



REGIONAL MUNICIPALITY  
OF **WOOD BUFFALO**

## **Council Meeting**

Jubilee Centre Council Chamber  
9909 Franklin Avenue, Fort McMurray

Tuesday, November 30, 2010  
5:00 p.m.

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### **Agenda**

#### **Call to Order**

#### **Opening Prayer**

#### **Adoption of Agenda**

#### **Minutes of Previous Meetings**

1. Regular Meeting – November 9, 2010
2. Regular Meeting (Budget) – November 18, 2010

#### **Delegations**

3. Mr. Graham Boje, Executive Director – The Oil Sands Developers Group, re: Industry update and comments on the proposed Municipal Budget.

*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.*

#### **Presentations and Related Reports**

4. Mr. John Stelter, KPMG re: 2009 Audited Consolidated Financial Statements

5. Business Arising out of Presentation – 2009 Audited Consolidated Financial Statements (attachments to follow)

### **Public Hearings and Related Bylaws**

6. Bylaw 10/034 – Riverbend Point Area Structure Plan
  - Public Hearing
  - Consideration of 2<sup>nd</sup> and 3<sup>rd</sup> readings
7. Bylaw 10/035 – Land Use Bylaw Amendment Lots 1-6, Block 13, Plan 3969 ET (7203-7213 Cliff Avenue)
  - Public Hearing
  - Consideration of 2<sup>nd</sup> and 3<sup>rd</sup> readings

### **Bylaws**

8. Bylaw 10/036 – Land Use Bylaw Amendment – Longboat Landing (*1<sup>st</sup> reading*)
9. Bylaw 10/037 – Land Use Bylaw Amendment – Lots 2 & 3, Block 1, Plan 832 2639 (7925 Franklin Ave) (*1<sup>st</sup> reading*)

### **Reports**

10. 2010 Capital Budget Amendments – Revised and Cancelled Projects
11. General Accounts Receivable Write Off

### **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	November 30, 2010
Name of Presenter(s)	Graham Boje, Executive Director - OSDG
Organization Represented	The Oil Sands Developers Group (OSDG)
Topic	Industry update and comments on the proposed RMWB Budget
Please List Specific Points/Concerns	<ul style="list-style-type: none"><li>- Update on current projects and industry stats</li><li>- Industry comments on Draft Budget</li><li>- Continued collaboration with RMWB and OSDG</li></ul>
Action Being Requested of Council	For information purposes only
<p>Are you providing any supporting documentation (ie: Powerpoint)?      Yes <input type="radio"/>      No <input checked="" type="radio"/></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 <a href="mailto:legislativeassistants@woodbuffalo.ab.ca">legislativeassistants@woodbuffalo.ab.ca</a>.</p>	

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



# The Regional Municipality of Wood Buffalo

Presentation to the Mayor and Members of Council  
2009 External Audit Completion Summary

November 30, 2010

AUDIT

AUDIT ■ TAX ■ ADVISORY

KPMG Representative:  
Mr. John Stelter, CA  
Partner



# What is new in 2009?

- ◆ The Canadian Public Sector Accounting Board has implemented new accounting standards for local governments for the year ended December 31, 2009 that required:
  - All Tangible Capital Assets of the Municipality to be inventoried and recorded in the records of the Municipality; and
  - A new Financial Statement Reporting Model
- ◆ The Municipality has completed the implementation of these new accounting standards and has reflected the results in its consolidated financial statements for the year ended December 31, 2009



# **Regional Municipality of Wood Buffalo Auditors' Reports**

- ◆ **Unqualified audit opinion on the consolidated financial statements of the Regional Municipality of Wood Buffalo for the year ended December 31, 2009**
- ◆ **In addition, we have provided separate reports on the following:**
  - Municipal Financial Information Return
  - Family and Community Support Services
  - Local Authorities Pension Plan
  - Certain Federal and Provincial grant compliance reports



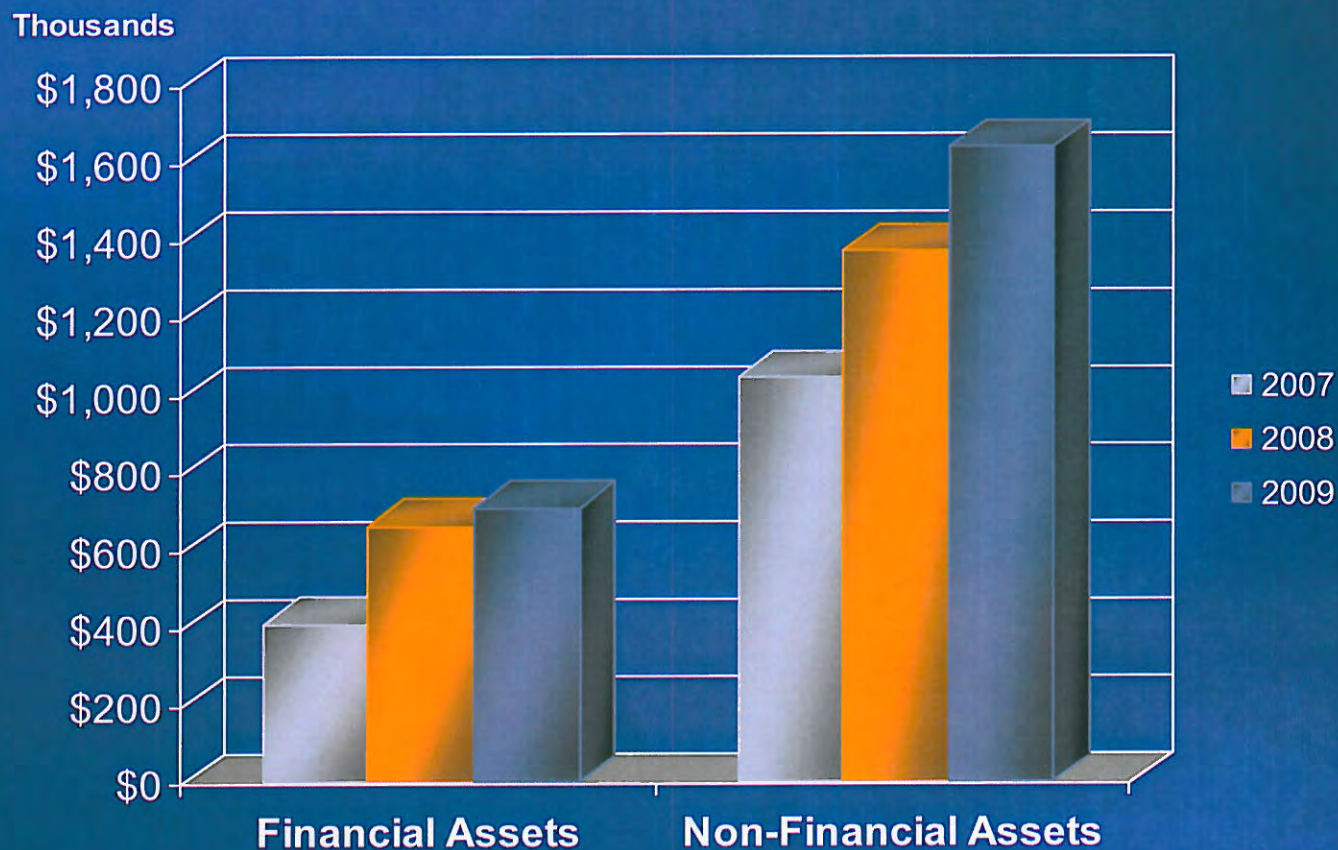
# Regional Municipality of Wood Buffalo Auditors' Reports

- ◆ **We were also engaged and have provided separate audit reports on the following for the year ended December 31, 2009:**
  - MacDonald Island Park Corporation
  - Wood Buffalo Housing & Development Corporation
  - Regional Municipality of Wood Buffalo Library Board
  
- ◆ **We have relied on the audits completed by:**
  - Meyers Norris Penney for the Fort McMurray Regional Airport Commission



# 2009 Audited Results

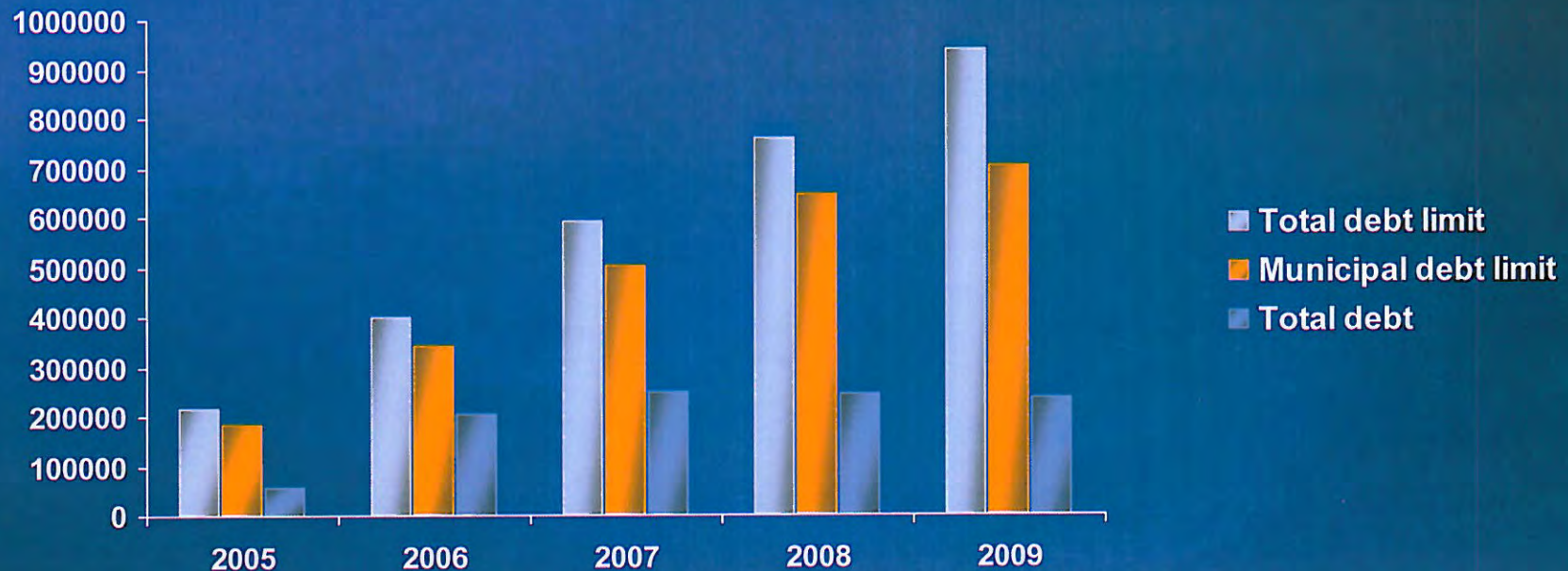
## Financial and Non-Financial Assets





# 2009 Audited Results

## Long-term debt



- Within legislative limits and municipal policy
- The Municipality's Debt Management Policy (amended July 13, 2010) has an established debt and debt service limit of 75% of the Municipal Government Act and regulation limits
- Growth will put constraints on borrowing ability of the Municipality



# 2009 Audited Results

## Operations - Revenue

	Budget	2009 (\$'000s)	2008 (\$'000s)
Net municipal taxes	\$ 378,196	\$ 379,614	\$ 287,064
Government transfers	209,980	121,160	61,575
Contributions of tangible capital assets	-	75,589	136,089
Sales and user charges	32,398	32,734	33,262
Investment income	6,636	13,521	12,431
Other	<u>60,665</u>	<u>23,636</u>	<u>32,288</u>
<b>Total revenue (excluding subsidiaries)</b>	<b>\$ 687,875</b>	<b>\$ 646,254</b>	<b>\$ 562,709</b>
Subsidiary operations	-	17,831	24,811
<b>Total revenue</b>	<b>\$ 687,875</b>	<b>\$ 664,085</b>	<b>\$ 587,520</b>



# 2009 Audited Results

## Operations - Expenses

	Budget	2009 (\$'000s)	2008 (\$'000s)
Salaries, wages and benefits	\$ 138,605	\$ 110,464	\$ 83,841
Contracted and general services	94,702	70,143	72,889
Materials, goods and utilities	32,934	20,437	16,707
Purchases from other governments	21,872	16,710	12,160
Interest on long-term debt and capital leases	12,531	12,510	12,899
Transfers to local boards, agencies, individuals and organizations	7,188	17,056	9,257
Other	495	313	3,563
Amortization of tangible capital assets	-	36,471	21,495
<b>Total expenses</b>	<b>\$ 308,327</b>	<b>\$ 284,104</b>	<b>\$ 232,811</b>



# 2009 Audited Results

## Operations - Summary

	Budget	2009 (\$'000s)	2008 (\$'000s)
Revenue	\$ 687,875	\$ 664,085	\$ 587,520
Expenses	<u>308,327</u>	<u>284,104</u>	<u>232,811</u>
Annual Surplus	\$ 379,548	\$ 338,379	\$ 238,224



# 2009 Audited Results

## Accumulated Surplus

	2009 (\$'000s)	2008 (\$'000s)
Operating - undesignated	\$ 124	\$ 124
Operating reserves	113,102	73,215
Capital - undesignated	(144,342)	(77,561)
Capital reserves	352,500	237,434
Invested in tangible capital assets	1,400,229	1,126,249
Subsidiary operations	87,268	69,438
Accumulated surplus	\$ 1,808,881	\$ 1,428,899



# 2009 Audited Results

## Changes in Net Financial Assets

	Budget	2009 (\$'000s)	2008 (\$'000s)
Annual surplus	\$ 379,548	\$ 379,981	\$ 354,710
Change in inventory of supplies and prepaid expenses	-	(37)	1,213
Acquisition of tangible capital assets	(911,605)	(228,631)	(212,650)
Contributions of tangible capital assets	-	(75,590)	(136,089)
Amortization of tangible capital assets	-	36,471	21,495
Loss on disposal of tangible capital assets	-	78	963
Proceeds from disposal of tangible capital assets	-	149	3
Net financial assets, opening	<u>57,397</u>	<u>57,397</u>	<u>27,752</u>
Net financial assets, closing	(\$ 474,660)	\$ 169,818	\$ 57,397



# Challenges

- ◆ Managing growth and maintaining infrastructure and services in a changing economic environment
- ◆ Staffing resources
- ◆ Planned 2011 SAP system conversion
- ◆ Significant activities of subsidiaries:
  - Fort McMurray Regional Airport Commission
  - Wood Buffalo Housing & Development Corporation
  - MacDonald Island Park Corporation



# Our Thanks

We would like to take this opportunity to thank  
Senior Management and Staff for their efforts  
in completing the 2009 audit.





## Presenter contact information:

John Stelter, CA, Partner  
780.429.6511 – [jstelter@kpmg.ca](mailto:jstelter@kpmg.ca)

**Subject: 2009 Audited Consolidated Financial Statements****APPROVALS:**

Kelly Kloss, Acting Chief Administrative Officer  
Terrence Morton, Divisional Manager  
Elsie Hutton, Director

**Administrative Recommendation(s):**

THAT the audited consolidated financial statements of the Regional Municipality of Wood Buffalo for the year ended December 31, 2009 be accepted as information.

**Summary:**

The *Municipal Government Act* requires that every Alberta municipality prepare and submit a Financial Information Return and audited financial statements by May 1 of each year. The deadline was extended by Alberta Municipal Affairs to September 30, 2010 for all municipalities, to accommodate the requirement to implement a new accounting standard.

The Municipality's 2009 consolidated financial statements have been audited by KPMG and are made available to the public by way of the Council meeting and display on the municipal website. All subsidiary information, which includes the Library Board, MacDonald Island Park Corporation, Wood Buffalo Housing and Development Corporation and Fort McMurray Regional Airport Commission, is included in the financial statements. Subsequent to Council presentation, the financial statements will be submitted to the Minister of Municipal Affairs, as required by the *Municipal Government Act*.

**Background:**

Effective January 1, 2009, a new accounting standard from the Public Sector Accounting Board (PSAB 3150) required municipal governments to record and amortize their tangible capital assets in their financial statements. The new standard required a complete inventory and valuation of every tangible capital asset that the Municipality has in service today.

The process to complete the inventory began in early 2008 and included researching archive documents, insurance records, and information from various corporate data bases. The consolidated information about the existing inventory will facilitate better management of assets, development of appropriate maintenance and replacement policies, identification and disposal of surplus assets, and better management of risks.

**Budget/Financial Implications:**

As per Bylaw No. 02/078 year end operating surpluses are to be transferred to the Emerging Issues Reserve. Year end procedures are now complete resulting in an additional transfer of \$36.2 million to the Emerging Issues Reserve primarily due to savings from vacant positions and decreased contract/consultant activity.

**Rationale for Recommendation(s):**

Section 276 of the *Municipal Government Act* requires municipalities to prepare annual financial statements for the immediately preceding year.

**Attachments:**

1. 2009 Audited Consolidated Financial Statements

**Consolidated Financial Statements of**

**REGIONAL MUNICIPALITY  
OF WOOD BUFFALO**

**Year ended December 31, 2009**



## **MANAGEMENT'S RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS**

The accompanying consolidated financial statements of the Regional Municipality of Wood Buffalo (the "Municipality") are the responsibility of the Municipality's management and have been prepared in compliance with legislation, and in accordance with generally accepted accounting principles for governments established by the Public Sector Accounting Board of The Canadian Institute of Chartered Accountants. A summary of the significant accounting policies are described in Note 1 to the consolidated financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The Municipality's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the consolidated financial statements. These systems are monitored and evaluated by management.

The Mayor and Members of Council meet with management and the external auditors to review the consolidated financial statements and to discuss any significant financial reporting or internal control matters prior to the approval of the consolidated financial statements.

The consolidated financial statements have been audited by KPMG LLP, independent external auditors appointed by the Municipality. The accompanying Auditors' Report outlines their responsibilities, the scope of their examination and their opinion on the Municipality's consolidated financial statements.

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Deputy Chief Administrative Officer  
November 10, 2010

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Chief Financial Officer  
November 10, 2010

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Director Financial Services  
November 10, 2010



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**Chartered Accountants**  
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## **AUDITORS' REPORT TO HER WORSHIP THE MAYOR AND MEMBERS OF COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO**

We have audited the consolidated statement of financial position of the Regional Municipality of Wood Buffalo ("the Municipality") as at December 31, 2009 and the consolidated statements of operations and accumulated surplus, change in net financial assets, and cash flows for the year then ended. These financial statements are the responsibility of the Municipality's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the Municipality's management, as well as evaluating the overall financial statement presentation.

In our opinion, these consolidated financial statements present fairly, in all material respects, the financial position of the Municipality as at December 31, 2009 and the results of its operations and changes in net assets and cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

Chartered Accountants

Edmonton, Canada  
November 10, 2010

**REGIONAL MUNICIPALITY OF WOOD BUFFALO****Consolidated Statement of Financial Position**

December 31, 2009, with comparative figures for 2008

	2009	2008
		(Restated - note 2)
<b>Financial assets</b>		
Cash	\$36,484,338	\$60,947,273
Investments (Note 3)	524,846,005	371,032,103
Taxes and grants in lieu receivable (Note 4)	3,983,194	3,770,840
Trade and other receivables (Note 5)	56,351,605	157,239,308
Investment in subsidiary corporations (Note 6)	87,267,935	69,437,414
	708,933,077	662,426,938
<b>Liabilities</b>		
Accounts payable and accrued liabilities	115,822,299	114,662,460
Accrued vacation pay and overtime bank	5,322,008	3,693,999
Deposit liabilities	8,270,979	9,715,230
Landfill closure and post-closure obligation (Note 7)	10,973,986	8,607,528
Deferred revenue (Note 8)	161,496,479	224,665,373
Capital leases payable (Note 9)	745,262	1,419,007
Long-term debt (Note 10,14)	236,483,490	242,266,337
	539,114,503	605,029,934
<b>Net financial assets</b>	169,818,574	57,397,004
<b>Non-financial assets</b>		
Tangible capital assets (Note 11)	1,637,457,993	1,369,934,740
Consumable inventories	1,085,459	1,154,933
Prepaid expenses and deposits	518,742	412,719
	1,639,062,194	1,371,502,392
<b>Accumulated surplus (Note 12)</b>	<b>\$1,808,880,768</b>	<b>\$1,428,899,396</b>

Commitments and contingent liabilities (Note 16)

Employee housing initiatives (Note 17)

See accompanying notes to consolidated financial statements.

**Approved by:**\_\_\_\_\_  
Deputy Chief Administrative Officer\_\_\_\_\_  
Chief Financial Officer\_\_\_\_\_  
Director Financial Services

**REGIONAL MUNICIPALITY OF WOOD BUFFALO**  
**Consolidated Statement of Operations and Accumulated Surplus**

Year ended December 31, 2009, with comparative figures for 2008

	<b>Budget</b>	<b>2009</b>	<b>2008</b>
	(Unaudited - note 19)		(Restated - note 2)
<b>Revenue:</b>			
Net taxes available for municipal purposes (Schedule 1)	\$378,196,359	\$379,613,795	\$287,063,889
Federal government conditional transfers (Schedule 2)	6,524,283	1,426,579	1,422,496
Provincial government conditional transfers (Schedule 2)	202,870,153	119,100,008	59,520,954
Provincial government unconditional transfers (Schedule 2)	585,451	632,928	632,047
Sales to other governments	1,718,348	1,407,582	1,171,889
Sales and user charges (Schedule 3)	32,398,429	32,734,261	33,261,905
Penalties and costs on taxes	796,886	1,192,275	1,023,363
Licenses and permits	11,249,971	5,341,065	12,704,375
Fines	2,685,180	3,359,813	3,607,643
Franchise and concession contracts	4,816,267	4,253,287	4,806,881
Returns on investments	6,636,403	13,520,919	12,431,405
Rentals	251,836	305,058	391,547
Transfers from local boards and agencies	-	62,000	62,000
Developers' agreements and levies	29,031,301	4,207,813	3,053,348
Subsidiary operations (Note 6)	-	17,830,521	24,810,479
Contributions of tangible capital assets	-	75,589,850	136,088,637
Other	10,113,704	3,507,219	5,467,357
	<b>687,874,571</b>	<b>664,084,973</b>	<b>587,520,215</b>
<b>Expenses: (Schedule 4)</b>			
Council and other legislative	1,606,993	1,185,453	952,450
General administration	68,732,778	47,426,226	33,578,783
Other general government	3,284,080	2,403,396	1,984,884
Police	33,269,189	24,389,077	17,667,582
Fire	35,765,972	26,170,045	24,025,887
Disaster and emergency measures	421,178	580,313	250,334
Bylaws enforcement	5,212,885	3,138,682	2,460,780
Common and equipment pool	15,495,404	13,396,441	10,051,566
Roads, streets, walks, lighting	24,754,736	23,648,279	17,623,516
Public transport	13,066,132	13,578,780	11,923,326
Storm sewers and drainage	329,689	217,258	254,595
Water supply and distribution	22,958,341	15,090,719	12,902,998
Wastewater treatment and disposal	15,754,343	13,980,149	12,240,052
Waste management	8,824,654	10,174,569	13,745,572
Family and community support	4,948,585	3,629,113	4,444,080
Day care	15,000	15,000	15,000
Cemeteries and crematoriums	82,293	90,050	143,359
Land use planning, zoning and development	19,307,685	8,134,557	20,236,917
Subdivision land and development	3,219,945	2,165,598	1,728,768
Public housing operations	3,570	78,219	559,083
Recreation boards	652,133	658,786	485,768
Parks and recreation	27,007,105	33,829,280	20,041,212
Culture: libraries, museums, halls	3,514,896	3,537,876	2,447,524
Loss on disposal of tangible capital assets	-	78,623	962,544
Other	99,109	36,601	588,886
Amortization of tangible capital assets	-	36,470,511	21,495,059
	<b>308,326,695</b>	<b>284,103,601</b>	<b>232,810,525</b>
<b>Annual surplus</b>	<b>379,547,876</b>	<b>379,981,372</b>	<b>354,709,690</b>
<b>Accumulated surplus, beginning of year</b>	<b>1,029,273,427</b>	<b>1,428,899,396</b>	<b>1,074,189,706</b>
<b>Accumulated surplus, end of year</b>	<b>\$1,408,821,303</b>	<b>\$1,808,880,768</b>	<b>\$1,428,899,396</b>

See accompanying notes to consolidated financial statements.

**REGIONAL MUNICIPALITY OF WOOD BUFFALO****Consolidated Statement of Change in Net Financial Assets**

Year ended December 31, 2009, with comparative figures for 2008

	<b>Budget</b>	<b>2009</b>	<b>2008</b>
	(Unaudited - note 19)		(Restated - note 2)
Annual surplus	\$379,547,876	\$379,981,372	\$354,709,690
Acquisition of tangible capital assets	(911,605,315)	(228,630,965)	(212,650,369)
Contributions of tangible capital assets		(75,589,850)	(136,088,637)
Amortization of tangible capital assets	-	36,470,511	21,495,059
Loss on disposal of tangible capital assets	-	78,623	962,544
Proceeds on disposal of tangible capital assets	-	148,428	3,238
	(532,057,439)	112,458,119	28,431,525
Acquisition of prepaid expenses	-	(106,023)	-
Consumption of consumable inventories	-	69,474	111,023
Use of prepaid expenses	-	-	1,102,204
Change in net financial assets	(532,057,439)	112,421,570	29,644,752
Net financial assets, beginning of year	57,397,004	57,397,004	27,752,252
<b>Net financial assets (net debt), end of year</b>	<b>(\$474,660,435)</b>	<b>\$169,818,574</b>	<b>\$57,397,004</b>

See accompanying notes to consolidated financial statements.



# REGIONAL MUNICIPALITY OF WOOD BUFFALO

## Consolidated Statement of Cash Flows

Year ended December 31, 2009, with comparative figures for 2008

	2009	2008
		(Restated - note 2)
<b>Cash provided by (used in):</b>		
<b>Operating activities:</b>		
Annual surplus	\$379,981,372	\$354,709,690
Deduct non-cash items:		
Subsidiary operations	(\$17,830,521)	(24,810,479)
Amortization of tangible capital assets	36,470,511	21,495,059
Contributions of tangible capital assets	(75,589,850)	(136,088,637)
Loss on disposal of tangible capital assets	78,623	962,544
Change in non-cash operating working capital:		
Taxes and grants in lieu receivable	(212,354)	(1,373,898)
Trade and other receivables	100,887,703	(114,419,777)
Land held for resale	-	1,191,836
Accounts payable and accrued liabilities	1,159,839	20,886,656
Accrued vacation pay and overtime bank	1,628,009	923,750
Deposit liabilities	(1,444,251)	2,399,501
Landfill closure and post-closure obligation	2,366,458	7,165,089
Deferred revenue	(63,168,894)	197,733,901
Prepaid expenses and deposits	(106,023)	1,102,204
Consumable inventories	69,474	111,023
Net change in cash from operating activities	364,290,096	331,988,462
<b>Capital activities:</b>		
Proceeds on disposal of tangible capital assets	148,428	3,238
Acquisition of tangible capital assets	(228,630,965)	(212,650,369)
Net change in cash from capital activities	(228,482,537)	(212,647,131)
<b>Investing activities:</b>		
Increase in investments, net	(153,813,902)	(118,620,986)
Net change in cash from investment activities	(153,813,902)	(118,620,986)
<b>Financing activities:</b>		
Repayment of capital leases	(673,745)	(550,885)
Repayment of long-term debt	(5,782,847)	(5,730,712)
Net change in cash from financing activities	(6,456,592)	(6,281,597)
Decrease in cash	(24,462,935)	(5,561,252)
Cash beginning of year	60,947,273	66,508,525
Cash end of year	\$36,484,338	\$60,947,273

See accompanying notes to consolidated financial statements.

# REGIONAL MUNICIPALITY OF WOOD BUFFALO

## Notes to Consolidated Financial Statements

Year ended December 31, 2009

The Regional Municipality of Wood Buffalo (the Municipality) is a municipality in the Province of Alberta, Canada and operates under the provisions of the Municipal Government Act, R.S.A., 2000, c.M-26, as amended (MGA).

### 1. Significant accounting policies:

The consolidated financial statements of the Municipality are prepared by management in accordance with accounting principles established for governments by the Public Sector Accounting Board (PSAB) of the Canadian Institute of Chartered Accountants. Significant accounting policies adopted by the Municipality are:

#### (a) Basis of consolidation:

##### (i) Consolidated entities

The consolidated financial statements reflect the assets, liabilities, revenues and expenses of the reporting entity. The reporting entity is comprised of entities whose operations and assets are under the control of the Municipality. In addition to general municipal tax supported operations, they include:

Regional Municipality of Wood Buffalo Library Board

Interdepartmental and inter-organizational transactions and balances have been eliminated.

##### (ii) Investment in subsidiary corporations

In accordance with the requirements of PSAB Handbook PS 1300.07 and transitional provisions included in PS 1300.47 for government organizations, the operations of certain corporations have been accounted for on a modified equity basis, rather than fully consolidating, for periods ending or before March 31, 2010. Under the modified equity basis, the government organization's accounting principles are not adjusted to conform with those of the Municipality, and inter-organizational transactions and are not eliminated. Corporations accounted for in this manner include:

Fort McMurray Regional Airport Commission  
Wood Buffalo Housing & Development Corporation  
MacDonald Island Park Corporation

The Municipality is also a member of various other boards and commissions that are not included in the government reporting entity.

##### (iii) Accounting for School Board and Senior Lodges Transactions

The schedule of taxes levied also includes requisitions for education and other external organizations that are not part of the municipal reporting entity.

##### (iv) Trust funds

Trust funds and their related operations administered by the Municipality are not included in these consolidated financial statements.



## REGIONAL MUNICIPALITY OF WOOD BUFFALO

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

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### 1. Significant accounting policies, continued:

#### (b) Basis of accounting:

The Municipality follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and are measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

Budget information, as approved by Council, is reported on an accrual basis, consistent with accounting principles applied in the consolidated financial statements.

#### (c) Property tax revenue

Property tax revenue is based on market value assessments determined in accordance with the MGA. Tax mill rates are established annually. Taxation revenues are recorded at the time tax billings are issued. Assessments are subject to appeal. A provision has been recorded in accounts payable and accrued liabilities for potential losses on assessment appeals outstanding at December 31.

#### (d) Deferred revenue

Deferred revenue includes government transfers relating to future years, donations, licenses and other fees which have been collected, but for which their related services have yet to be performed. These amounts will be recognized as revenues in the fiscal year the services are performed.

#### (e) Government transfers

Government transfers are recognized in the consolidated financial statements as revenue in the period that the events giving rise to the transfer occurred, providing the transfers are authorized, any eligibility criteria have been met by the Municipality, and the reasonable estimates of the amounts can be made.

#### (f) Investment income

Investment income is recorded as revenue in the period earned. When required by the funding government or related Act, investment income earned on deferred revenue is added to the investment and forms part of the deferral revenue balance.

#### (g) Excess collections and under-levies:

Excess collections and under-levies arise from the difference between the actual levy made to cover each requisition and the actual amount requisitioned. If the actual levy exceeds the requisition, the excess collection is recorded as a liability and property tax revenue is reduced. Where the actual levy is less than the requisition amount, the under-levy is recorded as a receivable and property tax revenue is increased.

Mill-rates in a subsequent year are adjusted for any excess collections or under-levies of the prior year.

## REGIONAL MUNICIPALITY OF WOOD BUFFALO

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

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### 1. Significant accounting policies, continued:

(h) Investments:

Investments are recorded at amortized cost. Investment premiums and discounts are amortized proportionately over the term of the respective investments. Declines in value that are other than temporary in nature are recorded in the year the decline occurs.

(i) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(i) Tangible capital assets

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the assets. The cost, less residual value, of the tangible assets, excluding land, are amortized on a straight line basis over their estimated useful lives as follows:

Asset	Useful Life - Years
Land improvements	10 to 30
Buildings	50
Engineered Structures	10 to 75
Machinery and equipment	4 to 25
Vehicles	5 to 15

Annual amortization is charged in the year of acquisition and in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

(ii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

(iii) Natural resources

Natural resources that have not been purchased are not recognized as assets in the consolidated financial statements.

(iv) Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in these consolidated financial statements.



## REGIONAL MUNICIPALITY OF WOOD BUFFALO

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

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### 1. Significant accounting policies, continued:

(i) Non-financial assets (continued):

(v) Interest capitalization

The Municipality does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

(vi) Leased tangible capital assets

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

(vii) Consumable inventories

Consumable inventories are recorded at the lower of cost and replacement cost.

(j) Landfill closure and post-closure obligation

The *Alberta Environmental Protection and Enhancement Act* sets out the regulatory requirements to properly close and maintain all landfill sites. Under environmental law, there is a requirement for closure and post-closure care of solid waste landfill sites. The estimated costs relating to this requirement are being accrued over the estimated remaining life of the landfill site based on usage.

The reported obligation may be affected by changes and factors such as the estimated total expenditures, regulatory requirements, inflation, and interest rates. Due to the inherent uncertainty involved in making such estimates and assumptions, actual costs reported in future periods could differ from those estimates.

(k) Employee future benefits

The costs of multi-employer defined benefit pension plan benefits such as LAPP and APEX pension plans are the employer's contributions to the plan in the period. Health and dental benefits are administered by Great West Life on an administrative services only basis. The Municipality is responsible for the employer share of benefit premiums throughout the year as well as any shortfall or surplus at the end of the period.

(l) Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period.

In addition, the Municipality's implementation of PSAB PS3150 has required management to make estimates of historical cost and useful lives of tangible capital assets.

Actual results could differ from those estimates.

## REGIONAL MUNICIPALITY OF WOOD BUFFALO

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

### 2. Change in accounting policies:

The Municipality has implemented PSAB sections 1200 Financial Statement Presentation and 3150 Tangible Capital Assets. Section 1200 establishes general reporting principles and standards for the disclosure of information in government financial statements. Section 3150 requires governments to record and amortize their tangible capital assets in their financial statements. In prior years, tangible capital asset additions were expensed in the year of acquisition or construction.

The financial information recorded includes the actual or estimated historical cost of the tangible capital assets. When historical cost records were not available, other methods were used to estimate the costs and accumulated amortization of the assets. The Municipality applied a consistent method of estimating the replacement or reproduction cost of the tangible capital assets for which it did not have historical cost records, except in circumstances where it could be demonstrated that a different method would provide a more accurate estimate of the cost of a particular type of tangible capital asset. After defining replacement or reproduction cost, the Edmonton Non-Residential Construction Price Index was used as a resource for determining appropriate indices in order to deflate the replacement or reproduction cost to an estimated historical cost at the year of acquisition.

This change has been applied retroactively and prior periods have been restated. This change in accounting policy has changes amount reported in the prior period as follows:

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#### Accumulated surplus at January 1, 2008:

Operating fund	\$ 124,538
Capital fund	32,441,583
Reserve fund	247,933,951
Equity in capital assets	510,549,323
Accumulated surplus, as previously reported	791,049,395
Net book value of tangible capital assets recorded	283,140,311
Accumulated surplus, as restated	1,074,189,706

#### Annual surplus for 2008:

Excess of revenue over expenditures, as previously reported	28,431,525
Contributions of tangible capital assets	136,088,637
Tangible capital assets capitalized but previously expensed	212,650,369
Amortization of tangible capital assets not previously recorded	(21,495,059)
Loss on disposal of tangible capital assets	(962,544)
Proceeds on disposal of tangible capital assets reported as revenue	(3,238)
Annual surplus, as restated	\$354,709,690



**REGIONAL MUNICIPALITY OF WOOD BUFFALO**

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

**3. Investments:**

	<b>2009</b>		<b>2008</b>	
	Cost	Market Value	Cost	Market Value
Cash	\$2,992,721	\$2,992,721	\$15,583,495	\$15,583,495
Bankers acceptances, notes and bonds with maturities of less than one year	115,262,791	115,159,883	\$251,433,728	\$253,663,029
Government and government guaranteed bonds with maturity dates from May, 2010 to September, 2039	239,637,849	239,051,231	46,030,489	48,480,700
Corporate bonds and debentures, with maturity dates from March, 2010 to December, 2049	161,875,502	161,900,327	54,533,863	53,199,653
Accrued interest	5,077,142	5,077,142	3,450,528	3,450,528
	<b>\$524,846,005</b>	<b>\$524,181,304</b>	<b>\$371,032,103</b>	<b>\$374,377,405</b>

The market value of certain investments fluctuates with changing market interest rates. The carrying value of certain investments has not been written down to market value because management has concluded, based on a review of market information for these investments, there is no obvious indication of significant impairment that is other than temporary.

**4. Taxes and grants in lieu receivable:**

	<b>2009</b>	<b>2008</b>
Current	\$3,315,387	\$3,419,625
Arrears**	787,217	445,141
	<b>4,102,604</b>	<b>3,864,766</b>
Less allowance for doubtful accounts	119,410	93,926
	<b>\$3,983,194</b>	<b>\$3,770,840</b>

\*\* levies which were imposed prior to January 1, 2009

**5. Trade and other receivables**

	<b>2009</b>	<b>2008</b>
Provincial Government Transfers	\$30,318,951	\$134,765,335
Federal Government Transfers	2,844,978	757,124
GST Rebate	9,435,627	5,617,585
Utility Receivables	3,224,800	3,463,018
Developer Charges	2,376,944	3,760,117
Other	8,150,305	8,876,129
	<b>\$56,351,605</b>	<b>\$157,239,308</b>

The allowance for doubtful accounts for trade and other receivables is \$1,539,704 (2008 - \$2,004,366).

## REGIONAL MUNICIPALITY OF WOOD BUFFALO

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

### 6. Investment in subsidiary corporations

The Municipality's net investment in subsidiary corporations is comprised of the following:

	2008	Increase (decrease) in investment in subsidiary	2009
Fort McMurray Regional Airport Commission (Note 6(a))	\$14,684,001	\$4,003,425	\$18,687,426
Wood Buffalo Housing & Development Corporation (Note 6(b))	53,598,853	14,165,650	67,764,503
MacDonald Island Park Corporation (Note 6(c))	1,154,560	(338,554)	816,006
	<u>\$69,437,414</u>	<u>\$17,830,521</u>	<u>\$87,267,935</u>

#### (a) Fort McMurray Regional Airport Commission

Fort McMurray Regional Airport Commission (the "Commission"), incorporated under the *Companies Act* (Alberta) as a not-for-profit Part IX corporation, is wholly owned by the Regional Municipality of Wood Buffalo. The Commission operates and maintains the Fort McMurray airport.

The following table provides condensed supplementary financial information for the Commission.

	2009	2008
<b>Financial Position:</b>		
Current assets	\$7,517,059	\$8,180,242
Non-current assets	1,154,368	1,144,082
Capital assets	32,046,730	24,386,123
<b>Total assets</b>	<b>40,718,157</b>	<b>33,710,447</b>
Current liabilities	16,046,972	12,312,503
Non-current liabilities	5,983,759	6,713,943
<b>Total liabilities</b>	<b>22,030,731</b>	<b>19,026,446</b>
<b>Net assets</b>	<b>\$18,687,426</b>	<b>\$14,684,001</b>
<b>Results of Operations:</b>		
Revenues	\$13,784,439	\$12,835,048
Expenses	(9,781,014)	(8,427,303)
<b>Increase in investment in subsidiary corporation</b>	<b>\$4,003,425</b>	<b>\$4,407,745</b>

Subsequent to year end, the net assets of the Commission along with certain other tangible capital assets currently owned by the Municipality will be transferred to the newly established Fort McMurray Regional Airport Authority, an entity outside the government reporting entity of the Municipality. Once the transfer of the net assets is complete, the Commission will be dissolved.



**REGIONAL MUNICIPALITY OF WOOD BUFFALO**

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

**6. Investment in subsidiary corporations, continued****(b) Wood Buffalo Housing & Development Corporation**

Wood Buffalo Housing & Development Corporation, (the "Corporation") incorporated under the *Companies Act* (Alberta) as a not-for-profit Part IX corporation, is wholly owned by the Regional Municipality of Wood Buffalo. The Corporation operates housing and undertakes land development activities in the Fort McMurray Region.

The following table provides condensed supplementary financial information for the Corporation.

	2009	2008
<b>Financial Position:</b>		
Current assets	\$65,616,553	\$12,329,851
Mortgages and notes receivable	3,743,619	4,150,593
Property inventory	22,912,311	21,739,514
Capital assets and construction projects in progress	214,027,110	157,645,426
<b>Total assets</b>	<b>306,299,593</b>	<b>195,865,384</b>
Current liabilities	103,322,631	28,714,990
Non-current liabilities	136,344,202	114,451,221
<b>Total liabilities</b>	<b>239,666,833</b>	<b>143,166,211</b>
Net assets before the undernoted	66,632,760	52,699,173
Unspent transfers from the Municipality supporting homelessness initiatives	379,343	132,880
Unrecognized revenues under right holder agreements	302,400	316,800
Long-term loan to the Corporation	450,000	450,000
<b>Net assets</b>	<b>\$67,764,503</b>	<b>\$53,598,853</b>
<b>Results of Operations:</b>		
Revenues	\$41,915,204	\$35,145,969
Operating expenses and other amounts	(34,538,837)	(31,444,229)
Contributions of land	6,557,220	17,487,500
Excess of revenues over expenses	13,933,587	21,189,240
Change in unspent transfers from the Municipality supporting homelessness initiatives	246,463	(879,465)
Change in unrecognized revenues under rights holder agreements	(14,400)	(14,400)
<b>Increase in investment in subsidiary corporation</b>	<b>\$14,165,650</b>	<b>\$20,295,375</b>

**REGIONAL MUNICIPALITY OF WOOD BUFFALO**

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

**6. Investment in subsidiary corporations, continued****(c) MacDonald Island Park Corporation**

MacDonald Island Park Corporation, incorporated under the *Companies Act* (Alberta) on February 5, 2004 as a not-for-profit Part IX corporation, is wholly owned by the Regional Municipality of Wood Buffalo. The Corporation operates and maintains the recreational facility located on MacDonald Island and administers the assets, liabilities and operations of the MacDonald Island Park Society until dissolved.

The following table provides condensed supplementary financial information for the Corporation.

	2009	2008
<b>Financial Position:</b>		
Current assets	\$1,799,961	\$1,267,613
Capital assets	5,147,408	2,790,683
Total assets	6,947,369	4,058,296
Current liabilities	2,041,141	1,128,164
Non-current liabilities	4,562,681	2,020,783
Total liabilities	6,603,822	3,148,947
Net assets before the undernoted	343,547	909,349
Unspent transfers from the Municipality for the purchase of capital assets	472,459	245,211
Net assets	\$816,006	\$1,154,560
<b>Results of Operations:</b>		
Revenues	\$4,511,882	4,326,479
Expenses	(9,057,684)	(6,304,653)
Deficiency of revenues over expenses before the undernoted	(4,545,802)	(1,978,174)
Operating contribution from the Municipality	3,980,000	2,000,000
Excess (deficiency) of revenues over expenses	(565,802)	21,826
Change in unspent transfers from the Municipality of the purchase of capital assets	227,248	85,533
Increase (decrease) in investment in subsidiary corporation	(\$338,554)	\$107,359



# REGIONAL MUNICIPALITY OF WOOD BUFFALO

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

## 7. Landfill closure and post-closure obligation:

The obligation recorded at December 31, 2009 for the landfill closure was \$10,973,986 (2008-\$8,607,528) and represents the present value of closure and post-closure costs for 100% of the current site, using assumed annual rates of 2.30% (2008-2.10%) for inflation and 4.76% (2008-4.72%) for interest. The existing landfill facility has exceeded its capacity as originally designed. As a result of a delay with the new landfill site, and in accordance with Section 69 of the Environmental Protection and Enhancement Act (EPEA), the expiry date of the existing facility has been extended to January 1, 2010. Refuse is being placed at a depth of approximately 2.5 meters on the most recent commercial cell. This material may have to be removed and placed in the new landfill, depending on direction from Alberta Environment.

Closure of the existing facility will involve contouring the site to promote positive drainage to minimize leachate production, site slope reduction to prevent excessive erosion and cap damage, covering the site with low permeability clay to prevent water infiltration and application of topsoil and vegetation. Revised estimates are based on the current closure plan developed for and approved by Alberta Environment. Groundwater monitoring wells are already in existence, however, twenty-one were closed in 2009 as part of road construction and pre-closure operations. Twelve to twenty new wells will be installed after side slopes and cap replacement occurs in 2011. Post-closure activities are expected to occur for 25 years and will involve surface and ground water monitoring, landfill cover maintenance and erosion management as per Alberta Environment standards.

## 8. Deferred revenue:

	2008	Increases	Decreases	2009
Operating:				
Government Transfers:				
Alberta Health/Wellness-Ambulance Grant	\$ 408,159	\$ -	\$ 408,159	\$ -
Community Housing Plan Grant	145,540	1,898,866	1,532,865	511,541
Economic Development Strategy Grant	-	200,000	49,532	150,468
RCMP Grant	261,600	1,046,400	1,046,400	261,600
Planning Capacity Enhancement (RADKE) Grant	2,090,979	-	2,090,979	-
Other	377,795	233,224	224,067	386,952
	3,284,073	3,378,490	5,352,002	1,310,561
Capital:				
Government Transfers:				
(1) Alberta Transportation (Community Development Plan)	\$ 93,038,885	\$ 277,602	\$ 4,450,018	\$ 88,866,469
(2) Alberta Municipal Infrastructure Program Grant (AMIP)	9,249,990	20,028,568	12,446,079	16,832,479
Alberta Municipal Waste Water Grant (AMWWP)	284,676	59,836	80,504	264,008
(3) Alberta Municipal Waste Water Grant (AMWWP)	30,441,537	152,979	19,282,555	11,311,961
(4) Alberta Municipal Waste Water Grant (AMWWP)	51,649,051	78,444	46,049,349	5,678,146
Alberta Municipal Waste Water Grant (AMWWP)	912,543	-	309,633	602,910
Alberta Municipal Sponsorship Grants	142,958	805	-	143,763
(5) Alberta Municipal Sustainability Initiative Grant	12,025,780	7,975,143	4,265,314	15,735,609
(6) Alberta Environment Landfill Grant	10,618,009	51,820	4,185,534	6,484,295
(7) Alberta Infrastructure Transportation Grant	4,727,664	4,191,831	5,909,256	3,010,239
Canada-Alberta Municipal Rural Infrastructure Fund	-	324,121	80,002	244,119
(8) New Deal for Cities and Communities Grant (NDCC)	4,662,359	5,610,317	3,246,549	7,026,127
(9) Western Economic Diversification Canada	-	1,000,000	491,841	508,159
Other:				
Corporate Donations and Naming rights	2,927,482	428,571	807,278	2,548,775
Other	700,366	266,092	37,599	928,859
	221,381,300	40,446,129	101,641,511	160,185,918
	\$ 224,665,373	\$ 43,824,619	\$ 106,993,513	\$ 161,496,479

## REGIONAL MUNICIPALITY OF WOOD BUFFALO

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

### 8. Deferred revenue, continued:

( 1 ) In 2008, the Municipality entered into an agreement with the Province of Alberta to service the development of Crown Lands known as Parsons Creek and Saline Creek Plateau. To facilitate this servicing, for residential and other purposes, a grant of \$95,000,000 was provided by the Province. During 2009, the Municipality recognized \$4,450,018 (2008-\$1,961,115) as government transfers. The Municipality allocated interest in the amount of \$277,602 (2008 -\$ nil). \$88,866,469 has been deferred to future years. A further grant allocation of \$97,420,000 will be received in 2010 for the continuing work in the Saline Creek and Parsons Creek development areas.

( 2 ) The Provincial government introduced the Alberta Municipal Infrastructure Program (AMIP) in 2005 to assist municipalities in addressing capital infrastructure needs. In 2009, the Municipality received a per capita grant of \$19,979,965 (2008-\$19,979,965), and recognized \$12,446,079 (2008-\$12,158,927) as government transfers. The Municipality allocated interest on the unspent grant in the amount of \$48,603 (2008-\$173,508). This program terminated in 2009.

( 3 ) The Provincial government provided a \$30,000,000 grant in 2008, under the Alberta Municipal Waste Water Partnership (AMWWP), to fund the Lower Townsite Waste Water Collection System. The Municipality recognized \$19,282,555 as government transfers in 2009 and allocated interest on the unspent grant in the amount of \$152,979 (2008-\$441,537).

( 4 ) The Provincial government provided a \$103,000,000 grant under the Alberta Municipal Waste Water Partnership (AMWWP) received over a three year period (2006-2008) to fund the Water and Wastewater Treatment Plant projects. \$46,049,349 (2008 -\$16,717,362) was recognized as government transfers. The Municipality allocated interest on the unspent grant in the amount of \$78,444 (2008-\$366,413).

( 5 ) In 2007, the Provincial government introduced the Municipality Sustainability Initiative (MSI) program to assist municipalities with managing growth pressures, provide sustainable funding and support infrastructure needs. In 2009, the Municipality received \$7,916,195 (2008-\$9,923,491) and recognized \$4,265,314 (2008-\$2,533,086) as government transfers. The Municipality allocated interest on the unspent grant in the amount of \$58,948 (2008-\$250,662). Based on a pre-established formula and budget availability, the Municipality will receive an annual grant allocation until 2016. The Province has committed a total of \$219,500,697 over the term of this agreement.

( 6 ) In 2008, the Municipality received a \$15,000,000 grant from Alberta Environment for the Regional Landfill. \$4,185,534 (2008-\$4,639,178) was recognized as government transfers. The Municipality allocated interest on the unspent grant in the amount of \$51,820 (2008-\$257,187).

( 7 ) The Alberta Infrastructure Transportation Grant provides annual cost-shared financial assistance to cities for developing and implementing safe and effective roadway network and transportation systems. In 2009, the Municipality received \$4,171,980 (2008-\$4,261,992) and recognized \$5,909,256 as government transfers (2008- \$4,222,558). The Municipality allocated interest on the unspent grant in the amount of \$19,851(2008- \$121,111). The Municipality expects to receive an additional \$4,200,000 in 2010 under this program.

( 8 ) The New Deal for Cities and Communities (NDCC) program assists municipalities in addressing their sustainable municipal capital infrastructure needs. Funding is received through the allocation of the federal gasoline tax to Alberta municipalities. In 2009, the Municipality received \$5,585,271 (2008-\$3,466,000) and recognized \$3,246,549 as government transfers (2008-\$2,573,466). The Municipality allocated interest on the unspent grant in the amount of \$25,046 (2008-\$126,282). This grant program has been extended to 2013 and the Municipality will receive an additional \$5,012,918 each year from 2010 to 2013 under the terms of this agreement.

( 9 ) In 2009, the Municipality received a \$1,000,000 grant from the Government of Canada (Western Economic Diversification Canada) for the construction of portable roof structures for four rural outdoor rinks. \$491,841 was recognized as government transfers in 2009.



**REGIONAL MUNICIPALITY OF WOOD BUFFALO**

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

**9. Capital leases payable:**

The Municipality has entered into lease agreements for computer and mobile equipment.

	2009	2008
Supported by general tax levies	\$745,262	\$1,419,007

The payments on principal and interest for the next two years are as follows:

	Principal	Interest	Total
2010	\$560,551	\$27,104	\$587,655
2011	184,711	6,541	191,252
	<u>\$745,262</u>	<u>\$33,645</u>	<u>\$778,907</u>

Interest on capital leases in 2009 amounted to \$54,707 (2008 - \$102,759).

Implicit interest has been calculated at rates ranging from 0.50% to 8.95% (2008 - 0.50% to 8.95%) on the outstanding balances.

**10. Long-term debt:**

	2009	2008
Debentures supported by general tax levies	\$82,868,990	\$87,303,111
Debentures supported by utility rates	153,614,500	154,963,226
	<u>\$236,483,490</u>	<u>\$242,266,337</u>

The payments on principal and interest for the next five years are as follows:

	Principal	Interest	Interest Subsidy	Total
2010	\$7,707,325	\$12,234,388	(\$3,412,240)	\$16,529,473
2011	9,893,933	11,740,000	-	\$21,633,933
2012	9,865,700	11,181,302	-	\$21,047,002
2013	9,846,976	10,629,731	-	\$20,476,707
2014	9,773,493	10,083,116	-	\$19,856,609
Thereafter	189,396,063	84,104,215	-	\$273,500,278
	<u>\$236,483,490</u>	<u>\$139,972,752</u>	<u>(\$3,412,240)</u>	<u>\$373,044,002</u>

Interest on long-term debt in 2009 amounted to \$12,454,902 (2008 - \$12,796,263).

Debenture debt repayable to Alberta Capital Finance Authority has interest rates ranging from 3.3% to 12.00% per annum, and matures in years 2010 through 2032.

The Alberta Capital Finance Authority advanced a \$136 million loan to the Municipality on June 15, 2006. Proceeds from this loan are being used to fund the Wastewater Treatment Plant project. The Province of Alberta has provided a special grant to subsidize the full amount of semi-annual interest cost for the first four years on the loan. In addition, principal repayment was deferred for four years, starting in 2010.

Debenture debt is issued on the credit and security of the Municipality.

# REGIONAL MUNICIPALITY OF WOOD BUFFALO

## Schedule of Tangible Capital Assets

Year ended December 31, 2009

### 11. Tangible Capital Assets

	Land	Land Improvements	Buildings	Engineered Structures	Machinery and Equipment	Vehicles	2009
<b>COST:</b>							
<i>Balance, Beginning of Year</i>	\$ 204,494,653	\$ 31,671,116	\$ 229,032,306	\$ 1,197,408,719	\$ 21,788,540	\$ 29,182,278	\$ 1,713,577,612
Acquisition of tangible capital assets	22,305,683	278,307	453,296	73,307,684	5,272,343	11,660,633	113,277,946
Construction-in-progress	-	13,259,281	55,843,254	119,614,890	463,367	1,762,077	190,942,869
Disposal of tangible capital assets	-	-	-	-	(408,948)	(1,567,910)	(1,976,858)
<i>Balance, End of Year</i>	\$ 226,800,336	\$ 45,208,704	\$ 285,328,856	\$ 1,390,331,293	\$ 27,115,302	\$ 41,037,078	\$ 2,015,821,569
<b>ACCUMULATED AMORTIZATION:</b>							
<i>Balance, Beginning of Year</i>	-	8,305,114	15,640,636	298,122,538	8,867,132	12,707,452	343,642,872
Annual amortization	-	1,071,306	1,955,978	27,137,692	2,511,224	3,794,311	36,470,511
Accumulated amortization on disposals	-	-	-	-	(269,655)	(1,480,152)	(1,749,807)
<i>Balance, End of Year</i>	\$ -	\$ 9,376,420	\$ 17,596,614	\$ 325,260,230	\$ 11,108,701	\$ 15,021,611	\$ 378,363,576
<b>NET BOOK VALUE OF TANGIBLE CAPITAL ASSETS, End of Year</b>	\$ 226,800,336	\$ 35,832,284	\$ 267,732,242	\$ 1,065,071,063	\$ 16,006,601	\$ 26,015,467	\$ 1,637,457,993

See accompanying notes to consolidated financial statements.



**REGIONAL MUNICIPALITY OF WOOD BUFFALO**  
Schedule of Tangible Capital Assets

Year ended December 31, 2009

**11. Tangible Capital Assets, continued**

	Land	Land Improvements	Buildings	Engineered Structures	Machinery and Equipment	Vehicles	2008
<b>COST:</b>							
<i>Balance, Beginning of Year</i>	\$ 187,864,908	\$ 24,403,640	\$ 160,555,670	\$ 950,476,732	\$ 17,160,968	\$ 26,275,784	\$ 1,366,737,702
Acquisition of tangible capital assets	17,595,527	1,308,362	506,105	135,877,415	4,596,094	3,162,721	163,046,224
Construction-in-progress	-	5,959,114	67,970,531	111,054,572	31,478	715,957	185,731,652
Disposal of tangible capital assets	(965,782)	-	-	-	-	(972,184)	(1,937,966)
<i>Balance, End of Year</i>	\$ 204,494,653	\$ 31,671,116	\$ 229,032,306	\$ 1,197,408,719	\$ 21,788,540	\$ 29,182,278	\$ 1,713,577,612
<b>ACCUMULATED AMORTIZATION:</b>							
<i>Balance, Beginning of Year</i>	-	\$ 7,354,610.00	\$ 14,669,363.00	\$ 283,280,268.00	\$ 6,966,694.00	\$ 10,849,062.00	\$ 323,119,997
Annual amortization	-	950,504	971,273	14,842,270	1,900,438	2,830,574	21,495,059
Accumulated amortization on disposals	-	-	-	-	-	(972,184)	(972,184)
<i>Balance, End of Year</i>	\$0	\$ 8,305,114	\$ 15,640,636	\$ 298,122,538	\$ 8,867,132	\$ 12,707,452	\$ 343,642,872
<b>NET BOOK VALUE OF TANGIBLE CAPITAL ASSETS, End of Year</b>	\$ 204,494,653	\$ 23,366,002	\$ 213,391,670	\$ 899,286,181	\$ 12,921,408	\$ 16,474,826	\$ 1,369,934,740

See accompanying notes to consolidated financial statements.

## REGIONAL MUNICIPALITY OF WOOD BUFFALO

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

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### 11. Tangible Capital Assets (continued):

#### a) Assets under construction

Assets under construction having a value of \$190,942,869 (2008 - \$185,731,652) have not been amortized. Amortization of these assets will commence when the assets are put into service.

#### b) Contributed Tangible Capital Assets

Contributed capital assets have been recognized at fair market value at the date of contribution. The value of contributed assets received during the year is \$75,589,850 (2008 - \$136,088,637).

#### c) Tangible Capital Assets Disclosed at Nominal Values

Where an estimate of fair value could not be made, tangible capital assets are recognized at a nominal value. Land is the only category where nominal values are assigned.

#### d) Works of Art and Historical Treasures

The Municipality manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts, paintings and sculptures located at Municipal sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

# REGIONAL MUNICIPALITY OF WOOD BUFFALO

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

## 12. Accumulated surplus:

	2008	Increases	Decreases	2009
	(Restated - note 2)			
Operations:				
Surplus - undesignated	\$124,538	-	-	\$124,538
Operating Reserves:				
General administration	70,675,202	40,720,196	2,274,237	109,121,161
Common services	145,003	-	-	145,003
Roads and streets	57,231	-	-	57,231
Municipal planning	33,526	-	-	33,526
Land and housing	547	-	-	547
Recreation	357,237	4,194	7,492	353,939
Urban parks	289,777	-	-	289,777
Library Board	1,656,189	1,444,152	-	3,100,341
	73,214,712	42,168,542	2,281,729	113,101,525
Total operations:	73,339,250	42,168,542	2,281,729	113,226,063
Capital:				
Deficiency - undesignated	(77,560,992)	-	66,781,384	(144,342,376)
Capital reserves:				
General	224,579,044	174,647,462	59,306,992	339,919,514
Equipment	565,269	106,531	181,329	490,471
Firefighting and preventive services	151,094	820	-	151,914
Common services	756,263	4,104	-	760,367
Roads and streets	159,592	6,406,749	6,405,987	160,354
Water supply	2,017,608	10,993	-	2,028,601
Sewage	2,296,599	12,431	-	2,309,030
Recreation	6,233,748	125,717	354,922	6,004,543
Library Board	675,111	-	-	675,111
	237,434,328	181,314,807	66,249,230	352,499,905
Invested in tangible capital assets	1,126,249,396	275,956,703	1,976,858	1,400,229,241
Total capital	1,286,122,732	457,271,510	135,007,472	1,608,386,770
Subsidiary operations:				
Fort McMurray Regional Airport Commission (Note 6(a))	14,684,001	4,003,425	-	18,687,426
Wood Buffalo Housing & Development Corporation (Note 6(b))	53,598,853	14,165,650	-	67,764,503
MacDonald Island Park Corporation (Note 6(c))	1,154,560	-	338,554	816,006
	69,437,414	18,169,075	338,554	87,267,935
Accumulated Surplus	\$1,428,899,396	\$517,609,127	\$137,627,755	\$1,808,880,768

Reserves are a key tool used to set aside funds to replace existing capital assets, respond to emergent needs, stabilize tax rates, and fund future capital projects. Capital reserves are substantially committed to current budgeted capital projects.

"Subsidiary Operations" and reserves identified as "Library Board" are dedicated funds for those entities and are not for municipal use.



## REGIONAL MUNICIPALITY OF WOOD BUFFALO

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

### 13. Salary and benefits disclosure:

Disclosure of salaries and benefits for elected municipal officials, the chief administrative officer and designated officer by Alberta Regulation 313/00 is as follows:

	Salary	Benefits and Allowances	Total	Total
	(1)	(2,3)	2009	2008
Mayor Blake (4)	\$108,959	\$14,653	\$123,612	\$116,511
Councillor Allen	32,087	4,782	\$36,869	36,656
Councillor Blair	32,087	4,782	\$36,869	35,335
Councillor Byron	32,087	4,758	\$36,845	35,177
Councillor Chadi	-	-	-	13,508
Councillor Clarkson	32,087	5,067	\$37,154	33,856
Councillor Flett	32,087	268	\$32,355	16,218
Councillor Germain	32,087	5,067	\$37,154	33,856
Councillor Janvier	32,087	4,782	\$36,869	34,378
Councillor Meagher	32,087	7,442	\$39,529	33,535
Councillor Rebus	32,087	4,782	\$36,869	35,450
Councillor Vyboh	32,087	7,258	\$39,345	36,726
Chief Administrative Officer (former)(4)	-	-	-	275,316
Chief Administrative Officer (current)(4)	358,384	30,747	\$389,131	351,409
Designated Officer	203,941	28,051	\$231,992	222,186
	<u>\$992,154</u>	<u>\$122,439</u>	<u>\$1,114,593</u>	<u>\$1,310,117</u>

(1) Salary includes regular base pay, lump sum payments, gross honoraria and any other remuneration.

(2) Employer's share of all employee benefits and contributions or payments made on behalf of employees including retirement pension, Canada pension plan (CPP), employment insurance (EI), health care, dental coverage, vision coverage, group life insurance, accidental disability and dismemberment insurance, long and short term disability plans, professional memberships and tuition.

(3) Benefits and allowances figures also include the employer's share of the costs of additional taxable benefits including special leave with pay, travel and car allowances.

(4) An automobile is provided and no amount is included in the benefits and allowances figure.

## REGIONAL MUNICIPALITY OF WOOD BUFFALO

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

### 14. Debt and debt service limits:

Section 276(2) of the *Municipal Government Act* requires that debt and debt service limits as defined by Alberta Regulation 255/00 for the Municipality be disclosed as follows:

#### Debt Limit

	2009	2008
Maximum Allowable Debt	\$ 938,688,022	\$ 760,112,682
Total debt	237,228,752	244,859,584
Amount of total debt limit available	\$ 701,459,270	\$ 515,253,098
Percentage Used	25.27%	32.21%

#### Debt service limit

Maximum Allowable Debt Service	\$ 164,270,404	\$ 133,019,719
Annual Payments on Existing Debt	20,529,368	19,240,788
Amount of service on debt limit available	\$ 143,741,036	\$ 113,778,931
Percentage Used	12.50%	14.46%

Total debt in 2008 included a loan guarantee of \$275,000 (2009 - \$nil) and letter of credit of \$899,240 (2009 - \$nil).

The debt limit is calculated at 2.0 times revenue of the Municipality (as defined in Alberta Regulation 255/00 and amended by Ministerial Order L:038/06) and the debt service limit is calculated at 0.35 times such revenue. Incurring debt beyond these limitations requires approval by the Minister of Municipal Affairs.

The Municipality's Debt Management Policy (amended July 13, 2010) has an established debt and debt service limit of 75% of the Municipal Government Act and regulation limits.

The debt required to complete budgeted projects, combined with existing debt, will utilize 65% of the maximum debt limit.

## REGIONAL MUNICIPALITY OF WOOD BUFFALO

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

### 15. Employee Benefit Plans

#### (a) Local Authorities Pension Plan

Employees of the Municipality participate in the Local Authorities Pension Plan (LAPP), which is covered by the Alberta Public Sector Pension Plans Act. LAPP serves approximately 199,849 employees and approximately 418 employer organizations such as municipalities, hospitals and schools (non-teachers). It is financed by employer, employee and Government of Alberta contributions and investment earnings of the LAPP Fund.

The Municipality is required to make current service contributions to LAPP of 8.46% (2008-7.75%) of pensionable earnings up to the Canada Pension Plan Year's Maximum Pensionable Earnings and 11.66% (2008-10.64%) for the excess. Employees of the Municipality are required to make current service contributions of 7.46% (2008-6.75%) of pensionable salary up to the year's maximum pensionable salary and 10.66% (2008-9.64%) on pensionable salary above this amount. Contributions for current service are recorded as expenditures in the year in which they become due.

Total current service contributions by the Municipality to LAPP were \$6,778,599 (2008-\$4,663,876). Total current service contributions by the employees of the Municipality to LAPP in 2008 were \$6,091,601 (2008-\$4,140,065)

At December 31, 2009, the plan reported the value of its assets at \$15.4 billion, (2008-\$13.5 billion) and disclosed actuarial deficiency of \$4.0 billion (2008-\$4.4 billion).

#### (b) APEX Supplementary Pension Plans

The APEX supplementary pension plan, an Alberta Urban Municipality Association (AUMA) sponsored defined benefit pension plan covered under the provisions of the Alberta Employment Pension Plans Act, commenced on January 1, 2003 and provides supplementary pension benefits to a prescribed class of employees (approximately 74 beneficiaries). The plan supplements the Local Authorities Pension Plan (LAPP)

Contributions are made by the prescribed class of employees and the Municipality. Employees and the Municipality are required to make current service contributions to APEX of 2.5% and 3% respectively of pensionable earnings up to \$122,222.

Total current service contributions by the Municipality to APEX in 2009 were \$226,696 (2008-\$129,356). Total current service contributions by the employees of the Municipality were \$188,914 (2008-\$104,141)

The cost of post-retirement benefits earned by employees is actuarially determined using the projected benefit method prorated on service and management's best estimate of salary and benefit escalation, and retirement age of employees. The cost of post retirement benefits is fully funded.

#### (c) Other employee benefit plans

Basic Life, accidental death and dismemberment, short term disability, long term disability, extended health, dental and vision benefits are fully funded by the Municipality. The Municipality's contributions are expensed to the extent that they do not relate to discretionary reserves. The Municipality accrues its obligations for employee non-pension future benefits.

The Municipality sponsors certain employee registered and non-registered retirement plans, which are funded through employee and/or employer contributions.



## REGIONAL MUNICIPALITY OF WOOD BUFFALO

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

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### 16. Commitments and contingent liabilities:

#### (a) Operating leases

The Municipality has entered into lease agreements for the leasing of office space until 2023. The annual lease payments in each of the following years are:

2010	\$ 3,446,228
2011	3,521,358
2012	3,592,570
2013	3,694,138
2014	3,638,554
Thereafter	<u>20,836,796</u>
	<u>\$ 38,729,644</u>

#### (b) Capital commitments

The 2010 Capital Budget was approved by Council on March 23, 2010 in the amount of \$263,038,720. These approved projects along with a number of capital projects in progress will be completed in 2010. Significant projects include Parsons Creek and Saline Creek Development, Athabasca Water Treatment Plant Expansion, South Municipal Facility and Downtown Forcemain Project.

#### (c) Borrowing facility (Line of credit)

Pursuant to section 256 of the Municipal Government Act and Municipal Bylaw 01/091, the Municipality is authorized to borrow from the Municipality's financial institution, on a revolving basis, up to \$7.5 million dollars for the purpose of meeting current operating expenditures and obligations of the Municipality when required. At December 31, 2009, the Municipality had authorized the line of credit available from its bank in the amount of \$7,500,000. At year end, no amounts were drawn against its available line of credit.

#### (d) Development agreements

Developers have entered into agreements with the Municipality in the amount of approximately \$61 million and are committed to installing and constructing certain works to serve the development of lands within the Municipality. The Municipality has taken security from developers in the form of deposit liabilities in the amount of \$8,005,842 (2008 - \$9,715,230) and letters of credit in the amount of \$35,612,990 to ensure performance by the developers under the agreements.

## REGIONAL MUNICIPALITY OF WOOD BUFFALO

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

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### 16. Commitments and contingent liabilities, continued:

#### (e) Contingent liabilities

The Municipality is defendant in various lawsuits as at December 31, 2009. Where the occurrence of future events is considered likely to result in a loss with respect to an existing condition, and the amount of loss can be reasonably estimated, amounts have been included in accrued liabilities. Where the resulting losses, if any, cannot be determined or the occurrence of future events is unknown, amounts have not been recorded, and the Municipality's administration believes there will be no material adverse effect on the financial position of the Municipality.

#### (f) Alberta Health Services

Effective April 1, 2009, the Municipality entered into a two year agreement with Alberta Health Services to provide emergency medical services to the Municipality.

### 17. Employee Housing Initiatives:

#### (a) Designated housing units

On February 14, 2006, a designated housing unit program was established by the Municipality. Under this program, a specified number of rental units (18) will be provided by the Wood Buffalo Housing and Development Corporation for exclusive use by employees of the Municipality to assist with transitional housing needs.

The program is for new employees requiring transitional housing, or in unique cases, for an existing employee where affordable housing cannot be secured by the employee within the Municipality. The designated rental units will be allocated as per the qualifying incomes of the employees as determined by the Municipality and the Wood Buffalo Housing and Development Corporation. Units will be allocated based on merit and employees will enter into short term lease agreements for the rental of the designated rental units at an agreed upon monthly rental cost. The employee is responsible for the monthly rental cost and any required damage deposit.

The Municipality provided a contribution to Wood Buffalo Housing and Development Corporation under a rights holder agreement in the amount of \$360,000 to facilitate the establishment of the program. The rights holder agreement between the Municipality and Wood Buffalo Housing and Development Corporation is effective for a period of 25 years commencing in 2006.

Shared rental accommodation is also available for up to six months through several houses currently rented by the Municipality.

## REGIONAL MUNICIPALITY OF WOOD BUFFALO

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

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### 17. Employee Housing Initiatives, continued:

#### (b) Home equity protection program

On February 14, 2006, a home equity protection program was established by the Municipality. Under this program, any employee approved for participation in the program will be compensated by the Municipality in an amount equal to any loss in value of the employee's principal residence between the date of the employee's approval for participation in the program and the date of sale of the principal residence by the employee. Existing employees of the Municipality were eligible to join the program until June 30, 2007. After June 30, 2007, only new employees of the Municipality are eligible to join.

Employees who are approved for participation in the program become eligible for payment under the program after the employee has completed three years of uninterrupted permanent employment with the Municipality. If an employee ceases to be an employee of the Municipality within the three year period or if an employee is not in continuous occupancy of their principal residence, they are not eligible for payment under the program.

At December 31, 2009, no amounts have been accrued (2008 - \$ nil) within the financial statements relating to this program as management is of the opinion that, based on current market conditions, no obligations exist with respect to the outstanding arrangements.

As of February 28, 2010, 223 employees were approved for participation under the program with an aggregate secured property value of \$121,081,558. Of the participating employees, 180 currently meet the eligibility requirements with a secured property value of \$95,403,139.

### 18. Segmented information:

Segmented information has been identified based upon lines of service provided by the Municipality. Municipal services are provided by departments and their activities are reported by functional area in the body of the financial statements. Certain lines of service that have been separately disclosed in the segmented information, along with the services they provide, are as follows:

- (i) General Government
- (ii) Public Works Utilities



**REGIONAL MUNICIPALITY OF WOOD BUFFALO**

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

**18. Segmented information (continued):**

	<b>2009</b>		
	General Government	Public Works Utilities	Total
<b>Revenue:</b>			
Net taxes available for municipal purposes	\$379,613,795	\$ -	\$379,613,795
Federal government conditional transfers	1,426,579	-	1,426,579
Provincial government conditional transfers	25,196,416	93,903,592	119,100,008
Provincial government unconditional transfers	632,928	-	632,928
Sales to other governments	178,226	1,229,356	1,407,582
Sales and user charges	5,623,049	27,111,212	32,734,261
Penalties and costs on taxes	1,066,338	125,937	1,192,275
Licenses and permits	5,341,065	-	5,341,065
Fines	3,359,813	-	3,359,813
Franchise and concession contracts	4,253,287	-	4,253,287
Returns on investments	12,460,264	1,060,655	13,520,919
Rentals	305,058	-	305,058
Transfers from local boards and agencies	62,000	-	62,000
Developers' agreements and levies	341,962	3,865,851	4,207,813
Subsidiary operations	17,830,521	-	17,830,521
Contributions of tangible capital assets	23,599,805	51,990,045	75,589,850
Other	3,345,106	162,113	3,507,219
<b>Total Revenue</b>	<b>484,636,213</b>	<b>179,448,760</b>	<b>664,084,973</b>
<b>Expenses:</b>			
Salaries, wages and benefits	95,980,458	14,483,167	110,463,625
Contracted and general services	60,856,135	9,287,643	70,143,778
Purchases from other governments	16,709,507	-	16,709,507
Materials, goods, supplies and utilities	12,544,065	7,892,614	20,436,679
Provision for allowances	(223,927)	(220,446)	(444,373)
Transfers to other governments	150	-	150
Transfers to local boards and agencies	15,495,798	-	15,495,798
Transfers to individuals and organizations	1,559,815	-	1,559,815
Bank charges and short-term interest	270,306	4,965	275,271
Interest on long-term debt and capital leases	4,447,394	8,062,215	12,509,609
Loss on disposal of tangible capital assets	78,623	-	78,623
Amortization of tangible capital assets	15,496,505	20,974,006	36,470,511
Other	400,312	4,296	404,608
<b>Total Expenses</b>	<b>223,615,141</b>	<b>60,488,460</b>	<b>284,103,601</b>
<b>Annual Surplus</b>	<b>\$261,021,072</b>	<b>\$118,960,300</b>	<b>\$379,981,372</b>

# REGIONAL MUNICIPALITY OF WOOD BUFFALO

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

## 18. Segmented information (continued):

	2008		
	General Government	Public Works Utilities	Total
Revenue:			
Net taxes available for municipal purposes	\$287,063,889	\$ -	\$287,063,889
Federal government conditional transfers	1,422,496	-	1,422,496
Provincial government unconditional transfers	632,047	-	632,047
Provincial government conditional transfers	17,678,031	41,842,923	59,520,954
Sales to other governments	112,345	1,059,544	1,171,889
Sales and user charges	5,609,620	27,652,285	33,261,905
Penalties and costs on taxes	892,817	130,546	1,023,363
Licenses and permits	12,704,375	-	12,704,375
Fines	3,607,643	-	3,607,643
Franchise and concession contracts	4,806,881	-	4,806,881
Returns on investments	11,036,086	1,395,319	12,431,405
Rentals	391,547	-	391,547
Transfers from local boards and agencies	62,000	-	62,000
Developers' agreements and levies	23,352	3,029,996	3,053,348
Subsidiary operations	24,810,479	-	24,810,479
Contributions of tangible capital assets	58,896,278	77,192,359	136,088,637
Other	5,231,088	236,269	5,467,357
Total Revenue	\$434,980,973	\$152,539,242	\$587,520,215
Expenses:			
Salaries, wages and benefits	71,712,704	12,128,084	83,840,788
Contracted and general services	60,475,932	12,413,027	72,888,959
Purchases from other governments	12,160,060	-	12,160,060
Materials, goods, supplies and utilities	10,718,561	5,988,313	16,706,874
Provision for allowances	1,618,359	180,370	1,798,729
Transfers to local boards and agencies	6,184,615	-	6,184,615
Transfers to individuals and organizations	3,071,766	-	3,071,766
Bank charges and short-term interest	156,370	4,281	160,651
Interest on long-term debt and capital leases	4,716,827	8,182,195	12,899,022
Loss on disposal of tangible capital assets	814,116	148,428	962,544
Amortization of tangible capital assets	11,266,114	10,228,945	21,495,059
Other	641,179	279	641,458
Total Expenses	183,536,603	49,273,922	232,810,525
Annual Surplus	\$251,444,370	\$103,265,320	\$354,709,690

## REGIONAL MUNICIPALITY OF WOOD BUFFALO

Notes to Consolidated Financial Statements, continued

Year ended December 31, 2009

### 19. Budget data:

The unaudited budget data presented in these consolidated financial statements is based upon the 2009 operating and capital budgets approved by Council on December 8, 2008.

Amortization was not contemplated on development of the budget and, as such, has not been included. The chart below reconciles the approved budget to the budget figures reported in these consolidated financial statements.

	Budget Amount
Revenues:	
Operating budget	\$486,515,905
Capital budget	911,604,315
Less:	
Transfers from other funds	310,900,008
Proceeds on debt issue	399,345,641
Total revenue	687,874,571
Expenses:	
Operating budget	486,515,905
Capital budget	911,604,315
Less:	
Transfers to other funds	171,985,766
Capital expenses	911,604,315
Debt principal payments	6,203,444
Total expenses	308,326,695
Annual surplus	\$379,547,876

### 20. Financial instruments:

The Municipality's financial instruments consist of cash, investments, taxes and grants in lieu receivable, trade and other receivables, accounts payable and accrued liabilities, deposit liabilities, capital leases payable and long-term debt. It is management's opinion that the Municipality is not exposed to significant interest or currency risks arising from these financial instruments.

The Municipality is subject to credit risk with respect to taxes and grants in lieu receivable and trade and other receivables. Credit risk arises from the possibility that taxpayers and entities to which the Municipality provides services may experience financial difficulty and be unable to fulfill their obligations. The large number and diversity of taxpayers and customers minimizes the credit risk.

Unless otherwise noted, the carrying value of these financial instrument approximates fair value.

### 21. Comparative figures:

Certain comparative figures have been restated to conform to the current year's presentation.

### 22. Approval of financial statements:

These financial statements were approved by Management and will be presented to Mayor and Members of Council on November 30, 2010.



**REGIONAL MUNICIPALITY OF WOOD BUFFALO****Net Taxes Available For Municipal Purposes**

Schedule 1

Year ended December 31, 2009, with comparative figures for 2008

	<b>Budget</b>	<b>2009</b>	<b>2008</b>
(Unaudited - note 19)			
Taxation:			
Real property taxes	\$408,968,449	\$410,187,346	\$315,955,067
Business revitalization zone			-
Government grants in lieu of property taxes	1,063,480	1,005,532	1,129,176
Special assessments and local improvement taxes	441,607	392,964	390,327
Well drilling	250,000	85,914	462,991
	410,723,536	411,671,756	317,937,561
Requisitions:			
Alberta School Foundation Fund	29,936,545	29,486,332	28,165,520
School boards	752,632	748,952	814,820
Ayabaskaw House Seniors' Lodge	275,000	270,873	342,861
Rotary House Seniors' Lodge	1,563,000	1,551,804	1,550,471
	32,527,177	32,057,961	30,873,672
<b>Net taxes available for municipal purposes</b>	<b>\$378,196,359</b>	<b>\$379,613,795</b>	<b>\$287,063,889</b>

See accompanying notes to consolidated financial statements.

**REGIONAL MUNICIPALITY OF WOOD BUFFALO****Government Transfers**

Schedule 2

Year ended December 31, 2009, with comparative figures for 2008

	<b>Budget</b>	<b>2009</b>	<b>2008</b>
(Unaudited - note 19)			
Federal transfers:			
Conditional shared cost agreements and grants			
- Operating	\$553,859	\$548,356	\$1,045,813
- Capital	5,970,424	878,223	376,683
Total federal government conditional transfers	6,524,283	1,426,579	1,422,496
Provincial transfers:			
Conditional shared cost agreements and grants			
- Operating	11,068,847	17,349,392	13,329,641
- Capital	191,801,306	101,750,616	46,191,313
Total provincial government conditional transfers	202,870,153	119,100,008	59,520,954
Unconditional shared cost agreements and grants			
- Operating	585,451	632,928	632,047
Total provincial government transfers	203,455,604	119,732,936	60,153,001
Total government transfers	\$209,979,887	\$121,159,515	\$61,575,497

See accompanying notes to consolidated financial statements.

**REGIONAL MUNICIPALITY OF WOOD BUFFALO****Sales and User Charges**

Schedule 3

Year ended December 31, 2009, with comparative figures for 2008

	<b>Budget</b>	<b>2009</b>	<b>2008</b>
(Unaudited - note 19)			
Council and other legislative	\$ -	\$ 45	\$ -
General administration	288,304	349,400	281,780
Other general government	204,799	15,140	100,610
Police	1,130,480	1,093,504	718,409
Fire	1,138,088	72,010	1,087,346
Ambulance and First Aid	-	1,008,096	-
Bylaws enforcement	-	-	2,160
Common and equipment pool	321	149,891	113,548
Roads, streets, walks, lighting	982,240	1,070,598	1,238,401
Public transport	1,119,337	1,227,410	1,035,024
Water supply and distribution	15,498,326	14,847,035	14,958,867
Wastewater treatment and disposal	6,469,531	5,818,154	6,283,571
Waste management	4,367,836	6,446,023	6,412,238
Family and community support	11,000	4,230	9,440
Day care	35,360	25,449	21,153
Cemeteries and Crematoriums	-	968	451
Land use planning, zoning and development	390,240	103,733	407,585
Recreation boards	35,000	11,515	42,586
Parks and recreation	727,567	491,060	548,736
<b>Total sales and user charges</b>	<b>\$ 32,398,429</b>	<b>\$ 32,734,261</b>	<b>\$ 33,261,905</b>

See accompanying notes to consolidated financial statements.



**REGIONAL MUNICIPALITY OF WOOD BUFFALO****Consolidated Expenses by Object**

Schedule 4

Year ended December 31, 2009, with comparative figures for 2008

	<b>Budget</b>	<b>2009</b>	<b>2008</b>
	(Unaudited - note 19)		(Restated - note 2)
Expenses:			
Salaries, wages and benefits	\$138,604,879	\$110,463,625	\$83,840,788
Contracted and general services	94,702,239	70,143,778	72,888,959
Purchases from other governments	21,871,988	16,709,507	12,160,060
Materials, goods, supplies and utilities	32,933,747	20,436,679	16,706,874
Provision for allowances (recoveries)	248,207	(444,373)	1,798,729
Transfers to other governments	9,834	150	-
Transfers to local boards and agencies	5,739,383	15,495,798	6,184,615
Transfers to individuals and organizations	1,449,088	1,559,815	3,071,766
Bank charges and short-term interest	170,348	275,271	160,651
Interest on long-term debt and capital leases	12,531,993	12,509,609	12,899,022
Loss on disposal of tangible capital assets	-	78,623	962,544
Amortization of tangible capital assets	-	36,470,511	21,495,059
Other	64,989	404,608	641,458
<b>Total expenses</b>	<b>\$308,326,695</b>	<b>\$284,103,601</b>	<b>\$232,810,525</b>

See accompanying notes to consolidated financial statements.



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	November 30th, 2010
Name of Presenter(s)	Kent Snyder, RPP, MCIP
Organization Represented	On behalf of DAON Property Corp.
Topic	Riverbend Point ASP - Public Hearing
Please List Specific Points/Concerns	Provide highlights of proposed ASP
Action Being Requested of Council	Adoption of Riverbend Point ASP
Are you providing any supporting documentation (ie: Powerpoint)?      Yes <input checked="" type="radio"/> No <input type="radio"/>	
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.	
Supporting documents may be e-mailed to <a href="mailto:legislativeassistants@woodbuffalo.ab.ca">legislativeassistants@woodbuffalo.ab.ca</a> .	

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



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	November 30th, 2010
Name of Presenter(s)	Marinus Scheffer, BSc, MSc, P.Eng
Organization Represented	On behalf of DAON Property Corp.
Topic	Riverbend Point ASP - Public Hearing
Please List Specific Points/Concerns	Provide highlights of the transportation and utility servicing within the ASP.
Action Being Requested of Council	Adoption of Riverbend Point ASP
Are you providing any supporting documentation (ie: Powerpoint)?      Yes <input type="radio"/> No <input checked="" type="radio"/>	
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.	
Supporting documents may be e-mailed to <a href="mailto:legislativeassistants@woodbuffalo.ab.ca">legislativeassistants@woodbuffalo.ab.ca</a> .	

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





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	November 30th, 2010
Name of Presenter(s)	Ron Savage
Organization Represented	on behalf of DAON Property Corp.
Topic	Riverbend Point ASP - Public Hearing
Please List Specific Points/Concerns	Address staff concerns about ASP.
Action Being Requested of Council	Adoption of Riverbend Point ASP
Are you providing any supporting documentation (ie: Powerpoint)?      Yes <input type="radio"/> No <input checked="" type="radio"/>	
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.	
Supporting documents may be e-mailed to <a href="mailto:legislativeassistants@woodbuffalo.ab.ca">legislativeassistants@woodbuffalo.ab.ca</a> .	

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



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	November 30th, 2010
Name of Presenter(s)	Dale St. Lawrence
Organization Represented	DAON Property Corp.
Topic	Riverbend Point ASP - Public Hearing
Please List Specific Points/Concerns	Speak to developer's commitment to the ASP.
Action Being Requested of Council	Adoption of Riverbend Point ASP
Are you providing any supporting documentation (ie: Powerpoint)?      Yes <input type="radio"/> No <input checked="" type="radio"/>	
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.	
Supporting documents may be e-mailed to <a href="mailto:legislativeassistants@woodbuffalo.ab.ca">legislativeassistants@woodbuffalo.ab.ca</a> .	

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



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	November 30th, 2010
Name of Presenter(s)	John Andrew, RPP, MCIP
Organization Represented	On behalf of DAON Property Corp.
Topic	Riverbend Point ASP - Public Hearing
Please List Specific Points/Concerns	Address RMWB staff concerns regarding the ASP and the Fringe Study.
Action Being Requested of Council	Adoption of Riverbend Point ASP
Are you providing any supporting documentation (ie: Powerpoint)?      Yes <input type="radio"/> No <input checked="" type="radio"/>	
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.	
Supporting documents may be e-mailed to <a href="mailto:legislativeassistants@woodbuffalo.ab.ca">legislativeassistants@woodbuffalo.ab.ca</a> .	

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



riverbendpoint

# RIVERBEND POINT

## Area Structure Plan

November 30, 2010





## VISION

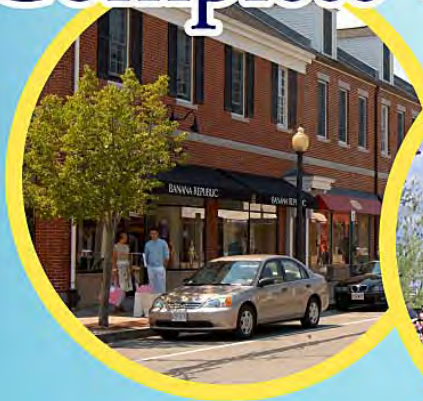


Walkable



Sustainable

Complete Community



Inclusive





## INPUT



Stakeholders

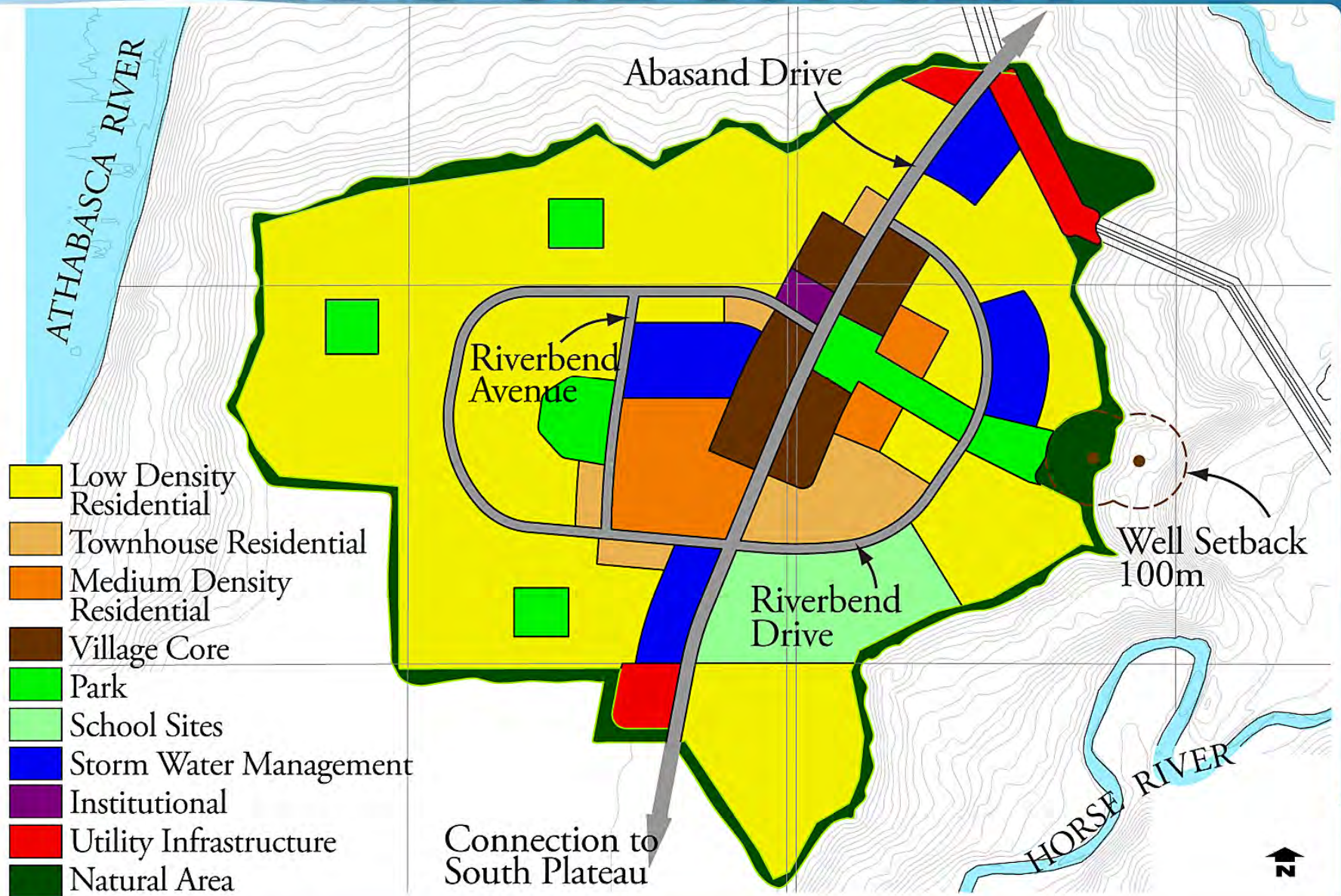
Municipal  
Rep.'sFirst Nations  
and Metis

Schools

Traffic  
Impact  
AssessmentOpen House  
AttendeesGeotechnical  
StudyBiophysical  
StudyProvince of  
AlbertaEnvironmental  
Site Assessment

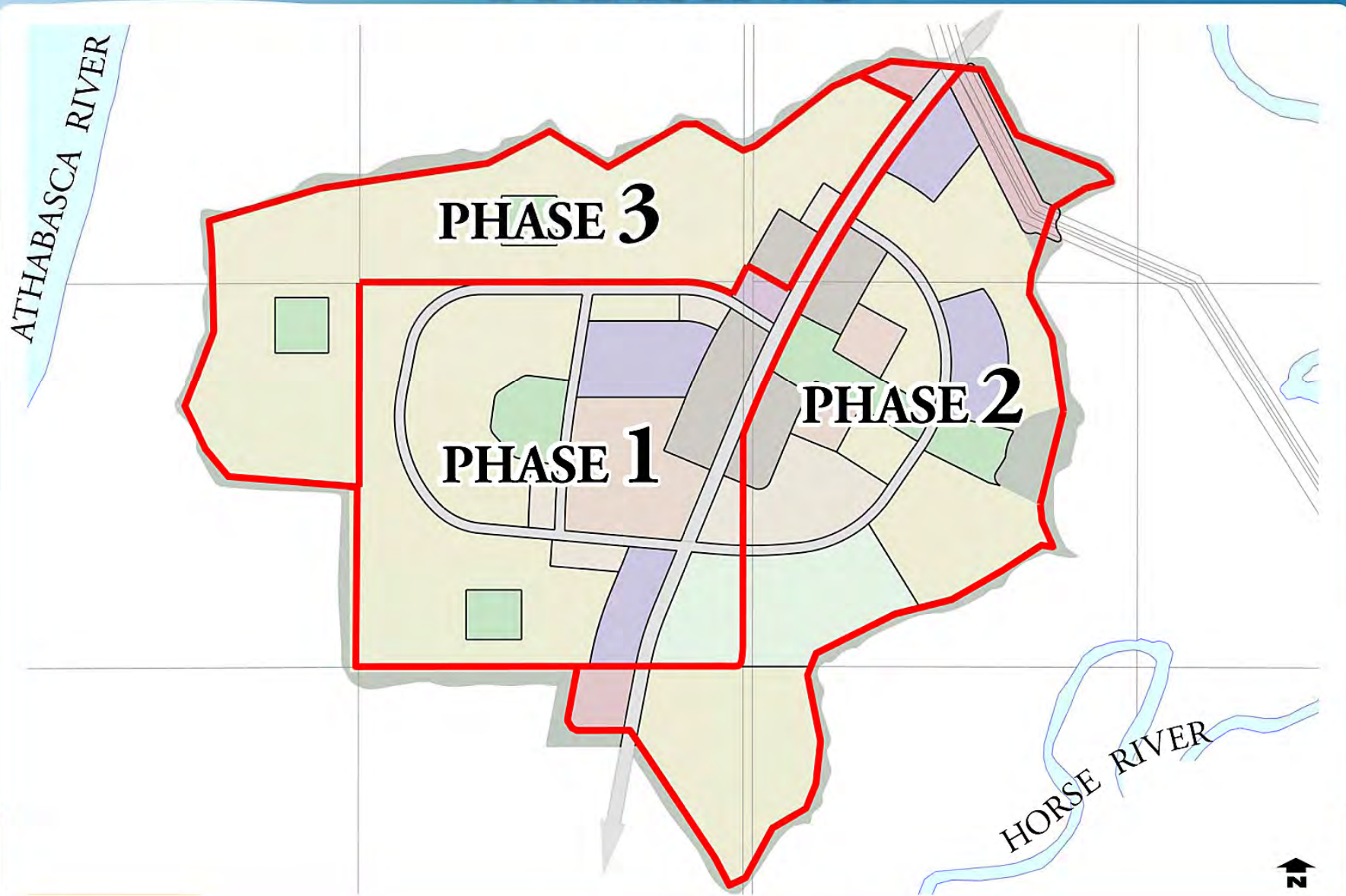


## LAND USE CONCEPT





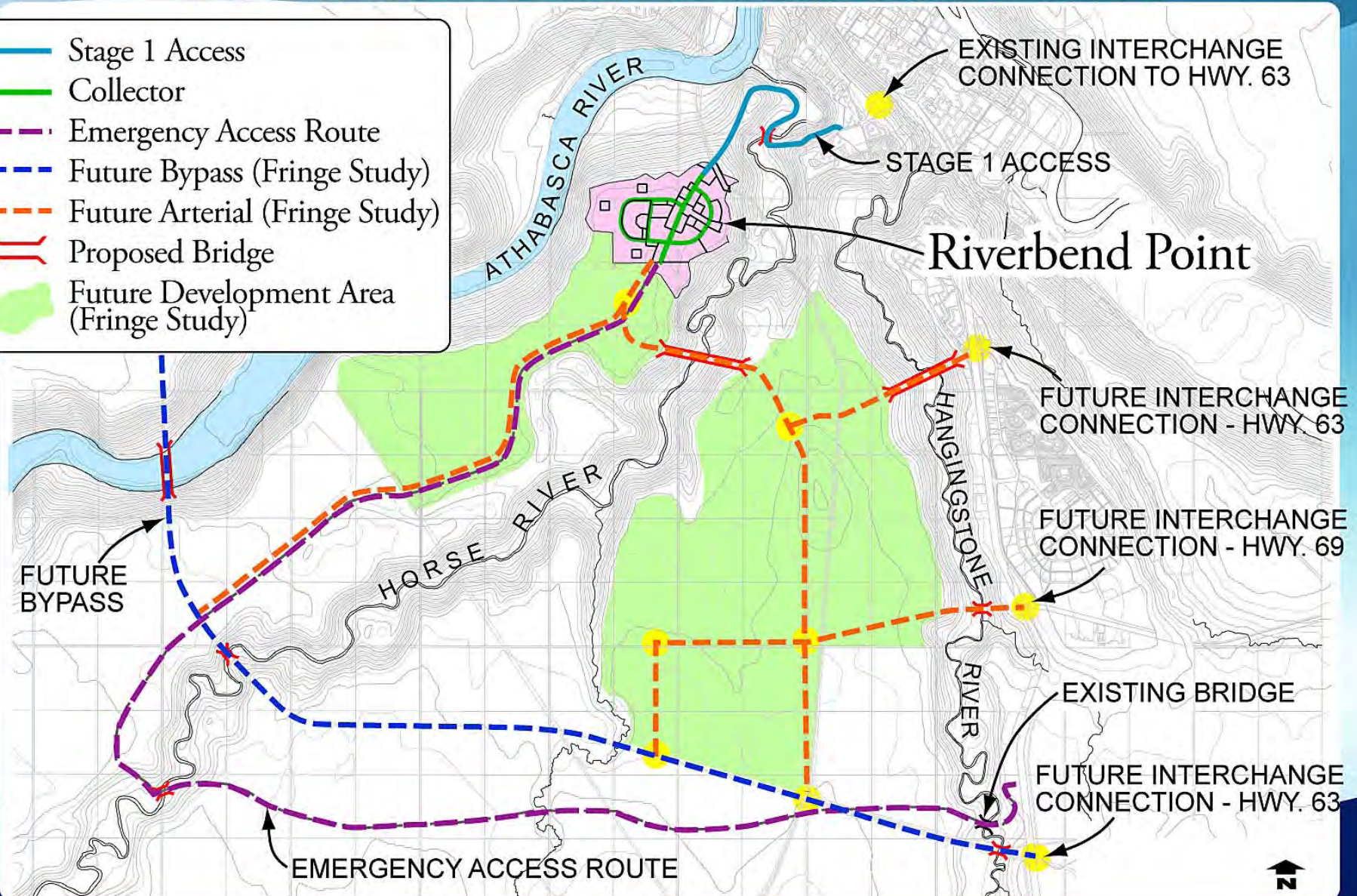
# PHASING





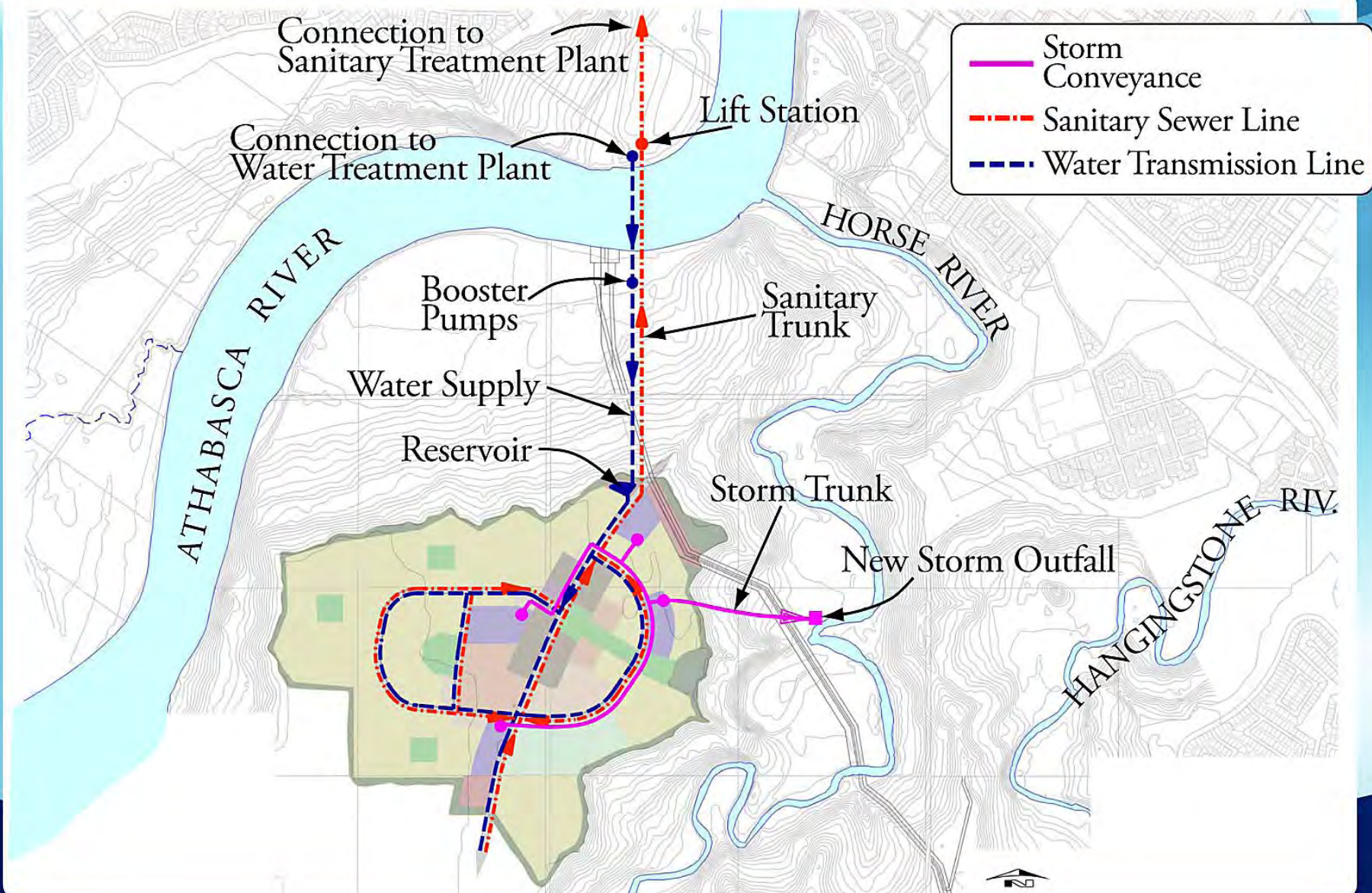
# TRANSPORTATION PLAN

- Stage 1 Access
- Collector
- Emergency Access Route
- Future Bypass (Fringe Study)
- Future Arterial (Fringe Study)
- Proposed Bridge
- Future Development Area (Fringe Study)





# SERVICING PLAN

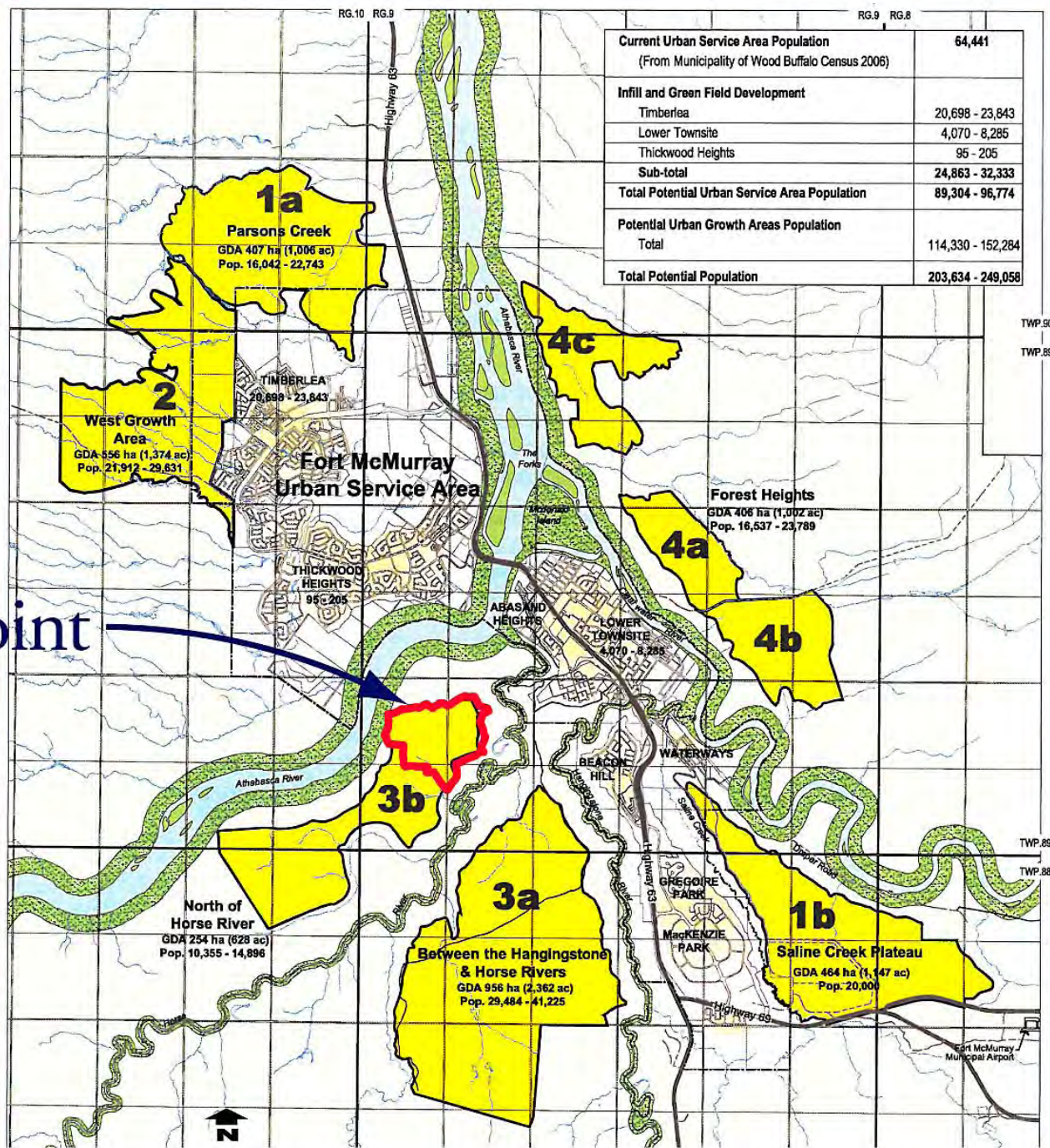




river bend  
point

# FRINGE AREA

# Riverbend Point



**Subject: Bylaw No. 10/034 – Riverbend Point Area Structure Plan****APPROVALS:**

Kelly Kloss, Chief Administrative Officer, Interim  
Dennis Peck, Director

**Administrative Recommendation(s):**

1. THAT Bylaw No. 10/034, being the Riverbend Point Area Structure Plan, be read a second time.
2. THAT Bylaw No. 10/034, be read a third and final time.

**Summary:**

The Riverbend Point Area Structure Plan is a private initiative that proposes a community of 10,508 people over three phases on 203 hectares of land east of Abasand Heights across the Horse River (Attachment 2).

Administration does not support the approval of an Area Structure Plan at this time; however, Council may wish to proceed to a public hearing stage. The authority to adopt an Area Structure Plan is vested with Council under the Municipal Government Act.

**Background:**

The Riverbend Point Area Structure Plan was first circulated in January 2008, and Administration undertook a detailed review of the proposal. It is not uncommon for a large scale development to take significant time to review and negotiate, and during this review process, several issues were identified. The most serious unresolved issue is road access to the site. From an administrative perspective, the issues are still very substantial and the Area Structure Plan should not be approved at this time. However, Administration feels it is important to bring the issue to Council for their consideration.

Phase I (32% of the developable area) is proposed to be constructed entirely on private land, while Phases II and III (68%) are to be developed on Crown Land and would be contingent on the connections to the proposed Regional Ring Road. The development of Phase I, which can accommodate 4,300 residents, would be accessed from Abasand Drive.

In October 2008, a revised Area Structure Plan was circulated. A Traffic Impact Assessment that accompanied the revised Plan suggests that with improvements (i.e., widening of Abasand Drive), one access road could accommodate Phase I of development. In addition to widening Abasand Drive, Section 10.1 of the Area Structure Plan suggests an emergency gravel road access. Once the subdivision is fully built out and the Regional Ring Road constructed, this emergency road would be closed.



**Budget/Financial Implications:**

The full fiscal implications of approving the proposed Area Structure Plan are unknown at this time.

The Municipality will be financially responsible for connecting the proposed development to the Regional Ring Road. However, the magnitude of the cost of this obligation is unknown. If the Area Structure Plan is approved prior to the proposed Regional Ring Road being a functional design, it is unclear how the Municipality would be able to collect appropriate off site or levy costs from the developer.

**Rationale for Recommendation(s):**

The Planning and Development Department is satisfied with the mix of uses proposed in the Area Structure Plan (i.e. housing and commercial mix), and Engineering Services indicates that although they question the cost estimate provided by the proponent, the infrastructure concept is consistent with the Fringe Area Development Assessment.

However, the Fringe Area Development Assessment report determined that the next areas for expansion are North Parsons (1a) and Saline Creek (1b), while Riverbend Point is listed as 3b (after development occurs between the Hangingstone and Horse Rivers). The applicant has proposed to develop out of sequence as outlined in the Fringe Area Development Assessment, which is not recommended since this area lacks the supporting infrastructure (i.e., transportation, water, sewer, emergency services) to facilitate this development.

Another issue with the proposed Area Structure Plan has been road access to and from the site. The applicant has proposed a primary access road through an existing neighbourhood (Abasand Heights) that was never intended to be a major thoroughfare. It would be a 4km, two-lane road and bridge over the Horse River through difficult terrain that is prone to landslides.

Throughout 2009, Administration spent an extensive amount of time reviewing alignment options for the proposed emergency road, but none of the four road alignments proposed by the developer were acceptable. All four alignments had the same general challenges: the grades were too steep (12% in some locations); would require massive fill and thereby imply significant settling issues; involve crossing through active slide areas; and access and egress through the Municipal landfill.

Although the proposed Area Structure Plan does not designate a specific location for a future interchange with primary highway access, based on a legal opinion, the Municipality could approve the plan. However, legal counsel advised that due to unresolved issues related to planning, engineering and future financial impacts, it is not in the best interest for the Municipality to approve the Plan at this time.

**Although Administration does not support the proposed Riverbend Point Area Structure Plan** and feels that there is no acceptable and safe solution until the Regional Ring Road is

constructed, this report contains recommendations should Council wish to proceed with second and third readings once the public hearing has concluded.

**Attachments:**

1. Bylaw No. 10/034
2. Subject Area Map

**BYLAW No. 10/034**

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

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

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

1. THAT Bylaw No. 10/034, being the Riverbend Point Area Structure Plan as set out in Schedule A, is hereby adopted.
2. THAT the Chief Administrative Officer be authorized to consolidate this bylaw.
3. THAT this bylaw shall be passed and become effective when it receives third reading and being signed by the Mayor and Chief Legislative Officer.

READ a first time this 9<sup>th</sup> 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





*riverbend  
point*

*riverbendpoint  
area structure plan*

*Regional Municipality of Wood Buffalo  
November 2010*



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# 1 INTRODUCTION

The plan area includes the north plateau of the lands west of the Horse River, and south of the Athabasca River. The plan area is outside, but immediately adjacent to the Fort McMurray Urban Service Area. The plan area is currently isolated from the built-up portion of the Urban Service Area, by the river valleys. The plan area is considered a new development node. This node is referred to as 'North of the Horse River' in the 2007 *Fringe Area Development Assessment Urban Service Area* study.

Figure 1 shows the plan area in its regional context.

## **2 BACKGROUND**

### **2.1 Purpose of Plan**

The purpose of this area structure plan (ASP) is to provide further direction regarding future development in the area than that provided in the Municipal Development Plan.

An ASP is a long term living document with a time horizon of approximately 20 years. It is anticipated that as variables change this plan will evolve as amendments. The plan may be amended in the future but, the broad intent of the plan should remain consistent.

### **2.2 Vision**

The vision for the area is to be a vibrant, self contained, highly urban community providing open space, retail, office, and school sites, as well as numerous residential dwelling options. Riverbend Point is anchored by its dynamic mixed use core which exhibits a strong sense of place and pedestrian atmosphere.

Riverbend Point is a compact community which efficiently utilizes land and provides the foundation for alternative transportation options. The community is easily walkable because of its modified grid system and pedestrian corridors. The community's recreation and social interaction needs are accommodated through the open space and facilities within the community.

Riverbend Point is an inclusive community that offers a wide diversity of housing options. This allows a broad economic and demographic spectrum to reside in the community. In addition, the housing options allow residents to move up or down within the housing market while remaining within the community.

The community recognizes the importance of sustainability. Riverbend Point strives to incorporate environmentally sensitive elements into the macro community's design through to the development of individual dwelling units.

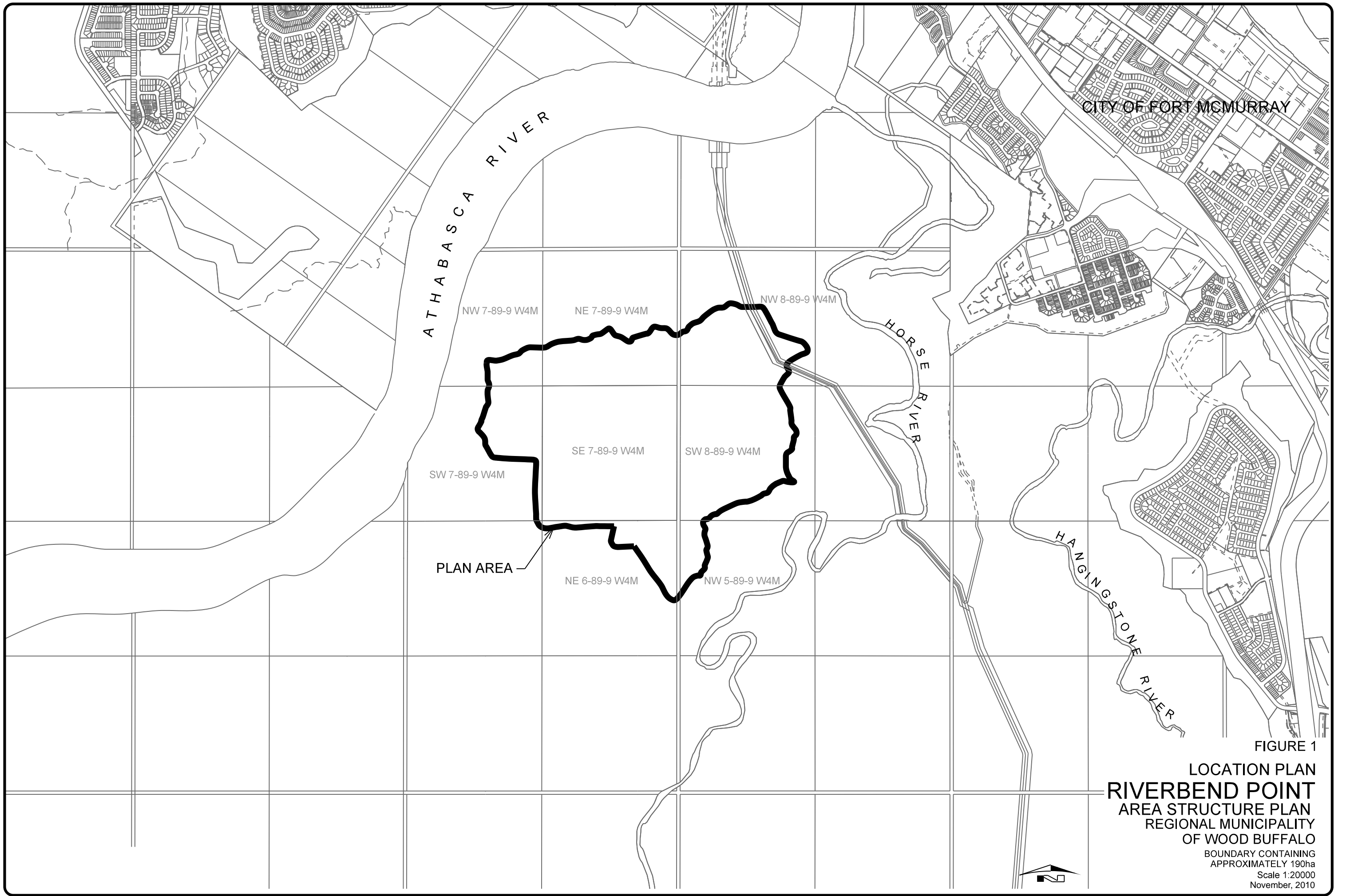
### **2.3 Objectives**

This plan has the following objectives:

- Provide a plan that creates a walkable community.
- Provide a variety of housing options.
- Provide a context sensitive plan that recognizes a young rapidly growing community.
- Protect those areas that have been identified as environmentally significant.

- Ensure that the development is consistent with statutory plans, regulations, and standards.
- Provide the framework to establish aesthetically appealing streetscapes.
- Provide an efficient use of the land.
- Provide an adequate site for urban services use.
- Provide appropriate sites for recreational opportunities.
- Accommodate a variety of transportation modes.
- Establish a distinct sense of community with a significant compact core.
- Provide a safe environment for residents.
- Provide an efficient and economical servicing concept.
- Provide the framework to allow for elements of environmentally sensitive design.





### **3 POLICY CONTEXT**

#### *3.1.1 Municipal Government Act*

This ASP meets the requirements set out by the Municipal Government Act. An ASP as defined by the Municipal Government Act Section 633 must address the following:

- The sequence of development for the plan area
- Land uses
- Population density
- Transportation network and location of public utilities.
- Establishing guidance for future subdivision and development
- Other matters established by the municipal Council.

#### *3.1.2 Municipal Development Plan*

The current Municipal Development Plan (MDP), Bylaw # 00/005, was adopted in 2000. The current MDP does not contemplate growth within the plan area and therefore to attain consistency between the plans the MDP will require amending.

#### *3.1.3 Land Use Bylaw*

The current Land Use Bylaw, Bylaw # 99/059, was adopted in 1999. Provisions in this ASP will be implemented through the Land Use Bylaw. An amendment to the Land Use Bylaw is required to establish appropriate districts for development.

## **4 COMMUNITY & VESTED INTEREST CONSULTATION**

The community consultation consisted of a public open house. The open house was held in the community of Abasands on January 28, 2009. The open house was well advertised in the local newspaper and flyers were delivered to all households in Abasands by Canada Post. The public response to the proposed plan was generally positive and there was support for the plan.

In addition to community consultation, it has been determined that Notification and possibly consultation with five Aboriginal Groups and one Métis Federation would be beneficial. These groups were informed by email with follow-up by registered mail in May 2008. The process is currently ongoing.



## 5 INFLUENCING FACTORS

### 5.1 Plan Boundary

The plan area is bordered by:

- The Horse River valley on the east and south;
- the Athabasca River valley on the north and part of the west; and
- the remaining plateau on the southwest.

*The plan area encompasses 203 ha.*

### 5.2 Access

Currently there is no access to the plan area. The primary initial access will be via an extension of Abasands Drive. Additional access from Highway 63 and 69 via the plateau known as 'between the Hangingstone and Horse Rivers' is required before full build-out.

### 5.3 Ownership

The majority of the plan area is owned by the Province. The land which is not owned by the Province is the SE ¼ Section 7-89-9-4, which is owned by a private corporation. The land owners are listed in Table 1 and shown in Figure 2.

**Table 1 Major Land Owners**

	Area (ha)	%
Queen Province	75.5	37%
Daon Property Corporation	65.0	32%
Crown Land (non-titled)	63.0	31%
<b>Total</b>	<b>203.5</b>	<b>100%</b>

### 5.4 Environmental Constraints

The environmental constraints are displayed in Figure 3.

#### 5.4.1 Topography

The plan encompasses a large bench area that is formed by the river valleys of the Athabasca and the Horse Rivers. The land on top of this plateau is generally flat with relief of approximately 10 m between the highest and lowest points. The highest point at 365 m is on the west side of the plan area and the lowest area of 355 m is in the east. This relatively flat terrain is in contrast to the steep river valley escarpments adjacent to the plan area.

#### 5.4.2 Surface Water

No substantial surface water exists within the plan area.

#### 5.4.3 Vegetation

A portion of the plan area is dominated by muskeg.

The bulk of the plan area is comprised of patches of grassland and mixed-wood boreal forest. One major stand of trees is near the centre of the plan area in the NE ¼ Section 6-89-9-4 and the other major stand of trees is located in the north eastern part of the plan area on SW ¼ Section 8-89-9-4. The tree cover is made up of white spruce, alder, birch and aspen poplar species.

#### 5.4.4 Biophysical

An environmental impact assessment (EIA) was completed in 2007 by *Pioneer Land and Environmental Services*. During the wildlife survey no sign of Federal, or Provincially designated special status species were discovered. Additionally, the EIA assessment noted that no rare or threatened plant species were found. The EIA did note two areas which were comprised of muskeg. The EIA concluded that development of the plateau, within the plan area, will have a minimal impact to the overall biophysical realm.

#### 5.4.5 Geology

The Clearwater Formation is the dominant formation under the SE ¼ Section 7-89-9-4. This formation is characterized by dark grey silty shale, fine-grained cherty sandstone and laminated siltstone. This formation can also include glauconitic sandstone.

Soil on this parcel of land is from the Dover and Kenzie soil groups. The Dover soil group is classified as an Orthic Grey Luvisol and the Kenzie soil group is classified as a Terric Mesisol which exists in the low, poorly drained lands.

This information on geology is only relevant to the SE ¼ Section 7-89-9-4 and the road alignment. For the whole plan area it is likely that the same soils and formations would be found. When development occurs outside of the SE 1/4 Section 7-89-9-4 further investigation will be required.

#### 5.4.6 Geotechnical

A geotechnical investigation was completed in 2007 by *Terracon Geotechnique Ltd.* The investigation was completed for the SE ¼ Section 7-89-9-4 and the proposed route of the road connecting Riverbend Point to Abasands Drive. Further geotechnical investigations will be required at the outline plan stage for those areas not included in this initial investigation.

The investigation determined that muskeg is present in the southwest portion of the plan area. It has been determined that the muskeg lands, which are 2.5 m in depth can be converted to accommodate residential development.

The plan area contains the breaks of the Athabasca and Horse Rivers at its edges. As these are steep and abrupt, development that occurs near these breaks will require attention and management. Geotechnical investigations will be conducted at the outline plan stage to determine a safe geotechnical setback boundary from the adjacent river valley slopes.

#### *5.4.7 Phase 1 Environmental Site Assessment*

In April of 2006 a Phase 1 Environmental Site Assessment (ESA) was completed for SE ¼ Section 7-89-9-4. The ESA was prepared by Precedent Environmental Management Incorporated.

*There are no contamination concerns associated with plan area.*

The assessment found no contamination, and there is no record of any kind of storage tanks on the property and or any foreign materials.

These findings apply only to the parcel of land mentioned above and not the entire plan area. While it would be expected that similar findings would appear in the rest of the plan area, any further development (other than on SE ¼ Sec. 7-89-9-4) in the plan area would be subject to a Phase 1 ESA as well.

#### *5.4.8 History/Archaeology*

A substantial portion of the plan area will require a historical resources impact assessment (HRIA). In letters dated May 18, 2007 and May 25, 2007 Alberta Community Development has stated that an HRIA is required for the entire plan area with the exception of the SE ¼ Sec. 7-89-9-W4.

#### *5.4.9 Wildfire Setbacks*

Development that is adjacent to wooded areas has a higher risk of being destroyed in the event of a wildfire.

In order to limit the risk of wildfire destroying structures and compromising safety the Regional Municipality of

Wood Buffalo (RMWB) has regulations that specify the required setbacks for subdivisions from adjacent woodlands. These setbacks as well as other measures to prevent fire in the woodland/urban interface are recommended in the RMWB *FireSmart: Protecting Your Community from Wildfire* manual. These recommendations will be implemented at the Outline Plan stage.

*Historically the area around Fort McMurray has had a significant number of wildfires.*



## **5.5 Man Made Constraints**

The man-made constraints are displayed in Figure 3.

### *5.5.1 Land Use*

Currently the land in the plan area has no man-made uses associated with it, other than in the far northeast corner, where there is a pipeline corridor.

### *5.5.2 Resource Extraction*

In the past there were a large number of wells drilled near the plan area, specifically in SW ¼ Section 8-89-9-4. However, these wells have long been abandoned and pose a minor constraint to development. The Energy and Utilities Board (EUB) has recommended setbacks from abandoned wells.

While at one time there were a number of wells drilled in Section 8 adjacent to the plan area, only one is actually in the plan area and it has been abandoned. There are no active resource extraction wells in the plan area.

In the northeast corner there are a number of large diameter pipelines. These pipelines contain sweet natural gas, high and low volume pressure products. No sour gas is transported via the subject pipelines.

The recommended EUB setbacks from these wells and pipelines have been incorporated into this ASP.

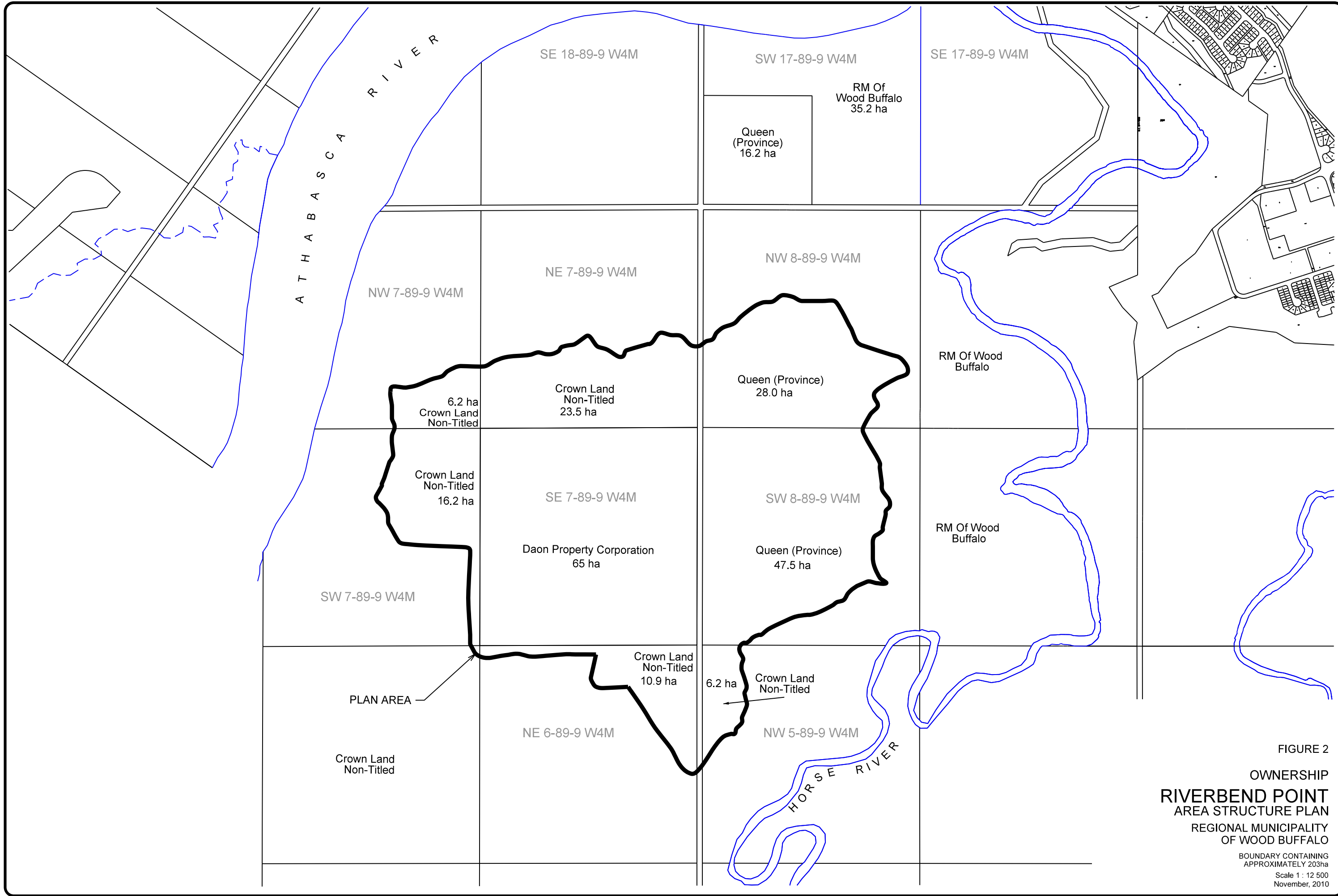
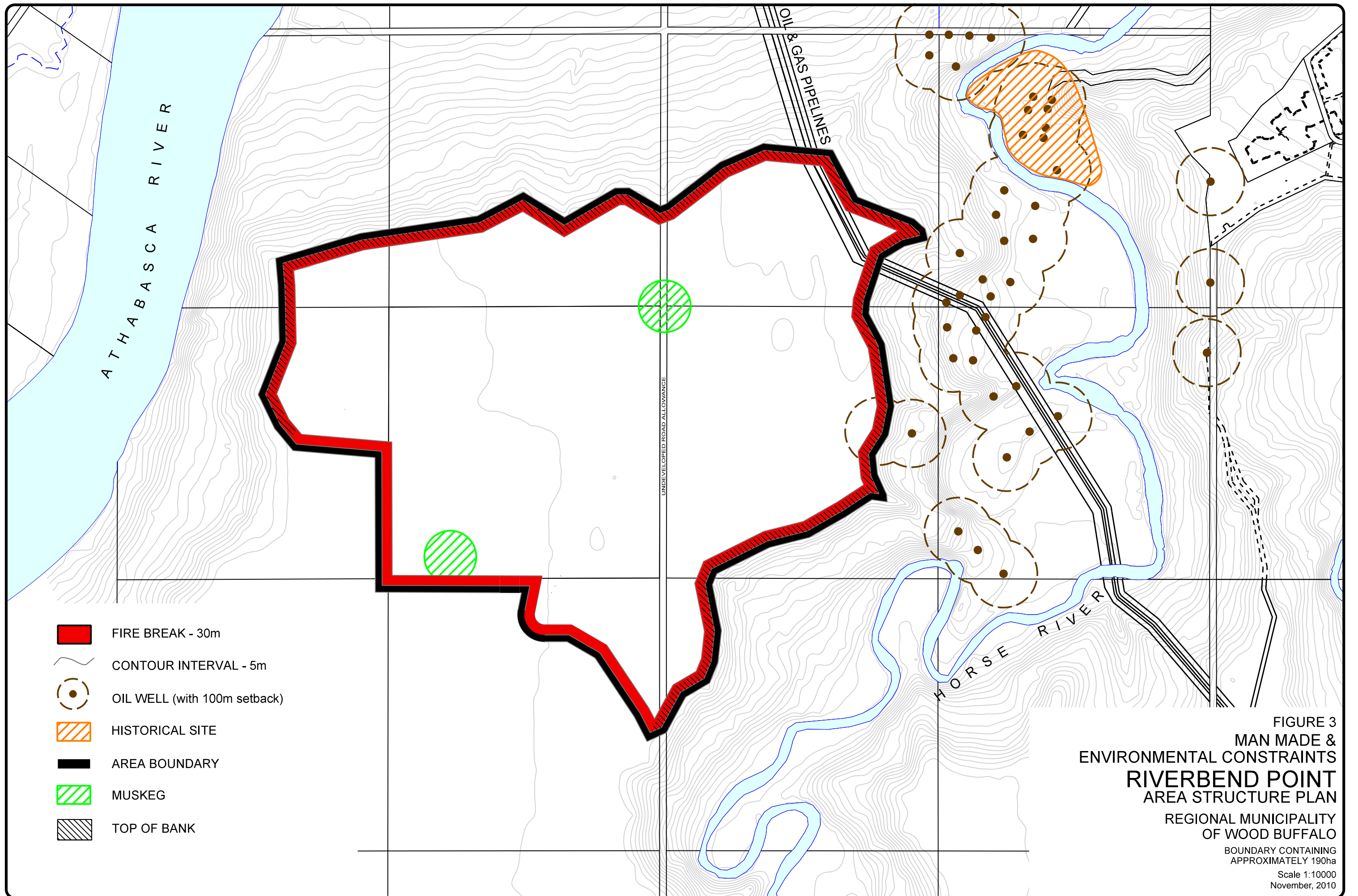


FIGURE 2  
OWNERSHIP  
RIVERBEND POINT  
AREA STRUCTURE PLAN  
REGIONAL MUNICIPALITY  
OF WOOD BUFFALO  
BOUNDARY CONTAINING  
APPROXIMATELY 203ha  
Scale 1 : 12 500  
November, 2010










-  FIRE BREAK - 30m
-  CONTOUR INTERVAL - 5m
-  OIL WELL (with 100m setback)
-  HISTORICAL SITE
-  AREA BOUNDARY
-  MUSKEG
-  TOP OF BANK

FIGURE 3  
MAN MADE &  
ENVIRONMENTAL CONSTRAINTS  
**RIVERBEND POINT**  
AREA STRUCTURE PLAN  
REGIONAL MUNICIPALITY  
OF WOOD BUFFALO  
BOUNDARY CONTAINING  
APPROXIMATELY 190ha  
Scale 1:10000  
November, 2010



## **6 COMMUNITY CHARACTER**

This plan aims to create a community that is unique and distinguishable from other neighbourhoods. It will contribute to a high quality of life for the residents by providing a living space that has an attractive streetscape, and that establishes a sense of community, which contributes to a high quality of life. The endeavour is to present landscapes that encourage, rather than discourage, social and community interaction.

Due to the isolated nature of the plan area, the intent is to create a highly urban community that provides for the immediate needs of the residents. This will include a village centre which will function and resemble an urban core with commercial uses, mixed use, high density residential, and a strong pedestrian component. This village core will establish a central node that will provide the foundation for a strong community identity.

## 7 URBAN ECOLOGY

### 7.1 Environmentally Sensitive Building

Building using green design, materials, and methods reduces the energy required to construct and operate a home. Building an energy efficient home is in the long term best interest of the home owners and the community, in terms of financial costs and overall resource management.

There are several recognised benchmarks for building energy efficient homes. The standard in which this plan establishes as a guideline is the Built Green standard set by the Built Green Society of Canada.

Objectives:

- Increase the awareness and importance of building green.

The following policies apply to public and private buildings:

*7.1.1 Builders will be encouraged to build to a Built Green standard.*

### 7.2 Environmentally Sensitive Design

The detailed design of the community provides the working component of the community fabric, and thus the design can establish a sustainable framework. Designing a sustainable community can be accomplished with the design of the overarching systems, but also through small site specific design elements, which together can reduce the impact of urban development.

*Storm infiltration sites and reducing the number of street lights to reduce light pollution are examples of environmentally sensitive design.*

Objectives:

- Provide the underlying foundation of the community to reduce impact on the natural environment through design.

The following policies apply to the detailed design of the community:

*7.2.1 Where possible the detailed design for the subsequent subdivisions will implement elements of green design.*

*7.2.2 The offsite servicing infrastructure required will be designed and constructed to mitigate negative environmental consequences of urban development.*

### **7.3 Environmentally Sensitive Landscaping**

Xeriscaping is the practice of utilising sustainable landscaping which can thrive in local conditions with little maintenance. Sustainable landscaping will reduce the financial and resource costs associated with unsuitable landscaping. In addition, sustainable landscaping focuses on naturally occurring vegetation, thus recognising the local place.

Objectives:

- Encourage the practice of sustainable landscaping.

The following policies apply to landscaping of public and private open space:

*7.3.1 Landscape designs for the public parks and open space will explore opportunities to provide a sustainable landscaped environment.*



## 8 AFFORDABLE HOUSING

Affordable housing is a broad issue that requires the participation of all levels of government. By establishing smart growth policies and plans for new communities the Regional Municipality of Wood Buffalo can support affordable housing. Addressing affordable housing in greenfield development is important as long-term planning policies set the local direction of development for 20 years. How a community is designed can have a tremendous impact on addressing the cost of housing, and the quality of life for the future residents.

This plan primarily addresses the provision of affordable housing by establishing a compact community. A compact community is one that provides an increased number of dwelling units within a designated area. Compact development creates an advantage with respect to affordable housing as purchasers enjoy the reduction of a portion the land cost associated with home ownership. Additionally, compact communities are more sustainable because the infrastructure and service provision is less costly to maintain. This translates into a lower tax responsibility per household to maintain the community infrastructure, which contributes to providing affordable housing.

Affordable housing will be provided in a manner that is consistent with the standards and architecture of the community. The design and exterior quality of the affordable housing developments should reflect the character of the community while attaining affordability as defined by the Canadian Mortgage and Housing Corporation. Furthermore, to create a diverse and inclusive community the affordable housing developments should be dispersed throughout the community.

The strategy for providing affordable housing may include government grants, partnerships with agencies and developers (i.e. Wood Buffalo Housing Corporation), and other opportunities. The mechanism for the provision of affordable housing will be addressed in the Outline Plan.

### Objectives:

- Provide opportunities for affordable housing.
- Ensure affordable housing developments are integrated into the community.

The following policies apply to the residential areas within the plan:

*8.1.1 Riverbend Point shall be a compact community, which allows for the provision of affordable housing through a reduction in servicing per unit costs.*

- 8.1.2 *The building design of the affordable housing dwellings shall be consistent in terms of architecture, scale, and massing with the adjacent residential dwellings.*
- 8.1.3 *Riverbend Point is intended to be an inclusive community, and thus the affordable housing sites and dwellings should be dispersed rather than concentrated.*

## 9 DEVELOPMENT CONCEPT

The 2007 *Fringe Area Development Assessment Urban Service Area* study identified high density scenarios for the future growth and expansion of the Urban Service Area. This is an important consideration because it reduces servicing costs and creates a more sustainable approach to development. This plan recognises the trend and importance of sustainability and as such provides a compact community.

Riverbend Point will be an inclusive community by offering a range of housing options. Dwellings ranging from single detached to small apt/condos will accommodate the various economic and demographic realities. Additionally, the diversity of housing available will allow residents to 'age in place' affording them the opportunity to remain within the community as their needs change.

The boundaries of the land use designations shown in Figure 4 are conceptual and subject to refinement at the outline plan stage.

### 9.1 Natural Area

As noted previously there are no environmentally significant areas within the plan boundary. The natural area noted in this plan incorporate areas established as a setback from the top of bank, and fire break areas.

The fire break areas will initially be cleared of the vegetation considered fuel for wild fires in accordance with the RM of Wood Buffalo FireSmart Guidelines. Once the initial 'clearing' has been completed these areas will be left as natural undeveloped spaces comprised primarily of grasses.

Objectives:

- Ensure slope stability and integrity.
- Incorporate the potential for passive recreational opportunities in natural areas.
- Ensure muskeg recovery is completed according to established standards.
- Minimize the development impact on wildlife.

The following policies apply within the Natural Area designation:

- 9.1.1 *In accordance with the provisions of the Municipal Government Act, upon subdivision the Regional Municipality of Wood Buffalo will require the dedication of environmental reserve within the Natural Area.*
- 9.1.2 *Low impact passive recreational opportunities (i.e. trails) can be located within natural areas.*



- 9.1.3 *Lands that are converted to developable land from muskeg will be recovered in accordance with Alberta Environment standards.*
- 9.1.4 *The filling or draining of surface water bodies are subject to review and approval under the Water Act and Public Lands Act.*
- 9.1.5 *Environmentally sensitive construction practices should be employed to minimize the impact on the biophysical realm.*
- 9.1.6 *Safe development setbacks from slopes shall follow the provisions of the Land Use Bylaw or be in accordance with geotechnical investigations to the satisfaction of the Regional Municipality of Wood Buffalo. Safe development setbacks from slopes shall be established at the Outline Plan stage.*

## **9.2 Open Space**

The parks and open space network is shown in Figure 5.

### Schools

Both the Public and Catholic School Districts have requested land to construct schools. It is anticipated that the Public School District will require a K-8 school with a capacity of 400 students. The Catholic School District is anticipated to develop a K-6 school with a capacity of 400-500 students. The school requirements will be accommodated via a joint use site. The joint use site is located adjacent to a collector roadway to provide efficient access.

### Parks and Open Space

The central square is the community focal point. This identifiable central square will help to establish community identity, provide a landmark, and create a sense of place. The square will accommodate primarily passive recreation. It will feature amenities and provide social and community interaction space. The square should cater to pedestrian and include street furniture, pedestrian lighting, benches, amenities, bike racks, kiosks, and trash receptacles. The Village Core uses should be integrated with the central square to create a seamless active node. The square is linked to the community via trails and on-street pedestrian corridors.

The neighbourhood park provides additional open space to accommodate active recreation. The neighbourhood park is larger than the tot lots and it is anticipated that it will provide a secondary focal point within the community and more substantial recreational opportunities than the smaller tot lots. The park could accommodate play fields (ball diamond, soccer pitch, basketball courts, tennis courts), playgrounds, or splash park, or large manicured open space for informal recreation activities.

The tot lots will primarily be on the periphery of the community. These parks are intended to provide recreational opportunities within walking distance of residents. They

will accommodate active and informal recreation. Typical amenities would include manicured landscaping and playgrounds or small play fields.

The trail corridors around the perimeter of the community are linked to pedestrian connections, parks/open space, and they provide extensive passive recreation opportunities.

Objectives:

- Provide an adequate joint use site for Public and Catholic schools.
- Provide active and passive recreation opportunities.
- Provide recreational opportunities within walking distance of residents.

The following policies apply within the Open Space designation:

- 9.2.1 *In accordance with the Municipal Government Act, 10% of the gross developable area will be dedicated as municipal reserve.*
- 9.2.2 *School sites will be dedicated as municipal school reserve at the time of subdivision*
- 9.2.3 *The joint use schools site will be located on a large contiguous site adjacent to a collector roadway. The joint use site is intended to be in the order of 8 ha.*
- 9.2.4 *The central square shall be adjacent to the Village Core, and have good road access. The square shall be designed to accommodate community interaction and be a focal point within the community.*
- 9.2.5 *The neighbourhood park shall be in the order of 2 ha. The park shall be surrounded by public roads on at least 2 sides.*
- 9.2.6 *Tot lots shall be in the order of 1 ha and will be dispersed throughout the community to accommodate local recreational needs. The neighbourhood parks will have adequate visibility from adjacent public roads.*

### **9.3 Village Core**

The Village Core is the central node of the community. The intent is to create an urban environment that anchors and provides the character for the community. Essential to creating a vibrant and active core is the mixture and intensity of the uses. The Village Core will have the highest residential density of the plan area, and will be a retail and office node. It is anticipated that medium rise structures (4 to 6 stories) will dominate the core. It is expected that the vehicular and pedestrian traffic will be at the highest in this node, which in turn will create an active and vibrant area.

The Village Core will resemble a main street streetscape with retail and office uses dominating the street level and residential units occupying the upper floors. Within the

core an important consideration will be to retain a pedestrian scale while attaining the high density uses.

The design of the pedestrian streetscape should include wide sidewalks, street furniture, and street trees. The buildings should be at or near the front property line to frame the street and provide an active retail/office edge. Additionally, the appearance of the buildings should be broken up to provide relief and interest. Parking lots should be screened from the public realm to ensure a pedestrian orientated environment. The above elements will establish the Village Core as a unique focal point for the community with a strong sense of place.

To ensure the viability of the Village Core, and to address the market, development may accommodate both mixed uses and medium density residential. This flexibility will allow the market to dictate the extent of mixed use within the Village Core.

The plan area is isolated from the built-out portions of the Urban Service Area, and therefore the Village Core will serve as the node and retail/office centre for the plan area. It is anticipated that the Village Core could accommodate approximately 16,800 m<sup>2</sup> (180,000 square feet) of retail and office space. The anticipated uses include professional offices, retail (specialty or chain stores), drug store, specialty food store, barber shop, beauty salon, laundromat, dry cleaning, restaurant, coffee shop or café, travel agency, video store, etc.

**Objectives:**

- Create a vibrant and active core area.
- Establish this area as the central focus and landmark of the community, highly identifiable throughout the Urban Service Area.
- Creating the conditions to establish a pedestrian orientated environment.
- Provide the required retail and office uses to service the community.

The following policies apply within the commercial designation:

- 9.3.1 *The most intense development within the plan area will be located within the Village Core. All buildings in the core should be 4 to 6 stories in height.*
- 9.3.2 *Horizontally and vertically mixed uses are permissible within the core. Mixed use is the preferred development type.*
- 9.3.3 *Retail and office uses should be emphasised on the street level.*
- 9.3.4 *Retail uses should be clustered to achieve the synergies of retail traffic. Retail uses should be located on both sides of the street, forming a retail corridor.*

- 9.3.5 *Residential dwellings are essential and are encouraged above the street level retail/office uses.*
- 9.3.6 *Medium density uses without a retail and/or office component are permissible.*
- 9.3.7 *Building doors, windows, balconies should address the street establishing a pedestrian scale.*
- 9.3.8 *Buildings should be located at the front property line to frame the street and cater to the pedestrian.*
- 9.3.9 *Parking lots within the Village Core should be screened from the street or placed underground, emphasising the pedestrian priority.*
- 9.3.10 *On-street parking within the Village Core is encouraged.*
- 9.3.11 *In all design aspects the Village Core should cater to the pedestrian by providing wide sidewalks, street trees, street furniture, pedestrian lighting, and other elements which enhance the pedestrian environment of the core.*

#### **9.4 Medium Density Residential**

The plan includes 8 ha of medium density residential, which primarily is located around the Village Core.

The medium density residential is clustered to ensure that the residents will support the Village Core and add to the vibrancy and activity of the core. Also, centralising the medium density residential places a substantial number of residents closer to the larger capacity roads and potential transit stops.

*Medium density residential includes townhouse/row housing, and low rise apartments.*

##### **Objectives:**

- Ensure that the buildings enhance the community atmosphere.
- Ensure that the project sites interface appropriately with public spaces.
- Ensure that the medium density supports the Village Core.

The following policies apply within the medium density residential designation:

- 9.4.1 *The medium density residential will be clustered around the Village Core.*
- 9.4.2 *Townhouse, row housing, and low rise apartments are permissible.*
- 9.4.3 *All buildings should be between 2 to 4 stories in height.*
- 9.4.4 *Street oriented buildings are encouraged, with the placement of doors, windows, and balconies addressing the street, and with vehicular access in the rear.*
- 9.4.5 *Buildings should be located at or near the front property line to frame the street and cater to the pedestrian.*
- 9.4.6 *Comprehensive residential project sites should not be fenced off from public streets, and dwelling units should address public streets wherever possible.*
- 9.4.7 *The parking lots should be screened from public spaces or placed underground.*



- 9.4.8 *Apartment sites should be integrated visually with community. The ground level should be oriented to the street to give the appearance of row housing.*
- 9.4.9 *The road network within the medium density residential shall provide multiple navigation routes to accommodate pedestrian and vehicular accessibility.*

## **9.5 Low Density Residential**

The plan includes a substantial area that is dedicated to low density residential. The low density residential is generally located on the periphery of the community.

*Low density residential includes single detached and semi-detached units.*

Objectives:

- Provide a variety of lot sizes.
- Increase community identity by clustering uses with a similar intensity of development.

The following policies apply within the low density residential designation:

- 9.5.1 *The low density residential designation includes single detached and semi-detached dwelling units.*
- 9.5.2 *Semi-detached units should be clustered to reduce negative impacts, address market preferences, and improve the streetscape.*
- 9.5.3 *Rear lanes serving individual dwelling units are permissible.*
- 9.5.4 *Lots abutting pedestrian corridor streets require rear lanes and shallow front yards to ensure the integrity of the pedestrian streetscape.*
- 9.5.5 *Local roads should be aligned to allow for dwellings to benefit from solar orientation.*

## **9.6 Institutional**

The plan includes one institutional site adjacent to an arterial roadway. It is anticipated that the site will accommodate a new municipal fire hall. If it is determined that a fire hall is not required in Riverbend Point, a faith-based institution, or a similar use compatible with general residential development is permissible at this location.

Objectives:

- Provide an adequate site for an institutional site.

The following policies apply within the institutional designation:

- 9.6.1 *The institutional site will be in the order of 0.8 ha.*
- 9.6.2 *The parking of the institutional site should be screened from the street and adjacent residential.*

9.6.3 *The building should be integrated architecturally into the Village Core streetscape.*

## **9.7 Utility Infrastructure**

There is a 0.5 ha site that is designated to accommodate utility infrastructure in the northeast portion of the plan area. This area is required to accommodate a potable water reservoir, and the existing resource extraction pipelines.

There is a 1.2 ha site that is designated to accommodate snow storage. The snow storage area is located in the south central portion of the plan. It is located immediately adjacent to a stormwater management facility, which will allow for the efficient and environmentally sustainable release of water from the site during Spring melt.

All of the areas identified as utility infrastructure, including the stormwater management facilities, will be dedicated as public utility lots at the time of subdivision.

The servicing of Riverbend Point is discussed in detail in Section 10.

## **9.8 Pedestrian Corridors**

The pedestrian corridors are shown in Figure 6.

An important part of this plan is the creation of pedestrian corridors. These corridors are located in strategic areas which will link landmarks, parks, gateways, and the Village Core. These corridors will provide a safe route for residents to access destinations within the community. Directing pedestrian traffic to street corridors will create the potential for vibrant areas while providing opportunities for social interaction, and will enhance security with many 'eyes on the street'.

This plan includes school sites, and thus a concerted effort was made to address pedestrian safety (especially school aged children) as they move through the community to the joint use site.

The major corridors connect the Village Core to the gateways located on the edges of the community, and serve the mixed use core. The minor corridors generally connect the parks and surrounding residential to the Village Core. The pedestrian corridors will receive special street treatment (i.e. separate sidewalks with street trees in the boulevards) to enhance the pedestrian attractiveness and safety.

Together these corridors and the trails, which are discussed further in Section 9, provide a comprehensive pedestrian network.

Objectives:

- Ensure pedestrian safety.

- Provide appealing streetscape.
- Create efficient pedestrian routes.
- Link landmarks and nodes.
- Provide a walkable community.

The following policies apply within the pedestrian corridors:

- 9.8.1 *The pedestrian corridors shall link the landmarks, parks, and gateways.*
- 9.8.2 *The pedestrian corridors will include sidewalks separated from the street by a boulevard featuring street trees.*
- 9.8.3 *The pedestrian corridors are permissible on arterial, collector, and local roadways.*
- 9.8.4 *No front garage or driveways are allowed along a pedestrian corridor. This will eliminate vehicular traffic crossing the pedestrian corridor and provide an appealing streetscape.*
- 9.8.5 *Shallow front setbacks shall be incorporated to create a streetscape that is based on a pedestrian scale. This will further orientate the street to the pedestrian, and provide additional length behind the dwelling units to accommodate rear garages and driveways.*
- 9.8.6 *Intersections within the pedestrian corridor will receive traffic calming measures. Potential strategies include bump-outs and roundabouts to improve pedestrian safety while crossing public roads.*

## 9.9 Land Use Distribution

The land use statistics are displayed in Table 2, and the unit and population estimates are displayed in Table 3. The plan area is divided into several different land uses. Residential is the most extensive use, comprising 104 ha.

*Residential uses compose 56% of the plan area.*

When all identified residential lands are fully developed, it is estimated that there will be 3,500 residential dwelling units with a population of 10,500.

*The projected net density is 32 units/ha.*

The projected net people per ha (ppha) is 95. The target within the *Fringe Area Assessment* for new developments is 95 ppha. Riverbend Point is estimated to achieve the desired goal, and thus this plan is consistent with the *Fringe Area Assessment* in terms of density and sustainable development.

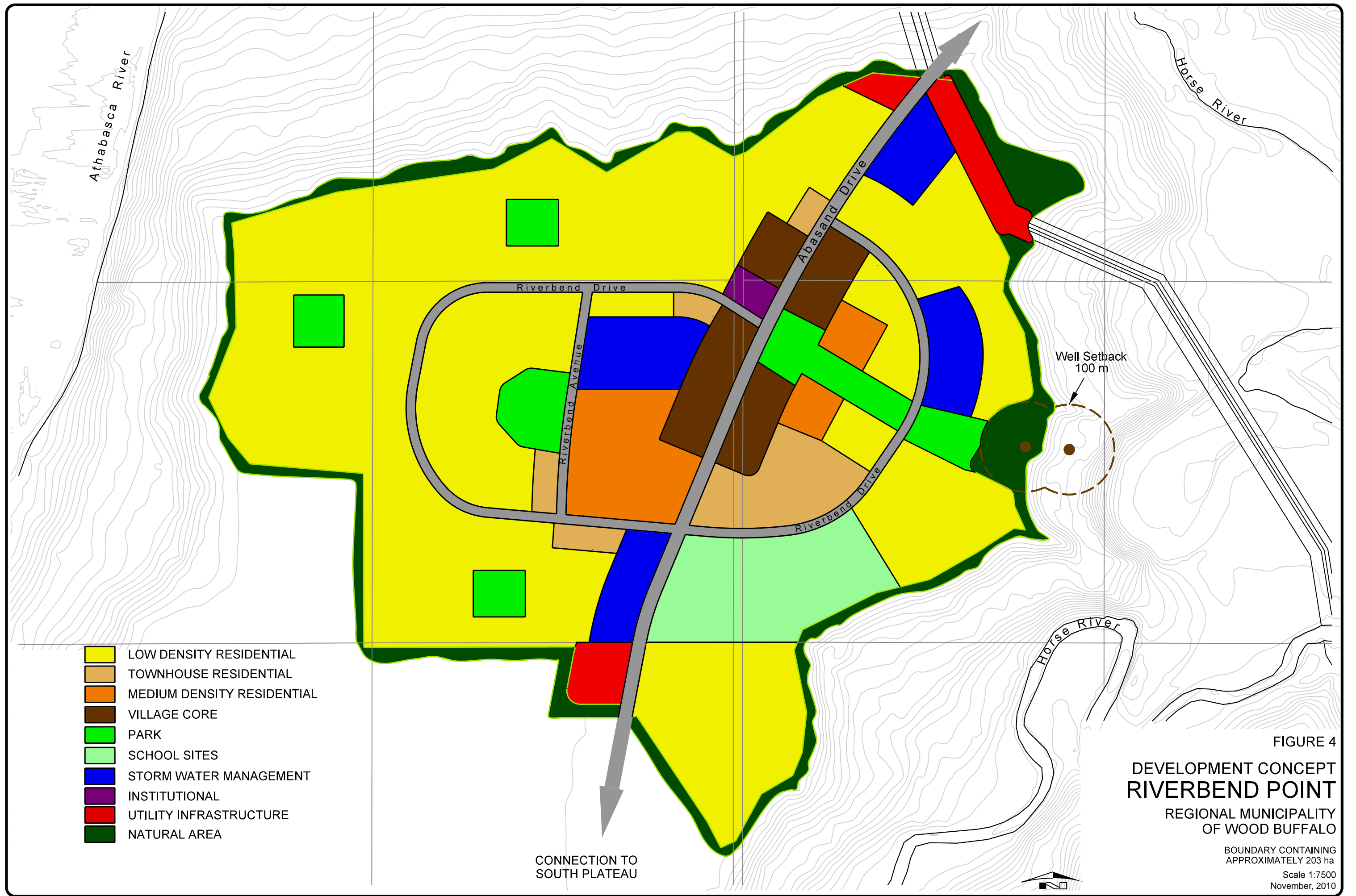
**Table 2 Land Use Statistics**

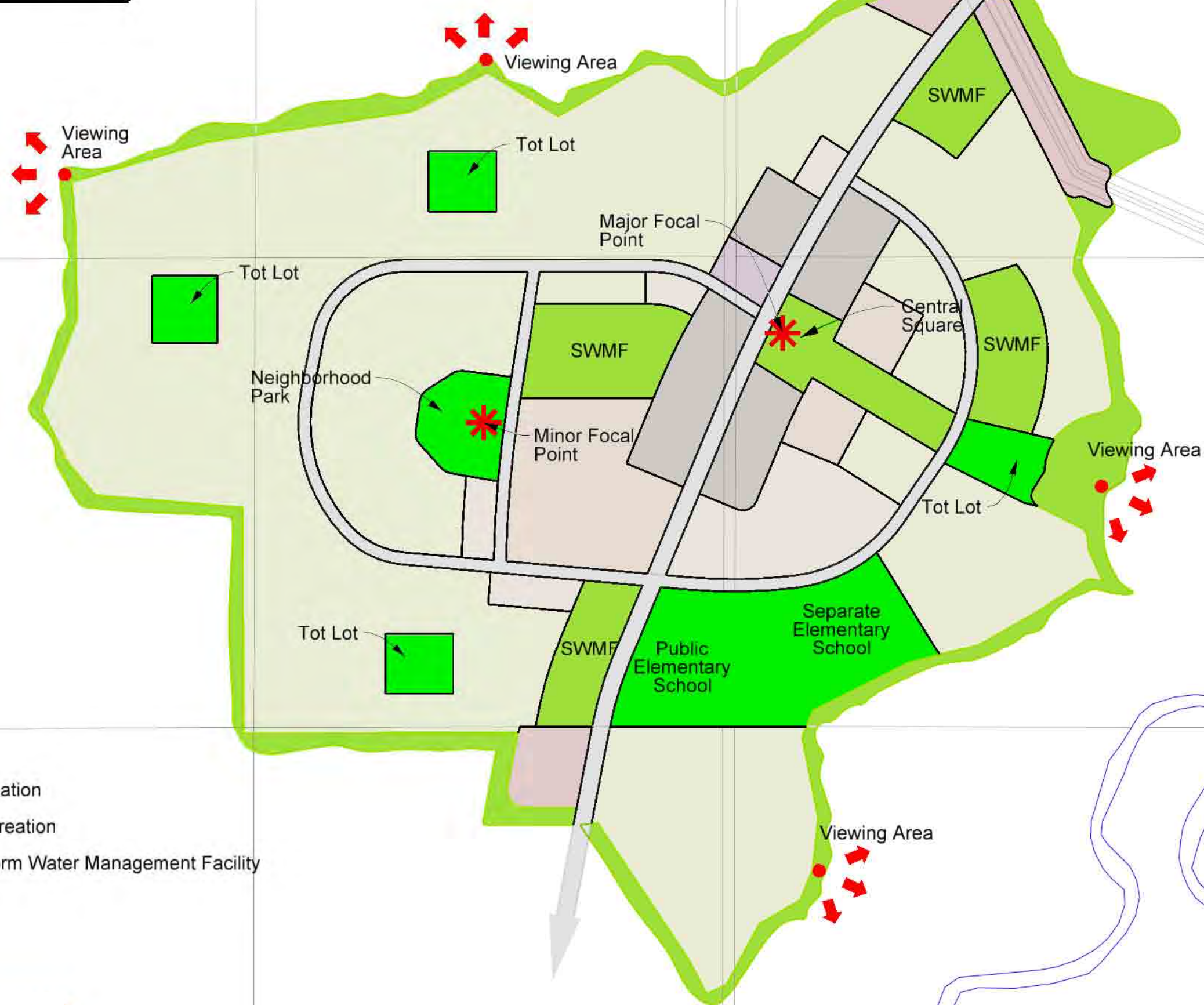
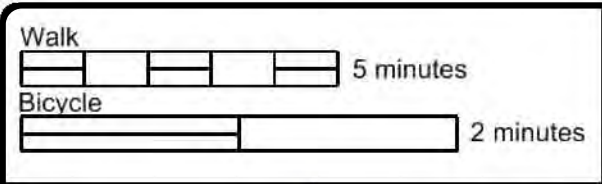
	Area (ha)	% GDA
Gross Developable Area	204.7	100%
<i>Natural Area</i>	18.6	
Net Developable Area	186.1	
Reserve Credit		
<i>Schools</i>	9.6	5%
<i>Dispersed Parks</i>	9.0	5%
Total	18.6	10%
Public Dedication		
<i>SWM Facility</i>	10.0	5%
<i>Circulation</i>	42.0	23%
<i>Utility Infrastructure</i>	4.4	2%
Total	56.4	30%
Village Core	6.7	4%
Institutional	0.7	0%
Residential		
<i>Low Density</i>	88.6	48%
<i>Townhouse/Row Housing</i>	7.1	4%
<i>Medium Density</i>	8.0	4%
Total	103.7	56%
<b>Total Developable Area</b>	<b>186.1</b>	<b>100%</b>

**Table 3 Unit & Population Projections**

	Area (ha)	Units/ha	# of Units	Pop/ha	Projected Population
Low Density	88.6	20	1,772	3.50	6,202
Townhouse/Row Housing	7.1	45	320	2.50	799
Medium Density	8.0	100	800	2.50	2,000
Village Core	6.7	90	603	2.50	1,508
<b>Total</b>	<b>110.4</b>		<b>3,495</b>		<b>10,508</b>
Units/ha (excluding parks, roads, PUL)		31.7			
People/ha (excluding parks, roads, PUL)		95.2			







Active Recreation

Passive Recreation

SWMF = Storm Water Management Facility

FIGURE 5  
PARKS & OPEN SPACE  
RIVERBEND POINT  
REGIONAL MUNICIPALITY  
OF WOOD BUFFALO

BOUNDARY CONTAINING  
APPROXIMATELY 203 ha  
Scale 1:7500  
November, 2010



## 10 TRANSPORTATION NETWORK

The schematic roadway network is shown on Figure 7.

### 10.1 Access to Riverbend Point

#### Stage One

The Stage One access to the site is from the east and it links the plan area to Abasands Drive. Traffic analysis has shown that with improvements the access will readily accommodate the first stage of development. The Stage One access will be constructed as a two lane roadway, with 3.7 meter driving lanes and 2.4 meter shoulders, and have a maximum grade of 6%. The width of the roadway will permit emergency vehicles to bypass a temporary blockage of a portion of the roadway. In addition, to the Abasands Dr. extension a gravel road will be constructed to provide an alternate route to the plan area which can be utilised as an emergency access.

The preferred Stage One road alignment through the Horse River Valley is displayed in Figure 8. Design parameters and grading requirements presently indicate that the approximate alignment shown provides for the best combination of cost and design functionality. Further detailed analysis will be undertaken at later stages of design to establish the alignment more accurately.

#### Stage Two

In Stage Two, an arterial connection will be required to connect the plan area to the future communities between the Horse and Hangingstone Rivers and ultimately to Highway 63 south of Beacon Hill, and Highway 69.

The Stage Two access will provide for full development of the plan area, but construction is contingent on development occurring between the Horse and Hangingstone Rivers. A possible additional access can be constructed if the ring road is built. The ring road will not be required for access to the development areas, but will be desirable in order to remove hazardous vehicles from the Lower Townsite and to provide a bypass function for Fort McMurray.

### 10.2 Internal Roadway Network

The transportation network within the plan area includes three collector roadways which will efficiently accommodate the expected vehicular traffic. A series of local roads will route traffic to the collectors and arterials. Pedestrian and bicycle needs will be accommodated primarily via the pedestrian pathways along roadways, and on separate trails. The trails shown are primarily routed to provide passive recreation opportunities at

the boundary of the natural and built environments. All roadways and trails will conform to the current design standards of the RMWB.

The density of the Village Core will allow for the provision of an effective transit system in Riverbend Point. Transit stops and/or stations within the core will be near many residents.

Objectives:

- Ensure that the community is well connected to existing and future developments within the Fort McMurray Urban Service Area.
- Ensure that collector roadways bear the majority of the vehicular traffic.
- Provide local roads to serve individual lots.
- Ensure the community has access to a variety of transportation modes.
- Ensure that the plan area can be efficiently serviced by public transit.

The following policies apply to the transportation network in the plan area:

*10.2.1 The Stage One access to the existing built-up area in the vicinity of Abasands shall be provided to ensure proper initial access to the plan area.*

*10.2.2 An emergency access shall be constructed as part of Phase One.*

*10.2.3 The Stage Two access shall be constructed prior to the development of Phases Two and Three.*

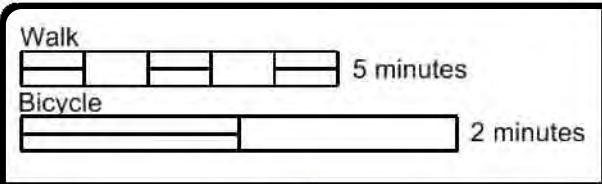
*10.2.4 Local roads shall be developed to accommodate the primary lot access.*

*10.2.5 Lots fronting onto pedestrian corridors will require lanes to accommodate rear vehicular access rather than front driveways or garages.*

*10.2.6 The local road system should allow for a number of vehicular and pedestrian route alternatives linking community destinations.*

*10.2.7 Transit stops shall be placed in accordance with the standards of the RMWB so that transit adequately serves residents and provides a convenient alternative to vehicular use.*





- ..... Pedestrian Street Corridor
- ..... Trail
- Gateway

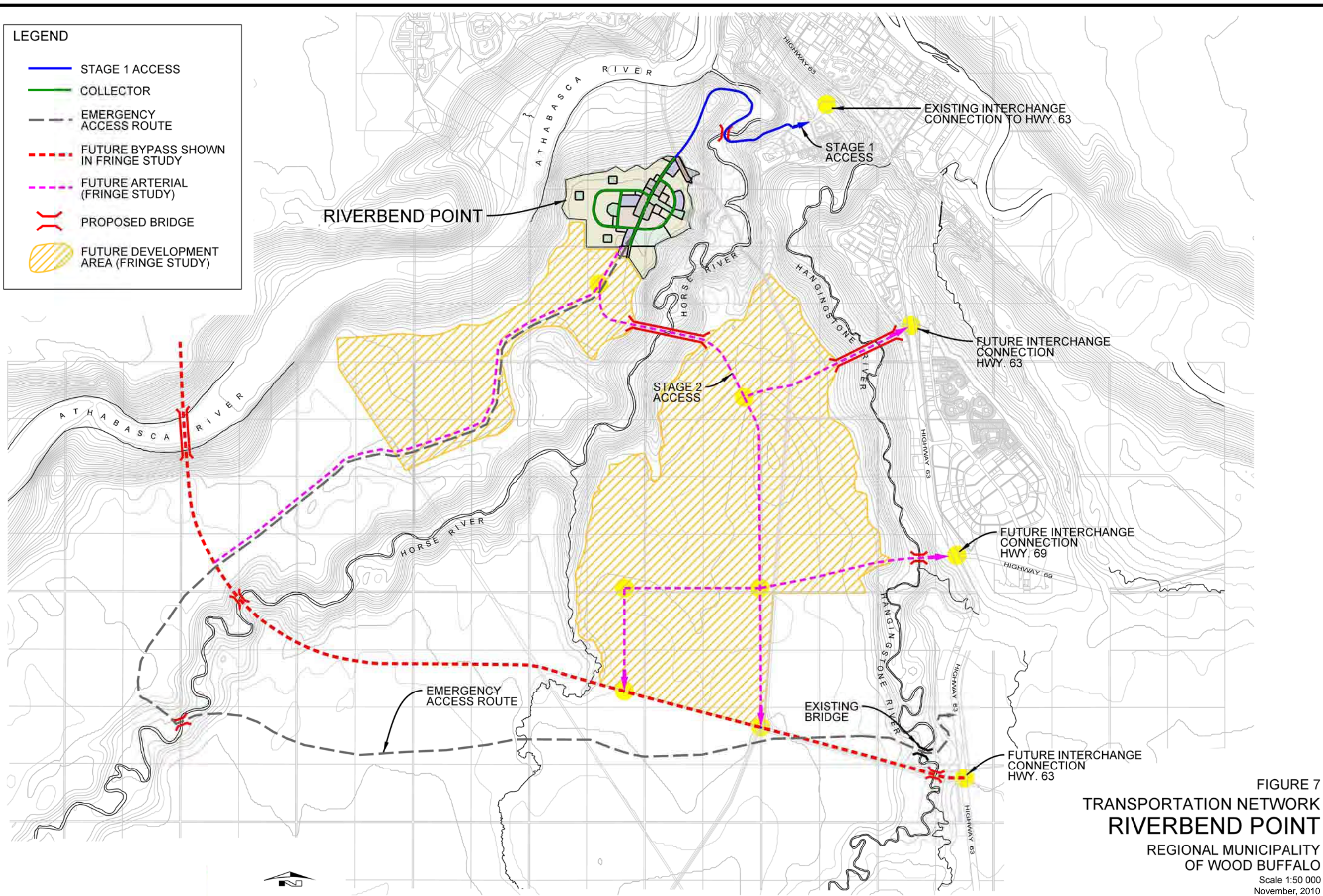
FIGURE 6  
PEDESTRIAN CORRIDORS  
RIVERBEND POINT  
REGIONAL MUNICIPALITY  
OF WOOD BUFFALO

BOUNDARY CONTAINING  
APPROXIMATELY 203 ha  
Scale 1:7500  
November, 2010



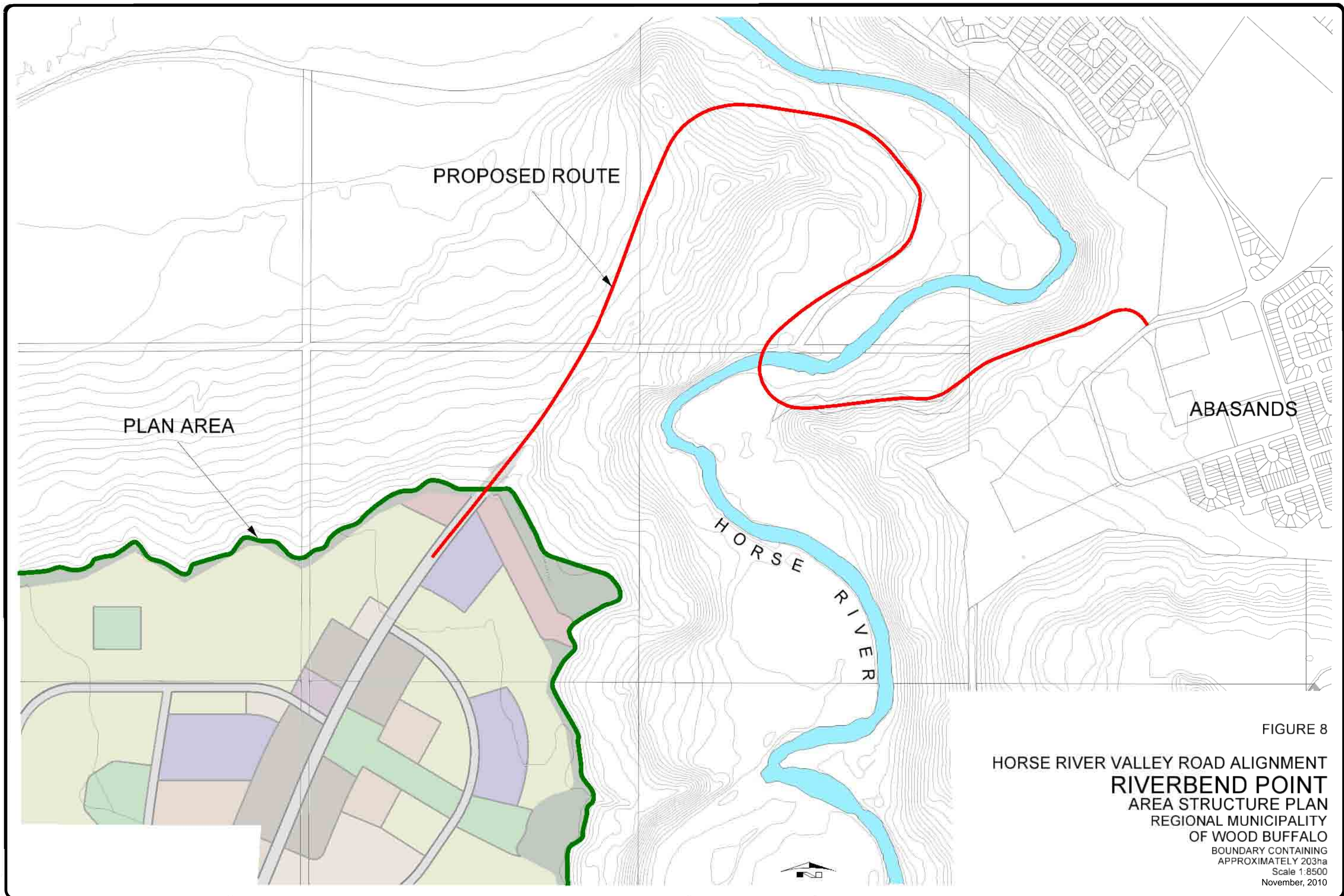
**LEGEND**

- STAGE 1 ACCESS
- COLLECTOR
- EMERGENCY ACCESS ROUTE
- FUTURE BYPASS SHOWN IN FRINGE STUDY
- FUTURE ARTERIAL (FRINGE STUDY)
- PROPOSED BRIDGE
- FUTURE DEVELOPMENT AREA (FRINGE STUDY)



**FIGURE 7**  
**TRANSPORTATION NETWORK**  
**RIVERBEND POINT**  
 REGIONAL MUNICIPALITY  
 OF WOOD BUFFALO  
 Scale 1:50 000  
 November, 2010





## 11 SERVICING

Riverbend Point is a new growth area, and thus this greenfield development will require the extension and construction of major utilities and facilities to service future development. All servicing will conform to the current design standards of the RMWB.

The servicing concept is displayed in Figure 9.

### 11.1 Water

Consistent with the preliminary plans shown in the *Fringe Area Development Assessment* completed by the RMWB in March of 2007, a new water trunk will be extended from the treatment plant north of the Athabasca River to serve the plan area. Booster pumps will likely be required south of the Athabasca River to pump the water to a new water reservoir on the plateau in the plan area. From the water reservoir, water main trunks will be constructed to serve the plan area. These would be oversized to serve the proposed development area to the south. A 300 mm watermain loop will likely be sufficient to serve the entire area, but this will be confirmed by a detailed water network analysis as further engineering work proceeds.

### 11.2 Sanitary

The conceptual sanitary sewer system conforms to the preliminary plans shown in the *Fringe Area Development Assessment* completed by the RMWB in March of 2007.

The sanitary sewage will flow by gravity to a lift station located on the north side of the Athabasca River. From the lift station, the sanitary sewage will be pumped through a forcemain to the RMWB's treatment facility.

The trunk main system will be oversized to provide service to the proposed development to the south. Sizing of the gravity mains, lift station, and forcemain will be determined through more detailed analysis as design progresses on the project.

### 11.3 Storm

The storm system also requires a substantial offsite component. Within the plan boundary the storm flows will be directed to four stormwater management facilities (SWMF). The four facilities will discharge storm flows via an outfall trunk to a new stormwater outfall at the Horse River. The facilities will be designed to reduce nutrient loading and to reduce flows to predevelopment conditions.

Internal to the development area, the underground storm system will be designed to accommodate the 1:5 year storm event. Trunks will be oversized, as required, to



accommodate future development to the west, east, and south. Major flows in excess of the 1:5 year event will be carried overland by surface routing on the roadway system or public utility lots, with trapped lows no deeper than 300mm. The existing grade falls approximately 4 meters from southwest to northeast, which provides an average grade of 0.5%. Overland flows can therefore be accommodated with minimal re-grading within the plan area.

#### **11.4 Shallow Utilities**

Shallow utilities will be provided by private companies. Currently there is not enough servicing capacity in the area for any of the shallow utilities. However, the telephone, electricity, and cable companies have all indicated that they would make the necessary upgrades to their systems to provide enough capacity.

#### **11.5 Objectives and Policies**

##### **Objectives**

- Ensure the community has adequate and reliable servicing infrastructure.
- Ensure that the servicing systems meet the standards of the Regional Municipality of Wood Buffalo and Alberta Environment.
- Provide the servicing infrastructure in an economically efficient manner.

The following policies apply to water servicing in the plan area:

- 11.5.1 All developments shall construct the servicing infrastructure to the standards of the Regional Municipality of Wood Buffalo and Alberta Environment.*
- 11.5.2 The developers are encouraged to explore the most cost efficient servicing options available, taking into account the long term maintenance cost to the municipality, when evaluating servicing options.*
- 11.5.3 The detailed design should explore design elements which are likely to reduce the environmental impact of the urban development.*
- 11.5.4 Where possible, servicing facilities should accommodate passive recreation opportunities (i.e. stormwater management facility).*

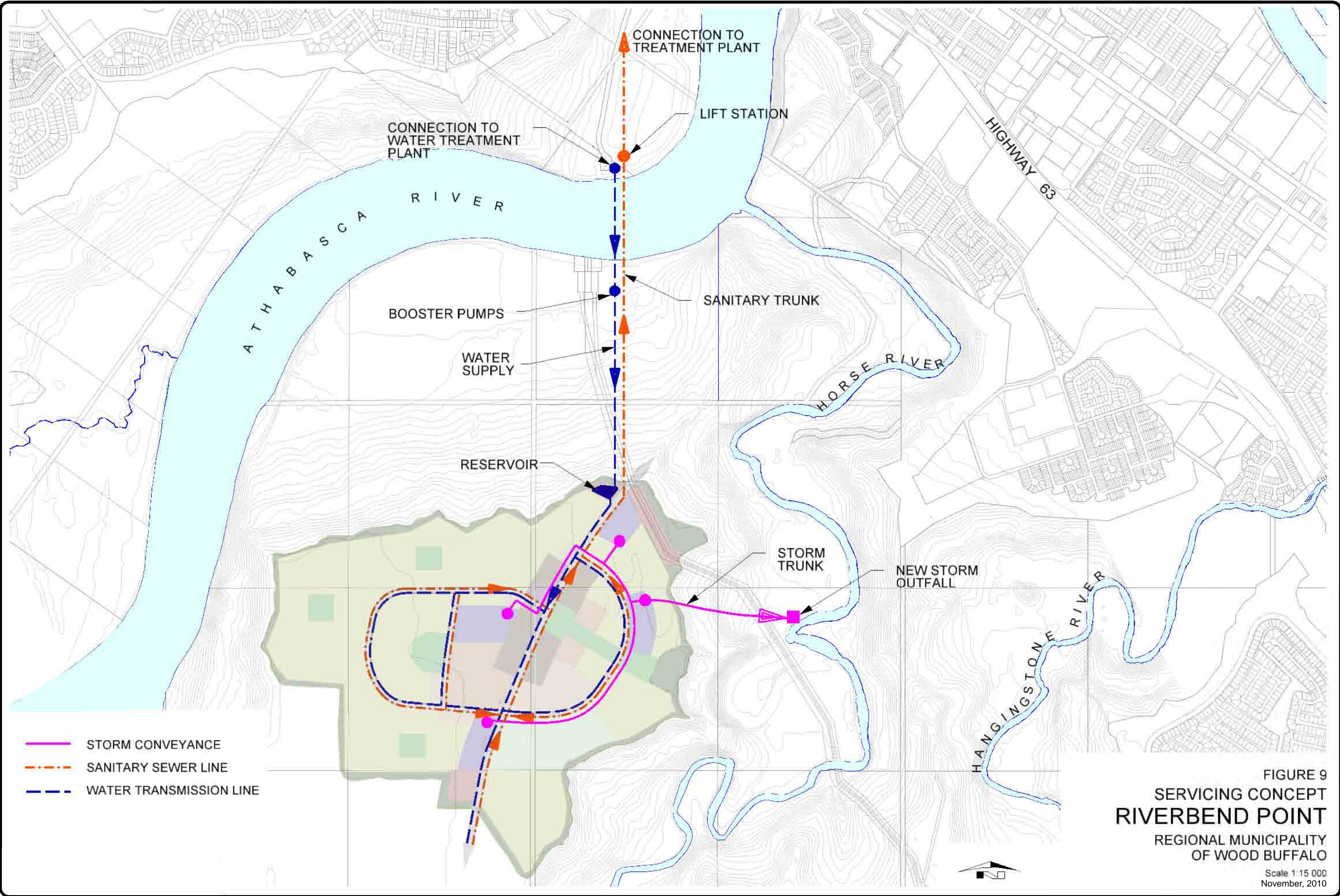


FIGURE 9  
SERVICING CONCEPT  
RIVERBEND POINT  
REGIONAL MUNICIPALITY  
OF WOOD BUFFALO



## 12 PROTECTIVE & EMERGENCY SERVICES

The local police service has indicated that emergency response time would not be an issue for Riverbend Point as it is relatively close to downtown. However, the police service has expressed a desire for a “community office”, which is essentially a small storefront office, to be located within the plan area. A storefront community office can be accommodated within the Village Core.

Fire and EMS have expressed concern that a recommended response time of eight minutes for EMS and ten minutes for fire services to 90% of the plan area’s residents would likely not be maintained utilizing current facilities. Therefore they have requested space for a local fire hall in the plan area which would provide facilities for emergency services. This facility would require a 0.8 ha site and it is preferable to locate this adjacent to a collector road to ensure accessibility.

An important component of protective and emergency services is prevention. Wildfire in the region is a serious concern and therefore this plan implements the recognised fire setbacks as a preventative measure. Designs for appropriate spatial separation from the community and undeveloped forest lands will be consistent with the *Fire Smart Manual*. The majority of the lands adjacent to steep slopes should include a public road at the top of bank. This will provide spatial separation and will allow emergency services the ability to access the area in emergencies.

Objective:

- Ensure a high level of protective and emergency services for the plan area.
- Ensure adequate preventative measures addressing the threat of wildfire.

Protective services shall be provided in accordance with the following policies:

- 12.1.1 *Adequate locations for the potential location of protective and emergency services are to be provided within Phase One of the plan area.*
- 12.1.2 *Setbacks from the adjacent woodlands will be required in accordance with the Fire Smart Manual.*
- 12.1.3 *A public road at the top of bank, in areas with steep slopes, should be provided to allow for spatial separation and access for emergency services.*

## 13 RESOURCE EXTRACTION

There are active and abandoned gas wells and pipelines adjacent to the plan area. The active resource extraction facilities need to be protected to ensure they remain viable and efficient.

Objective:

- Minimize conflict between urban development and resource extraction infrastructure while ensuring the continued viability of resource extraction.

Resource extraction shall be provided in accordance with the following policies:

- 13.1.1 In accordance with the Alberta Subdivision and Development Regulation development shall respect the setbacks from resource extraction infrastructure (i.e well heads)*
- 13.1.2 Development shall conform to the Energy and Utilities Board recommendations for setbacks from abandoned wells.*
- 13.1.3 Pipelines and rights-of-way servicing resource extraction activities should be located so they do not unnecessarily constrain urban development.*



## 14 PHASE 1 DEVELOPMENT

As previously mentioned only a portion of Riverbend Point (Phase 1) can be developed before a second access is constructed through the Hangingstone Plateau. As a result this ASP considers the implications and plans for the first phase to stand alone and function until the balance of the community is developed.

Phase 1 of Riverbend Point is entirely under private ownership with the exception of the lands required to accommodate the offsite infrastructure.

It is anticipated that the first phase will contain approximately 4,300 residents. Table 4 below highlights the expected units and population for the first phase.

**Table 4 Phase 1 Unit & Population Projections**

	Area (ha)	Units/ha	# of Units	Pop./Unit	Projected Population
Single and Semi Detached	27.5	20	550	3.50	1,925
Townhouse	1.7	45	77	2.50	191
Apartment	6.2	100	620	2.50	1,550
Village Core (mixed use)	2.7	90	243	2.50	608
<b>Total</b>	<b>38.1</b>		<b>1,490</b>		<b>4,274</b>

Units/ha (excluding parks, roads, PUL) 39

People/ha (excluding parks, roads, PUL) 112

### 14.1 Schools and Open Space

It is expected that Phase 1 will generate approximately 600 K-8 and 500 9-12 school children. Both school boards have indicated that students generated from Phase 1 will likely be bussed to existing schools, which currently have capacity.

Additionally within the first phase a school could be developed on a 3.3 ha site, but it is more likely that the students will be bussed to schools outside of the community, until the entire Riverbend community is developed.

Phase 1 will dedicate 10% of the gross developable area as municipal reserve, and therefore the residents of Phase 1 will have sufficient parks and open space to serve their recreation needs.

An institutional site designed to accommodate a fire hall shall be part of Phase 1.

### 14.2 Transportation

Abasands Dr. will be extended to provide access to Phase 1. Collectors and local roads within Phase 1 will be constructed to provide access to the dwelling units.

The access road (Abasands Dr.) is located on RMWB and Provincial lands. Agreements will be required to ensure the right-of-way for the road is established.

As previously mentioned a gravel emergency access shall be provided to serve Phase 1.

#### **14.3 Emergency Services**

The 0.8 ha institutional site which will accommodate a municipal fire hall will be provided for as part of Phase 1.

#### **14.4 Commercial**

There is 2.7 ha of mixed use commercial lands within Phase 1. This is expected to yield approximately 90,000 sqft of retail and office space. Thus, there is the opportunity to provide for the commercial needs of the Phase 1 residents.

#### **14.5 Servicing**

Infrastructure for Phase 1 will be oversized to service the entire community as required.

Similar to the access road the offsite infrastructure needs to be placed on RMWB and Provincial lands. Thus, right-of-ways with these landowners will need to be established to construct the infrastructure.

## 15 IMPLEMENTATION STRATEGY

### 15.1 Implications for Other Municipal Plans and Bylaws

The implementation of this plan will require amendments to the Municipal Development Plan and the Land Use Bylaw. The amendment to the Land Use Bylaw will include changes to the zoning maps, and not the creation of new land use districts.

### 15.2 Outline Plan

This plan addresses future development in general terms. Prior to re-districting and subdivision, it will be necessary for the RMWB to approve more detailed outline plans to ensure that individual developments are properly planned.

#### Objective

- Establish a more detailed plan for a specific development area prior to re-districting and subdivision.

Outline Plans shall be provided in accordance with the following policies:

*15.2.1 Prior to the approval of re-districting or subdivision that would allow development to proceed, detailed outline plans shall be prepared by the applicant and accepted by the RMWB.*

*15.2.2 Each outline plan must include, to the satisfaction of the RMWB, a practical planning area based on natural and/or servicing boundaries and extending, if necessary, beyond the proponent's land ownership.*

*15.2.3 Each outline plan will provide the content and level of detail required by the RMWB.*

### 15.3 Development Sequence

The development sequence is displayed in Figure 10.

One of several constraints to the full development of Riverbend Point is the capacity of the transportation network. As mentioned earlier, the community cannot be fully developed until a second access has been constructed.

#### Objective

- Ensure that development occurs in an efficient and economical fashion.
- Ensure that development does not significantly impact the existing transportation network in a negative fashion.

The development sequence shall be provided in accordance with the following policies:

*15.3.1 Before phases 2 and 3 are developed, a second access must be constructed.*

*15.3.2 The servicing infrastructure should be constructed in stages recognising that the community will not likely be fully developed in a short time frame, due to transportation network constraints.*



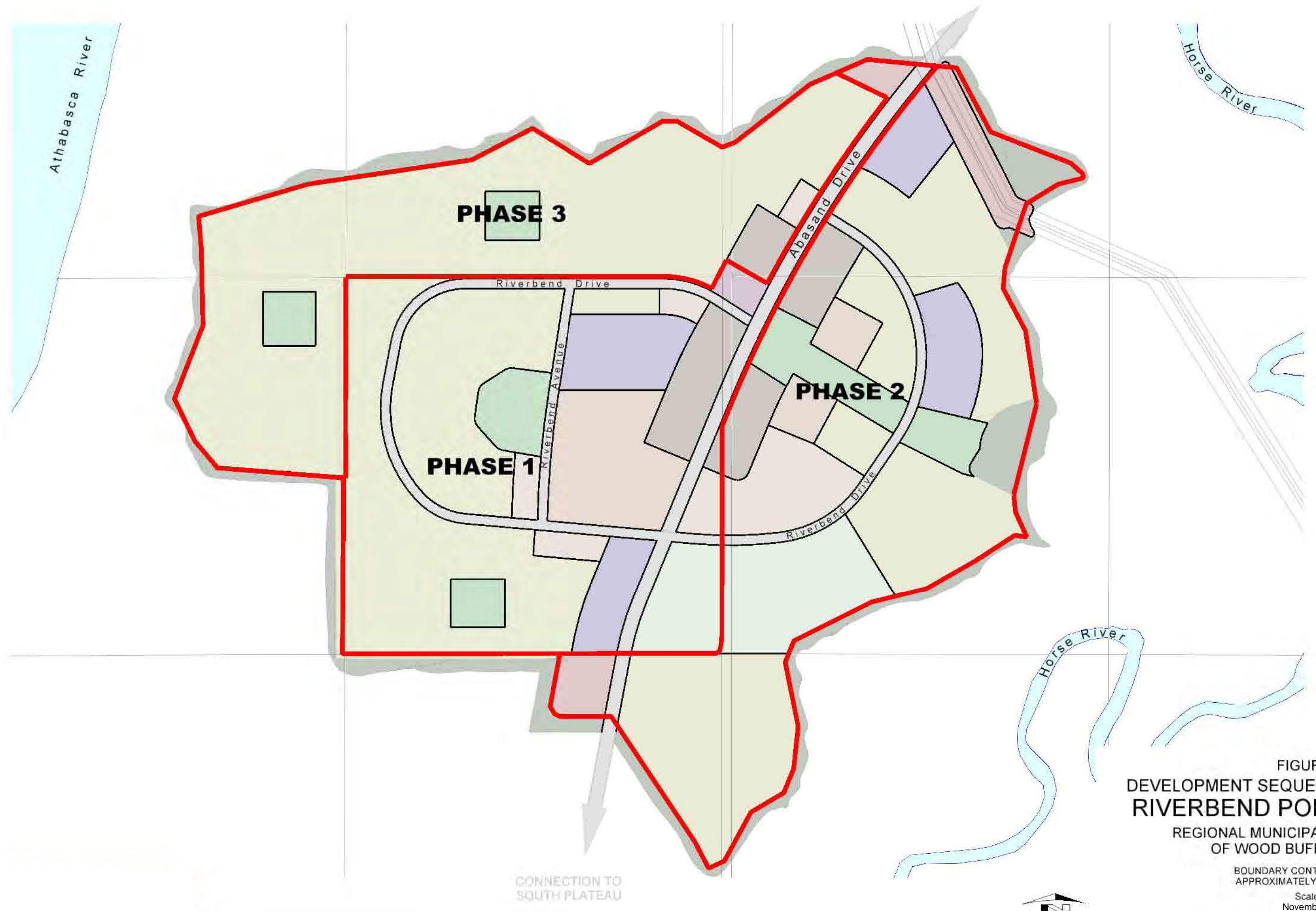


FIGURE 10  
DEVELOPMENT SEQUENCE  
**RIVERBEND POINT**  
REGIONAL MUNICIPALITY  
OF WOOD BUFFALO

BOUNDARY CONTAINING  
APPROXIMATELY 203 ha  
Scale 1:7500  
November, 2010

## REFERENCES

Alberta Energy and Utilities Board, Land Development Package. 2007.

Alberta Sustainable Resource Development. FireSmart: Protecting Your Community from Wildfire, July 2003.

McElhanney, Riverbend Point Traffic Impact Assessment, 2007.

Pioneer Professional Services Group, Riverbend Point Residential Development Environmental Impact Assessment. 2007.

Precedent Environmental Management Inc., Phase 1 Environmental Site Assessment for SE7-89-9-W4, April 2006.

Province of Alberta, Municipal Government Act. Revised Statutes of Alberta 2000. Current as of May 24, 2006.

Province of Alberta, Municipal Government Act – Subdivision and Development Regulation, Alberta Regulation 43/2002. Current as of 2005.

Regional Municipality of Wood Buffalo, Fringe Area Development Assessment Urban Service Area. 2007.

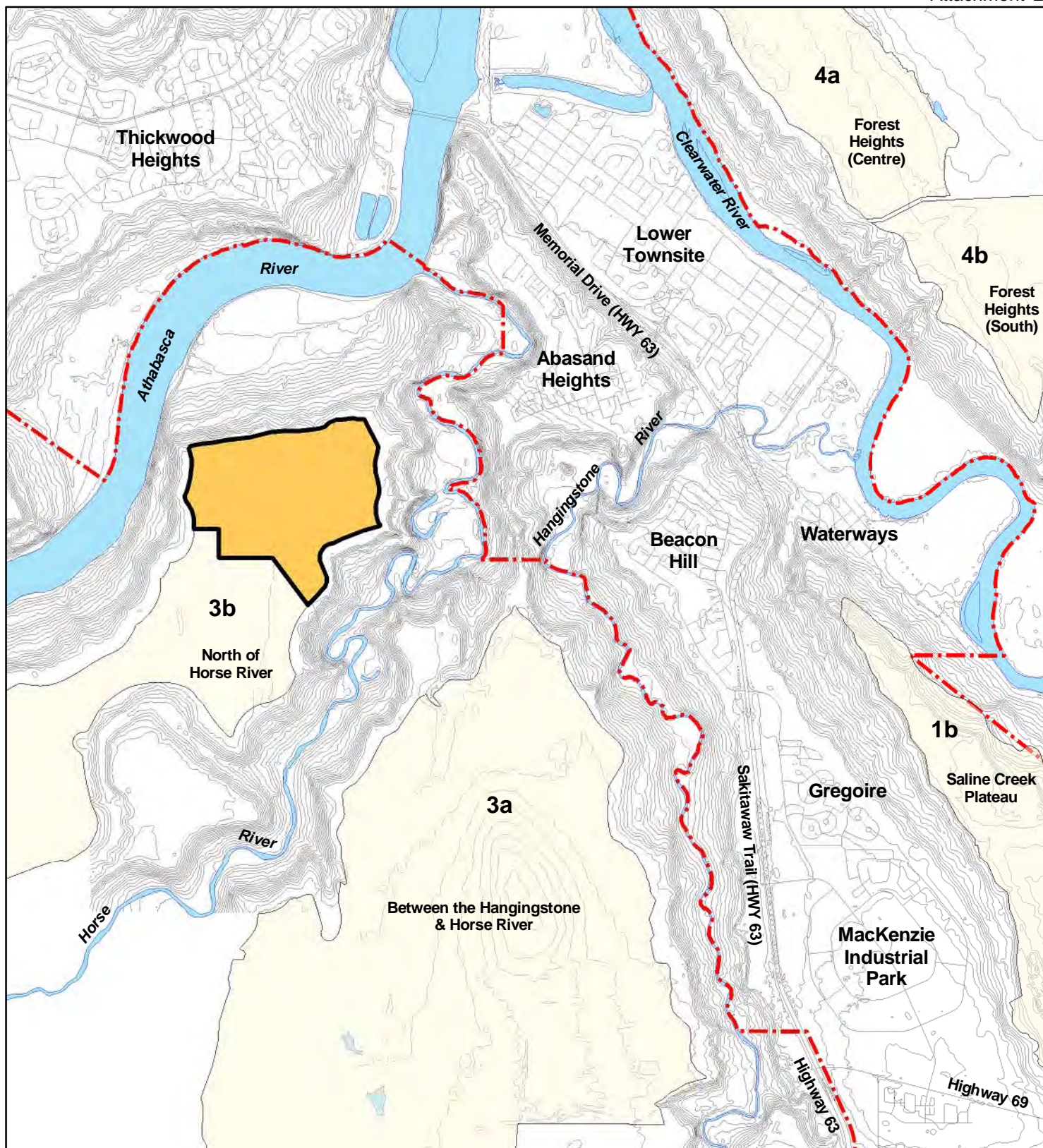
Regional Municipality of Wood Buffalo, Engineering Servicing Standards and Development Procedures, July 2004.

Regional Municipality of Wood Buffalo Land Use Bylaw # 99/059, Consolidated October 6 2006.

Regional Municipality of Wood Buffalo, Municipal Development Plan Bylaw # 00/005, Adopted February 8 2000.

Terracon Geotechnique Ltd, Riverbend Point Development, 2007.





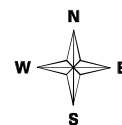
**Subject Area Map**



Proposed Riverbend Point



Development Phasing as outlined in the Fringe Area Development Assessment



**Subject:** Bylaw No. 10/035 – Land Use Bylaw Amendment  
Lots 1-6, Block 13, Plan 3969 ET (7203 - 7213 Cliff Avenue)

**APPROVALS:**

Kelly Kloss, Chief Administrative Officer, Interim  
Dennis Peck, Director

**Recommendation:**

1. THAT Bylaw No. 10/035, being a Land Use Bylaw Amendment to Lots 1-6, Block 13, Plan 3969 ET (7203 - 7213 Cliff Avenue), be read a second time.
2. THAT Bylaw No. 10/035, be read a third and final time.

**Summary:**

An application has been received to amend Land Use Bylaw No. 99/059 by redesignating six properties along Cliff Avenue in Waterways from Environmental Protection District (EP) to Mixed Form Single Detached Residential District (R1M). The intent of the application is to allow for future development of single detached dwellings on the properties.

Administration does not support the redesignation of the property; however, Council may wish to proceed to a public hearing stage. The authority to amend the Land Use Bylaw is vested with Council under the Municipal Government Act.

**Background:**

The subject properties (Attachment 2) existed as legal lots in the area predating current municipal regulations and were transferred directly from the Province of Alberta to individual ownership between 1974 and 1996. Currently, there is a mobile home that is understood to be occupied and storage shed on the properties (Attachment 3), but these structures predate the existing land use designation and are legal non-conforming buildings and uses.

These properties had previously been designated for single family development in the 1986 Waterways Area Redevelopment Plan, but this designation was changed to Environmental Protection District (EP) in 1999 due to concerns regarding slope stability. This amendment proposes to return the land to a Mixed Form Single Detached Residential District (R1M) designation.

To remove an Environmental Protection (EP) designation, information that addresses the environmental concerns must be provided. In this case, a geotechnical report was required to show that the site could reasonably be developed. Slope stability is the critical concern with the site as the subject properties are significantly constrained by high slopes, limited space, and an existing retaining wall along the opposite side of the road right of way.



Slope stability and the suitability of the land for development were also raised as concerns by the community through a public open house held by the applicant (June 29, 2009), as well as through phone and e-mail correspondence directed to the Planning Department.

**Rationale for Recommendation(s):**

The issue of mitigating slope stability concerns was addressed through a geotechnical study presented by the applicant. The study provided a series of recommendations intended to permit the safe development of the properties.

The applicant also provided a design brief detailing a proposed set of development standards that include a narrower rural road standard to access the properties. This would require variances from urban Engineering Servicing Standards, but was defended by the applicant as being necessary given the limitations of the site, as being consistent with the existing conditions in the surrounding area (most areas in Waterways would not meet the current urban road design standards), and as generally being in keeping with best practices.

In review of the proposal, the lower design standards proposed for this development may meet the Alberta Building Code for provision of emergency access to the subject properties; however, there is concern that it may not meet the intent of those provisions (i.e., the limited carriage way could easily be blocked by snow or parked vehicles). In addition, it has been noted that the proposed road to access the sites does not include a turn around area at its end. This may restrict the ability of refuse trucks to access the property. This concern, linked with the proposed grade that exceeds the engineering servicing standards, means that service vehicles will have to back up to turn around, and thereby create a safety issue (Attachment 4).

The surrounding area also has a history of numerous issues managing slope stability and appropriate development standards. While future development could maintain the existing standards and character, and support the overall amenities of the area, developing the site may not be appropriate given existing stability issues. Development with poor access can potentially contribute to already challenging conditions and negatively impact the community as a whole.

There are no specific issues with regard to the proposed land use – as it proposes to maintain the form and character of the community, and the properties are in a location that would be suitable for development if the area could be developed safely and with no impacts on the surrounding community. The proposed designation of Mixed Form Single Detached Residential District (R1M) is the same land use designation in adjacent developed properties. However, there are numerous site issues and it is reasonable to expect that the proposed development would impact the use, enjoyment, amenity, and value of properties and the quality of life of residents in the immediate area.

It is important to distinguish between the Land Use Bylaw amendment process and the development permit process. The Land Use Bylaw amendment, if approved, identifies potential development opportunities and the general siting provision thereof. The development permit process is a detailed permission to allow a specific use in a prescribed form that will meet the general intent of the Land Use Bylaw process. A Land Use Bylaw amendment is not permission

to develop and not a guarantee that a permit will be issued. The process is one of incremental commitment to the final site development. Notwithstanding that the eventual Land Use Bylaw may permit a variety of land uses, the proponent will still need to prove that they can properly develop the site. The development permit process will engage requirements for more detailed plans before any construction can proceed.

**Although Administration does not support this application,** recommendations have been provided should Council wish to proceed with second and third readings once the public hearing has concluded.

**Attachments:**

1. Bylaw No. 10/035
2. Subject Area Map
3. Aerial Photo of Subject Area
4. Cliff Avenue Site Photographs

**BYLAW NO. 10/035**

**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 changing the land use designation of Lots 1-6, Block 13, Plan 3969 ET from EP – Environmental Protection District to R1M – Mixed Form Single Detached Residential District as shown on Schedule A, attached hereto and forming part of this 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 9<sup>th</sup> day of November, A.D. 2010.

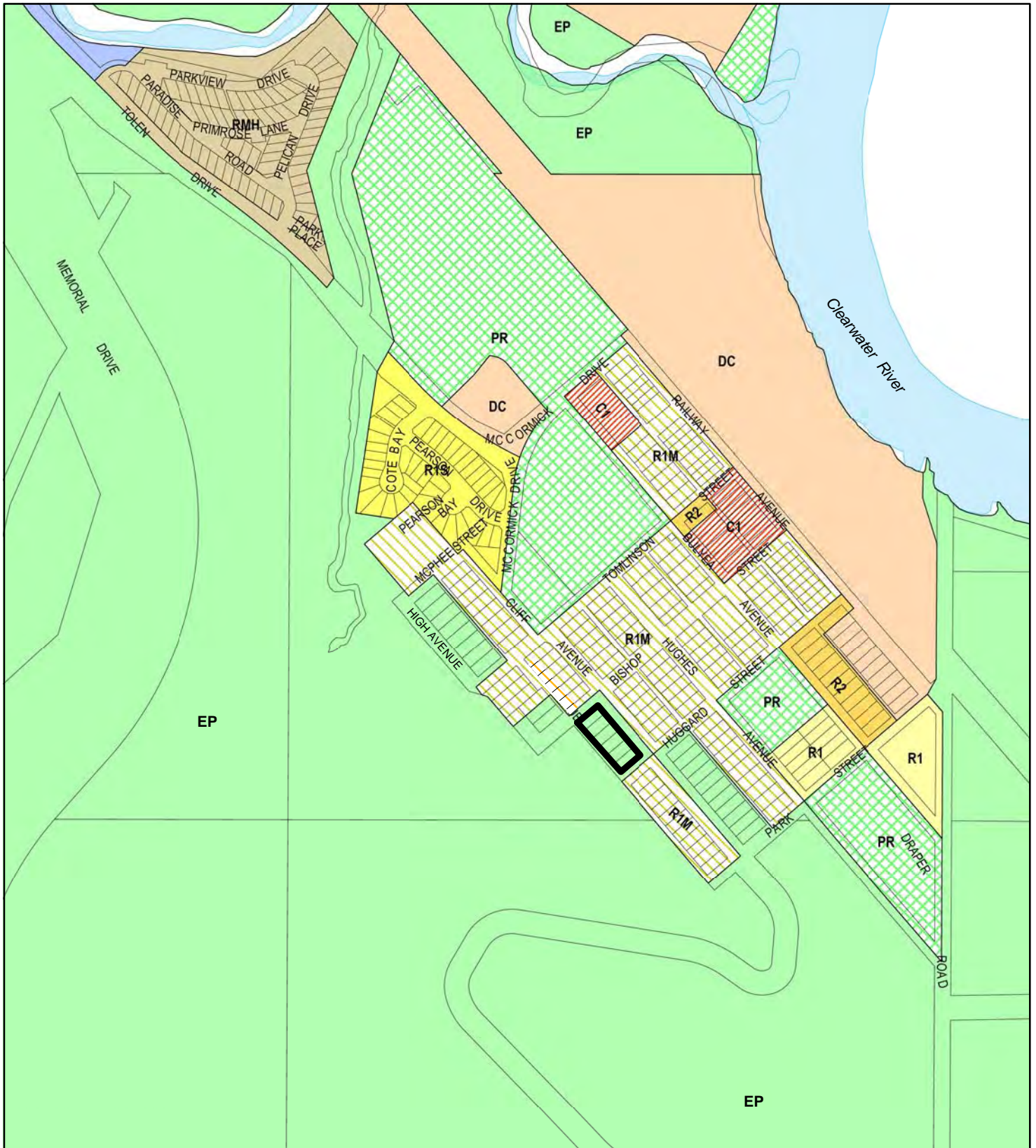
READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2010.

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



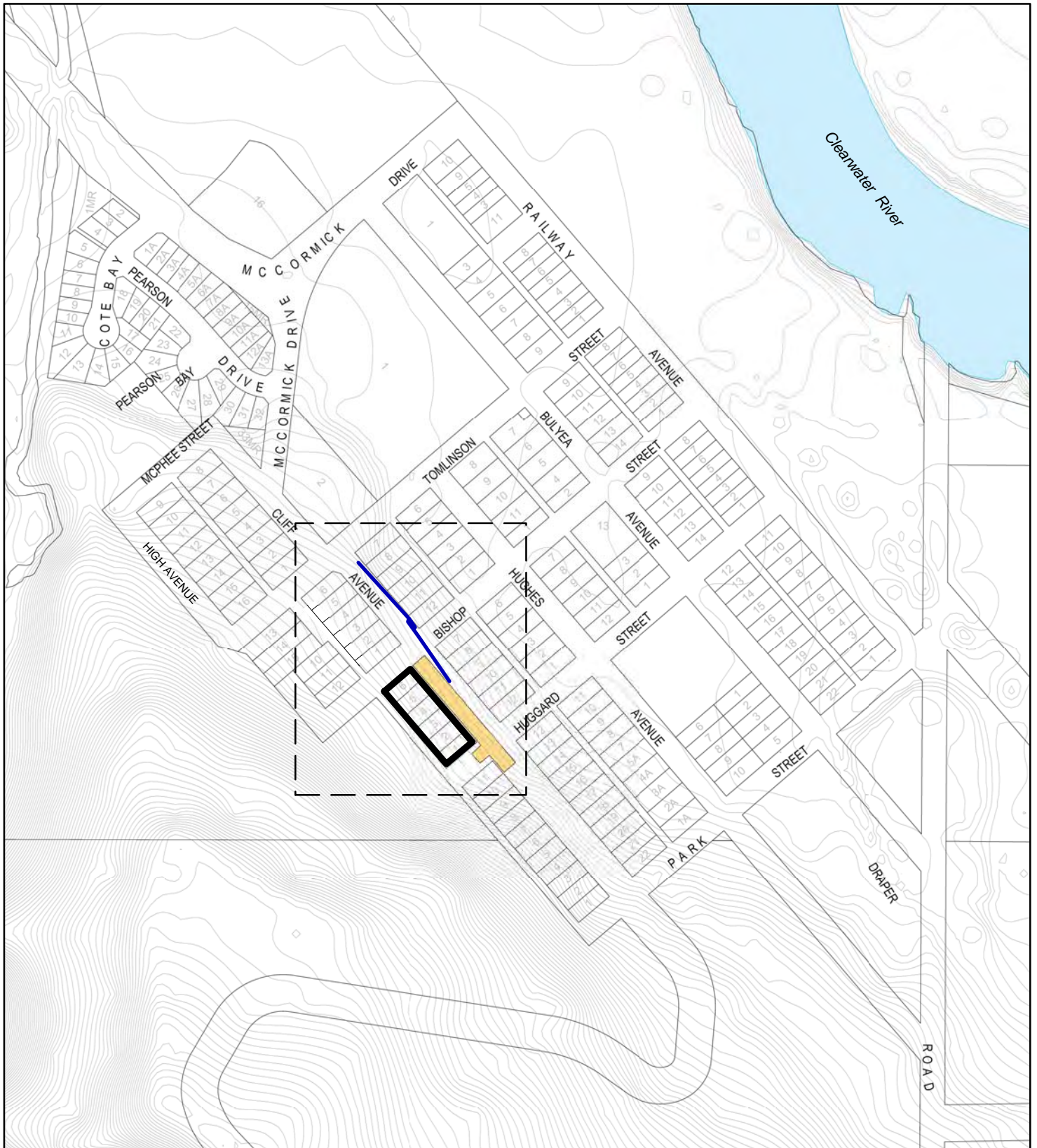
### LAND USE BYLAW AMENDMENT




Lots 1-6, Block 13, Plan 3969 ET (7203-7213 Cliff Avenue)  
 From EP (Environmental Preservation)  
 To R1M (Mixed Form Single Detached Residential)








**Subject Area Map**

 Lots 1 - 6, Block 13, Plan 3969 ET (7203 - 7213 Cliff Avenue)

 Proposed Extension of Cliff Avenue

 Aerial Photo Area (Attachment 3)



 Retaining Wall







Aerial Photo of Subject Area

-  Lots 1 - 6, Block 13, Plan 3969 ET (7203 - 7213 Cliff Avenue)
-  Proposed Extension of Cliff Avenue











**Photo 5**



**Photo 6**




**Photo 7**





Cliff Avenue Site Photographs

 Lots 1 - 6, Block 13, Plan 3969 ET (7203 - 7213 Cliff Avenue)



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

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

**Administrative Recommendation(s):**

THAT Bylaw No. 10/036, being a Land Use Bylaw Amendment specific to the Longboat Landing District, 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, be read a first time.

THAT the Longboat Landing, Volume 1: Land Use Planning Brief (2004) be repealed upon the third reading of Bylaw No. 10/036.

**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.

**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; Units 6 to 8, Plan 074 0836; Plan 074 0893; Plan 082 1660; Plan 074 1021; Plan 074 1008; Plan 074 0836 (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 \_\_\_\_\_ day of \_\_\_\_\_, A.D 2010.

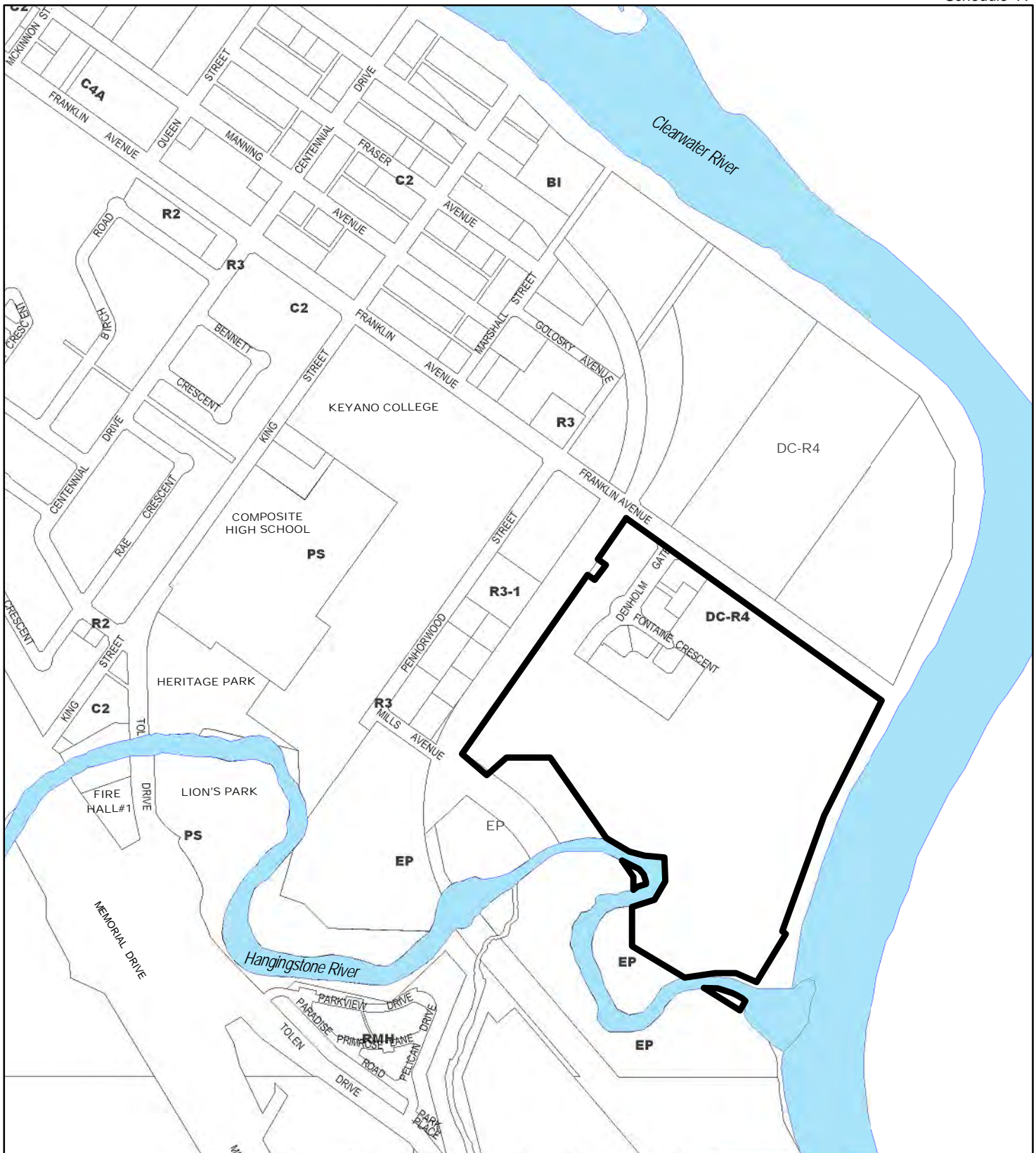
READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2010.

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 0824071  
 Unit 3, Plan 0740808, Units 6 To 8, Plan 0740836  
 Plan 0740893, Plan 0821660, Plan 0741021, Plan 0741008, Plan 0740836





## **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): 50.0m<sup>2</sup> per unit**
  - (ii) Street-Oriented Townhousing (corner lot or end unit): 85.0m<sup>2</sup> 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 m<sup>2</sup> per unit**
  - (ii) For above grade units: 4.0m<sup>2</sup> 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 m<sup>2</sup> and one shrub for each 25 m<sup>2</sup> 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 m<sup>2</sup> 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):**

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 first 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 2800m<sup>2</sup> 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 \_\_\_\_\_ day of \_\_\_\_\_, 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



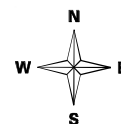
## LAND USE BYLAW AMENDMENT



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



7926 Franklin Avenue (Storage Yard)



**Subject: 2010 Capital Budget Amendments – Revised and Cancelled Projects****APPROVALS:**

Kelly Kloss, Chief Administrative Officer, Acting  
Terry Morton, Divisional Manager  
Elsie Hutton, Chief Financial Officer

**Administrative Recommendation(s):**

THAT the 2010 Capital Budget and the future cash flow of multiple year projects be amended as summarized on Attachments 1 and 2 respectively (Capital Budget Amendments, dated November 30, 2010 and Capital Budget Amendments – Multiple Year Projects, dated November 30, 2010).

**Summary:**

As part of Administration's effort to address project management and project delivery, a continuing review of all capital projects has been undertaken resulting in a number of capital budget amendments. This report requests Council's approval for an amendment that will bring about an increased requirement of \$16,355,000 in capital project funding. Since Council is the approving authority for the Capital Budget, amendments must also be approved by Council.

**Background:**

Capital budget amendments are an ongoing process. Many amendments are identified and presented to Council on an individual basis due to the specific nature and timing of the request. The capital budget amendments addressed in this report include capital projects recommended for budget revision and those for cancellation.

Meetings were held to discuss project status, schedules and cash flow. Budget requirements were reviewed for projects with scope and/or funding changes. Projects were identified for cancellation if they were no longer viable or consolidated with other projects.

The rationale for the amendment of capital projects are included in the attached individual capital budget amendment forms.

**Budget/Financial Implications:**

The approval of the capital budget amendments identified will allow projects to proceed as scheduled as well as allow for release of funding from cancelled projects.

The full budget impact of amendments included in this report is presented in Attachments 1-3.



Attachment 1 includes 2 sections: Revised projects and Projects cancelled. It presents the total cost of projects recommended for revision as well as those recommended for cancellation. The first section of this attachment presents 6 projects for budget revision while the second section presents 6 projects recommended for cancellation. As detailed in this attachment, the net increased capital funding required as a result of amending these projects is \$16,355,000.

Attachment 2 shows the changes in cash flow of multiple year projects included in this report. Since multiple year projects are pre-approved for future years by Council in order to proceed seamlessly and tenders to be awarded, amendments in cash flows of these projects have to be presented to Council for pre-budget approval.

Attachment 3 shows impact of cash flows from this proposed amendment by years as 2010 and prior, 2011 and thereafter. This is also reflected below:

2010 and prior	\$ 2,055,000
2011	12,500,000
Thereafter	<u>1,800,000</u>
Total	<u>\$16,355,000</u>

In accordance with section 25 of the *Freedom of Information and Protection of Privacy Act*, R.S.A, 2000 c F-25, individual project financial provisions of Attachments 1 – 15 will remain confidential until the business risk is removed.

**Attachments:**

- 1 Capital Budget Amendments – November 30, 2010 – CONFIDENTIAL.
- 2 Capital Budget Amendments – Multiple year projects – November 30, 2010  
CONFIDENTIAL.
- 3 Capital Budget Amendments – Cash flows by years – November 30, 2010 –  
CONFIDENTIAL.
- 4 – 15 Capital Budget Amendment Request Sheets – November 30, 2010 - CONFIDENTIAL.

**Subject: GENERAL ACCOUNTS RECEIVABLE WRITE OFF****APPROVALS:**

Kelly Kloss, Chief Administrative Officer, Acting  
Terry Morton, Divisional Manager  
Elsie Hutton, Director

**Administrative Recommendation:**

THAT the outstanding accounts receivable arrears identified in Attachment 1 – Recommended Accounts for Write Off, dated November 2010, be written off.

**Summary:**

Account Write Off Policy FIN-080 guides the treatment of accounts of the municipality. The account arrears recommended for write off are in excess of \$3,000 per account and therefore require Council approval.

**Background:**

An analysis of outstanding receivables is completed monthly. An allowance for doubtful accounts is provided for accounts in excess of 90 days even though collection efforts continue. The accounts identified for write-off are for a number of services offered including bulk water and solid waste fees, emergency response and adjusting traffic signals to accommodate the passage of over size loads. With the exception of emergency response, future services will not be offered until payment is made for any outstanding amounts. Customer credit is reviewed prior to establishing an account.

**Budget/Financial Implications:**

Administration had established a bad debt allowance for accounts in excess of 90 days overdue. Therefore, there is no impact on the 2010 Operating Budget when the overdue accounts are written off.

**Rationale for Recommendation:**

Accounts overdue in excess of 90 days follow a standard collection process that includes telephone contact and final demand letters. The services of an external collection agency are also engaged. All the efforts to collect have been exhausted and collection is not anticipated. Although an account is written off, the external collection agency is able to continue with their efforts since they are paid a commission for each successful collection made.

**Attachment:**

1. Recommended Accounts for Write Off, dated November 2010

**Regional Municipality of Wood Buffalo  
Recommended Accounts for Write Off  
November 2010**

<b>General Receivables</b>		
<b>Account #</b>	<b>Last Activity Date</b>	<b>Balance</b>
17171	Apr.30/10	\$ 3,663.44
21389	Apr.30/10	3,010.05
22707	Apr.30/10	3,962.56
<b>Total Write Off</b>		<b><u>\$ 10,636.05</u></b>