



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Council Meeting

Jubilee Centre Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, March 24, 2009
6:00 p.m.

Agenda

Call to Order

Opening Prayer

Adoption of Agenda

Minutes of Previous Meetings

1. Regular Meeting – March 10, 2009

Delegations

2. Mr. Don Thompson, President, The Oil Sands Developers Group re: Oil Sands Industry Forecast Update and Implications
 - Business arising out of delegation

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

Public Hearings – None Scheduled

Bylaws

3. Debenture Borrowing for 2009 Public Works Capital Projects (8 Bylaws for 2nd and 3rd readings)
4. Bylaw No. 09/014 – Amendment to Highway 63 North Water Supply Line Local Improvement Bylaw (1st, 2nd, and 3rd readings)

5. Bylaw No. 09/007 – Land Use Bylaw Amendment – Lot 25, Block 2, Plan 852 0247, (177 Northland Drive, Conklin) (*1st reading*)

Reports

6. Capital Budget Amendment – Rural Core Amenities

New and Unfinished Business

Updates

- Mayor's Update
- Reporting of Councillors on Boards and Committees
- Administrative Update

Adjournment

 REGIONAL MUNICIPALITY OF WOOD BUFFALO	Request To Make A Presentation At A Council Meeting Or Public Hearing
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Requests to make a public presentation must be received by 12:00 noon on the Wednesday immediately preceding the scheduled meeting/hearing. *Presentations are a maximum of 5 minutes in duration.* Additional information may be submitted to support your presentation.

CONTACT INFORMATION	
Name of Presenter:	Don Thompson, President, The Oil Sands Developers Group
Mailing Address:	617 - 8600 Franklin Ave. Fort McMurray, AB T9H 4G8
Telephone Number:	780-790-1999 (Day) <i>If we cannot confirm your attendance, your request may be removed from the Agenda.</i>
E-Mail Address (if applicable):	don.thompson@oilsandsdevelopers.ca
PRESENTATION INFORMATION	
Preferred Date of Presentation:	March 24, 2009
Topic:	Oil sands industry forecast update and implications
Please List Specific Points/Concerns: If speaking at a Public Hearing, clearly state your support or opposition to the bylaw along with any related information:	1. <u>The industry has experienced a major deferral of growth projects resulting in cancellation of billions of dollars of construction activity in Wood Buffalo.</u> 2. <u>This has resulted in reduced forecasts of additional full-time employees coming in to region, and hence, a reduced projected population</u> 3. <u>Representing over 85% of the property tax revenue to Wood Buffalo, OSDG members support quality of life for our citizens & employees but are concerned about 2009 budget considerations</u>
Action Being Requested of Council:	OSDG members are requesting a more collaborative approach with Council and Administration in the entire budget cycle and are seeking to work with you in finding ways to hold the line on 2009 property taxes given the extraordinary economic times we all find ourselves in

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

Please return completed form, along with any additional information, to:

Chief Legislative Officer
 Regional Municipality of Wood Buffalo
 9909 Franklin Avenue
 Fort McMurray, AB T9H 2K4
 Telephone: (780) 743-7001
 Fax: (780) 743-7028

Please Note: All presentations are heard at a public meeting; therefore, any information provided is subject to FOIP guidelines and may be released upon request.



THE OIL SANDS
DEVELOPERS GROUP

Energy From Athabasca

Oil Sands: An Industry Update

Presented by: Don Thompson, President OSDG

**Presented to: The Regional Municipality of Wood
Buffalo – Mayor and Council**

Meeting

Date: March 24, 2009

Athabasca Deposit Region – Status of Proposed Oil Sands Projects Under Construction/Approved/Application (Jan. 2009)



Projects – Under Construction	Status	Est. Start Up	Barrels/day
Devon Jackfish Insitu Ph. 2	Construction	2011	35,000
EnCana Christina Lk. Insitu Ph. 1C	Construction	2010	40,000
MEG Energy Christina Lk. Insitu Ph. 2A	Construction	2009	22,000
Suncor Voyageur and Firebag insitu Ph. 3	Construction (suspended)	TBD (was 2012)	
Shell Exp 1 (Jackpine Mine Ph. 1A/MRM facilities)	Construction	2010	100,000
Statoil Hydro Leismer Demo Insitu	Construction	2009	10,000
Projects- ERCB Approval	Status	Est. Start Up	Barrels/day
Shell Jackpine Mine Ph. 1B	Approved /delayed	TBD (was 2012–14)	200,000
CNRL Horizon 2/3	Approved/delayed	TBD	110,000
Petro-Canada Fort Hills Mine Ph. 1 and debottleneck	Approved /delayed	TBD (was 2011)	191,000
Opti/Nexen Long Lake Phase 2	Approved /delayed	TBD (was 2013)	70,000
Imperial Kearn Mine Ph. 1,2,3	Approved	2012 – 2018	300,000
Husky Sunrise insitu Ph. 1 - 4	Approved	2013– 2018	200,000
Connacher Gret Divide Pod 2 (Algar)	Approved /delayed	TBD (was 2009)	10,000
ConocoPhillips Surmont Ph. 2	Approved	2013	83,000
EnCana Christina Lake Insitu Ph. 1D	Approved	2011	40,000
Petro-Canada Meadow Cr. Insitu Ph. 1 & 2	Approved	TBD	80,000
Petro-Canada McKay River insitu Ph. 2	Approved	2012	40,000

Total potential bitumen production for projects currently:

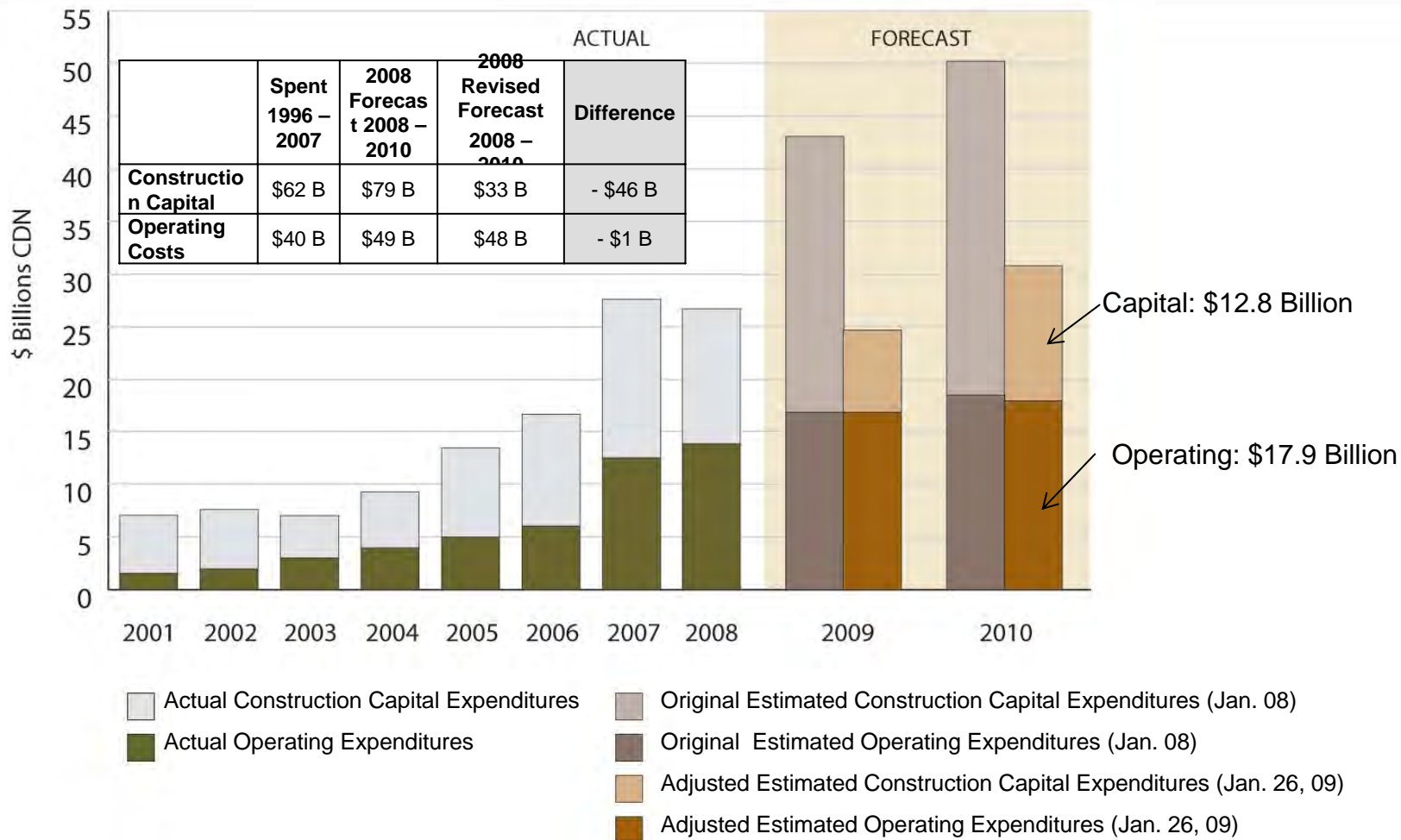
- Under construction – 207,000 bpd
- Under ERCB approval – 1,324,000 bpd
- Under regulatory application – 1,600,000 bpd

Note: Even approved projects that have not officially deferred or delayed are experiencing delays and the their timing is not clear

Data source: adapted from Strategy West Jan. 2009

Under Application	Under Application	Under Application	Under Application
Shell Jackpine Min Ph. 2	EnCana Borealis Insitu Ph. 1	CNRL Kirby insitu Ph. 1	MEG Christina Lake insitu Ph. 2B-3B
Shell Pierre River Mine	Suncor Firebag Insitu Ph.4-6	EnCana Foster Cr. insitu 1F	Nexen/Opti Long Lake south Ph. 1&2
Total Northern Lights Mine (withdrawn)	Suncor Debottleneck Ph.3-6	Enerplus Kirby insitu Ph. 1	Petrobank May River insitu Ph. 1
Total Joslyn Mine Ph. 1 & 2	Sunshine Oilsands Harper CSS	Husky McMullen pilot Ph. 1	Serrano Blackrod insitu pilot
Suncor Voyageur Mine Ph. 1	Total Joslyn Insitu Ph. 3A	Korea National Black Gold Ph.1	StatoilHydro Kai Kos Dehseh
Athabasca Oil Sands MacKay insitu Pilot	Value Creation Terre de Grace insitu pilot	Laracina Saleski insitu pilot	Laracina Germain insitu pilot

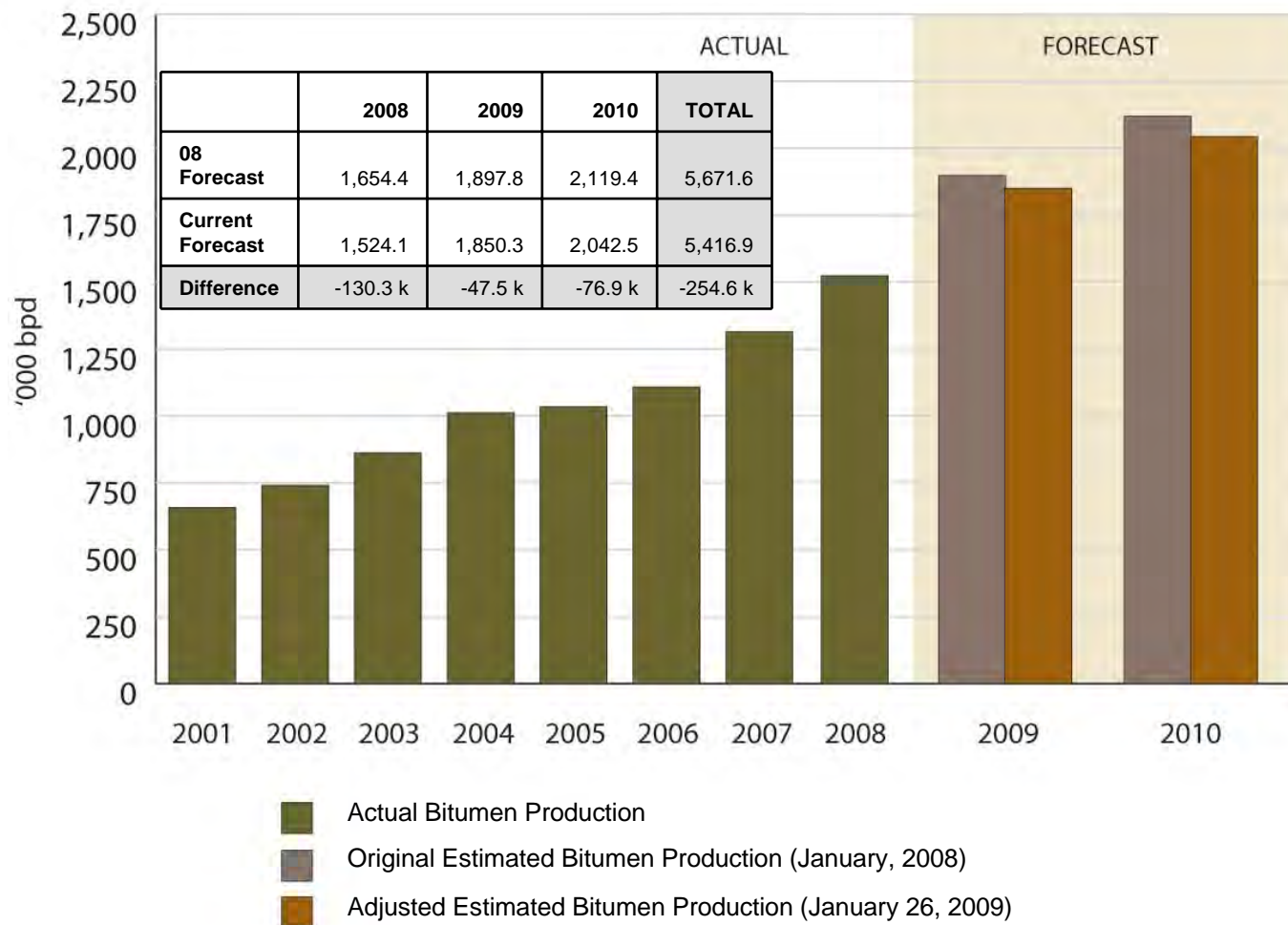
Combined oil sands expenditures: historical and estimated¹



¹2008 construction capital expenditure estimate for all Alberta oil sands projects, including related pipeline, upgrader and co-generation projects – original estimates (January, 2008) and adjusted (January 26, 2009) per public announcements.

Source: *Construction Capital: CAPP and Nichols Applied Management, Operating Expenditure – Nichols Study*

Despite setbacks, oil sands production expected to increase¹

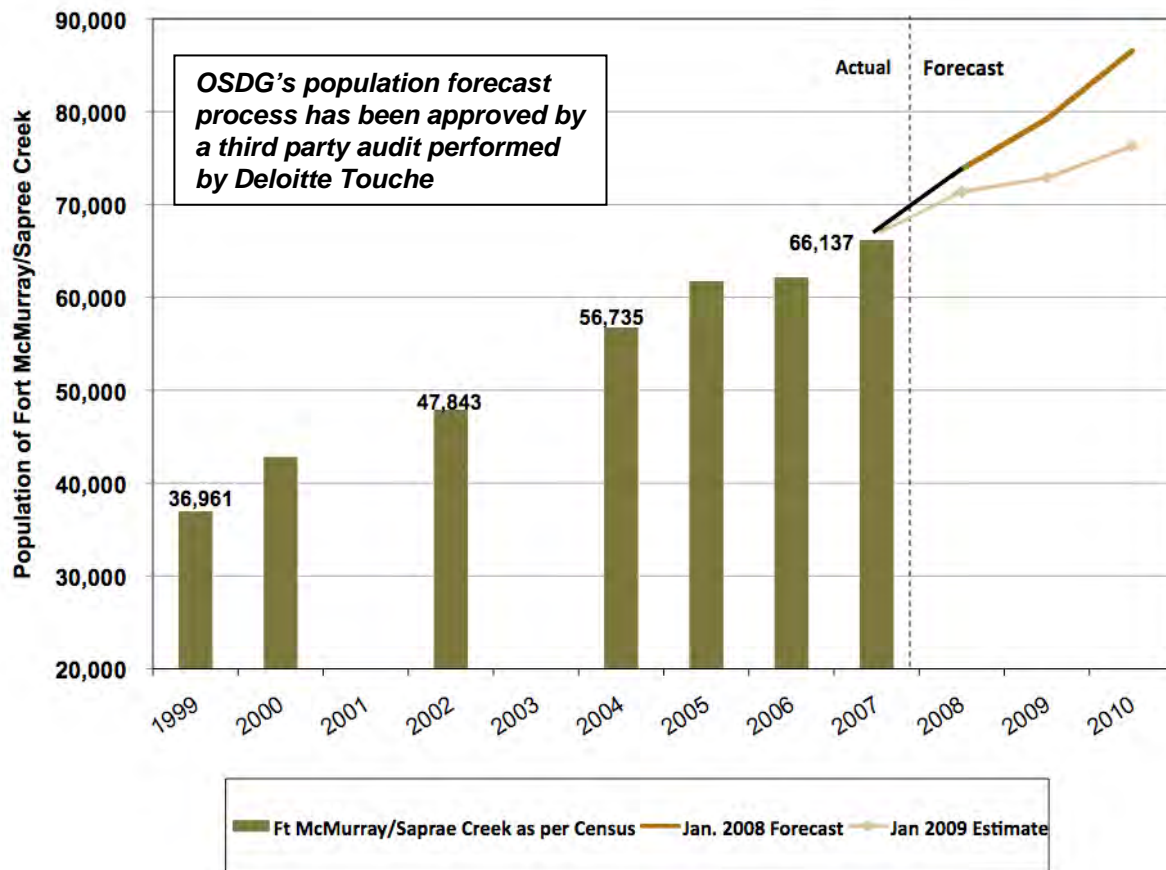


¹Bitumen forecast for all Alberta oil sands projects – original estimate (January, 2008) and adjusted estimate per public announcements (January 26, 2009)

Source: CAPP and Nichols Applied Management

Projected population growth has shrunk to 2.2% / yr

- OSDG '04 forecast population for '07 was 67,391 (2007 Census: 66,137)
- Reduction in growth from 8%/yr to 2.2%/yr to 2010
- Camp population not included but has also declined dramatically



Disclaimer

This presentation contains forward-looking information. Actual results could differ materially due to market conditions, changes in law or government policy, changes in operating conditions and costs, changes in project schedules, operating performance, demand for oil and gas, commercial negotiations or other technical and economic factors.

For more information contact:

The Oil Sands Developers Group
617 – 8600 Franklin Avenue
Fort McMurray, AB T9H 4G8
Canada
Ph: 780-790-1999

E-mail: info@oilsandsdevelopers.ca



Subject: Debenture Borrowing for 2009 Public Works Capital Projects

APPROVALS:

D'arcy Elliott, Deputy Chief Administrative Officer
Kevin Greig, Acting Chief Administrative Officer

Administrative Recommendation(s):

1. THAT Bylaw No. 09/001, being a debenture borrowing bylaw amendment for the Regional Landfill project, be read a second time.
2. THAT Bylaw No. 09/001 be read a third and final time.
3. THAT Bylaw No. 09/002, being a debenture borrowing bylaw amendment for the Franklin/Riedel Upgrade & Rehabilitation project, be read a second time.
4. THAT Bylaw No. 09/002 be read a third and final time.
5. THAT Bylaw No. 09/003, being a debenture borrowing bylaw amendment for the Fort MacKay Bridge Replacement project, be read a second time.
6. THAT Bylaw No. 09/003 be read a third and final time.
7. THAT Bylaw No. 09/004, being a debenture borrowing bylaw amendment for the Athabasca Water Treatment Plant Expansion project, be read a second time.
8. THAT Bylaw No. 09/004 be read a third and final time.
9. THAT Bylaw No. 09/006, being a debenture borrowing bylaw amendment for the Roads/Fleet and Transit Shared Facility project, be read a second time.
10. THAT Bylaw No. 09/006 be read a third and final time.
11. THAT Bylaw No. 09/008, being a debenture borrowing bylaw for the Transit Terminals project, be read a second time.
12. THAT Bylaw No. 09/008 be read a third and final time.
13. THAT Bylaw No. 09/009, being a debenture borrowing bylaw amendment for the Solid Waste Shop/Office project, be read a second time.
14. THAT Bylaw No. 09/009 be read a third and final time.

15. THAT Bylaw No. 09/013, being a debenture borrowing bylaw for the Jubilee Centre Renovation Construction project, be read a second time.
16. THAT Bylaw No. 09/013 be read a third and final time.

Summary:

Council approval of debenture borrowing is required in order to proceed with projects previously approved through the capital budget process.

Background:

The following projects, as approved by Council on December 9, 2008, identify debenture borrowing as a source of funding:

Bylaw Number	Project Name	Debenture Amount
09/001	Regional Landfill	\$20,194,974
09/002	Franklin/Riedel Upgrade & Rehabilitation	\$5,537,298
09/003	Fort MacKay Bridge Replacement	\$17,330,800
09/004	Athabasca Water Treatment Plant Expansion	\$70,120,669
09/006	Roads/Fleet and Transit Shared Facility	\$56,949,600
09/008	Transit Terminals	\$5,600,000
09/009	Solid Waste Shop/Office	\$6,780,400
09/013	Jubilee Centre Renovation – Construction	\$23,000,000
	Total Debenture Amount	\$205,513,741

Budget/Financial Implications:

A total of \$205,513,741 in debenture borrowing, ranging from 10-25 years in duration, is required for the above projects. Included in the total debenture borrowing is \$50,946,253 of debt approved in previous debenture bylaws which are now subject to amendment.

Rationale for Recommendation(s):

Each of the above-noted projects was approved through the 2009 Capital Budget process and identifies debenture borrowing as a source of funding. If debenture borrowing is not approved, the projects must either be halted midstream or otherwise cannot proceed as planned. Debenture funds are drawn down by the Municipality only when a project commences and funds have been committed or expended, therefore, no costs are incurred if a project is delayed or does not proceed as planned.

As all of the noted projects exceed five (5) years in duration, advertising is required in accordance with Section 251 of the Municipal Government Act.

Attachments:

1. Bylaw No. 09/001 w/amortization schedule
2. Bylaw No. 09/002 w/amortization schedule
3. Bylaw No. 09/003 w/amortization schedule
4. Bylaw No. 09/004 w/amortization schedule
5. Bylaw No. 09/006 w/amortization schedule
6. Bylaw No. 09/008 w/amortization schedule
7. Bylaw No. 09/009 w/amortization schedule
8. Bylaw No. 09/013 w/amortization schedule
9. Project Scope

BYLAW NO. 09/001

WHEREAS the Municipal Council of the Regional Municipality of Wood Buffalo has passed Bylaw No. 07/011 authorizing the issuance of a debenture of FIVE MILLION TWO HUNDRED EIGHTY SIX THOUSAND ONE HUNDRED FORTY SEVEN DOLLARS (\$5,286,147.00) xx/100 DOLLARS in respect of the project known as the Regional Landfill, the total cost of which project is estimated to be TWENTY FOUR MILLION FOUR HUNDRED TEN THOUSAND DOLLARS (\$24,410,000.00) xx/100 DOLLARS;

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to increase the amount of borrowing authorized in respect of the aforesaid project;

NOW, THEREFORE, the Municipal Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

1. The purpose of this Bylaw is to authorize the borrowing of additional monies to finance the cost of the project known as the Regional Landfill (the "Project");
2. The authorized expenditure for the Project is hereby increased from TWENTY FOUR MILLION FOUR HUNDRED TEN THOUSAND DOLLARS (\$24,410,000.00) xx/100 authorized by Bylaw 07/011 to THIRTY EIGHT MILLION FIVE HUNDRED FORTY NINE THOUSAND NINE HUNDRED SEVENTY FOUR DOLLARS (\$38,549,974.00) xx/100;
3. The borrowing in the amount of FIVE MILLION TWO HUNDRED EIGHTY SIX THOUSAND ONE HUNDRED FORTY SEVEN DOLLARS (\$5,286,147.00) xx/100 for the Project authorized by Bylaw 07/011 is hereby increased by FOURTEEN MILLION NINE HUNDRED EIGHT THOUSAND EIGHT HUNDRED TWENTY SEVEN DOLLARS (\$14,908,827.00) xx/100 to TWENTY MILLION ONE HUNDRED NINETY FOUR THOUSAND NINE HUNDRED SEVENTY FOUR (\$20,194,974.00) xx/100 DOLLARS;
4. The maximum rate of interest of the borrowing hereby authorized will be the same as authorized by Bylaw 07/011, namely 14% per annum;
5. The term of the borrowing hereby authorized will be the same as authorized by Bylaw 07/011, 20 (twenty) years;
6. The terms of repayment of the borrowing authorized hereby will be the same as Bylaw 07/011, either annual or semi-annual payments;
7. The sources of money to be used to pay the principal and interest owing under the borrowing hereby authorized will be the same as those authorized under Bylaw 07/011;

8. Bylaw 07/011 is hereby amended in accordance with the terms of this Amending Bylaw;
9. This Amending Bylaw shall be advertised in accordance with requirements of the *Municipal Government Act*, SA 2000, c. M-26, as amended.
10. 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 in Council this 24th day of February, 2009.

READ a second time in Council this _____ day of _____, 2009.

READ a third time in Council this _____ day of _____, 2009.

SIGNED and PASSED this _____ day of _____, 2009.

Mayor

Chief Legislative Officer

Sample Debenture Amortization Schedule

Regional Landfill

Principal \$20,194,974.00
 *Budgeted Interest for 20 year debt 5.10%
 Term 20
 Payments \$1,634,265.53

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$20,194,974.00
1	\$20,194,974.00	\$1,029,943.67	\$1,634,265.53	\$604,321.85	\$19,590,652.15
2	\$19,590,652.15	\$999,123.26	\$1,634,265.53	\$635,142.27	\$18,955,509.88
3	\$18,955,509.88	\$966,731.00	\$1,634,265.53	\$667,534.52	\$18,287,975.36
4	\$18,287,975.36	\$932,686.74	\$1,634,265.53	\$701,578.78	\$17,586,396.57
5	\$17,586,396.57	\$896,906.23	\$1,634,265.53	\$737,359.30	\$16,849,037.27
6	\$16,849,037.27	\$859,300.90	\$1,634,265.53	\$774,964.63	\$16,074,072.64
7	\$16,074,072.64	\$819,777.70	\$1,634,265.53	\$814,487.82	\$15,259,584.82
8	\$15,259,584.82	\$778,238.83	\$1,634,265.53	\$856,026.70	\$14,403,558.12
9	\$14,403,558.12	\$734,581.46	\$1,634,265.53	\$899,684.06	\$13,503,874.06
10	\$13,503,874.06	\$688,697.58	\$1,634,265.53	\$945,567.95	\$12,558,306.10
11	\$12,558,306.10	\$640,473.61	\$1,634,265.53	\$993,791.92	\$11,564,514.19
12	\$11,564,514.19	\$589,790.22	\$1,634,265.53	\$1,044,475.30	\$10,520,038.88
13	\$10,520,038.88	\$536,521.98	\$1,634,265.53	\$1,097,743.54	\$9,422,295.34
14	\$9,422,295.34	\$480,537.06	\$1,634,265.53	\$1,153,728.46	\$8,268,566.88
15	\$8,268,566.88	\$421,696.91	\$1,634,265.53	\$1,212,568.62	\$7,055,998.26
16	\$7,055,998.26	\$359,855.91	\$1,634,265.53	\$1,274,409.62	\$5,781,588.64
17	\$5,781,588.64	\$294,861.02	\$1,634,265.53	\$1,339,404.51	\$4,442,184.14
18	\$4,442,184.14	\$226,551.39	\$1,634,265.53	\$1,407,714.14	\$3,034,470.00
19	\$3,034,470.00	\$154,757.97	\$1,634,265.53	\$1,479,507.56	\$1,554,962.44
20	\$1,554,962.44	\$79,303.08	\$1,634,265.53	\$1,554,962.44	(\$0.00)
Total		Interest \$12,490,336.55	Payment \$32,685,310.55	Principal \$20,194,974.00	

* The interest rate reflected above was based on the assumptions utilized during the 2009 Capital Budget development. Rate differentials are based on the term of the borrowing.

BYLAW NO. 09/002

WHEREAS the Municipal Council of the Regional Municipality of Wood Buffalo has passed Bylaw No. 07/014 authorizing the issuance of a debenture of THREE MILLION FIVE HUNDRED THIRTY SEVEN THOUSAND TWO HUNDRED NINETY EIGHT DOLLARS (\$3,537,298.00) xx/100 DOLLARS in respect of the project known as the Franklin/Riedel Upgrade and Rehabilitation (Phase II), the total cost of which project is estimated to be THREE MILLION FIVE HUNDRED THIRTY SEVEN THOUSAND TWO HUNDRED NINETY EIGHT DOLLARS (\$3,537,298.00) xx/100 DOLLARS;

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to increase the amount of borrowing authorized in respect of the aforesaid project;

NOW, THEREFORE, the Municipal Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

1. The purpose of this Bylaw is to authorize the borrowing of additional monies to finance the cost of the project known as the Franklin/Riedel Upgrade and Rehabilitation (Phase II) (the "Project");
2. The authorized expenditure for the Project is hereby increased from THREE MILLION FIVE HUNDRED THIRTY SEVEN THOUSAND TWO HUNDRED NINETY EIGHT DOLLARS (\$3,537,298.00) xx/100 authorized by Bylaw 07/014 to FIVE MILLION FIVE HUNDRED THIRTY SEVEN THOUSAND TWO HUNDRED NINETY EIGHT DOLLARS (\$5,537,298.00) xx/100;
3. The borrowing in the amount of THREE MILLION FIVE HUNDRED THIRTY SEVEN THOUSAND TWO HUNDRED NINETY EIGHT DOLLARS (\$3,537,298.00) xx/100 for the Project authorized by Bylaw 07/014 is hereby increased by TWO MILLION DOLLARS (\$2,000,000.00) xx/100 to FIVE MILLION FIVE HUNDRED THIRTY SEVEN THOUSAND TWO HUNDRED NINETY EIGHT (\$5,537,298.00) xx/100 DOLLARS;
4. The maximum rate of interest of the borrowing hereby authorized will be the same as authorized by Bylaw 07/014, namely 14% per annum;
5. The term of the borrowing hereby authorized will be the same as authorized by Bylaw 07/014, 10 (ten) years;
6. The terms of repayment of the borrowing authorized hereby will be the same as Bylaw 07/014, either annual or semi-annual payments;
7. The sources of money to be used to pay the principal and interest owing under the borrowing hereby authorized will be the same as those authorized under Bylaw 07/014;

8. Bylaw 07/014 is hereby amended in accordance with the terms of this Amending Bylaw;
9. This Amending Bylaw shall be advertised in accordance with requirements of the *Municipal Government Act*, SA 2000, c. M-26, as amended.
10. 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 in Council this 24th day of February, 2009.

READ a second time in Council this _____ day of _____, 2009.

READ a third time in Council this _____ day of _____, 2009.

SIGNED and PASSED this _____ day of _____, 2009.

Mayor

Chief Legislative Officer

Debenture Schedule

Franklin/Riedel Upgrade and Rehabilitation (Phase II)

Principal	\$5,537,298.00
Interest	4.90%
Term	10
Payments	\$713,627.12

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$5,537,298.00
1	\$5,537,298.00	\$271,327.60	\$713,627.12	\$442,299.51	\$5,094,998.49
2	\$5,094,998.49	\$249,654.93	\$713,627.12	\$463,972.19	\$4,631,026.30
3	\$4,631,026.30	\$226,920.29	\$713,627.12	\$486,706.83	\$4,144,319.47
4	\$4,144,319.47	\$203,071.65	\$713,627.12	\$510,555.46	\$3,633,764.01
5	\$3,633,764.01	\$178,054.44	\$713,627.12	\$535,572.68	\$3,098,191.33
6	\$3,098,191.33	\$151,811.38	\$713,627.12	\$561,815.74	\$2,536,375.59
7	\$2,536,375.59	\$124,282.40	\$713,627.12	\$589,344.71	\$1,947,030.88
8	\$1,947,030.88	\$95,404.51	\$713,627.12	\$618,222.60	\$1,328,808.28
9	\$1,328,808.28	\$65,111.61	\$713,627.12	\$648,515.51	\$680,292.77
10	\$680,292.77	\$33,334.35	\$713,627.12	\$680,292.77	\$0.00
Total		Interest \$1,598,973.15	Payment \$7,136,271.15	Principal \$5,537,298.00	

BYLAW NO. 09/003

WHEREAS the Municipal Council of the Regional Municipality of Wood Buffalo has passed Bylaw No. 08/003 authorizing the issuance of a debenture of ONE MILLION FOUR HUNDRED TEN THOUSAND DOLLARS (\$1,410,000.00) xx/100 DOLLARS in respect of the project known as the Fort MacKay Bridge Replacement, the total cost of which project is estimated to be TWENTY ONE MILLION ONE HUNDRED THOUSAND DOLLARS (\$21,100,000.00) xx/100 DOLLARS;

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to increase the amount of borrowing authorized in respect of the aforesaid project;

NOW, THEREFORE, the Municipal Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

1. The purpose of this Bylaw is to authorize the borrowing of additional monies to finance the cost of the project known as the Fort MacKay Bridge Replacement (the "Project");
2. The authorized expenditure for the Project is hereby increased from TWENTY ONE MILLION ONE HUNDRED THOUSAND DOLLARS (\$21,100,000.00) xx/100 authorized by Bylaw 08/003 to TWENTY THREE MILLION SEVEN HUNDRED TWENTY THOUSAND EIGHT HUNDRED DOLLARS (\$23,720,800.00) xx/100;
3. The borrowing in the amount of ONE MILLION FOUR HUNDRED TEN THOUSAND DOLLARS (\$1,410,000.00) xx/100 for the Project authorized by Bylaw 08/003 is hereby increased by FIFTEEN MILLION NINE HUNDRED TWENTY THOUSAND EIGHT HUNDRED DOLLARS (\$15,920,800.00) xx/100 to SEVENTEEN MILLION THREE HUNDRED THIRTY THOUSAND EIGHT HUNDRED (\$17,330,800.00) xx/100 DOLLARS;
4. The maximum rate of interest of the borrowing hereby authorized will be the same as authorized by Bylaw 08/003, namely 14% per annum;
5. The term of the borrowing hereby authorized will be the same as authorized by Bylaw 08/003, 25 (twenty five) years;
6. The terms of repayment of the borrowing authorized hereby will be the same as Bylaw 08/003, either annual or semi-annual payments;
7. The sources of money to be used to pay the principal and interest owing under the borrowing hereby authorized will be the same as those authorized under Bylaw 08/003;
8. Bylaw 08/003 is hereby amended in accordance with the terms of this Amending Bylaw;
9. This Amending Bylaw shall be advertised in accordance with requirements of the *Municipal Government Act*, SA 2000, c. M-26, as amended.

10. 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 in Council this 24th day of February, 2009.

READ a second time in Council this _____ day of _____, 2009.

READ a third time in Council this _____ day of _____, 2009.

SIGNED and PASSED this _____ day of _____, 2009.

Mayor

Chief Legislative Officer

Debenture Schedule

Fort MacKay Bridge Replacement

Principal	\$17,330,800.00
Interest	5.14%
Term	25
Payments	\$1,246,973.62

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$17,330,800.00
1	\$17,330,800.00	\$890,803.12	\$1,246,973.62	\$356,170.50	\$16,974,629.50
2	\$16,974,629.50	\$872,495.96	\$1,246,973.62	\$374,477.67	\$16,600,151.83
3	\$16,600,151.83	\$853,247.80	\$1,246,973.62	\$393,725.82	\$16,206,426.01
4	\$16,206,426.01	\$833,010.30	\$1,246,973.62	\$413,963.33	\$15,792,462.68
5	\$15,792,462.68	\$811,732.58	\$1,246,973.62	\$435,241.04	\$15,357,221.64
6	\$15,357,221.64	\$789,361.19	\$1,246,973.62	\$457,612.43	\$14,899,609.21
7	\$14,899,609.21	\$765,839.91	\$1,246,973.62	\$481,133.71	\$14,418,475.50
8	\$14,418,475.50	\$741,109.64	\$1,246,973.62	\$505,863.98	\$13,912,611.52
9	\$13,912,611.52	\$715,108.23	\$1,246,973.62	\$531,865.39	\$13,380,746.13
10	\$13,380,746.13	\$687,770.35	\$1,246,973.62	\$559,203.27	\$12,821,542.85
11	\$12,821,542.85	\$659,027.30	\$1,246,973.62	\$587,946.32	\$12,233,596.53
12	\$12,233,596.53	\$628,806.86	\$1,246,973.62	\$618,166.76	\$11,615,429.77
13	\$11,615,429.77	\$597,033.09	\$1,246,973.62	\$649,940.53	\$10,965,489.24
14	\$10,965,489.24	\$563,626.15	\$1,246,973.62	\$683,347.48	\$10,282,141.76
15	\$10,282,141.76	\$528,502.09	\$1,246,973.62	\$718,471.54	\$9,563,670.23
16	\$9,563,670.23	\$491,572.65	\$1,246,973.62	\$755,400.97	\$8,808,269.25
17	\$8,808,269.25	\$452,745.04	\$1,246,973.62	\$794,228.58	\$8,014,040.67
18	\$8,014,040.67	\$411,921.69	\$1,246,973.62	\$835,051.93	\$7,178,988.74
19	\$7,178,988.74	\$369,000.02	\$1,246,973.62	\$877,973.60	\$6,301,015.13
20	\$6,301,015.13	\$323,872.18	\$1,246,973.62	\$923,101.45	\$5,377,913.69
21	\$5,377,913.69	\$276,424.76	\$1,246,973.62	\$970,548.86	\$4,407,364.83
22	\$4,407,364.83	\$226,538.55	\$1,246,973.62	\$1,020,435.07	\$3,386,929.76
23	\$3,386,929.76	\$174,088.19	\$1,246,973.62	\$1,072,885.43	\$2,314,044.32
24	\$2,314,044.32	\$118,941.88	\$1,246,973.62	\$1,128,031.75	\$1,186,012.58
25	\$1,186,012.58	\$60,961.05	\$1,246,973.62	\$1,186,012.58	\$0.00
Total		Interest \$13,843,540.59	Payment \$31,174,340.59	Principal \$17,330,800.00	

BYLAW NO. 09/004

WHEREAS the Municipal Council of the Regional Municipality of Wood Buffalo has passed Bylaw No. 08/014 authorizing the issuance of a debenture of ELEVEN MILLION TWO HUNDRED TWELVE THOUSAND EIGHT HUNDRED EIGHT DOLLARS (\$11,212,808.00) xx/100 DOLLARS in respect of the project known as the Athabasca Water Treatment Plant Expansion, the total cost of which project is estimated to be TWENTY FOUR MILLION SEVEN HUNDRED NINETY EIGHT THOUSAND SIX HUNDRED DOLLARS (\$24,798,600.00) xx/100 DOLLARS;

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to increase the amount of borrowing authorized in respect of the aforesaid project;

NOW, THEREFORE, the Municipal Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

1. The purpose of this Bylaw is to authorize the borrowing of additional monies to finance the cost of the project known as the Athabasca Water Treatment Plant Expansion (the "Project");
2. The authorized expenditure for the Project is hereby increased from TWENTY FOUR MILLION SEVEN HUNDRED NINETY EIGHT THOUSAND SIX HUNDRED DOLLARS (\$24,798,600.00) xx/100 authorized by Bylaw 08/014 to ONE HUNDRED TWENTY THREE MILLION SIX HUNDRED NINETY SEVEN THOUSAND THREE HUNDRED THIRTY SEVEN DOLLARS (\$123,697,337.00) xx/100;
3. The borrowing in the amount of ELEVEN MILLION TWO HUNDRED TWELVE THOUSAND EIGHT HUNDRED EIGHT DOLLARS (\$11,212,808.00) xx/100 for the Project authorized by Bylaw 08/014 is hereby increased by FIFTY EIGHT MILLION NINE HUNDRED SEVEN THOUSAND EIGHT HUNDRED SIXTY ONE DOLLARS (\$58,907,861.00) xx/100 to SEVENTY MILLION ONE HUNDRED TWENTY THOUSAND SIX HUNDRED SIXTY NINE (\$70,120,669.00) xx/100 DOLLARS;
4. The maximum rate of interest of the borrowing hereby authorized will be the same as authorized by Bylaw 08/014, namely 14% per annum;
5. The term of the borrowing hereby authorized will be the same as authorized by Bylaw 08/014, 20 (twenty) years;
6. The terms of repayment of the borrowing authorized hereby will be the same as Bylaw 08/014, either annual or semi-annual payments;
7. The sources of money to be used to pay the principal and interest owing under the borrowing hereby authorized will be the same as those authorized under Bylaw 08/014;
8. Bylaw 08/014 is hereby amended in accordance with the terms of this Amending Bylaw;

9. This Amending Bylaw shall be advertised in accordance with requirements of the *Municipal Government Act*, SA 2000, c. M-26, as amended.
10. 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 in Council this 24th day of February, 2009.

READ a second time in Council this _____ day of _____, 2009.

READ a third time in Council this _____ day of _____, 2009.

SIGNED and PASSED this _____ day of _____, 2009.

Mayor

Chief Legislative Officer

Sample Debenture Amortization Schedule

Athabasca Water Treatment Plant Expansion

Principal	\$70,120,669.00
*Budgeted Interest for 20 year debt	5.10%
Term	20
Payments	\$5,674,470.89

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$70,120,669.00
1	\$70,120,669.00	\$3,576,154.12	\$5,674,470.89	\$2,098,316.77	\$68,022,352.23
2	\$68,022,352.23	\$3,469,139.96	\$5,674,470.89	\$2,205,330.93	\$65,817,021.30
3	\$65,817,021.30	\$3,356,668.09	\$5,674,470.89	\$2,317,802.80	\$63,499,218.50
4	\$63,499,218.50	\$3,238,460.14	\$5,674,470.89	\$2,436,010.75	\$61,063,207.75
5	\$61,063,207.75	\$3,114,223.60	\$5,674,470.89	\$2,560,247.30	\$58,502,960.45
6	\$58,502,960.45	\$2,983,650.98	\$5,674,470.89	\$2,690,819.91	\$55,812,140.55
7	\$55,812,140.55	\$2,846,419.17	\$5,674,470.89	\$2,828,051.72	\$52,984,088.82
8	\$52,984,088.82	\$2,702,188.53	\$5,674,470.89	\$2,972,282.36	\$50,011,806.46
9	\$50,011,806.46	\$2,550,602.13	\$5,674,470.89	\$3,123,868.76	\$46,887,937.70
10	\$46,887,937.70	\$2,391,284.82	\$5,674,470.89	\$3,283,186.07	\$43,604,751.64
11	\$43,604,751.64	\$2,223,842.33	\$5,674,470.89	\$3,450,628.56	\$40,154,123.08
12	\$40,154,123.08	\$2,047,860.28	\$5,674,470.89	\$3,626,610.61	\$36,527,512.46
13	\$36,527,512.46	\$1,862,903.14	\$5,674,470.89	\$3,811,567.75	\$32,715,944.71
14	\$32,715,944.71	\$1,668,513.18	\$5,674,470.89	\$4,005,957.71	\$28,709,987.00
15	\$28,709,987.00	\$1,464,209.34	\$5,674,470.89	\$4,210,261.55	\$24,499,725.45
16	\$24,499,725.45	\$1,249,486.00	\$5,674,470.89	\$4,424,984.89	\$20,074,740.55
17	\$20,074,740.55	\$1,023,811.77	\$5,674,470.89	\$4,650,659.12	\$15,424,081.43
18	\$15,424,081.43	\$786,628.15	\$5,674,470.89	\$4,887,842.74	\$10,536,238.69
19	\$10,536,238.69	\$537,348.17	\$5,674,470.89	\$5,137,122.72	\$5,399,115.98
20	\$5,399,115.98	\$275,354.91	\$5,674,470.89	\$5,399,115.98	(\$0.00)
Total		Interest \$43,368,748.81	Payment \$113,489,417.81	Principal \$70,120,669.00	

*The interest rate reflected above was based on the assumptions utilized during the 2009 Capital Budget development. Rate differentials are based on the term of the borrowing.

BYLAW NO. 09/006

WHEREAS the Municipal Council of the Regional Municipality of Wood Buffalo has passed Bylaw No. 08/009 authorizing the issuance of a debenture of TWENTY FOUR MILLION DOLLARS (\$24,000,000.00) xx/100 DOLLARS in respect of the project known as the Roads/Fleet and Transit Shared Facility, the total cost of which project is estimated to be FORTY EIGHT MILLION DOLLARS (\$48,000,000.00) xx/100 DOLLARS;

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to increase the amount of borrowing authorized in respect of the aforesaid project;

NOW, THEREFORE, the Municipal Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

1. The purpose of this Bylaw is to authorize the borrowing of additional monies to finance the cost of the project known as the Roads/Fleet and Transit Shared Facility (the "Project");
2. The authorized expenditure for the Project is hereby increased from FORTY EIGHT MILLION DOLLARS (\$48,000,000.00) xx/100 authorized by Bylaw 08/009 to FIFTY SIX MILLION NINE HUNDRED FORTY NINE THOUSAND SIX HUNDRED DOLLARS (\$56,949,600.00) xx/100;
3. The borrowing in the amount of TWENTY FOUR MILLION DOLLARS (\$24,000,000.00) xx/100 for the Project authorized by Bylaw 08/009 is hereby increased by THIRTY TWO MILLION NINE HUNDRED FORTY NINE THOUSAND SIX HUNDRED DOLLARS (\$32,949,600.00) xx/100 to FIFTY SIX MILLION NINE HUNDRED FORTY NINE THOUSAND SIX HUNDRED (\$56,949,600.00) xx/100 DOLLARS;
4. The maximum rate of interest of the borrowing hereby authorized will be the same as authorized by Bylaw 08/009, namely 14% per annum;
5. The term of the borrowing hereby authorized will be the same as authorized by Bylaw 08/009, 20 (twenty) years;
6. The terms of repayment of the borrowing authorized hereby will be the same as Bylaw 08/009, either annual or semi-annual payments;
7. The sources of money to be used to pay the principal and interest owing under the borrowing hereby authorized will be the same as those authorized under Bylaw 08/009;
8. Bylaw 08/009 is hereby amended in accordance with the terms of this Amending Bylaw;
9. This Amending Bylaw shall be advertised in accordance with requirements of the *Municipal Government Act*, SA 2000, c. M-26, as amended.

10. 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 in Council this 24th day of February, 2009.

READ a second time in Council this _____ day of _____, 2009.

READ a third time in Council this _____ day of _____, 2009.

SIGNED and PASSED this _____ day of _____, 2009.

Mayor

Chief Legislative Officer

Debenture Schedule

Roads/Fleet & Transit Shared Facility

Principal	\$56,949,600.00
Interest	5.10%
Term	20
Payments	\$4,608,610.44

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$56,949,600.00
1	\$56,949,600.00	\$2,904,429.60	\$4,608,610.44	\$1,704,180.84	\$55,245,419.16
2	\$55,245,419.16	\$2,817,516.38	\$4,608,610.44	\$1,791,094.07	\$53,454,325.09
3	\$53,454,325.09	\$2,726,170.58	\$4,608,610.44	\$1,882,439.86	\$51,571,885.23
4	\$51,571,885.23	\$2,630,166.15	\$4,608,610.44	\$1,978,444.30	\$49,593,440.93
5	\$49,593,440.93	\$2,529,265.49	\$4,608,610.44	\$2,079,344.96	\$47,514,095.98
6	\$47,514,095.98	\$2,423,218.89	\$4,608,610.44	\$2,185,391.55	\$45,328,704.43
7	\$45,328,704.43	\$2,311,763.93	\$4,608,610.44	\$2,296,846.52	\$43,031,857.91
8	\$43,031,857.91	\$2,194,624.75	\$4,608,610.44	\$2,413,985.69	\$40,617,872.22
9	\$40,617,872.22	\$2,071,511.48	\$4,608,610.44	\$2,537,098.96	\$38,080,773.26
10	\$38,080,773.26	\$1,942,119.44	\$4,608,610.44	\$2,666,491.01	\$35,414,282.25
11	\$35,414,282.25	\$1,806,128.39	\$4,608,610.44	\$2,802,482.05	\$32,611,800.20
12	\$32,611,800.20	\$1,663,201.81	\$4,608,610.44	\$2,945,408.63	\$29,666,391.57
13	\$29,666,391.57	\$1,512,985.97	\$4,608,610.44	\$3,095,624.47	\$26,570,767.10
14	\$26,570,767.10	\$1,355,109.12	\$4,608,610.44	\$3,253,501.32	\$23,317,265.78
15	\$23,317,265.78	\$1,189,180.55	\$4,608,610.44	\$3,419,429.89	\$19,897,835.89
16	\$19,897,835.89	\$1,014,789.63	\$4,608,610.44	\$3,593,820.81	\$16,304,015.08
17	\$16,304,015.08	\$831,504.77	\$4,608,610.44	\$3,777,105.67	\$12,526,909.40
18	\$12,526,909.40	\$638,872.38	\$4,608,610.44	\$3,969,738.06	\$8,557,171.34
19	\$8,557,171.34	\$436,415.74	\$4,608,610.44	\$4,172,194.70	\$4,384,976.63
20	\$4,384,976.63	\$223,633.81	\$4,608,610.44	\$4,384,976.63	(\$0.00)
Total		Interest \$35,222,608.86	Payment \$92,172,208.86	Principal \$56,949,600.00	

BYLAW NO. 09/008

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO INCUR AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF FIVE MILLION SIX HUNDRED THOUSAND (\$5,600,000.00) FOR THE PURPOSE OF THE TRANSIT TERMINALS.

WHEREAS the Council of the Regional Municipality of Wood Buffalo has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the financing, undertaking and completion of the Transit Terminals;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Transit Terminals is \$5,600,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$5,600,000.00, for a period not to exceed fifteen (15) years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred in this bylaw.

WHEREAS the principal amount of the outstanding debt of the Regional Municipality of Wood Buffalo at December 31, 2007 is \$249,966,941.00 and no part of the principal or interest is in arrears;

WHEREAS the estimated lifetime of the project financed under this bylaw is equal to, or in excess of fifteen (15) years;

AND WHEREAS all required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta;

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

1. That for the purpose of the Transit Terminals the sum of FIVE MILLION SIX HUNDRED THOUSAND DOLLARS (\$5,600,000.00) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Regional Municipality of Wood Buffalo at large, of which amount the full sum of \$5,600,000.00 is to be paid by the Regional Municipality of Wood Buffalo at large.
2. The proper officers of the Municipality are hereby authorized to issue debentures on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the Transit Terminals.
3. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual equal payments of combined principal and interest

installments not to exceed fifteen (15) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed fourteen (14) percent.

4. The Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.
7. This bylaw shall become effective when it has received third reading and been signed by the Mayor and Chief Legislative Officer.

READ a first time this 24th day of February, 2009.

READ a second time this _____ day of _____, 2009.

READ a third and final time this _____ day of _____, 2009.

SIGNED and PASSED this _____ day of _____, 2009.

Mayor

Chief Legislative Officer

Debenture Schedule

Transit Terminals

Principal	\$5,600,000.00
Interest	5.03%
Term	15
Payments	\$540,611.40

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$5,600,000.00
1	\$5,600,000.00	\$281,680.00	\$540,611.40	\$258,931.40	\$5,341,068.60
2	\$5,341,068.60	\$268,655.75	\$540,611.40	\$271,955.65	\$5,069,112.96
3	\$5,069,112.96	\$254,976.38	\$540,611.40	\$285,635.02	\$4,783,477.94
4	\$4,783,477.94	\$240,608.94	\$540,611.40	\$300,002.46	\$4,483,475.48
5	\$4,483,475.48	\$225,518.82	\$540,611.40	\$315,092.58	\$4,168,382.90
6	\$4,168,382.90	\$209,669.66	\$540,611.40	\$330,941.74	\$3,837,441.16
7	\$3,837,441.16	\$193,023.29	\$540,611.40	\$347,588.11	\$3,489,853.06
8	\$3,489,853.06	\$175,539.61	\$540,611.40	\$365,071.79	\$3,124,781.27
9	\$3,124,781.27	\$157,176.50	\$540,611.40	\$383,434.90	\$2,741,346.37
10	\$2,741,346.37	\$137,889.72	\$540,611.40	\$402,721.68	\$2,338,624.69
11	\$2,338,624.69	\$117,632.82	\$540,611.40	\$422,978.58	\$1,915,646.12
12	\$1,915,646.12	\$96,357.00	\$540,611.40	\$444,254.40	\$1,471,391.72
13	\$1,471,391.72	\$74,011.00	\$540,611.40	\$466,600.39	\$1,004,791.33
14	\$1,004,791.33	\$50,541.00	\$540,611.40	\$490,070.39	\$514,720.93
15	\$514,720.93	\$25,890.46	\$540,611.40	\$514,720.93	\$0.00
Total		Interest \$2,509,170.96	Payment \$8,109,170.96	Principal \$5,600,000.00	

BYLAW NO. 09/009

WHEREAS the Municipal Council of the Regional Municipality of Wood Buffalo has passed Bylaw No. 08/018 authorizing the issuance of a debenture of FIVE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$5,500,000.00) xx/100 DOLLARS in respect of the project known as the Solid Waste Office/Shop, the total cost of which project is estimated to be FIVE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$5,500,000.00) xx/100 DOLLARS;

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to increase the amount of borrowing authorized in respect of the aforesaid project;

NOW, THEREFORE, the Municipal Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

1. The purpose of this Bylaw is to authorize the borrowing of additional monies to finance the cost of the project known as the Solid Waste Office/Shop (the "Project");
2. The authorized expenditure for the Project is hereby increased from FIVE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$5, 500,000.00) xx/100 authorized by Bylaw 08/018 to SIX MILLION SEVEN HUNDRED EIGHTY THOUSAND FOUR HUNDRED DOLLARS (\$6,780,400.00) xx/100;
3. The borrowing in the amount of FIVE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$5,500,000.00) xx/100 for the Project authorized by Bylaw 08/018 is hereby increased by ONE MILLION TWO HUNDRED EIGHTY THOUSAND FOUR HUNDRED DOLLARS (\$1,280,400.00) xx/100 to SIX MILLION SEVEN HUNDRED EIGHTY THOUSAND FOUR HUNDRED (\$6,780,400.00) xx/100 DOLLARS;
4. The maximum rate of interest of the borrowing hereby authorized will be the same as authorized by Bylaw 08/018, namely 14% per annum;
5. The term of the borrowing hereby authorized will be the same as authorized by Bylaw 08/018, 20 (twenty) years;
6. The terms of repayment of the borrowing authorized hereby will be the same as Bylaw 08/018, either annual or semi-annual payments;
7. The sources of money to be used to pay the principal and interest owing under the borrowing hereby authorized will be the same as those authorized under Bylaw 08/018;
8. Bylaw 08/018 is hereby amended in accordance with the terms of this Amending Bylaw;
9. This Amending Bylaw shall be advertised in accordance with requirements of the *Municipal Government Act*, SA 2000, c. M-26, as amended.

10. 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 in Council this 24th day of February, 2009.

READ a second time in Council this _____ day of _____, 2009.

READ a third time in Council this _____ day of _____, 2009.

SIGNED and PASSED this _____ day of _____, 2009.

Mayor

Chief Legislative Officer

Debenture Schedule

Solid Waste Office/Shop

Principal	\$6,780,400.00
Interest	5.10%
Term	20
Payments	\$548,699.59

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$6,780,400.00
1	\$6,780,400.00	\$345,800.40	\$548,699.59	\$202,899.19	\$6,577,500.81
2	\$6,577,500.81	\$335,452.54	\$548,699.59	\$213,247.05	\$6,364,253.76
3	\$6,364,253.76	\$324,576.94	\$548,699.59	\$224,122.65	\$6,140,131.11
4	\$6,140,131.11	\$313,146.69	\$548,699.59	\$235,552.90	\$5,904,578.20
5	\$5,904,578.20	\$301,133.49	\$548,699.59	\$247,566.10	\$5,657,012.10
6	\$5,657,012.10	\$288,507.62	\$548,699.59	\$260,191.97	\$5,396,820.13
7	\$5,396,820.13	\$275,237.83	\$548,699.59	\$273,461.76	\$5,123,358.36
8	\$5,123,358.36	\$261,291.28	\$548,699.59	\$287,408.31	\$4,835,950.05
9	\$4,835,950.05	\$246,633.45	\$548,699.59	\$302,066.14	\$4,533,883.91
10	\$4,533,883.91	\$231,228.08	\$548,699.59	\$317,471.51	\$4,216,412.40
11	\$4,216,412.40	\$215,037.03	\$548,699.59	\$333,662.56	\$3,882,749.84
12	\$3,882,749.84	\$198,020.24	\$548,699.59	\$350,679.35	\$3,532,070.49
13	\$3,532,070.49	\$180,135.59	\$548,699.59	\$368,564.00	\$3,163,506.49
14	\$3,163,506.49	\$161,338.83	\$548,699.59	\$387,360.76	\$2,776,145.73
15	\$2,776,145.73	\$141,583.43	\$548,699.59	\$407,116.16	\$2,369,029.57
16	\$2,369,029.57	\$120,820.51	\$548,699.59	\$427,879.08	\$1,941,150.49
17	\$1,941,150.49	\$98,998.67	\$548,699.59	\$449,700.92	\$1,491,449.57
18	\$1,491,449.57	\$76,063.93	\$548,699.59	\$472,635.66	\$1,018,813.91
19	\$1,018,813.91	\$51,959.51	\$548,699.59	\$496,740.08	\$522,073.83
20	\$522,073.83	\$26,625.77	\$548,699.59	\$522,073.83	(\$0.00)

	Interest	Payment	Principal
Total	\$4,193,591.83	\$10,973,991.83	\$6,780,400.00

BYLAW NO. 09/013

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO INCUR AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF TWENTY THREE MILLION (\$23,000,000.00) FOR THE PURPOSE OF THE JUBILEE CENTER RENOVATION - CONSTRUCTION.

WHEREAS the Council of the Regional Municipality of Wood Buffalo has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the financing, undertaking and completion of the Jubilee Center Renovation - Construction;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Jubilee Center Renovation - Construction is \$23,000,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$23,000,000.00, for a period not to exceed twenty five (25) years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred in this bylaw.

WHEREAS the principal amount of the outstanding debt of the Regional Municipality of Wood Buffalo at December 31, 2007 is \$249,966,941.00 and no part of the principal or interest is in arrears;

WHEREAS the estimated lifetime of the project financed under this bylaw is equal to, or in excess of twenty five (25) years;

AND WHEREAS all required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta;

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

1. That for the purpose of the Jubilee Center Renovation - Construction the sum of TWENTY THREE MILLION DOLLARS (\$23,000,000.00) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Regional Municipality of Wood Buffalo at large, of which amount the full sum of \$23,000,000.00 is to be paid by the Regional Municipality of Wood Buffalo at large.
2. The proper officers of the Municipality are hereby authorized to issue debentures on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the Jubilee Center Renovation - Construction.

3. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual equal payments of combined principal and interest installments not to exceed twenty five (25) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed fourteen (14) percent.
4. The Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.
7. This bylaw shall become effective when it has received third reading and been signed by the Mayor and Chief Legislative Officer.

READ a first time this 24th day of February, 2009.

READ a second time this _____ day of _____, 2009.

READ a third and final time this _____ day of _____, 2009.

SIGNED and PASSED this _____ day of _____, 2009.

Mayor

Chief Legislative Officer

Debenture Schedule

Jubilee Center Renovation - Construction

Principal	\$23,000,000.00
Interest	5.14%
Term	25
Payments	\$1,654,879.94

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$23,000,000.00
1	\$23,000,000.00	\$1,182,200.00	\$1,654,879.94	\$472,679.94	\$22,527,320.06
2	\$22,527,320.06	\$1,157,904.25	\$1,654,879.94	\$496,975.69	\$22,030,344.36
3	\$22,030,344.36	\$1,132,359.70	\$1,654,879.94	\$522,520.24	\$21,507,824.12
4	\$21,507,824.12	\$1,105,502.16	\$1,654,879.94	\$549,377.78	\$20,958,446.33
5	\$20,958,446.33	\$1,077,264.14	\$1,654,879.94	\$577,615.80	\$20,380,830.53
6	\$20,380,830.53	\$1,047,574.69	\$1,654,879.94	\$607,305.25	\$19,773,525.28
7	\$19,773,525.28	\$1,016,359.20	\$1,654,879.94	\$638,520.75	\$19,135,004.53
8	\$19,135,004.53	\$983,539.23	\$1,654,879.94	\$671,340.71	\$18,463,663.82
9	\$18,463,663.82	\$949,032.32	\$1,654,879.94	\$705,847.62	\$17,757,816.20
10	\$17,757,816.20	\$912,751.75	\$1,654,879.94	\$742,128.19	\$17,015,688.00
11	\$17,015,688.00	\$874,606.36	\$1,654,879.94	\$780,273.58	\$16,235,414.42
12	\$16,235,414.42	\$834,500.30	\$1,654,879.94	\$820,379.64	\$15,415,034.78
13	\$15,415,034.78	\$792,332.79	\$1,654,879.94	\$862,547.16	\$14,552,487.62
14	\$14,552,487.62	\$747,997.86	\$1,654,879.94	\$906,882.08	\$13,645,605.54
15	\$13,645,605.54	\$701,384.12	\$1,654,879.94	\$953,495.82	\$12,692,109.72
16	\$12,692,109.72	\$652,374.44	\$1,654,879.94	\$1,002,505.50	\$11,689,604.22
17	\$11,689,604.22	\$600,845.66	\$1,654,879.94	\$1,054,034.29	\$10,635,569.93
18	\$10,635,569.93	\$546,668.29	\$1,654,879.94	\$1,108,211.65	\$9,527,358.28
19	\$9,527,358.28	\$489,706.22	\$1,654,879.94	\$1,165,173.73	\$8,362,184.55
20	\$8,362,184.55	\$429,816.29	\$1,654,879.94	\$1,225,063.66	\$7,137,120.90
21	\$7,137,120.90	\$366,848.01	\$1,654,879.94	\$1,288,031.93	\$5,849,088.96
22	\$5,849,088.96	\$300,643.17	\$1,654,879.94	\$1,354,236.77	\$4,494,852.19
23	\$4,494,852.19	\$231,035.40	\$1,654,879.94	\$1,423,844.54	\$3,071,007.65
24	\$3,071,007.65	\$157,849.79	\$1,654,879.94	\$1,497,030.15	\$1,573,977.50
25	\$1,573,977.50	\$80,902.44	\$1,654,879.94	\$1,573,977.50	\$0.00
Total		Interest \$18,371,998.61	Payment \$41,371,998.61	Principal \$23,000,000.00	

2009 PUBLIC WORKS DEBENTURE BORROWING BYLAW PROJECTS/SCOPE

PROJECT DESCRIPTION	FUNDING
09/001 Regional Landfill This is to complete the remaining work to place the new landfill site into operation including: composting pad for Waste Water Plant sludge, new administration building, temporary scale, transfer station, and completion of the access road.	Debenture \$20,194,974 Reserve \$ 281,853
09/002 Franklin/Riedel Upgrade & Rehabilitation This project (Phase II) involves the replacement and upgrading of the Sanitary Sewer on Franklin Avenue, from the intersection of Franklin Avenue and Alberta Drive (south junction at the Park Plaza entrance) north west to Riedel Street. The upgrading of the Sanitary Sewer will re-direct the sewer flow to the west and then into the newly constructed 525 mm Sanitary Sewer main on Riedel Street. Also included is the watermain replacement and upgrading from the Piggings Station, east of Alberta Drive up to and past the Riedel Street intersection. The entire roadway base and surface is to be reconstructed as well.	Debenture \$ 5,537,298
09/003 Fort MacKay Bridge Replacement The bridge over the MacKay River on the access road into Fort MacKay is in need of replacement. This project is year 2 of a 3 year project. The provincial funding identified for this project is through Alberta Transportation's bridge maintenance program that is identified on the capital sheet.	Debenture \$17,330,800 Grants \$ 6,390,000
09/004 Athabasca Water Treatment Plant Expansion This project is an expansion to the existing Water Treatment facility. This project deals specifically with the plant waste management system which deals with treating the sludge effluent, chemical systems upgrade to increase overall plant water through put capacity, an addition of an acti-flow system Phase I which will be an additional treatment system to the existing clarifiers, ultra violet treatment enhancement for the entire plant, and control system (SCADA) upgrades.	Debenture \$70,120,669 Grants \$38,793,392
09/006 Roads/Fleet and Transit Shared Facility The Water Treatment Plant is the current home to Road Maintenance Services and Specialized Transportation. This facility is going through extensive renovations to meet projected growth and as such, most occupants are required to vacate. The plan for Road Maintenance Services is to have a large facility to accommodate the majority of the functions within this facility and have a remote site at the opposite end of the Urban Service Area as a secondary center housing mostly equipment and materials only. This new facility will house the Road Maintenance Service Area as well as the Fleet and Transit Services Areas including bus storage for the Transit System. The location of this facility has not been determined but is anticipated to be just north or south of the Urban Service Area. This facility and yard space will provide for heated equipment storage, administration offices for the Infrastructure Branch of Public Works, outside material storage capacity and house the buildings necessary to meet environmental regulations for the RMWB's Salt Management Plan. This facility is being considered an operating group building and as such, the operations component of the Parks Recreation and Culture Branch would be an owner to this facility. Their requirements include: warm equipment storage, carpentry shop space, and small hand tools and gas powered repair area.	Debenture \$56,949,600

2009 PUBLIC WORKS DEBENTURE BORROWING BYLAW PROJECTS/SCOPE

PROJECT DESCRIPTION	FUNDING
<p>09/008 Transit Terminals</p> <p>The Transit Master Plan identified terminal locations in the lower townsite, Timberlea and Thickwood areas of the Urban Service Area. This project reflects a transfer station in the lower townsite area. The Master Plan did not identify a specific location but the preferred location would be near the public buildings, centrally located and near routes of access to the highway system.</p> <p>Statistics for 2008 and the first two months of 2009 are as follows: The 2008 ridership decreased 3.83% from the 2007 ridership. The monthly average ridership in 2008 was 83,198 people as compared to 86,514 per month in 2007. For the period of January and February 2009, ridership was down 2.49% over the same two month period in 2008. January and February 2009 ridership was 50,986 compared to 67,923 for the 2008 period.</p>	<p>Debenture \$ 5,600,000</p>
<p>09/009 Solid Waste Shop/Office</p> <p>This project identifies a new shop building to be built at the new landfill location. The building will contain office space for the Solid Waste Service Area with the primary occupant being warm storage for the solid waste collection equipment.</p> <p>There are two capital projects identified, the first being the Regional Landfill Project identified above and the Shop Office Facility. These projects are being kept separate solely because of provincial funding conditions.</p>	<p>Debenture \$ 6,780,400</p>
<p>09/013 Jubilee Centre Renovation – Construction</p> <p>A Facility Evaluation was conducted in 2006 and the Heating Pipe Study was updated in 2008 on the Jubilee Centre resulting from the facilities age reaching 25 years. This evaluation has identified extensive work needed over the next 5 years to replace worn out equipment and finishes within the facility. The 5 year (2009-2013) capital case identifies the renovation of two floors per year. The construction phase will include furniture layout, complete architectural, mechanical, electrical, and security system upgrades. Each of the upgraded floors will comply with the new Municipal Standards and provide an ergonomically and functional office environment for new users. Facilities Maintenance will lead major mechanical and electrical upgrades jointly with Accommodation Services leading architectural upgrades including work stations. In order for construction phase to start on time the design will have to start eight months in advance.</p> <p>The capital business case identifies renovating the Library, the 4th floor, a portion of the RCMP space (3,000 sq. ft.) and partial 7th floor space (590 sq. ft). The construction will include furniture layout, complete architectural, mechanical, electrical, security system upgrades and library roof replacement. The complete facelift of each floor will provide construction which is modern, ergonomically friendly, will comply with municipal standards and will be the most functional for the specifics of each department.</p> <p>This project is an important component to ensure that the Municipality has suitable working space for new and existing staff.</p>	<p>Debenture \$23,000,000</p>

Subject: Bylaw No. 09/014 – Amendment to Highway 63 North Water Supply Line Local Improvement Bylaw**APPROVALS:**

Henk van Waas, General Manager, Assessment and Taxation
Kevin Greig, Deputy Chief Administrative Officer
Kevin Greig, Acting Chief Administrative Officer

Administrative Recommendation(s):

1. THAT Bylaw No. 09/014, being an amendment to the Highway 63 North Water Supply Line Local Improvement Bylaw be read a first time.
2. THAT Bylaw No. 09/014 be read a second time.
3. THAT Bylaw No. 09/014 be considered for third reading.
4. THAT Bylaw No. 09/014 be read a third and final time.

Summary:

An amendment to the Highway 63 North Water Supply Line Local Improvement Bylaw is required to make corrections to the assessable areas which have occurred as a result of recent property subdivisions occurring in the Eco Industrial Park. A bylaw amendment is required to ensure the re-allocation of local improvement charges.

Background:

Bylaw No. 03/052 “Highway 63 North Water Supply Line Local Improvement” came into existence in the year 2003. The purpose of the Bylaw was to supply and install a water main from the intersection of Memorial Drive and Confederation Way to the former Tempo service station site

Subsequent to approval of Bylaw No. 03/052 “Highway 63 North Water Supply Line Local Improvement,” several alterations have resulted to the assessed area of the local improvement. The required changes need to be incorporated in Schedule A of the Bylaw. Changes to the assessed area are a result of new property subdivisions and correction in assessed areas.

Rationale for Recommendation(s):

The Municipal Government Act requires that subsequent subdivisions or amalgamations of parcels which are subject to a local improvement tax must be reflected in the respective local improvement bylaw. Local Improvement Bylaw No. 03/052 which created the Highway 63

North Water Supply Line Local Improvement must be amended to address changes in assessable areas, as required by legislation.

As this is an administrative matter, combined with the fact that the changes must be reflected in the 2009 tax notices, Administration is requesting that the Bylaw be given all three readings.

Attachments:

1. Bylaw No. 09/014.

BYLAW NO. 09/014

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO
AMEND DEBENTURE BYLAW NO 03/052**

WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to amend Bylaw No. 03/052 authorizing the issuance of a debenture of THREE MILLION FOUR HUNDRED THOUSAND (\$3,400,000) DOLLARS in respect of the project known as “Highway 63 North Water Supply Line Local Improvement”;

AND WHEREAS pursuant to the Municipal Government Act, Chapter M-26, R.S.A. 2000, the Council of the Regional Municipality of Wood Buffalo may pass a Bylaw to amend or repeal a Bylaw;

NOW, THEREFORE, be it resolved that the Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, hereby enacts as follows:

1. THAT Bylaw No. 03/052 is amended by deleting the existing Schedule “A” and inserting the attached Schedule “A”.
2. THAT the Chief Administrative Officer shall be 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 _____, 2009.

READ a second time this ____ day of _____, 2009.

READ a third and final time this ____ day of _____, 2009.

SIGNED and PASSED this ____ day of _____, 2009.

Mayor

Chief Legislative Officer

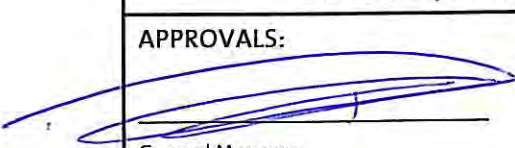
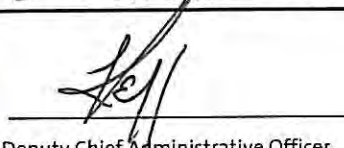
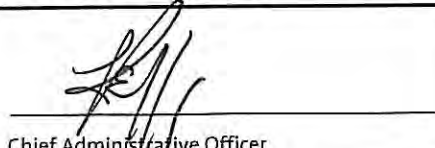
SCHEDULE A**HIGHWAY 63 NORTH WATER SUPPLY LINE LOCAL IMPROVEMENT**

1.	<u>LOT</u>	<u>BLOCK</u>	<u>PLAN</u>	<u>ROLL #</u>	<u>ASSESSED PROPERTY</u>
	7	1	0422789	50583590	9.300 hectares
	3A	1	0427034	50589010	1.720 hectares
	4		9920757	50562720	1.370 hectares
	5		9920757	50562730	.690 hectares
	6		9920757	50562740	.750 hectares
	7		9920757	50562750	.540 hectares
	1		9122620	50559775	3.020 hectares
	2		9122620	50559780	1.870 hectares
	2		0123419	50567890	2.420 hectares
	1		9820898	50561810	2.710 hectares
	5	1	0740469	50527310	1.820 hectares
	6	1	0740469	50527320	2.060 hectares
	20	1	0840460	50527460	2.315 hectares
	21	1	0840460	50527470	2.285 hectares
	19PUL	1	0840460	50527450	.118 hectares
	6	1	0722934	50513050	9.206 hectares
	2	2	0722934	50527650	1.499 hectares
	3	2	0722934	50513020	.936 hectares
	4	2	0722934	50513030	.934 hectares
	5	1	0521834	50590600	1.420 hectares
	6	1	0521834	50590610	1.050 hectares
	7	1	0521834	50590620	1.050 hectares
	8	1	0521834	50590630	4.360 hectares
	2	1	0421281	50583460	2.020 hectares
	3	1	0421281	50583470	1.200 hectares
	4	1	0421281	50583480	1.400 hectares
	4	2	0225028	50574920	3.140 hectares
	4	1	0421423	50583490	2.760 hectares
			SE 31-89-9-4	50500394	7.000 hectares
			SW 32-89-9-4	50580180	2.190 hectares
	7	1	0840460	50527330	2.015 hectares
	8	1	0840460	50527340	1.969 hectares
	9	1	0840460	50527350	1.671 hectares
	10	1	0840460	50527360	2.197 hectares
	11PUL	1	0840460	50527370	.056 hectares
	12	1	0840460	50527380	.748 hectares

13	1	0840460	50527390	.499 hectares
14	1	0840460	50527400	.848 hectares
15	1	0840460	50527410	.499 hectares
16	1	0840460	50527420	2.285 hectares
17PUL	1	0840460	50527430	.158 hectares
18PUL	1	0840460	50527440	.158 hectares
5	2	0840460	50527480	.415 hectares
6	2	0840460	50527490	.438 hectares
7	2	0840460	50527500	.911 hectares
8	2	0840460	50527510	1.173 hectares
9	2	0840460	50527520	1.294 hectares
10PUL	2	0840460	50527530	.163 hectares
1	3	0840460	50527540	1.449 hectares
2	3	0840460	50527550	1.075 hectares
3	3	0840460	50527560	.724 hectares
4	3	0840460	50527570	.709 hectares
5	3	0840460	50527580	.871 hectares
6	3	0840460	50527590	.662 hectares
7	3	0840460	50527600	.544 hectares
8	3	0840460	50527610	.559 hectares
9	3	0840460	50527620	.685 hectares
10	3	0840460	50527630	1.484 hectares
11PUL	3	0840460	50527640	.148 hectares
2.	Total Property			99.560 hectares
3.	Total Special Assessment against all properties			\$ 2,566,842.75
4.	Total Special Assessment per hectare			\$ 25,781.87
5.	Annual Unit Rate per hectare of property to be payable for a period of 20 years calculated at 5.175 %			\$ 2,084.49
6.	Total yearly assessment against all above properties			\$ 207,531.82

**Subject: Bylaw No. 09/007 – Land Use Bylaw Amendment – Lot 25,
Block 2, Plan 852 0247, (177 Northland Drive, Conklin)**

APPROVALS:


General Manager
Deputy Chief Administrative Officer
Chief Administrative Officer

Recommendation:

THAT Bylaw No. 09/007, being a Land Use Bylaw Amendment – Lot 25, Block 2, Plan 852 0247, (177 Northland Drive, Conklin), be read a first time.

Summary:

An application has been received to amend the Land Use Bylaw (LUB) to allow for the development of a full-service, 116 stall campground in the Hamlet of Conklin. The authority to amend the Land Use Bylaw is vested with Council under the Municipal Government Act.

Background:

An application was received by Planning and Development to amend the LUB to include “Campground” in the list of discretionary land uses found in Section 111.3 of the Business Industrial land use district, specific to Lot 25, Block 2, Plan 852 0247, (177 Northland Drive, Conklin).

A campground is not a permissible land use in the Business Industrial land use district and therefore an amendment to the LUB is required before an application for a Development Permit can be made. An amendment to the Hamlet of Conklin Area Structure Plan (ASP) is not required as the ASP identifies the site for its existing Business Industrial land use classification.

Section 2 of the *Municipal Development Plan* advocates that development “minimize harm to stable communities, preserve cultural identity, and use both the land and resources wisely.” Section 5.2 of the ASP similarly recommends that development be conducted in an orderly fashion to minimize land use conflicts and impacts. Finally, the campground provisions found in the LUB limit the development of new campgrounds to lands outside of the hamlets and Urban Service Area.

The proponent conducted a community opinion poll in lieu of an option to meet with the community. This was accepted by the Conklin Community Association and serves to adhere to the municipal guidelines for public consultation. This poll suggested that a majority of Conklin residents do not openly oppose the proposal (Attachment 4). Unlike, a community meeting the Municipality cannot determine the statistical validity of the poll, whether or not it was done in an unbiased manner or if it adequately reflects community support or oppositions.

Rationale for Recommendation(s):

The policies and provisions of the relevant statutory documents support the position that the proposed land use will result in land use conflicts and negatively impact the integrity of the hamlet of Conklin. Planning and Development views a campground at this location as similar to a project accommodation in terms of its impacts on the amenities of the area and on the ability of existing and potential property owners to use and enjoy the use of their property. While the proponent indicates that they can comply with our site development requirements for a campground, Planning and Development maintains the proposed site cannot support a campground without an adverse negative impact on the social and cultural integrity of the hamlet of Conklin.

In addition, the LUB was amended in April, 2007 by Bylaw 07/034 to restrict the development of campgrounds to areas outside of hamlets and outside of the urban expansion area around Fort McMurray. The amendment was designed to guide future campground development to ensure they provided appropriate services and amenities in order to allow for year round operation and that they were appropriately sited within the Municipality, that this in turn will enhance the campground experience. The proposed amendment is contrary to the intent and direction of that prior Council decision.

Planning and Development does not support the proposed amendment; however, it is recommended that Bylaw 09/007 be given first reading to allow for the scheduling of a public hearing which will provide interested parties an opportunity to present their views to Council.

Attachments:

1. Bylaw 09/007
2. Subject Property Map
3. Proposed Campground Layout
4. Opinion Poll Question and Results Summary

BYLAW NO. 09/007

**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:
 - 1.a) adding “Campground” as a Discretionary Use – Development Officer to Section 111.3, specific to Lot 25, Block 2, Plan 852 0247.
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. 2009.

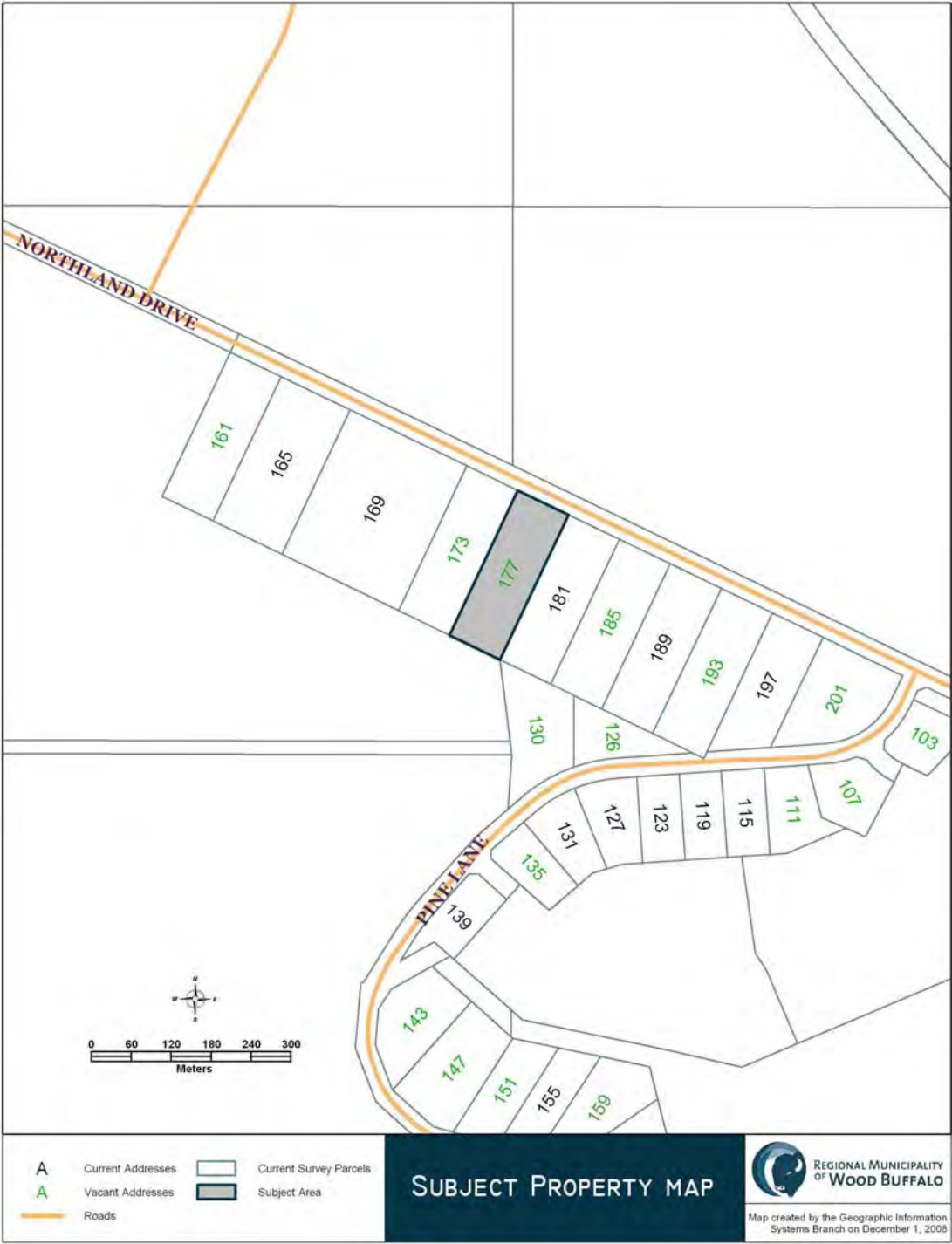
READ a second time this _____ day of _____, A.D. 2009.

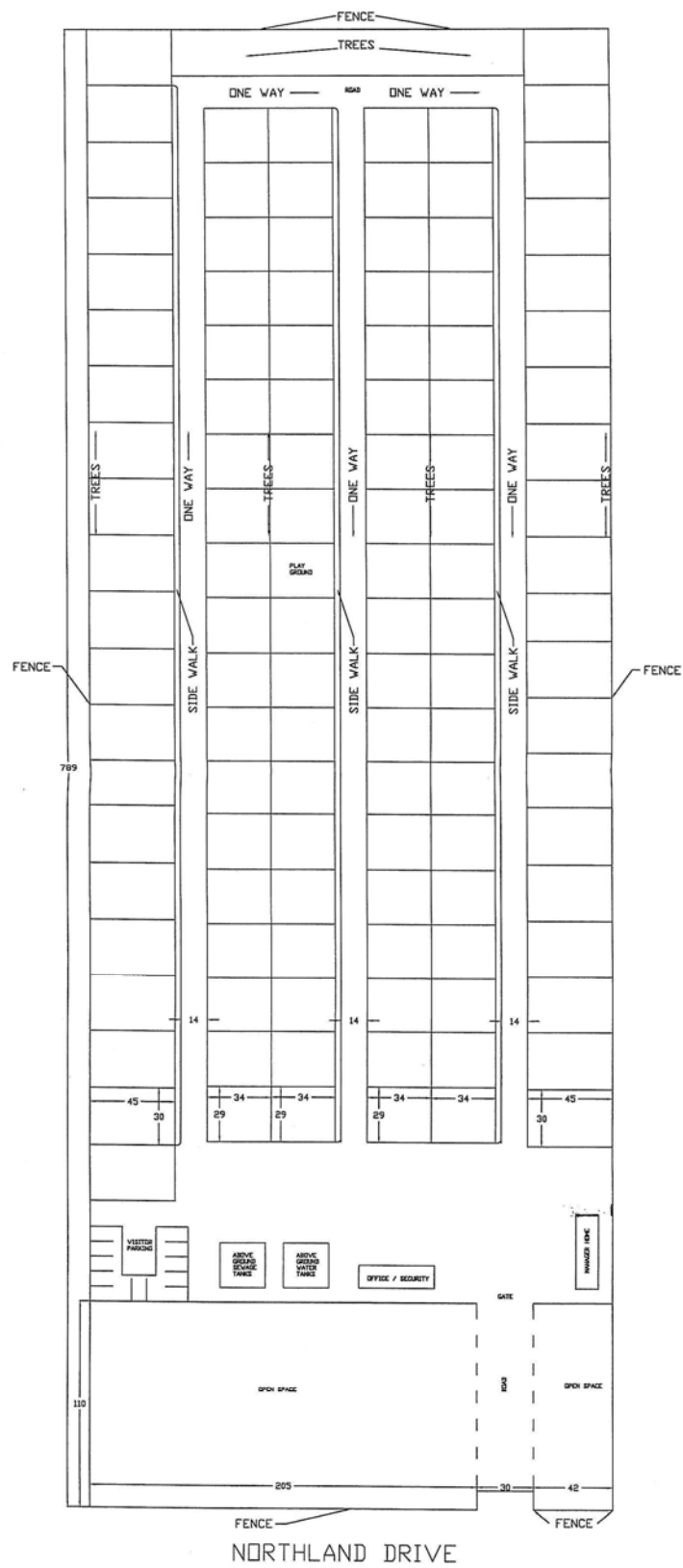
READ a third and final time this _____ day of _____, A.D. 2009.

SIGNED and PASSED this _____ day of _____, A.D. 2009

Mayor

Chief Legislative Officer





Survey for a Full Service Campground in Conklin

I am planning to build a Campground in Conklin. It will contain 116 full service* lots & will be located in the Business Industrial District (Marked with an "X" on the attached map).

*Full service meaning: water, sewage & electrical to each stall & open year-round.

My wife & I will be living & running this Campground for at least 10 years.

Are you okay with this proposed plan?

Yes No Undecided

☐
☐
☐

Address: _____

Comments: _____

Date: _____

Please Print

Signature

Yes No Undecided

☐
☐
☐

Comments: _____

Date: _____

Please Print

Signature

Yes No Undecided

☐
☐
☐

Comments: _____

Date: _____

Please Print

Signature

Yes No Undecided

☐
☐
☐

Comments: _____

Date: _____

Please Print

Signature

Attempted Contact Dates:

1). _____ 2). _____ 3). _____

For more information, please call Jason at: (403) 519-6412. Thank you.

Conklin Survey Results

Yes	41
No	2
Undecided	9
Unavailable	19
Vacant	90
Total	161

Note: The amount of people that said "Yes" was actually 50, as per the results.



Subject: 2009 Capital Budget Amendment - Rural Core Amenities

APPROVALS:

General Manager

Deputy Chief Administrative Officer

Chief Administrative Officer

Administrative Recommendation(s):

THAT the 2009 Capital Budget be amended as summarized in Attachment 1- Capital Budget Amendment Request – Rural Core Amenities - March 24, 2009; and

THAT the provisions of Attachment 1- Capital Budget Amendment Request – Rural Core Amenities – March 24, 2009, remain confidential pursuant to sections 16 and 25 of the Freedom of Information and Protection of Privacy Act, R.S.A., 2000 c. F-25, as amended.

Summary:

A geotechnical investigation was completed in 2008 on the Saprae Creek outdoor rink. The investigation identified additional work required to upgrade the outdoor rink to eliminate the standing water problem at the rink site and addresses Council's 2009 budget request regarding drainage issues identified during the 2009-2013 Capital Budget deliberations. Therefore, the proposed amount of funding required to complete the project exceeds the amount originally approved in the 2007 Rural Core Amenities Capital Budget for the Saprae Creek Outdoor Rink.

Background:

In 2008, prior to the commencement of work to excavate, remove and reconstruct the base of the outdoor rink located in Saprae Creek, standing water was discovered in the interior and exterior of the rink. In September 2008, a geotechnical investigation of the site was conducted to determine if the standing water and possible ground water would affect the reconstruction of the base. The geotechnical investigation confirmed that the standing water observed is likely the result of poor surface drainage which can lead to softening of the subgrade below the rink and poor long term performance of the proposed re-paved area.

Alternatives:

In attempting to rectify the saturation problems evidenced by the standing water occurrence, the following alternatives were reviewed:

- 1) Grading and landscaping were reviewed first as a possible solution, but the extent of the standing water accumulated negated this simple solution.
- 2) Creating drainage channels was explored, but this solution was dismissed given the topography of the land, the extent of the saturation and the distance over which drainage piping would travel between the saturated land under the rink and the embankment where it would drain.
- 3) Excavate the site according to the recommendation of the geotechnical study conducted.

Rationale for Recommendation(s):

The existing outdoor rink in Sapræ Creek is in poor condition and needs to be repaired. The results of the geotechnical study identified that the long-term performance of the proposed pavement surface would be negatively impacted if proper measures to reduce the drainage problem are not addressed. Completion of repairs to the Sapræ Creek rink will serve the needs of the community for approximately 15 years. The outdoor rink can be used for skating in the winter and a new hard surface will be available for use in the summer for such things as basketball, lacrosse, inline skating or other outdoor community events.

Budget/Financial Implications:

Financial resources for this project were originally approved in the 2007 Capital Budget. Due to the additional work to address water saturation at the outdoor rink, an amendment is required to the 2009 Capital Budget to increase the amount of funding allocated to complete the project.

Attachments:

1. Capital Budget Amendment Request – Rural Core Amenities – March 24, 2009(Confidential)