



Council Meeting

Jubilee Centre Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, January 25, 2011
5:00 p.m.

Agenda

Call to Order

Opening Prayer

Adoption of Agenda

Minutes of Previous Meetings

1. Regular Meeting – January 11, 2011

Delegations

2. Dan Shears, Resident, re: Rainbow Creek Drive

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

3. Bylaw No. 11/001 –Land Use Bylaw Amendment – Parsons Creek – Parts of Lot 2, Block 1, Plan 102 1640
 - Public Hearing
 - Consideration of 2nd and 3rd readings

4. Fort Chipewyan Metis Local (Lots 15, 16, Block 8, Plan 5642NY)

Bylaw No. 10/032 – Municipal Development Plan Amendment
 - Public Hearing
 - Consideration of 2nd and 3rd readings
Bylaw No. 10/033 – Land Use Bylaw Amendment
 - Public Hearing
 - Consideration of 2nd and 3rd readings
5. Bylaw No. 10/036 – Land Use Bylaw Amendment – Longboat Landing
 - Public Hearing
 - Consideration of 2nd and 3rd readings
6. Bylaw No. 10/037 – Land Use Bylaw Amendment – Lots 2 & 3, Block 1, Plan 832 2639 (7925 Franklin Avenue)
 - Public Hearing
 - Consideration of 2nd and 3rd readings
7. Reserve Designation Removal – Highway 63 Right-of-way Acquisitions
 - Public Hearing
 - Consideration of Administrative Recommendation
8. Ptarmigan Nordic Ski Club Lease Amendment – Portion of Block R51, Plan 772 0073
 - Public Hearing
 - Consideration of Administrative Recommendation

Reports

9. Request to Purchase Plan 5642NY; Block 16 – Fort Chipewyan Settlement Plan
10. Intent to Bid – 2014 Alberta Winter Games
11. Intent to Bid – 2013 Lieutenant Governor's Alberta Arts Awards
12. Item Deleted

13. Appointments to Council Committees
14. Appointment of Treasurer – Wood Buffalo Housing and Development Corporation
15. Mayor and Councillors 2010 – 2013 - Promise of Performance

New and Unfinished Business

Reporting - Boards and Committees

Adjournment



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	ASAP
Name of Presenter(s)	Dan Shears
Organization Represented	Affected Residents
Topic	Rainbow Creek Drive Expansion
Please List Specific Points/Concerns	<ol style="list-style-type: none">1) Increase of Traffic (creating a Highway) through a settled residential area.2) Current residents were not consulted during the "Public Consultation" phase.3) Destruction of woodland area, and well used recreational trail.4) Bottlenecking of traffic over the bridge.5) Loss of value of homes purchased by the residents.6) New plan to connect through to Prospect Drive.
Action Being Requested of Council	Accept as Information
<p>Are you providing any supporting documentation (ie: Powerpoint)? <input checked="" type="radio"/> Yes <input type="radio"/> No</p> <p>If yes, the documentation <u>must</u> accompany this request, as handouts will not be distributed at the meeting. To ensure that your documents meet minimum standards, please see presentation guidelines on the next page.</p> <p>Supporting documents may be e-mailed to legislativeassistants@woodbuffalo.ab.ca.</p>	

As per Procedure Bylaw No. 06/020, a request to make a presentation may be referred or denied.

PARSONS CREEK EXPANSION PLAN

NEW DESIGN CONCEPT



RAINBOW CREEK DRIVE

- The current Rainbow Creek Drive provides access to quiet settled residential community.
- Current residents were not provided with “extensive consultations”, and it was not the “desire of residents to have linkage in place”
- There are other options available that would effect very few current residents.

NEGATIVE IMPACTS OF CURRENT DESIGN

- Increased flow of traffic through a residential area; large amount of traffic from site will be using the Rainbow Creek Drive access to cut around Confederation Way.
- Destruction of well used walking path and woodland/nature area; the wooded area creates a natural sound barrier from the large amount of traffic on Hwy 63.

- Rainbow Creek Drive residents will be facing a large amount of noise pollution, as the roadway will be too close to the foundations (approx 10m) to install any noise reduction measures.
- A large amount of traffic is expected to be funneled down to a single lane road through a residential zone. A population of approx 24,000 residents accessing Timberlea through Rainbow Creek Drive.

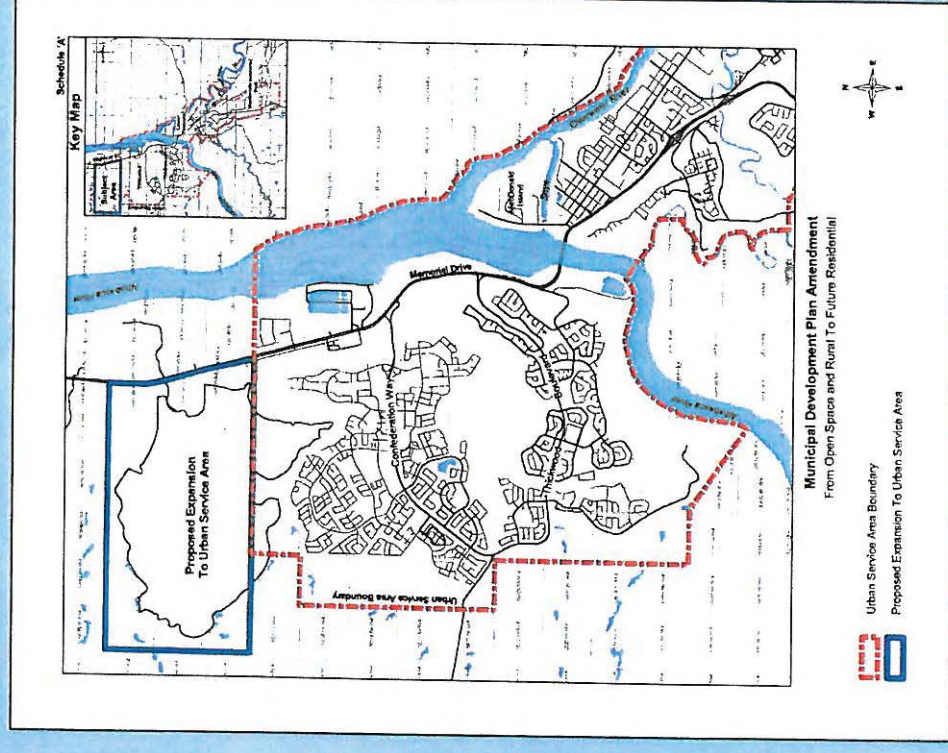
- The value of all residents' property will decrease substantially (\$100,000.00 or more) due to the new roadway and increased traffic flow.
- Will destroy the quality of life for the current residents who bought their property with little or no knowledge from the Developer about the expansion.

- Currently the proposed road will affect the residents all along Rainbow Creek Drive, and Paquette Drive until they funnel out to Confederation Way.
- The filtered traffic flow will increase and congest through school zones (30km/hr) at St. Martha's Elementary School, and Ecole McTavish Junior High School.

NEW DESIGN CONCEPT

The newly proposed development currently has the connecting roadway running through Rainbow Creek Drive.

Rather, the roadway could just as easily connect straight through to Prospect Drive.



- Prospect Drive is already a double laned roadway, which is wide enough to support the increased flow of traffic.

8.0 COMMUNITY DESIGN

DESIGN CONCEPT

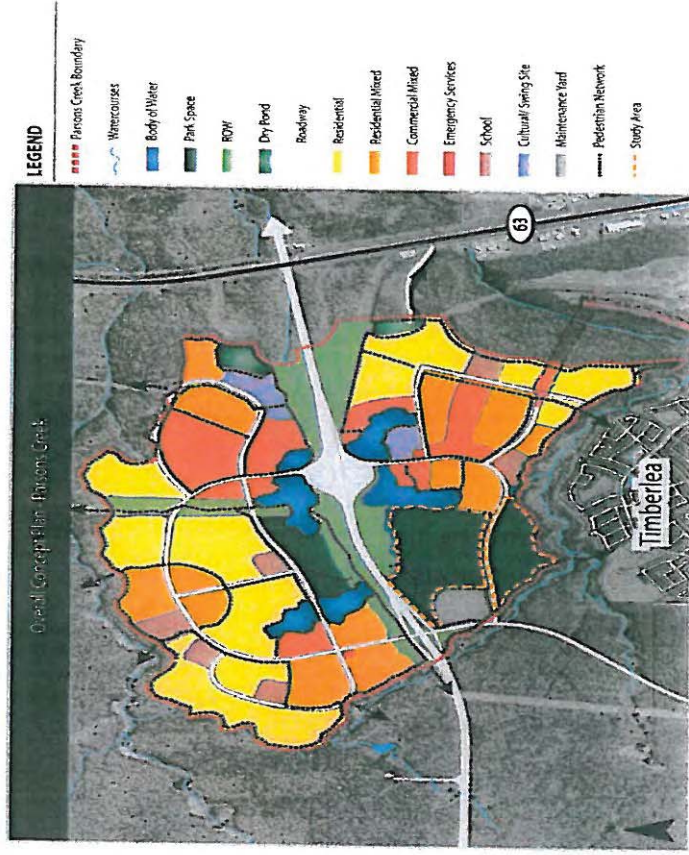
The Concept shown below shows the Developer's intent in developing the Parsons Creek site. The design takes into consideration requests from local agencies, industry, citizens and various municipal departments. The design concept is further described in the remainder of this Urban Design Plan.

POPULATION OUTLOOK

An estimated 170 hectares (420 acres) of net developable land has been identified at this preliminary stage. The Parsons Creek area currently has a total population outlook of 24,000 people based upon transportation constraints. Should those constraints ever be mitigated, the population outlook for Parsons Creek may be modified.

HOUSING OUTLOOK

In order to accommodate a current target population of 24,000, Parsons Creek will require approximately 8,000 dwelling units. Proposed housing would incorporate a mix of single family and multi-dwelling units. Based on the Vision and Sustainability Principles, housing will exist in both residential and mixed-use areas and accommodate residents of a variety of incomes, classes, and stages of life.



A variety of land uses throughout the site provide sustainability for the community of Parsons Creek.

Extend Roadway To Prospect Drive

May 13, 2010

BENEFITS TO NEW DESIGN

- Fewer residents will be affected if the road was to extend straight through and connect with Prospect Drive.
- Current residents will not suffer property value decrease.
- Frequently used walking paths will remain intact and natural habitat will be maintained.

THANK YOU

Subject: Bylaw No. 11/001 – Land Use Bylaw Amendment – Parsons Creek – Parts of Lot 2, Block 1, Plan 102 1640**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Carol Theberge, Divisional Manager
Dennis Peck, Director, Planning and Development

Administrative Recommendation(s):

1. THAT Bylaw No. 11/001, being a Land Use Bylaw amendment for parts of Lot 2, Block 1, Plan 102 1640 (Parsons Creek), be read a second time.
2. THAT Bylaw No. 11/001, be read a third and final time.

Summary:

Land Use Bylaw amendments are required to implement Phase One of the Parsons Creek development. The authority to amend the Land Use Bylaw is vested with Council under the Municipal Government Act.

Background:

On May 25, 2010, Council approved the Land Use Bylaw amendment for Phase One of Parsons Creek (Bylaw No. 10/017) as well as the Urban Design Plan and Phase One Outline Plan to facilitate the development of Parsons Creek. At that time, Urban Development Institute – Wood Buffalo (UDI – Wood Buffalo) stated that they had concerns with parts of the Bylaw as presented. They recommended that Council approve Bylaw No. 10/017 with the understanding that they request Administration to refine the Bylaw in consultation with UDI – Wood Buffalo.

Since the approval of Bylaw No. 10/017, Administration and the proponent have been engaging UDI – Wood Buffalo, as well as a number of internal and external stakeholders, to review and refine the Land Use Bylaw approved on May 25th.

A number of changes are proposed to refine the Land Use Bylaw; therefore, Administration recommends that Bylaw No. 10/017 be repealed and replaced with Bylaw No. 11/001. Major changes to Part 8 of the Land Use Bylaw include:

- removing the specific design guidelines for each land use district;
- adding permitted uses in various districts;
- adjusting various setbacks to support suggestions made during the engagement sessions; and
- adding a number of General Regulations.

The specific design guidelines for each land use district are proposed to be removed from the Land Use Bylaw and will be included in the Parsons Creek Community Design Guidelines. The Guidelines will include all of the architectural regulations that have been removed from the Land

Use Bylaw, as well as a number of additional guidelines designed to support the vision for the Parsons Creek community. All uses in Part 8 of the Land Use Bylaw are proposed as discretionary uses so that Administration may use the Parsons Creek Community Design Guidelines as a tool to approve permits and ensure the vision of the Parsons Creek Community is achieved.

A number of uses which are typically within a residential neighbourhood were added to the proposed amendment.

Provisions for lot areas or lot widths in the Neighbourhood District were not included in the approved Land Use Bylaw. These provisions were refined and added to Part 8 to ensure orderly development and determine the servicing requirements for the neighbourhood.

The General Regulations proposed for Section 8.3 of the Land Use Bylaw include:

30% Variance Authority was added to allow for greater flexibility and the ability to approve a development which may not meet the provisions of the Land Use Bylaw, but will meet the intent of the vision for Parsons Creek.

Parking Requirements in Part 7 of the Land Use Bylaw identifies the required number of parking stalls based on land use; however, a number of the uses in Parsons Creek do not have defined parking requirements under Part 7, and these provisions are proposed in the General Regulation section of Part 8.

Discretionary uses that require advertising on the approval of a development permit have been added to the General Regulations section of the Land Use Bylaw.

Height restrictions, change of use provisions, and corner lot restrictions were added to the General Regulations section to ensure orderly development of the Parsons Creek community.

Rationale for Recommendation(s):

When presented to Council on May 25th, the Land Use Bylaw for Parsons Creek had not been vetted. Since that time, Administration has been engaged with a number of internal and external stakeholders to review and refine the approved Land Use Bylaw for Parsons Creek. Based on comments from this engagement, a number of changes are recommended which will permit the orderly development of Parsons Creek in a manner that is in keeping with the original vision of the neighbourhood. UDI-Wood Buffalo is satisfied with the proposed changes to Part 8 of the Land Use Bylaw.

Attachments:

1. Bylaw No. 11/001
2. Subject Area Map
3. Parsons Creek Background

BYLAW NO. 11/001

**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. THAT Land Use Bylaw No. 99/059 is hereby amended by adding the attached Schedule A as Part 8 – Parsons Creek Land Use Regulations and forming part of the Land Use Bylaw.
2. THAT Bylaw No. 10/017 is hereby repealed.
3. THAT the Chief Administrative Officer is authorized to consolidate this bylaw.
4. THAT 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 11th day of January, A.D 2011.

READ a second time this _____ day of _____, A.D. 2011.

READ a third and final time this _____ day of _____, A.D. 2011.

SIGNED and PASSED this _____ day of _____, A.D. 2011.

Mayor

Chief Legislative Officer

PART 8 Parsons Creek Land Use Regulations

8.1 Application

8.1.1 Notwithstanding Part 1, Section 3, the following regulations apply to all lands and buildings within the area shown in Schedule D to this Land Use Bylaw.

8.1.2 If not referenced or contained within a definition or regulation provided below, definitions and regulations as provided in Parts 1 through 5 inclusive shall apply.

8.1.3 If not referenced or contained within parking requirements provided below, requirements and regulations as provided in Part 7, Parking and Loading Requirements, shall apply.

8.2 Definitions

In this Part of the Bylaw unless the context requires:

8.2.1 Automotive Sales and Service means a place of business where the prevailing use is the service, washing, maintenance, sales, storage or rental of motor vehicles and related accessories and parts, or the provision of services to consumers in motor vehicles. This includes gas bars, service stations, recreational vehicle sales and rental facilities, transmission shops, tire shops, body shops, automotive glass shops and drive thru restaurant or service uses.

8.2.2 Boardwalk – means a walkway usually along a waterfront.

8.2.3 Community Facility means a building or premises intended for use by the general public. This includes community recreational facilities, community service facilities, places of religious assembly, educational service facilities, and medical or health service centres.

8.2.4 Entertainment is a building or premises where the prevailing use is for enjoyment of the public. This includes galleries, movie cinemas/theatres, nightclubs, casinos and drinking lounges - but does not permit adult entertainment facilities.

8.2.5 Façade is the exterior of any side of a building facing a public street or for the purposes of this Part a waterfront property line.

8.2.6 Frontage means that part of a lot that abuts a street or waterfront

8.2.7 Government Use means any use by any level of government or any agency or crown or municipal corporation.

8.2.8 Lodging means a place of business where the principle use is the provision of lodging/sleeping facilities. This includes hotels, hostels, bed and breakfasts, apartment hotels, country inns, and motels - but does not permit project accommodations or campgrounds.

8.2.9 Office is a place of business where the principle use is the execution of professional or clerical duties.

8.2.10 Parapet means a wall-like barrier at the edge of a roof. Where extending above a roof, it may be the portion of an exterior wall that continues above the line of the roof surface.

8.2.11 Parking Structure means an area of land or a structure providing for the parking of motor vehicles.

8.2.12 Pedway means a walkway, usually enclosed, permitting pedestrians to go from building to building, without passing through traffic.

8.2.13 Prominent Architectural Feature means standing out beyond the façade.

8.2.14 Residential Use means a dwelling unit or group of dwellings units. This includes, but is not limited to single and semi-detached dwellings, townhouses, apartments, senior citizen housing, youth assessment centres, visiting students supervised housing units, boarding houses, child care facilities and group homes.

8.2.15 Retail means a place of business where the principle use is the sale of goods or commodities directly to consumers.

8.2.16 Restaurant means a place of business where the principle use is the preparation and serving of food to the public for consumption either on or off the premises - but does not include a drive thru.

8.2.17 Seasonal Uses means a place of business including retail, services, and restaurant uses

- a) that operates for no more than four (4) continuous months, without seasonal renewal;
- b) that is located entirely within non-permanent buildings;
- c) that has a maximum gross floor area not exceeding 25 square metres.

8.2.18 Secondary Suite means an accessory dwelling unit

- a) that is located on the same parcel as a single detached dwelling or semi detached dwelling unit;
- b) which includes a kitchen, separate entrance, and a minimum of one (1) bedroom;
- c) without limiting the generality of the foregoing a secondary suite may include:
 - a. **Secondary Suite – Attached above Grade** – where the secondary suite is located above the first storey of a single detached dwelling or semi-detached dwelling
 - b. **Secondary Suite – Attached at Grade** – where the secondary suite is attached to the side or rear of a single detached dwelling or semi detached dwelling
 - c. **Secondary Suite – Attached Below Grade** – where the secondary suite is located below the first storey of a single detached dwelling or a semi detached dwelling

8.2.19 Service means a place of business where the principle use is the provision of services to a person or business. This includes professional, medical and financial services - but does not include adult entertainment facilities.

8.2.20 Soft Landscaping means consisting of vegetation such as trees, shrubs, hedges, ornamental plantings, grass and organic ground cover.

8.2.21 Storey means a level of a building above grade included between the surface of a floor and the ceiling or roof immediately above it.

8.2.22 Tandem Parking means allowing cars to park one behind the other.

8.2.23 Waterfront means the land on the edge of a body of water.

8.3 General Regulations

8.3.1 Permitted Encroachments

No encroachments may be permitted between the façade of any building and the street or waterfront above the first storey – except the following:

- a) Balconies, canopies, awnings, cantilevers, eaves, gutters, landings, window sills, steps, stairs, ramps, prominent architectural features, and verandahs maybe permitted to encroach to within 1.0 m of the abutting lot line.

8.3.2 Variance Authority

The Development Authority may allow a 30% variance and approve a development permit for a permitted use, with or without conditions, which does not comply with the regulations to Part 8 – Parsons Creek Land Use Regulations provided that the Development Authority determines that:

- a) the proposed variance would not result in a development that will:
 - (1) unduly interfere with the amenities of the neighbourhood;
 - (2) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land;
 - (3) A variance is a reasonable response to the physical characteristics of the lot which are not generally common to other lots in the immediate vicinity of the proposed use;
- b) the proposed development conforms with the use prescribed for the land or building in this Bylaw;
- c) the development would be consistent with the general purpose or character of the district; and
- d) there are mechanisms to mitigate the effects on adjacent lots;

8.3.3 Parking Requirements

a) Parkade Ramp Requirements

- (1) Entrance ramps shall be accessed from within the property. The approval for an entrance ramp directly off of a municipal road is at the sole discretion of the Engineering Services Divisions; and
- (2) The entrance ramp to an underground parkade shall commence at the property line and shall not be permitted to encroach onto the municipal road right-of-way or lane.

2) Number of On-Site Parking Stalls Required

Land Use:	Minimum Parking Requirement
Bed and Breakfast	1 stall/guest room plus additional stalls in accordance with the parking requirements of Part 7 for any other uses which form part of the Bed and Breakfast.
Casino	10 stalls / 100 m ² GFA
Community Recreational Facility	4.7 stalls / 100 m ² GFA
Community Service Facility	4 stalls / 100 m ² GFA
Country Inn	1 stall/guest room plus additional stalls in accordance with the parking requirements of Part 7 for any other uses which form part of the Country Inn.
Gallery	1.1 stalls / 100 m ² GFA
Hostel	0.33 stalls /guest room plus additional stalls in accordance with the parking requirements of Part 7 for any other uses which form part of the Hostel.

8.3.4 Development Requiring Advertisement

The following will require advertising to the general public through a public notice; a notice of the decision shall be mailed to the adjacent landowners or other affected parties or land owners as determined by the development authority, and are subject to appeal.

- a) Amateur Radio Antenna
- b) Bed and Breakfast
- c) Boarding House
- d) Child Care Facility
- e) Educational Service Facility (accessory to a Religious Assembly)
- f) Home Business
- g) Public Use
- h) Religious Assembly
- i) Residential Sales Centre
- j) Secondary Suite
- k) Visiting Students Supervised Housing Unit

8.3.5 Height Restrictions

The following will not be considered part of the height restrict, and may exceed the required building height:

- a) Parapet
- b) Spires, domes or other architectural feature that forms part of a Religious Assembly

8.3.6 Change of Use

For any change of use or change of occupancy within an existing commercial, industrial and institutional use, the parking requirements for the original development permit shall be deemed appropriate for the life cycle of that building. The proposed change of use shall not be required to provide any additional parking.

8.3.7 Corner Lot Restrictions

- a) In the case of a corner lot, no fence, wall, tree, hedge or other structure exceeding 0.6 metres in height shall be permitted in a corner visibility triangle created by the property line that form the corner and a straight line connecting two points 7.5 metres back along these property lines measured from their intersection; and
- b) Notwithstanding (a) in the case of a structure that exceeds two (2) storeys, the visibility triangle is only required from grade to the ceiling of the second storey.

8.4 Land Use Districts

8.4.1 MD Main Street District

8.4.1.1 Discretionary Uses – Development Officer

The following are discretionary uses that may be approved by the Development Officer:

- a) Apartment Building (Residential not permitted on First Storey)
- b) Community Facility
- c) Entertainment
- d) Lodging
- e) Office
- f) Parking Structure
- g) Restaurant
- h) Retail
- i) Service
- j) Townhouse (Residential not permitted on First Storey)

8.4.1.2 Uses Not Permitted

The following uses are **NOT** permitted in this zone:

- a) Adult Entertainment Facility
- b) Automotive/Recreational Vehicle Sales & Rental
- c) Dating and Escort Services

8.4.1.3 General Site Provisions

- a) More than one (1) building may be developed on one lot.
- b) Where utility servicing is provided in the rear of building, rear lane access shall be accommodated.

8.4.1.4 Site Provisions

In any MD Main Street District no development shall be permitted except where in addition to the General Provisions of Section 8.3:

8.4.1.4.1 The Front Yard Setbacks are:

- a) Minimum setback 0.0 – 1.0 metres for at least 50% of the façade of the building.
- b) Notwithstanding (a), where at least 50% of the façade of the building is located at or between 0.0 and 1.0 from the front property line, the remainder of the façade may be setback up to 5.0 metres.
- c) Where any courtyard space is created pursuant to (b) no such space may be used for storage, garbage, or parking.
- d) No utility servicing equipment shall be located within the front yard of any building.

8.4.1.4.2 The Rear Yard Setbacks are:

- a) Any main building may be located to a minimum of 2.5 metres from the rear property line

8.4.1.4.3 The Side Yard Setbacks are:

- a) Any main building may be located to a minimum of 0.0 metres from the side property line.

8.4.1.4.4 Building Height -

- a) No building shall be less than two (2) storeys above grade nor more than six (6) storeys.

8.4.1.4.5 First Storey Requirements

- a) No more than 20% of the first storey area shall be utilized for lobbies and/or elevator space.
- b) Notwithstanding the foregoing in the case of lodging, no lobby and elevator space shall exceed 50% of the first storey floor space.

8.4.1.4.6 Lot Coverage Requirements

- a) Maximum 90%

8.4.1.4.7 Parking Requirements

- a) No parking area shall be permitted between the façade of the building and the property line.
- b) All residential uses require a minimum of one (1) parking spot per dwelling unit.
- c) On-street parking may be counted in the final parking calculation for each development where such parking is directly abutting the development site.

8.4.1.4.8 Landscaping Requirements

In addition to Section 72:

- a) Minimum of 1 deciduous tree (min 50mm caliper, canopy occurring 2.0 meters above finish grade) every 10metres along the street frontage

8.4.2 MDD Mixed Development District

8.4.2.1 Discretionary Uses – Development Officer

The following are discretionary uses that may be approved by the Development Officer:

- a) Apartment Building
- b) Community Facility
- c) Entertainment (first storey only)
- d) Lodging
- e) Office
- f) Parking Structure
- g) Restaurant (first storey only)
- h) Retail (first storey only)
- i) Retail store, convenience (first storey only)
- j) Service (first storey only)
- k) Townhouses

8.4.2.2 Uses Not Permitted

The following uses are **NOT** permitted in this zone:

- a) Adult Entertainment Facility
- b) Automotive/Recreational Vehicle Sales & Rental
- c) Dating and Escort Services
- d) Warehouse and Storage

8.4.2.3 General Site Provisions

- a) More than one (1) building may be developed on one lot.
- b) Where utility servicing is provided in the rear of building, rear lane access shall be accommodated.

8.4.2.4 Site Provisions

In any MDD Mixed Development District no development shall be permitted except where in addition to the General Provisions of Section 8.3:

8.4.2.4.1 The Front Yard Setbacks are:

- a) Minimum setback 1.0 metres – Maximum setback 4.0 metres.
- b) Where any courtyard space is created pursuant to (a) no such space may be used for storage, garbage, or parking.
- c) No utility servicing equipment shall be located within the front yard of any building.

8.4.2.4.2 The Rear Yard Setbacks Are:

- a) Any main building may be located to a minimum of 2.5 metres from the rear property line

8.4.2.4.3 The Side Yard Setbacks are:

- a) Any main building may be located to a minimum of 1.2 metres from the side property line.

8.4.2.4.4 The Frontage Requirements are:

- a) The minimum building frontage shall be 6.0 metres.

8.4.2.4.5 Building Height

- a) No building shall be less than three (3) storeys above grade nor more than six (6) storeys.

8.4.2.4.6 Lot Coverage Requirements

- a) Maximum 75%

8.4.2.4.7 Parking Requirements

- a) No parking area shall be permitted between the façade of the building and the property line.
- b) All residential uses require a minimum of one (1) parking spot per dwelling unit.

8.4.2.4.8 Landscaping Requirements

In addition to Section 72

- a) For areas abutting streets, minimum 1 deciduous tree (min 50mm caliper, canopy occurring 2.0 meters above finish grade) every 10 metres along the street frontage

8.4.3 CD Civic District

8.4.3.1 Discretionary Uses – Development Officer

The following are discretionary uses that may be approved by the Development Officer:

- a) Community Facility
- b) Entertainment
- c) Government Use
- d) Office
- e) Parking Structure
- f) Restaurant
- g) Retail
- h) Seasonal Uses

8.4.3.2 Uses Not Permitted

The following uses are **NOT** permitted in this zone:

- a) Adult Entertainment Facility
- b) Automotive/Recreational Vehicle Sales & Rental
- c) Dating and Escort Services
- d) Residential Uses

8.4.3.3 General Site Provisions

- a) More than one (1) principal building may be developed on one lot.
- b) Where utility servicing is provided in the rear of building, rear lane access shall be accommodated.

8.4.3.4 Site Provisions

In any CD Civic District, no development shall be permitted except where in addition to the General Provisions of Section 8.3:

8.4.3.4.1 The Front Yard Setbacks are:

- a) Minimum setback of 1.0 metres – Maximum setback of 4.0 metres from the public street
- b) A setback of 6.0 metres shall be required from the waterfront property line.
- c) Where any courtyard space is created pursuant to (a) or (b), no such space may be used for storage, garbage, or parking.
- d) No utility servicing equipment shall be located within the front yard of any building.

8.4.3.4.2 The Rear Yard Setbacks are:

- a) Any building may be located to a minimum of 2.5 metres from the rear property line.

8.4.3.4.3 The Side Yard Setbacks are:

- a) Any building may be located to a minimum of 1.2 metres from the side property line.

8.4.3.4.4 Building Height

- a) No building shall be less than two (2) storeys above grade nor more than four (4) storeys.

8.4.3.4.5 Building Separation

- a) Minimum 12.0 metres between any two (2) principal buildings located on the same lot.
- b) Where two buildings are adjoined by a pedway, the pedway must be a minimum of 5.0 metres from grade.

8.4.3.4.6 Lot Coverage Requirements

- a) Maximum 65%

8.4.3.4.7 Parking Requirements

- a) No surface parking shall be permitted.
- b) A parking structure will be permitted.
- c) On-street parking may be counted in the final parking calculation for each development where such parking is directly abutting the development site.

8.4.2.4.8 Landscaping Requirements

In addition to Section 72

- a) For areas abutting streets, minimum of 1 deciduous tree (min 50mm caliper, canopy occurring 2.0 meters above finish grade) every 10 metres along the street frontage

8.4.4 WD Waterfront District

8.4.4.1 Discretionary Uses – Development Officer

The following are discretionary uses that may be approved by the Development Officer:

- a) Accessory Building
- b) Amateur Radio Antenna
- c) Educational Service Facility (accessory to a Religious Assembly only)
- d) Entertainment
- e) Home Business
- f) Home Occupation
- g) Lodging
- h) Office (first storey only)
- i) Park
- j) Parking Structure
- k) Public Use
- l) Public Utility
- m) Religious Assembly
- n) Residential Sales Centre (dwelling based or portable)
- o) Residential Uses
- p) Retail (first storey only)
- q) Satellite Dish Antenna
- r) Seasonal uses (on waterfront properties only)
- s) Secondary Suite
- t) Service (first storey only)

8.4.4.2 Uses Not Permitted

The following uses are **NOT** permitted in this zone:

- a) Adult Entertainment Facility
- b) Automotive/Recreational Vehicle Sales & Rental
- c) Dating and Escort Services
- d) Manufactured Homes

8.4.4.3 General Site Provisions

- a) More than one (1) principal building may be developed on one lot except in the case of single family dwellings.
- b) Where utility servicing is provided in the rear of building, rear lane access shall be accommodated.

8.4.4.4 Site Provisions

In any WD Waterfront District, no development shall be permitted except where in addition to the General Provisions of Section 8.3:

8.4.4.4.1 The Front Yard Setbacks

- a) Minimum setback of 1.0 metres – Maximum setback of 4 metres from the public street.
- b) A setback of 6.0 m shall be required from the waterfront property line.
- c) Notwithstanding (b), in the case of a seasonal use, a setback of 0.0 metres shall be permitted from the waterfront.
- d) Where any courtyard space is created pursuant to (a) and (b), no such space may be used for storage, garbage, or parking.
- e) No utility servicing equipment shall be located within the front yard of any building.

8.4.4.4.2 The Rear Yard Setbacks

- a) Any main building may be located to a minimum of 2.5 metres from the rear property line.

8.4.4.4.3 The Side Yard Setbacks

- a) Any main building may be located to a minimum of 1.2 metres from the side property line.

8.4.4.4.4 The Frontage Requirements

- a) The minimum building frontage shall be 12.0 metres excluding residential and residential associated uses.

8.4.4.4.5 Building Height

- a) No residential building shall be more than five (5) storeys.
- b) No non-residential building shall be less than two (2) storeys above grade, not more than (5) storeys.

8.4.4.4.6 Building Separation Requirements

- a) Minimum 12.0 metres between any two (2) principal buildings located on the same lot.
- b) Where two buildings are adjoined by a pedway, the pedway must be a minimum of 5.0 metres from grade.

8.4.4.4.7 Lot Coverage Requirements

- a) Maximum 75%

8.4.4.4.8 Parking Requirements

- a) All surface parking must be contained on site.
- b) A parking structure will be permitted.
- c) No parking area shall be permitted between the façade of the building and the property line.
- d) The first 10 percent of parking spaces may be surface parking; after 10 percent, 90 percent of the parking must be located underground or within a parking structure except in the case of a Single Family Dwelling, Semi-Detached Dwelling, Duplex, or Townhome.
- e) In the case of a Single Family Dwelling, Semi-Detached Dwelling, Duplex or Townhome, tandem parking is permitted.

8.4.4.4.9 Landscaping Requirements

In addition to Section 72

- a) For areas abutting streets, minimum of 1 deciduous tree (min 50mm caliper, canopy occurring 2.0 meters above finish grade) every 10 metres along the street frontage.

8.4.5 ND Neighbourhood District

8.4.5.1 Discretionary Uses – Development Officer

The following are discretionary uses that may be approved by the Development Officer:

- a) Accessory Building
- b) Amateur Radio Antenna
- c) Duplex
- d) Educational Service Facility (accessory to a Religious Assembly only)
- e) Home Business
- f) Home Occupation
- g) Modular Home
- h) Park
- i) Public Use
- j) Public Utility
- k) Religious Assembly
- l) Residential Sales Centre (dwelling based or portable)
- m) Retail Store, Convenience
- n) Satellite Dish Antenna
- o) Secondary Suite
- p) Semi-Detached Dwelling
- q) Single Detached Dwelling

8.4.5.2 Uses Not Permitted

The following uses are **NOT** permitted in this zone:

- a) Adult Entertainment Facility
- b) Automotive/Recreational Vehicle Sales & Rental
- c) Dating and Escort Services
- d) Manufactured Homes

8.4.5.3 Site Provisions

In any ND Neighbourhood District, no development shall be permitted except where in addition to the General Provisions of Section 8.3:

8.4.5.3.1 The Front Yard Setbacks

- a) Minimum setback 6.0 metres with front driveway.
- b) Minimum setback 4.5 metres - Maximum setback 6.0 metres with rear lane access.

8.4.5.3.2 The Rear Yard Setbacks

- a) Single Detached Dwelling – Minimum 4.6 metres with front driveway.
- b) Single Detached Dwelling – Minimum 6.0 metres with rear lane access.
- c) For all other uses – Minimum 7.5 metres.

8.4.5.3.3 The Side Yard Setbacks

- a) Minimum 1.2 metres, except for the following:
 - a. In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1) 2.7 (minimum) interior side yard to provide vehicular access to the rear yard.

8.4.5.3.4 Lot Area

- a) Single Detached Dwelling – Minimum 400.0 m².
- b) Semi-Detached Dwelling – Minimum 228.0 m² per unit.
- c) Duplex – 400.0 m².

8.4.5.3.5 Lot Width

- a) Single Detached Dwelling – Minimum 12.2 metres with front driveway.
- b) Single Detached Dwelling – Minimum 10.0 metres with rear lane access.
- c) Semi-Detached – Minimum 7.6 metres per unit.
- d) Duplex – Minimum 10.5 metres with front driveway
- e) Duplex – Minimum 7.0 metres with rear lane access

8.4.5.3.6 Lot Coverage

- a) 45 percent including accessory buildings.

8.4.5.3.7 Building Height

- a) No building shall be more than three (3) storeys.

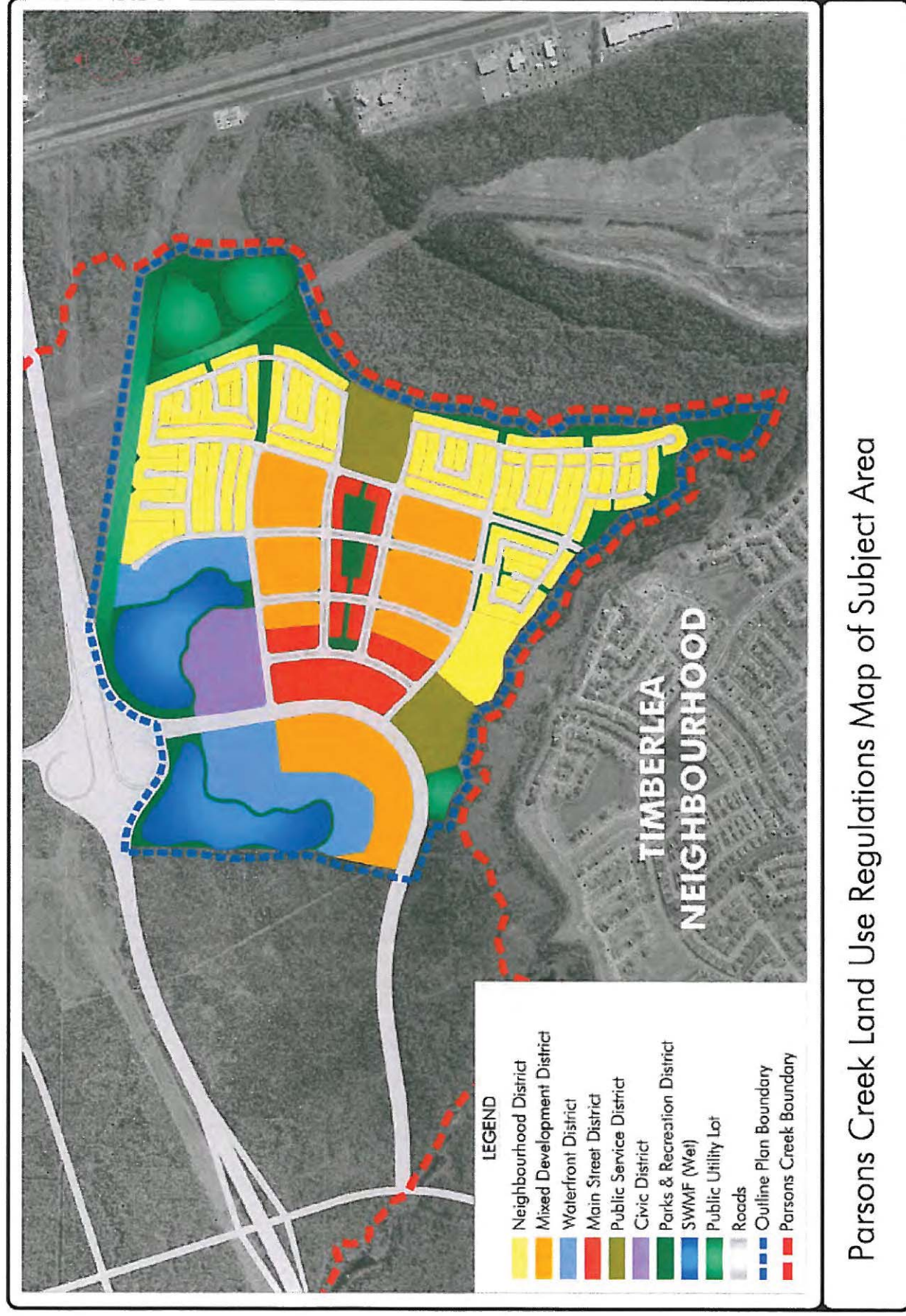
8.4.5.3.8 Parking Requirements

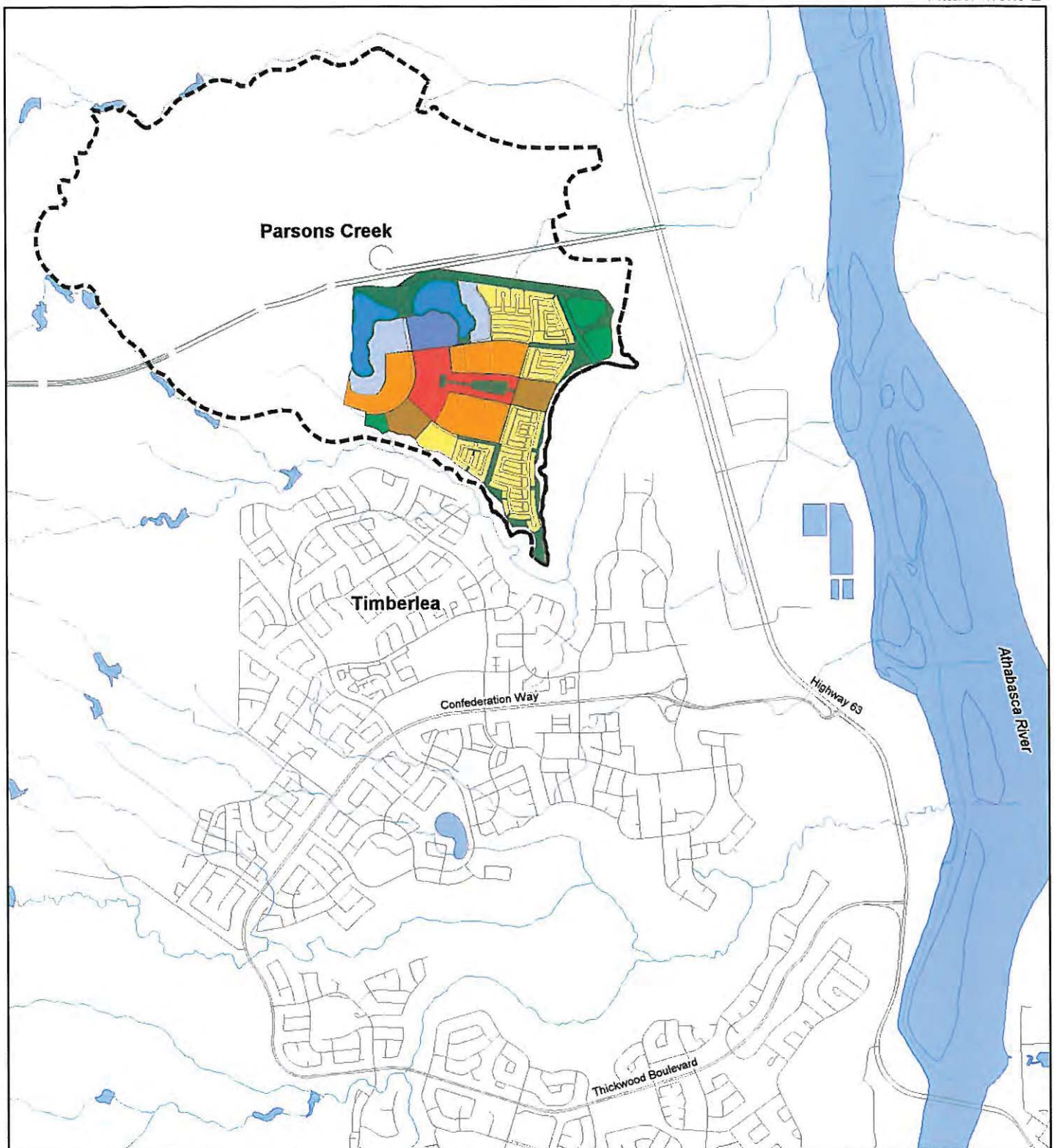
- a) Minimum two (2) spaces are required for all residential uses.
- b) Where a secondary suite is proposed, an additional one (1) parking stall is required for all one (1) and two (2) bedroom units, and two (2) additional stalls are required for all three bedroom units.
- c) Tandem parking is permitted.

8.4.5.3.9 Landscaping Requirements

In addition to Section 72











- a) Minimum of 30% of the lot must be soft landscaped.





Subject Area Map - Parsons Creek - Phase One

Legend

	Public Service District		Public Utility Lot
	Civic District		Mixed Development District
	Waterfront District		Parks & Recreation District
	Storm Water Management Facility		Neighbourhood District
	Main Street District		Parsons Creek Boundary



Parsons Creek Background

Intent:

Provide Council with background information regarding Parsons Creek.

Background:

March 27, 2001:

- Timberlea Area Structure Plan adopted by Council; and
- Recommendation that a Traffic Impact Assessment (TIA) is undertaken.

March 2006:

- TIA completed;
- The TIA identified two potential access points from Timberlea into Parsons Creek – from Stonecreek and Rainbow Creek Drive;
- Both access points require crossing Goats Head Creek; and
- Rainbow Creek Drive access (constructing a culvert) found to be more practical than from Stonecreek (constructing a bridge).

April 25, 2006:

- Council approved Phase 5 Paquette Heights (Timberlea) Plan of Subdivision; and
- Plan of Subdivision includes the extension of Rainbow Creek Drive and indicates the intention that Rainbow Creek Drive will be the future link to the undeveloped area to the north.

September 13, 2006:

- Plan of Subdivision for Phase 5 Paquette Heights legally registered by Alberta Land Titles; and
- Extension of Rainbow Creek Drive shown on registered plans.

July 2009:

- On July 14, Council approved the Parsons Creek Community Vision and Design Brief as a guiding document for the future development of the Parsons Creek area;
- On July 14, Council authorized the developer (Government of Alberta) to initiate an Outline Plan process specific to the Parsons Creek area, in lieu of an Area Structure Plan process; and
- Government of Alberta (Alberta Housing & Urban Affairs) appointed Stantec as the consultant for the development of the Parsons Creek community.

September 2009:

- Stantec prepared the Parsons Creek Access Management Study Final Report;
- Report examined four access options for the development of Phase One of Parsons Creek; and
- Recommended that the Rainbow Creek Drive extension is the best option.

October 29, 2009 – May 25, 2010:

- Stantec hosted five public open houses for the development of Parsons Creek;

- Three of the five public open houses were held to discuss the development of Parsons Creek, and specifically Phase One;
- Section 606 of the Municipal Government Act, "Requirements for advertising" states that the Municipality must follow certain notification requirements in order to hold a meeting; and
- Stantec followed the requirements for advertising set forth by the Municipal Government Act for all the public open houses.

March 16, 2010:

- At the fourth open house, Stantec shared information about the Parsons Creek project and obtained feedback on the Rainbow Creek Drive extension; and
- As the Transportation Access Management Study for the Rainbow Creek Drive extension had already been completed, the developer, Stantec and Administration decided that the Outline Plan could proceed to Council.

May 25, 2010:

- Council adopted The Parsons Creek – Phase One Outline Plan;
- The Outline Plan states that "a secondary access will need to be built prior to the development of the Highway 63/Highway 686 Interchange. This secondary access will be provided as an extension to Rainbow Creek Drive from the adjacent community of Timberlea." "Rainbow Creek Drive is not envisioned to be used for heavy equipment construction access";
- One of the key differences between an Outline Plan and an Area Structure Plan is that an Area Structure Plan has legislated notification requirements and is subject to three readings and a public hearing, whereas an Outline Plan can be adopted by Council resolution; therefore, no public hearing was held related to the Phase One Outline Plan as there was no legislative requirement for one;
- Council approved the Land Use Bylaw amendment for Phase One;
- The Public Hearing for the Land Use Bylaw amendment was conducted in accordance with Section 230 of the Municipal Government Act "When to hold public hearing";
- Further, Section 692, "Planning bylaws" in the Municipal Government Act requires that notice of a Public Hearing be given to adjacent property owners;
- As the Land Use Bylaw (Bylaw No. 99/059) defines 'adjacent,' it was determined that the adjacent land is owned by the Regional Municipality of Wood Buffalo and the Province of Alberta; as such, the subject property is not directly adjacent to residential properties;
- During the Public Hearing for the Land Use Bylaw amendment, Urban Development Institute – Wood Buffalo (UDI – Wood Buffalo) stated that they had concerns with parts of the Bylaw as presented; and
- Recommended that Council approve the Land Use Bylaw amendment with the understanding that Administration is requested to refine the Bylaw in consultation with UDI – Wood Buffalo.

September 16, 2010:

- At a public open house, Stantec updated the public on the design and construction schedule for the extension of Rainbow Creek Drive; and
- A number of residents requested that other options be examined.

September 30, 2010:

- The Chair of the Community Development Advisory Board for Parsons Creek requested that the construction on the roadway be postponed at this time due to the concerns raised by the public;
- Alberta Housing & Urban Affairs and Stantec agreed that all information regarding the Rainbow Creek Drive extension would be reviewed and the findings presented to the Regional Municipality of Wood Buffalo.

Current Status:

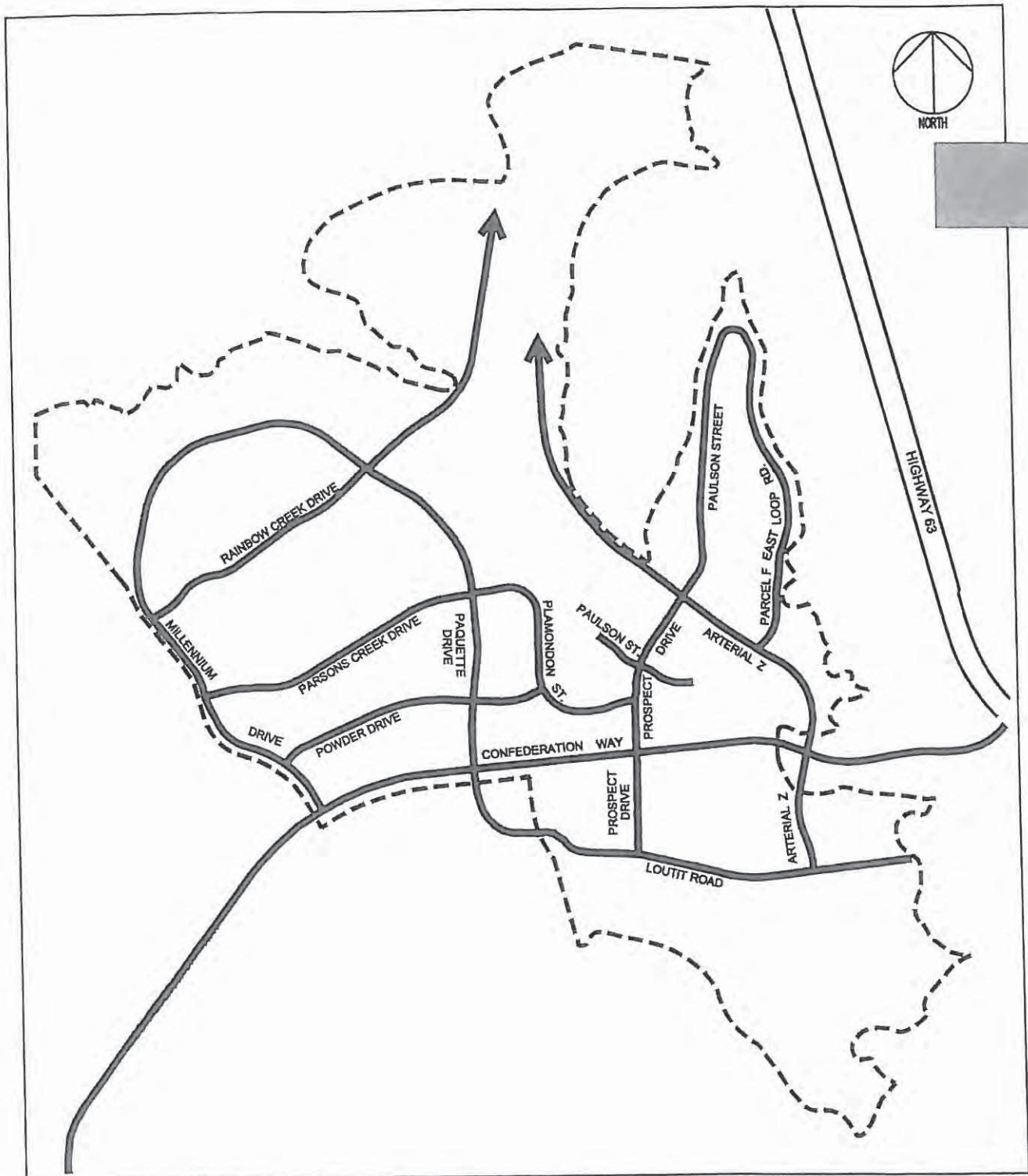
- The Public Hearing for the Parsons Creek Land Use Bylaw amendment will be held on January 25, 2011.

Key Considerations:

- A new interchange, to be constructed at the junction of Highway 63 and the proposed Highway 686, will provide the main access to Parsons Creek. Under current estimates, this will not be completed until 2014;
- The use of Rainbow Creek Drive is intended to permit the development of a portion of Parsons Creek Phase One while Highway 686 and the Parsons Creek interchange at Highway 63 are under construction;
- Administration supports the development of 800 to 1000 low density residential units in Phase One of Parsons Creek using Rainbow Creek Drive as access, but no more than 1000 units should be developed using this access;
- The remainder (majority) of Phase One and the rest of the Parsons Creek development will not proceed until the new interchange and highway are complete;
- The remainder of both Phase One and any additional phases should not proceed until the principle access is in place;
- It is anticipated that residents will express their concerns over the access into Parsons Creek at the Public Hearing;
- Administration would like to note that the Land Use Bylaw amendment and the extension of Rainbow Creek Drive are separate issues;
- The extension of Rainbow Creek Drive has been registered for four years; and
- Section 658 of the Municipal Government Act, "Cancellation of plan of subdivision," states that the whole plan of subdivision or a part of the subdivision plan may only be cancelled provided consent is given to Council from all registered owners and the Crown.

Appendices:

1. Exhibit 3-2
2. Plan of Subdivision



Proposed Roadway Network

Subject: Fort Chipewyan Métis Local – (Lots 15, 16, Block 8, Plan 5642NY)
Bylaw No. 10/032 - Municipal Development Plan Amendment
Bylaw No. 10/033 – Land Use Bylaw Amendment

APPROVALS:

D'arcy Elliott, Chief Operating Officer
Carol Theberge, Divisional Manager
Dennis Peck, Director

Administrative Recommendation:

1. THAT Bylaw No. 10/032, being an amendment to the Municipal Development Plan to change the designation of Lots 15, 16, Block 8, Plan 5642NY from Hamlet Residential to Hamlet Core, be read a second time.
2. THAT Bylaw No. 10/032, be read a third and final time.
3. THAT Bylaw No. 10/033, being an amendment to the Land Use Bylaw to change the designation of Lots 15, 16, Block 8, Plan 5642NY from Hamlet Residential (HR) District to Hamlet Commercial (HC) District, be read a second time.
4. THAT Bylaw No. 10/033, be read a third and final time.

Summary:

An application was made by the Métis Local 125 (the land owner) to amend the Municipal Development Plan and Land Use Bylaw in order to construct a community centre on Lots 15, 16, Block 8, Plan 5642NY in the hamlet of Fort Chipewyan.

The authority to amend a Municipal Development Plan and Land Use Bylaw is vested with Council under the Municipal Government Act.

Background:

The subject property is located in central Fort Chipewyan. Presently, the lands are vacant and designated Hamlet Residential in the Municipal Development Plan, Core Area in the Fort Chipewyan Area Structure Plan and Hamlet Residential District (HR) in the Land Use Bylaw.

Policy 6, Section 4.1 in the Fort Chipewyan Area Structure Plan states that “the Core Area shall be designated to include commercial, residential and institutional/public land use districts”; however, this conflicts with the Municipal Development Plan and the Land Use Bylaw which designate the subject property for residential uses.

Currently, the applicant uses a temporary office in the multiplex building in the core area, but it does not meet their needs. The applicant, therefore, proposes to develop an office and community centre on the subject lands in a new central location near the present location.

While the proposed use will consume two residential lots for a community centre, and there is significant concern with the availability of residential lots on the market, there are actually a number of vacant lots within Fort Chipewyan (eighty-eight vacant residential lots in total, including the two subject properties); however, many of these vacant lots are not available at this time for use by individual members of the public. Currently, Administration is preparing an Area Structure Plan and the Fort Chipewyan Residential Land Disposition Plan to address this issue.

The applicant will be required to host a public open house for the proposed amendments prior to the Public Hearing (second reading) for Bylaw No. 10/032 and Bylaw No. 10/033.

Alternatives:

1. Approve the amendments.
2. Approve the amendments subject to conditions.
3. Deny the amendments.

Rationale for Recommendation:

The proposed Hamlet Commercial District (HC) will provide for a mixture of uses thereby allowing for the development of a multi-purpose facility in the proposed location. The development will also enhance quality of life in the community and reinforce the central core of Fort Chipewyan.

Changing the designation of the subject property from Hamlet Residential to Hamlet Core in the Municipal Development Plan, and from Hamlet Residential (HR) District to Hamlet Commercial (HC) District in the Land Use Bylaw will bring consistency to the Municipal Development Plan, Fort Chipewyan Area Structure Plan and the Land Use Bylaw, as well as support the proposed development.

Attachments:

1. Bylaw No.10/032
2. Bylaw No. 10/033

BYLAW NO. 10/032

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO
AMEND MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 00/005**

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 Municipal Development Plan.

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 Municipal Development 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. THAT Bylaw 00/005 is hereby amended by redesignating Lot 15 & 16, Block 8, Plan 5242NY from Hamlet Residential to Hamlet Core in Map 10a of the Municipal Development Plan.
2. THAT the Chief Administrative Officer is authorized to consolidate this bylaw.
3. THAT 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 14th day of December, A.D 2010.

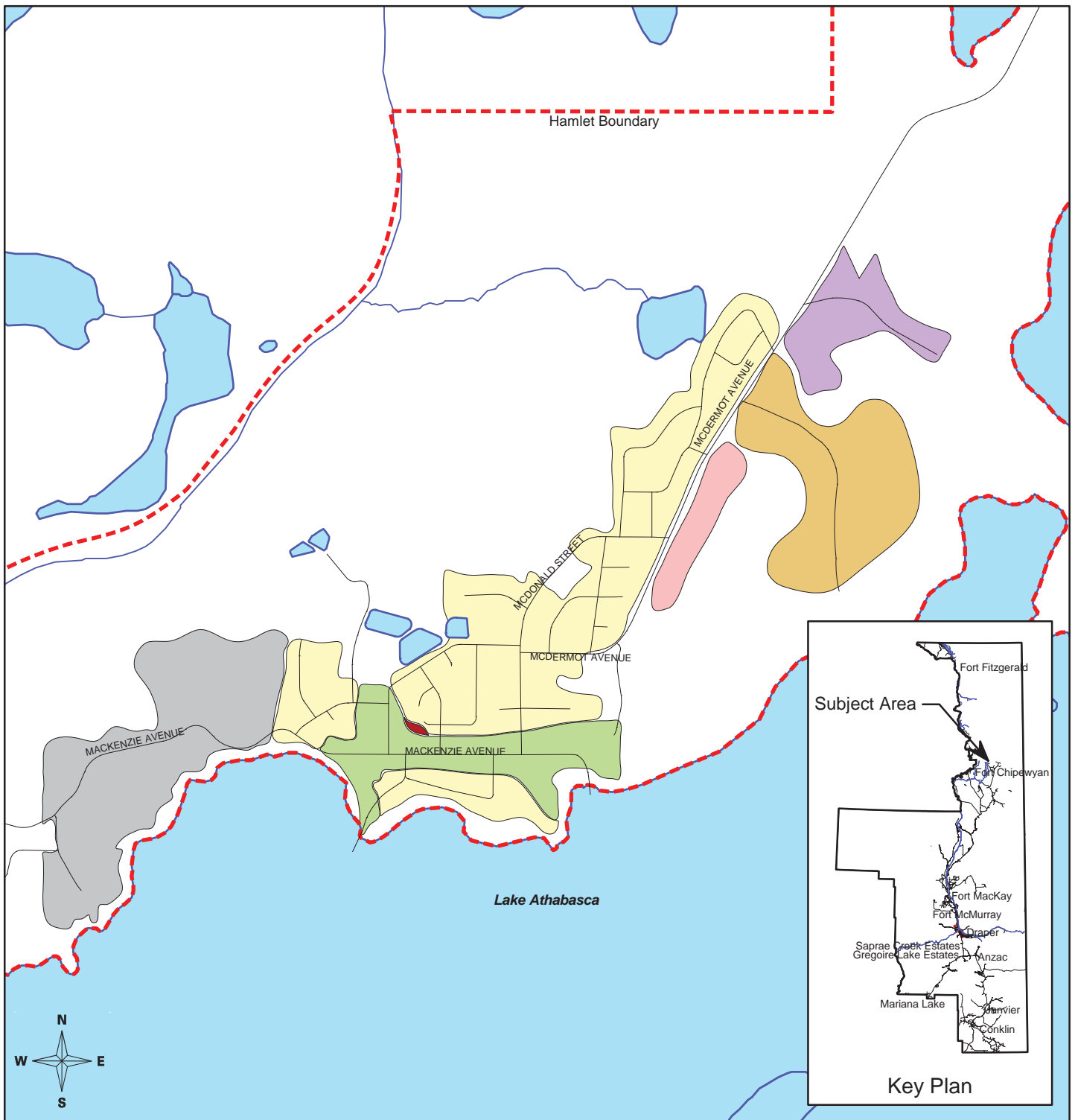
READ a second time this _____ day of _____, A.D. 2011.

READ a third and final time this _____ day of _____, A.D. 2011.


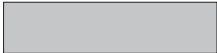

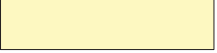



SIGNED and PASSED this _____ day of _____, A.D. 2011.

Mayor

Chief Legislative Officer



Municipal Development Plan Amendment (Fort Chipewyan)

	From Hamlet Residential to Hamlet Core		
	Country Residential		Future Hamlet Commercial
	Hamlet Residential		Future Hamlet Residential
	Hamlet Core		Hamlet Commercial/ Industrial

BYLAW NO. 10/033

**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. THAT Bylaw 99/059 is hereby amended by redesignating Lot 15 & 16, Block 8, Plan 5242NY from HR – Hamlet Residential District to HC – Hamlet Commercial District.
2. THAT the Chief Administrative Officer is authorized to consolidate this bylaw.
3. THAT 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 14th day of December, A.D 2010.

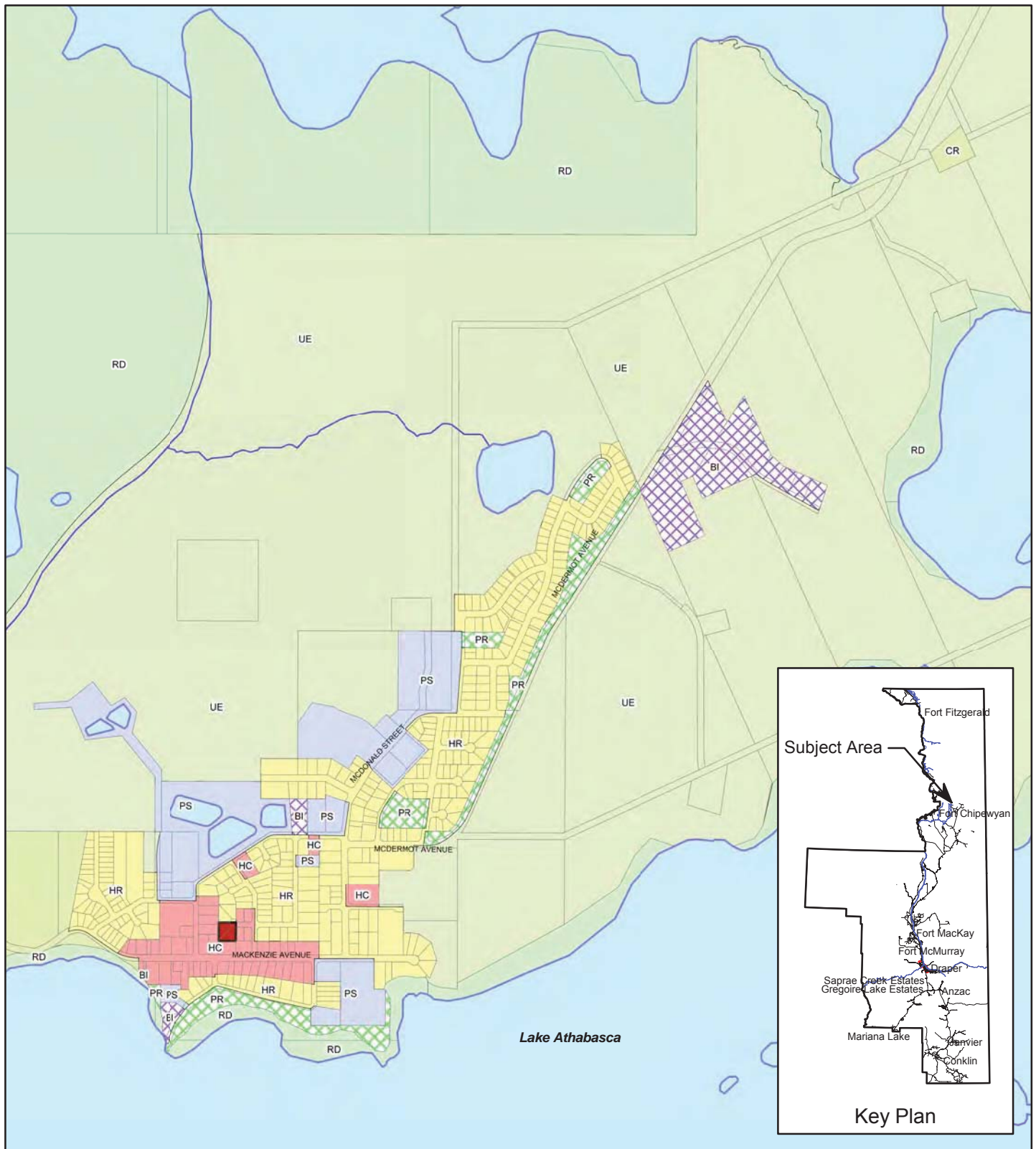
READ a second time this _____ day of _____, A.D. 2011.

READ a third and final time this _____ day of _____, A.D. 2011.

SIGNED and PASSED this _____ day of _____, A.D. 2011.

Mayor

Chief Legislative Officer



Land Use Bylaw Amendment (Fort Chipewyan)



From HR - Hamlet Residential District to HC - Hamlet Commercial District - Part of Lot 15 & 16, Block 8, Plan 5642NY



**Subject: Bylaw No. 10/036 – Land Use Bylaw Amendment
– Longboat Landing****APPROVALS:**

Kelly Kloss, Deputy Chief Administrative Officer
Carol Theberge, Divisional Manager, Public Services
Dennis Peck, Director, Planning and Development

Administrative Recommendation(s):

1. THAT Bylaw No. 10/036, being a Land Use Bylaw Amendment specific to the Long Boat Landing District, Lot 1, Block 3, Plan 082 4071; Unit 3, Plan 074 0808; Unit 8, Plan 074 0836; Plan 074 0893; Plan 074 1021; Plan 074 1008; Plan 074 0836; Lot 1, Block 4, Plan 102 6380; Lot 1, Block 5, Plan 102 6380; Plan 082 1160; Units 3 to 7, Plan 102 6170; and Plan 074 0839, be read a second time.
2. THAT Bylaw No. 10/036, be read and third and final time.

Summary:

An application has been made to amend the Land Use Bylaw to redesignate Lot 1, Block 3, Plan 082 4071; Unit 3, Plan 074 0808; Units 6 to 8, Plan 074 0836; Plan 074 0893; Plan 082 1660; Plan 074 1021; Plan 074 1008 and Plan 074 0836 from Direct Control High Density Residential District (DC-R4) to Longboat Landing District (LBL-R4).

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

Background:

In July 2005, Council approved the Longboat Landing, Volume 1: Land Use Planning Brief (2005). The Brief was guided by the 2001 Lower Townsite Area Redevelopment Plan and described a Comprehensive Land Use Plan for the future development in the Longboat Landing area. The plan included high-rise apartments, 4-storey apartments, stacked townhouses and row townhouses, all with a total of 1,100 housing units.

On June 15, 2005, a Development Permit was issued for a total of 168 units that consisted of two apartment buildings (39 units each), nine stacked townhouses (54 units), and row townhouses (36 units).

In 2005, the Longboat Landing area was designated Direct Control High Density Residential District (DC-R4) to provide Council with control of the site and ensure that development was in alignment with the 2001 Lower Townsite Area Redevelopment Plan, and the Longboat Landing, Volume 1: Land Use Planning Brief.

In January 2008, a 72-Unit Apartment Building (DP 2007-1822) that varied from the Longboat Landing Comprehensive Land Use Brief was approved by Council; however, it was approved on the condition that no further development for building forms that are not in conformance with the previous Council approval would be supported without first considering an amendment to the Planning Brief.

Rationale for Recommendation(s):

The current Direct Control High Density Residential District (DC-R4) is based on a very specific development submission that outlined internal road layout, numbers of specific buildings, configuration and type of buildings, and the overall site landscape. This, however, provides very little flexibility in land use and has resulted in a lengthy process that requires even minor changes to go to Council for approval. Removing the site from Direct Control will save, on average, three months for each development permit.

Administration recommends that the subject area be redesignated Longboat Landing District (LBL-R4). Redesignating the lands will simplify the Development Permit approval process, and facilitate the development of the subject area as the project will likely involve a series of applications. The Lower Townsite Area Redevelopment Plan (2009) will provide conceptual guidance, and the Longboat Landing District (LBL-R4) will provide the technical framework for Administration to review all subsequent applications.

If approved by Council, redesignating the subject area from Direct Control High Density Residential District (DC-R4) to a Longboat Landing District (LBL-R4) will allow the development to achieve the objectives of the updated Lower Townsite Area Redevelopment Plan (2009).

This proposed district will be the same as the DC-R4 District with the exception of the following changes:

Food Service, Minor Restaurant:

- This addition allows for small restaurants such as coffee shops and other amenities for the residents of Longboat Landing.

Retail, Convenience:

- This addition allows for small retail uses to locate in the ground floor of apartment buildings with 50 units or greater.

Community Service Facility:

- This addition allows for potential new community facilities that will serve the residents of Longboat Landing.

Townhouse:

- This addition helps to provide a variety of housing types and fits with the vision of Longboat Landing.

Project Accommodation:

- This use has been removed because it does not fit with the vision of Longboat Landing.

Satellite Dish Antenna and Amateur Radio Antenna:

- These uses were removed as they fall under federal jurisdiction and cannot be properly enforced. Satellite dishes have become much smaller and have less visual impact than when the use was added to the Land Use Bylaw.

This application to redesignate the lands does not alter the approved portion of available sanitary sewer, and water capacity within the Lower Townsite. Development will still be limited by the servicing constraints to the site, and the developer will be able to address changes in market demography for the currently approved housing types.

Since presenting Bylaw No. 10/036 for first reading at the November 30th Council meeting, a new plan of subdivision for the site was registered with Land Titles. As a result, the properties involved have a new legal description, which requires that the bylaw be amended before being considered for second and third readings. It should be noted that the amended legal descriptions do not change the original intent of the proposed bylaw.

Attachments:

1. Bylaw No. 10/036

BYLAW No. 10/036

**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. THAT Land Use Bylaw No. 99/059 is hereby amended by:
 - (a) Redesignating Lot 1, Block 3, Plan 082 4071; Unit 3, Plan 074 0808; Unit 8, Plan 074 0836; Plan 074 0893; Plan 074 1021; Plan 074 1008; Plan 074 0836; Lot 1, Block 4, Plan 102 6380; Lot 1, Block 5, Plan 102 6380; Plan 082 1160; Units 3 to 7, Plan 102 6170; and Plan 074 0839 (Longboat Landing) from Direct Control High Density Residential District (DC-R4) to Longboat Landing District (LBL-R4), as depicted in Schedule A.
 - (b) Adding the attached Schedule B as new Section 209 – LBL-R4 – Longboat Landing District and forming part of the Land Use Bylaw.
2. THAT the Chief Administrative Officer is authorized to consolidate this bylaw.
3. THAT 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 30th day of November, A.D 2010.

READ a second time this _____ day of _____, A.D. 2010.

READ a third and final time this _____ day of _____, A.D. 2010.

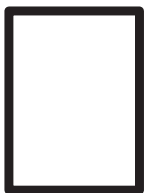
SIGNED and PASSED this _____ day of _____, A.D. 2010.

Mayor

Chief Legislative Officer



LAND USE BYLAW AMENDMENT



From DC-R4 - Direct Control High Density Residential District
To LBL-R4 - Longboat Landing District

Lot 1, Block 3, Plan 082 4071; Unit 3, Plan 074 0808; Unit 8, Plan 074 0836;
Plan 074 0893; Plan 074 1021; Plan 074 1008; Plan 074 0836; Lot 1, Block 4,
Plan 102 6380; Lot 1, Block 5, Plan 102 6380; Plan 082 1160; Units 3 to 7,
Plan 102 6170; Plan 074 0839



209. LBL – R4 Longboat Landing District

209.1 Purpose

The purpose of this District is to establish special land use and development regulations to accommodate medium/high density residential development and to ensure a high and comprehensive standard of form and appearance appropriate to the site in conformance with the Lower Townsite Area Redevelopment Plan for Longboat Landing. This district is also intended to provide the Municipality with the necessary control over development to address the issues of flooding, flood protection and the necessity for filling land within the Clearwater River Valley Flood Plain Area, as well as the environmental circumstances, unique character and recreational opportunities of the Clearwater River Valley and the servicing and transportation challenges in this area.

209.2 Permitted Uses:

The following are permitted uses:

**Accessory Building
Home Occupation
Park
Parking Lot or Structure**

209.3 Discretionary Uses - Development Officer

The following are discretionary uses that may be approved by the Development Officer having regard for the policies contained in the Lower Townsite Area Redevelopment Plan (2009) and the Longboat Landing Outline Plan (2009):

**Apartment Building
Child Care Facility
Educational Service Facility (accessory to a Religious Assembly only)
Food Service, Minor Restaurant
Home Business
Public Use
Public Utility
Religious Assembly
Residential Sales Centre
Retail, Convenience
Senior Citizen Housing
Townhouse**

209.4 Discretionary Uses - Planning Commission

The following are discretionary uses that may be approved by the Municipal Planning Commission having regard for the policies contained in the Lower Townsite Area Redevelopment Plan (2009) and the Longboat

**Landing Outline Plan (2009):
Cluster Housing
Community Service Facility**

209.5 Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this district. The Development Authority may require a higher standard than those contained in Part 5 or the standards contained in this District to achieve the vision of the Lower Townsite Area Redevelopment Plan and to address the unique character and limitations of the area.

- (a) Front Yard Setback (minimum): 3.0 m**
- (b) Side Yard Setback (minimum): 3.0m**
- (c) Rear Yard Setback (minimum): 3.0m**
- (d) Building Separation (minimum): in accordance with Section 88**
- (e) Building Height (maximum):**
 - (i) Apartment Building: 54.0m**
 - (ii) Townhousing, Cluster Housing and Religious Assembly: 10.0m**
- (f) Density (maximum):**
 - (i) Cluster Housing, Townhousing: 60 units / ha**
 - (ii) Apartment Building: 90 units/ ha, except the Approving Authority may allow additional density where site landscaping exceeds 30 percent of the lot area or site area, (additional density will be proportionate to the amount of additional landscaping), or where it is of the opinion that the amenity of the development benefits the community.**

- (g) Lot Width (minimum):**
 - (i) Apartment Building: 30.0 m**
 - (ii) Cluster Housing: 7.5 m per unit**
 - (iii) Street-Oriented Townhousing (interior lot): 4.5 m per unit**
 - (iv) Street-Oriented Townhousing (corner lot or end unit): 9.0 m**
- (h) Lot Area (minimum):**
 - (i) Street-Oriented Townhousing (interior lot): 50.0m² per unit**
 - (ii) Street-Oriented Townhousing (corner lot or end unit): 85.0m² per unit**
 - (iii) Non-Street Oriented Townhousing: 0.2 ha**
 - (iv) Cluster Housing: 0.2 ha**
 - (v) Apartment Building: 0.14 ha**
- (i) Private Amenity Area (minimum):**
 - (i) For at-grade units: 6.0 m² per unit**
 - (ii) For above grade units: 4.0m² per unit**
- (j) Convenience retail stores.**
 - (i) shall be limited to the main floor of an apartment building containing at least 50 dwelling units;**
 - (ii) shall be limited to the ground floor of a residential building along Prairie Loop Boulevard;**
 - (iii) shall provide a separate, outside principal entrance;**

(iv) may reduce the required front yard to zero.

(k) Landscaping:

- (i) A minimum of 30 percent of the entire site area of Longboat Landing plus all adjoining municipal boulevards shall be landscaped in accordance with Section 72 of Part 5 (General Regulations).
- (ii) One tree for each 35 m² and one shrub for each 25 m² of any required yard.
- (iii) One (1) tree shall be sited for every five (5) stalls in a parking lot with 25 stalls or greater as per Section 72.7 of this Bylaw.

(l) Garbage Disposal:

Garbage and waste materials shall be stored in weatherproof and animal proof containers and shall be visually screened from all adjacent sites and public thoroughfares to the satisfaction of the Development Authority.

(m) Parking:

Parking shall be provided in accordance with Part 7 of this Bylaw.

- (n) Notwithstanding Subsection 61.4 of this Bylaw and Subsections (a), (b), (c) and (d) above, all buildings, structures, parking lots, etc. shall maintain a minimum setback of 30.0 m from the highest valley break of the Clearwater River as determined by a qualified professional engineer.
- (o) In addition to the private amenity area identified in Subsection (i) above, any residential development containing 100 or more dwelling units in this district shall provide playground area with play structure(s) to the satisfaction of the Development Authority. The playground area shall be considered part of the landscaped area.
 - (i) Playground or playgrounds shall be provided with a minimum of 1.0 m² for each dwelling unit on the site or lot and shall be considered part of the landscaped area. The play structure shall conform to CSA standards.

**Subject: Bylaw No. 10/037 – Land Use Bylaw Amendment –
Lots 2 & 3, Block 1, Plan 832 2639
(7925 Franklin Ave.)**

APPROVALS:

Kelly Kloss, Chief Administrative Officer, Acting
Carol Theberge, Divisional Manager
Dennis Peck, Director

Administrative Recommendation(s):

1. THAT Bylaw No. 10/037, being a Land Use Bylaw Amendment for Lots 2 & 3, Block 1, Plan 832 2639 (7925 Franklin Ave.), be read a second time.
2. THAT Bylaw No. 10/037, be read a third and final time.

Summary:

An application has been received to amend the Land Use Bylaw to redesignate Lots 2 & 3, Block 1, Plan 832 2639 from Medium Density Residential District (R3) to Direct Control District (DC).

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

Background:

Since the 1960's, a hardware store has been located on the subject property (7925 Franklin Ave). The site currently consists of a 2800m² store with an outdoor storage yard and garden centre, as well as a storage yard and shed at 7926 Franklin Ave. In 2001, the site was designated Medium Density Residential (R3) in the Land Use Bylaw, and Medium Density Residential (MR) in the updated 2009 Lower Townsite Area Redevelopment Plan. Due to the legal non-conforming status of the development, no additions or upgrades have been made to the store since 2003.

In June 2006, Administration sent a letter to the proponent recommending that the site be redesignated to Direct Control District (DC). Redesignating the property would allow the existing use to remain on the site, remove the legal non-conforming status, and allow future additions and upgrades to the development, subject to Council's approval.

Rationale for Recommendation(s):

In the 2009 Lower Townsite Area Redevelopment Plan, the subject area is intended for Medium Density Mixed Use development (street level retail with upper floor commercial and residential), but the existing use does not meet this intent. To allow for the existing use, and for the upgrades

desired by the proponent, an amendment to the Land Use Bylaw must be made so that the land use and the Plan are in agreement.

Several amendment alternatives have been evaluated to bring the land use into agreement with the Plan, and Administration has found that no current commercial designation will fit the intended land use. Furthermore, there are no appropriate lands available in the Lower Townsite to relocate the hardware store. Administration feels, therefore, that Direct Control District is the most appropriate designation for this property.

By establishing the subject property as Direct Control District, Council will have control over the use of the site. Under the new designation, the longstanding tenant will be able to make the necessary improvements to the development and the site – subject to Council's approval – and provide better services to the community. Maintaining the existing use on the subject property will not detract from the surrounding area being developed for residential use; the hardware store will, in fact, provide a needed service to the growing residential population in this area.

In addition, through the use of a Direct Control designation, Council can (over time) ensure that any future uses on the site move towards compliance with the appropriate plans in place.

The storage site at 7926 Franklin (across the road from the subject property) is to remain a legal non-conforming use in the current R3 designation. The rationale for this is to limit the lifespan of an inappropriate use. If this site were also to be redesignated as Direct Control, then the storage site could be upgraded to serve the business; however, it would offer no amenities to the surrounding neighbourhood and there would still be exterior storage of materials. The upgrade would likely prolong the inappropriate use of the site.

Attachments:

1. Bylaw No. 10/ 037

BYLAW NO. 10/037

**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. THAT Land Use Bylaw No. 99/059 is hereby amended by redesignating Lots 2 and 3, Block 1, Plan 832 2639 from Medium Density Residential District (R3) to Direct Control District (DC), as depicted in Schedule A.
2. THAT the Chief Administrative Officer is authorized to consolidate this bylaw.
3. THAT 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 30th day of November, A.D 2010.

READ a second time this _____ day of _____, A.D. 2011.

READ a third and final time this _____ day of _____, A.D. 2011.

SIGNED and PASSED this _____ day of _____, A.D. 2011.

Mayor

Chief Legislative Officer



LAND USE BYLAW AMENDMENT



From R3 (Medium Density Residential District) To DC (Direct Control District)
Lots 2 & 3, Block 1, Plan 8322639



7926 Franklin Avenue (Storage Yard)



Subject: Reserve Designation Removal**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Wesley Holodniuk, Divisional Manager
Marcel Ulliac, Director

Administrative Recommendation(s):

THAT the Reserve designation be removed from the properties legally described as Block R7, Plan 1897 TR; Lot 5R, Block 1, Plan 762 0943; and, part of Lot 1R, Block 1, Plan 762 0943 (Lots) (Attachments 1A and 1B: Highway 63 Right of Way Acquisitions Required for Dispositions of Reserve dated November 4, 2010).

Summary:

On March 23, 2010, Council approved a *Land Sale Agreement* (Agreement) to Alberta Transportation in accordance with Section 30 of the *Expropriation Act* for the disposal of properties located adjacent to Highway 63 within the Fort McMurray Urban Service Area. One of the key conditions precedent of the transaction requires that the Municipality remove the 'Reserve' designation from those lots or portion of lots which are subject to sale. In accordance with the *Municipal Government Act* (Act), the proceeds from the sale of these lots must be accounted for separately and may be used only for public park or recreation area purposes.

Background:

The three Reserve lots which are subject to the sale are noted in "green" on Attachments 1A and 1B). Reserve lots of this nature are usually subject to very minimal, low impact uses and usually serve as general public open space. In order to comply with the Act, the Municipality's intention to sell the noted Reserve lots has been advertised in the local media, and signage has been posted near the sites. There is now a requirement to hold a public hearing. Therefore, this matter is now brought forward for Council's consideration and approval.

It should be noted that prior to tabling the Section 30 Land Sale Agreement with Council in March 2010, Land Administration did circulate the proposed sale of the lots and no objections were received from any of the Municipal Departments.

Section 674(1) (a) of the *Municipal Government Act* states that if Council wishes to sell, lease or otherwise dispose of municipal reserve, a public hearing must be held in accordance with Section 230 and must be advertised in accordance with Section 606(2) (a). In addition, under Section 674(2), notices containing the information required under Section 606 must be posted on or near the municipal reserve that is the subject of the hearing. The intent to remove the municipal reserve designation and sell the subject lots has been advertised in the local media, and signage has been posted on or near the site.

In the case of municipal reserve council may, after taking into consideration the representations made a public hearing under section 674(1), direct a designated officer to notify the Land Title Registrar that the provisions of the Act have been complied with and request the Registrar to remove the designation of municipal reserve.

Budget/Financial Implications:

In accordance with the Act, sale proceeds of reserve lot disposals must be accounted for separately and may only be used for similar intended uses, such as a public park or public recreation area. Therefore, the sale proceeds amounting to \$2,441,463 will be handled accordingly.

Rationale for Recommendation(s):

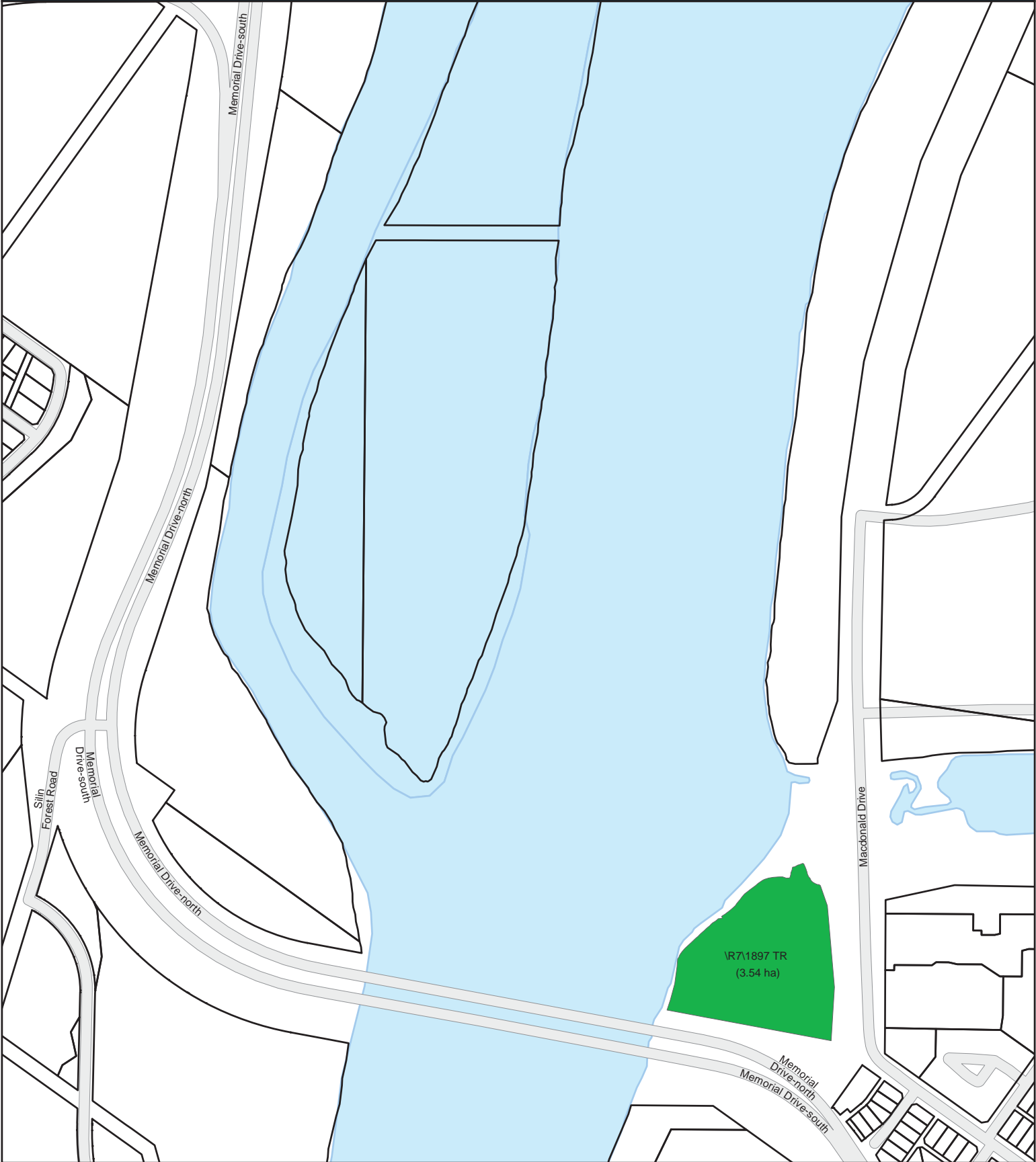
In order to proceed with the development of necessary highway improvements within the Urban Service Area, Alberta Transportation was initially granted a License of Occupation in 2008 to enter upon and occupy the lots.

In March 2010, the Municipality subsequently approved the conditional sale of the lots, along with other non-reserve properties, to Alberta Transportation in order to accommodate the required road improvements within the Fort McMurray Urban Service Area.

In accordance with the Act, the 'Reserve' designation must be removed in order to effect a final transfer of the land to Alberta Transportation.

Attachments:

1. Maps of Subject Properties (1A and 1B as outlined in green)

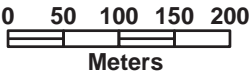


Legend

 Subject Area



1:7,000



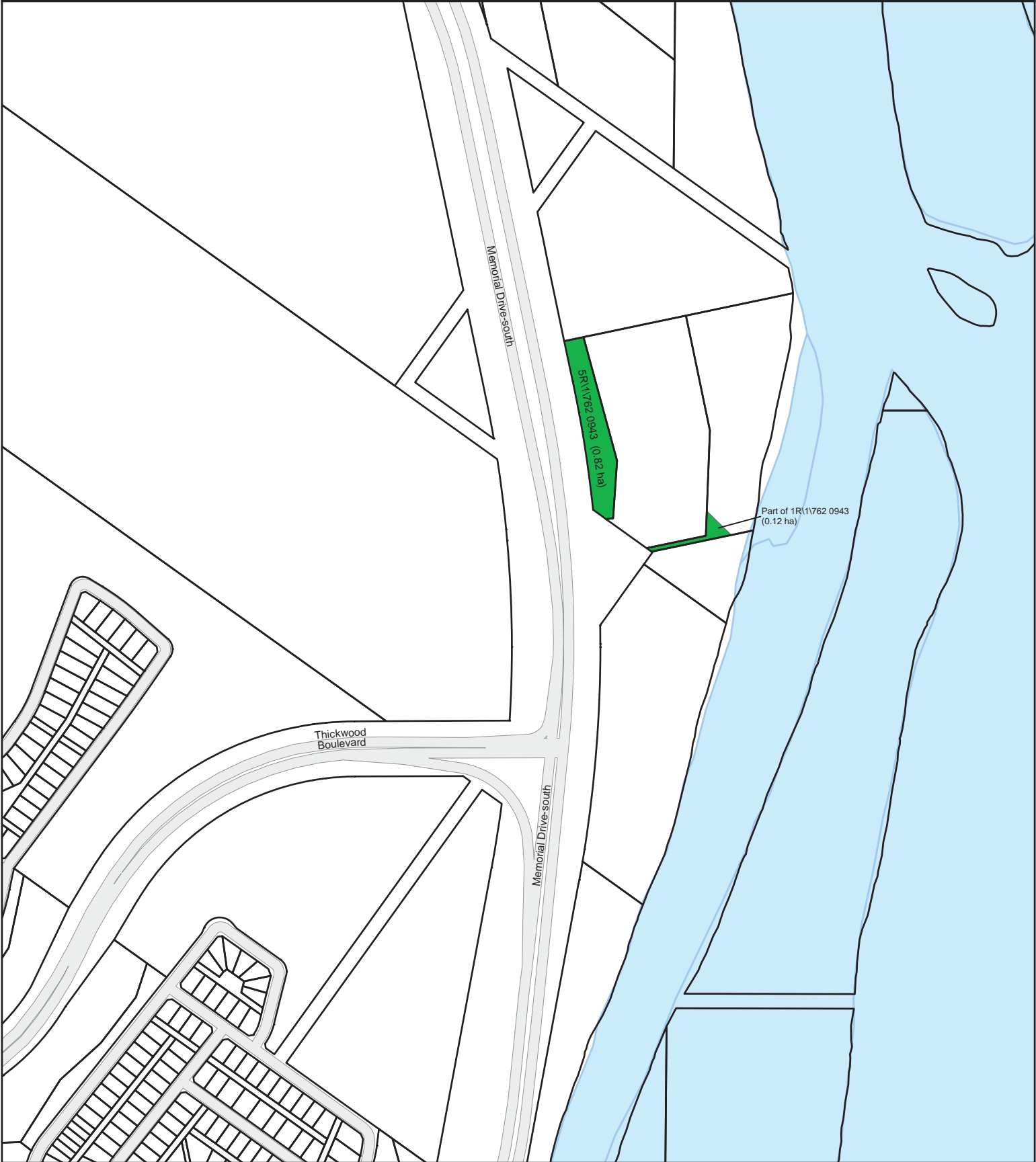
HIGHWAY 63:11
RIGHT-OF-WAY ACQUISITIONS
REQUIRED FOR
DISPOSITION OF RESERVE




REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Map updated by the Geographic Information
Systems Branch on November 4, 2010

SI0445C

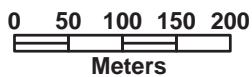


Legend

 Subject Area



1:7,000



HIGHWAY 63:11
RIGHT-OF-WAY ACQUISITIONS
REQUIRED FOR
DISPOSITION OF RESERVE



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Map updated by the Geographic Information
Systems Branch on November 4, 2010

S10445B

Subject: Ptarmigan Nordic Ski Club Lease Amendment – Portion of Block R51, Plan 772 0073**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Wesley Holodniuk, Divisional Manager
Marcel Ulliac, Director

Administrative Recommendation(s):

THAT the Ptarmigan Nordic Ski Club Lease Agreement be amended to include the lands legally described as a Portion of Block R51, Plan 772 0073, as shown in red on Attachment 1 (Subject Area Map Lease Amendment Portion of Block R51, Plan 772 0073 dated October 19, 2010).

THAT the term of the overall lease agreement be extended to December 31, 2035.

Summary:

The Ptarmigan Nordic Ski Club Lease Agreement dated December 25, 2005 requires an amendment to include the lands legally described as a Portion of Block R51, Plan 772 0073.

Section 674(1) (a) of the *Municipal Government Act* states that if Council wishes to sell, lease or otherwise dispose of municipal reserve, a public hearing must be held in accordance with Section 230 and must be advertised in accordance with Section 606(2) (a). In addition, under Section 674(2), notices containing the information required under Section 606 must be posted on or near the municipal reserve that is the subject of the hearing. The intent to lease a portion of the Block R51, Plan 772 0073 has been advertised in the local media, and signage has been posted on or near the site.

Background:

The Ptarmigan Nordic Ski Club currently holds a lease on municipal lands legally described as Lot 1, Block 59, Plan 772 0076 for a five (5) year term (as shown highlighted in green on Attachment 1), which is scheduled to terminate on December 31, 2011. In addition, the Ski Club's operations have also extended into a portion of the adjacent municipal property (Block R51, Plan 772 0073).

The Ptarmigan Nordic Ski Club is an active club which is very much involved with the Birchwood Ski Trial system. As a result of the developments that have occurred on a portion of Block R51, Plan 772 0073 and the ongoing existence of the club, there is a need to amend the lease agreement held by the Ptarmigan Nordic Ski Club to include the lands legally described as a Portion of Block R51, Plan 772 0073. There is also a need to extend the term of the overall lease agreement in order to provide the club with a long term security in its ability to maintain its recreational programs.

Budget/Financial Implications:

This is a nominal sum lease, so there is no direct budgetary or financial impact as a result of the proposed amendment.

Rationale for Recommendation(s):



The additional lands are required as part of the Ski Club's ongoing operation. Further, the Ptarmigan Nordic Ski Club is an established club which provides outdoor recreational opportunities for all age groups.

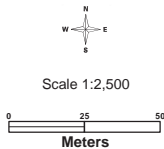
Attachments:

1. Subject Area Map

SUBJECT AREA MAP



-  Proposed Amendment
 -  Existing Lease with Ptarmigan Nordic Ski Club
- Lot 1, Block 59 Plan 772 0076



LEASE AMENDMENT
PORTION OF
BLOCK R51, PLAN 772 0073



Map created by the Geographic Information Systems Branch on October 19, 2010

Subject: Request to Purchase Plan 5642NY; Block 16 – Fort Chipewyan Settlement Plan**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Wesley Holodniuk, Divisional Manager
Marcel Ulliac, Director

Administrative Recommendation(s):

THAT the Municipality sell .587ha (1.45 acres more or less) of Plan 5642NY, Block 16 of the Fort Chipewyan Settlement Plan subject to the terms and conditions as outlined in (Attachment 2: Land Sale Summary Terms and Conditions, dated October 29, 2010).

Summary:

The Municipality has received an unsolicited Offer to Purchase the entire property legally described as Plan 5642NY, Block 16 (256 MacKenzie Avenue), Fort Chipewyan, which consists of 2.865ha (7.08 acres). Sale authorization requires Council approval.

Background:

Since 1994, the prospective purchasers (Purchasers) have been the legal property owners of Plan 5642NY, Block 15 (highlighted in grey on Attachment 1). In 1995, the Municipality issued the Purchasers a development permit for Plan 5642NY, Block 15 to construct a single detached house. The Purchasers relied on local assistance in staking out the property boundary and inadvertently constructed the home on the municipally owned adjacent lot (highlighted in red on Attachment 1). The Purchasers have since resided on part of Plan 5642NY Block 16.

Relocating the home to Plan 5642NY, Block 15 is not feasible due to the construction and building type. The Purchasers are requesting that the Municipality consider their unsolicited Offer to Purchase and are prepared to pay all of the associated costs, including surveying costs, market appraisal fees; land titles registration fees, legal fees and any other expenses incurred by the Municipality as a result of the transaction.

A site inspection revealed that the building site and yard space utilized by the Purchasers covers the entire developable area within Plan 5642NY, Block 16, as the rest of the property consists of rock outcrop. Furthermore, access to Plan 5642NY, Block 15 is via MacKenzie Avenue; however, the driveway to access the Purchaser's home partially encroaches a Lot 1, Plan 932 0092 (Attachment 3), legally owned by the Municipality.

An independent market appraisal dated November 4, 2010, of the developable area (.59ha or 1.45 acres m/l) confirms that the reduced parcel size has a fair market value of \$25,000.

Alternatives:

1. Sell Plan 5642NY; Block 16 comprising of 2.865ha (7.08 acres) to the Purchasers.
2. Deny the unsolicited Offer to Purchase and obligate the Purchasers to relocate their home.
3. Deny the unsolicited Offer to Purchase and obligate the Purchasers to enter into a long-term (50 +years) lease for part of Plan 5642NY; Block 16.
4. Propose a land exchange, whereby the purchasers would transfer Block 15, Plan 5642NY for Block 16, Plan 5642NY, based on net market value and any applicable or appropriate conditions.
5. Subdivide .58ha (1.45 acres) more or less from Plan 5642NY; Block 16 and sell it to the Purchasers.

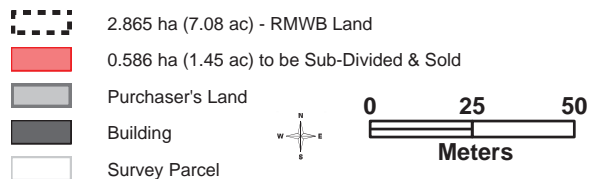
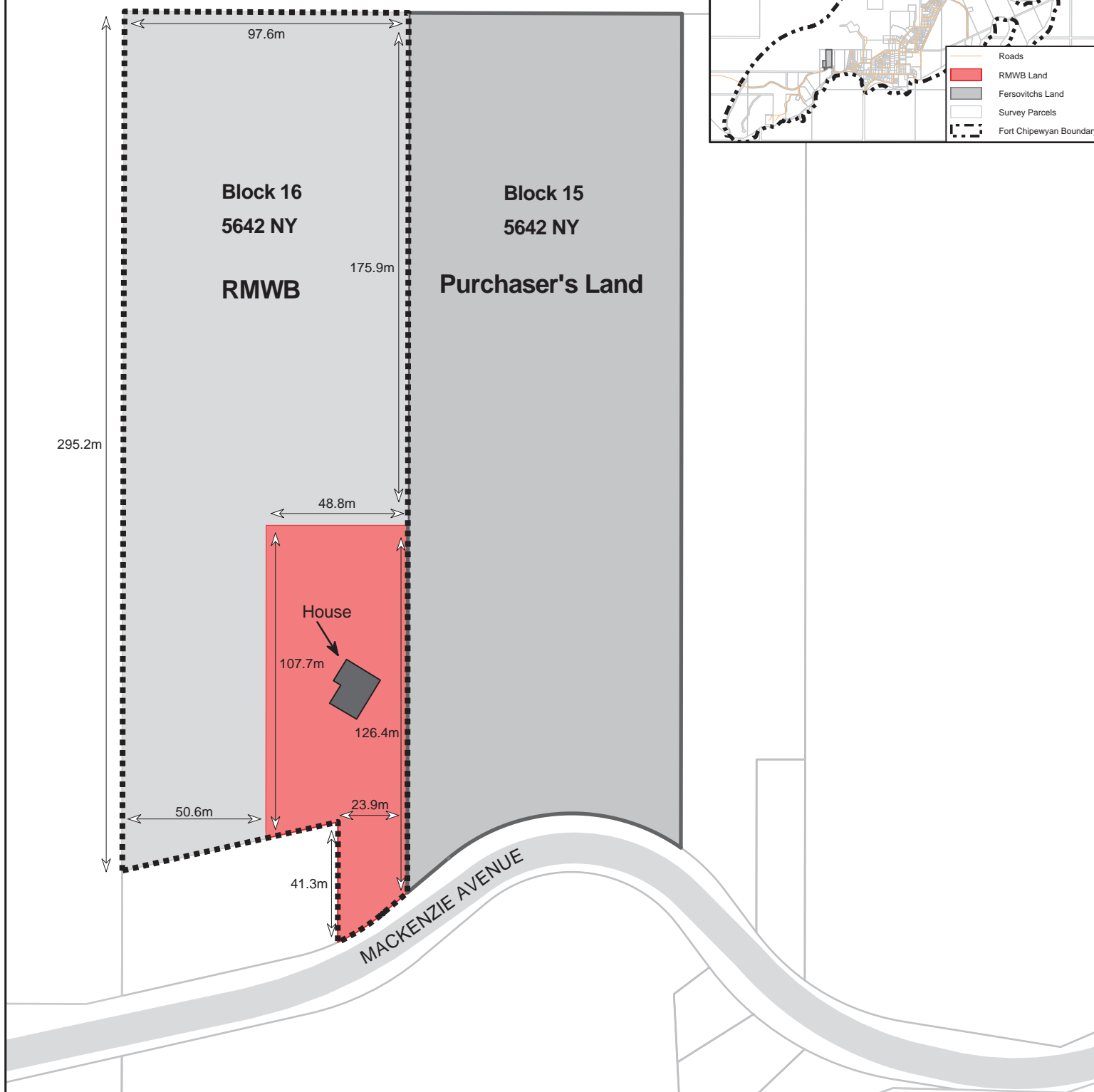
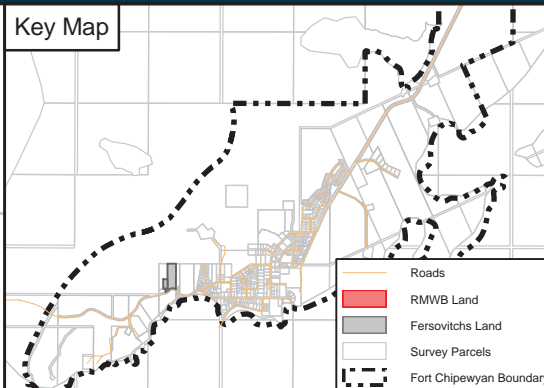
Rationale for Recommendation(s):

Since the majority of Plan 5642NY, Block 16 is comprised of rock outcrop, it is more appropriate to subdivide the developable area, which is consistent with the building site and yard space currently used by the Purchasers. The portion of the property deemed to be unsuitable for development due to its physical characteristics is best vested with the local planning and land use authority. According to the Urban Expansion designation in the Land Use Bylaw, an amendment to the Land Use Bylaw to accommodate the existing use is not required as single-family residential development is a permitted use.

Requiring the Purchasers to relocate their home would not serve as the best option as they have occupied Plan 5642NY, Block 16 since 1997.

Attachments:

1. Subject Area Map – Fort Chipewyan Subdivide option dated November 4, 2010
2. Summary Land Sale – Terms and Conditions dated October 29, 2010
3. Real Property Report Block 16, Plan 5642NY dated April 20, 2010



SUB-DIVIDE OPTION



Map updated by the Geographic Information Systems Branch on November 4, 2010

Map S10597

**Land Sale Summary
Terms & Conditions**

October 29, 2010

Legal Description:	Pt. Plan 5642NY; Block 16 (256 Mackenzie Avenue) as illustrated in the Attachment 1 – Subject Area Map.
Sale Price:	\$25,000.00 plus G.S.T.
Area:	.59 ha (1.45 acres) more or less
Zoning:	Urban Expansion
Condition of Sale:	<p>The sale price will be at market value and disposed of on an “as is” basis. The Municipality shall not be responsible for addressing property encroachments, environment issues and other real property matters.</p> <p>In addition to the purchase price, all legal fees and costs associated with survey, subdivision, appraisal and registration shall be borne by the purchaser.</p> <p>The purchasers will enter into an Access Agreement with the Municipality for that portion of the driveway which encroaches upon Lot 1, Plan 932 0692.</p>
Current Market Value:	An independent market appraisal was conducted on November 4, 2010 and established a value of \$25,000.00.

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT DESCRIPTION OF PROPERTY BLOCK 16, PLAN 5642 NY MUNICIPAL ADDRESS: 256 MACKENZIE AVENUE CHIPEWYAN SETTLEMENT SUBDIVISION REGIONAL MUNICIPALITY OF WOOD BUFFALO FORT CHIPEWYAN - ALBERTA

NOTES:

1. All dimensions are expressed in metres and decimals thereof.
2. Distances on curves are given as lengths.
3. All measurements are shown to the outside face of building foundation at ground level and are perpendicular to the property line.
4. R denotes radius.
5. P/L denotes property line.
6. Fdn denotes foundation.
7. calc. denotes calculated distance.
8. c.s. denotes counter-sunk.
9. Statutory iron posts found shown thus \bullet .
10. Fd. No Mk. re-established left no mark shown thus \bullet .
11. No required evidence found except where indicated.
12. Fences are shown thus $\text{---} \times \text{---}$ and are within 0.20 of property line unless otherwise specified.
13. Eave lines are shown thus $\text{---} \times \text{---}$.
14. Subject property boundaries are shown thus $\text{---} \times \text{---}$.
15. Sheds are shown as indicated on the above noted land on June 1, 2010.
16. This survey was performed on the above noted land on June 1, 2010.

Registrations: SEE ATTACHED LAND TITLE CERTIFICATE

SURVEYOR'S AFFIDAVIT:

- I, L. W. Edwards, Alberta Land Surveyor do hereby certify that:
1. The survey represented by this plan is true and correct and was made under my personal supervision.
 2. The survey was made in accordance with the Manual of Standard Practice.
 3. The survey was completed on the 1st day of June, 2010.
 4. The improvements as shown on this plan are entirely within the boundaries of the subject property, unless noted.
 5. No visible encroachments exist onto the said property from any improvements situated on an adjacent property, unless noted.
 6. No visible encroachments exist on registered easements or rights of way affecting the extent of the property, unless noted.

Signed at Fort McMurray this 2nd day of June, 2010.

ALBERTA LAND SURVEYOR

SCALE: 1:2000

CLIENT: Regional Municipality of Wood Buffalo BUILDING TYPE: Two Storey

DWG: 4744 (4744)

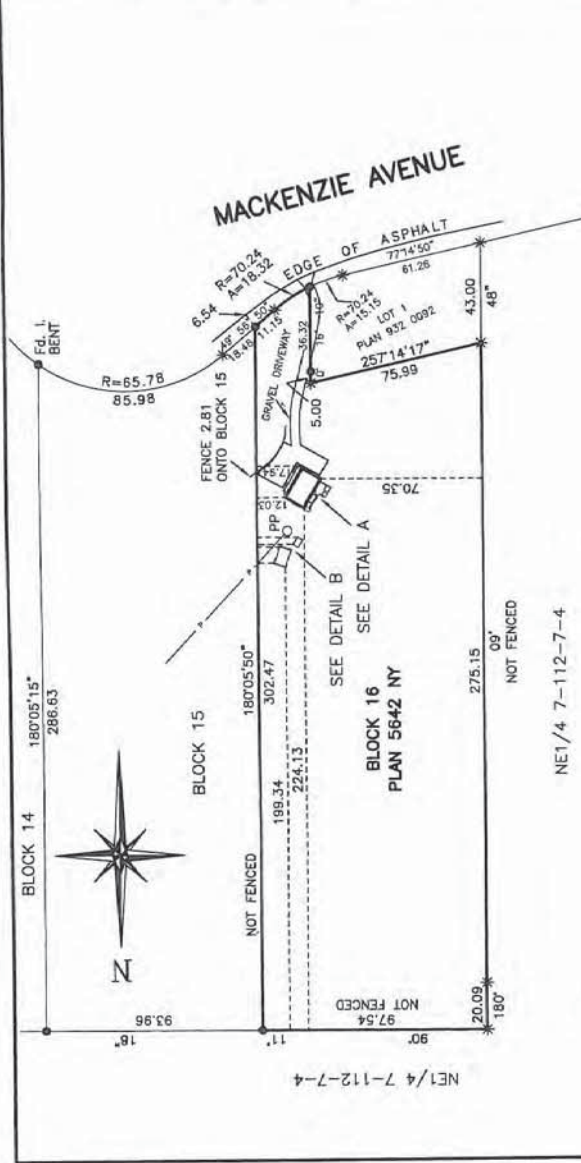
DISK: FORT CHIPEWYAN

DATE: April 20, 2010

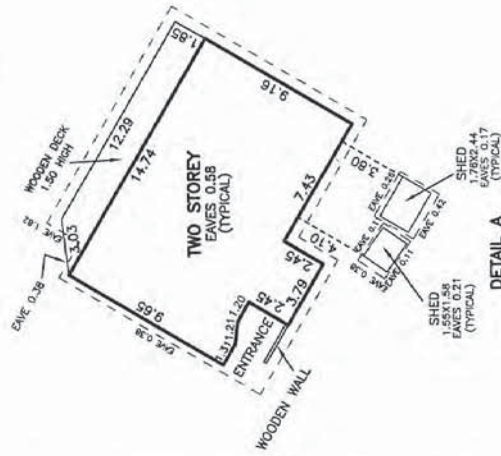
FILE: 5130.10.3 SL



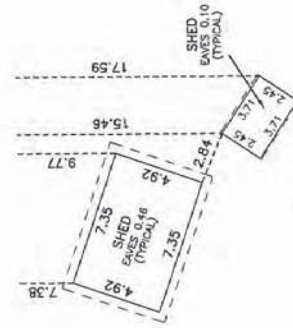
MMM Geomatics
Alberta Limited
Calgary 403.640.9002
Edmonton 780.464.4844
Fort McMurray 780.743.3977
www.mmm.ca



- NOTES:
1. PP denotes Power Pole.
 2. Bearings were derived from GNSS observations.
 3. Overhead Power Line shown thus $\text{---} \times \text{---}$.



DETAIL B
SCALE 1:250



NOTE: THIS PLAN IS THE SECOND PART OF A REAL PROPERTY REPORT AND IS INEFFECTIVE IF DETACHED FROM THE FIRST PART.

© L.W. Edwards
Alberta Land Surveyor 2010

member of ALBERTA LAND SURVEYORS' ASSOCIATION

Subject: Intent to Bid - 2014 Alberta Winter Games**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Carol Theberge, Divisional Manager
Carole Bouchard, Director

Administrative Recommendation(s):

THAT the Regional Municipality of Wood Buffalo advise the Alberta Minister of Tourism, Parks and Recreation of its intent to submit a bid to host the 2014 Alberta Winter Games (AWG).

Summary:

A Council resolution supporting the Municipality's interest in hosting the 2014 Alberta Winter Games is a requirement of the Games bidding process. We are not obligated to bid, but if we do not submit a letter of intent, we cannot submit a bid at a later date.

Background:

In December, 2010, the Regional Municipality of Wood Buffalo received an invitation from the Ministry of Tourism, Parks and Recreation to submit a letter of intent to bid on hosting the 2014 Alberta Winter Games. The AWG celebrates the achievements of youth in sport and culture. Every two years approximately 2,800 athletes, coaches and officials participate in the Games, competing in 22 to 25 sport disciplines over four to seven days. These Games provide the opportunity for many of Canada's future elite athletes between 11–17 years of age to experience competition at a provincial level. The event typically requires 2,500 - 3,000 community volunteers.

In addition to the sports component, the Games also feature a celebration of culture through a variety of performing and visual arts events and activities.

The last time the Regional Municipality of Wood Buffalo hosted the AWG was in 1992. If we do not bid on this opportunity, next opportunity will be 2016.

Games process and timelines:

- Invitation to bid received by the Municipality – December 2010
- Letter of intent to bid and council resolution submitted by the Municipality – March 31, 2011
- Municipality forms a community based bid committee to prepare, submit and present the bid document – June 30, 2011
- Pre-qualification site tour – September 2011
- Successful community host announced – November 11, 2011
- Host community bid committee attends 2012 AWG Games - February 9-12, 2012

- Regional Municipality of Wood Buffalo hosts 2014 Alberta Winter Games – February 2014

At present, Administration is preparing a bid package for the 2015 Western Canada Summer Games for further review by Council and can prepare a similar bid package for the AWG simultaneously.

Budget/Financial Implications:

A Municipal contribution of \$300,000 is the estimated operational cost of hosting the games. The anticipated economic impact is \$1.4 million. The return estimate does not include the \$370,000 games operating contribution or the \$50,000 legacy grant from Alberta Sport, Parks, Recreation and Wildlife Foundation. The anticipated economic impact will be generated from external resources. Any revenue or shortfalls in the cost of operation of the Games will be the responsibility of the host community.

Anticipated Budget requirements:

There are a number of budget implications over then next 4 years.

2011 - January – May - Bid package preparation \$20,000 completed.

2011 – September – If chosen as a finalist we will be required to host a visit for the games selection committee - \$10,000.

2011 – November – Successful bidder will be chosen – Celebration \$5000.

2012 – February – Send host community delegation to view the 2012 Alberta Winter Games \$10,000.

2012 – 2014 - \$300,000 in operational costs to host the games.

Economic Impact

Economic Impact Spending Formulas: Alberta Winter Games				
Model	Visitors	Days	Spending	Economic Impact
Bloomington	3000	4	\$183.00	\$2,196,000.00
Greater Augustus Sports Council	3000	4	\$167.00	\$2,004,000.00
Greater Cincinnati Sports and Events Commission	3000	4	\$125.00	\$1,500,000.00

Average	\$1,450,000.00
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Visitors = Athletes, coaches, officials

Days = each sport is only half the time of the 11 day event

Source: RMWB Economic Development

2014 Alberta Winter Games Estimated Revenue

Alberta Sport, Recreation, Parks and Wildlife Foundation Grants:

Operating Grant	\$300,000
Cultural Grant	\$70,000
Municipal Grant	\$300,000
Donations	\$700,000
Fundraising Projects	\$250,000
Interest Revenue/Souvenirs/Admissions	<u>\$155,000</u>
	<u>\$1,775,000</u>

Facility upgrades or related requirements have not yet been determined. A detailed budget will be prepared as part of the bid package.

Rationale for Recommendation(s):

If a letter of intent is not submitted by March 31, 2011 to Alberta Sport, Recreation, Parks and Wildlife Foundation, all options to bid at a later date are extinguished. The Municipality is not bound to submit a bid and can withdraw from the process at any time.

Subject: Intent to Bid - 2013 Lieutenant Governor's Alberta Arts Awards**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Carol Theberge, Divisional Manager
Carole Bouchard, Director

Administrative Recommendation(s):

THAT the Regional Municipality of Wood Buffalo submit a proposal to host the 2013 Lieutenant Governor's Alberta Arts Awards.

Summary:

A Council resolution to support the hosting of the 2013 Lieutenant Governor's Alberta Arts Awards is a requirement for the application process.

Background:

In December, Administration explored the feasibility of hosting the 2013 Lieutenant Governor's Alberta Arts Awards. The purpose of the Awards program is to celebrate excellence in the arts by established and emerging artists and to raise the profile of the arts in Alberta. The Awards recognize individual Albertans for outstanding achievement in the arts and provide up to three awards of \$30,000 to outstanding artists in our province.

The Lieutenant Governor's Alberta Arts Awards is currently accepting bids to host a Distinguished Artist Awards Gala which will include an arts performance, gourmet dinner, and awards ceremony for recipients of the Lieutenant Governor's Award. There is also the expectation that the community will showcase local artists and artists groups with arts events leading up to the Awards Gala.

If the Regional Municipality of Wood Buffalo intends to submit a proposal to host this event in 2013 the deadline for the submission of applications is February 1, 2011. The successful proposal will be officially announced by the Chair of the Lieutenant Governor at the 2011 Gala on April 9 in St. Albert.

Budget/Financial Implications:

In 2012-2013, a Municipal contribution of \$300,000 dollars is the estimated operational cost of hosting the Alberta Arts Awards Gala. The Municipality may be able to partner with industry to off-set the costs of this event and coordinate with non-profit organizations in order to be eligible for various grant funding opportunities.

Rationale for Recommendation(s):

The Lieutenant Governor’s Alberta Arts Awards is awarded to different cities throughout Alberta. If the Municipality’s bid is successful this will be the first time a provincial arts event is hosted within the Municipality.

In hosting the Alberta Arts Awards Gala, the Regional Municipality of Wood Buffalo will be able to showcase our regional identity, multiculturalism, enthusiasm and support for the arts on a national and provincial stage. It will allow the rest of Alberta to witness our vibrant arts community and see the many exciting opportunities that exist within our region.

Subject: Appointments to Council Committees**APPROVALS:**

Mayor Melissa Blake
Chair, Selection Committee

Selection Committee Recommendation(s):

THAT be appointed to the Board of the Wood Buffalo Housing and Development Corporation, effective immediately, until December 31, 2012.

Summary:

The Municipality's Selection Committee, which is comprised of the Mayor and Councillors Blair, Germain and Kirschner, has made a recommendation pertaining to an existing vacancy on the Wood Buffalo Housing and Development Corporation. In keeping with the Articles of Association, the appointment of Board members must be approved by Council.

Background:

Early in 2011 the Selection Committee was made aware of a vacancy on the Board of Directors for the Wood Buffalo Housing and Development Corporation. Due to the extensive number of applications received during the 2010 recruitment initiative, the Committee felt it was not necessary to proceed with another campaign, and instead opted to and review the applications on file to recommend the above appointment.

Rationale for Recommendation(s):

The appointment of a replacement member is necessary to ensure the continued viability of the Board.

Subject: Appointment of Treasurer – Wood Buffalo Housing and Development Corporation**APPROVALS:**

Kelly Kloss, Chief Administrative Officer, Acting
Mike Evans, Executive Director, Stakeholder Relations

Administrative Recommendation(s):

THAT Mr. Douglas Allen be appointed as the Treasurer of the Wood Buffalo Housing and Development Corporation, effective immediately, until December 31, 2013.

Summary:

The Board of Directors (“the Board”) is recommending that Mr. Allen be appointed as the Treasurer of Wood Buffalo Housing and Development Corporation. In accordance with section 8.2 of the Articles of Association the Treasurer must be appointed by the Municipality.

Background:

On September 14, 2010, as requested by the Wood Buffalo Housing and Development Corporation, Council appointed Mr. Steve Auty as interim Treasurer until such time as a more permanent appointment could be made. Mr. Douglas Allen was appointed to the Board on December 14, 2010 and has an extensive background revolving around finance and investments. Mr. Allen is a Chartered Accountant and also holds a Masters Degree in Business Administration.

Rationale for Recommendation(s):

Mr. Allen’s appointment has been recommended by the Board. His background will enable him to provide the knowledge and experience required of the position, thereby fulfilling the requirements of the Articles of Association.

Attachments:

1. Curriculum Vitae – Mr. Douglas Allen

D. G. (Doug) Allen, CA, MBA

CV

Mr. Allen is currently a partner in a real estate investment partnership that owns and operates residential real estate investments in Nova Scotia. His primary responsibility in the business is oversight of the operations and investment decisions of the partnership.

During a career at Syncrude that spanned 17 years from 1991 to 2008, Mr. Allen served most recently as the Controller & Treasurer as the organization from May 2005 to June 2008. During that time he was also elected by the Board to serve as a corporate officer. His responsibilities encompassed the overall financial, corporate, cost, joint venture and management reporting functions, pension investment management, payroll, accounts payable and receivable, fixed assets recording, banking, and corporate financial systems. He directed a workforce in excess of 200 staff, supervisors and managers. Mr. Allen was also the chairperson of the Corporate Ethics & Conduct Committee and the chairperson of the Pension Investment Committee during this period.

From 2002 to 2005 Mr. Allen held the position of Manager, Materials and Services, with overall responsibility for all procurement, contracting, inventory, warehousing and logistics. From 1999 to 2001 Mr. Allen held the position of Manager, Facilities and Emergency Response, with overall responsibility for delivering site-wide services including emergency response, building management, camp site services, janitorial, and bussing. Prior to 1999 Mr. Allen had held positions of increasing responsibility including a leader in the mining organization, chairperson of the corporate Business Plan in both 1996 and 1997, and business advisory positions within the Controllers and IT organizations.

Prior to Syncrude, Mr. Allen was a senior auditor with KPMG Peat Marwick. He joined the KPMG Ottawa office in 1987 after university graduation. He attained his Chartered Accountant's designation in 1989 while with KPMG. His practice focus was audit services focused primarily on real estate and high tech firms and was engaged on the assurance team for the public issues of Corel and Newbridge Networks, and also the birth of the Ottawa Senators hockey team.

Mr. Allen holds a Masters of Business Administration (MBA) from the University of Alberta, a Bachelor of Business Administration (BBA) from Acadia University and a Chartered Accountants (CA) designation from the Canadian Institute of Chartered Accountants. He is an active volunteer, board member and Treasurer in minor football in Fort McMurray and past Chairperson and past Treasurer of the YMCA of Wood Buffalo.

Subject: Promise of Performance – Mayor and Councillors 2010-2013**APPROVALS:**

Melissa Blake, Mayor

Recommendation:

THAT the Promise of Performance – Mayor and Councillors 2010-2013, dated January 25, 2011, be adopted and signed by all Council members to demonstrate our commitment to the office we hold and willingness to work together to effectively govern the Regional Municipality of Wood Buffalo.

Summary:

Council members have expressed a desire to establish principles to guide our performance throughout this term of office and have expressly requested that these principles be formally adopted for transparency purposes and to convey our commitment as elected officials.

Background:

Immediately following the 2010 Election, newly elected officials identified a need to establish governance and performance principles to guide our processes and conduct throughout the current term. These principles are intended to demonstrate a desire to provide good governance and leadership, and more importantly to respect and preserve the trust vested upon elected officials by the residents of the Regional Municipality of Wood Buffalo.

The Mayor and Councillors have developed a Promise of Performance document, which is to be formally adopted and signed by all Council members. The key elements of the document are effective performance, ethical governance, accountability, support, respect and trust – the principles that form the foundations of good government.

Rationale for Recommendation:

The Mayor and Councillors wish to adopt the document which is reflective of our desire to conduct ourselves in a manner that is in keeping with the office to which we have been elected. To formally adopt this document promotes transparency and makes Council members more accountable to residents.

Attachments:

1. Promise of Performance – Mayor and Councillors 2010-2013



PROMISE OF PERFORMANCE

MAYOR AND COUNCILLORS 2010-2013

Melissa Blake

Mayor

Mike Allen

Councillor - Ward 1

David Blair

Councillor - Ward 2

Lloyd (Sonny) Flett

Councillor - Ward 2

Sheldon Germain

Councillor - Ward 1

David Kirschner

Councillor - Ward 1

Phil Meagher

Councillor - Ward 1

Donald K. Scott

Councillor - Ward 1

Jane Stroud

Councillor - Ward 4

Russell Thomas

Councillor - Ward 1

Allan Glenn Vinni

Councillor - Ward 3

January 25, 2011

Effective performance is our goal.

Council is a TEAM committed to our region and one another

Council is a team committed to the success of the region through the establishment of a highly supportive, trusting and respectful environment that embraces the diversity of its members, values the effective achievement of results and compels us to hold ourselves and one another accountable to the highest level of team performance.

PILLARS OF ACCOUNTABILITY

Leadership and Empowerment

- We hold *ourselves* accountable for upholding the *Promise of Performance*
- We hold *each other* accountable in a manner that is professional, respectful and tactful
- We empower the Mayor to mitigate conflict, manage discussions and facilitate decision making
- We maintain a risk-free environment where we address team issues openly and immediately

Professionalism and Respect

- We focus on the present, looking to the future and mindful of the past
- We focus on the greater good and leave personal agendas and interests off the table
- We communicate and behave in ways that are positive, constructive and tactful
- We respect the chain of command and established protocols

Supportive and Unified

- We *have each other's backs* and are a unified team
- We share knowledge and information
- We leverage each others' strengths, backgrounds and experience
- We understand and embrace each others' personal styles

Communication Excellence

- We make time for dialogue and informal communication
- We add value and clarity when we ask questions or speak to an issue
- We make time for positive and constructive reflection during meeting debriefs
- We embrace and celebrate differences of opinion in a professional and respectful manner

Effective Decision Making

- We make decisions based on timely, well-prepared research, thought and discussion
- We offer positive and constructive input to inform the decision at hand
- We ask thought provoking questions that keep the best interests of the region at the forefront
- We need to be fully informed and prepared to debate issues to ensure effective decision making

We commit to two accountability mechanisms:

1. Council Meeting Debriefs
2. Quarterly Check-Ins

