Attachments:

1. Bylaw No. 13/022

BYLAW NO. 13/022

**BEING A BYLAW OF THE REGIONAL MUNICIPLAITY OF WOOD BUFFALO TO
AMEND LAND USE BYLAW NO. 99/059**

WHEREAS Section 639 of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to enact a bylaw adopting a Land Use Bylaw.

AND WHEREAS Section 191(1) of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw.

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

1. Land Use Bylaw No. 99/059 is hereby amended by:
 - (a) Redesignating Lot 7, Block 2, Plan 132 0966 from Direct Control (DC) to Business Industrial (BI); and
 - (b) Redesignating Lot 24, Block 1, Plan 112, 5223 from Direct Control (DC) to Highway Commercial (C4);as depicted on Schedule A.
2. The Chief Administrative Officer is authorized to consolidate this bylaw.
3. This bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this 11 day of June, A.D. 2013.

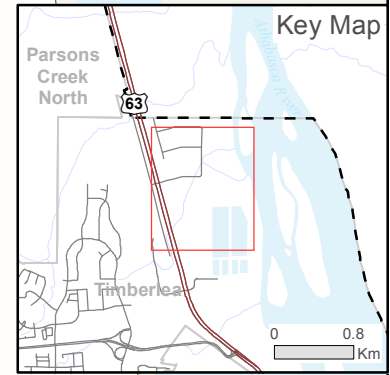
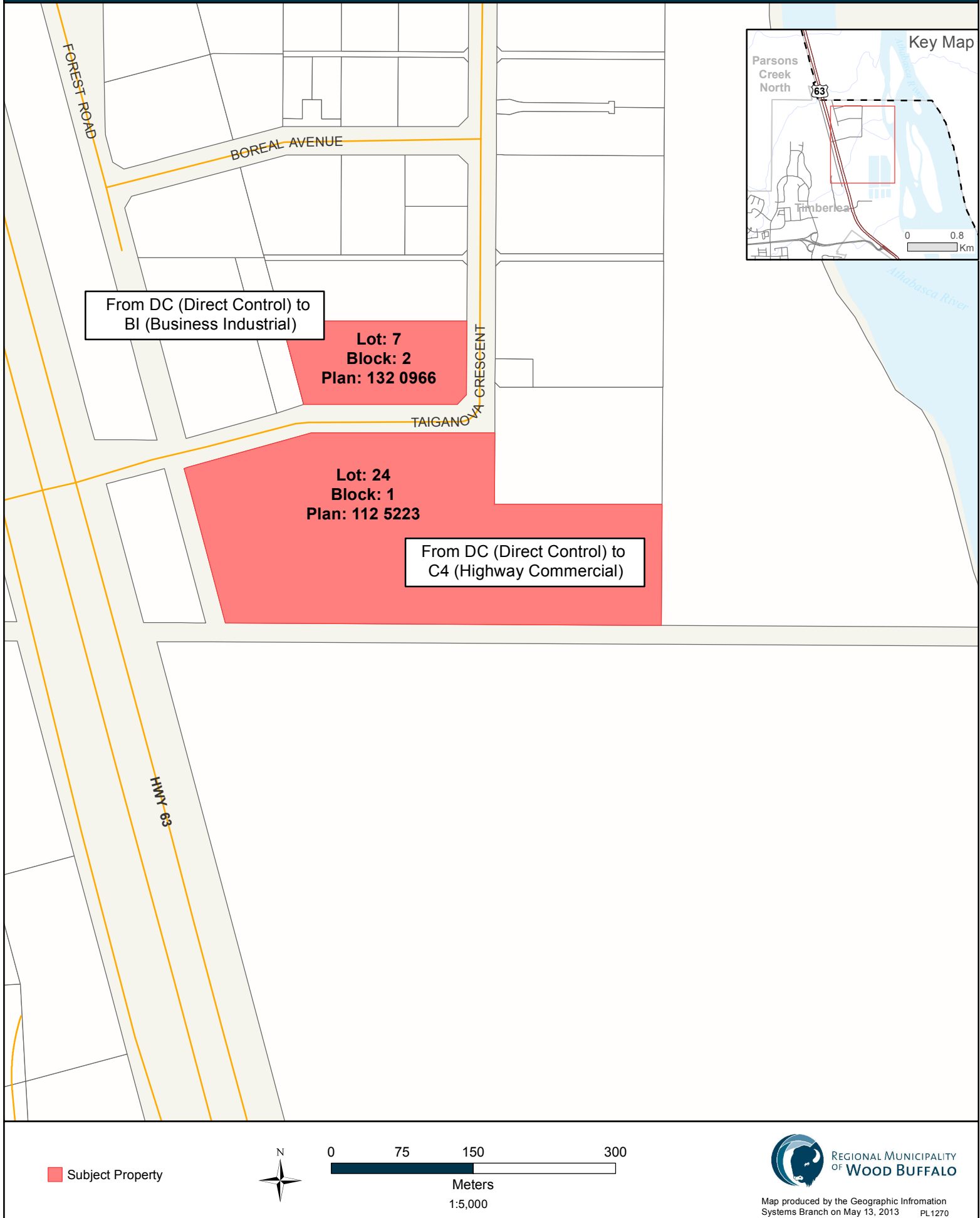
READ a second time this _____ day of _____, A.D. 2013.

READ a third and final time this _____ day of _____, A.D. 2013.

SIGNED and PASSED this _____ day of _____, A.D. 2013.

Mayor

Chief Legislative Officer



Subject Property



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Meters
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REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Map produced by the Geographic Information
Systems Branch on May 13, 2013 PL1270

3. Public Hearing re: Combative Sports Commission Bylaw – Bylaw No. 13/019

- A. Introduction from Administration and Opening Statement
 - Arlan Delisle, Legal Services
- B. Written Presentations
 - None Recieved
- C. Verbal Presentations
 - Wayne Reynolds, Building Operator, EDON Management, in support
 - Sandy Bowman, Joel Fingard and Andrey Yormanov, Fort McMurray Mixed Martial Arts Association, in support
 - Dr. S Fisher and Dr. JC Bouwer, in support
- D. Other Verbal Presentations (Time Permitting and with Consent of Council)
- E. Questions of Council
- F. Closing Statement from Administration



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

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.

Presentation Information	
Preferred Date of Presentation	Tues June 25/13
Name of Presenter(s)	Wayne Reynolds
Organization Represented	
Topic	Bylaw # 13/018 Combative Sports Commission By-Law
Please List Specific Points/Concerns	
Action Being Requested of Council	HEARING
<p>Are you providing any supporting documentation (ie: Powerpoint)?</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 LegislativeAssistants@woodbuffalo.ab.ca.</p> <p><i>As per Procedure Bylaw No. 05/020, a request to make a presentation may be referred or denied.</i></p>	

Email in Legislative Assistant's Inbox dated June 19, 2013

Hello,

I would like to appear before the board and give my support to this subject.

Regards,
Wayne Reynolds



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.

Presentation Information	
Preferred Date of Presentation	JUNE 25, 2013
Name of Presenter(s)	Sandy Bowman, Chad Rice , Andrey Yurmanov
Organization Represented	Fort McMurray Mixed Martial Arts Association
Topic	Combative Sports Bylaw
Please List Specific Points/Concerns	Demand for combative sports bylaw
Action Being Requested of Council	Pass combative sports bylaw
<p>Are you providing any supporting documentation (ie: Powerpoint)?</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. 06/020, a request to make a presentation may be referred or denied.



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.

Presentation Information	
Preferred Date of Presentation	JUNE 25, 2013
Name of Presenter(s)	Dr S. Fisher & Dr JC Bouwer
Organization Represented	
Topic	Combative Sports Bylaw
Please List Specific Points/Concerns	Competitor Safety in Combative Sports Events
Action Being Requested of Council	Pass combative sports bylaw
<p>Are you providing any supporting documentation (ie: Powerpoint)?</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. 06/020, a request to make a presentation may be referred or denied.



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.

Presentation Information	
Preferred Date of Presentation	JUNE 25, 2013
Name of Presenter(s)	Mr Joel Fingard & Mr Kyle Cardinal
Organization Represented	
Topic	Combative Sports Bylaw
Please List Specific Points/Concerns	Combative Sports Events in Canada
Action Being Requested of Council	Pass combative sports bylaw
<p>Are you providing any supporting documentation (ie: Powerpoint)?</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. 06/020, a request to make a presentation may be referred or denied.

Subject: Bylaw No. 13/019 – Combative Sports Commission Bylaw**Recommendations:**

1. THAT Bylaw No. 13/019, being the Combative Sports Commission Bylaw be read a second time.
2. THAT Bylaw No. 13/019 be read a third and final time.

Summary:

Currently, there is no formal body to oversee or sanction combative sports events in the Regional Municipality of Wood Buffalo. As there is no provincial commission, the only way currently to regulate such events is through the creation of a municipal Combative Sports Commission Bylaw. Section 535.1 of the Municipal Government Act provides some protection from liability for a municipal commission and its members, officers, employees, volunteers and officials while performing their duties if they are acting in good faith.

In a presentation from the public in September 2012, the Municipality was asked to find a means of allowing combative sports events to occur; however, holding these types of events without a commission was legally questionable and, even with the establishment of a commission, poses potential liability issues that could ultimately impact taxpayers.

The authority to establish a Combative Sports Commission Bylaw is vested with Council under the Municipal Government Act.

Background:

On September 11, 2012, the Fort McMurray Martial Arts Association provided a presentation to Council seeking approval to hold and sanction martial arts events. The presentation was accepted as information and referred back to administration for further review.

The Criminal Code, under Section 83(1), prohibits “prize fights”, with the exception of certain types of amateur fights or fights sanctioned under the authority of an athletic board, commission or similar body established by or under the authority of the legislature of a province. It is noted that on June 6, 2013 Bill S-209, *An Act to Amend the Criminal Code (prize fights)* passed in Parliament amending subsection 83(2) of the Criminal Code by updating and expanding the list of permitted sports under the prize fighting provisions. This section now refers to a “boxing contest or mixed martial arts contest held in a province with the permission or under the authority of an athletic board, commission...”, which helps to clarify the legal status of combative sports events.

Several provinces and territories, namely Manitoba, Ontario, Nova Scotia, Quebec and Northwest Territories, sanction mixed martial arts through a provincial commission. Conversely, hosting mixed martial arts events in Newfoundland and Labrador, PEI, Saskatchewan, Yukon, and Nunavut is illegal, as neither provincial nor municipal commissions exist. There is no provincial legislation sanctioning mixed martial arts events in Alberta, British Columbia or New Brunswick.

Currently, the Regional Municipality of Wood Buffalo does not have an established municipal commission; whereas, the communities of Edmonton, Calgary, Medicine Hat, Lethbridge, Cold Lake, Grande Prairie and the Town of Penhold have combative sports commissions that function in various capacities. Research indicates that all Alberta municipalities that have appointed commissions use the Bylaw governance model to regulate combative sports events; however, many face ongoing risk and compliance challenges in the operation of these commissions. The creation of a provincial commission would be preferable in order to ensure standardized rules and procedures reflecting best practices are implemented consistently throughout Alberta on such issues as testing and athlete suspensions.

Rationale for Recommendations:

The Criminal Code prohibits “prize fights”, with the exception of certain types of amateur fights or fights sanctioned under the authority of an athletic board, commission or similar body established by or under the authority of the legislature of a province. While the creation of a commission by the Regional Municipality of Wood Buffalo will serve to allow the sanctioning of combative sports events within the region, the operation of a commission invites health, legal, and safety risks for the Regional Municipality of Wood Buffalo and the general public.

Combative sports events can pose potential health risks as no regulations regarding disease testing are in place; therefore, blood-borne illnesses can be transferred to participants and spectators. There is a risk that a commission could be held responsible for incorrect calls, medical diagnoses, and failure to stop a fight. In regards to public safety, combative sports events could cause an increase in the number of calls to emergency services. Some establishments that have hosted combative sports events in the past, such as the Enoch River Cree Resort and Casino in Alberta, have stopped hosting these events due to an increase in gang activity and crime. Some high profile incidents that occurred during these events include several shootings and two homicides. Moreover, several incidents involving combative sports fighters and promoters were investigated, including damage to hotel rooms and incidents of drunk and disorderly conduct.

Key issues faced by operating commissions include that there appears to be no standard rules with respect to the following:

- Drug testing;
- Blood testing for contagious diseases;
- Rules of the game;
- Banned athletes; there is a Mixed Martial Arts database which can track banned athletes but participation in the database is optional;
- RCMP/Police records checks;
- Referee certifications;

As combative sports events continue to grow in popularity, there appears to be demand for these types of events to be held in the Regional Municipality of Wood Buffalo. Establishing a Combative Sports Commission Bylaw will address the following:

- Criminal Code concerns, though these have been lessened with the recent Federal legislative changes. The Province of Alberta has not established a provincial commission to sanction events; however, the Municipal Government Act allows for the creation of a commission by a municipality;
- Subject matter expertise. The regulation of combative sports is not a public service typically provided by a municipality; therefore, the commission will require the services of expert resources to provide support and guidance;
- Setting and maintaining rules and procedures. The commission will establish and ensure compliance with appropriate training, health and safety and other rules and procedures to regulate and control combative sports events; and
- Funding. It is likely that holding combative sports events will generate economic benefits in the region. A combination of flat fees and a percentage of the revenue generated by these events will be paid to the commission to offset all costs, including those of its officials and subject matter experts, to ensure full cost recovery. The members of the commission are responsible to ensure its operations are entirely self-funding.

Bylaw No. 13/019 received first reading on June 11, 2013, and is now brought forward for a public hearing. Although Administration does not support the establishment of a Combative Sports Commission, recommendations have been provided for Council's consideration.

Attachments:

1. Bylaw No.13/019



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Combative Sports Commission Bylaw

Bylaw No. 13/019

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BYLAW NO. 13/019

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO ESTABLISH A COMBATIVE SPORTS COMMISSION

WHEREAS Section 7 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended provides that a Council may pass bylaws respecting the safety, health and welfare of people and the protection of people and property; people, activities and things in, on, or near a public place; businesses, business activities and persons engaged in business; and the enforcement of bylaws including the creation of offences and the imposition of penalties in respect thereto;

AND WHEREAS Section 8 of the *Municipal Government Act* provides that a Council may, in a bylaw: regulate or prohibit, and provide for a system of licenses, permits or approvals including the establishment of fees for licenses, permits and approvals; prohibit any activity, industry, or business until a license, permit or approval has been granted; provide terms and conditions that may be imposed on any license, permit or approval; and provide for the suspension or cancellation of a license, permit or approval for failure to comply with a term or condition, or for any other reason specified in the bylaw;

AND WHEREAS Section 535.1 of the *Municipal Government Act* contemplates that the Council of a municipality may enact a bylaw creating a commission for the purpose of controlling and regulating boxing, wrestling, full contact karate, kickboxing, or any other sport that holds contests where opponents strike each other with a hand, foot, knee, elbow or other parts of the body;

AND WHEREAS it is desirable to establish a Combative Sports Commission within the Regional Municipality of Wood Buffalo for those purposes;

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

I. ESTABLISHMENT

1. The Regional Municipality of Wood Buffalo Combative Sports Commission is hereby established.

II. DEFINITIONS AND INTERPRETATION

Short Title

2. This Bylaw may be cited as the “Combative Sports Commission Bylaw”.

Definitions

3. In this Bylaw, the following words and terms shall have the following meanings unless the context otherwise requires:

- (a) “Agent” means every Person who, by mutual consent, acts for the benefit of another, which includes an employee and other persons in care and control of a Combative Sports Event;
- (b) “Amateur Contestant” means anyone who participates in a Combative Sport that is governed by one or more amateur bodies and does not receive any money or other gain from such participation;
- (c) “Amateur Event” means a Combative Sports competition that is restricted to Amateur Contestants and is governed by one or more amateur bodies;
- (d) “Applicant” means a Person who applies for a License or Event Permit, or the renewal of a License or Event Permit, pursuant to this Bylaw;
- (e) “Combative Sports” means any sport that holds contests where opponents strike each other with a hand, foot, knee, elbow or other parts of the body, including, but not limited to, boxing, wrestling, full contact karate, kickboxing, martial arts, mixed martial arts and muay thai;
- (f) “Combative Sports Event” or “Event” means a Combative Sports competition with one or more Contests, including weigh-ins, medical examinations and other Contest related activities, but does not include Amateur Events;
- (g) “Commission” means the Regional Municipality of Wood Buffalo Combative Sports Commission established by this Bylaw;
- (h) “Conflict of Interest” means a situation in which a Member has a private or personal interest sufficient to influence or appear to influence the objective exercise of his or her Commission duties;
- (i) “Contest” means a bout, match or fight;
- (j) “Contestant” means an individual who participates in a Contest at a Combative Sports Event;
- (k) “Council” means the Council of the Regional Municipality of Wood Buffalo;
- (l) “Date Booking Fee” means the fee payable for an Event Permit as set out in Schedule “A”;
- (m) “Event Deposit” means the payment made by a Person to ensure compliance with the terms and conditions of an Event Permit and this Bylaw;
- (n) “Event Fee” means the fee payable for an Event Permit, as set out in Schedule “A”;
- (o) “Event Permit” means a permit for an Event issued to a Person pursuant to this Bylaw;

- (p) “Licence” means a licence issued to a Person pursuant to this Bylaw;
- (q) “Licence Fee” means the fee payable for a Licence as set out in Schedule “A”;
- (r) “Licensee” means a Person holding a valid and subsisting Licence or Event Permit pursuant to this Bylaw;
- (s) “Member” means an individual appointed to the Commission pursuant to this Bylaw;
- (t) “Municipal Tag” means a ticket alleging an offence issued pursuant to the authority of a bylaw of the Municipality;
- (u) “Municipality” means the Regional Municipality of Wood Buffalo;
- (v) “Official” means an individual who is authorized by the Commission to provide services at an Event, including, but not limited to judges, timekeepers, dressing-room supervisors, seconds, referees, medical advisers, ringside physicians, scorekeepers, knockdown judges, paymasters, ring generals, technical advisors, corner supervisors and inspectors;
- (w) “Peace Officer” means a community peace officer or bylaw enforcement officer employed by the Municipality and authorized to enforce this bylaw, or RCMP officer;
- (x) “Person” means an individual, partnership, association, corporation, organization, business, cooperative, trustee, executor, administrator or legal representative;
- (y) “Premises” means any building, enclosure or other place occupied or capable of being occupied by any Person for the purpose of carrying out or holding a Combative Sports Event;
- (z) “Promoter” means a Person who advances, assists, encourages, promotes or takes steps to stage or facilitate a Combative Sports Event;
- (aa) “RCMP” means the Royal Canadian Mounted Police;
- (bb) “Second” means an individual designated as an assistant to a Contestant at a Combative Sports Event, including a cutman; and
- (cc) “Violation Ticket” means a violation ticket issued pursuant to the *Provincial Offences Procedure Act*, R.S.A. 2000, c. P-34, as amended.

No Property Rights

4. A Licence or Event Permit does not confer any property rights and no Licensee shall sell, assign, lease or otherwise transfer or dispose of or give up control of a License or Event

Permit.

Proof of Licence

5. The onus of proving that a Person has a valid and subsisting Licence or Event Permit is on the Person alleging the existence of the Licence or Event Permit on a balance of probabilities.

Criminal Code

6. For the purposes of section 83 of the *Criminal Code*, R.S.C 1985, c. C-46, as amended, any Event licensed by this Bylaw is deemed to be a boxing contest.

III. THE COMMISSION

Commission Membership

7. Subject to the other provisions in this Bylaw, the Commission shall consist of eight (8) Members appointed by resolution of Council consisting of: one (1) member with law enforcement knowledge or experience, one member with financial knowledge and experience, two (2) members with combative sports knowledge and experience, and three (3) members from the public at large.
8. The Mayor is not a Member by virtue of that office.
9. Promoters, Contestants, or individuals involved in the business of Combative Sports are not eligible to serve on the Commission until one (1) year has passed from the last date on which the individual participated at an Event, or any similar Event in the Province of Alberta, unless Council otherwise directs.
10. Prior to being considered for appointment, every applicant must certify on a form acceptable to the Municipality that the applicant:
 - (a) meets the requirements of section 9, if applicable, and is otherwise eligible for appointment; and
 - (b) is not aware of any Conflict of Interest that could affect the applicant's ability to serve on the Commission in a fair and impartial manner.
11. Members appointed by resolution of Council shall be eligible for re-appointment for a maximum of three (3) consecutive terms or six (6) consecutive years, whichever is greater.
12. Each term shall not exceed two (2) years. Members shall serve their terms, or any portion of their terms, at the pleasure of Council, and may resign at any time upon written notice to the Commission, and to Council.

13. In the event that suitable candidates for membership on the Commission are not obtained by Council, Council may appoint such other persons as they deem appropriate. Any appointment would fill the balance of an existing term.
14. Initial appointments to the Commission shall be for either a one (1) or two (2) year term, with the objective that such appointment terms shall be established to overlap, optimizing the continuity of the Commission.
15. Subject to the pleasure of Council, all subsequent terms of appointment will be for a period of two (2) years, unless a vacancy occurs, in which case the appointment will be for the balance of the term applicable to the vacated appointment.
16. Subject to foregoing, in the event that any appointed Member of the Commission is unable or unwilling to continue to serve as a Member for whatever reason, Council shall appoint a replacement.
17. Members of the Commission shall serve without remuneration, excepting only any honorarium Council may, in its discretion, authorize from time to time and reimbursement of reasonable out-of-pocket expenses incurred in conducting the affairs of the authorized business of the Commission, which reimbursement shall be subject to any policies established by the Municipality in regard to the payment of expenses.

Quorum of the Commission

18. A quorum of the Commission is a majority of its Members, including the Chairperson.
19. The Commission cannot make decisions or give any binding directions unless a quorum of its Members is present.
20. Any Member of the Commission who is unable to attend a Commission meeting shall inform the Chairperson.

Chairperson

21. At the first meeting of each calendar year, the Commission will appoint from among its Members, a Chairperson and Deputy Chairperson.
22. The duties of the Chairperson of the Commission will include:
 - (a) Presiding at Commission meetings, including the preservation of order and decorum;
 - (b) Making decisions on all questions of Commission meeting procedure and the provision of reasons therefore; however, nothing contained herein shall require the Chairperson to provide written reasons; and
 - (c) Assigning Members to monitor Events held pursuant to this Bylaw.

23. If the Chairperson is absent or leaves the Chair for any reason, the Deputy Chairperson will preside during the Chairperson's absence.
24. In the event that both the Chairperson and Deputy Chairperson are absent, the Commission Members in attendance shall select an acting Chairperson to preside during that meeting.

Public Meetings

25. Commission meetings shall be held within the Regional Municipality of Wood Buffalo, and shall be open to the public unless the Commission is discussing an issue which may be considered in private, in accordance with the *Freedom of Information and Protection of Privacy Act*, R.S.A. 2000, c. F-25, as amended, or the regulations thereunder.
26. The Commission shall meet a minimum of six (6) times per year and at such other times as the Commission deems appropriate. The Commission must give at least 24 hours' notice of a Commission meeting to the public by posting the agenda for the meeting on the Commission's website.
27. The Commission may establish such governance processes and procedures which the Commission deems appropriate provided that no such process or procedure may be established which:
 - (a) is contrary to the terms of this Bylaw;
 - (b) limits the number of times a Member may speak to a question;
 - (c) prohibits informal discussion of a subject where no motion has been made; or
 - (d) prohibits the Chairperson, Deputy Chairperson or acting Chairperson from making motions, participating in debate or voting on motions without leaving the Chair. Without restricting the generality of the foregoing, the Chairperson or acting Chairperson is intended to be an active participant in Commission meetings, and may vote on all motions before the Commission.
28. Procedure Bylaw 06/020 shall apply to the Commission and any committee created by the Commission, including Article IV Electronic Participation at Meetings.

Authority of Commission

29. The Commission shall review all applications for Licences and Event Permits pursuant to this Bylaw, and any matters ancillary thereto, and may make any and all determinations which the Commission deems appropriate in regard to Combative Sports Events within the Municipality and any Licences and Event Permits required therefore, including, but not limited to:
 - (a) the granting of any Licence or Event Permit in regard to an Event;

- (b) conditions or restrictions in regard to a Licence or Event Permit;
 - (c) the date of an Event or the time period during which a Licence or Event Permit will be granted;
 - (d) the Officials to be present or required to oversee an Event;
 - (e) security services to be present or required at an Event;
 - (f) supervisory personnel required to oversee an Event;
 - (g) the refusal to grant a Licence or Event Permit;
 - (h) the suspension, cancellation or revocation of a Licence or Event Permit; and
 - (i) the establishment of regulations governing the:
 - (i) licensing criteria and requirements for all aspects of Combative Sports and Events;
 - (ii) conduct of Promoters, Contestants, and other Persons participating in Combative Sports or attending Events;
 - (iii) credentials, qualifications and selection processes for Officials;
 - (iv) Contests;
 - (v) disciplinary proceedings and sanctions; and
 - (vi) any other matter relating to the control or regulation of Combative Sports and Events in the Municipality.
30. Without limiting the generality of the previous section, the Commission may refuse, suspend, cancel or revoke a Licence or Event Permit where the Commission concludes that:
- (a) this Bylaw has not been complied with;
 - (b) the safety of participants, Contestants, spectators or others has not been adequately provided for;
 - (c) adequate financial or other arrangements have not been made for the purpose of protecting the integrity of the Event; or
 - (d) it is in the public interest to do so.
31. All Members of the Commission, any supervisory personnel assigned by the Commission to an Event and Peace Officers shall at all times have free access to all areas of all Events.
32. The Commission shall adopt a badge or other form of identification having thereon the words "Regional Municipality of Wood Buffalo Combative Sports Commission <current

year>” which shall be issued to all Members of the Commission and shall be worn by a Member when monitoring an Event.

33. Any supervisory personnel assigned to an Event by the Commission shall be issued an appropriate identification badge by the Commission and shall wear the badge when monitoring an Event.
34. All Events shall be monitored by the Commission and under the supervision of the Commission and Peace Officers and any Member or Peace Officer shall have the authority to stop any Event or Contest if, in their opinion:
 - (a) a Contestant is unfit to continue or is not properly matched;
 - (b) for any misconduct of any Promoter, Agent or Contestant;
 - (c) for disorderly conduct on the part of the spectators at an Event; or
 - (d) where the safety, health or welfare of the public may be at risk.

Report of Combative Sports Commission

35. The Commission shall:
 - (a) submit an annual update report to Council, including the number of approved Events, budget expenditures and income for the past year and the proposed expenditures and projected income for the upcoming year, together with such other information as Council may request;
 - (b) submit the budget of the Commission during the Municipality’s budget process; and
 - (c) appear before Council as otherwise directed from time to time to report on the activities of the Commission.

IV. CONFLICT OF INTEREST

36. Immediately upon becoming aware of a Conflict of Interest, or a potential Conflict of Interest, in any matter before the Commission, a Commission Member shall:
 - (a) inform the Commission of the Conflict or potential Conflict of Interest;
 - (b) abstain from voting on any question related to the matter;
 - (c) absent themselves from the portion of any Commission meeting at which the matter is discussed or voted upon; and
 - (d) not discuss the details of the matter with, or in any way attempt to influence the views of, other Members.

37. In the event that a Member's spouse, adult interdependent partner, child, sibling, parent, or the parents or sibling of the Member's spouse or adult interdependent partner, has an interest in the outcome of a matter before the Commission, that Member shall be deemed to have a Conflict of Interest.
38. Failure to report a Conflict of Interest may result in the removal of the Member from the Commission.

V. LICENCING

General Prohibition

39. No Person shall take part as a Promoter, Contestant, Second, or Official at any Event unless the Person holds a valid and subsisting Promoter, Contestant, Second or Official Licence, as the case may be, issued pursuant to this Bylaw.
40. No Person shall take part in or promote an Event unless the Commission has issued a valid and subsisting Event Permit for that Event pursuant to this Bylaw.
41. No Person who is under 18 years of age shall apply for an Event Permit or Licence.
42. No Event Permit or Licence shall be issued to any Person who is under 18 years of age.

Promoter Licence

43. An Applicant for a Licence to act as a Promoter must submit to the Commission no later than forty-five (45) days prior to the date of the Event:
 - (a) an application in a form approved by the Commission;
 - (b) the Licence Fee;
 - (c) proof in a form satisfactory to the Commission establishing the full name, date of birth and current address of the Applicant;
 - (d) the Applicant's resume describing both the background and experience of the Applicant as it relates to the promotion of Events, including a list of any suspensions or hearings in other jurisdictions that took place within the five years preceding the date on which the application is submitted to the Commission;
 - (e) if the Applicant is a corporation:
 - (i) A copy of the corporation's most recent annual return;
 - (ii) The address of the registered office of the corporation;
 - (iii) The names and addresses of the officers, directors and shareholders of the corporation; and
 - (iv) A police information check for each director of the corporation from the RCMP, or such other police service as the Commission may stipulate, dated within thirty (30) days of the application;

- (f) if the Applicant is an individual, a police information check for the Applicant from the RCMP, or such other police service as the Commission may stipulate, dated within thirty (30) days of the application; and
 - (g) any additional information required by the Commission.
44. A Licence issued to a Promoter expires on December 31st of the year in which the Licence is issued, or such earlier date as may be determined by the Commission.

Contestant Licence

45. An Applicant for a Licence to be a Contestant must submit to the Commission:
- (a) an application in a form approved by the Commission;
 - (b) the Licence Fee;
 - (c) proof in a form satisfactory to the Commission establishing the full name, date of birth and current address of the Applicant;
 - (d) a completed declaration as to the Applicant's suspension and health status in a form approved by the Commission;
 - (e) proof in a form satisfactory to the Commission that the Applicant meets or exceeds the medical fitness and health standards approved by the Commission;
 - (f) a written consent to permit the collection and use of the Applicant's medical records and related information in a form approved by the Commission; and
 - (g) any additional information required by the Commission.
46. A Licence issued to a Contestant is valid only for the Event specified in the Licence.
47. A Licence issued to a Contestant is deemed to be a Licence for any Second assisting the Contestant at an Event, if the full name of the Second is provided to the Commission prior to the commencement of the Event.
48. A Licence issued to a Contestant is deemed to contain the following conditions:
- (a) the Contestant may have no more than three (3) Seconds at an Event, unless the Event is a championship Event;
 - (b) the Contestant may have no more than four (4) Seconds at a championship Event;
 - (c) the Officials providing medical services at an Event:

- (i) may, at any time, intervene in any Contest or Event to examine a Contestant, and after consultation with the referee, may in the medical personnel's discretion, instruct the referee to stop the contest;
 - (ii) must examine a Contestant if the Contestant is injured, including being knocked out, during an Event;
 - (iii) must examine a Contestant:
 - (A) prior to an Event; and
 - (B) immediately after a Contest; and
 - (iv) may impose a medical suspension to a Contestant of a length determined by the Official providing medical service, taking into account the nature of any injuries and any health risks posed to the Contestant;
- (d) the Contestant consents to the Commission notifying the Contestant's governing bodies and other commissions regulating Combative Sports that a medical suspension was issued and the duration of the medical suspension.

Official's Licence

49. An Applicant for a Licence to act as an Official must submit to the Commission:
- (a) an application in a form approved by the Commission;
 - (b) the Licence Fee;
 - (c) proof in a form satisfactory to the Commission establishing the full name, date of birth, and current address of the Applicant;
 - (d) a resume describing both the background and experience of the Applicant as it relates to the capacity in which the Applicant seeks to act at an Event; and
 - (e) any additional information required by the Commission.
50. A Licence issued to an Official expires on December 31st of the year in which the Licence is issued, or such earlier time as the Commission may determine.

Consultation

51. Prior to issuing a Licence the Commission may, with the consent of the Applicant, consult with and obtain relevant and material information from the RCMP, Alberta Health Services, Safety Code Agencies or any other employee, branch, department or agency of any government, including the Municipality.

VI. EVENT PERMITS

Event Permit

52. A Promoter who proposes to organize, manage, facilitate, produce or promote an Event must apply to the Commission no later than thirty (30) days prior to the date of the Event

for an Event Permit.

53. Each application for an Event Permit must include:
- (a) a copy of the Applicant's Promoter Licence;
 - (b) an application in a form approved by the Commission;
 - (c) proof in a form satisfactory to the Commission that the Applicant holds all of the necessary permits or approvals for the Event, including but not limited to those required by the Municipality's Land Use Bylaw, as amended or the *Safety Codes Act*, R.S.A. 2000, c. S-1, as amended or any regulation thereunder;
 - (d) the Date Booking Fee;
 - (e) proof in a form satisfactory to the Commission that the Applicant has liability insurance for the Event issued by a licensed Alberta insurer, in a form and amount directed by the Commission, naming the Municipality as an additional named insured as applicable;
 - (f) any additional information required by the Commission.
54. At least five (5) days prior to the date of the Event, the holder of an Event Permit must submit to the Commission:
- (a) the security plans for the Event, as approved by the Commission, including the number of personnel and their qualifications;
 - (b) the medical and safety plans for the Event, as approved by the Commission, including the number of personnel and their qualifications; and
 - (c) a certified cheque in the amount set by the Commission for the Event Deposit.
55. Where there are no rules or regulations established by the Commission for the Event, the Commission shall not sanction the Event and no Event Permit shall be issued.

Date Booking Fee Refund

56. If the Event is held on the date specified in the Event Permit, then one-half of the Date Booking Fee will be retained by the Commission, and the balance will be returned to the holder of the Event Permit. If the Event is not held on the date specified in the Event Permit, the Commission will retain the full amount of the Date Booking Fee.

Event Fees

57. The Event Permit holder must pay to the Commission, not more than fourteen (14) days after the Event, an Event Fee.

58. The holder of an Event Permit will:

- (a) ensure the Commission has access at all times to receipt records for the Event, including access to ticket distribution company records for the Event; and
- (b) provide a record of ticket sales, gate fees and pay-per-view revenues for the Event to the Commission not more than fourteen (14) days after the Event.

Conditions of Every Event Permit

59. It is a deemed condition of every Event Permit that the holder of the Event Permit will:

- (a) comply with the approved security plan;
- (b) comply with the approved medical and safety plan;
- (c) ensure that liability insurance for the Event remains in full force and effect;
- (d) comply with all policies and procedures approved by the Commission;
- (e) not falsify any medical or fitness documentation provided to the Commission for the Event;
- (f) conduct the weigh-in for the Event in a place accessible to the public within the Municipality;
- (g) only hold the Event on the days and at the times specified in the Event Permit; and
- (h) comply with the maximum attendance requirements specified in the Event Permit.

Event Deposit

60. The Event Deposit must be returned to the Event Permit holder within thirty (30) days of the Event if no terms or conditions of the Event Permit or this Bylaw are breached.

61. In the event that there is a breach or suspected breach of a term or condition of the Event Permit or this Bylaw, all or a portion of the Event Deposit may be withheld by the Commission, in its discretion.

Personnel Fees

62. In addition to any other fees required pursuant to this Bylaw, the holder of an Event Permit shall pay the costs of all Officials, medical personnel and supervisory personnel, including Peace Officers, required pursuant to the Event Permit.

63. The Commission may withhold the issuance of or suspend an Event Permit until

arrangements satisfactory to the Commission are made for the payment of the above costs.

Medical Suspension Reporting

64. The Commission must forward the results of an Event, including all medical suspensions issued to Contestants, to those governing bodies and other commissions regulating Combative Sports that the Commission determines relevant, not more than forty-eight (48) hours after the Event.

VII. ENFORCEMENT

Offence

65. Any Person who contravenes this Bylaw, or any term or condition of any Licence or Event Permit issued pursuant to this Bylaw, is guilty of an offence.

Continuing Offence

66. In the case of an offence that is of a continuing nature, a contravention constitutes a separate offence in respect of each day, or part of a day, on which it continues and a Person guilty of such an offence is liable to a fine in an amount not less than that established by this Bylaw for each day that the offence continues.

Corporations and Partnerships

67. When a corporation commits an offence under this Bylaw, every principal, director, manager, employee or agent of the corporation who authorized the act or omission that constitutes the offence or assented to or participated in the act or omission that constitutes the offence, is guilty of the offence whether or not the corporation has been prosecuted for the offence.
68. If a partner in a partnership is guilty of an offence under this Bylaw, each partner in that partnership who authorized the act or omission that constitutes the offence or assented to or acquiesced or participated in the act or omission that constitutes the offence, is guilty of that offence.

Vicarious Liability

69. For the purposes of this Bylaw, an act or omission by an employee or agent of a Person is deemed to also be an act or omission of the Person if the act or omission occurred in the course of the employee's employment with the Person, or in the course of the agent's exercising the powers or performing the duties on behalf of the Person under their agency relationship.

Fines and Penalties

70. A Person who is guilty of an offence pursuant to this Bylaw is liable to a fine in an

amount not less than that established in this Part VII and not exceeding \$10,000, and to imprisonment for not more than six months for non-payment of the fine.

71. The following fine amounts are established for use on Municipal Tags and Violation Tickets if a voluntary payment option is offered:
- (a) \$250.00 for any offence for which a fine is not otherwise established in this section;
 - (b) \$2,000.00 for any offence under section 39, 40, 60(a), 59(b) or 59(c); and
 - (c) \$5,000.00 for any offence under section 59(e).

Payment In Lieu of Prosecution

72. A Person who commits an offence may, if a Municipal Tag is issued in respect of the offence, pay the fine amount established by this Bylaw for the offence and if the amount is paid on or before the required date, the Person will not be prosecuted for the offence.

Violation Ticket

73. A Peace Officer is authorized to issue a Violation Ticket pursuant to this Bylaw. If a Violation Ticket is issued in respect of an offence, the Violation Ticket may:
- (a) specify the fine amount established by this Bylaw for the offence; or
 - (b) require the Person charged to appear in court without the alternative of making a voluntary payment.

Voluntary Payment

74. A Person who commits an offence may:
- (a) if a Violation Ticket is issued in respect of the offence; and
 - (b) if the Violation Ticket specifies the fine amount established by this Bylaw for the offence,
- make a voluntary payment equal to the specified fine.
75. Nothing contained in Part VII of this Bylaw shall restrict the Commission or the Municipality to the remedies or enforcement mechanisms contained herein. The Municipality or the Commission may pursue any other remedy or enforcement action which may be legally available, including municipal enforcement orders and injunctions.

Obstruction

76. A Person shall not obstruct or hinder the Commission or the Commissions' Members, representatives or Officials in the exercise or performance of their powers or duties.

VII. GENERAL

Transitional Provisions

77. Notwithstanding the effective date of this Bylaw, no application for a Licence or Event Permit shall be accepted by the Commission and no Licence or Event Permit shall be issued by the Commission until such time as:
- (a) the Commission has established and Council has approved budget for the Commission; and
 - (b) the Commission has established and presented to Council rules and regulations, in accordance with section 29(i) of this Bylaw, to govern the issuance of Licences and Event Permits and the conduct of Combative Sports Events in the Municipality.

Effective Date

78. This Bylaw shall be passed and come into effect when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this 11th day of June, AD. 2013.

READ a second time, as amended, this 25th day of June, A.D. 2013.

READ a third time this 25th day of June, A.D. 2013.

SIGNED and PASSED this 26th day of June, A.D. 2013.

Mayor

Chief Legislative Officer

LICENCE AND EVENT FEES

1. Licence Fees:

Promoter (except wrestling Promoter)	\$1,000
Promoter (wrestling only)	\$500
Contestant (including up to 4 Seconds)	\$75

2. Event Official Fees per hour:

Medical Doctor	\$200
Event Referee	\$100
Event Judge	\$100
Event Ring General	\$100
Peace Officer	\$75
Any other Official	\$50

3. Date Booking Fee: \$1,000

4. Event Fee:

a) In this Schedule, "Ticket Revenue" means the total revenue that could have been obtained at an Event. It is calculated based on the market value of admission to the Event for each person in attendance including tickets that were complementary or admissions that were granted free of charge.

(i) The Event Fee for an Event (except wrestling) is the greater of \$500 or five (5) percent of Ticket Revenue.

b) The Event Fee for a wrestling Event is:

(i) \$100 if the attendance at the Event is less than 200 people; and

(ii) the greater of \$500.00 or five (5) percent of Ticket Revenue if the attendance at the Event is more than 200 people.

Subject: Bylaw No. 13/ 024 – Conklin Area Structure Plan**APPROVALS:**

Bruce Irvine, Director
Brian Makey, Chief Operating Officer

Administrative Recommendation:

1. THAT Bylaw No. 13/024, being the Conklin Area Structure Plan, be read a first time.
2. THAT the required public hearing be held on Tuesday July 9, 2013.

Summary:

The proposed Conklin Area Structure Plan is a long-term plan (up to 20 years) to guide and facilitate sustainable growth and development in Conklin. The proposed Area Structure Plan (ASP) will replace the existing Hamlet of Conklin Area Structure Plan (Bylaw No. 02/061) as the key policy document. The authority to adopt an Area Structure Plan is vested with Council under the *Municipal Government Act*.

Background:

The Hamlet of Conklin, located approximately 160 kilometres south of Fort McMurray, with a population of 318 people (2012 Municipal Census) has been experiencing development and growth pressure in the last decade as a result of surrounding oil sands developments. These pressures have increased significantly with new and proposed oil sands operations and related activities, such as project accommodations locating in close proximity to the hamlet.

Since 2010, the Municipality has been working closely with Conklin residents, the business community, and community organizations such as the Conklin Resource Development Advisory Committee (CRDAC), Conklin Community Association, and local Métis association, as well as key stakeholders such as the Government of Alberta and surrounding industries to prepare the new Conklin Area Structure Plan.

Through the public engagement process, community members identified considerable challenges in preserving the hamlet's natural environment and maintaining traditional uses in areas deemed significant to the community (namely Christina Lake, the Jackfish River, and the Wassassi Day-use Area). Inadequate housing supply, lack of industrial and commercial land for local business expansions, as well as pedestrian safety issues were some of the other challenges identified.

Budget/Financial Implications:

The creation of the Conklin ASP has been funded through the Planning and Development Operating Budget.

Rationale for Recommendation:

The proposed Conklin Area Structure Plan is consistent with the Municipal Development Plan's (MDP) directions and strategies for growth and development in the region.

Adopted in 2011, the MDP established the overarching strategy to “Accommodate Balanced Growth in Conklin.” Despite the growth pressures experienced, the MDP identifies the Hamlet of Conklin as one of the rural communities to accommodate modest population growth while promoting a variety of land uses (MDP Direction C.2). This modest growth, which is interpreted to be in line with anticipated natural growth, would be accommodated in the hamlet while encouraging the evolution of the community to be more complete over time, capable of offering residents opportunities to work, live, play and shop in accordance to their daily needs.

The proposed Conklin Area Structure Plan addresses key concerns raised through the extensive public consultation process, such as the desire to preserve environmentally sensitive lands, maintain the existing pattern of residential development, and provide for additional residential, commercial and industrial lands.

These issues are addressed through the principles and objectives developed through the public consultation process, which forms the basis for policies reflected in the proposed Area Structure Plan. The six principles are as follows:

1. Preserve and Protect the Natural Environment and the Culturally Significant Area
2. Conserve and Enhance the Existing Development Pattern
3. Promote Community Safety
4. Enhance Local Recreational Opportunities
5. Create Opportunities for Local Economic Activities
6. Provide Infrastructure that Meets Rural Services

The proposed ASP also provides a more specific Generalized Land Use Concept that reflects the desired future development pattern in the community. Policies in the proposed Conklin ASP provide guidance to Council and Administration regarding development in the community. This ASP, if adopted, will facilitate the corresponding update of the Land Use Bylaw for the Hamlet of Conklin and guide sustainable growth and development in the area.

Administration supports the proposed Area Structure Plan and recommends that Bylaw No. 13/024 be given first reading.

Attachments:

1. Bylaw No. 13/024
2. Area Structure Plan Context Map

BYLAW NO. 13/024

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO
TO ADOPT THE CONKLIN AREA STRUCTURE PLAN**

WHEREAS Section 633 of the *Municipal Government Act*, R.S.A., 2000, Chapter M-26 and amendments thereto authorizes Council to enact a bylaw adopting an Area Structure Plan.

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

1. Bylaw No. 13/024, being the Conklin Area Structure Plan as set out in Schedule A, is hereby adopted.
2. Bylaw No. 02/061 and all amendments thereto is hereby repealed.
3. This bylaw shall be passed and become effective when it receives third reading and being signed by the Mayor and Chief Legislative Officer.

READ a first time this _____ day of _____, A.D. 2013.

READ a second time this _____ day of _____, A.D. 2013.

READ a third and final time this _____ day of _____, A.D. 2013.

SIGNED and PASSED this _____ day of _____, A.D. 2013.

Mayor

Chief Legislative Officer



CONKLIN AREA STRUCTURE PLAN



Welcome sign at Conklin Community Centre



ACKNOWLEDGEMENTS

The Conklin Area Structure Plan was developed by the Regional Municipality of Wood Buffalo (RMWB/the Municipality) in collaboration with Conklin's residents and key stakeholders. The Municipality thanks the residents, Elders, Conklin Métis Local 193, Conklin Resource Development Advisory Committee (CRDAC) leaders, and all stakeholders for kindly giving their time, sharing their views, and providing valuable input for making the Conklin community a better place to live, work, and play.

THE ASP'S PURPOSE

The Conklin Area Structure Plan (ASP/the Plan) is a statutory document prepared in accordance with the Municipal Government Act (R.S.A. 2000) that will guide land use and development in the Conklin area. The Conklin Area Structure Plan is intended to:

- Establish policies that promote orderly and sustainable land uses in the area; and
- Integrate existing and future infrastructure requirements with generalized land uses.

Although the plan is designed for the long term (up to 20 years), it will be reviewed every five years as a minimum and be updated as needed to ensure it remains relevant to existing conditions.

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PART 1: SETTING THE STAGE

This section sets the context for the Conklin Area Structure Plan. It provides a summary analysis of the community's existing information and discusses the planning and policy framework, which includes key regional influences as well as the Municipal Development Plan's strategic directions for the community's future.



Hamlet of Conklin Aerial View in 2008

THE HAMLET OF CONKLIN

Conklin is located at the confluence of Christina Lake and the Jackfish River, approximately 160 km southeast of Fort McMurray. Christina Lake, which is at the northeastern end of the Hamlet, plays a number of important functions. It provides fish and wildlife habitat, maintains watershed and water quality functions, and provides recreation opportunities.

The lake and its associated tributaries, including the Jackfish River and Birch Creek, are greatly valued by the community. The predominantly Métis population appreciate the lake and its surroundings for their ecological value, cultural significance, and the opportunities they provide for practicing traditional land use, including harvesting berries and culturally important roots and medicines.

In recent years, the Hamlet has experienced a decline in traditional use, including harvesting and hunting, due to the increasing number of oil and gas developments and forestry in the surrounding area. Infrastructure investment, including roadways and power lines, is also contributing to the decline. This Area Structure Plan (ASP) seeks to reconcile the community's desire to preserve the character of the Hamlet with the reality of increasing pressures of industrial development occurring in close proximity.

WHAT'S IN A NAME?

Christina Lake and the river originating from it were named to honour Christine Gordon, a Scotswoman, who was the first white woman to make a permanent home in Fort McMurray. Miss Gordon was a fur trader operating in competition with the Hudson's Bay Company.

CONKLIN OVERVIEW

Regional Influences

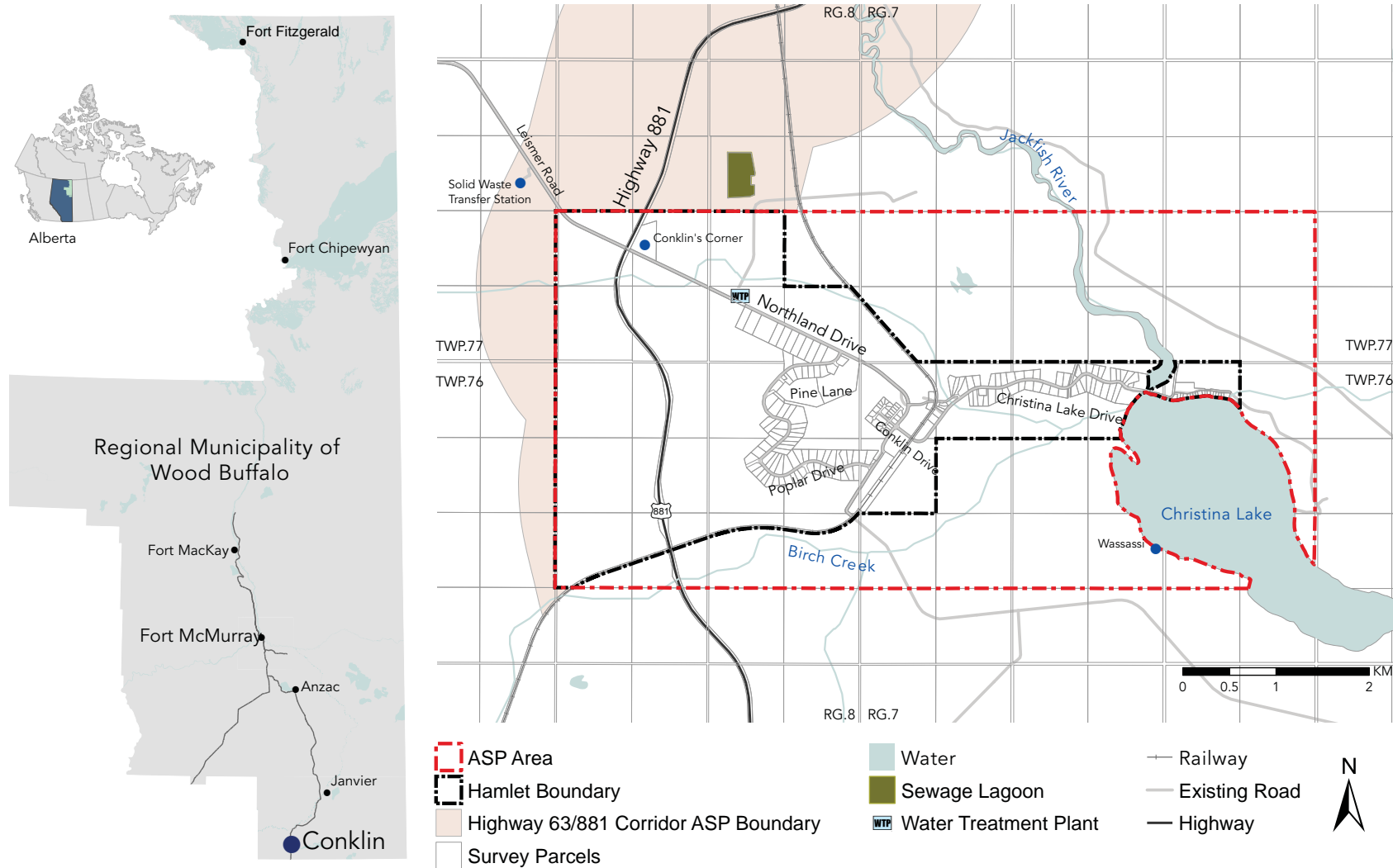
Conklin is located in “bitumen alley,” an area characterized by significant oil sands deposits. Development is occurring in the form of in situ projects, commonly known as Steam Assisted Gravity Drainage (SAGD). Although SAGD operations consume less land than open pit mining operations, the increasing number of projects in the area continues to fragment the land and cumulative effects are putting significant pressure on the natural environment. Presently, there are more than 10,000 project accommodation beds (existing and approved capacity) within a 30 km radius of Conklin and more growth is projected for this region (See Map 2 for Sub-Regional Context).

The ASP area

Highway 881 connects the Hamlet of Conklin to the Urban Service Area of Fort McMurray to the north and Lac La Biche County to the south. The closest community is the Hamlet of Janvier, which lies 30 km northeast of Conklin along Highway 881. The ASP area encompasses approximately 3,000 hectares (ha) with Christina Lake and the Jackfish River defining the eastern end and Highway 881 traveling through the western portion. Throughout this document, the term “ASP area” will be used to describe the Hamlet and the wider area as shown on Map 1. The term “Hamlet” refers to the legally defined boundary for the Hamlet of Conklin.

MAP 1: CONKLIN ASP CONTEXT MAP

The Conklin ASP Context Map illustrates the location of the ASP area and the Hamlet Boundary relative to the region. Areas have been generalized and are only approximate.



MAP 2: SUB-REGIONAL CONTEXT MAP

The Sub-regional Context Map illustrates the location and capacity of surrounding accommodations, as well as surrounding oil sands agreements by the industry. This map is not meant to be interpreted and amended on a site specific basis. Areas have been generalized and are only approximate.

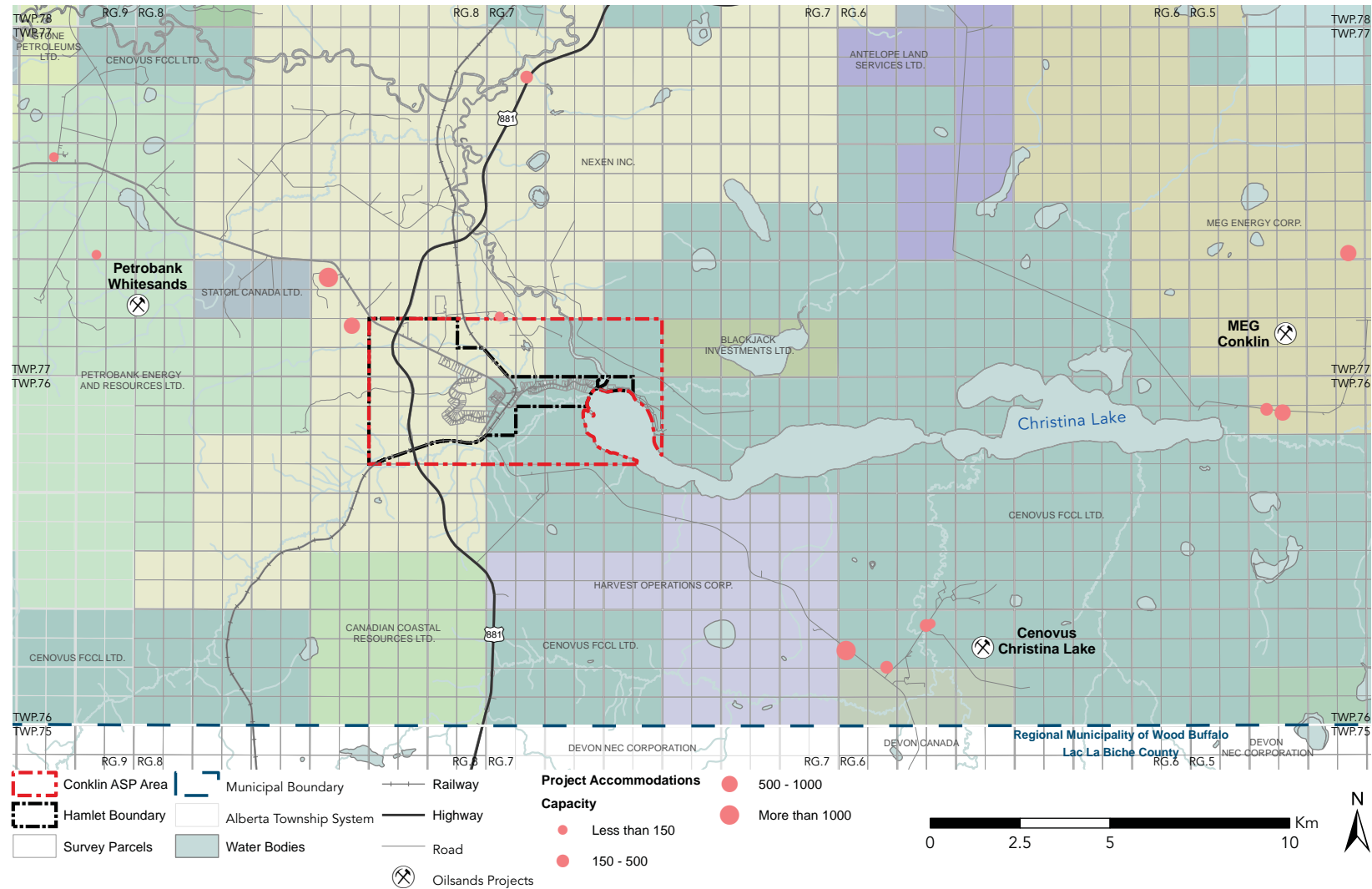
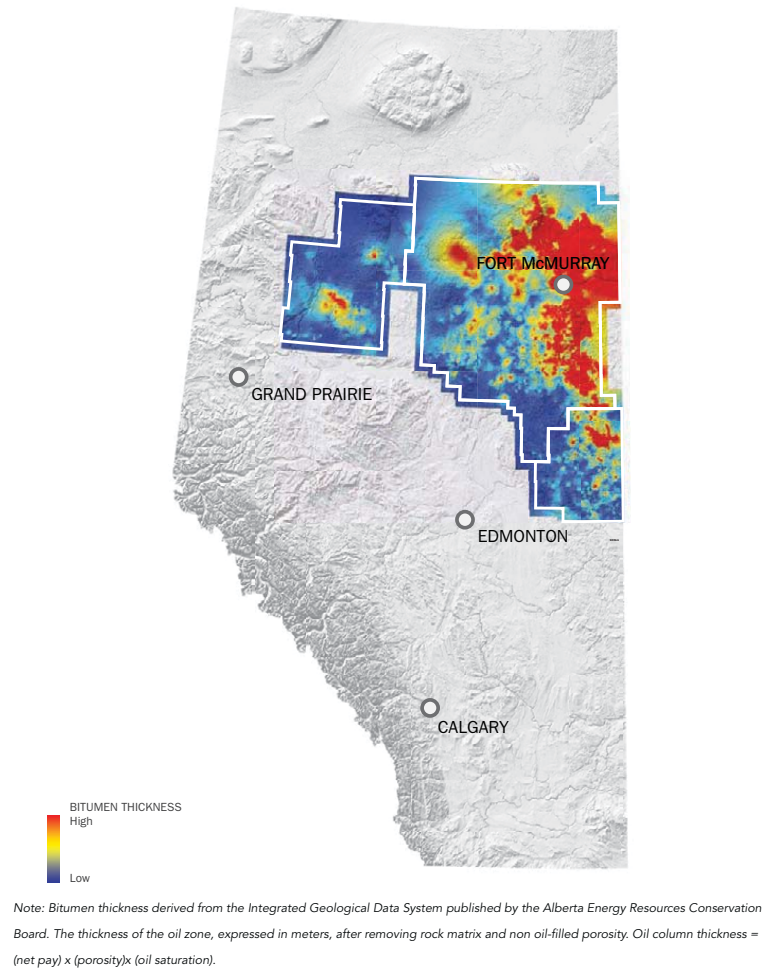
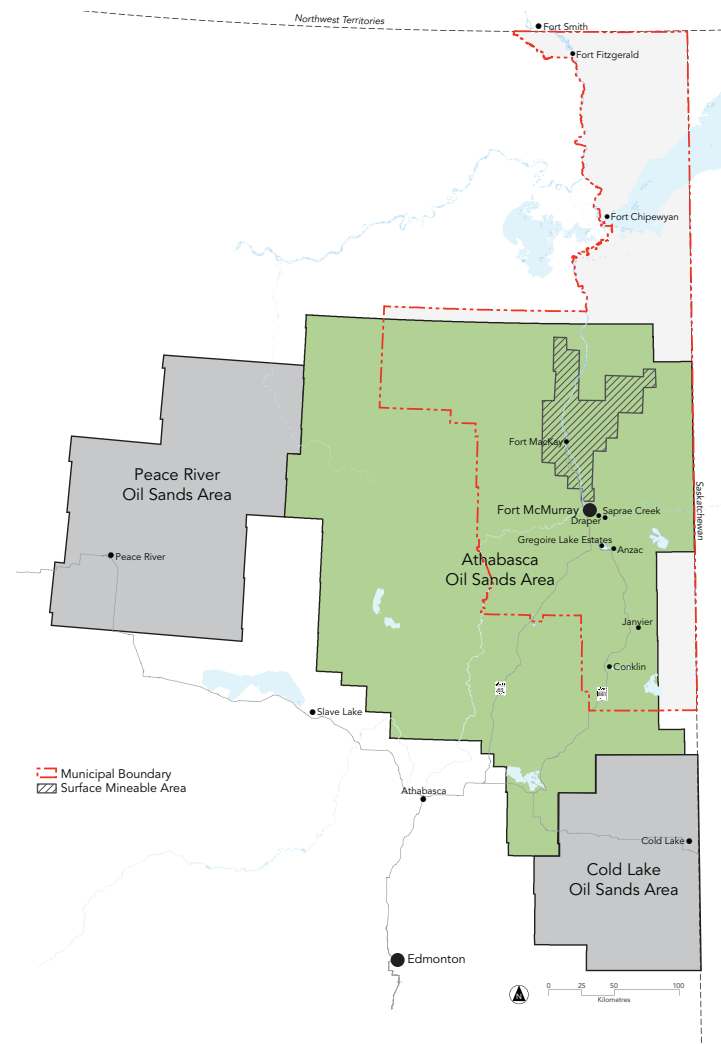


Figure 1: Alberta Bitumen Deposits



Source: Comprehensive Regional Infrastructure Sustainability Plan (CRISP) for the Athabasca Oil Sands Area (AOSA), Pg.16

Figure 2: Athabasca Oil Sands Area



Source: RMWB Municipal Development Plan Bylaw No.11/027, Pg.23

EXISTING CONDITIONS

Environment

Situated in the extensive drainage basin of Christina Lake, the majority of the land in the ASP area exists in its natural forested state, although some fragmentation has occurred due in part to development associated with the oil and gas industry (e.g., seismic lines and pipeline corridors) and infrastructure (e.g., road and power lines). Due to the high water table, a large portion of the ASP area is poorly drained. The poorly drained areas, located along the northern and southern boundaries of the ASP area and east of the railway tracks moving towards Christina Lake, are a significant development constraint. Higher quality land more suitable for development is located on the better drained ground in the central western portion of the ASP area (See Map 3: Environmental Constraint Map on Pg.14).

Society

Between 2000 and 2004, the population of Conklin remained relatively stable at around 215 people according to the municipal censuses. Since then, the Hamlet has experienced a growth of more than 50% to 318 people in 2012. Much of this growth is due to temporary workers moving to the Hamlet for industry and construction related employment.

The majority of residential development takes the form of single detached housing or manufactured homes on large lots averaging 1 hectare (ha), that is 2.5 acres. Residents value the rural character of their community and would prefer future residential development to respect the existing development pattern.

Currently, recreational facilities consist of a small park, a small playground, an ice rink, a baseball diamond, and two indoor gyms (one at the community centre and one at the school). The community desires a centrally located natural park where they can take advantage of nature for outdoor recreation activities throughout the year.

Culture

According to Alberta Culture and Community Spirit, the shoreline area of Christina Lake has potential for Historical Resources Value (HRV) with values ranging from 4 to 5. This means the area either contains or is believed to contain a historic resource that may require avoidance from development (See Glossary of Terms for detail HRV breakdown). Conklin residents have also identified the shoreline and the associated Wassassi area as having strong historical and cultural significance to their community.

Public Service

Institutional uses located at the intersection of Northland Drive and Christina Lake Drive form the basis of the Hamlet's Community Core. Existing institutional uses include a community centre, elementary school, and volunteer fire department.

The existing two cemeteries located north of Christina Lake Drive are already at capacity. Studies are currently underway to examine the possibility of expanding one of the cemeteries situated north of Christina Lake Drive in proximity to the Community Core.

Economy

Existing commercial development at the corner of Highway 881 and Northland Drive provides convenience and hospitality services to local residents, travellers, and surrounding industry workers. Christina Lake Lodge, located on the northern shore of Christina Lake, east of the Jackfish River, provides accommodation for industry workers throughout the year and campground services to the public during the summer season. Residents desire local commercial and retail services, such as a small corner store and post office, to be more centrally located in the Hamlet. Residents also expressed their interests in setting up their own home businesses, such as bed and breakfasts or home offices.

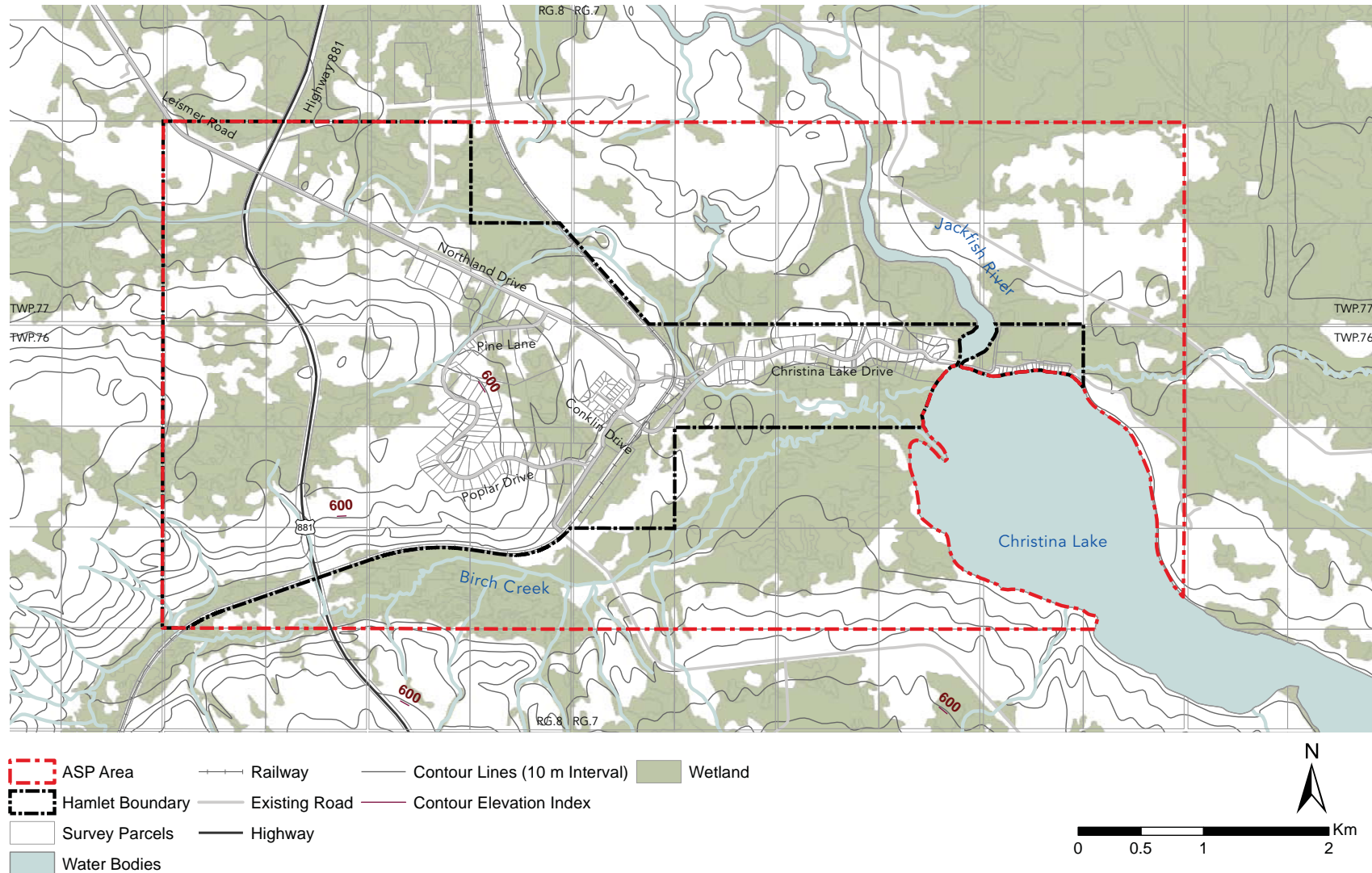
Some light industry exists along the south side of Northland Drive, at the gateway to the Hamlet. More industrial lands in appropriate locations are needed, as there is a desire from business owners and entrepreneurs to expand local business opportunities providing goods and services to the surrounding oil and gas industry.

Infrastructure

In terms of existing infrastructure, the water treatment plant and sewage lagoon are both at capacity. Potable water is delivered and waste water is removed by truck haul. A new water treatment plant, located on Northland Drive approximately 1.5 km from the intersection of Highway 881, is expected to be in operation by the end of 2013. A municipal solid waste transfer station (previously a municipal landfill) is located west of Highway 881 on Northland Drive (Leismer Road), servicing both the Hamlet and the surrounding industry.

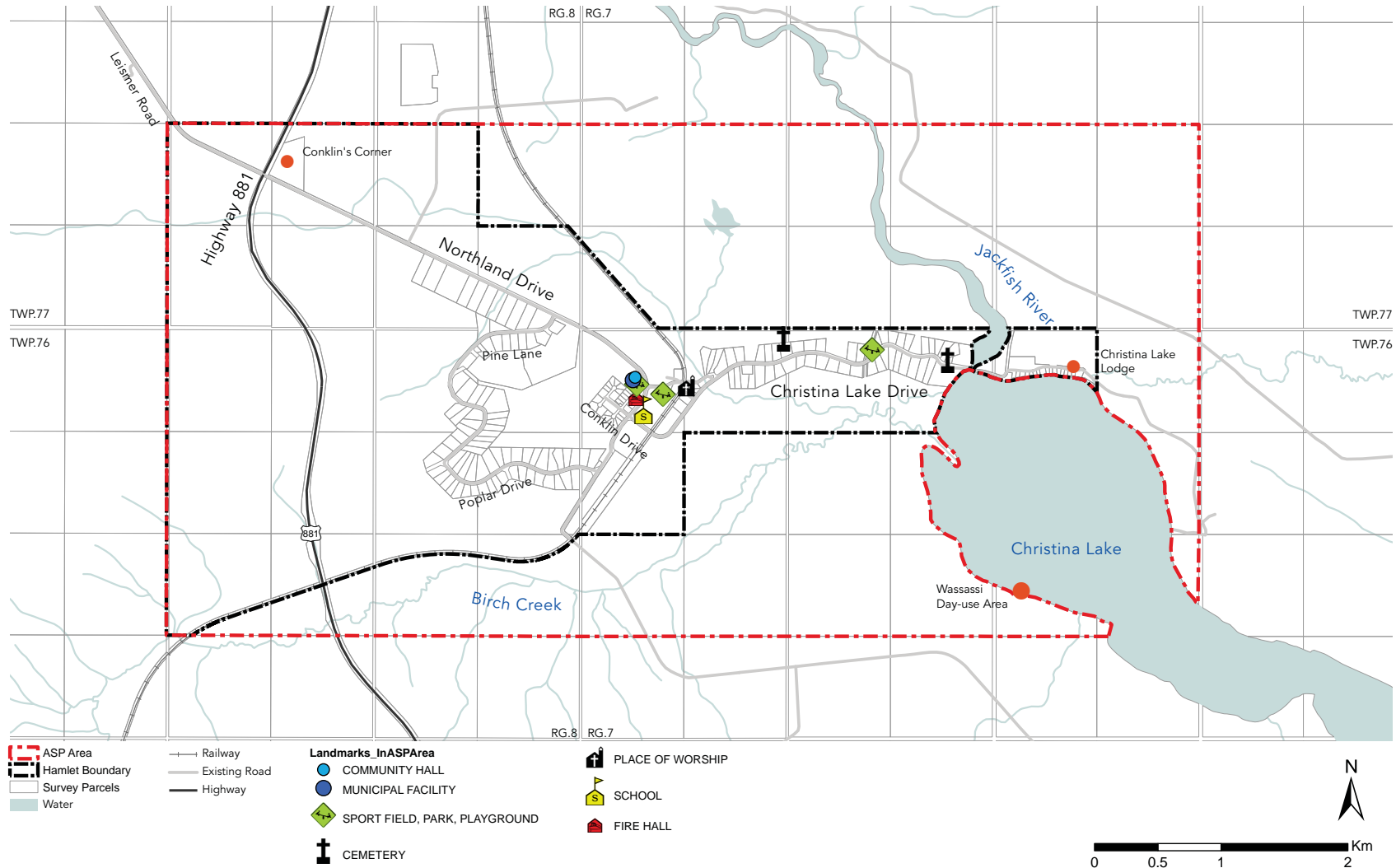
MAP 3: ENVIRONMENTAL CONSTRAINT MAP

The Environmental Constraint Map shows areas that are environmentally sensitive. Areas have been generalized and are only approximate. Further investigations and assessments are necessary to verify constraints to development and servicing on a more site specific basis. This map is not meant to be interpreted and amended on a site specific basis.



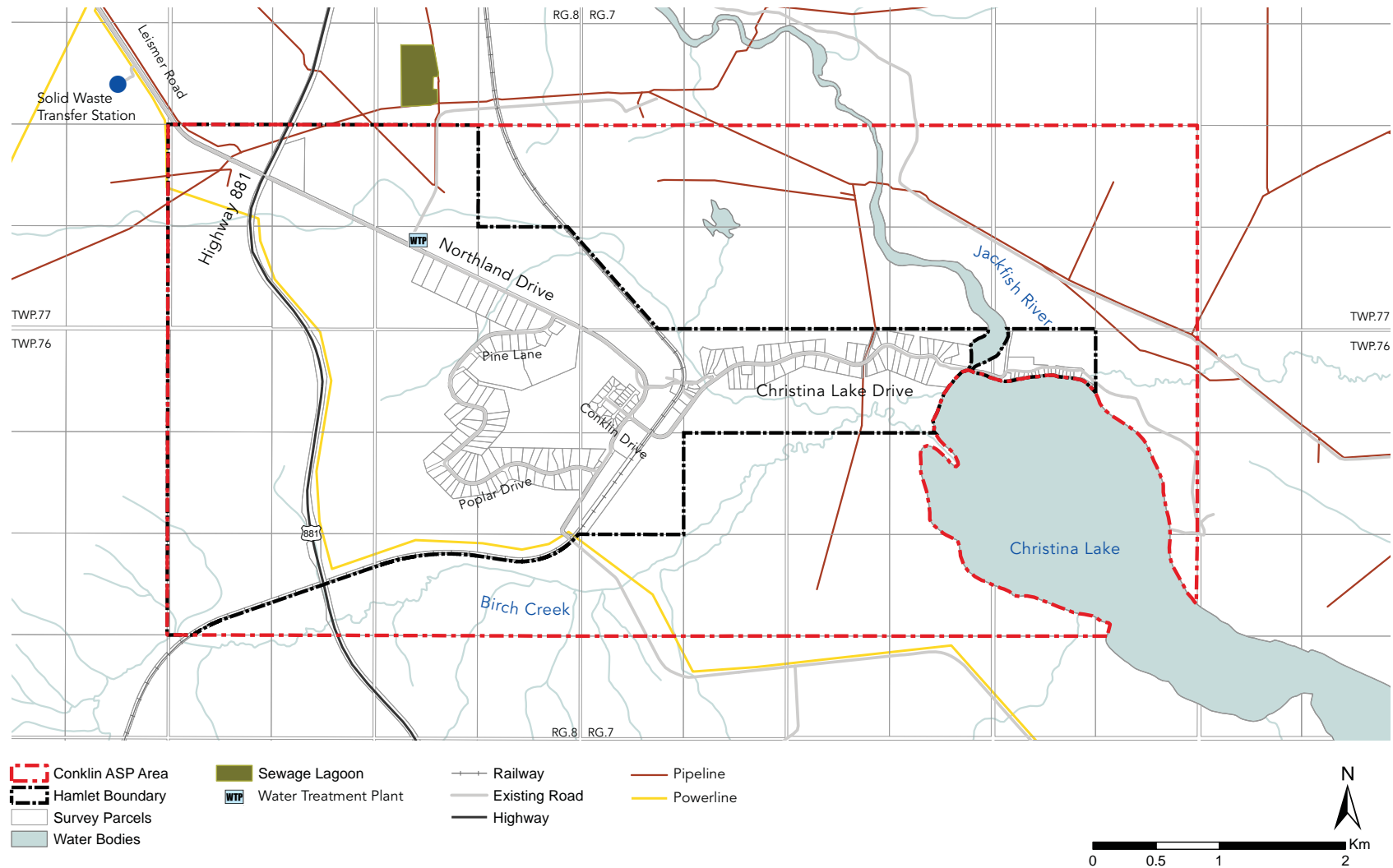
MAP 4: SOCIAL INFRASTRUCTURE MAP

The Social Infrastructure Map illustrates the location of existing public services, recreation facilities, and landmarks in the ASP area. This map is not meant to be interpreted and amended on a site specific basis. Areas have been generalized and are only approximate.



MAP 5: PHYSICAL INFRASTRUCTURE MAP

The Physical Infrastructure Map illustrates the existing infrastructures. This map is not meant to be interpreted and amended on a site specific basis. Areas have been generalized and are only approximate.



PLANNING AND POLICY FRAMEWORK

Municipal Government Act (MGA)

The MGA enables municipalities to prepare statutory plans, such as Area Structure Plans (ASPs), and sets out the minimum requirements that the statutory plan should address (MGA Section 633). The Act mandates that all statutory plans adopted by a municipality be consistent with each other (MGA Section 638).

Municipal Development Plan (MDP)

The Municipal Development Plan (Bylaw No. 11/027), as adopted by Council in 2011, guides how the Municipality manages resources and provides overall direction for sustainable growth for the next 20 years. The Municipality wants to ensure a healthy and vibrant region that will thrive for generations to come. This ASP builds on the policy framework of the MDP, while providing more specific direction in the ASP area with added community and stakeholder input.

MDP Direction C.2.1 “Accommodate balanced growth in Conklin” outlines the following:

“Despite the increasing demands for development, the Municipality will support modest growth in Conklin. The existing development pattern of single family residential will be respected as limited new residential areas are added. A range of housing choices will be encouraged near the Community Core to satisfy the needs of all ages and income levels. Highway commercial and light industrial uses will be encouraged to the west of Highway 881 while neighbourhood commercial uses will be supported in the Community Core to create opportunities for local business and neighbourhood services. Future development in Conklin will ensure protection of water sources and areas deemed significant to the community such as Christina Lake, the Jackfish River, and Wassassi Park. Development along watercourses will be restricted.”

This ASP aligns with this direction in the MDP.

Adjacent Area Structure Plans

The Highway 63/881 Corridor Area Structure Plan area is at the west side of the Conklin Area Structure Plan area along the Highway 881 corridor. This ASP aligns with the Highway 63/881 Corridor Area Structure Plan (Bylaw # 07/050), and thus does not require amendment.

Land Use Bylaw (LUB)

The LUB (No. 99/059) identifies the following land use districts in the Hamlet of Conklin: Business Industrial (BI), Environmental Preservation (EP), Hamlet Commercial (HC), Hamlet General (HG), Hamlet Residential (HR), Parks and Recreation (PR), Public Service (PS), and Urban Expansion (UE).

ACHIEVING SUSTAINABILITY IN CONKLIN

Sustainability can mean different things to different people. The Municipality's understanding of sustainability is derived from the Statement of Sustainability, first set out in Envision Wood Buffalo and then adopted in the MDP.

Statement of Sustainability

"We value living in a region that is safe, healthy, inclusive of all residents and provides local opportunities. We have a strong economy, a healthy environment, a rich culture and an abundance of social capital that together form the pillars of sustainability and contribute to quality of life and well-being. We strive to find balance in our economic, environmental, cultural and social systems and to live within their natural limits. We make decisions that reflect an understanding of the interdependence of these systems and consider residents' long-term needs to ensure the resources of today are sustainable into the future."

The Conklin ASP aims to balance the four pillars of sustainability in terms of physical land use planning. Paying attention to and finding the right balance between each pillar, enables land use planning and development to move forward in achieving the regional goal of sustainability and creating a more balanced and livable area. The following section outlines the four pillars and the associated guiding principles used in the development of this ASP's policies and land use framework. These principles were derived from the Conklin vision and align with those identified in the MDP. Due to the interconnected nature between each of the pillars, certain guiding principles overlap.

Environment

The relevant principles are:

- Preserve and protect the natural environment and the culturally significant area

Society

The relevant principles are:

- Conserve and enhance the existing development pattern
- Promote community safety
- Enhance local recreational opportunities

Culture

The relevant principles are:

- Preserve and protect the natural environment and the culturally significant area
- Enhance local recreational opportunities

Economy

The relevant principles are:

- Create opportunities for local economic activities
- Provide infrastructure that meets rural services

CONKLIN'S VISION

"Conklin is a close-knit rural community proud of its aboriginal cultural heritage. While the economic growth of the oil sands develops around us, we are dedicated to enjoying and protecting the natural landscape, traditional areas and sacred places. Our community is safe, appropriately serviced and provides opportunities to live, work and play close to home."

This vision for Conklin, as expressed by residents, provides a picture of what the Hamlet would look like in the future. It provides direction for the orderly and sustainable future development of the area; one that balances land use changes with the community's desire to protect and preserve the natural environment and to celebrate its cultural heritage.

PART 2: ACHIEVING THE VISION

This section outlines a plan for achieving the Community Vision developed during the Area Structure Plan process. Approaches to develop Conklin in a sustainable manner are outlined as key principles, objectives, and policies.



Christina Lakeshore view from Wassassi Area

THE ASP PRINCIPLES

The region around Conklin will continue to see growth of oil sands development along with industrial and commercial activities that support this growth; however, the Hamlet of Conklin itself will see steady but limited new development. The main emphasis for future development will be a more focused and walkable Community Core and the provision of additional employment lands within the Hamlet boundaries.

Other objectives include the provision of additional residential developments to accommodate projected future growth; the preservation of natural beauty, ecosystems and the culturally significant area along Christina Lake, the Jackfish River, and the Wassassi area; as well as the enhancement of local recreational uses in proximity to the Community Core.

The following six principles will guide the future growth and development in the Hamlet of Conklin:

- Preserve and Protect the Natural Environment and the Culturally Significant Area
- Conserve and Enhance the Existing Development Pattern
- Promote Community Safety
- Enhance Local Recreational Opportunities
- Create Opportunities for Local Economic Activities
- Provide Infrastructure that Meets Rural Services

PRINCIPLE 1: PRESERVE AND PROTECT THE NATURAL ENVIRONMENT AND THE CULTURALLY SIGNIFICANT AREA

The natural environment of the ASP area is primarily defined by the Christina Lake drainage basin. Much of the undeveloped area remains in its original forested state, occurring both on the higher dry ground to the west and lower muskeg areas to the east. The relationships between and within these ecosystems are fragile. With increasing pressure due to industrial activities on all sides of the ASP area, it is important to preserve the ecological function of the drainage basin and prevent further fragmentation of the natural landscape. Areas of particular interest include the Christina Lake shoreline along with the Jackfish River riparian zones. The interconnectedness of the watershed requires similar protective measures for the bank of the Jackfish River and associated tributaries.

The shoreline areas of Christina Lake, which potentially hold archaeological resources, should be preserved for their environmental, historical, and aboriginal cultural value. Along the shoreline, vegetation is largely intact and provides an important habitat for flora and fauna. These areas have been, and continue to be, used by local residents for harvesting traditional foods and medicines. The residents of Conklin have also identified Wassassi as an area having cultural significance for the community. The Government of Alberta generally owns and is responsible for managing the beds and shores of water bodies. To prevent greenfield development that fragments the natural landscape, future subdivision and development in the ASP area are to be directed to the appropriate locations according to the Generalized Land Use Concept Map.

Objective 1.1: Protect Christina Lake, the Jackfish River, and associated tributaries

In the ASP area:

Policy 1.1.1 A minimum building setback of 100 metres shall be required from the shoreline along Christina Lake and the Jackfish River.

Policy 1.1.2 A minimum building setback of 30 metres shall be required from the top of banks along Birch Creek.

Policy 1.1.3 A minimum building setback of 15 metres shall be required from the top of banks of all other water bodies. Further investigations, such as geo-technical reports and environmental site assessments shall be required to verify potential constraints to development on a more site specific basis.

Policy 1.1.4 Walking trails and simple structures/equipment associated with day use activities (e.g., picnic tables) may be allowed in the recommended setback, subject to the Municipality's discretion, where such uses are not deemed to create negative impacts on natural habitats or impediments to flood waters.

Policy 1.1.5 The setbacks provided for in policies 1.1.1, 1.1.2 and 1.1.3 may be varied based on an applicant prepared environmental impact assessment that addresses the suitability of the proposed development for the proposed site, reviews its potential environmental and social impacts, and identifies actions necessary to mitigate impacts on the natural environment and traditional land uses in the area.

Policy 1.1.6 Expansion of existing development in the setback areas may be allowed provided that policy 1.1.5 is adhered to by the applicant.

Objective 1.2: Protect the Culturally Significant Area

In areas identified as Culturally Significant:

Policy 1.2.1 Local recreational and cultural activities related to traditional, ceremonial, or educational purposes will be allowed, subject to the Municipality's discretion.

Policy 1.2.2 Only simple and/or temporary structures, such as teepees, display boards and walking trails for traditional, ceremonial or educational purposes shall be allowed.

Policy 1.2.3 Linear developments, such as pipeline corridors, hydro corridors, and seismic lines that compromise the ecological or cultural integrity of the area (e.g., fragmenting the natural landscape and habitat) will not be supported. In such case where an alternative route is not possible, energy and utility companies will be encouraged to share existing pipeline and utility corridors.

Objective 1.3: Preserve the areas of Open Space from premature development

In the ASP area:

Policy 1.3.1 Future subdivision and development shall be consolidated into those areas designated for appropriate uses as shown on the Generalized Land Use Concept Map.

In areas identified as Open Space:

Policy 1.3.2 Development shall not be permitted until land designated for developments within the ASP area has been built out for its intended purposes, as shown on the Proposed Development Sequencing Map.



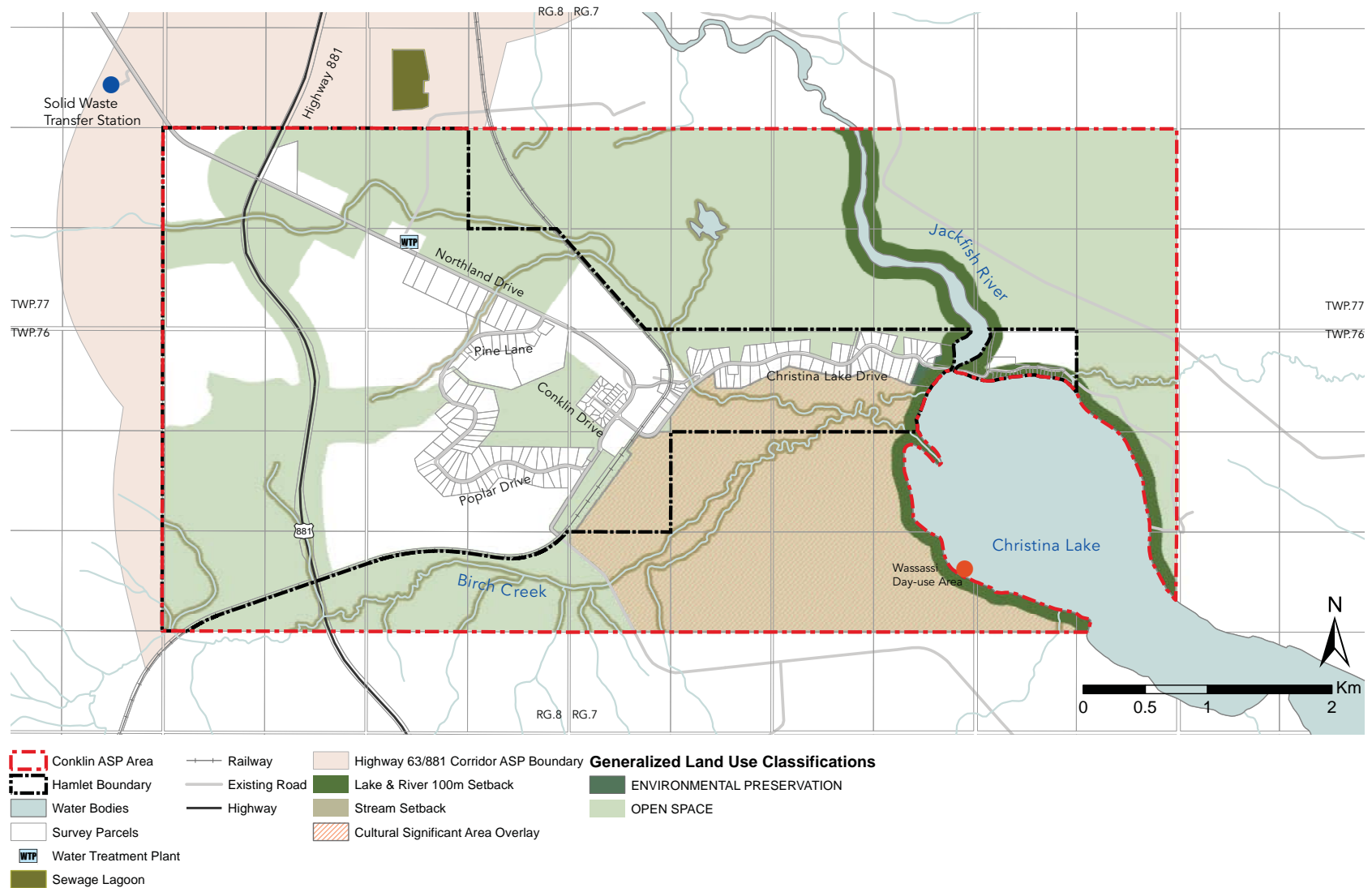
2012 Aerial photo of Wassassi day use area



2012 Aerial photo of Christina Lake Drive, Jackfish River and Christina Lakeshore

MAP 6: PRINCIPLE 1 MAP

The following map illustrates the proposed land uses, overlay, and setback policies under Principle 1: Preserve and Protect the Natural Environment and the Culturally Significant Area. Areas have been generalized and are only approximate.



PRINCIPLE 2: CONSERVE AND ENHANCE THE EXISTING DEVELOPMENT PATTERN

Most residential development in Conklin is nestled amongst boreal forests, within walking distance to Christina Lake. The Lake and its associated water courses are important features of the environment and frame the desired lifestyle of the residents. The shoreline of Christina Lake has not been disturbed by residential development, although some commercial activity (i.e., lodge and campground) is located on the northwestern shore.

Areas in Conklin with good drainage are limited and should therefore be prioritized for future residential development to meet the needs for future growth. Greenfield residential developments should respect the existing development pattern and are to be located on dry grounds located at higher elevations to the west of the existing Hamlet development. Future subdivision and development should demonstrate sound environmental practices, which may include, but are not limited to, green infrastructure, energy efficient building, building orientation, design, landscaping, and integration with the natural landscape.

Locating housing within close proximity to the school and community centre can support a lively central area and bring residents closer to amenities. Access to more affordable housing is needed and may be achieved through residential developments on smaller lots.

Objective 2.1: Maintain the development pattern in existing residential areas

In the ASP area:

Policy 2.1.1 Development of project accommodations and structures that are intended to be used for such purposes shall be prohibited.

Policy 2.1.2 Proposed subdivision and development will be evaluated based on the criteria established by the Municipality, which include but are not limited to proposed density (e.g., people per unit), planned site development for parking, submission of Environmental Assessment, Traffic Impact Assessment, and Outline Plan showing all proposed phases and future uses.

In areas identified as Hamlet Residential along Pine Lane, Poplar Drive, and Christina Lake Drive:

Policy 2.1.3 Only manufactured homes, single, and semi-detached residential development that is consistent with the existing character and density of the Hamlet shall be allowed.

Policy 2.1.4 Residential development shall maintain a minimum lot size of 0.4 ha (1.0 acre).

Objective 2.2: Provide a range of housing choices

In areas identified as Community Core:

Policy 2.2.1 Semi-detached residential development that is consistent with the existing character will be encouraged.

Policy 2.2.2 Housing for seniors will be encouraged in proximity to community facilities and amenities.

In areas identified as Future Country Residential:

Policy 2.2.3 Only manufactured homes and single-detached residential development that are consistent with the existing character and density of the Hamlet shall be allowed.

Policy 2.2.4 Residential development shall maintain a minimum lot size of 1.0 ha (2.5 acres).

Policy 2.2.5 An Outline Plan shall be required for the proposed residential subdivision and development west of Poplar Drive, as identified in the Generalized Land Use Concept Map. Specific requirements for the Outline Plan will be established by the Municipality.

In areas identified as Future Hamlet Residential:

Policy 2.2.6 Manufactured homes, single, and semi-detached residential development that is consistent with the existing character and density of the Hamlet shall be allowed.

Policy 2.2.7 Residential development shall maintain a minimum lot size of 0.4 ha (1 acre).

Policy 2.2.8 An Outline Plan shall be required for all proposed residential subdivisions and developments west of Pine Lane and north of Northland Drive, as identified in the Generalized Land Use Concept Map. Specific requirements for the Outline Plan will be established by the Municipality.

Objective 2.3: Encourage future developments to incorporate sustainable building practices

In the ASP area:

Policy 2.3.1 Subdivision and development will be encouraged to demonstrate sound environmental practices. These may include, but are not limited to, green infrastructure, energy efficient building, building orientation, design, landscaping, and integration with the natural landscape.

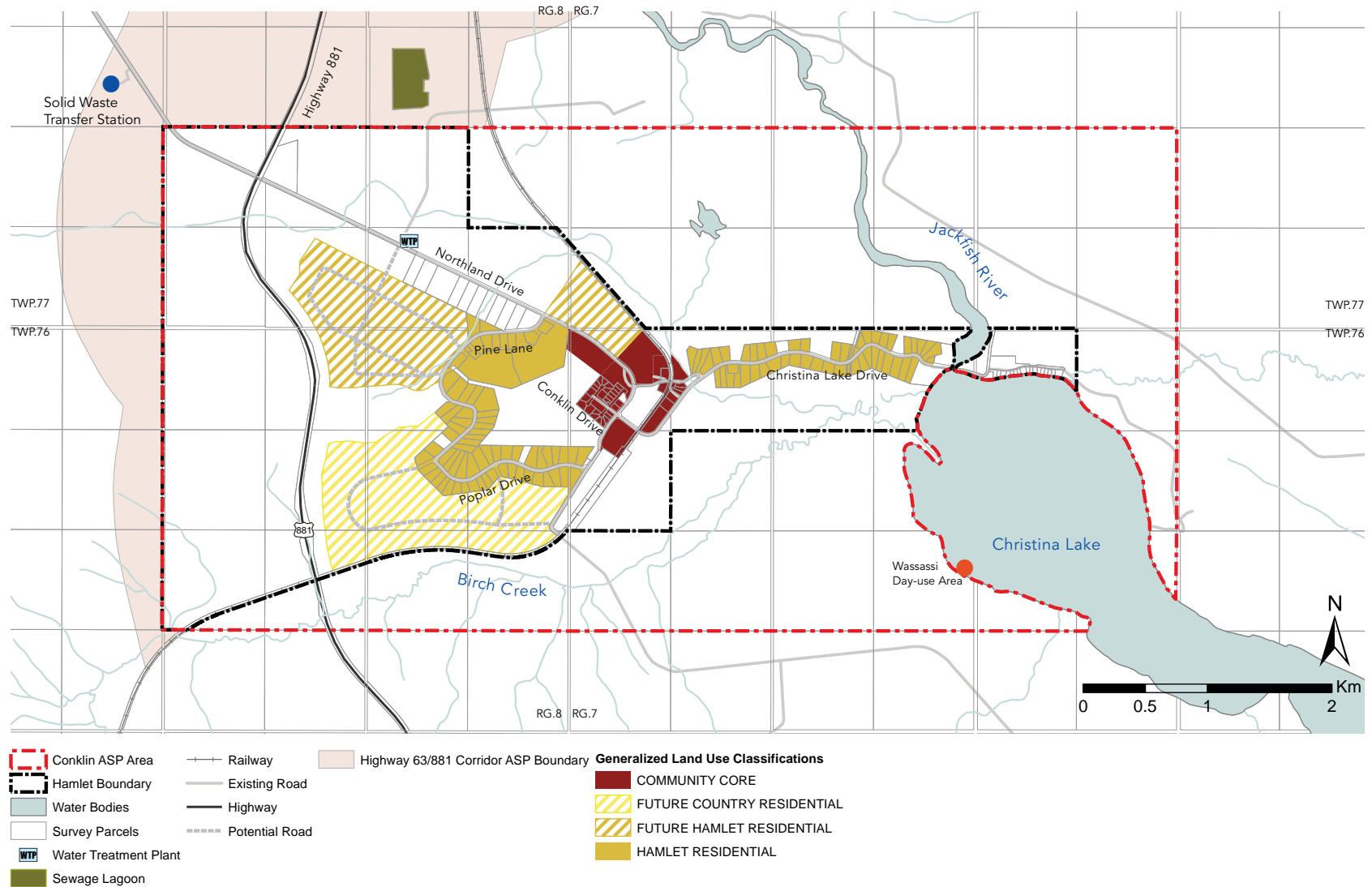
Policy 2.3.2 Appropriate studies such as geotechnical reports and environmental assessments prepared by accredited professionals shall be required for any proposed subdivision and development, which includes or is adjacent to environmentally sensitive areas (e.g., wetland, muskeg, and land adjacent to water courses). Specific requirements for these studies will be established by the Municipality on a case by case basis.



Existing residential development in Conklin

MAP 7: PRINCIPLE 2 MAP

The following map illustrates the proposed land uses under Principle 2: Conserve and Enhance the Existing Development Pattern. Areas have been generalized and are only approximate.



PRINCIPLE 3: PROMOTE COMMUNITY SAFETY

Conklin is located in an area subject to wildfires. The Conklin Wildland Urban Interface (WUI) Project, administrated by the Government of Alberta, is intended to minimize the risk of a wildfire entering or exiting the Hamlet of Conklin through vegetation management (Fuel Reduction or Modification) and fire guard construction (dozer guard). The risk of wildfire may also be mitigated through implementation of the FireSmart program.

Street and traffic safety is a major concern due to the number and size of vehicle traffic travelling through the Hamlet to the nearby oil sands operations. The use of Off-Highway Vehicles (OHVs) is another potential safety hazard for other road users and especially for pedestrians. These concerns may be mitigated by regulating the different modes of transportation, as well as studying the potential for future road access.

Residents also expressed concerns for noise and safety associated with the rail operations running through the Hamlet near the intersection of Northland Drive and Father Mercredi's Trail. With the continuous growth of the surrounding oil sands industry, rail traffic is expected to increase in the foreseeable future. These negative impacts can be mitigated by requiring a buffer strip adjacent to future developments along the railway.

Other community safety concerns, such as insufficient outdoor lighting and limited emergency services, may be addressed by aligning the provision of infrastructure and services with the service needs. Ensuring there is an adequate buffer between the community and the surrounding oil sands activities is also an important factor in establishing community safety.

Objective 3.1: Protect the community from wildfire

In the ASP area:

Policy 3.1.1 Subdivision and development shall incorporate fire preparedness measures, such as FireSmart guidelines prepared by the Government of Alberta.

Objective 3.2: Promote street and traffic safety

In the ASP area:

Policy 3.2.1 Future subdivision and development shall include traffic safety measures to ensure pedestrian safety and mitigate traffic impacts, particularly in the Community Core.

Policy 3.2.2 Provision of a designated trail network to enhance pedestrian and traffic safety to and from existing and future amenities will be reviewed by the Municipality.

Policy 3.2.3 A minimum building setback of 30 metres from the railway shall be required for future subdivision and development abutting the Canada National (CN) railway right-of-way.

Policy 3.2.4 Existing development abutting the CN railway right-of-way will be encouraged to take measures to reduce the impact of noise and seismic vibration through the use of building material and other techniques, such as safety berms with acoustic fence.

Objective 3.3: Ensure community safety meets the Rural Services

In the ASP area:

Policy 3.3.1 Adequate land and access shall be allocated for emergency response services such as the fire department.

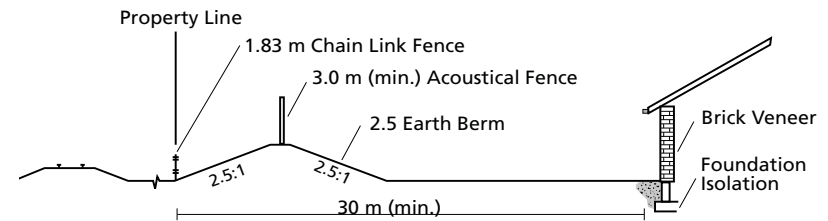
Objective 3.4: Protect the Community from the impact of surrounding oil sands activities

In the ASP area:

Policy 3.4.1 A buffer between the Hamlet and the surrounding oil sands development of not less than 1.6 km shall be established to minimize adverse impacts to the community.

Policy 3.4.1.1 The established buffer may be placed under a Consultative Notation (CNT), which does not place restriction on the use of land, but may require applicants to notify the Municipality and/or other organizations as the CNT holding agency prior to any development.

Figure 3: Typical Mitigation Measures for New Residential Development Adjacent to a Railway Mainline



Source: Earth Tech Canada Inc. (2007). Final Report Proximity Guidelines and Best Practices, Pg.9

PRINCIPLE 4: ENHANCE LOCAL RECREATIONAL OPPORTUNITIES

Recreational and traditional outdoor activities are closely connected to the way of life in Conklin and are highly valued by residents. Recreation supports and promotes active and healthy living, improves individual well-being, and strengthens relationships among all age groups. It also fosters an appreciation of the natural environment.

Much of the ASP area remains in a natural forested state with streams and brooks and is bordered by Christina Lake to the east. Existing trails and natural corridors allow for both passive and active recreational activities. Enhancement of these trails and corridors will provide greater connectivity between the existing and future recreational spaces. Natural areas in proximity to the Community Core can also be used to provide community recreation facilities, such as community gardens, playgrounds, and sports fields. However, any recreational opportunities provided in the ASP area should respect the natural environment and should have little or no environmental impact.



Existing park facility located on Christina Lake Drive

Objective 4.1: Promote centrally located local recreational activities

In areas identified as Open Space between Northland Drive, Poplar Lane, and Pine Lane:

Policy 4.1.1 Provision of a centrally located community recreation area will be examined and considered to encourage all-season outdoor recreation and nature appreciation. Components may include community gardens, playgrounds, and sports fields. It will also serve as a recreational hub for connecting future pedestrian trails.

Objective 4.2: Support active and healthy lifestyles

In the ASP area:

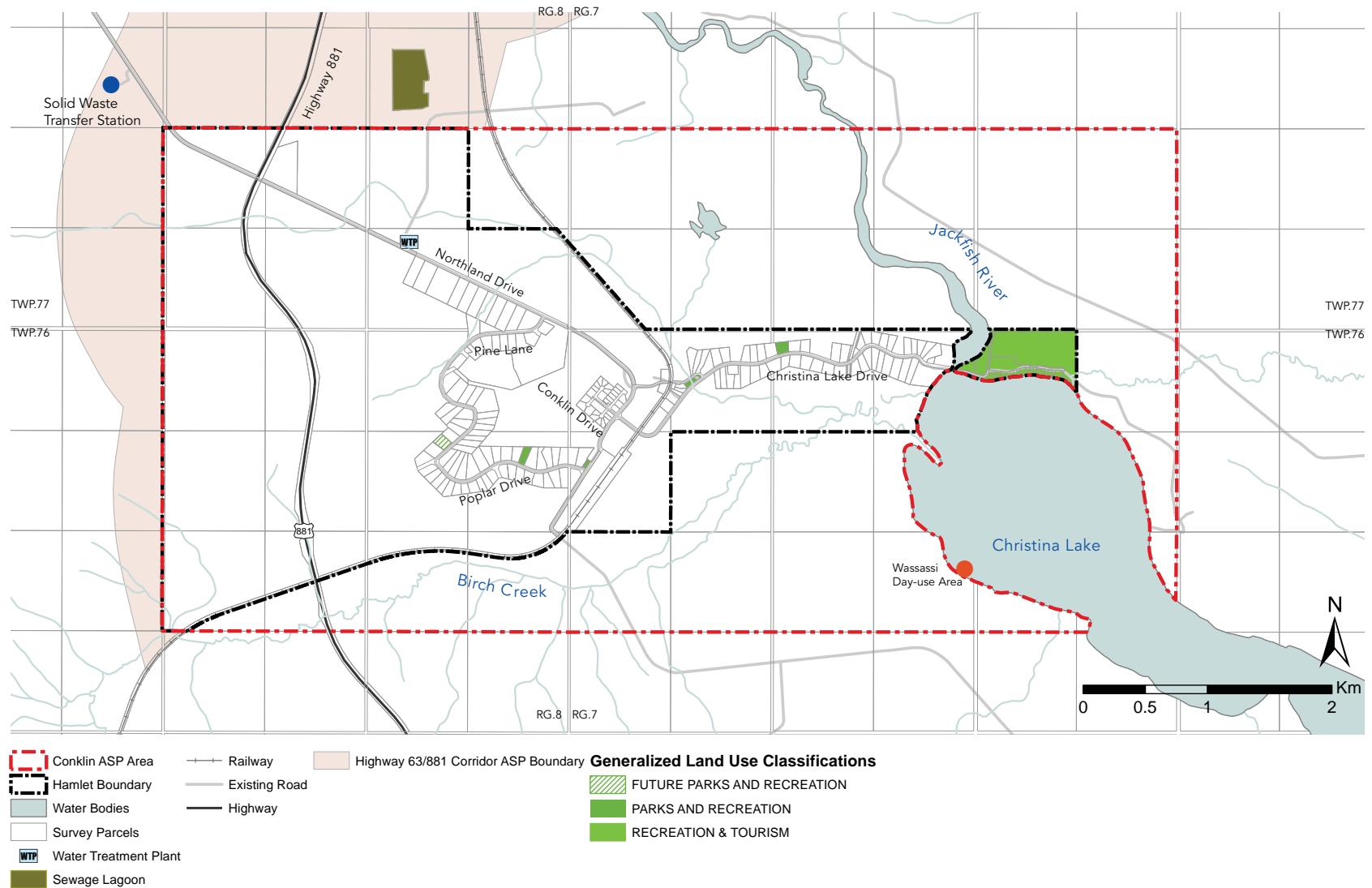
Policy 4.2.1 A pedestrian-friendly environment will be encouraged through community design, which includes, but is not limited to the consideration of proposed site development layout, provision of pedestrian pathways and road access connections.

Policy 4.2.2 Continuous linear corridors shall be designated as Municipal or Environmental Reserve through the subdivision and development process, and be developed to help establish a system of linked parks and trails.

Policy 4.2.3 Provision of a network of all-season pedestrian trails that establishes connections between existing and new residential areas, the Community Core, and the surrounding natural features will be reviewed and considered in future updates.

MAP 8: PRINCIPLE 4 MAP

The following map illustrates the proposed land uses under Principle 4: Enhance Local Recreational Opportunities. Areas have been generalized and are only approximate.



PRINCIPLE 5: CREATE OPPORTUNITIES FOR LOCAL ECONOMIC ACTIVITIES

Conklin is located in a region that is experiencing rapid growth in oil sands development along with associated industrial and commercial activities. Currently, there is a lack of industrial land within the ASP area, which is hindering the ability of both local businesses and Hamlet residents to fully participate in the region's economic growth. The designation of additional lands for industrial use to the west of the existing Hamlet development will serve two purposes. Firstly, it will provide space for new businesses that will create employment opportunities for the Hamlet's residents. And secondly, it will enable local businesses to expand and relocate as required.

At present, the majority of commercial activities are located at the intersection of Highway 881 and Northland Drive. The existing Hamlet Commercial district provides retail and hospitality services to both the travelling public and to the local residents. Within the Hamlet, the proposed Community Core will accommodate a mix of uses to promote increased opportunities for small scale retail and commercial/personal services as desired by the community. This would facilitate a more conveniently located range of commercial and institutional uses that serve the Hamlet residents and may also provide for additional employment opportunities.



2012 Aerial photo of existing Hamlet Commercial activities on Northland Drive

Objective 5.1: Provide increased opportunities for local retail and commercial activities

In areas identified as the Community Core:

Policy 5.1.1 Small scale commercial development related to retail activities, such as convenience stores, restaurants, and personal/commercial services, in proximity to the existing public services and amenities will be accommodated.

Policy 5.1.2 Commercial development shall be compatible with the adjacent uses. Key considerations include, but are not limited to, size and scale of development, building layout, traffic impacts, parking and loading requirements, mix of uses, pedestrian pathway connection, and landscaping treatment.

Policy 5.1.3 An Outline Plan shall be required for the proposed subdivision and development. Specific requirements for the Outline Plan will be established by the Municipality.

In areas identified as the Hamlet Commercial:

Policy 5.1.4 Larger scale and higher intensity commercial development, such as service stations, restaurants, and business support facilities, that meet the needs of both the travelling public and provide business opportunities for residents will be permitted.

Policy 5.1.5 Commercial development will be required to have regard to the area's location and function as the gateway to the Hamlet. Key considerations include, but are not limited to the need for adequate space for parking, loading and internal circulation, safety of all users, as well as landscape and screening treatment.

Objective 5.2: Provide increased opportunities for industrial support activities

In the ASP area:

Policy 5.2.1 General industrial and industrial support activities shall be directed to the west of Highway 881 and to the south of the intersection of Highway 881 and Northland Drive (Leismer Road), as shown on the Generalized Land Use Concept Map.

Policy 5.2.2 Appropriate general industrial and industrial support activities include but are not limited to manufacturing or assembly of goods and products, and automotive and equipment rental, repair and storage.

Policy 5.2.3 Light industrial activities shall be directed to the east of Highway 881, south of Northland Drive, as shown on the Generalized Land Use Concept Map.

Policy 5.2.4 Appropriate light industrial activities include, but are not limited to, lay-down storage yards, construction and industrial maintenance services, industrial carwash, and auto services.

Policy 5.2.5 An Outline Plan shall be required to establish site development parameters for the designated industrial land along Highway 881. Specific requirements for the Outline Plan will be established by the Municipality.

In areas identified as Industrial:

Policy 5.2.6 Development shall mitigate off-site nuisances (e.g., noise, odour, dust) and ensure quality development. Key considerations for quality development include, but are not limited to the site configuration and design of building, landscape treatment, and location and screening of parking and loading areas.

Policy 5.2.7 Existing development will be encouraged to introduce mitigation measures to reduce or eliminate off-site nuisances, and to improve the appearance of the site through the use of landscaping to screen loading, parking, and outdoor storage areas.

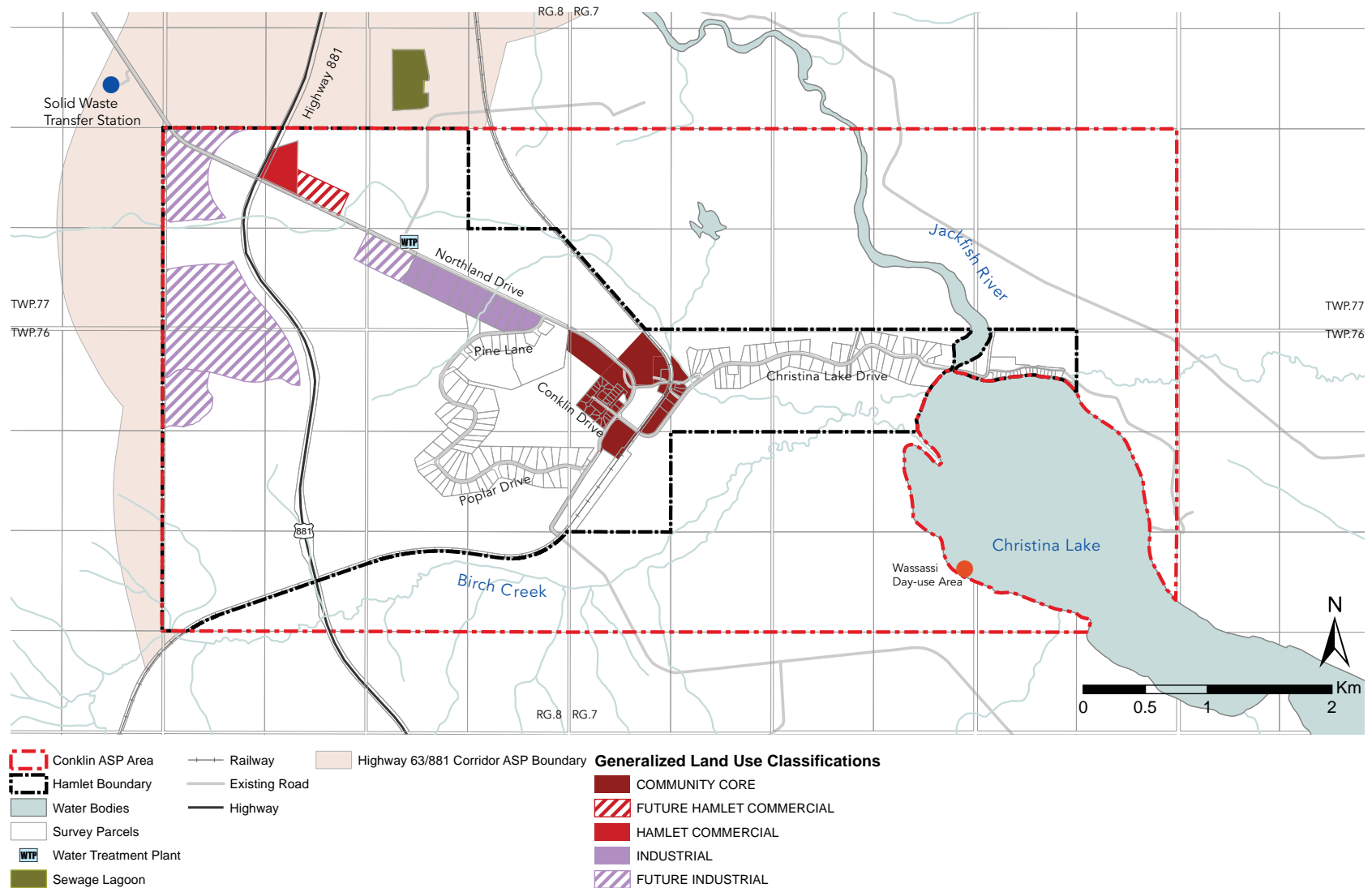
Policy 5.2.8 Commercial development may be permitted provided that proposed development demonstrates compatibility with the adjacent uses. Key considerations include, but are not limited to size and scale of development, building height and layout, access and circulation, traffic impacts, pedestrian connectivity, parking and loading requirements, nearby uses, off-site nuisances mitigation (e.g., noise, odour, dust), as well as landscaping buffer and treatment.



2012 Aerial photo of existing industrial activities south of Northland Drive

MAP 9: PRINCIPLE 5 MAP

The following map illustrates the proposed land uses under Principle 5: Create Opportunities for Local Economic Activities. Areas have been generalized and are only approximate.



PRINCIPLE 6: PROVIDE INFRASTRUCTURE THAT MEETS RURAL SERVICES

The provision of municipal services and infrastructure that meet both the present and future needs is essential. Appropriate and adequate road network and access shall be established to direct and support the commercial and industrial activities within the ASP area. Construction of a new water treatment plant, a garage for operational purposes, and a waste water pumping station, as well as the upgrades to the raw water pumping station, were started in 2009 and are likely to be completed by the end of 2013.



New water treatment plant in construction on Northland Drive

Objective 6.1: Promote the use of Green Infrastructure

In the ASP area:

Policy 6.1.1 The use of Low Impact Development standards, stormwater best management practices, and environmentally-friendly technologies will be required.

Policy 6.1.2 Subdivision and development will be required to demonstrate sound environmental practices. These may include, but are not limited to green infrastructure, energy efficient building, building orientation, design, landscaping, and integration with the natural landscape.

Objective 6.2: Provide appropriate access to commercial and industrial activities

In the ASP area along Highway 881:

Policy 6.2.1 A development setback of 120 metres from the centre of the highway will be required for future highway widening and upgrading. Any development proposed within the highway setback will be subject to Alberta Transportation approval.

Policy 6.2.2 A development setback of 400 metres will be required from the center point of the Highway 881 and Northland Drive (Leismer Road) intersection for future upgrades and improvement. Any development proposed within the intersection setback will be subject to Alberta Transportation approval.

Policy 6.2.3 Construction of permanent buildings and associated structures within the setbacks as listed in Policy 6.2.1 and 6.2.2 shall be prohibited, with the exception of existing Hamlet Commercial uses at the northeast intersection of Highway 881 and Northland Drive (Leismer Road).

Policy 6.2.4 Only temporary structures for interim uses associated with roadway construction in the setback area, as listed in Policy 6.2.1 and 6.2.2, may be permitted.

Policy 6.2.4.1 In cases where Alberta Transportation deems the areas are suitable for future development, the setback areas may be incorporated into the proposed Industrial and/or Hamlet Commercial use as shown in the Generalized Land Use Concept Map.

Policy 6.2.5 Alberta Transportation will be requested to collaborate in the identification of future additional all-directional access points.

Policy 6.2.6 A suitable and safe road network connecting Northland Drive (Leismer Road) to the designated industrial areas, as shown on the Generalized Land Use Concept Map, will be required through the subdivision and development process.

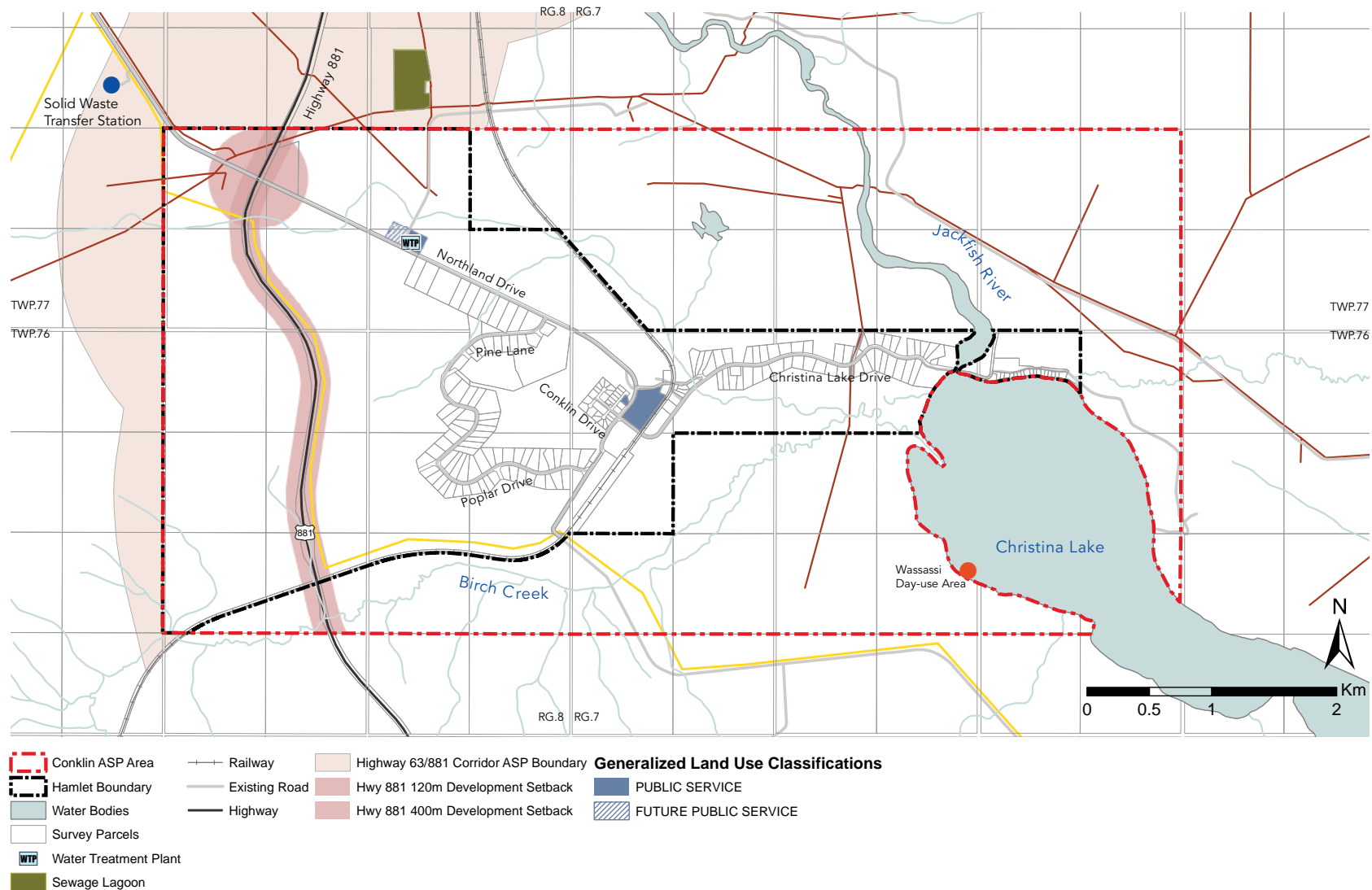
Policy 6.2.7 Developers will be responsible for the cost of intersection improvements, including intersection onto provincially and municipally owned roads, as a result of the proposed development.



2012 Aerial photo of Highway 881 and Northland Drive (Leismer Road) intersection facing north

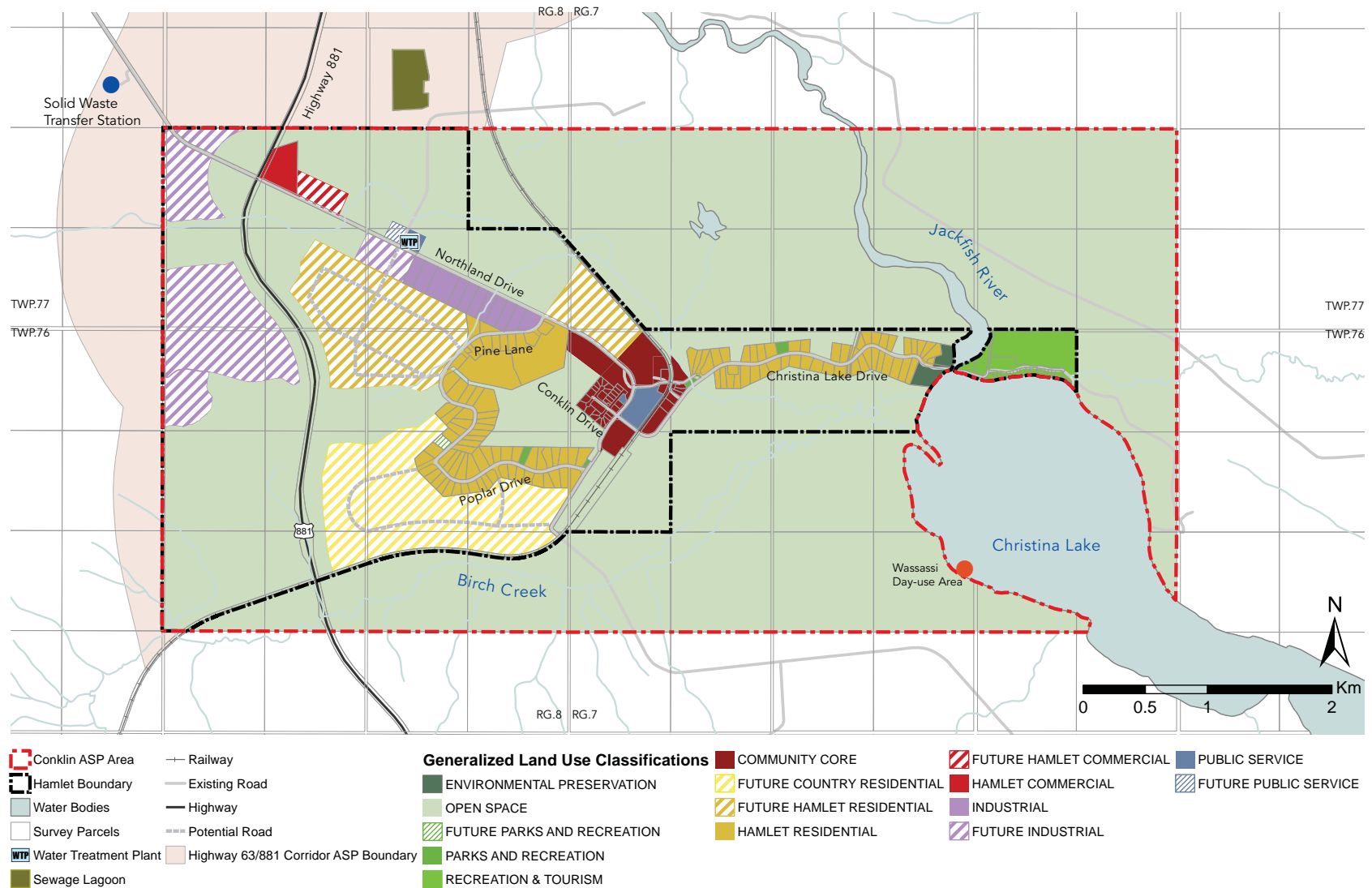
MAP 10: PRINCIPLE 6 MAP

The following map illustrates the proposed land uses and setback policies under Principle 6: Provide Infrastructure that Meets Rural Services. Areas have been generalized and are only approximate.



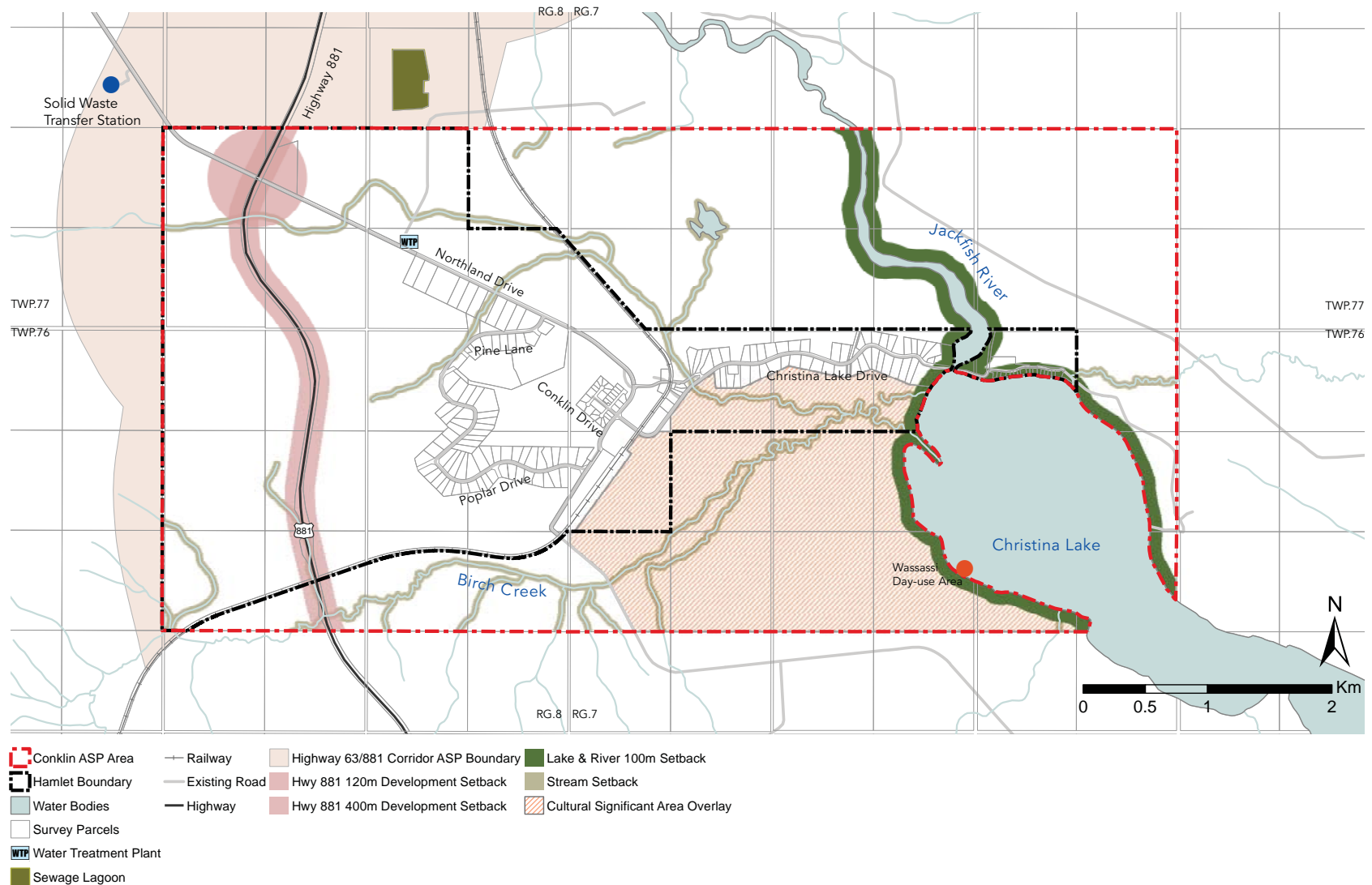
MAP 11: CONKLIN GENERALIZED LAND USE CONCEPT MAP

The following map represents the Generalized Land Use Concept for the Conklin Area Structure Plan.



MAP 12: GENERALIZED LAND USE CONCEPT OVERLAY

The following map represents the overlay and setback policies in the Conklin Area Structure Plan. Areas have been generalized and are only approximate.



GENERALIZED LAND USES

Community Core

The Community Core is the heart of the Hamlet and the focus for small scale commercial, institutional, and residential uses. The Community Core provides a variety of services, facilities, and activities to meet the community's needs. To encourage a vibrant and pedestrian-friendly core, development will be more compact compared to the rest of the hamlet. Areas in close proximity to community amenities would be an appropriate location for seniors' housing. Institutional uses, such as churches, schools, and community centres that serve the community residents will be concentrated in this area.

Environmental Preservation

The two existing Environmental Reserve (ER) lots located at the junction of Christina Lake and the Jackfish River are identified as Environmental Preservation. The intent is to preserve the natural open space and protect the environmentally sensitive land in that area. The area must be left in its natural state or may be used as a public park.

Hamlet Commercial

Existing Hamlet Commercial uses will continue to concentrate at the intersection of Northland Drive and Highway 881 to meet the needs of both the travelling public and to provide business opportunities for residents. Larger scale and higher intensity commercial development, such as service stations, restaurants, retail stores, and business support facilities will be accommodated in this area.

Industrial

This classification provides for a wide range of general industrial uses, which may include industrial support and storage facilities. These uses should be low intensity in nature to ensure development will not adversely affect surrounding non-industrial uses through the generation of emissions, noise, odours, vibrations, heat, bright light, or dust.

Industrial land use is identified primarily to areas west of the Hamlet, on unserviced lots, away from existing and proposed residential uses, and could accommodate general industrial uses such as warehousing, general business, lay-down yards, and service uses that support nearby oil sands development and other industrial activity. Commercial development may be permitted provided that proposed development demonstrates compatibility with the adjacent uses.

Open Space

This classification protects undeveloped areas from premature subdivision and development. Future development of open space where there are potential geotechnical and environmental constraints will need to provide geotechnical, servicing, and other expert studies to the satisfaction of the Municipality. The development of trails may be exempt from the technical study requirements.

Parks and Recreation

This classification includes land uses for parks and recreation facilities intended for the use and enjoyment of the community. Community parks, trails, outdoor recreation facilities, and playgrounds are examples of uses considered.

Public Service

This classification allows for a variety of uses intended to deliver educational, health, government, and other institutional uses. Uses may include municipal infrastructure, health care facilities, parks, and schools.

Recreation and Tourism

This classification allows for indoor and outdoor recreation facilities that also include commercial elements for tourism purposes, such as boat launches, recreational campgrounds, and lodges. Existing residential uses will continue to be allowed in this area.

Residential

A variety of built forms and housing types that are accessible to all age groups and income levels are allowed and encouraged under the following two residential classifications:

COUNTRY RESIDENTIAL

This classification allows for single detached dwellings on large individual lots with a minimum lot size of 1.0 ha (2.5 acres) and will continue the existing residential development patterns to the west of Poplar Drive.

HAMLET RESIDENTIAL

The majority of existing residential lots in the Hamlet fall within this classification. This area currently consists of predominantly manufactured homes and single detached housing. Single detached dwellings on individual lots with a minimum lot size of 0.4 ha (1acre) will be encouraged as a continuation of the existing residential development pattern. This classification also allows for infill residential development given that proposed development can retain the existing characteristics of the area.

OVERLAY

Culturally Significant Area

This classification includes areas that the local Métis community identified as being significant for both their historical and cultural values. The intent of this category is to preserve the existing area as natural open space to minimize disturbance from development.

PART 3 : MAKING IT WORK

This section discusses the key considerations in implementing this Area Structure Plan.



IMPLEMENTATION

The policies in the Conklin ASP represent Council's guidance regarding growth and development within the study area and represent the community's interests. Although the Plan is seen as a document with principles that will be valid in the long term (up to 20 years), it will be reviewed and updated as required to ensure it remains relevant.

IMPLEMENTATION PRIORITIES

A major component of the plan implementation is the Land Use Bylaw (LUB). The Land Use Bylaw should be reviewed as the first step of the Conklin ASP implementation. Under the LUB, land will be designated using the ASP's policies and Generalized Land Use Concept Map for guidance. Flexibility in varying the location and design of these elements as the result of more detailed planning will be addressed at the Outline Plan and/or Plan of Subdivision stage.

Additionally, a Sub-Regional Area Structure Plan should be prepared to address the surrounding growth in the Conklin area. Development of project accommodations has become a primary challenge in the Conklin area. As of the end of 2012, there was approximately 10,000+ approved bed capacity in the vicinity of the Hamlet of Conklin. Such growth is imposing increasing development pressures (physically, socially and culturally). While considerable increase in oil sands development is anticipated by the year 2015, preparations of the Sub-Regional Area Structure Plan should occur in a timely manner.

PROPOSED DEVELOPMENT SEQUENCE

The Proposed Development Sequencing Map graphically illustrates the sequence of development proposed in Conklin. Sequence of development may be adjusted, and is based on a number of considerations, which include:

- Suitability of vacant lots with appropriate designation
- Availability of existing access and roadways
- Availability of servicing capacity
- Proximity to existing and proposed municipal facilities and amenities

MAP 13: PROPOSED DEVELOPMENT SEQUENCING MAP

The following map represents the general sequence of future development proposed for the ASP area. This map is not meant to be interpreted and amended on a site specific basis. Areas have been generalized and are only approximate.

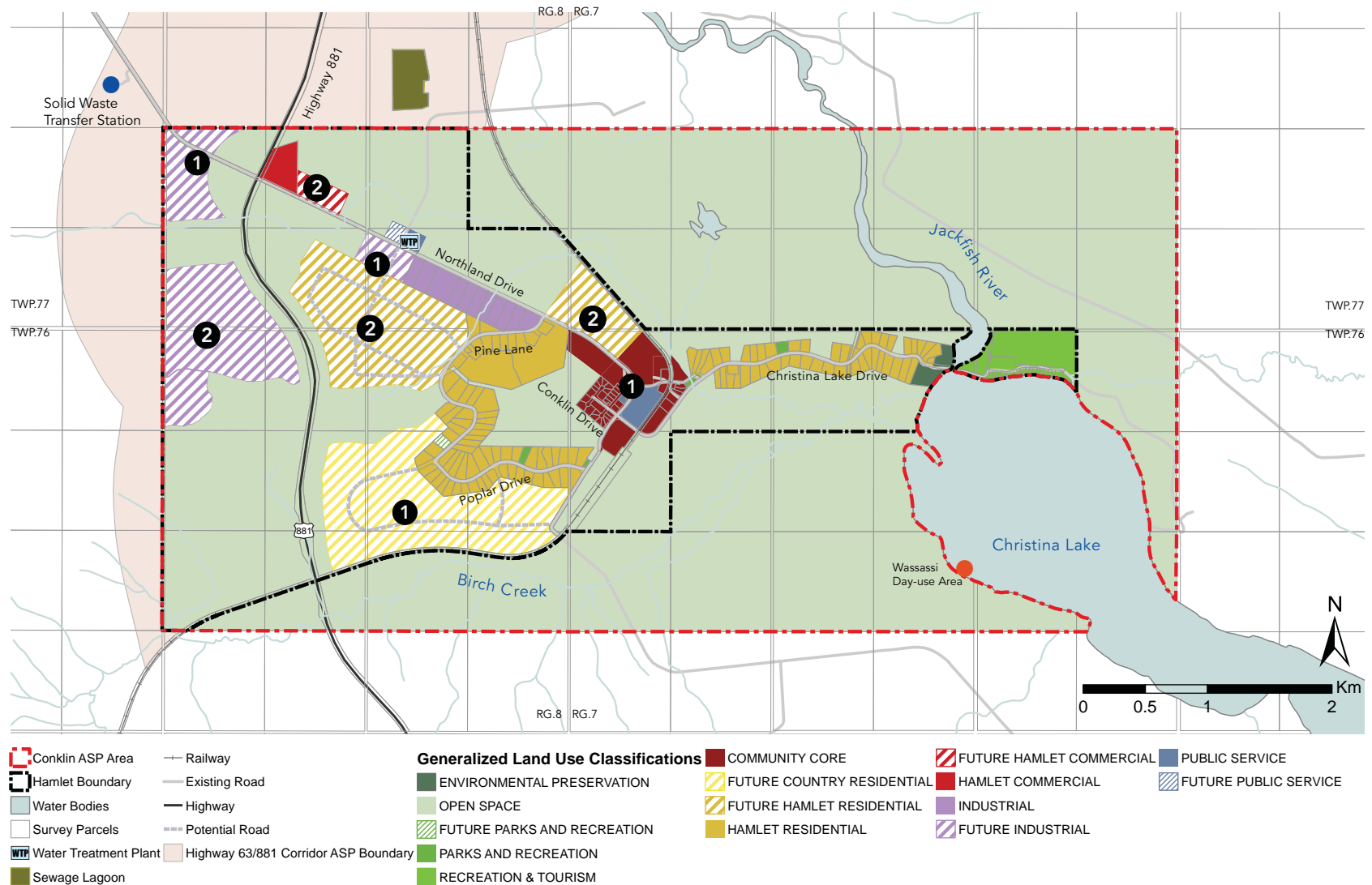


Table 1: Conklin Generalized Land Use Concept Breakdown

	Area (ha)	Percentage relative to Total Area
Community Core	46.6	1.6%
Environmental Preservation	6.1	0.2%
Hamlet Commercial	8.9	0.3%
Future Hamlet Commercial	8.4	0.3%
Industrial	27.2	1.0%
Future Industrial	134.3	4.8%
Open Space	2,121.8	75.2%
Parks and Recreation	3.1	0.1%
Future Parks and Recreation	1.1	0.1%
Public Services	10.5	0.4%
Future Public Services	2.3	0.1%
Recreation and Tourism	31.9	1.1%
Future Country Residential	133.4	4.7%
Hamlet Residential	149.6	5.3%
Future Hamlet Residential	135.5	4.8%
Total	2,820.7	100%

*figures are approximate and are rounded up to one decimal place

Transportation

Existing Development will utilize the road network that is already in place. Phase 1 development proposes a loop road connecting Northland Drive to the existing road accesses on Poplar Drive for the Future Country Residential area. Phase 2 developments propose an extension of the local road that connects to the new water treatment plant just north of Northland Drive and west of the existing industrial area. A loop road system will serve to connect this road extension to the existing Pine Lane road access. Detailed alignments of these proposed roads have to be verified at the subdivision and outline plan stage.

Servicing Implication

The current water treatment plant upgrade is designed for a residential equivalent population of 2,000, enough to support the projected population and the surrounding resource related camps until 2017. The subsequent upgrade can support a residential equivalent population of 3,500 until 2027. In both stages, the assumption is that a 1,000 equivalent population is allocated to the surrounding work camps. The wastewater treatment plant expansion is in the pre-design stage. The upgrade is based on the same design population assumption used for the water treatment plant upgrade.

Both the water treatment plant and wastewater treatment plant design servicing capacities are sufficient to support the population growth to be accommodated in Phase 1 and 2 proposed developments.

PLAN AMENDMENT & MONITORING

Any amendments for the Area Structure Plan must follow the amendment process consistent with the Municipal Government Act and include community consultation. Applicants applying to amend the ASP must provide a supporting report to the Municipality that evaluates the merits and impacts of the proposed changes. The implementation of this plan will be monitored and reported on a regular basis as a means of assessing progress made.

ASP INTERPRETATION

The ASP consists of Principles, Objectives, Policies, the Generalized Land Use Concept, the Implementation section, References, and the Glossary of Terms.

Principles are statements of the desired future as derived from the Community Vision. Explanatory text that accompanies the Principles enhance the understanding of the ASP's intent. Objectives are statements of the desired outcome of the ASP Principles, which are implemented and realized through the ASP Policies. Policies are statements of intent that guide decisions to achieve the ASP Principles and Objectives.

GLOSSARY OF TERMS

Aboriginal

Descendants of the original inhabitants of North America. The Canadian Constitution recognizes three groups of Aboriginal people – Indian (First Nation), Métis, and Inuit. These are three separate peoples with unique heritages, languages, cultural practices, and spiritual beliefs.

Accredited Professional

An individual with specialized knowledge recognized by the Municipality or licensed to practice in Canada or in the Province of Alberta. Examples of qualified professionals include but are not limited to engineers, foresters, planners, geologists, hydrologists, and surveyors.

Active and Healthy Lifestyles

Active and healthy lifestyles are defined as a way of life that incorporates physical activity as part of a daily routine for people. Physical activities include exercise, sport, walking, and biking.

Active Transportation

Any form of human-powered transportation, such as walking, cycling, using a wheelchair, in-line skating, skateboarding, and skiing.

Affordable Housing

Housing that meets the needs of households that earn less than the median income for their household size and pay more than 30 percent of their gross annual household income on shelter.

Amenities

Social and economic facilities and services that increase comfort in a community. These include recreational and health care facilities, shops, supermarkets, and daycare centres, among others.

Archaeological Resources

Archeological resources are defined by the Historic Resources Act as a work of humans that is primarily of value for its prehistoric, historic, cultural, or scientific significance, and is or was buried in land or submerged beneath the surface of any watercourse or permanent body of water in Alberta.

Area Structure Plan (ASP)

A plan adopted by municipal council as a bylaw pursuant to the Municipal Government Act (MGA) that provides a framework for future development of an area or community.

Athabasca Oil Sands Area (AOSA)

The Athabasca Oil Sands Area is the largest reserve of crude bitumen in the world and the largest of three major oil sands deposits in Alberta, along with the nearby Peace River and Cold Lake deposits.

Barrels Per Day (bpd)

A measurement used to describe the amount of crude oil produced or consumed by an entity in one day.

Best Practices

A method or technique that has consistently shown results superior to those achieved with other means, and that is used as a benchmark.

Bitumen

Petroleum that exists in the semi-solid or solid phase in natural deposits. It is typically heavy and viscous and will not flow unless heated or diluted.

Buffer

A natural or linear area comprising of shrubs, trees, earth berms, or physical fencing that provides visual or physical separation and/or noise attenuation between water bodies, lots, roads, utility corridors, and other uses.

Building

Building shall be as defined in Section 616 of the Municipal Government Act.

Building Setback

Building Setback refers to the distance between the building and the feature as specified by a bylaw.

Campground

A planned development for the use of recreational vehicles, campers, and tents that is not used for permanent residence or year-round storage.

Commercial and Industrial Land Use Study (CILUS)

A study to quantify the demand for commercial and industrial land within the Municipality, now and in the future. The study also determines where new commercial and industrial land will be needed together with the biophysical suitability of the identified areas.

Community Design

Community design is an integral part of land use planning and involves the creation and management of the built environment (i.e., buildings, streets, transport systems, parks, and natural spaces) that collectively help shape the form and pattern of municipalities. Carefully planned and thoughtfully executed, community design is vital in contributing to the attractiveness, vibrancy, health, and sustainability of physical landscapes.

Community Engagement

A process that provides an opportunity for citizens, staff, and appointed officials to share information and gain an understanding of issues based on experience and knowledge, and to combine their energy to create a plan or to develop a course of action.

Comprehensive Regional Infrastructure Sustainability Plan (CRISP)

A guideline prepared by the Government of Alberta for the long-term infrastructure development in the Athabasca Oil Sands Area (AOSA) that supports Responsible Actions, the Government of Alberta's strategic plan for development of its oil sands resource. The CRISP focuses on community development and identifies infrastructure needs related to transportation, water and wastewater servicing, primary and secondary education, and health care.

Conservation

The protection, enhancement, and management of the natural environment and natural resources including natural areas, features, processes, biological diversity, and renewable and non-renewable resources for sustainable ecosystems and communities.

Consultative Notation (CNT)

The Reservation/Notation Program used by the Alberta Government enables a variety of resource uses to be accommodated, while maintaining the integrity of the land base and its ecosystem. It provides a buffer between heavy industrial and any associated activities and land uses. Interests in public land, resources, and sites of significance are recorded as notations. Consultative Notation (CNT) is used by the government to "flag" an interest in land. Although restrictions are not placed on the land, applicants are alerted that the Alberta Government holds an interest in the property.

Density

Density is a standard measure of units per area, usually used to describe the number of dwelling units per hectare (du/ha).

Development

Development is defined in Section 616 (b) of the Municipal Government Act specifically as: a) an excavation or stockpile and the creation of either of them; b) a building or an addition to the replacement or repair of a building and the construction or placing of any of them in, on, over, or under land; c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use or the land or building; or d) a change in the intensity of use of land or a building or an act done in relation to land or a building that changes or is likely to change in the intensity of use of the land or building.

Ecological Protection

Maintenance of the integrity of ecosystems, their processes, and their interrelationships, in part or in whole, in the natural environment. Forms of ecological protection may include policies, programs, and physical actions.

Environmental Assessment

In instances where an Environmental Impact Assessment is not required under federal or provincial law, an environmental assessment may be required to help the Municipality consider the environmental impacts of a proposed plan, and consider alternatives or appropriate mitigation strategies during the planning stage. It is based on information from a desktop review and field reconnaissance.

Environmental Reserve (ER)

Environmental Reserve shall be as defined in Section 616(e) of the Municipal Government Act.

Environmentally Friendly Technologies

Practices that conserve the natural environment and resources thereby reducing the negative impacts of human development.

Environmentally Sensitive Area

An undisturbed or relatively undisturbed site that because of its natural features has value to society and ecosystems worth preserving but is susceptible to further disturbance.

Environmental Stewardship

Managing and protecting sensitive natural areas, including watersheds, wetlands, and riparian zones, while valuing the integrated role our natural environment plays in the health of the region.

Envision Wood Buffalo (EWB)

An Integrated Community Sustainability Plan developed to define and advance the Regional Municipality of Wood Buffalo's long-term commitment to sustainability. Developed with community members across the region, EWB sets sustainability principles and goals for environmental, cultural, social, and economic dimensions of Wood Buffalo.

FireSmart Communities

Community design located near or within forested and other natural vegetated areas that incorporates the guidelines of FireSmart (developed by the Government of Alberta) in order to reduce the risk and potential of fire hazards and events.

Generalized Land Use Concept

A map of the future generalized land uses in the Hamlet.

Geotechnical

Pertaining to the condition of land and soils in an area, typically as it relates to use or potential use of the area for development.

Geotechnical Study

A study that identifies geotechnical risks and mitigation measures and must acknowledge that the Municipality may rely upon the study when making decisions.

Green Building

The practice of creating structures by utilizing processes that are environmentally responsible and resource-efficient throughout a building's life cycle.

Greenfield

Type of land where there has been no previous development.

Green Infrastructure

Green infrastructure refers to engineered structures that are designed to be environmentally friendly. Examples include water treatment facilities, green roofs, constructed wetlands, biomass, and district heating.

Hamlet

An unincorporated community established by an order of the Minister of Municipal Affairs, or designated as a hamlet by Council pursuant to the Municipal Government Act.

Historical Resource Value (HRV)

Each land parcel in the Minister of Alberta Culture and Community Spirit's (ACCS) Listing has been assigned an Historical Resource Value ranging from 1 to 5.

The highest level of protection (HRV 1) is afforded to lands that have been designated under the Alberta Historical Resources Act as Provincial Historic Resources. An HRV of 1 is also used to identify World Heritage Sites and lands owned by ACCS for historic resource protection and promotion purposes. Other HRVs are defined as follows:

HRV 2: designated under the Alberta Historical Resources Act as a Municipal or Registered Historical Resource

HRV 3: contains a significant historic resource that will likely require avoidance

HRV 4: contains a historic resource that may require avoidance

HRV 5: believed to contain a historic resource

Note: Undeveloped road allowances have the same HRV as lands immediately adjacent.

Home Based Business

The secondary use of a principal dwelling, its accessory buildings and site, or combination thereof, by at least one (1) permanent resident of the dwelling, to conduct a business activity or occupation.

Infill

Development in an existing built-up area using vacant or under-utilized lands, behind or between existing development, which is consistent and compatible with the characteristics of the surrounding development.

Infill Residential Development

Infill residential development refers to the introduction of additional housing units into an existing residential subdivision.

In Situ

In position or place, in situ recovery refers to various methods used to recover deeply buried bitumen deposits. Also see Steam Assisted Gravity Drainage (SAGD).

Lodge

A place of business where the principle use is the provision of sleeping facilities, excluding project accommodation.

Low Impact Development (LID)

A land management strategy that emphasizes conservation by use of on-site natural features integrated with engineering controls. Development aligns closely to pre-development stages. The LID is intended to prevent harm to streams, lakes, and wetlands from commercial, residential, or industrial development. This allows land to still be developed in a cost-effective manner that helps mitigate potential environmental impacts.

Métis

People of mixed First Nation and European ancestry who identify themselves as Métis, as distinct from First Nations people, Inuit, or non-Aboriginal people. The Métis have a unique culture that draws on their diverse ancestral origins, such as Scottish, French, Ojibway, and Cree.

Municipal Development Plan (MDP)

A plan that functions as a municipality's overall policy guide for future growth and development. It is a statutory plan adopted by a Municipal Council under the authority of Section 632 of the Municipal Government Act. The plan outlines the direction and scope of future development, the provision of required transportation systems and municipal services, the coordination of municipal services and programs, environmental matters, and economic development.

Municipal Government Act (MGA)

Provincial legislation that outlines the power and obligations of a municipality.

Municipal Infrastructure

Infrastructure maintained by the Municipality to provide services to its residents. In Land Development Concepts, Municipal Infrastructure refers to specific sites used for water and wastewater treatment facilities, sewage lagoons, and landfills.

Municipal Reserve (MR)

Municipal Reserve shall be as defined in Section 616 (o) of the Municipal Government Act.

Muskeg

Waterlogged, spongy ground, consisting primarily of mosses and acidic, decaying vegetation that may develop into peat.

Natural Feature

Natural Features describe all natural objects, including mountains, plateaus, rivers, lakes, islands, waterfalls, monoliths, escarpments, ravines, as well as woodlands, forests, trees, hedgerows, and meadows.

Off-Highway Vehicle (OHV)

A vehicle registration class for motor vehicles including all-terrain vehicles, off-highway motorcycles, and off-road vehicles such as 4x4 trucks or jeeps.

Oil Sands

Sedimentary rocks (sand, clay, and rock material) containing heavy oil or bitumen that cannot be extracted by conventional petroleum recovery methods. It is regarded as a nonconventional source.

Outline Plan

An intermediate planning document, required in specific circumstances, in order to bridge the gap between a large scale Area Structure Plan and an individual plan of subdivision.

Planned Work Camp Communities

An alternative approach to traditional private work camps scattered across the region. They would initially accommodate construction-phase workers as well as support staff. However, unlike traditional camps, they would be planned and designed from the beginning in a way that would allow them to evolve over time to serve as longer-term communities for operations staff and their families, and the services and supports they would require.

Project Accommodation

A residential complex of mobile units, excluding campgrounds, used to provide basic living facilities for workers on a temporary basis.

Riparian Zones

Areas around lakes, estuaries, and streams that function as transition areas between land and water and host a wide array of plant and animal life. These areas are likely to have an influence on the total ecological character and functional process of a watercourse or water body.

Rural Service Area

Portion of the Regional Municipality of Wood Buffalo located outside of the Urban Service Area. These areas are recognized as equivalent to a municipal district by the Government of Alberta for the purposes of program delivery and grant eligibility.

Social Infrastructure

Social infrastructure means services, networks, and facilities that support and enhance quality of life. Broad categories include health, education, arts and culture, and emergency services.

Stakeholder

Any individual, organization, or agency that has a specific interest or concern with the Plan that may be impacted once the Plan is adopted.

Steam-Assisted Gravity Drainage (SAGD)

A type of in situ technology that uses innovation in horizontal drilling to produce bitumen. Using drilling technology, steam is injected into the deposit to heat the oil sands and lower the viscosity of the bitumen. The hot bitumen migrates towards wells, bringing it to the surface, while the sand is left in place. In situ is Latin for in place.

Subdivision

The division of a parcel of land into one or more smaller parcels by a plan of subdivision or other instrument.

Sustainability

The World Commission on the Environment and Development (1987) defines sustainability as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

Sustainable Community

A place that encourages people to live, work, and play, and as such, this community is able to meet the diverse needs of both the existing and future population.

Traditional Land Use

The use of public land by Aboriginal peoples for harvesting and hunting flora and fauna for sustenance, economic benefit, and cultural/ceremonial and medical purposes.

Urban Service Area

Fort McMurray, located within the Regional Municipality of Wood Buffalo. Fort McMurray is recognized as equivalent to a city by the Government of Alberta for the purpose of program delivery and grant eligibility.

Vacant Lots

Lots with no buildings or occupants.

Water Bodies

Any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent, or occurs only during a flood. Or: Any natural or artificial body of water that contains or conveys water continuously or intermittently.

Wetland

Those areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include muskeg, swamps, marshes, bogs, and similar areas.

Wildland Urban Interface (WUI)

A local plan made by Alberta Sustainable Resources Development to protect communities from wildfires. Transition zones are set between human occupied and unoccupied land.

Work Camp

Temporary project accommodations that house construction and operational staff in proximity to a project site (often oil sands). These workers form a component of the non-permanent population.

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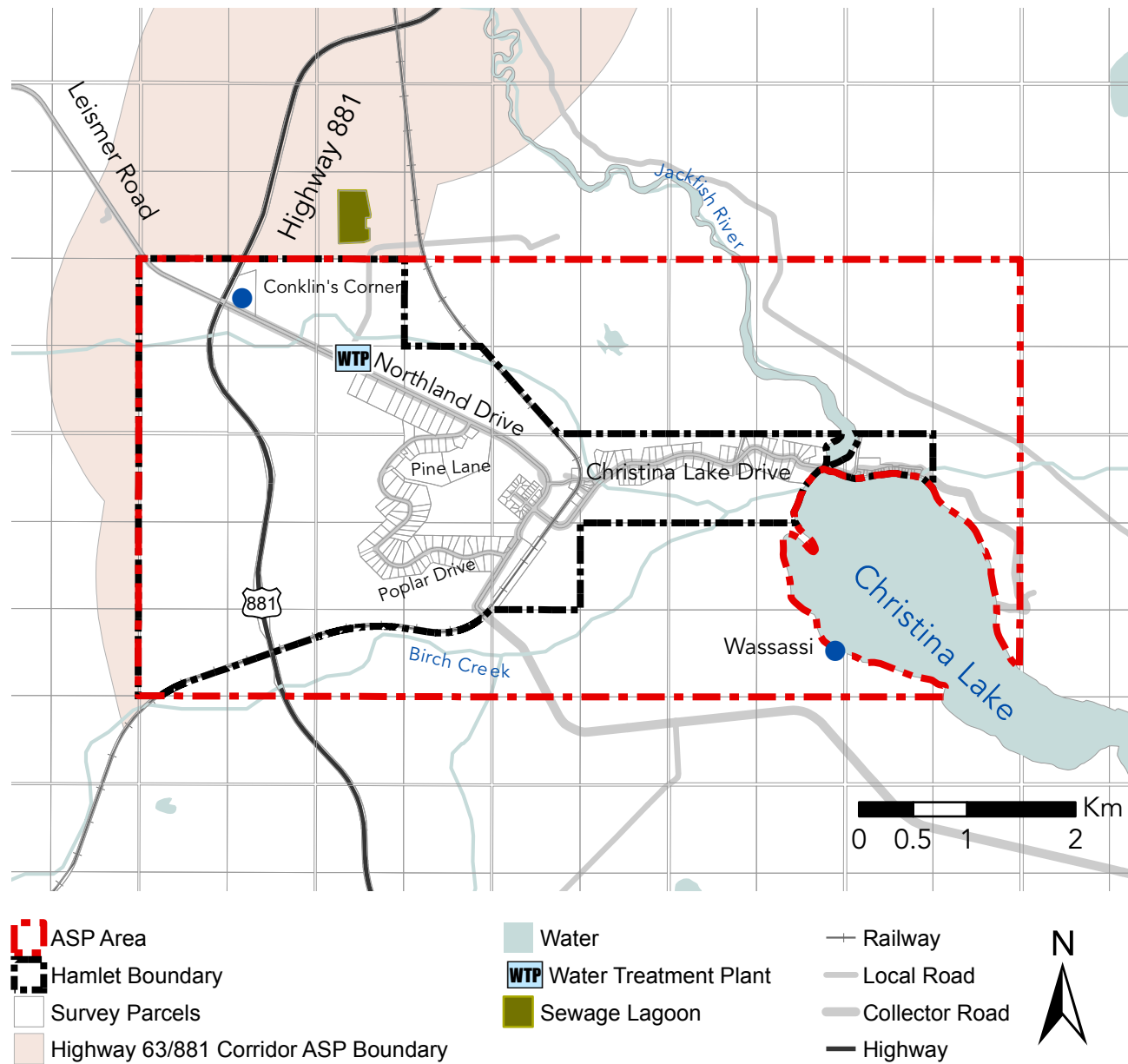
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REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**



**Subject: Bylaw No. 13/023 – Land Use Bylaw Amendment –
Real Martin Drive Cemetery – Portion of NE ½ 14-89-10 W4M**

APPROVALS:

Bruce Irvine, Director
Brian Makey, Chief Operating Officer

Administrative Recommendations:

1. THAT Bylaw No. 13/023, being a Land Use Bylaw Amendment for a portion of NE ½ 14-89-10 W4M, be read a first time.
2. THAT the required public hearing be held on Tuesday, July 9, 2013.

Summary:

An application has been received to amend the Land Use Bylaw to redesignate a portion of NE ½ 14-89-10 W4M from Environmental Preservation District (EP) to Public Services District (PS). The purpose of the amendment is to allow for the development of a municipal cemetery.

The authority to amend the Land Use Bylaw is vested with Council under the *Municipal Government Act*.

Background:

The Cemetery Master Plan approved by Council in 2009 identified the need for a new urban cemetery by 2013. The Real Martin Drive site (Schedule A) was identified for a new cemetery after a lengthy site selection process, and analysis of potential sites. A number of technical studies have been completed to support the development of the cemetery in this location. A geotechnical analysis was completed to confirm that the soil and groundwater are acceptable for the purposes of cemetery, and a traffic study was undertaken to determine if traffic access could be provided off Real Martin Drive and the impact it would have on traffic on Real Martin Drive. The site has been reviewed and approved by the local Environmental Health office as suitable for cemetery development.

In May 30, 2013 the Municipality acquired the subject property from the Government of Alberta. Three public engagements have been held regarding the new cemetery site, the most recent on January 17, 2013. One concern identified was the potential loss of the natural area facing residents; however, a wooded buffer will be maintained between the cemetery and Real Martin Drive to visually block the cemetery from Wood Buffalo Estates. There have also been some concerns raised on the suitability of this site; however, technical studies have determined that the site is suitable for the development of a cemetery.

This property is currently designated as Public Open Space/Natural Area in the Real Martin West Area Structure Plan (Bylaw 05/003), and as Open Space in the Municipal Development Plan (11/027). Both the Area Structure Plan and Municipal Development Plan support the development of a cemetery in this location.

Rationale for Recommendations:

Administration supports the proposed amendment to the Land Use Bylaw, as it will allow for the development of a municipal cemetery that will meet the needs of the community for the next 30 to 60 years. The cemetery will offer a local place of interment, and will contribute to the quality of life in the community by providing a park-like environment, integrated into the community's open space system.

Attachment:

1. Bylaw No. 13/023

BYLAW NO. 13/023

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

WHEREAS Section 639 of the Municipal Government Act, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to enact a bylaw adopting a Land Use Bylaw.

AND WHEREAS Section 191(1) of the Municipal Government Act, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw.

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

1. Land Use Bylaw No. 99/059 is hereby amended by redesignating a portion of NE ½ 14-89-10 W4M from Environmental Preservation District (EP) to Public Services District (PS), as depicted in Schedule A.
2. The Chief Administrative Officer is authorized to consolidate this bylaw.
3. This bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this _____ day of _____, A.D 2013.

READ a second time this _____ day of _____, A.D. 2013.

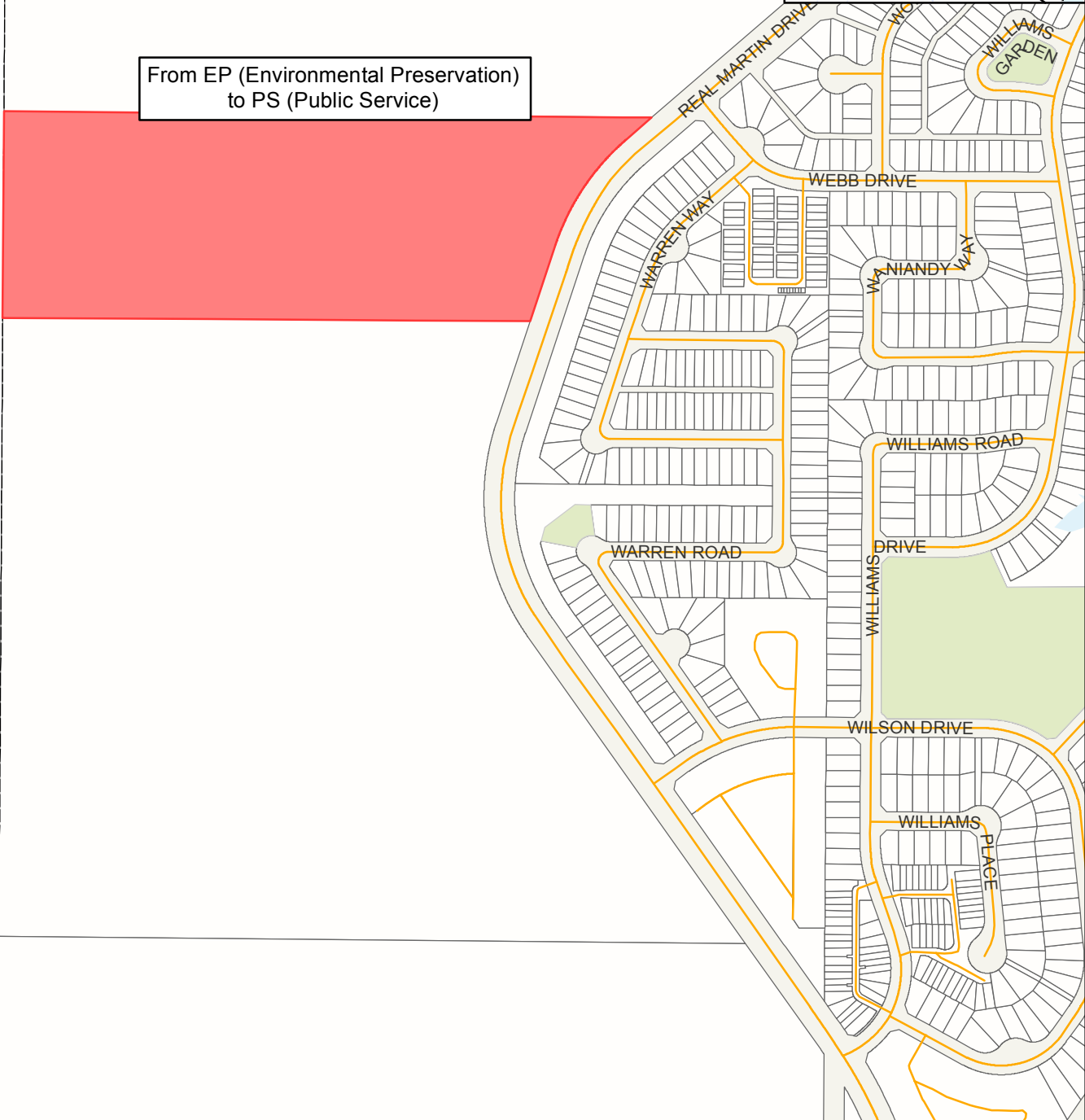
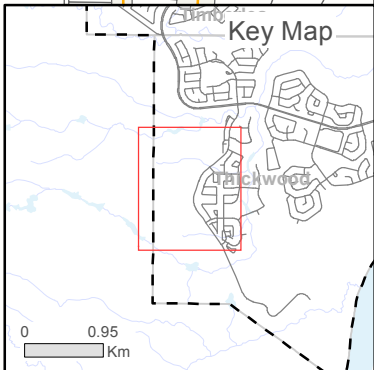
READ a third and final time this _____ day of _____, A.D. 2013.

SIGNED and PASSED this _____ day of _____, A.D. 2013.

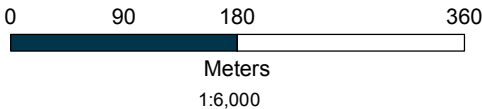
Mayor

Chief Legislative Officer

From EP (Environmental Preservation)
to PS (Public Service)



Subject Property



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Map produced by the Geographic Information
Systems Branch on May 13, 2013 PL1270

**Subject: AUMA/AAMDC Resolution - Creation of a Provincial
Combative Sports Commission****APPROVALS:**

Surekha Kanzig, Director
Glen Laubenstein, Chief Administrative Officer

Administrative Recommendations:

THAT the Resolution entitled Creation of a Provincial Combative Sports Commission be forwarded to the Alberta Urban Municipalities Association (AUMA) and the Alberta Association of Municipal Districts and Counties (AAMDC) for consideration at the respective 2013 Fall Conventions; and

THAT the Mayor send a letter to the MLAs for the Fort McMurray-Conklin and Fort McMurray-Wood Buffalo ridings, asking for their support of the resolution.

Summary:

The creation of a provincial oversight body for combative sports is needed to ensure that events are consistently monitored and regulated, as well as to remove any potential liability issues faced by municipalities that sanction such events. Council support is required prior to submission of a resolution for consideration at municipal association conventions.

Background:

The Regional Municipality of Wood Buffalo has been lobbied to create a municipal Combative Sports Commission to oversee and regulate combative sports events, such as mixed martial arts. The Municipality's administration has undertaken significant research of this matter and notes that Nova Scotia, Quebec, Ontario, Manitoba and the Northwest Territories all have a provincial/territorial sanctioning body in place. New Brunswick, Alberta and British Columbia have no provincial legislation in place, but do delegate authority to municipalities.

Alberta's Municipal Government Act (MGA), specifically section 535.1, makes some provision for the establishment of a municipal combative sports commission through bylaw. At the present time, there are combative sports commissions in Edmonton, Calgary, Medicine Hat, Lethbridge, Grande Prairie, Cold Lake and Penhold. The bylaws in place vary significantly from one municipality to another, which means that there is no coordination or consistency in the regulation of events throughout the province.

Rationale for Recommendations:

The Regional Municipality of Wood Buffalo does not regulate or sanction any other sports and does not have the required expertise to do so, nor does it consider the regulation and sanctioning of combative sports events as a core local government function or service. The creation of a provincial oversight body would ensure that standardized rules, regulations and procedures are in place and implemented consistently throughout the province.

A resolution of the Alberta Urban Municipalities Association and Alberta Association of Municipal Districts and Counties supporting the creation of a provincial oversight body to sanction combative sports events is critical to ensuring a consistent, coordinated approach to regulating events throughout the province.

Attachment:

1. AUMA Resolution – Creation of a Provincial Combative Sports Commission
2. AAMDC Resolution - Creation of a Provincial Combative Sports Commission

Creation of a Provincial Combative Sport Commission
Regional Municipality of Wood Buffalo

WHEREAS there is public interest in the operation of, attendance at and participation in combative sports events in Alberta; and

WHEREAS section 535.1 of the Municipal Government Act contemplates the establishment of a commission by bylaw for the sanctioning of combative sports; and

WHEREAS several communities in Alberta have established commissions; and

WHEREAS there appears to be little coordination or consistency amongst the existing commissions throughout Alberta; and

WHEREAS there are inherent risks to the operation and regulation of combative sports events that warrant a more detailed and coordinated approach; and

WHEREAS the regulation and sanctioning of combative sports is not a core local government function or service; and

WHEREAS other provinces in Canada have created commissions at the provincial level;

THEREFORE, BE IT RESOLVED that the Alberta Urban Municipalities Association urge the provincial government to create a provincial commission to sanction combative sports events throughout the Province of Alberta.

Background:

Council for the Regional Municipality of Wood Buffalo has received requests and statements of interest from the public, expressing desire to hold and attend combative sports events, such as mixed martial arts events. In response, municipal administration undertook significant research of this matter and notes that Nova Scotia, Quebec, Ontario, Manitoba and the Northwest Territories all have a provincial/territorial sanctioning body in place. New Brunswick, Alberta and British Columbia have no provincial legislation in place, but do delegate authority to municipalities.

Alberta's Municipal Government Act (MGA), specifically section 535.1, makes some provision for the establishment of a municipal combative sports commission through bylaw. At the present time, there are combative sports commissions in Edmonton, Calgary, Medicine Hat, Lethbridge, Grande Prairie, Cold Lake and Penhold. The bylaws in place vary significantly from one municipality to another, which means that there is no coordination or consistency in the regulation of events throughout the province.

Despite the creation of commissions in several Alberta communities, the Regional Municipality of Wood Buffalo has concerns that there appears to be ongoing risk and compliance challenges to commission operations. There also appears to be little coordination or consistency amongst the existing commissions, including how information should be shared, standards on how drug testing should be undertaken, or if there should be communication amongst the commissions regarding participants who have been banned or suspended.

The Regional Municipality of Wood Buffalo does not regulate or sanction any other sports and has no internal expertise in this area. It also does not consider the regulation and sanctioning of these types of events as a core local government function or service.

The creation of a provincial commission is preferred in order to ensure standardized rules and procedures reflecting best practices are implemented consistently throughout Alberta on all matters concerning combative sports events, and specifically with respect to testing and participant suspensions.

A resolution of the Alberta Urban Municipalities Association supporting the creation of a provincial commission to sanction combative sports events throughout the Province of Alberta is critical to ensuring consistency and coordination of the regulation of events in Alberta.

Creation of a Provincial Combative Sport Commission

Regional Municipality of Wood Buffalo

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WHEREAS section 535.1 of the Municipal Government Act contemplates the establishment of a commission by bylaw for the sanctioning of combative sports; and

WHEREAS several communities in Alberta have established commissions; and

WHEREAS there appears to be little coordination or consistency amongst the existing commissions throughout Alberta; and

WHEREAS there are inherent risks to the operation and regulation of combative sports events that warrant a more detailed and coordinated approach; and

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