



Council Meeting

Council Chambers
Municipal Building - Jubilee Centre
9909 Franklin Avenue, Fort McMurray

Tuesday, May 9, 2006 – 6:00 p.m.

Agenda

Page	Call to Order:	6:00 p.m.	
	Opening Prayer:		
	Adoption of Agenda:		
1	Minutes:	Regular Meeting – April 25, 2006 Public Hearing – April 25, 2006	
	Delegations:		
14	Public Hearings:	Bylaw No. 06/011 – Land Use Bylaw Amendment – MR behind Rusty’s and Allstar Bylaw No. 06/015 – Closure of Undeveloped Road Allowance in Parcel F Area of Timberlea Bylaw No. 06/016 – Amendment to the Timberlea Area Structure Plan – Parcel D Bylaw No. 06/017 – Amendment to the Municipal Land Use Bylaw – Parcel D	
	Updates:	A. Reporting of Councillors on Boards/Committees (Councillors Carbery, Slade, Vyboh, Deputy Mayor Wiltzen) B. Mayor’s Update	
	Committee Reports:		
17		Corporate Services Committee <ul style="list-style-type: none">Highway 63 North Water Supply Line Local Improvement Bylaw Amendment2006 Tax Rate Bylaw	(Cr. Chadi/ Cr. Slade)
18		Community Services Committee <ul style="list-style-type: none">MacDonald Island Park Redevelopment Project – Design Services ContractMacDonald Island Park Redevelopment Project – Tender Awards	(Cr. Meagher/ Cr. Flett)

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- 20 **Operations Committee** (Cr. Wiltzen/
 ■ Green Municipal Fund Grant Support – Landfill Cr. Rebus)
- 21 **Planning and Development Committee** (Cr. Germain/
 ■ EUB Intervention (For Information Only) Cr. Carbery)
- 22 **Protective Services Committee** (Cr. Vyboh/
 ■ School Resource Officer Position at Father Mercredi High School Cr. Clarkson)
- 23 **Community Identification Committee** (Cr. Meagher/
 ■ Naming of Roadways – Pacific Place Cr. Clarkson)
- New and
Unfinished
Business:**
- Bylaws:**
- 25 Bylaw No. 06/011 – Land Use Bylaw Amendment – MR behind Rusty’s and Allstar
 (2nd and 3rd Reading)
- 27 Bylaw No. 06/014 Debenture Bylaw – Waste Water Treatment Plant
 (2nd and 3rd Reading)
- 30 Bylaw No. 06/015 – Closure of Undeveloped Road Allowance in Parcel F Area of
 Timberlea – (2nd and 3rd Reading)
- 31 Bylaw No. 06/016 – Amendment to the Timberlea Area Structure Plan – Parcel D
 (2nd and 3rd Reading)
- 34 Bylaw No. 06/017 – Amendment to the Municipal Land Use Bylaw (LUB) – Parcel D
 (2nd and 3rd Reading)
- 42 Bylaw No. 06/018 – Amendment to Bylaw No. 03/052 – Highway 63 N. Water Supply
 Line Local Improvement
 (1st and 2nd Reading – Consideration of 3rd Reading – 3rd Reading)
- 44 Bylaw No. 06/019 – 2006 Tax Rate Bylaw
 (1st Reading)

Adjournment:



Public Hearing

Council Chambers
Municipal Building – Jubilee Centre
9909 Franklin Avenue, Fort McMurray

Tuesday, May 9, 2006 - 6:00 p.m.

Agenda

1. Call To Order

- A. Public Hearing re: Bylaw No. 06/011 – Land Use Bylaw Amendment – MR behind Rusty's and Allstar
(Please refer to pages 25 - 26)

2-A. Opening Statement

- Beth Sanders, Manager, Planning and Development

3-A. Written Presentations

- No written presentations

4-A. Oral Presentations

- Iris Kirschner - Opposed

5-A. Other Oral Presentations (Time Permitting and With Consent of Council)

6-A. Questions of Council

7-A. Closing Statement

- No Closing Statement

- B. Public Hearing re: Bylaw No. 06/015 – Closure of Undeveloped Road Allowance in Parcel F Area of Timberlea
(Please refer to page 30)

2-B. Opening Statement

- Beth Sanders, Manager, Planning and Development

3-B. Written Presentations

- No written presentations

4-B. Oral Presentations

- No oral presentations

5-B. Other Oral Presentations (Time Permitting and With Consent of Council)

6-B. Questions of Council

7-B. Closing Statement

- No Closing Statement

C. Public Hearing re: Bylaw No. 06/016 – Amendment to the Timberlea Area
Structure Plan – Parcel D (*Please refer to pages 31 - 33*)

And

Public Hearing re: Bylaw No. 06/017 – Amendment to the Municipal Land Use
Bylaw – Parcel D (*Please refer to pages 34 - 41*)

2-C. Opening Statement

- Guy Buchanan, President, Centron Residential Corporation

3-C. Written Presentations

- No written presentations

4-C. Oral Presentations

- Iris Kirschner - Opposed

5-C. Other Oral Presentations (Time Permitting and With Consent of Council)

- No other Presentations

6-C. Questions of Council

7-C. Closing Statement

- Guy Buchanan, President, Centron Residential Corporation

8. Closure of Public Hearing

Debenture schedule

principal	\$80,712,374.00
interest	6.00%
term	25
payments	\$6,313,864.14

year	bal.begin	interest	payment	principal	balance end
					\$80,712,374.00
1	\$80,712,374.00	\$4,842,742.44	\$6,313,864.14	\$1,471,121.70	\$79,241,252.30
2	\$79,241,252.30	\$4,754,475.14	\$6,313,864.14	\$1,559,389.00	\$77,681,863.30
3	\$77,681,863.30	\$4,660,911.80	\$6,313,864.14	\$1,652,952.34	\$76,028,910.96
4	\$76,028,910.96	\$4,561,734.66	\$6,313,864.14	\$1,752,129.48	\$74,276,781.49
5	\$74,276,781.49	\$4,456,606.89	\$6,313,864.14	\$1,857,257.25	\$72,419,524.24
6	\$72,419,524.24	\$4,345,171.45	\$6,313,864.14	\$1,968,692.68	\$70,450,831.55
7	\$70,450,831.55	\$4,227,049.89	\$6,313,864.14	\$2,086,814.24	\$68,364,017.31
8	\$68,364,017.31	\$4,101,841.04	\$6,313,864.14	\$2,212,023.10	\$66,151,994.21
9	\$66,151,994.21	\$3,969,119.65	\$6,313,864.14	\$2,344,744.48	\$63,807,249.73
10	\$63,807,249.73	\$3,828,434.98	\$6,313,864.14	\$2,485,429.15	\$61,321,820.57
11	\$61,321,820.57	\$3,679,309.23	\$6,313,864.14	\$2,634,554.90	\$58,687,265.67
12	\$58,687,265.67	\$3,521,235.94	\$6,313,864.14	\$2,792,628.20	\$55,894,637.48
13	\$55,894,637.48	\$3,353,678.25	\$6,313,864.14	\$2,960,185.89	\$52,934,451.59
14	\$52,934,451.59	\$3,176,067.10	\$6,313,864.14	\$3,137,797.04	\$49,796,654.54
15	\$49,796,654.54	\$2,987,799.27	\$6,313,864.14	\$3,326,064.86	\$46,470,589.68
16	\$46,470,589.68	\$2,788,235.38	\$6,313,864.14	\$3,525,628.76	\$42,944,960.92
17	\$42,944,960.92	\$2,576,697.66	\$6,313,864.14	\$3,737,166.48	\$39,207,794.44
18	\$39,207,794.44	\$2,352,467.67	\$6,313,864.14	\$3,961,396.47	\$35,246,397.97
19	\$35,246,397.97	\$2,114,783.88	\$6,313,864.14	\$4,199,080.26	\$31,047,317.71
20	\$31,047,317.71	\$1,862,839.06	\$6,313,864.14	\$4,451,025.07	\$26,596,292.64
21	\$26,596,292.64	\$1,595,777.56	\$6,313,864.14	\$4,718,086.58	\$21,878,206.06
22	\$21,878,206.06	\$1,312,692.36	\$6,313,864.14	\$5,001,171.77	\$16,877,034.29
23	\$16,877,034.29	\$1,012,622.06	\$6,313,864.14	\$5,301,242.08	\$11,575,792.21
24	\$11,575,792.21	\$694,547.53	\$6,313,864.14	\$5,619,316.60	\$5,956,475.60
25	\$5,956,475.60	\$357,388.54	\$6,313,864.14	\$5,956,475.60	\$0.00

	Interest	Payment	Principal
Total	\$77,134,229.43	\$157,846,603.43	\$80,712,374.00

BYLAW NO. 06/ 011

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

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

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

THAT Bylaw 99/059 is hereby amended by changing the land use designation of Municipal Reserve, Part of Block R-1, Plan 752 0462 behind 425 and 385 Gregoire Drive:

1. from EP - Environmental Preservation District
to C4 - Highway Commercial District
as shown on Schedule "A" attached hereto and forming part of this Bylaw.
2. 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 in Council this 25th day of April , 2006.

READ a second time in Council this day of , 2006.

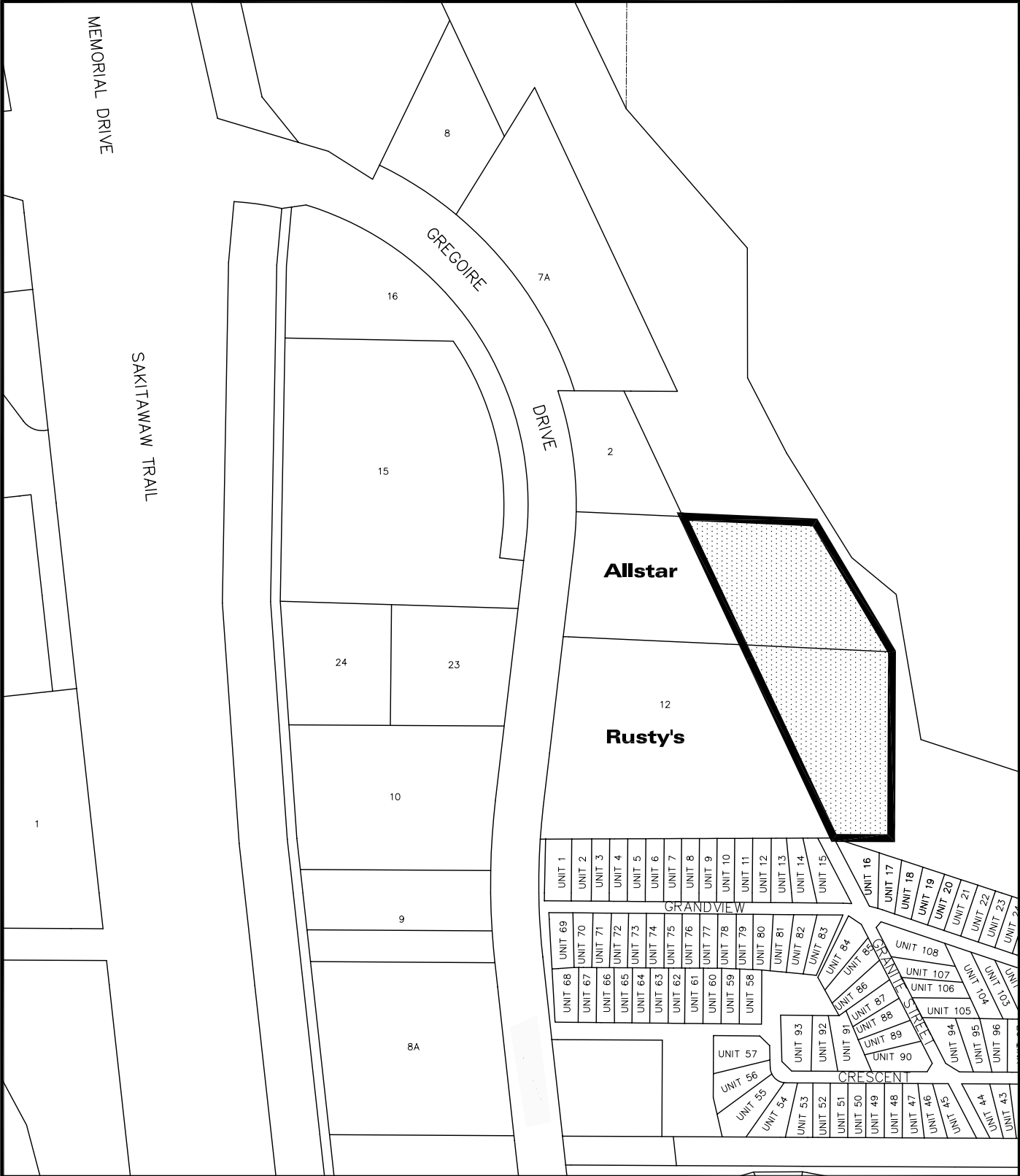
READ a third time in Council and passed this day of , 2006.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

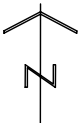


LAND USE BYLAW AMENDMENT



**From EP (Environmental Preservation) To
C4 (Highway Commercial)**

(Part of Block R1, Plan 052 0462)



BYLAW NO. 06/ 013

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

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

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

1. **THAT** Bylaw 99/059 is hereby amended by changing the land use designation of Lot 1, Block 17, Plan 0523653:

from	UE	- Urban Expansion District
to	R1	- Single Detached Residential District
	R2-1	- Modified Medium Density Residential District
	PS	- Public Services District
	PR	- Parks and Recreation District

as shown on Schedule "A" attached hereto and forming part of this Bylaw.

2. **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 in Council this 11th day of April , 2006.

READ a second time in Council this 25th day of April , 2006.

READ a third time in Council and passed this 25th day of April , 2006.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

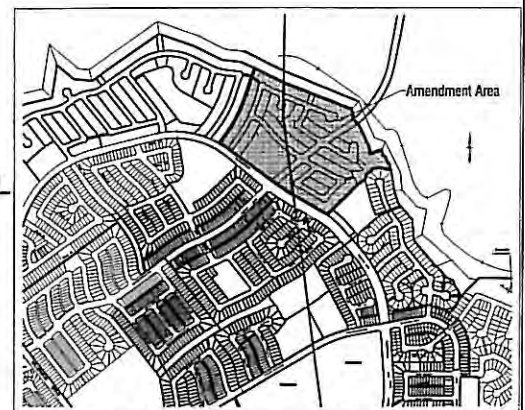
CHIEF LEGISLATIVE OFFICER



Land Use Bylaw Amendment From UE (Urban Expansion District) To

LEGEND

-  R1 - SINGLE DETACHED RESIDENTIAL DISTRICT
-  R2-1 - MODIFIED MEDIUM DENSITY RESIDENTIAL
-  PS - PUBLIC SERVICES DISTRICT
-  PR - PARKS AND RECREATION DISTRICT
-  LUB AMENDMENT BOUNDARY



CONTEXT PLAN



Portion of Lot 1, Block 17, Plan 052 3653
NORTH CENTRAL TIMBERLEA LANDS, Ft. McMurray, Alberta

BYLAW NO. 06/ 014

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 ONE HUNDRED THIRTY-SIX MILLION DOLLARS (\$136,000,000.00) FOR THE PURPOSE OF CONSTRUCTION OF ENVIRONMENTAL CAPITAL ASSETS.

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 constructing the environmental capital assets;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the environmental capital assets exceeds \$136,000,000.00

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$136,000,000.00, for a period not to exceed twenty-four (24) 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, 2004 is \$55,426,678.00 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-four (24) years;

WHEREAS the Province of Alberta has agreed to provide a grant to the Regional Municipality of Wood Buffalo for the amount of the debenture interest expense incurred during the first four years of the borrowing;

WHEREAS according to the terms of the repayment structure there is no requirement for the Regional Municipality of Wood Buffalo to repay any amount of the debenture principal of the borrowing during the first four years of the borrowing;

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 construction of environmental capital assets the sum of ONE HUNDRED THIRTY-SIX MILLION DOLLARS (\$136,000,000.00) 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 \$136,000,000.00 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 construction of environmental capital assets.
3. The Municipality shall repay the indebtedness according to the terms of the repayment structure

in effect, namely semi-annual or annual equal payments of combined principal and interest, beginning in year five (5) of the borrowing and not to exceed twenty (20) years from that date, 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 comes into force on the date it is passed.

READ A FIRST TIME THIS 11th DAY OF APRIL , 2006.

READ A SECOND TIME THIS 9th DAY OF MAY, 2006.

READ A THIRD AND FINAL TIME THIS 9th DAY OF MAY 2006.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debtenture schedule

principal \$136,000,000.00
interest 5.00%
term 24 **Semi-annual Payments
payments \$5,417,727.71

year	bal.begin	interest	payment	principal	balance end
					\$136,000,000.00
1	\$136,000,000.00	\$3,400,000.00	\$3,400,000.00	\$0.00	\$136,000,000.00
2	\$136,000,000.00	\$3,400,000.00	\$3,400,000.00	\$0.00	\$136,000,000.00
3	\$136,000,000.00	\$3,400,000.00	\$3,400,000.00	\$0.00	\$136,000,000.00
4	\$136,000,000.00	\$3,400,000.00	\$3,400,000.00	\$0.00	\$136,000,000.00
5	\$136,000,000.00	\$3,400,000.00	\$3,400,000.00	\$0.00	\$136,000,000.00
6	\$136,000,000.00	\$3,400,000.00	\$3,400,000.00	\$0.00	\$136,000,000.00
7	\$136,000,000.00	\$3,400,000.00	\$3,400,000.00	\$0.00	\$136,000,000.00
8	\$136,000,000.00	\$3,400,000.00	\$3,400,000.00	\$0.00	\$136,000,000.00
9	\$136,000,000.00	\$3,400,000.00	\$5,417,727.71	\$2,017,727.71	\$133,982,272.29
10	\$133,982,272.29	\$3,349,556.81	\$5,417,727.71	\$2,068,170.90	\$131,914,101.39
11	\$131,914,101.39	\$3,297,852.53	\$5,417,727.71	\$2,119,875.18	\$129,794,226.21
12	\$129,794,226.21	\$3,244,855.66	\$5,417,727.71	\$2,172,872.05	\$127,621,354.16
13	\$127,621,354.16	\$3,190,533.85	\$5,417,727.71	\$2,227,193.86	\$125,394,160.30
14	\$125,394,160.30	\$3,134,854.01	\$5,417,727.71	\$2,282,873.70	\$123,111,286.60
15	\$123,111,286.60	\$3,077,782.16	\$5,417,727.71	\$2,339,945.55	\$120,771,341.05
16	\$120,771,341.05	\$3,019,283.53	\$5,417,727.71	\$2,398,444.18	\$118,372,896.87
17	\$118,372,896.87	\$2,959,322.42	\$5,417,727.71	\$2,458,405.29	\$115,914,491.58
18	\$115,914,491.58	\$2,897,862.29	\$5,417,727.71	\$2,519,865.42	\$113,394,626.16
19	\$113,394,626.16	\$2,834,865.65	\$5,417,727.71	\$2,582,862.06	\$110,811,764.10
20	\$110,811,764.10	\$2,770,294.10	\$5,417,727.71	\$2,647,433.61	\$108,164,330.50
21	\$108,164,330.50	\$2,704,108.26	\$5,417,727.71	\$2,713,619.45	\$105,450,711.05
22	\$105,450,711.05	\$2,636,267.78	\$5,417,727.71	\$2,781,459.93	\$102,669,251.12
23	\$102,669,251.12	\$2,566,731.28	\$5,417,727.71	\$2,850,996.43	\$99,818,254.68
24	\$99,818,254.68	\$2,495,456.37	\$5,417,727.71	\$2,922,271.34	\$96,895,983.34
25	\$96,895,983.34	\$2,422,399.58	\$5,417,727.71	\$2,995,328.13	\$93,900,655.21
26	\$93,900,655.21	\$2,347,516.38	\$5,417,727.71	\$3,070,211.33	\$90,830,443.88
27	\$90,830,443.88	\$2,270,761.10	\$5,417,727.71	\$3,146,966.61	\$87,683,477.27
28	\$87,683,477.27	\$2,192,086.93	\$5,417,727.71	\$3,225,640.78	\$84,457,836.49
29	\$84,457,836.49	\$2,111,445.91	\$5,417,727.71	\$3,306,281.80	\$81,151,554.69
30	\$81,151,554.69	\$2,028,788.87	\$5,417,727.71	\$3,388,938.84	\$77,762,615.85
31	\$77,762,615.85	\$1,944,065.40	\$5,417,727.71	\$3,473,662.31	\$74,288,953.54
32	\$74,288,953.54	\$1,857,223.84	\$5,417,727.71	\$3,560,503.87	\$70,728,449.67
33	\$70,728,449.67	\$1,768,211.24	\$5,417,727.71	\$3,649,516.47	\$67,078,933.20
34	\$67,078,933.20	\$1,676,973.33	\$5,417,727.71	\$3,740,754.38	\$63,338,178.82
35	\$63,338,178.82	\$1,583,454.47	\$5,417,727.71	\$3,834,273.24	\$59,503,905.58
36	\$59,503,905.58	\$1,487,597.64	\$5,417,727.71	\$3,930,130.07	\$55,573,775.51
37	\$55,573,775.51	\$1,389,344.39	\$5,417,727.71	\$4,028,383.32	\$51,545,392.18
38	\$51,545,392.18	\$1,288,634.80	\$5,417,727.71	\$4,129,092.91	\$47,416,299.28
39	\$47,416,299.28	\$1,185,407.48	\$5,417,727.71	\$4,232,320.23	\$43,183,979.05
40	\$43,183,979.05	\$1,079,599.48	\$5,417,727.71	\$4,338,128.23	\$38,845,850.82
41	\$38,845,850.82	\$971,146.27	\$5,417,727.71	\$4,446,581.44	\$34,399,269.38
42	\$34,399,269.38	\$859,981.73	\$5,417,727.71	\$4,557,745.98	\$29,841,523.40
43	\$29,841,523.40	\$746,038.09	\$5,417,727.71	\$4,671,689.63	\$25,169,833.78
44	\$25,169,833.78	\$629,245.84	\$5,417,727.71	\$4,788,481.87	\$20,381,351.91
45	\$20,381,351.91	\$509,533.80	\$5,417,727.71	\$4,908,193.91	\$15,473,158.00
46	\$15,473,158.00	\$386,828.95	\$5,417,727.71	\$5,030,898.76	\$10,442,259.24
47	\$10,442,259.24	\$261,056.48	\$5,417,727.71	\$5,156,671.23	\$5,285,588.01
48	\$5,285,588.01	\$132,139.70	\$5,417,727.71	\$5,285,588.01	(\$0.00)
TOTALS		\$107,909,108.40	\$243,909,108.40	\$136,000,000.00	

BYLAW NO. 06/015

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF CLOSING AND CREATING TITLE TO UNDEVELOPED GOVERNMENT ROAD ALLOWANCES IN ACCORDANCE WITH SECTION 22 OF THE MUNICIPAL GOVERNMENT ACT, CHAPTER M26.1, REVISED STATUTES OF ALBERTA 2000, AS AMENDED

WHEREAS application has been made to Regional Council to have the road allowance closed, and

WHEREAS the Regional Council of the Regional Municipality of Wood Buffalo deems it expedient to provide for a bylaw for the purpose of closing certain roads, or portions thereof, situated in the said municipality, and thereafter disposing of same, and

WHEREAS, notice of the intention of Regional Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act, and

WHEREAS, Regional Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw.

NOW THEREFORE BE IT RESOLVED that the Regional Council of the Regional Municipality of Wood Buffalo in the Province of Alberta does hereby close for the purpose of creating title to the following described road allowances, subject to the rights of access granted by other legislation:

A 1.01ha portion of land within Undeveloped Government Road Allowance between NW 6-90-9-W4M and NE 1-90-10-W4M, **excepting thereout all mines and minerals.**

This Bylaw shall become effective when it has received third and final reading and has been signed by the Mayor and Chief Legislative Officer.

READ a first time in Council this 25th day of April , 2006.

READ a second time in Council this 9th day of May , 2006.

READ a third time in Council and passed this 9th day of May , 2006.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

BYLAW NO. 06/016

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW 01/020 BEING THE TIMBERLEA 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.

AND WHEREAS Section 191(1) of the Municipal Government Act, R.S.A., 2000, Chapter M-26 and amendments thereto authorizes Council to adopt a bylaw to amend an Area Structure Plan.

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

1. **THAT** the Timberlea Area Structure Plan (Bylaw 01/020) is hereby amended by adding to section 4.3 Residential Land Use the following: “High Density Residential (maximum 6 stories) – High density residential denotes apartment type development that will be limited to six stories in height. The maximum density shall be 140 units per ha and will apply to four areas on the lands known as Parcel “D”, adjacent to Confederation Way.”
2. **THAT** the Timberlea Area Structure Plan (Bylaw 01/020) is hereby amended by adding to Section 4.3 Residential Land Use the following: “Mixed Use Commercial/Residential (Maximum 6 stories) – Further need to intensify the remaining lands in Timberlea brings the need to further supply limited commercial in association with residential. A new mixed use category shall provide for the need for limited commercial uses, located on the ground floor and accessible from the street. These shall be combined with residential dwelling units above to a maximum height of 6 stories. The maximum density of this new category should be 200 units per ha. Commercial uses shall be limited to the ground floor, provide separate street level entrances to the commercial areas, parking shall be separated from residential and visitor parking and uses shall be limited to community oriented types such as small office, banks, restaurants, convenience stores etc.”
3. **THAT** the Timberlea Area Structure Plan (Bylaw 01/020) is hereby amended by adding to Section 4.5 Commercial Land Use the following: “While the ASP provides that the bulk of commercial is located north of Confederation Way, limited commercial shall be provided to support the intensification of lands known as parcel “D”. Two commercial sites are designated in the amended land use plan: one located to the north of the Suncor Right-of-way and will be for purely commercial purposes. The second will be located south of the Suncor right-of-way and be at the intersection of planned alignment of Loutit Road and Arterial “Z”. This site shall be considered a mixed use of commercial on the ground floor, with residential uses on top, to a maximum of six stories and density of 200 units per ha. Commercial uses shall be limited to community oriented, pedestrian friendly types of uses such as convenience stores, local shops, restaurants, banks, offices, doctor’s offices.”

4. **THAT** the Timberlea Area Structure Plan (Bylaw 01/020) is hereby amended to increase the maximum permitted density from 14.46 units/hectare to 24.7 units/hectare and allow a maximum of 3700 dwelling units on the lands known as Parcel “D”.
5. **THAT** the Timberlea Area Structure Plan (Bylaw 01/020) is hereby amended to change the Land Use Plan for the lands known as Parcel “D” as indicated on Schedule “A”.
6. **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 in Council this 25th day of April , 2006.

READ a second time in Council this 9th day of May , 2006.

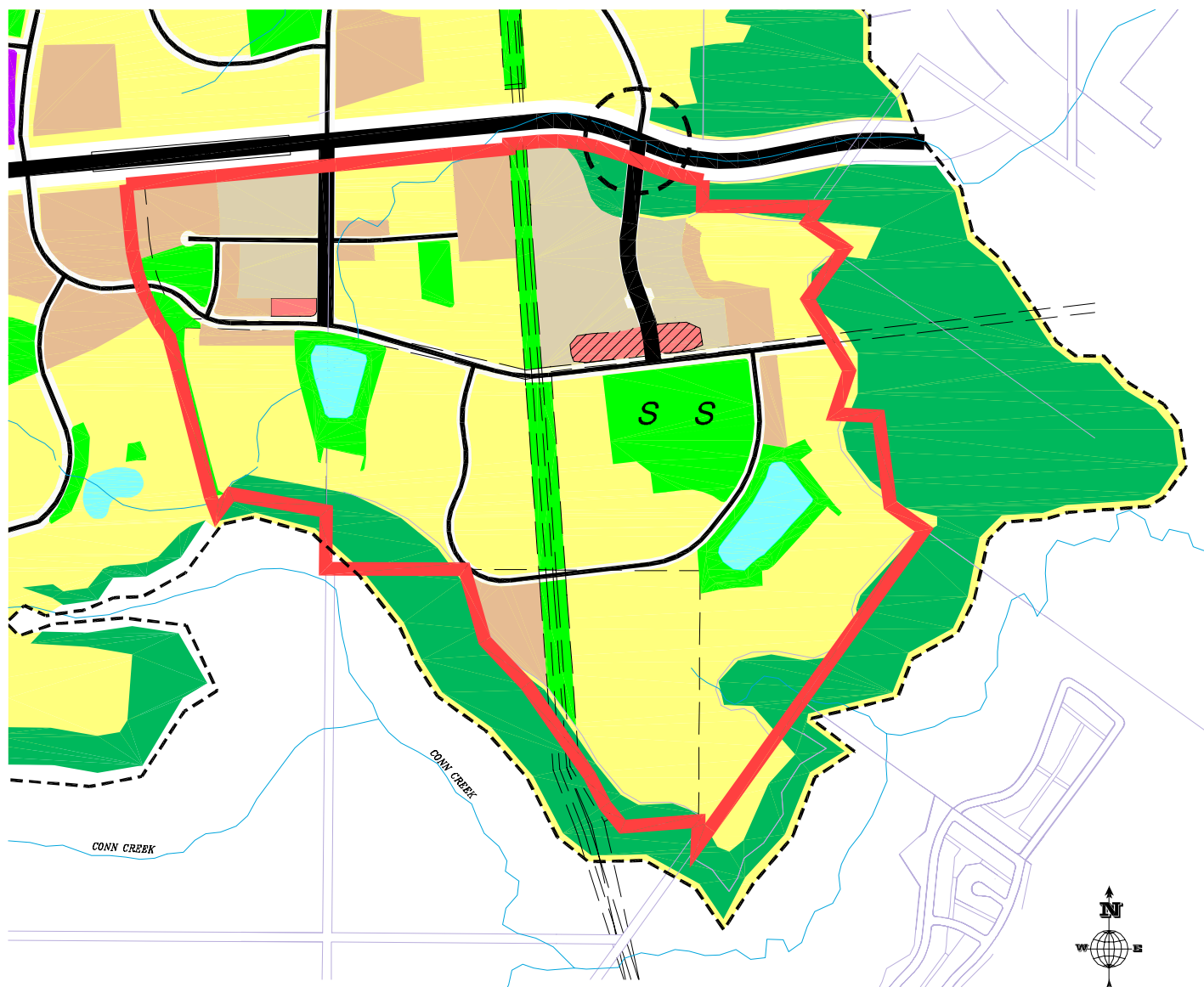
READ a third and final time in Council this 9th day of May , 2006.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER



- Timberlea Area Structure Plan Boundary
- Low Density Residential
- Apartment Density Residential
- Medium Density Apartment
- Apartment Density / Mixed Use
- Medium Density Residential
- Manufactured Housing

- Commercial
- Urban Service
- Parks / Schools
- Environmental Reserve
- Storm Water Management Facility
- Collector Road
- Arterial Road
- Interchange

SCHEDULE "A"

BYLAW NO. 06/017

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW 99/059 BEING THE MUNICIPAL LAND USE BYLAW

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.

AND WHEREAS Section 191(1) of the Municipal Government Act, R.S.A., 2000, Chapter M-26 and amendments thereto authorizes Council to adopt a bylaw to amend an Area Structure Plan.

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

1. **THAT** the Municipal Land Use Bylaw (Bylaw 99/059) is hereby amended by redistricting the lands known as parcel “D” from Urban Expansion (UE) to as illustrated on schedule “A”.
2. **THAT** the Municipal Land Use Bylaw (Bylaw 99/059) is hereby amended by adding the R5 (Apartment Density Residential) District as shown in schedule “B”.
3. **THAT** the Municipal Land Use Bylaw (Bylaw 99/059) is hereby amended by adding the R5-MU (Apartment and Commercial Mixed Use) District as shown in schedule “C”.
4. **THAT** the Municipal Land Use Bylaw (Bylaw 99/059) is hereby amended by amending Part 7, Section 130.8 to add: “(c) for apartment buildings located in the R5-MU and R5 districts, location of parking shall conform to the specific requirements given in the district”.
5. **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 in Council this 25th day of April , 2006.

READ a second time in Council this 9th day of May , 2006.

READ a third time and final time in Council this 9th day of May , 2006.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

(Lot 1, Block 22, Plan 062 0054, Part of
Lot 1, Plan 862 1587, And River Lot 40 & 41 Extension of McMurray Settlement)

208. R5 Apartment Density Residential District

208.1 Purpose:

The purpose of this District is to provide for the development of multi-family housing in the form of 4 to 6 storey apartment buildings.

208.2 Permitted Uses:

The following are permitted uses:

Accessory Buildings
Apartment Buildings with density of up to 80 units per ha
Home Occupation
Parking Lot or Structure
Senior Citizen Housing

208.3 Discretionary Uses: Development Officer

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

Apartment Buildings with density of 81 units per ha or greater
Child Care Facility
Cluster Housing
Home Business
Townhouses

208.4 Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this district.

- a) Front Yard (minimum):
 - i) for 4-storey buildings 6.0 m
 - ii) for 6-storey buildings 9.1 m
- b) Side Yard, Interior (minimum): 3.0 m
- c) Side Yard, Exterior (minimum): 6.0 m
- d) Rear Yard (minimum): 7.6 m
- e) Building Separation (minimum): 6.0 m where more than one building is located on the site.

Schedule B to Bylaw No. 06/017

- f) Building Height (maximum): maximum 6 storeys or 21 m to the top of the parapet of the principal building.
- g) Lot Width (minimum): 30.0 m
- h) Lot Area (minimum): 0.14 ha
- i) Density (maximum): 200 units per ha
- j) Private Amenity Area (minimum):
 - i) For every unit: 8m^2

k) Landscaping

A minimum of 40 percent of the site area plus all adjoining Municipal Boulevards shall be landscaped in accordance with Section 72 of Part 5 (General Regulations).

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

For every one bedroom and two bedroom dwelling unit at least one resident parking space per unit must be provided in an underground parking structure. The balance of the required resident parking, together with the visitor parking spaces, may be located at grade in accordance with Part 7.

n) Playground Structures

Every Apartment site containing 100 or more dwelling units on the lot or site shall provide a playground with a play structure. The playground shall be a minimum of 1.0m^2 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.

o) Architectural Guidelines

- i) Building facades shall incorporate variation into the overall pattern through the use of the following elements; balconies

Schedule B to Bylaw No. 06/017

and entry canopies, color change, cornice and parapet walls, horizontal relief details, texture change and windows;

- ii) Building facades greater than 50 metres in length shall incorporate changes in plane of at least 1 metre for a distance of not more than 15 metres;
- iii) All doors, overhead doors, vents and louvers are to be finished in a color that is consistent with the overall color scheme of the building;
- iv) All joints, edges, openings and corners shall be articulated and detailed through the use of reveals, ribs, offsets and/or changes in plane;
- v) Primary exterior walls shall be finished with high quality materials such as brick, cultured stone architectural detailed pre-cast concrete, colored split-faced concrete block, architectural tile, acrylic stucco, hardi plank or exposed aggregate. Any other cladding element must be secondary to the preceding list of materials.

207. R5-MU Apartment and Commercial Mixed Use District

207.1 Purpose: The purpose of this District is to provide for the development of multi-family housing in the form of 4 to 6 storey apartment buildings, with an opportunity for ground floor commercial development.

207.2 Permitted Uses:

The following are permitted uses:

Accessory Buildings
Apartment Buildings with density of up to 80 units per ha
Health Service Facility, only on the ground floor
Home Occupation
Office, only on the ground floor
Personal Service Facility, only on the ground floor
Retail Store, Convenience, only on the ground floor
Senior Citizen Housing

207.3 Discretionary Uses: Development Officer

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

Apartment Buildings with density of 81 units per ha or greater
Apartment units located on the ground floor
Child Care Facility, only on the ground floor
Cluster Housing
Drinking Lounges-Minor, only on the ground floor
Financial Institution, only on the ground floor
Food Service, Minor Restaurant, only on the ground floor
Home Businesses
Parking lot or Structure
Public Use, only on the ground floor
Townhouses

207.4 Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this district.

- a) Front Yard (minimum):
 - i) for 4-storey buildings 6.0 m
 - ii) for 6-storey buildings 9.1 m
- b) Side Yard, Interior (minimum): 3.0 m
- c) Side Yard, Exterior (minimum): 6.0 m

- d) Rear Yard (minimum): 7.6 m
- e) Building Separation (minimum): 6.0 m where more than one building is located on the site.
- f) Building Height (maximum): maximum 6 storeys or 21 m to the top of the parapet of the principal building
- g) Lot Width (minimum): 30.0 m
- h) Lot Area (minimum): 0.14 ha
- i) Density (maximum): 200 units per ha
- j) Private Amenity Area: a minimum of 8m² for every unit
- k) Convenience retail stores, financial institutions, health service facilities, minor restaurants and drinking lounges, offices and personal service facilities shall:
 - i) be limited to the ground floor of any principal building and provide a separate, outside principal entrance;
 - ii) abut a 4-lane urban divided arterial road or a major collector residential road;
 - iii) be oriented towards a 4-lane urban divided arterial road or major collector residential road;
 - iv) not exceed 50% of a 4-storey buildings gross floor area, or 33% of a 6-storey buildings gross floor area;
 - v) notwithstanding Section 207.5 (a), provide a minimum front yard setback of 1.5m;
 - vi) conform to the signage requirements outlined in the Municipal Sign Bylaw (01/068) for fascia, protruding and a-board signs.
 - vii) notwithstanding Section 207.5(k) (vi), all signs shall be of similar appearance, color and material as the building for which the sign maybe placed upon or abutting; and
 - viii) notwithstanding Part 7, parking for ground floor commercial uses shall be provided at 2.5 stalls per 100m² of gross floor area and shall be separated from required residential parking.
- l) Landscaping

A minimum of 10 percent of the site area plus all adjoining Municipal Boulevards shall be landscaped in accordance with Section 72 of Part 5 (General Regulations).

m) 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.

n) Parking - Residential

For every one bedroom and two bedroom dwelling unit at least one resident parking space per unit must be provided in an underground parking structure. The balance of the required resident parking, together with the visitor parking spaces, may be provided at grade in accordance with Part 7.

o) Playground Structures

Every Apartment site containing 100 or more dwelling units on the lot or site shall provide a playground with a play structure. The playground shall be a minimum of 1.0m² for each dwelling unit on the lot or site and shall be considered part of the landscaped area. The play structure shall conform to CSA standards.

p) Architectural Guidelines

- (i) Building facades shall incorporate variation into the overall pattern through the use of the following elements; balconies and entry canopies, color change, cornice and parapet walls, horizontal relief details, texture change and windows;
- (ii) Building facades greater than 50 metres in length shall incorporate changes in plane of at least 1 metre for a distance of not more than 15 metres;
- (iii) All doors, overhead doors, vents and louvers are to be finished in a color that is consistent with the overall color scheme of the building;
- (iv) All joints, edges, openings and corners shall be articulated and detailed through the use of reveals, ribs, offsets and/or changes in plane;
- (v) Primary exterior walls shall be finished with high quality materials such as brick, cultured stone architectural detailed pre-cast concrete, colored split-faced concrete block, architectural tile, acrylic stucco, hardi plank or exposed aggregate. Any other cladding elements must be secondary to the preceding list of materials.

BYLAW NO. 06/018

WHEREAS the Municipal Council of the Regional Municipality of Wood Buffalo wishes to amend Bylaw 03/052 authorizing the issuance of a debenture of THREE MILLION FOUR HUNDRED THOUSAND (\$3,400,000.00) xx/100 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 Municipal Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, in open meeting hereby enacts as follows:

1. That Schedule “A” of Bylaw 03/052 be struck out and substituted with the new attached Schedule “A”;
2. That Bylaw 05/022 be rescinded;
3. This bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ A FIRST TIME IN COUNCIL THIS ____ DAY OF _____, 2006.

READ A SECOND TIME IN COUNCIL THIS ____ DAY OF _____, 2006.

READ A THIRD TIME IN COUNCIL THIS ____ DAY OF _____, 2006.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

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>
	1	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	.755 hectares
	7		9920757	50562750	.545 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
	3	1	0226729	50578640	3.880 hectares
	1		0120302	50567111	17.380 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
			4-09-089-31-SE	50500394	7.000 hectares
			4-09-089-32-SW	50580180	2.190 hectares
	3	1	0421905	50583600	26.320 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 %				\$ 2084.49
6.	Total yearly assessment against all above properties				\$ 207,531.82

BYLAW NO. 06/019

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE SEVERAL RATES OF TAXATION TO BE IMPOSED FOR THE RURAL AND URBAN SERVICE AREAS FOR THE 2006 FISCAL YEAR.

WHEREAS the operating expenditures for the Regional Municipality of Wood Buffalo as approved in the 2006 Operating Budget total \$148,095,476; and

WHEREAS Local Improvement Program levies total \$453,387 as approved in the 2006 Operating Budget; and

WHEREAS the operating revenues for the Regional Municipality of Wood Buffalo from sources other than taxation levies as approved in the 2005 Operating Budget total \$39,752,436; and

WHEREAS Section 357 (1) of the Municipal Government Act provides that the Municipal Tax Bylaw: “may specify a minimum amount payable as property tax.....” and the Regional Municipality of Wood Buffalo has resolved to establish a minimum tax;

WHEREAS the Alberta School Foundation has issued the following requisitions to the Regional Municipality of Wood Buffalo, namely:

- | | | |
|------|-------------------------------|---------------|
| (i) | for residential and farm land | \$ 9,275,544 |
| (ii) | for non-residential | \$ 12,856,281 |

WHEREAS the Fort McMurray R.C.S.S.D. #32 has made the following Requisitions to the Regional Municipality of Wood Buffalo, namely:

- | | | |
|------|------------------------------|------------|
| (i) | for residential and farmland | \$ 851,218 |
| (ii) | for non-residential | \$ 161,459 |

WHEREAS the Ayabaskaw House has made the following Requisition to the Regional Municipality of Wood Buffalo, namely:

- | | | |
|-----|------------------------|------------|
| (i) | for all property types | \$ 231,204 |
|-----|------------------------|------------|

WHEREAS the Rotary House Senior Lodge has made the following Requisition to the Regional Municipality of Wood Buffalo, namely:

- | | | |
|-----|------------------------|--------------|
| (i) | for all property types | \$ 1,034,475 |
|-----|------------------------|--------------|

WHEREAS Section 10 of the Order in Council No. 817-94 bringing about the amalgamation of Improvement District 143 and the City of Fort McMurray, which became effective on the 1st day of April, 1995, allows the Municipality, by Bylaw, to establish different rates of taxation for the Fort McMurray Urban Service Area and the Rural Service Area for each assessment class or sub-class referred to in Section 297 of the Municipal Government Act; and

WHEREAS the net annual tax levy requirements of the Regional Municipality of Wood Buffalo for the 2006 Fiscal Year are estimated to be:

MUNICIPAL PURPOSES

\$ 107,889,653

WHEREAS the total Regional Municipality of Wood Buffalo Rural Service Area assessment of land, buildings, and improvements from which tax levy requirements may be raised total \$9,308,370,547; and

WHEREAS the total Regional Municipality of Wood Buffalo Urban Service Area assessment of land, buildings, and improvements from which tax levy requirements may be raised total \$6,186,542,160; and

WHEREAS it is deemed necessary to impose several rates of taxation for the 2006 Fiscal Year, as hereinafter set out, against those properties from which the tax levy requirements may be raised;

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, duly assembled, hereby enacts, pursuant to Sections 353 and 354 of the Municipal Government Act the following:

1. THAT the Manager of Corporate Services be authorized and required to levy the rates of taxation as shown following against the assessed value of all lands, buildings, and improvements as shown upon the Municipal Assessment Roll.

EDUCATION

- Alberta School Foundation Fund	
Rural and Urban Service Area	
- Residential and Farmland	0.0017724
- Non-Residential	0.0046974
- Fort McMurray R.C.S.S.D. # 32	
- Residential and Farmland	0.0017724
- Non-Residential	0.0046974

SENIORS= FACILITIES

- Ayabaskaw Home	0.0000210
- Rotary House	0.0000679

MUNICIPAL PURPOSES - RURAL SERVICE AREA

- Residential and Farmland	0.0024370
- Non-Residential	0.0092450

MUNICIPAL PURPOSES - URBAN SERVICE AREA

- Residential and Farmland	0.0041620
- Other Residential	0.0092450
- Non-Residential	0.0092450

2. THAT all properties not otherwise exempt from taxation subject to assessment shall be subject to a minimum tax of \$50.00. Where the application of the tax rates established by this Bylaw to the assessment of any taxable property would result in a total tax payable of less than \$50.00, the total tax shall be assessed at \$50.00, with the tax allocated to pay firstly the amount of Education, Ayabaskaw Home and the Rotary House tax payable, and the balance paid and deemed to the Municipal Tax payable.
3. This Bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ A FIRST TIME THIS DAY OF , A.D. 2006.

READ A SECOND TIME THIS _____ DAY OF _____, A.D. 2006.

READ A THIRD AND FINAL TIME THIS _____ DAY OF _____, A.D. 2006.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER