



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Rural Committee

Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, September 22, 2015
4:00 p.m.

Agenda

Call to Order

Adoption of Agenda

Minutes of Previous Meeting

1. Minutes of August 25, 2015

New and Unfinished Business

2. Development Charges Reduction Program for Rural Development Projects
3. Communication Plan - Rural Water & Sewer Servicing Project (Verbal Presentation)
4. Governance Discussion

Adjournment

Excerpt from Standing Committee Bylaw Bylaw 15/019

Rural Committee

1. The mandate of the Rural Committee is to exercise governance oversight in respect of the *Municipality's progress toward achievement of Goal #2 – Balanced Regional Services*, set out in the current Strategic Plan.
2. The Rural Committee may deal with any specific matter the Committee considers important to the fulfilment of its mandate, including any matter the Committee considers to be of particular interest or importance to residents of the rural area of the Municipality whether or not the matter falls under Goal #2 of the current Strategic Plan.

Building Balanced Regional Services

Goal: To deliver high quality and well-planned services to our residents.

By re-focusing attention to core services, as outlined in the Municipal Government Act, and by clearly defining service standards, the Municipality will strengthen service delivery to all residents and businesses within the Region. Our core services are:

*Roadways, streets and sidewalks • Flood protection • Police, fire and emergency services
Public transit • Solid waste • Water • Sanitary and storm drainage • Bylaw enforcement
Parks and recreation • Cemeteries • Planning and development*

Objectives

- ❖ Strengthen regional service delivery quality.
- ❖ Strengthen service delivery monitoring practices.
- ❖ Implement, improve and maintain core service infrastructure.

Projects to be completed by 2017

- ◆ Updated Master plans for water and wastewater.
- ◆ Key performance indicators (KPIs) established, measured and publicly reported.
- ◆ Long-term plan for developing and maintaining infrastructure for core services.
- ◆ The following infrastructure projects will be completed:
 - ❖ Fort Chipewyan Water Treatment Plant Upgrade.
 - ❖ Parsons Creek water supply from Water Treatment Plant (WTP) to Parsons Creek reservoir.
 - ❖ Flood mitigation plan.
 - ❖ Saline Creek water main from Hardin Street to King Street booster station.
 - ❖ Janvier sewage lagoon upgrade.
 - ❖ Anzac Fire Hall built.
 - ❖ Anzac waste water treatment plant and effluent pipeline construction.
 - ❖ Confederation Way sanitary sewer bypass.
 - ❖ Beacon Hill outfall, water supply and pipeline upgrades.
 - ❖ Southwest Water line.
 - ❖ Fort McKay Fire Hall.

Unapproved Minutes of a Meeting of the Rural Committee held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, August 25, 2015, commencing at 4:00 p.m.

Present: J. Stroud, Chair
M. Blake, Mayor
T. Ault, Councillor
J. Cardinal, Councillor
S. Germain, Councillor (non-voting)
A. Vinni, Councillor

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

Call to Order

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

1. Adoption of the Agenda

Moved by Councillor T. Ault that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

Arrival

Councillor A. Vinni entered the meeting at 4:01 p.m.

2. Minutes of Rural Development Committee meeting - June 23, 2015

Moved by Councillor J. Cardinal that the Minutes of the Rural Development Committee meeting held on June 23, 2015 be approved as presented.

CARRIED UNANIMOUSLY

New and Unfinished Business

3. Update on Rural Projects
(4:03 p.m. – 4:43 p.m.)

Joseph Zachariah, Senior Project Manager; and Moges Gebreleoul, Project Manager, provided a presentation updating the Committee on various Rural Projects.

A request was made to have administration bring forward a more detailed overview going forward on project completion dates and projected timelines for rural projects to allow Councillors to provide more definitive answers to enquiring residents.

An inquiry was made as to the status of the second phase of the sidewalk project on Christina Lake Drive in Conklin. Administration committed to reporting back on the current status.

A request was made to have updates provided on a continual basis regarding the status of the Gregoire Lake sewer line.

A question was raised related to the construction start date and Council approval of the Anzac Firehall project. Administration committed to responding to Committee members with clarification on this item.

An inquiry was made as to the availability of space at the Janvier outdoor ice rink location for offices for the RCMP and caretaker. Administration committed to looking into this item.

A request was made to have administration investigate the possible opportunity of utilizing street lights purchased by the RMWB currently being stored and unused for the local walking trail street light project in Janvier.

Exit

Councillor S. Germain left the meeting at 4:33 p.m.

A question was raised seeking clarification on the budget approval status of the Sapræe Creek Firehall Expansion. Administration committed to looking into the item.

Adjournment

As all scheduled business matters had been concluded, Chair J. Stroud declared the meeting adjourned at 4:44 p.m.

Chair

Chief Legislative Officer



Subject: Development Charges Reduction Program for Rural Development Projects

APPROVALS:

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

Administrative Recommendation:

THAT the Rural Development Committee recommend that Council establish a Development Incentive Program for the rural areas within the municipality [similar to the program set out in Resolution 10-377 for the Lower Townsite] to reduce development charges in rural areas of the municipality by sixty percent (60%) for a trial period expiring on December 31, 2016.

Summary:

In the discussions leading up to Council’s consideration of an extension for the Lower Townsite Redevelopment Incentive Program, Councillor Stroud made a request that Administration bring forward to Council for consideration a developer charge reduction program for the rural areas, similar to the program established for the Lower Townsite area.

Background:

On December 2010, Council adopted the Lower Townsite Redevelopment Incentive Program, which established a program of 60% reduction in development charges for offsite improvements (typically infrastructure such as roads, water/sewer lines, etc.) for projects within the Lower Townsite redevelopment area.

At the December 16, 2014 Council meeting, Council voted to further extend the program for an additional two years. During the discussion of this item, Councillor Stroud made a request that Administration look into the establishing a similar program in the rural areas. At that time, the proposal was made that those areas outside of the Urban Service Area should be offered the same opportunities and incentives that were offered in the urban core of the Lower Townsite. Should such a program be established, staff will work with the various rural interest groups, including but not limited to the Willow Lake Community Association, CRDAC, Metis, and First Nations, to provide notice of and information on the program.

Budget/Financial Implications:

As noted during the discussion of the Lower Townsite program, there have been several projects that have taken advantage of the program. Under the program, the Municipality has collected \$3.2 million in developer charges representing a 60% reduction from the approximately \$8 million in developer charges had the program not been in place.

As noted during the discussion last year regarding the provision of rural water and sewer services, the cost to bring services to the rural areas is higher than bringing comparable services to a new development within the Urban Service Area. As such, construction of a project in the Lower Townsite area might result in a developer charge assessment of \$100,000, and a collected amount of approximately \$40,000; a similar project in a rural location outside of the Urban Service Area could result in a developer charge assessment of \$250,000, but a collected amount of only \$100,000. A percentage reduction in the developer charges levy would have a significant positive impact for a developer. Conversely, it would result in a significant reduction in revenue for the Municipality. It is difficult to estimate the impact in the absence of a detailed list of projects and their developer charges.

Rationale for Recommendation:

In an effort to continue to encourage and accelerate development in the rural regions of the municipality, Administration recommends that the proposed Rural Developer Charge Reduction Program be approved for a trial period ending on December 31, 2016. The purpose of this program is to provide incentive for development activities, which would further facilitate providing improved amenities and services to the rural areas of the municipality. In addition, by supporting the redevelopment of the rural areas, the program has the advantage of supporting the growth of this key tax base over the long term.

Strategic Plan Linkages:

Pillar 2 – Building Balanced Regional Services

Pillar 3 – Building a Vibrant Economy Together

Pillar 4 – Building an Effective Land Strategy