



Council Meeting

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

Tuesday, May 23, 2006

Agenda

| | | | |
|----------------|----------------------------|---|------------------------------|
| Page | Call to Order: | 6:00 p.m. | |
| | Opening Prayer: | | |
| | Adoption of Agenda: | | |
| 1 11 | Minutes: | Regular Meeting – May 9, 2006 Public Hearing – May 9, 2006 | |
| 15 20 21 | Delegations: | A. MacDonald Island Eviction – David Hook, St. John Ambulance B. 2006 Tax Rate Bylaw – Diane Slater, Fort McMurray Chamber of Commerce C. Off Site Levy Bylaw – Ian Dirom, Dave Marshall, Cliff Maron Stakeholders Committee Representatives | |
| 22 | | D. Procedure Bylaw – Iris Kirschner | |
| | Public Hearings: | | |
| | Updates: | A. Reporting of Councillors on Boards/Committees (Councillors Clarkson, Flett, Germain, Meagher and Rebus) B. Mayor's Update | |
| | Committee Reports: | | |
| 23 | | Corporate Services Committee ▪ Fort McMurray RCMP Facility – Alternate Funding ▪ Legislative Structure and Procedure Bylaw | (Cr. Slade/ Cr. Chadi) |
| 24 | | Community Services Committee ▪ Homelessness (For Information Only) ▪ Community Clean Up (For Information Only) | (Cr. Meagher / Cr. Flett) |
| 25 | | Operations Committee ▪ No reports | (Cr. Wiltzen / Cr. Rebus) |

26

Planning and Development Committee

(Cr. Germain/
Cr. Carbery)

- Amendment to the Anzac Area Structure Plan to accommodate school site
- Land Sale in Conklin
- Subdivision of East End of Draper Road (For Information Only)
- Secondary Industrial Park – Create 16 lots
- Off-Site Levy Bylaw

29

Protective Services Committee

(Cr. Vyboh/
Cr. Clarkson)

- Highway Construction – Traffic (For Information Only)

New and Unfinished Business:

Bylaws:

30

Bylaw No. 06/011 – Land Use Bylaw Amendment – MR behind Rusty’s and Allstar
(2nd and 3rd Reading)

32

Bylaw No. 06/019 – 2006 Tax Rate Bylaw
(2nd and 3rd Reading)

35

Bylaw No. 06/020 – A bylaw to repeal Procedure Bylaw No. 05/038
(1st reading)

54

Bylaw No. 06/021 – Amendment of the Anzac Area Structure Plan to accommodate school site
(1st reading)

56

Bylaw No. 06/022 – Amendment to Off-Site Levies Bylaws for Wood Buffalo Estates,
Wood Buffalo Estates West, Martin Ridge Estates, Timberlea and Lower Townsite East
End
(1st reading)

Adjournment:



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

RECEIVED

MAY 16 2006

LEGISLATIVE & LEGAL
SERVICES

REQUEST TO MAKE A PRESENTATION AT A STANDING COMMITTEE OR COUNCIL MEETING

Requests to make a public presentation must be received by 12:00 noon on the Wednesday immediately preceding the scheduled meeting. *Presentations are a maximum of 5 minutes in duration.* Additional information may be submitted to support your presentation.

| CONTACT INFORMATION | |
|---------------------------------------|--|
| Name of Presenter: | David Hook |
| Mailing Address: | 12304 -118 Ave Edmonton AB |
| Telephone Number: | 780. 452. 6163 x 8231 (Day) 780. 920. 1074 (Evening) |
| E-Mail Address (if applicable): | David.Hook@Stjohn.ab.ca |
| PRESENTATION INFORMATION | |
| Preferred Date of Presentation: | |
| Topic: | St. John Ambulance on MacIsland - Eviction |
| Please List Specific Points/Concerns: | 1. Eviction notice is too short for us to move 2. STA has no resource to pay for move 3. Possible Shut-down of training + volunteer services |
| Action Being Requested of Council: | Pay for move / Extension of Notice |

As per Procedure Bylaw No. 05/038, the request to make a presentation may be referred to a Standing Committee, or denied.

Please return completed form or letter of request, 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.



St. John Ambulance Saint-Jean

Alberta Provincial Council

12304 - 118th Ave
Edmonton, Alberta
T5L 5G8
Tel: (780) 452-6163 ext. 8231
Fax: (780) 451-1701

May 16, 2006

Chief Legislative Officer
7th floor, 9909 Franklin Ave
Fort McMurray, AB
T9H 2K4

Dear Sir / Madam

Re: St John Ambulance Fort McMurray Operations – Notice of Eviction

As you probably know, St John Ambulance in Fort McMurray has been served an eviction notice by MacDonald Island Park to vacate the site we currently hold on MacDonald Island. We are being forced to leave due to the construction project for the new Recreation Centre. City officials have presented us with the costs associated with moving our building from its current site to one approximately 400 metres away which will be on the perimeter of the new Rec Centre. The total costs associated with this move are close to \$200,000 - \$161,000 for the move and the other costs concerning technical reports, business interruptions and contingencies.

Unfortunately St John Ambulance doesn't have the resources to accomplish this task and with the notice period expiring on June 30 we have been unable to mount a successful fundraising campaign to raise the resources needed to continue training and volunteer operations. After 34 years of St John Ambulance teaching people to save lives and providing volunteer community services in the emergency first aid area at public events, St John Ambulance faces the very real possibility that we may be compelled to cease operations and volunteer services. St John has been an integral part of the community since 1972 in Fort McMurray and we believe the public will be outraged should we be forced to cease operations.

Although the 90 day notice period complies with the lease agreement (that we've had for the past 20 years) we simply do not have the time to mount a campaign to raise funds while looking for alternate space to move operations. All of these activities are being coordinated through the Edmonton Office of St John. Unfortunately the Fort McMurray manager we had in place at the time of the eviction notice (March 31) resigned over the eviction notice and we've been unable to coordinate these two activities at the same time.

We would like to meet with Council as soon as possible to bring these concerns to their attention and seek resolution on costs and/or eviction notice period.

Thank you for your consideration

Sincerely,

ST JOHN COUNCIL FOR ALBERTA

David J. Hook
President & Chief Executive Office
Provincial Head Office



St. John Ambulance Saint-Jean

Alberta Provincial Council

12304 - 118th Ave
Edmonton, Alberta
T5L 5G8
Tel: (780) 452-6163 ext. 8231
Fax: (780) 451-1701

May 12, 2006

MEDIA ADVISORY

St. John Ambulance Given Notice To Vacate Premises on McDonald Island By June 30

St. John Ambulance Fort McMurray Branch was served notice on March 31 by MacDonald Island Park Society to terminate the lease and vacate the premises by June 30, 2006. The notice is in accordance with the Lease arrangements that have been in place since 1986, where the leaseholder may serve a 90 day notice to terminate. St. John Ambulance owns the building through a generous donation by Syncrude in 1984 however the land on which the facility is located is owned by the Park Society, previously the City of Fort McMurray. Currently MacIsland is engaged in a development project that will use the land for the construction of a recreation centre and parking. The Society has offered St. John Ambulance the use of other land on the Island close to the perimeter of the eventual Recreation Centre about 400 metres from the current site. Under the lease St John Ambulance is responsible to restore the land to its original condition prior to the facility being situated. As of yesterday, the Park Society has offered to restore the land at no cost to St. John Ambulance.

"Unfortunately we're forced to leave our premises on MacDonald Island by June 30. The difficulty we'll face is managing the transition to a new location and ensuring that training and emergency first aid volunteer services continue uninterrupted. We've been offered a location on the Island by the Park Society and presented with the associated costs to move our building to that location. But with the cost of the move, the inevitable interruption in services and other costs, we're looking at an amount close to \$200,000. St. John Ambulance in Fort McMurray simply does not have that kind of money", says David Hook, CEO of St John Ambulance in Alberta. "If we can't acquire the resources our organization will be in a very serious situation that may compel us to cease our volunteer community services, leaving the community without first aid coverage at many public events". In 2005 St. John Ambulance Brigade volunteers treated injured casualties at numerous community events. 1,500 hours of volunteer time was logged last year by St John in Fort McMurray. "The people of this community have relied on St John volunteers and first aid training for over 34 years - saving lives and responding to emergencies. We're disturbed that the community may lose a valuable service that helped build this community since 1972".

Hook and other managers from St John met with officials from the City and the Park Society in April to seek an extension to the termination notice period. They were informed then, that the construction timelines for the Recreation Centre were not negotiable. Since then the St. John organization has focused its attention on seeking a partner that will provide space in order to continue First Aid and related safety training operations. "We're exploring everything we can at the moment, including speaking with some industry clients and other organizations to help us through this difficult time". Hook has spoken to another health and safety organization, the regional health district, the school district and even considered purchasing property. "Nothing has been positive for us yet but we'll continue to ask and look for the next four weeks and if nothing is realized we may have to cease volunteer services. Hopefully another organization in the city will be able to provide those services to the people of Fort McMurray. If that happens St John Ambulance will help with the change as we manage our own transition issues".

Hook is very concerned for the immediate needs of the community. "We are going to try our best to maintain community service levels this summer, but it doesn't look hopeful without outside support", says Hook.

St. John Ambulance established first aid training and community service activities in Fort McMurray in 1972. In 1984 Syncrude donated the current building on MacDonald Island to St. John Ambulance and the City provided the land on which the facility sits on the Island. "Through the generous support of Syncrude, Suncore, the City of Fort McMurray and many others, St. John Ambulance, since 1984, has been fortunate to use all of the funds generated by training programs to support its first aid community services through the St. John Ambulance Brigade".

"That kind of support is exemplary in this country and St. John Ambulance's mission has been to save lives rather than save money".

For more information:

David J. Hook
President & Chief Executive Officer
St John Ambulance Alberta Council
12304 - 118th Ave
Edmonton, AB T5L 5G8
Direct line: (780) 452-6163 ext 8231
Cellular: (780) 920-1074
Email: David.Hook@stjohn.ab.ca
Website: stjohn.ab.ca

BACKGROUND ON ST JOHN AMBULANCE

International and National

- St John Ambulance is a non-profit registered charity operating in 42 countries around the world; has over 130 offices throughout Canada; and seven regional offices in Alberta – headquartered in the Province in Edmonton

Province

- Trains 110,000 people in First Aid and related training each year
- Provides over 120,000 hours of community services throughout Alberta each year
- St John Ambulance established in Alberta in 1897; over 2,400 members (including 1100 instructors, 70 staff, 650 Brigade members, 632 members of the Order of St John; over 100 alumni members and 100 board and council members)

Fort McMurray

- Established training and community services in Fort McMurray in 1972
- In 2005 St John in Fort McMurray provided close to 1,500 hours of public duties in emergency first aid community services through the St John Ambulance Brigade
- In 2005 St John issued close to 2,900 certificates in First Aid, CPR and related safety training
- The St John Ambulance Brigade has 57 registered adult volunteers; 12 youth volunteers and provided services at 30 public events in 2005.
- The economic value of community services in Fort McMurray over the past 20 years (in the current facility) is over \$1 million

RECEIVED

MAY 17 2006

LEGISLATIVE & LEGAL
SERVICESREGIONAL MUNICIPALITY
OF WOOD BUFFALO**REQUEST TO MAKE A PRESENTATION AT A STANDING COMMITTEE
OR COUNCIL MEETING**

Requests to make a public presentation must be received by 12 noon on the Wednesday immediately preceding the scheduled meeting. Presentations are a maximum of 5 minutes in duration. Additional information may be submitted to support your presentation.

| CONTACT INFORMATION | | |
|---------------------------------------|---|--------------------|
| Name of Presenter: | Fort McMurray Chamber of Commerce | |
| Mailing Address: | 304, 9612 Franklin Avenue | |
| Telephone Number: | (Day) 743-3100 | (Evening) 791-1832 |
| E-mail Address (if applicable): | dslater@altech.ab.ca | |
| PRESENTATION INFORMATION | | |
| Preferred Date of Presentation: | May 23, 2006 | |
| Topic: | 2006 Tax Rate Bylaw | |
| Please List Specific Points/Concerns: | 1. _____ 2. _____ 3. _____ _____ | |
| Action Being Requested of Council: | Comments | |

As per Procedure Bylaw No. 05/038, the request to make a presentation may be referred to a Standing Committee or denied.

Please return completed form or letter of request, 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



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

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MAY 17 2006

LEGISLATIVE & LEGAL
SERVICES

REQUEST TO MAKE A PRESENTATION AT A STANDING COMMITTEE OR COUNCIL MEETING

Requests to make a public presentation must be received by 12:00 noon on the Wednesday immediately preceding the scheduled meeting. *Presentations are a maximum of 5 minutes in duration.* Additional information may be submitted to support your presentation.

| CONTACT INFORMATION | |
|---------------------------------------|--|
| Name of Presenter: | IAN DIROM STAKEHOLDERS COMMITTEE REPRESENTATIVE |
| Mailing Address: | 204- 9715 MAIN STREET T9H1T5 |
| Telephone Number: | 791-1383 (Day) (Evening) |
| E-Mail Address (if applicable): | |
| PRESENTATION INFORMATION | |
| Preferred Date of Presentation: | 23rd. MAY 2006 |
| Topic: | OFFSITE LEVY BY-LAW |
| Please List Specific Points/Concerns: | 1. PROCESS 2. TIMING 3. DOUBLE TAXATION |
| Action Being Requested of Council: | |

As per Procedure Bylaw No. 05/038, the request to make a presentation may be referred to a Standing Committee, or denied.

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REQUEST TO MAKE A PRESENTATION AT A STANDING COMMITTEE OR COUNCIL MEETING

Requests to make a public presentation must be received by 12:00 noon on the Wednesday immediately preceding the scheduled meeting. *Presentations are a maximum of 5 minutes in duration.* Additional information may be submitted to support your presentation.

| CONTACT INFORMATION | |
|---------------------------------------|--|
| Name of Presenter: | Iris Kirschner |
| Mailing Address: | 156 Wood Buffalo Way T9K 1W5 |
| Telephone Number: | 791-3530 (Day) 791-1977 (Evening) |
| E-Mail Address (if applicable): | serv-uiris@shawcable.com |
| PRESENTATION INFORMATION | |
| Preferred Date of Presentation: | May 23rd 2006 |
| Topic: | Delegations |
| Please List Specific Points/Concerns: | 1. Support for change to procedural bylaw 2. Further suggestions & comments 3. |
| Action Being Requested of Council: | Consistency of application of bylaw |

As per Procedure Bylaw No. 05/058, the request to make a presentation may be referred to a Standing Committee, or denied.

Please return completed form or letter of request, 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

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FAXED



Interoffice Memo

Date: May 19, 2006

To: Council and Mayor

Subject: Additional Information Required by Council on May 9, 2006

Land Use Bylaw Amendment - Bylaw no. 06/ 011
A part of Municipal Reserve, R-1, Plan 752 0462
(MR behind Rusty's and Allstar)

With respect to the request by Council concerning the rezoning of the above noted lot, two public consultation sessions were originally held on June 30, 2004 and on July 26, 2004. A summary of the second meeting is attached, as are related documents (Attachment 1).

At the recent Council meeting, an oral presentation opposing the amendment was made by Iris Kirschner stating her opposition to changing the designation. She is concerned about the loss of green space for commercial uses. As a reply, the difference between "Environmental Reserve" and "Environmental Preservation District" was clarified at Council. To restate Environmental Reserve refers to a designation under the Municipal Government Act and represents protection as a result of concerns for slope stability and flood potential. However Environmental Preservation District is a land use district defined in the Land Use Bylaw to provide for the natural open space and the protection of environmentally sensitive lands from incompatible development. It is often used as a catch all of land that does not fit under another category as a means to ensure a fuller review of any change. Moreover, changing the land use designation of this property does not represent a significant loss of green space and access by the public. This amendment is proposed to conform to the zoning of the adjacent property that will form one and the same parcel.

Comments were raised on the need for an access to the green space. Land Management Services provided the lot with a public trail connection as illustrated on the attached map in the south-east end of the property (Attachment 2).

As also requested as an additional information, the distance between the property line and the top of bank (slope) varies between 75 m and 105 m.

Permitted and Discretionary Uses for C4 District in the Land Use Bylaw

Permitted Uses

| | |
|--|---|
| <i>Accessory Building</i> | <i>Fleet Service</i> |
| <i>Animal Service Facility, Minor</i> | <i>Gas Bar</i> |
| <i>Automotive and Equipment Repair</i> | <i>Hostel</i> |
| <i>Automotive/ Recreational Vehicles Sales and Rentals</i> | <i>Motel</i> |
| <i>Business Support Facility</i> | <i>Park</i> |
| <i>Commercial Recreation Facility, Indoor and Outdoor</i> | <i>Parking Lot/ Structure</i> |
| <i>Commercial School</i> | <i>Public Use/ Utility</i> |
| <i>Contractor, Limited</i> | <i>Religious Assembly</i> |
| <i>Equipment Rental</i> | <i>Retail Convenience</i> |
| <i>Essential Public Service</i> | <i>Service Station, Major and Minor</i> |

Discretionary Uses

| | |
|--|---|
| <i>Commercial Entertainment Facility</i> | <i>Adult Entertainment Facility</i> |
| <i>Drinking Lounge, Minor</i> | <i>Animal Service Facility, Major</i> |
| <i>Drinking Lounge, Major</i> | <i>Auctioning Facility</i> |
| <i>Farmers Flea Market</i> | <i>Carnival</i> |
| <i>Funeral Home/ Crematorium</i> | <i>Casino</i> |
| <i>Food Service, Drive-In or Drive-Through</i> | <i>Contractor General</i> |
| <i>Food Service, Minor Restaurant</i> | <i>Educational Service Facility</i> |
| <i>Food Service, Major Restaurant</i> | <i>(accessory to religious assembly only)</i> |
| <i>Food Service, Mobile Catering</i> | <i>Greenhouse/ Plant Nursery</i> |
| <i>Food Service, Take Out Restaurant</i> | <i>Personal Service Facility</i> |
| <i>Liquor Store</i> | <i>Recreational Vehicle Park</i> |
| <i>Night Club</i> | <i>Spectator Sports Facility</i> |
| <i>Recycling Depot</i> | <i>Truck and Manufactured Home Sales</i> |
| <i>Satellite Dish Antenna</i> | <i>Warehouse Sales</i> |

Semra Kalkan
Planner III – Development Officer
Current Planning and Development Permitting

Attachments :

- 1.Public Access
- 2.Public Consultation Meetings
- 3.The Council report recommending the land sale

Fax : 780 – 743 – 7874

Telephone : 780 – 799– 8640

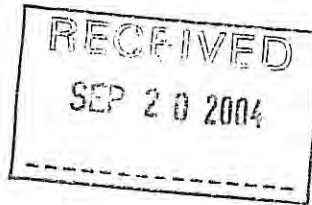
e-mail : semra.kalkan@woodbuffalo.ab.ca

If you did not receive all the pages indicated above, or this fax was received by someone other than the intended recipient, please contact Semra Kalkan.

Planning and Development Department, 4th Floor, 9909 Franklin Avenue, Fort McMurray AB, T9H 2K4

CAMPBELL & COOPI
BARRISTERS SOLICITORS NOTA

*Robert J. Campbell, Q.C.
*Terrence A. Cooper, Q.C.
+Phillip R. Stuffco, B.A., LL.B.
+L. Coleen Vissia, B.A., LL.B.
++ Jordan J. Stuffco, B.A., J.D.
Michael R. Moore, B.A., LL.B Student-At-Law
* Denotes Professional Corporation
+ Denotes Associate
++ Denotes Associate, Member of the BC Bar, Visiting Lawyer



Attachment 1

212, 9714 Main Street
Fort McMurray AB, T9H 1T6
Phone: (780) 791-7787
Fax: (780) 791-0750

Date: September 17, 2004
File: 18398/RJC

DELIVERED

REGIONAL MUNICIPALITY OF WOOD BUFFALO
9909 FRANKLIN AVENUE
FORT MCMURRAY, ALBERTA T9H 2K4

ATTENTION: RUSSELL DAUK

Dear Sir:

**RE: Allstar Property Management Inc. & Rusty's National Hotels Ltd.
Purchase of Reserve Lands**

As you are aware a second public open house was held at the Golden Years Society on July 26, 2004 between 6:00 p.m. and 9:00 p.m. A Notice relating to this public meeting was published in the Fort McMurray Today newspaper on two separate occasions namely, the 16th and 23rd day of July, 2004. The Notice was in the form of the Notice enclosed. In addition, we sent letters to the residents located immediately adjacent to the existing Rusty's National Hotels property as outlined in the Affidavit of Laura Mullen a copy of which is enclosed.

Roger Richard, the writer and a representative of the Municipality of Wood Buffalo, Charles MacDonald, attended the second meeting. During the three hours set aside for the meeting three interested parties attended. The first party who owned the mobile home immediately adjacent to the present access to the reserve area, was interested and hopeful that our development would result in the closure of the access. We indicated to that party that it was unlikely that the access would be closed. The remaining two attendees (a husband and wife couple), expressed some concern in relation to trucks running on the adjacent lands. After some discussion it was clear that if any development on the acquired lands was constructed on the most southerly side so as to set aside parking for large trucks on the most northerly side, their concerns would be addressed.

We therefore believe that we have satisfied all of the Regional Municipality of Wood Buffalo's requirements in relation to the purchase of the property. As per our discussion of September 8, we are now submitting to you formal Offers to Purchase by Rusty's National Hotels Ltd., and Allstar Property Management Ltd., respectively. We have proposed a closing date of April 1, 2005 as we expect that there will be some time required in order to subdivide the property from the total reserve area. We would ask that you present these Offers to the Audit Committee and Council or such other parties as the Municipal process requires. We are forwarding copies of this correspondence and the Offers to Paul Hartigan who

09/17/04

Page 2

was initially charged with dealing with this property. We understand that you are considering the prospect of retaining Mr. Hartigan to carry on with this particular business transaction.

Yours truly,

CAMPBELL & COOPER

Per:

ROBERT J. CAMPBELL, Q.C.

RJC/bm

Enc. Offers to Purchase

Enc. Copy of Notice of Public Hearing

Copy of Statutory Declaration of Laura Mullen

Cc: Paul Hartigan

Cc: Roger Richard

P.S. We are awaiting executed offer from Allstar Property Management Ltd., and will forward the same upon receipt. At this time we enclose four copies of the executed Rusty's Offer.

C:\work files\working files\18000 Series\18300's\18398-DKG\Municipality Sept 19.doc

CANADA)
)
PROVINCE OF ALBERTA)
)
TO WIT:)

I, LAURA MULLEN of Fort McMurray, in the Province of Alberta, DO SOLEMNLY DECLARE that:

1. That I did personally deliver a true copy of the Notice which is now shown to ^{by} me and marked as Exhibit "A" to this my Affidavit to each of the residences described below on the 11 day of July, 2004, namely:

100, 104, 108, 112, 116, 120, 124, 128, 132, 136, 140, 144, 148, 152, 156, 160, 164, 168, 172,
176, 180, 184, 188, 192, 196, 200 GRANDVIEW CRESCENT, FORT MCMURRAY,
ALBERTA.

AND I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED BEFORE ME at Fort McMurray)
in the Province of Alberta, this 28 day of July)
2004.)

B Mullen

A COMMISSIONER FOR OATHS in and
for the Province of Alberta

L Mullen
LAURA MULLEN

BARBARA MULLEN
COMMISSION EXPIRES
JAN 06 / 07

BARBARA MULLEN
COMMISSION EXPIRES
JAN 06 / 07

This Is Exhibit ^A referred to in the ~~affidavit~~
statutory declaration of LAURA MULLEN
sworn before me this 28 day of July
A.D. 2004
B. Mullen
A Commissioner for Oaths in and for the Province of Alberta

Dear Resident:

Please find enclosed Notice of Public Open House scheduled for Monday July 26th 2004 from 6pm – 9pm at the Golden Years Society. Should you be not able to attend and wish to make any representations you can direct those representations to the Regional Municipality of Wood Buffalo at 9909 Franklin Avenue, Fort McMurray, Alberta, T9H 2K4 to the attention of Charles McDonald. Should you require any information relating to this matter please feel free to contact either Roger Richard at 792-0222 or the writer at 743-5370. Best regards.

Yours truly,

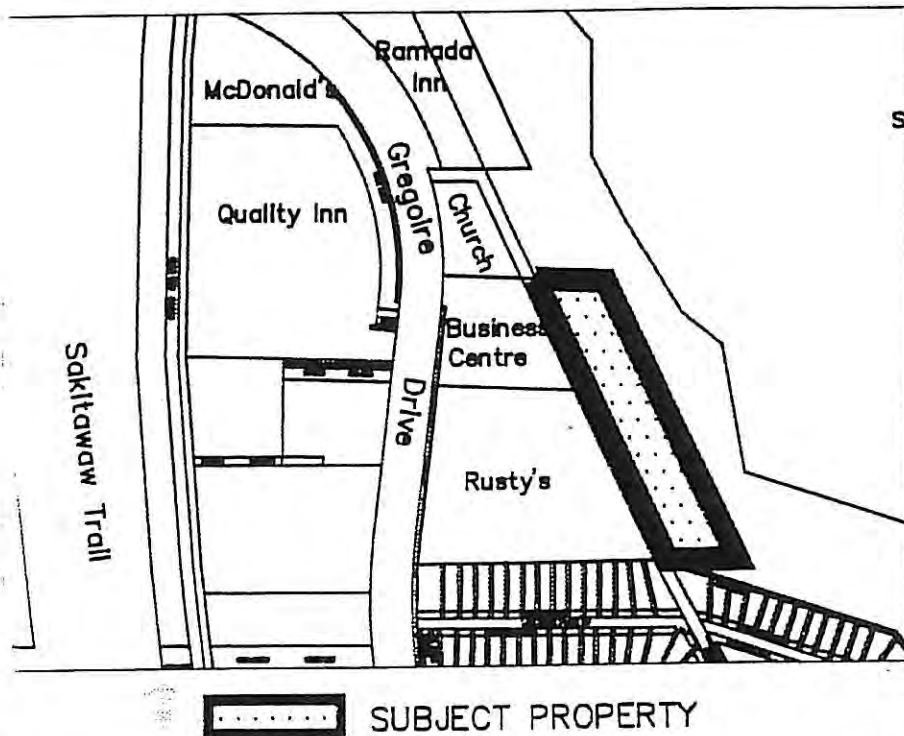
ROBERT J.CAMPBELL
RJC/kt

NOTICE OF PUBLIC OPEN HOUSE

MONDAY, JULY 26 2004

REGARDING

PROPOSED PURCHASE OF A PORTION OF RESERVE LAND EAST OF GREGOIRE DRIVE NOTED BELOW



Allstar Property Management Ltd., and Rusty's National Hotels Ltd., intend to make formal application to the Regional Municipality of Wood Buffalo to purchase a portion of the reserve lands located adjacent to Lot 10; Block 47; Plan 0225454 and Lot 12; Block 47; Plan 0021432 being municipally known as 425 Gregoire Drive, and 385 Gregoire Drive, Fort McMurray, Alberta, respectively to facilitate new development.

Allstar Property Management Ltd., and Rusty's National Hotels Ltd., are hosting this Public Open House to explain their respective proposals and to receive any public concerns to be addressed prior to bringing a formal request to purchase the Lands before the Regional Municipality of Wood Buffalo. Rusty's National Hotels Ltd. plans a motor inn expansion and parking area onto the subject lands and Allstar Property Management Ltd. proposes an expansion of their

warehouse/office complex. The Open House is scheduled from 6:00 p.m. to 9:00 p.m. on the 26th day of July 2004 at the Golden Years Society located at 10111 Main Street, Fort McMurray, Alberta. Written submissions can also be directed to the Regional Municipality of Wood Buffalo to the attention of Charles McDonald at 9909 Franklin Avenue, Fort McMurray, Alberta, T9H 2K4, telephone 743-7052. For further information regarding the Open House or the proposed purchase of reserve lands please contact the following parties:

Roger Richard – Allstar Property Management Ltd. – 780-792-0222
Robert Campbell – Rusty's National Hotels Ltd., - 780-743-5370

June 21/04 TODAY Newspaper

NOTICE OF PUBLIC OPEN HOUSE

WEDNESDAY, JUNE 30, 2004

REGARDING

**PROPOSED PURCHASE OF A PORTION OF
RESERVE LAND WEST OF GREGOIRE DRIVE**

Allstar Property Management Ltd., and Rusty's National Hotels Ltd., intend to make formal application to the Regional Municipality of Wood Buffalo to purchase a portion of the reserve lands located adjacent to Lot 10; Block 47; Plan 0225454 and Lot 12; Block 47; Plan 0021432 being municipally known as 425 Gregoire Drive, and 325 Gregoire Drive, Fort McMurray, Alberta, respectively to facilitate new development.

Allstar Property Management Ltd., and Rusty's National Hotels Ltd., are hosting this Public Open House to explain their respective proposals and to receive any public concerns to be addressed prior to bringing a formal request to purchase the Lands before the Regional Municipality of Wood Buffalo. The Open House is scheduled from 5:00 p.m. to 7:00 p.m. on the 30th day of June 2004 at the Golden Years Society located at 10111 Main Street, Fort McMurray, Alberta. For further information regarding the Open House or the proposed purchase of reserve lands please contact the following parties:

Roger Richard - Allstar Property Management Ltd. - 780-792-0224
Robert Campbell - Rusty's National Hotels Ltd., - 780-743-5370

BCMI INNS

HAND DELIVERED

MUNICIPALITY OF WOOD BUFFALO
9909 FRANKLIN AVENUE
FORT MCMURRAY, AB T9H 2K4



July 21, 2004

Attention: Russell Dauk and Charles McDonald

Gentlemen:

We write to confirm that in accordance with your request, we have scheduled a second public presentation and meeting organized by Rusty's National Hotels Ltd. and Allstar Property Management Ltd. in relation to the proposed acquisition of Municipal reserve lands for the 26th day of July from 6-9 pm at the Golden Years Society. Fort McMurray Today notices will or have been published on the 16th and 23rd of July. Best regards.

Yours truly,


BEST CANADIAN MOTOR INNS LTD.

Per:

ROBERT J. CAMPBELL, President

RJC/kt

Cc: Roger Richard

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*Reservations 1-888-700-BCMI (2264)

*Website: www.bestcdn.com



JUN 04 2004

MUNICIPALITY OF WOOD BUFFALO
9909 FRANKLIN AVENUE
FORT MCMURRAY, AB T9H 2K4

June 3, 2004

Via Fax: 743-7874

Attention: Russell Dauk

Dear Sir:

In accordance with Mr. Widuk's correspondence of the 16th of April 2004 we have scheduled a public open house for the 30th day of June 2004. We enclose copy of the Notice of Public Open House, which is scheduled to be in the newspaper on the 21st and 28th days of June. Best regards.

Yours truly,

BEST CANADIAN MOTOR INNS LTD.
Per:

ROBERT J. CAMPBELL, President

RJC/kt

Cc: Roger Richard

C:\Documents and Settings\KRISTYN T\My Documents\RDauk Municipality Jun3 04.doc

June 8/04
Wendy
① Notice on Notice Board
② Copy given to Ed.
AS
③ Russ has seen

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*Reservations 1-888-700-BCM (2264)
*Website: www.bestcan.com

NOTICE OF PUBLIC OPEN HOUSE

WEDNESDAY, JUNE 30 2004

REGARDING

**PROPOSED PURCHASE OF A PORTION OF RESERVE LAND
WEST OF GREGOIRE DRIVE NOTED BELOW**

MAP

Allstar Property Management Ltd., and Rusty's National Hotels Ltd., intend to make formal application to the Regional Municipality of Wood Buffalo to purchase a portion of the reserve lands located adjacent to Lot 10; Block 47; Plan 0225454 and Lot 12; Block 47; Plan 0021432 being municipally known as 425 Gregoire Drive, and 325 Gregoire Drive, Fort McMurray, Alberta, respectively to facilitate new development.

Allstar Property Management Ltd., and Rusty's National Hotels Ltd., are hosting this Public Open House to explain their respective proposals and to receive any public concerns to be addressed prior to bringing a formal request to purchase the Lands before the Regional Municipality of Wood Buffalo. The Open House is scheduled from 5:00 p.m. to 7:00 p.m. on the 30th day of June 2004 at the Golden Years Society located at 10111 Main Street, Fort McMurray, Alberta. For further information regarding the Open House or the proposed purchase of reserve lands please contact the following parties:

Roger Richard – Allstar Property Management Ltd. – 780-792-0222
Robert Campbell – Rusty's National Hotels Ltd., - 780-743-5370

Attachment 2 GREGOIRE

Tentative Plan Showing
Proposed Subdivision
of All of

LOT 12,
BLOCK 47
PLAN 002 1432

And Part of

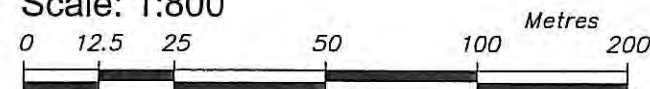
RESERVE BLOCK R1,
PLAN 752 0462

within

S.E. 1/4 Sec. 3, Twp. 89,
Rge. 9, W4th Mer.

REGIONAL MUNICIPALITY OF
WOOD BUFFALO
FORT MCMURRAY, ALBERTA

Scale: 1:800



Area to be Subdivided shown thus. and contains 1 Commercial Lot and 1 M.R. Lot and 2.64 ha.

NOTES:

All dimensions are in metres and decimals thereof.

This drawing and design is protected under copyright, and any use, reproduction or revision is strictly prohibited without the written permission of Focus Corporation.

These drawings should not be scaled. If being used for construction, the Contractor must check and verify all dimensions, and shall report any discrepancies or omissions prior to commencement of any work.

Original Submission Date:

Last Revision Date (#): May 17, 2006

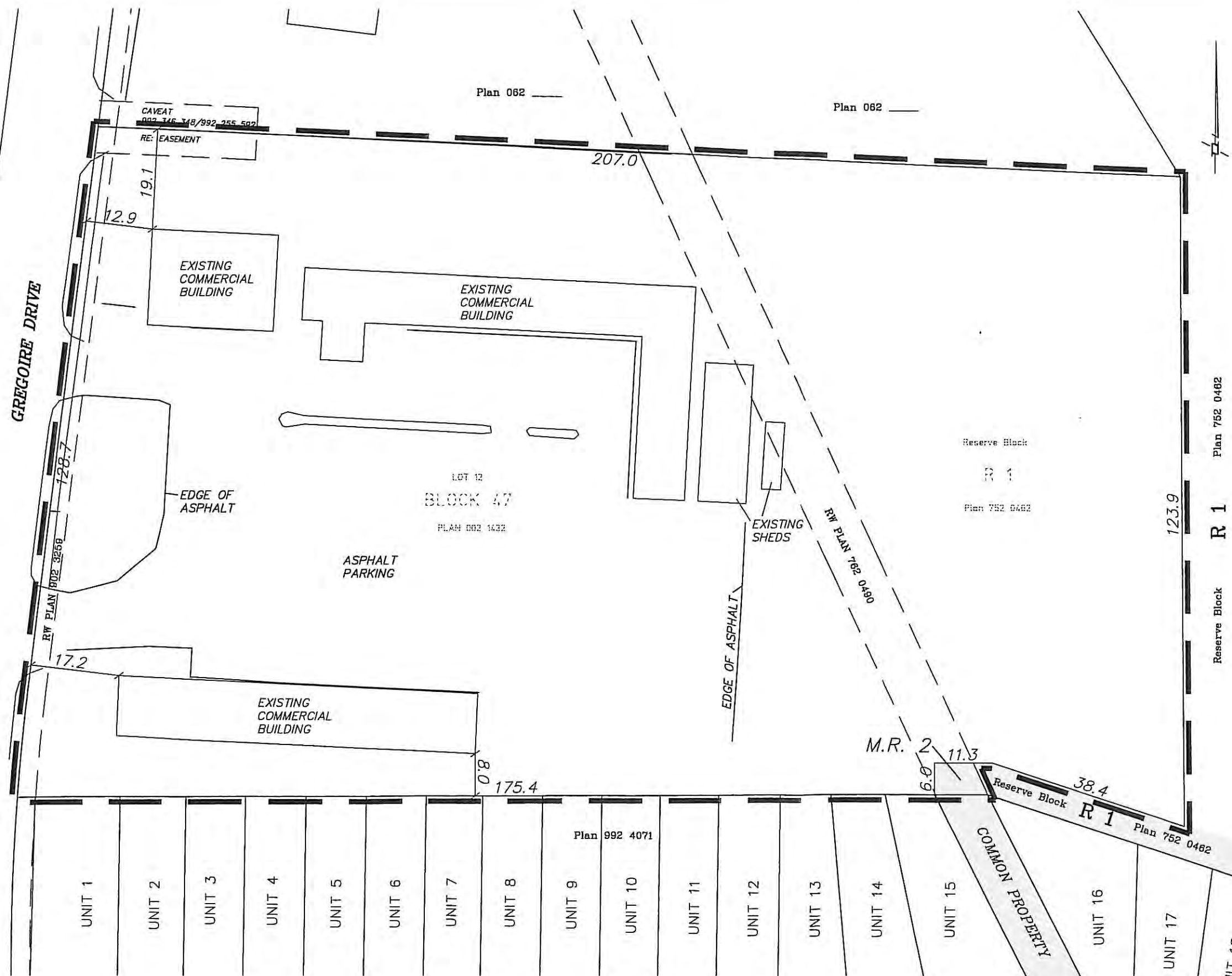
Project Number: 101541-00

Drawing File: 101541-00-TLP-B1.dwg


FOCUS

Suite 1000, 9925 - 109 Street
Edmonton, Alberta T5K 2J8

Phone : (780) 466-6555
Fax : (780) 421-1397



Attachment 3.

| | | |
|--|---|--|
| TITLE: PROPOSED LAND PURCHASE BY RUSTY'S NATIONAL HOTEL LTD. AND ALLSTAR PROPERTY MANAGEMENT LTD. (MUNICIPAL RESERVE - GREGOIRE) | AGENDA BILL: |  Regional Municipality of Wood Buffalo |
| PRESENTER: Beth Sanders, CIP, MCIP | DATE: July 6, 2005 | |
| DEPARTMENT: Planning and Development | REPORT NO: PD-016A-2005 | |
| CLEARANCES: Community Services: <u><i>[Signature]</i></u> | ATTACHMENTS: 1. Subject map 2. Letter of April, 2004 | |
| APPROVALS: <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <u><i>[Signature]</i></u> Department Manager </div> <div style="text-align: center;"> <u><i>July 6/05</i></u> Date </div> <div style="text-align: center;"> <u><i>[Signature]</i></u> Regional Manager </div> <div style="text-align: center;"> <u><i>July 6/05</i></u> Date </div> </div> | | |

SUMMARY OF HISTORY/DISCUSSION & FUNDING:

In June 2001, Rusty's National Hotel Ltd. (RNHL), located at 385 Gregoire Drive, and Allstar Property Management Ltd. located at 425 Gregoire Drive, began discussions with the Municipality regarding the land at the rear of their respective properties. In September 2001, the Planning and Development Department recommended refusal of RNHL's application to purchase the subject land.

In February, 2003, the parties again made their intention known to Administration to purchase a portion of the municipal reserve, legally described as Block R1, Plan 752 0462. This property was appraised in September, 2003 at \$3.97 per square foot.

On November 27, 2003 in response to the applicants' argument that the appraised value was too high primarily due the fact of the applicants' contention that it was "landlocked", Land Management requested our appraiser to appraise it as a "stand alone" property. In January of 2004, the second appraisal indicated a valuation of \$2.23 per square foot. This was assuming that the subject property was an isolated property with no access and has no other prospective buyers. This property is part of a large block of land extending from near Hwy 63, north of the intersection of Gregoire Drive and Highway 63 all the way south along the west bank of Saline Creek to Highway 69 and has several access points available.

In April of 2004, the applicants proposed a price of \$2.70 per square foot. At that time, the Land Management Technician (no Land Manager in place) responded with the letter identified in Attachment 2. The Land Management Technician advised that Administration supports the offer but it requires Council approval prior to the offer moving forward. The letter further stated that the applicants must undertake a public open house for community input. The applicants proceeded with the public open house, which produced two concerns:

1. The proposed large vehicle parking would create an increased amount of noise and air pollution for the residents that reside in the Gregoire Mobile Home Park.
2. The expansion of Rusty's Hotel may inhibit residents from utilizing the green area located between Lot 12, Block 47, Plan 002 1432 (385 Gregoire Drive, Rusty's Hotel) and the Gregoire Mobile Home Park.

The applicants also undertook a geotechnical survey, which indicated some of the proposed area is suitable for parking and some for development. Due to the offer lapsing, the applicants submitted another offer in September, 2004 for the same amount.

In mid October, 2004, Land Management acquired a new Land Manager, Steve Cook. On November 19, 2004, Mr. Robert Campbell, acting on behalf of the applicants, enquired as to the status of the offer. The Land Manager advised that he was reluctant to recommend the offer to Council, but would be prepared to recommend \$4.00 per square foot (in line with \$4.06 per square foot paid by Radisson Hotel and \$3.97 appraisal value).

The applicant, through Mr. Campbell, indicated that since Land Management Staff had already agreed to the offer, the Municipality should stand by that "decision". It is the opinion of Land Management that there was no acceptance of an offer and that the applicant should pay no less than the Radisson Hotel Group paid for a similar piece of the very same reserve land in 2002, which was \$4.00 per square foot.

On February 1, 2005 Council agreed with Land Management's recommendation and directed that the land be sold for no less than \$4.00 per square foot subject to the parcels being re-designated from EP-Environmental Preservation to C4-Highway Commercial.

Since that time, Land Management has received revised offers from both parties to purchase the property at the rear of their respective properties for \$4.00 per square foot.

The Audit/Budget Standing Committee supported the sale provided that a 7% Administration Fee also be paid by the purchasers.

RECOMMENDATION:

1. THAT Administration be authorized to complete the sale of the land to the applicants at the current offered price of \$4.00 per square foot plus a 7% Administration Fee subject to rezoning the property from EP-Environmental Preservation to C4-Highway Commercial.
2. THAT the net proceeds of the sale be directed to the Other Parks Reserve as per MGA.
3. THAT Administration be directed to bring forward an amendment to the Land Use Bylaw 99/059 to designate that portion of Municipal Reserve to be sold from EP-Environmental Preservation to C4-Highway Commercial.

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 9th DAY OF MAY , A.D. 2006.

READ A SECOND TIME THIS 23rd DAY OF MAY, A.D. 2006.

READ A THIRD AND FINAL TIME THIS 23rd DAY OF MAY, A.D. 2006.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Procedure Bylaw

Bylaw No. 06/020

TABLE OF CONTENTS

| <u>Description</u> | <u>Section</u> |
|---|-----------------------|
| Short Title | I |
| Definitions..... | II |
| Application..... | III |
| Electronic Participation at Meetings..... | IV |
| Establishment of Council Committees and Special Purpose bodies..... | V |
| Organizational Meeting of Council | VI |
| Meetings of Council..... | VII |
| Special Meetings..... | VIII |
| Council Agenda | IX |
| Delegations | X |
| Public Hearings..... | XI |
| Procedure at Council Meetings..... | XII |
| ▪ Conduct of Members | |
| ▪ Public Disturbance | |
| ▪ Motions | |
| ▪ Notice of Motion | |
| ▪ Pecuniary Interest | |
| Bylaws..... | XIII |
| Minutes of Meetings | XIV |
| Repeal and Coming into Force | XV |

BYLAW NO. 06/020

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO REGULATE THE PROCEEDINGS OF COUNCIL AND COUNCIL COMMITTEES.

WHEREAS pursuant to Section 7 of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended, a Council may pass bylaws to establish Council Committees and to regulate the conduct of Council and Council Committee meetings to promote orderly proceedings and to provide for open and effective government.

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

I. SHORT TITLE

1. This Bylaw may be cited as the "Procedure Bylaw".

II. DEFINITIONS

2. In this bylaw,
 - (a) Whenever the singular, masculine or feminine is used it shall be considered as if the plural, feminine or masculine has been used where the context of the bylaw so requires;
 - (b) "Acting Mayor" is the Member appointed by Council to preside at any meeting of Council in the absence or incapacity of both the Mayor and the Deputy Mayor;
 - (c) "Administration" means the employees of the Region.
 - (d) "Agenda" is the list of items and orders of business for any meeting of Council or a Council Committee;
 - (e) "Bylaw" is a bylaw of the Regional Municipality of Wood Buffalo;
 - (f) "Chair" is the presiding officer of a Council or a Council Committee meeting and includes the acting Chair who has temporarily assumed the duties of the Chair;
 - (g) "Chief Legislative Officer" is an individual delegated specific functions and duties through the Regional Manager Bylaw;
 - (h) "Committee" is a committee, board or other body established by Council, including Part 9 Corporations, with representation from the public as appointed by Council and may or may not include representation from Council;

- (i) “Council” is the Mayor and Councillors of the Regional Municipality of Wood Buffalo elected pursuant to the provisions of the Local Authorities Election Act, R.S.A. 2000, c. L-21 as amended;
- (j) “Department Manager” is an individual delegated specific functions and duties through the Regional Manager Bylaw;
- (k) “Deputy Mayor” is the Member who is appointed pursuant to the provisions of the Municipal Government Act, as amended, or its successor legislation, to act as Mayor in the absence or incapacity of the Mayor;
- (l) “Mayor” is the Chief Elected Official of the Municipality elected in accordance with the provisions of the Municipal Government Act, as amended, or its successor legislation;
- (m) “Meeting” is a duly constituted regular, special or committee meeting of council where municipal business is conducted or issues are discussed.
- (n) “Member” is a Member of Council or a Member of a Council Committee or Special Purpose Body as the context requires;
- (o) “Motion” is a standard terminology used by council to describe the original statement whereby business is brought before a meeting, and may also mean resolutions.
- (p) “Municipal Government Act”, means the Municipal Government Act, R.S.A. 2000, c. M-26, as amended, or replaced from time to time;
- (q) “Notice of Motion” is a period of time set aside on the Agenda when individual Members may introduce a new Motion or matter for consideration at a future meeting;
- (r) “Point of Information” is a request directed to the Mayor or through the Chair to another Member or to staff for information relevant to the business at hand, but not related to a point of procedure;
- (s) “Point of Order” is the raising of a question by a Member to call attention to any departure from the Procedure Bylaw;
- (t) “Public Hearing” is a meeting of Council convened to hear matters pursuant to
 - (i) The Municipal Government Act;
 - (ii) Any other Act; or

- (iii) Any other matter at the direction of Council.
- (u) “Quorum” is a majority of those members elected and serving on Council or a majority of the members appointed to a Council Committee or a Special Purpose Body, unless otherwise specified in this Bylaw;
- (v) “Regional Manager” is the Chief Administrative Officer appointed by Council pursuant to Regional Manager Bylaw, as amended, or any successor legislation, who is responsible for the overall coordination, direction and administration of all policies of Council;
- (w) “Regional Municipality” is the corporation of the Regional Municipality of Wood Buffalo;
- (x) “Special Purpose Body” is any body established by Council which is not a Committee established by Council in accordance with the Municipal Government Act.

III. APPLICATION

- 3. This Bylaw shall govern the proceedings of Council, Committees and Special Purpose Bodies.
- 4. When any matter relating to the proceedings of Council or a Special Purpose Body is not addressed in this Bylaw, reference shall be made to Robert's Rules of Order, which rules(s), if applicable, shall govern.
- 5. In the event of conflict between the provisions of this Bylaw and Robert's Rules of Order, the provisions of this Bylaw shall apply.
- 6. In the absence of a statutory obligation, any provision of this Bylaw may be waived by resolution of Council or Special Purpose Body, as the case may be, if two-thirds (2/3) of all Members present vote in favour of dealing with the matter under consideration.

IV. ELECTRONIC PARTICIPATION AT MEETINGS

- 7. In accordance with s. 199 of the Act, a Council or Committee Meeting may be conducted by means of electronic or other communication facilities if:
 - (a) Notice is given to the public of the meeting, including the way in which it is to be conducted;
 - (b) The facilities enable the public to watch or listen to the meeting at a place specified in that notice and a designated office is in attendance at that place; and
 - (c) The facilities enable all the meeting's participants to watch or hear each other.

8. Members participating in a meeting held by means of a communication facility are deemed to be present at the meeting.
9. If technological problems prevent participation, the Member shall be marked absent.
10. If communication is lost during the meeting and cannot be reconnected, the minutes shall reflect when the Member left the meeting.
11. Delegations may participate electronically if they can arrange to do so at no cost to the Region.
12. Agenda packages will be delivered to Members participating electronically, if possible.

V. ESTABLISHMENT OF COUNCIL COMMITTEES AND SPECIAL PURPOSE BODIES

13. Council may, by bylaw, establish Council Committees.
14. Council may, by bylaw, establish Special Purpose Bodies to undertake specific tasks and may establish a Selection Committee to make a recommendation on the Membership of Special Purpose Bodies to Council.
15. In establishing Special Purpose Bodies, their composition may consist entirely of Councillors or a combination of Councillors and any other person, or persons, or entirely of persons who are not Councillors, provided, however, that the Mayor, unless Council otherwise provides, is a member of Special Purpose Bodies.
16. When a Special Purpose Body is established, Council shall
 - (a) Name it;
 - (b) Approve the Terms of Reference;
 - (c) Establish the terms of appointment, or direct that the Special Purpose Body exists at the pleasure of Council;
 - (d) Establish the requirements for reporting to Council; and
 - (e) Allocate any necessary budget or other resources that may required.
17. A Quorum of any Council Committee or Special Purpose Body shall be a majority of the duly appointed Members except as provided for in this Bylaw.
18. Unless otherwise stated, the following rules apply to the governance and conduct of Council Committee meetings:

- (a) Motions need not be seconded;
- (b) There is no limit as to the number of times which a member may speak on a matter;
- (c) Informal discussion on a subject matter is permitted when no motion has been made;
- (d) The Chair may make motions, participate in discussion and debate, and vote on motions without leaving the chair; and
- (e) The procedure at Council Committee meetings shall follow as closely as reasonably possible the procedure at Council Meetings specified in this Bylaw.

VI. ORGANIZATIONAL MEETING OF COUNCIL

- 19. An Organizational Meeting of Council shall be held annually not later than two weeks after the third Monday in October, pursuant to the Municipal Government Act.
- 20. When the Mayor has been elected at a general municipal election immediately preceding the Organizational Meeting, the Chief Legislative Officer shall:
 - (a) Assume the Chair;
 - (b) Call the meeting to order; and
 - (c) Preside over the meeting until the Oath of Office and the Ethical Guidelines of Conduct have been administered to the Mayor.
- 21. After the Mayor has taken the Oath of Office and the Ethical Guidelines of Conduct have been administered, the Mayor shall then assume the Chair.
- 22. Councillors who have been elected at a general municipal election immediately preceding the Organizational Meeting shall, alphabetically, take the Oath of Office and the Ethical Guidelines of Conduct and be seated.
- 23. When the Organizational Meeting immediately follows a general municipal election, the Agenda shall consist of the following:
 - (a) Administration of the Oath of Office and the Ethical Guidelines of Conduct;
 - (b) Establishment of a Deputy Mayor Roster for the following year, with each term to be for a period of three (3) months, commencing in November;

- (c) Establishment of an Acting Mayor Roster for the following year, with each term to be for a period of three (3) months, commencing in November;
 - (d) Appointment of Members to Council Committees and Special Purpose Bodies on which Council has representation;
 - (e) Establishment of a schedule of Regular Council Meetings for the following year including dates, times and locations and the mode of notice;
 - (i) If the meeting is not preceded by a general municipal election and all Members of Council are not present, regular meetings of Council will be held in accordance with the provisions of this Bylaw until such time as they are changed by resolution passed at a meeting of Council at which all Members are present;
 - (f) Establishment of Summer, Christmas and other recesses respecting regular meetings of Council and Council Committees as Council may deem appropriate; and
 - (g) Such other business as is required by the Municipal Government Act.
24. When the Organizational Meeting does not immediately follow a general municipal election, the Agenda shall consist of the items listed in the preceding section with the exception of administration of the Oath of Office and the Ethical Guidelines of Conduct.

VII. MEETINGS OF COUNCIL

25. Notice of regular Council meetings shall be as established at the Organizational Meeting of Council, unless subsequently modified by Council, and no further notice is required. In the absence of any form of notice having been adopted by Council, notice shall be by posting the schedule of regular Council meetings at the municipal office in Fort McMurray, and all rural municipal offices. Other methods of notification may be utilized as deemed appropriate.
26. In the year of a general municipal election, Regular Council Meetings shall not be held between Nomination Day and the Organizational Meeting following the General Election.
27. As soon as there is a quorum of Council after the hour fixed for the meeting, the Chair shall be taken and the meeting shall be called to order.
28. In the absence or inability of the Mayor to act, the Deputy Mayor shall preside over Council meetings.
29. In the absence or inability of the Mayor or Deputy Mayor to act:

- (a) The Acting Mayor shall preside; or
 - (b) Council may appoint any other Member as Acting Mayor and that Member shall preside.
30. The Deputy Mayor or Acting Mayor shall have all the powers and duties of the Mayor while acting for the Mayor.
31. Unless a quorum is present within thirty (30) minutes after the time appointed for the meeting of Council, the Council shall stand adjourned until the next regular meeting date or until a special meeting is called to deal with the matters intended to be dealt with at the adjourned meeting. The names of the Members present at the expiration of the thirty (30) minute time limit shall be recorded, and such record shall be appended to the next agenda.
32. In the case where a regular meeting of Council conflicts with a statutory holiday, the regular meeting may be held on another date, as deemed appropriate.
33. All Council meetings shall be open to the public in accordance with the provisions of the Municipal Government Act, and no person may be excluded except for improper conduct.
34. Council may, by resolution, meet privately to discuss any matter if a statute authorizes the holding of that meeting in the absence of the public.
35. The only resolution that can be passed in a private Council meeting is a resolution to revert to a public meeting.

VIII. SPECIAL MEETINGS

36. Pursuant to the Municipal Government Act, the Mayor may call a special meeting of Council whenever it is considered appropriate to do so, and must do so upon receiving a written request, stating its purpose, by a majority of Council.
37. Written notice of a special meeting stating the purpose, date, time and place at which it is to be held shall be given to each Councillor by delivering the notice to the Member or an adult person at the residence or place of business of the Member not less than twenty-four (24) hours prior to the Meeting. Notice to the public, unless otherwise specified by resolution of Council, shall be by way of posting a notice of the special meeting in the fashion provided in this Bylaw.
38. The Mayor may call a special meeting of Council with less than twenty-four (24) hours' notice to all Councillors and without notice to the public if at least two-thirds (2/3) of the Members of Council agree to this in writing before the beginning of the meeting.

39. No matter other than that stated in the notice calling the special Council meeting may be transacted at the meeting, unless the whole Council is present at the meeting, and Council, by unanimous consent, agrees to deal with the additional matter in question.
40. Where a special meeting is requested by a majority of Council, the Mayor shall call such meeting within fourteen (14) days of the date on which the request in writing was received by the Mayor.

IX. COUNCIL AGENDA

41. The agenda and all supporting documentation shall be distributed to all Members of Council on the Friday immediately preceding the meeting of Council. The agenda, and all supporting documentation, may be made available to the public on the Monday immediately preceding the meeting of Council.
42. The agenda shall list the order of business as follows:
 - (a) Call to Order;
 - (b) Opening Prayer;
 - (c) Adoption of Agenda;
 - (d) Minutes of Previous Meetings;
 - (e) Delegations;
 - (f) Public Hearings;
 - (g) Council Updates;
 - (h) Reports;
 - (i) New and Unfinished Business;
 - (j) Bylaws; and
 - (k) Adjournment

X. DELEGATIONS

43. A person, group or organization wishing to address a Council meeting shall give notice, clearly and legibly stating the matter at issue and the request being made of Council, to the Chief Legislative Officer by no later than noon on the Wednesday immediately preceding the meeting. The request to make a presentation may be referred or denied.

Presenters shall be allocated a maximum of five (5) minutes to present the matter at issue; however, additional time may be granted at the Council's discretion.

44. Persons appearing before Council shall state their name and address and the purpose of their presentation.
45. Notwithstanding Sections 43 and 44, the Chair shall, at any regular Council meeting, call for delegations from the gallery, said delegations may only speak to an item that is on the regular meeting agenda.
46. Upon being recognized, a member may direct questions to a delegate or to administration, but at no time shall a council member, a delegation or administration enter into a debate during the delegation section of the agenda.

XI. PUBLIC HEARINGS

47. Any person or group wishing to address Council regarding a matter which is the subject of a public hearing may attend at the Council Chambers at the appointed time and, having complied with the requirements of the Notice of Public Hearing, shall be heard, subject to the following:
 - (a) Where a person or group of people have made a written submission, that person or spokesman, in the case of a group, will be granted a total of five (5) minutes to present arguments for or against the issue at hand; and
 - (b) The proponent of the issue at hand shall be granted a total of five (5) minutes, at the commencement of the hearing, to present his opening remarks, and a further five (5) minutes at the conclusion of the hearing to summarize final arguments and make closing remarks.
48. Any person not having made a written submission may, with Council approval, be granted a period of five (5) minutes to present arguments for or against the issue at hand.
49. Where Council directs that a public hearing be held for the purpose of considering adoption of a proposed land use bylaw, area structure plan, area redevelopment plan, municipal development plan or any bylaw to amend or repeal any such bylaw, the Chief Legislative Officer shall cause notice of the public hearing to be advertised, as provided for under the Municipal Government Act.
50. Where Council directs that a public hearing be held for the purpose of considering a bylaw for the purpose of closing the whole or any portion of any street, road, lane or public highway, the Chief Legislative Officer shall cause notice of the intention of Council to pass the bylaw to be advertised, as provided for under the Municipal Government Act.

51. Where Council directs that a public hearing be held for the purpose of considering the disposal of reserve lands, the Chief Legislative Officer shall cause notice of the intention of Council to sell, lease, or otherwise dispose of the Municipal Reserve to be advertised.
52. Notice of a Public Hearing must be published at least once a week for two (2) consecutive weeks in at least one (1) newspaper or other publication circulating in the area to which the proposed Bylaw relates. The notice of the Public Hearing must be advertised at least five (5) days before the Public Hearing occurs. Council, at its discretion, may direct other modes of notice to Public Hearing to supplement the foregoing.
53. The said notice shall contain the following information:
 - (a) A brief statement of the general purpose of the proposed bylaw;
 - (b) The address and location of one or more places, one of which shall be the Chief Legislative Officer's Office, where a copy of the proposed bylaw and all documents that a person is entitled to inspect and that relate to the proposed bylaw, may be inspected by the public;
 - (c) Name the date, place and time the public hearing shall be held; and
 - (d) Outline the procedure to be followed by anyone wishing to be heard.
54. When a public hearing on a proposed bylaw or resolution is held, a Member:
 - (a) Must abstain from voting on the bylaw or resolution when the matter is considered by Council, if the member was absent from all of the public hearing,
 - (b) May abstain from voting on the bylaw or resolution when the matter is considered by Council, if the Member was only absent from a part of the public hearing.

XII. PROCEDURE AT COUNCIL MEETINGS

55. No person, except Members of Council, the Chief Legislative Officer and persons authorized by the Chair or the Chief Legislative Officer during the proceedings shall be allowed to come within the enclosure formed by the Members' chairs during the meetings of Council.
56. Only those Members or other persons recognized by the Chair shall be allowed to address a meeting of Council.
57. The Mayor shall preside over the conduct of a Council meeting, and shall decide all questions relating to the orderly procedure of the meeting, subject to an appeal by any Member of Council from any ruling.

58. A Member may not speak more than once on a matter but reasonable debate shall be allowed and the Mayor, subject to the provisions of this Bylaw regarding Conduct of Members, shall have the power to rule any Member out of order where debate is considered superfluous and call for closure, except that a Member may:
- (a) Ask for an explanation of a material part of a speech which the Member has not understood; or
 - (b) Reply after everyone else has spoken, provided that the Member has presented the motion in question to Council.
59. A Member may ask for an explanation of any part of a previous speaker's remarks or for the purpose of obtaining information or clarification relating to any matter which has been placed before Council for its due consideration. All questions and responses shall be directed through the Chair.

Conduct of Members

60. Members shall not:
- (a) Use offensive words or language in Council;
 - (b) Disobey the rules of Council or a decision of the Chair or of Council on questions of order, practice or the interpretation of the rules of Council;
 - (c) Leave their seat or make any noise or disturbance while a vote is being taken or the result declared;
 - (d) Enter the Council Chambers while a vote is being taken; and
 - (e) Interrupt other Members while speaking, except to raise a point of order or a question of privilege.
61. A Member who persists in a breach of the foregoing subsections after having been called to order by the Chair may be ordered to leave for the duration of the meeting.
62. Council may then proceed to an in camera session of Committee of the Whole to consider the excluded person, member or officer. If, after reconvening in open council the excluded member adequately apologizes to council, the member may, at the discretion of the Chair, resume his or her seat.
63. No exclusion of a Member shall be for more than the meeting in progress.
64. Members who wish to leave their seats for any reason or leave the meeting of Council shall so advise the Chair and the time of departure shall be noted in the minutes. If a

Member returns prior to adjournment, the time of the Member's return shall be noted in the minutes.

65. A Member who desires to call attention to a violation of the rules of procedure shall ask leave of the Chair to raise a point of order with a concise explanation and shall attend the decision of the Chair upon the point of order. The Member in possession of the floor when the point of order was raised shall have the right to the floor when debate resumes.
66. A Member called to order by the Chair shall immediately vacate the floor until the point of order is dealt with, and shall not speak again without the permission of the Chair unless to appeal the ruling of the Chair.
67. The decision of the Chair shall be final, but is subject to an immediate appeal by a Member. If the decision is appealed, the Chair shall give concise reasons for such ruling and Council, without debate, shall decide the question. The ruling of Council shall be final.

Public Disturbance

68. The Chair may order any member of the public who disturbs the proceedings of Council by words or action to be expelled from the meeting. If the health or safety of the meeting participants is deemed to be at risk, the individual may be disallowed from attending future meetings.
69. In the event that a member of the public who has been expelled by the Chair refuses to leave the premises, said individual shall be guilty of an offense and liable to penalties. The Chair may request that a Peace Officer or security be called upon to remove the person.

Motions

70. Every motion, when moved and presented to the Chair, is the property of Council; a motion may only be withdrawn with the unanimous consent of Council.
71. The mover of any motion may speak and vote for or against any motion.
72. Unless otherwise specified in this bylaw, a motion will be carried when a majority of Councillors present at a meeting vote in favour of the motion. Any bylaw or resolution upon which there is an equality of votes shall be deemed to be defeated.
73. The chairperson shall treat each question in a judicial spirit, but shall not take part in the debate of council.
74. The chairperson may step down from the chair for the purpose of taking part in the debate, in which case the deputy mayor or other member may be called to take the chair.

75. The chairperson may give explanations and recommendations or information within his knowledge from the chair in respect to the business being discussed.
76. When the chairperson is called upon to decide a point of order or practice, the point shall be stated clearly and without unnecessary comment, except to cite the rule of authority applicable to the case.
77. Any Member may require the motion under discussion to be read at any time during the debate.
78. When a matter is under debate, no motion shall be received other than a motion
 - (a) To table (postpone indefinitely);
A motion to table (postpone indefinitely) may be made when a Member wishes Council to decline to take a position on the main question. The motion is not debatable and when passed may be resurrected by a motion to "rise from the table".
 - (b) That the vote be taken (question);
 - (c) To refer;
A motion to refer shall require direction as to where and when the matter is being referred and is debatable.
 - (d) To defer;
A motion to defer must include a reason for deferral and is debatable.
 - (e) To amend;
 - (f) To meet in camera; or
 - (g) To revert to a public meeting;

which order shall be the order of preference for the receipt and consideration of motions.

79. A motion not relating to a matter within the jurisdiction of Council shall not be in order.
80. Only one amendment at a time shall be presented to the main motion and only one amendment shall be presented to the amendment. When the amendment to the amendment has been disposed of, another may be introduced provided it is sufficiently at variance with the previous amendment to constitute a new amendment. The amendment to the main motion shall not be withdrawn until the amendment to the amendment has been addressed. The amendment to the amendment, if any, shall be voted upon first and if no other amendment to the amendment is presented, the amendment shall be voted upon. If any amendment is carried, the main motion, as amended, shall be put to a vote.

81. Nothing in this section shall prevent other proposed amendments being read for the information of the Members.
82. When the question under consideration contains distinct propositions, the vote upon each proposition shall, at the request of any Member, be taken separately.
83. After a motion has been voted upon, and before moving to the next item on the agenda, any Member who voted with the prevailing side may move for reconsideration.
84. Reconsideration shall then be open to debate, voted upon and shall require the votes of a majority of Members present to pass.
85. If a motion for reconsideration is moved at a subsequent meeting, it shall require a two-thirds (2/3) vote of the Members present to carry.
86. If a motion to reconsider is decided in the affirmative, such reconsideration shall become the next order of business, unless the motion calls for a future definite date; debate on the matter to be reconsidered shall proceed as though it has not previously been voted upon.
87. Debate on a motion for reconsideration must be confined to reasons for or against reconsideration.
88. A motion for reconsideration of any decided matter shall not operate to stop or delay action on the decided matter unless the Council, by a two-thirds (2/3) vote of the Members present, shall so direct.
89. When a motion that the vote now be taken (question) is presented, it shall be put to a vote without debate and if carried by a two-thirds (2/3) vote of the Members present, the motion and any amendments thereto shall be submitted to a vote immediately, without further debate.
90. Each Member present at a meeting of Council shall vote when the vote is taken on a matter, unless prohibited from so doing by statute.
91. A motion to adjourn the Council meeting shall be in order except:
 - (a) When a Member is in possession of the floor,
 - (b) When it has been decided that the vote be now taken, orDuring the taking of a vote.
92. No second motion to adjourn the Council Meeting shall be in order until Council has completed its consideration of the matter currently before it.

Notice of Motion

93. A notice of motion may be given at any council meeting, but may not be dealt with at that meeting.
94. A notice of motion shall be given verbally and in writing to all members of council present. A copy of such notice of motion shall be given to the Chief Legislative Officer upon adjournment of the meeting at which the notice was given.
95. Every notice of motion shall precisely specify the entire content of the motion to be considered, and shall be on the agenda for the next regular meeting of council unless otherwise specified.
96. The Chief Legislative Officer shall include the subject referred to in the notice of motion under New and Unfinished Business on the agenda of the next regular council meeting or the meeting specified in the notice of motion.

Pecuniary Interest

97. When a Member has a pecuniary interest in a matter before Council, a Council Committee or any other body, board, commission, committee or agency to which the Member is appointed as a representative of the Council, the Member shall, if present:
 - (a) Disclose the general nature of the pecuniary interest prior to any discussion on the matter;
 - (b) Abstain from any discussion and voting on any question relating to the matter;
 - (c) Leave the room in which the meeting is being held until discussion and voting on the matter are concluded, if required;
 - (d) If the matter with respect to which the Member has a pecuniary interest is the payment of an account for which funds have previously been committed, it is not necessary for the Councillor to leave the room; and
 - (e) If the matter with respect to which the Member has a pecuniary interest is a question on which the Member as a tax payer, an elector or an owner has a right to be heard by the Council:
 - (i) It is not necessary for the Member to leave the room; and
 - (ii) The Member may exercise the right to be heard in the same manner as a person who is not a Member.

XIII. BYLAWS

98. Where a bylaw is presented to Council for enactment, the Chief Legislative Officer shall cause the number and short title of the bylaw to appear on the Agenda.
99. A bylaw shall be introduced for first reading by a motion that the bylaw, specifying its number and short title, be read a first time.
100. When a bylaw is subject to a Public Hearing, a Council, without amendment or debate, shall vote on the motion for first reading of a bylaw and the setting of a public hearing date in accordance with the applicable form of notice. A Member may ask a question or questions concerning the bylaw provided that such questions are simply to clarify the intent, purpose or objective of the bylaw, and do not indicate the Member's opinion for or against the bylaw.
101. After the holding of the required public hearing, a bylaw shall be introduced for second reading by a motion that it be read a second time specifying the number of the bylaw.
102. After a motion for second reading of the bylaw has been presented, Council may:
 - (a) Debate the substance of the bylaw; and
 - (b) Propose and consider amendments to the bylaw.
103. A proposed amendment shall be put to a vote and if carried, shall be considered as having been incorporated into the bylaw at second reading.
104. When all amendments have been accepted or rejected, the motion for second reading of the bylaw shall be voted on.
105. A bylaw shall not be given more than two readings at one meeting unless the Members present at the meeting unanimously agree that the bylaw may be presented for third reading at the same meeting at which it received two readings, provided that Council is not prohibited from giving more than two readings to a bylaw at one meeting by any valid enactment.
106. When Council unanimously agrees that a bylaw may be presented for third reading at a meeting at which it has received two readings, the third reading requires no greater majority of affirmative votes to pass the bylaw than if it has received third reading at a subsequent meeting.
107. A bylaw shall be adopted when a majority of the Members present vote in favour of third reading, provided that any applicable provincial statute does not require a greater majority.
108. A bylaw, which has been defeated at any stage, may be subject to a motion to reconsider in accordance with the provisions of this Bylaw.

109. A bylaw is passed and comes into effect when it has received third and final reading and has been signed by the Mayor and the Chief Legislative Officer, unless otherwise provided by statute.
110. After passage, a bylaw shall be impressed with the corporate seal for the Regional Municipality of Wood Buffalo.

XIV. MINUTES OF MEETINGS

111. A written record or minute of all meetings of Council or any Committee shall be recorded in accordance with the Municipal Government Act.
112. At every regular meeting of council the minutes of the previous regular meeting and any special meeting held more than 48 hours prior to the current meeting shall be considered for adoption.
113. The minutes shall not include comments made in the course of discussion or debate unless a Member of Council or a Council Committee specifically requests that the Member's comments be recorded in the minutes.
114. Council, a Council Committee or a Special Purpose Body may tape record or video record its proceedings. In the event that proceedings are tape-recorded or video recorded, such recordings shall be retained for at least twelve months.

XV. REPEAL AND COMING INTO FORCE

115. Bylaw No. 05/038 is hereby repealed.
116. This Bylaw shall come into effect when it has received third and final reading and has been 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

BYLAW NO. 06/021

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND
BYLAW 02/060 BEING THE ANZAC 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, the Regional Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, in open meeting hereby enacts as follows:

1. **THAT** the Anzac Area Structure Plan (Bylaw 02/060) is hereby amended to change the Land Use Plan for Lot 4MR, Block 11, Plan 792 0314 from Open Space to Public Service as indicated on Schedule "A".
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 23rd day of May , 2006.

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

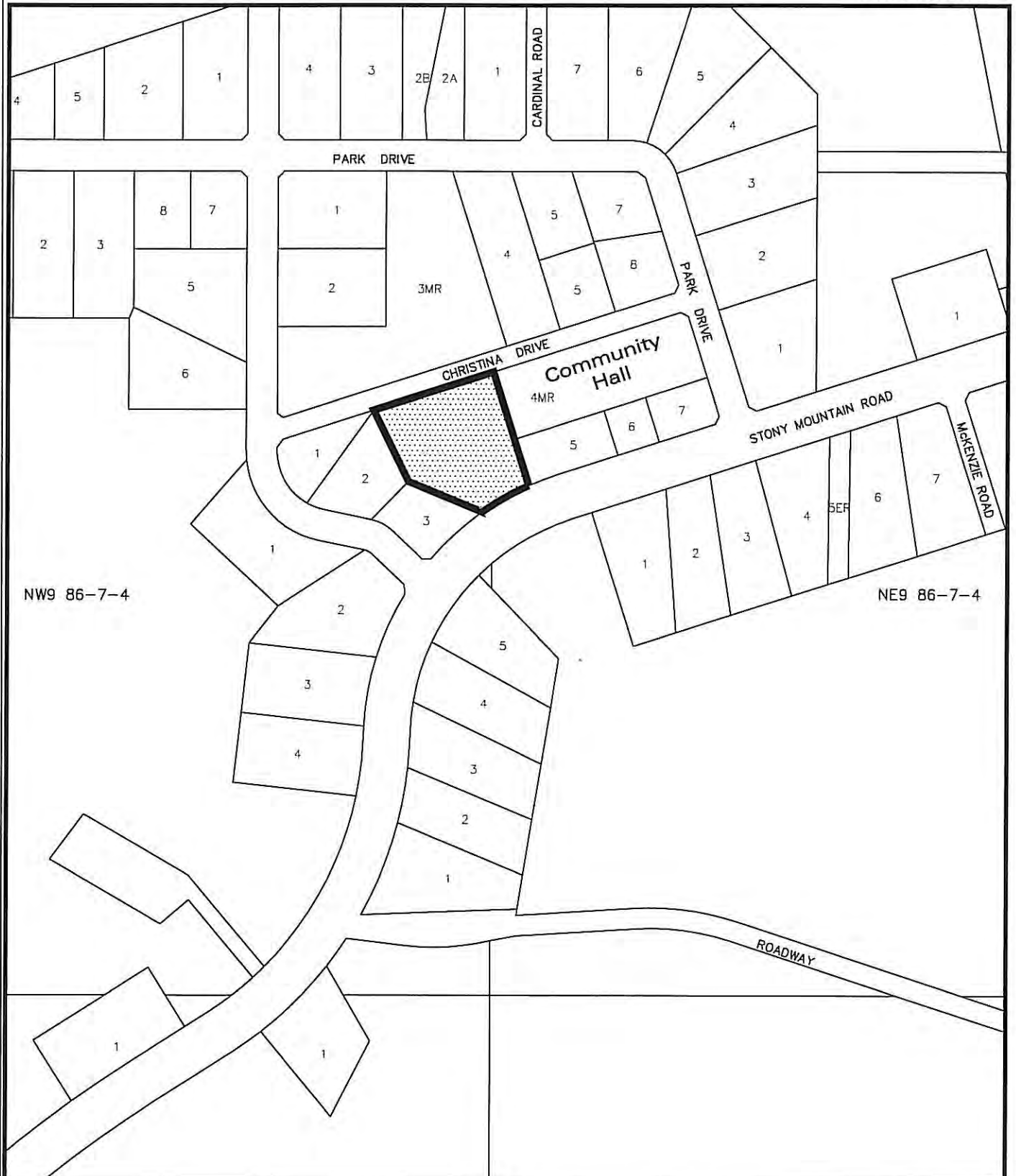
READ a third time in Council and passed this day of , 2006.

CERTIFIED A TRUE COPY

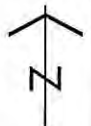
MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER



Anzac Area Structure Plan Amendment
From Open Space to Public Service
 Part of Lot 4MR, Block 11, Plan 792 0314



**OFF-SITE LEVY AMENDMENT BYLAW FOR WOOD BUFFALO ESTATES, WOOD
BUFFALO ESTATES WEST, MARTIN RIDGE ESTATES, TIMBERLEA AND LOWER
TOWNSITE EAST END
BYLAW NO. 06/022**

WHEREAS the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended, (the “Act”) and the predecessors to the Act, provide that the Council of a municipality may pass a bylaw establishing an off-site levy;

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo has previously adopted off-site levy bylaws for portions of the Regional Municipality;

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo deems it desirable to amend the existing off-site levy bylaws.

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

SHORT TITLE

1. This bylaw may be cited as “Off-Site Levy Amendment Bylaw No. 1.”

**WOOD BUFFALO ESTATES, WOOD BUFFALO ESTATES WEST AND MARTIN
RIDGE ESTATES OFF-SITE LEVY BYLAW**

2. Bylaw No. 00/003, being the Wood Buffalo Estates, Wood Buffalo Estates West and Martin Ridge Estates Off-Site Levy Bylaw, is hereby amended as follows:

- (a) the fourth paragraph of the preamble to Bylaw No. 00/003 is amended to read:

“**WHEREAS** the Council received advice from the engineering firm of Associated Engineering to prepare a fair and equitable calculation of off-site levies in accordance with the purposes of the Act.”

- (b) the definition of “Net Developable Hectares” in section 3(g) of Bylaw No. 00/003 is hereby amended by deleting therefrom the words:

“public utility lot”

and by deleting the comma between the words “school” and “environmental” and substituting therefor the word “and”;

- (c) section 5 of Bylaw No. 00/003 is hereby amended by deleting in the second paragraph thereof the words:

“... , public utility lots”;

- (d) section 6 of Bylaw No. 00/003 is amended by adding the following sentence at the end of section 6:

“Schedule “B” shall be updated to reflect changes in infrastructure costs as required, when new information becomes available. Any revisions to Schedule “B” shall apply to any payments made after the date the revision is adopted, unless otherwise specifically provided.”

- (e) Bylaw No. 00/003 is amended by transferring the last paragraph of section 7 thereof to section 8 as the first paragraph of section 8;

- (f) section 9 of Bylaw No. 00/003 is hereby amended by deleting subparagraphs (a) and (b) thereof and substituting therefor the following:

“(a) 50% within one year of the signing of a development agreement or the registration of a subdivision plan (including a condominium plan described as a plan of subdivision in the *Condominium Properties Act*);

(b) notwithstanding subparagraph (a) hereof, 100% of the levy is payable on the sooner of

(i) two years from the date of signing a development agreement or the registration of a subdivision plan in respect of the Development Lands, or any part thereof;

(ii) the issuance of a development permit for the Development Lands, or any part thereof; or

(iii) the transfer of title to the Development Lands, or any part thereof;”

- (g) Bylaw No. 00/003 is hereby further amended by adding to the end of Schedule “A” thereto the words:

“or any subdivision thereof”;

- (h) Bylaw No. 00/003 is hereby amended by deleting Schedule “B” thereto and substituting therefor a new Schedule “B” in form attached as Schedule “A” to this Bylaw;

- (i) Bylaw No. 00/003 is hereby amended by deleting Schedule “C” thereto and substituting therefor a new Schedule “C” in the form attached as Schedule “B” to this Bylaw.

TIMBERLEA

- 3. Bylaw No. 00/004, being the Timberlea Off-Site Levy Bylaw, is hereby amended as follows:

- (a) the fourth paragraph of the preamble to Bylaw No. 00/004 is amended to read:

“**WHEREAS** the Council received advice from the engineering firm of Associated Engineering to prepare a fair and equitable calculation of off-site levies in accordance with the purposes of the Act.”

- (b) the definition of “Net Developable Hectares” in section 3(g) of Bylaw No. 00/004 is hereby amended by deleting therefrom the words:

“public utility lot”

and by deleting the comma between the words “school” and “environmental” and substituting therefor the word “and”;

- (c) section 5 of Bylaw No. 00/004 is hereby amended by deleting in the second paragraph thereof the words:

“... , public utility lots”;

- (d) section 6 of Bylaw No. 00/004 is amended by adding the following sentence at the end of section 6:

“Schedule “B” shall be updated to reflect changes in infrastructure costs as required, when new information becomes available. Any revisions to Schedule “B” shall apply to any payments made after the date the revision is adopted, unless otherwise specifically provided.”

- (e) Bylaw No. 00/004 is amended by transferring the last paragraph of section 7 thereof to section 8 as the first paragraph of section 8;

- (f) section 9 of Bylaw No. 00/004 is hereby amended by deleting subparagraphs (a) and (b) thereof and substituting therefor the following:

- (a) 50% within one year of the signing of a development agreement or the registration of a subdivision plan (including a

condominium plan described as a plan of subdivision in the *Condominium Properties Act*);

(b) notwithstanding subparagraph (a) hereof, 100% of the levy is payable on the sooner of

- (i) two years from the date of signing a development agreement or the registration of a subdivision plan in respect of the Development Lands, or any part thereof;
 - (ii) the issuance of a development permit for the Development Lands, or any part thereof; or
 - (iii) the transfer of title to the Development Lands, or any part thereof;"
- (g) Bylaw No. 00/004 is hereby further amended by amending the third legal description in Schedule "A" by replacing "e Mer (See Schedule "A")" with "4th Mer (as shown on attached Schedule "A") and adding after the words "Part of River Lot 40" and after "Part of River Lot 39" on Schedule A the following: "(as shown on attached Schedule "A")";
- (h) Bylaw No. 00/004 is hereby further amended by adding to the end of Schedule "A" thereto the words:

"or any subdivision thereof";
- (i) Bylaw No. 00/004 is hereby amended by deleting Schedule "B" thereto and substituting therefor a new Schedule "B" and substituting therefor a new Schedule "B" in the form attached as Schedule "C" to this Bylaw;
- (j) Bylaw No. 00/004 is hereby amended by deleting Schedule "C" thereto and substituting therefor a new Schedule "C" in the form attached as Schedule "B" to this Bylaw.

LOWER TOWNSITE EAST END

4. Bylaw No. 03/060, being the Lower Townsite East End Off-Site Levy Bylaw, is hereby amended as follows:

- (a) the definition of "Net Developable Hectares" in section 3(g) of Bylaw No. 03/060 is hereby amended by deleting therefrom the words:

"public utility lot"

and by deleting the comma between the words “school” and “environmental” and substituting therefor the word “and”;

- (b) section 5 of Bylaw No. 03/060 is hereby amended by deleting in the second paragraph thereof the words:

“... , public utility lots”;

- (c) section 6 of Bylaw No. 03/060 is amended by adding the following sentence at the end of section 6:

“Schedule “B” shall be updated to reflect changes in infrastructure costs as required, when new information becomes available. Any revisions to Schedule “B” shall apply to any payments made after the date the revision is adopted, unless otherwise specifically provided.”

- (d) Bylaw No. 03/060 is amended by transferring the last paragraph of section 7 thereof to section 8 as the first paragraph of section 8;

- (f) section 9 of Bylaw No. 03/060 is hereby amended by deleting subsections (a) and (b) thereof and substituting therefor the following:

“(a) 50% within one year of the signing of a development agreement or the registration of a subdivision plan (including a condominium described as a plan of subdivision in the *Condominium Properties Act*);

- (b) notwithstanding subparagraph (a) hereof, 100% of the levy is payable on the sooner of

- (i) two years from the date of signing a development agreement or the registration of a subdivision plan in respect of the Development Lands, or any part thereof;

- (ii) the issuance of a development permit for the Development Lands, or any part thereof; or

- (iii) the transfer of title to the Development Lands, or any part thereof;”

- (f) Bylaw No. 03/060 is hereby further amended by adding after the legal description in Schedule “A” thereto the words: “ or any subdivision thereof”.

- (g) Bylaw No. 03/060 is hereby amended by deleting Schedule “B” thereto and substituting therefor a new Schedule “B” in the form attached as Schedule “D” to this Bylaw.
- (h) Bylaw No. 03/060 is hereby amended by deleting Schedule “C” thereto and substituting therefor a new Schedule “C” in the form attached as Schedule “B” to this Bylaw.

ENACTMENT

5. This Bylaw shall take effect and come into force upon the date of final reading and signature thereof by the Mayor and Chief Legislative Officer, or their authorized delegates.

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 and passed this _____ day of _____, 2006.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

SCHEDULE “A”

OFFSITE LEVIES

| | |
|---|---|
| | Urban Area |
| | |
| | Wood Buffalo Estates, Wood Buffalo Estates West and Martin Ridge Estates |
| | |
| OFFSITE LEVIES | |
| | |
| Water Offsite Levy | |
| | |
| - Single Family & Low Density Residential | \$1,988/residential unit |
| - Medium & High Density Residential | \$1,420/residential unit |
| | |
| Sanitary Sewer Offsite Levy | |
| | |
| - Single Family & Low Density Residential | \$5,922/residential unit |
| - Medium & High Density Residential | \$4,230/residential unit |
| | |

The terms “Single Family”, “Low Density”, “Medium Density” and “High Density” in this Schedule shall have the following meaning:

| | |
|-----------------|---------------------|
| Single Family: | 12 units/ha or less |
| Low Density: | 13-44 units/ha |
| Medium Density: | 45-148 units/ha |
| High Density: | 149-296 units/ha |

Report



GLOBAL PERSPECTIVE.
LOCAL FOCUS.



Regional Municipality Of Wood Buffalo

Development Charges 2006 Update

April 2006





Associated
Engineering

GLOBAL PERSPECTIVE,
LOCAL FOCUS.

Associated Engineering Alberta Ltd.
1000, 10909 Jasper Avenue
Edmonton, Alberta, Canada T5J 5B9

TEL 780.451.7666

FAX 780.454.7698

www.ae.ca

April 17, 2006

File: 033461-4.1

Ms. Beth Saunders, ACP, MCIP
Manager, Planning and Development
Regional Municipality of Wood Buffalo
9909 Franklin Avenue
Fort McMurray, Alberta
T9H 2K4

**Re: REGIONAL MUNICIPALITY OF WOOD BUFFALO
DEVELOPMENT CHARGES
2006 UPDATE**

Dear Madam:

Enclosed is the "April 2006 Draft" of the "Regional Municipality of Wood Buffalo Development Charges, 2006 Update" in support of the Off-Site Levy Bylaw amendments and revisions.

We have incorporated revisions, updates and changes as a result of meetings and workshops held. The document is now ready for final review and comment.

Yours truly,

H.R. Kuehne, MBA, P.Eng.
Vice President, Civil Infrastructure

HRK/jfm

Enclosure

cc: S. Abushawashi, Ph.D., P.Eng. - RMWB
D. Peck - RMWB

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Executive Summary

1 BACKGROUND

The Regional Municipality of Wood Buffalo and particularly Fort McMurray are experiencing significant growth due to the Oil activity in the region. As a result the infrastructure required to support the growth is experiencing capacity limitations that must be addressed.

It is the philosophy of the Regional Municipality of Wood Buffalo that new developments or redevelopment is responsible for its proportionate share of the costs of Municipal Infrastructure systems required to serve the developments.

The development charges outlines the cost of infrastructure to be assessed against the development or redevelopment of lands for their proportionate share of the cost. These charges are comprised of off site levies (as defined in the Municipal Government Act) and Developer Contributions.

2 EXISTING DEVELOPMENT CHARGES

The RMWB has a number of Bylaws in place that deal with offsite levies charges against benefiting development areas. This document will eliminate those bylaws and replace them with one comprehensive document that can be reviewed and updated regularly to reflect changing conditions in the RMWB. As a minimum, the development charges need to be reviewed to reflect updates in the various Infrastructure Master Plans and changing construction costs.

3 GROWTH AREAS

The anticipated growth in the Urban Services Area and Rural Services Area are summarized in Table E.1 and E.2 below:

Table E.1
Fort McMurray Urban Service Area
Growth Projections

| Area | 2005 Census | Potential Growth | Total Projected Population |
|-----------------------------------|---------------|------------------|----------------------------|
| Abasand | 5,860 | - | 5,860 |
| Beacon Hill | 2,461 | - | 2,461 |
| Gregoire | 4,358 | - | 4,358 |
| Lower Townsite ⁽¹⁾ | 12,260 | 11,000 | 23,260 |
| Thickwood ⁽²⁾ | 18,087 | 400 | 18,487 |
| Timberlea | 14,406 | 24,600 | 39,000 |
| Waterways | 718 | 2,000 | 2,718 |
| Shadow | 2,833 | - | 2,833 |
| Subtotal | 60,983 | 38,000 | 98,777 |
| Other Areas | | | |
| • Saline Creek Plateau | - | 13,300 | 13,300 |
| • North of Parsons Creek (Area F) | - | 11,600 | 11,600 |
| • Hangingstone & Horse River | - | 23,300 | 23,300 |
| • North of Horse River | - | 7,300 | 7,300 |
| Subtotal Other Areas | - | 55,500 | 55,500 |
| TOTAL | 60,983 | 93,500 | 154,000 |

Note: (1) An allowance of 4,000 people has been included for redevelopment of the Downtown Lands.

(2) Thickwood includes Dickensfield, Wood Buffalo Estates and Martin Ridge Estates.

Table E.2
Fort McMurray Rural Service Area
Growth Projections

| Area | 2005 Census | Potential Growth | Total Projected Population |
|-----------------------|--------------|------------------|----------------------------|
| Draper | 148 | 353 | 500 |
| Saprae Creek | 754 | 346 | 1,100 |
| Gregoire Lake Estates | 180 | 140 | 320 |
| Anzac | 685 | 2,415 | 3,100 |
| TOTAL | 1,767 | 3,253 | 5,020 |

4 DEVELOPMENT CHARGES

Based on the Infrastructure costs, the following cost per person has been developed for the Urban and Rural Service area are given in Table E.3

Table E.3
Infrastructure Cost Per Person
(2006 Dollars)

| Item | Urban Area | | | | | Rural Area | | | |
|---|-----------------------------------|-----------|-------------------------|-------------------------|--------------|--------------|------------------|---------|---------|
| | Thickwood and Area ⁽¹⁾ | Timberlea | Lower Townsite West End | Lower Townsite East End | Saline Creek | Saprae Creek | Gregoire Estates | Anzac | Conklin |
| Water Offsite Levy | 568 | 565 | 739 | 739 | 1,022 | 1,440 | 1,366 | 1,928 | 852 |
| Sanitary Sewer Offsite Levy | 1,692 | 1,692 | 2,148 | 2,397 | 2,474 | - | - | 346 | 1,337 |
| Roadway Development Charge ⁽¹⁾ | - | 375 | 436 | 436 | 602 | - | - | - | - |
| Total Cost Per Person | \$2,260 | \$2,632 | \$3,323 | \$3,572 | \$4,098 | \$1,440 | \$1,366 | \$2,274 | \$2,189 |

(Cost Per Hectare – 2006 Dollars)

| | | | | | | | | | |
|-----------------------------|---|--------|---|---|---|---|---|---|---|
| Storm Drainage Offsite Levy | - | 34,066 | - | - | - | - | - | - | - |
|-----------------------------|---|--------|---|---|---|---|---|---|---|

(1) Developer Contribution

(2) Thickwood includes Dickensfield, Wood Buffalo Estates and Martin Ridge Estates.

To assess the cost per person on a land use basis, the following equivalent densities have been developed.

Table E.4
The Equivalent Land Use
Per Capita Density

| Land Use | People/Ha |
|--|--|
| Residential | |
| • Single Family (12 Units/ha @ 3.5 people/unit) | 42 |
| • Low Density (44 Units/ha @ 3.5 people/unit) | 154 |
| • Medium Density (148 Units/ha @ 2.5 people/unit) | 370 |
| • High Density (296 Units/ha @ 2.5 people/unit) | 740 |
| Commercial, Industrial and Institutional Equivalent (1500 ft ² = 1 single family unit) | 3.5 people/1500 ft ² ⁽¹⁾ |

Note: (1) The cost of the Water Treatment and Wastewater Treatment Plants will only apply to residential land use.

The development charge calculated on a typical single family residential unit is given in Table E.5:

Table E.5
Proposed Development Charges
Typical Residential Unit

| | Urban Area | | | | | Rural Area | | | |
|---------------------------------------|-----------------------------------|--------------------------|-------------------------|-------------------------|--------------|--------------|------------------|-------|---------|
| | Thickwood and Area ⁽³⁾ | Timberlea | Lower Townsite West End | Lower Townsite East End | Saline Creek | Saprae Creek | Gregoire Estates | Anzac | Conklin |
| | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ |
| OFFSITE LEVIES | | | | | | | | | |
| Water Offsite Levy | | | | | | | | | |
| - Single Family & Low Density | 1,988 | 1,978 | 2,587 | 2,587 | 3,577 | 5,040 | 4,781 | 6,748 | 2,982 |
| - Medium & High Density | 1,420 | 1,413 | 1,848 | 1,848 | 2,555 | 3,600 | 3,415 | 4,820 | 2,130 |
| Sanitary Sewer Offsite Levy | | | | | | | | | - |
| - Single Family & Low Density | 5,922 | 5,922 | 7,518 | 8,390 | 8,659 | - | - | 1,211 | 4,680 |
| - Medium & High Density | 4,230 | 4,230 | 5,370 | 5,993 | 6,185 | - | - | 865 | 3,343 |
| Storm Drainage Offsite Levy | - | 34,066/ha ⁽²⁾ | - | - | - | - | - | - | - |
| DEVELOPMENT CHARGES | | | | | | | | | |
| Arterial Roadway⁽²⁾ | | | | | | | | | |
| - Single Family & Low Density | - | 1,313 | 1,526 | 1,526 | 2,107 | - | - | - | - |
| - Medium & High Density | - | 938 | 1,090 | 1,090 | 1,505 | - | - | - | - |

- (1) 2006 Costs.
- (2) The Commercial, Industrial and Institutional Equivalent applies.
- (3) Thickwood includes Dickensfield, Wood Buffalo Estates and Martin Ridge Estates.
- (4) See Table E.4 for a definition of single family, low density, medium density and high density residential.

Table of Contents

| SECTION | PAGE NO. |
|--|------------|
| Executive Summary | i |
| Table of Contents | vi |
| 1 Introduction | 1-1 |
| 1.1 General | 1-1 |
| 1.2 Development Charges | 1-1 |
| 1.3 Existing Development Charges | 1-2 |
| 1.4 Development Charges Review | 1-2 |
| 1.5 Population Growth | 1-4 |
| 1.6 Growth Areas | 1-5 |
| 1.7 Development Densities | 1-6 |
| 2 Waterworks System | 2-1 |
| 2.1 General | 2-1 |
| 2.2 Expansion and Financing of Waterworks System | 2-1 |
| 2.3 Review of Water Offsite Levy | 2-1 |
| 2.4 Urban Service Area and Adjacent Rural Areas Waterworks | 2-2 |
| 2.5 Conklin Water Supply Improvements | 2-5 |
| 3 Sanitary Sewerage System | 3-1 |
| 3.1 General | 3-1 |
| 3.2 Expansion and Financing of Sanitary Sewer Systems | 3-1 |
| 3.3 Review of Trunk Sanitary Sewer Offsite Levies | 3-1 |
| 3.4 Fort McMurray Sanitary Sewerage Improvements | 3-2 |
| 3.5 Rural Sanitary Sewerage Improvement | 3-4 |
| 4 Roadway Systems | 4-1 |
| 4.1 General | 4-1 |
| 4.2 Roadway Contribution Review | 4-1 |
| 4.3 Fort McMurray Roadway Improvements | 4-2 |

| | | |
|----------|---|------------|
| 5 | Stormwater Drainage Systems | 5-1 |
| 5.1 | General | 5-1 |
| 5.2 | Master Drainage Plan | 5-1 |
| 5.3 | Stormwater Drainage Development Charges | 5-2 |
| 6 | Recommendations | 6-1 |
| 6.1 | General | 6-1 |
| 7 | Closure | 7-1 |

LIST OF FIGURES

| | |
|------------|--|
| Figure 1.1 | Contributing Areas Northeast Urban Service Area |
| Figure 1.2 | Contributing Areas Northeast Urban Service Area |
| Figure 1.3 | Contributing Areas Central Urban Service Area |
| Figure 1.4 | Contributing Areas Southeast Urban Service Area |
| Figure 2.1 | Waterworks and Sanitary Sewer System |
| Figure 2.2 | Waterworks and Sanitary Sewer System |
| Figure 2.3 | Waterworks and Sanitary Sewer System |
| Figure 2.4 | Southeast Regional Water Supply Line |
| Figure 4.1 | Stormwater Management and Roadway |
| Figure 4.2 | Roadways |
| Figure 4.3 | Roadways |

LIST OF TABLES

| | |
|-----------|--|
| Table E.1 | Fort McMurray Urban Service Area Growth Projections |
| Table E.2 | Fort McMurray Rural Service Area Growth Projections |
| Table E.3 | Infrastructure Cost Per Person (2006 Dollars) |
| Table E.4 | The Equivalent Land Use Per Capita Density |
| Table E.5 | Proposed Development Charges Typical Residential Unit |
| Table 1.1 | Fort McMurray Population Projections |
| Table 1.2 | Fort McMurray Urban Service Area Growth Projections |
| Table 1.3 | Fort McMurray Rural Service Area Growth Projections |
| Table 1.4 | Conklin Growth Projections |
| Table 2.1 | Mackenzie & SE Regional Water Supply System Summary |
| Table 2.2 | Summary of Water Offsite Charges |
| Table 3.1 | |
| Table 3.2 | Summary of Sanitary Sewerage Offsite Charges |
| Table 4.1 | Summary of Roadway Development Charges |
| Table 6.1 | Infrastructure Cost per Person (2006 Dollars) |
| Table 6.2 | The Equivalent Land Use Per Capita Density |
| Table 6.3 | Proposed Development Charges Typical Residential Unit |

1

Introduction

1.1 GENERAL

The growth of a community generally impacts the municipal infrastructure systems. New development or redevelopment requires extensions of municipal services such as waterworks, sanitary sewerage, storm drainage and roadways and may require that the existing systems be expanded or upsized, to accommodate expansion and continued growth.

It is the philosophy of the Regional Municipality of Wood Buffalo that new development or redevelopment areas will be responsible for its proportionate share of the costs of municipal infrastructure systems expansion to minimize the financial burden that would otherwise be placed on existing developed areas. This is achieved through the assessment of Development Charges against the proposed new development and redevelopment areas.

1.2 DEVELOPMENT CHARGES

In the context of this report, Development Charges are defined as those costs assessed by the Regional Municipality of Wood Buffalo (RMWB) against land developers for their proportionate share of the costs of municipal infrastructure systems constructed by the RMWB which benefit the development areas. In the RMWB, these development charges are comprised of Offsite Levies and Developer Contributions.

The Development Charges are assessed against lands undergoing development in accordance with terms and conditions of the Development Agreement and/or Development Permit negotiated with each respective builder, applicant or developer.

Lands subject to development charges are defined as those which are currently unserved and undeveloped in new growth areas or areas previously unserved. Existing developed areas proposed for redevelopment where the proposed development requires a rezoning of the existing land use or where the proposed development will result in the requirement for upgrading existing infrastructure are also subject to the development charges.

1.2.1 Off-Site Levies

Under authority of Section 648 of the Municipal Government Act, the RMWB is permitted to impose Offsite Levies against development to cover the costs of any or all of the following:

- New or expanded facilities for the storage, transmission, treatment or supplying of water.
- New or expanded facilities for the treatment, movement and disposal of sanitary sewage.
- New or expanded storm sewer drainage facilities.
- New or expanded public roadways.
- Lands required for or in connection with any facilities described above.

1.2.2 Developer Contributions

Under authority of Section 650, 651 and 655 of the Municipal Government Act, the RMWB is permitted to assess Developer Contributions or enter into a development agreement and assess a development for its proportionate share of the costs of expanding municipal infrastructure systems and facilities other than those covered by the Off-Site Levies, the RMWB has established Developer Contributions development charges to be applied against the cost of constructing and expanding infrastructure.

1.3 EXISTING DEVELOPMENT CHARGES

The RMWB currently has a number of Bylaws in place that deals with Offsite Levies charged against benefiting development areas. They are:

- Bylaw 00/003: Wood Buffalo Estates, Wood Buffalo Estate West and Martin Ridge Estates
- Bylaw 00/004: Timberlea
- Bylaw 00/067: Prairie Creek
- Bylaw 03/060: Lower Townsite East End

The purpose of the “Development Charges” document is to provide updated costs to update these bylaws. It is the intent that this document be reviewed and updated regularly (annually) to reflect changing conditions in the RMWB.

1.4 DEVELOPMENT CHARGES REVIEW

Associated Engineering was engaged to undertake a review of the RMWB’s Development Charges related to the Waterworks, Sanitary Sewerage, Stormwater Drainage, and Roadways systems. The primary objective of this review was to analyze and update, where appropriate, the existing offsite levies and development charges consistent with current construction costs.

The first step was to identify the lands within the RMWB against which development charges would be assessed. Figure 1.1 identifies the overall contributing area for the urban service area in the Municipality. Recognizing the very different development challenges within the various areas within the Municipality, the areas are further detailed with the existing and proposed neighbourhoods identified as listed below:

- Figure 1.2 – Contributing Areas – Northeast Urban Service Area
 - Timberlea
 - Thickwood
 - Dickensfield
 - Wood Buffalo Estates
 - Martin Ridge Estates
- Figure 1.3 – Contributing Areas – Central Urban Service Area

- Lower Townsite
- Abasand
- Beacon Hill
- Waterways
- Figure 1.4 – Contributing Areas – Southeast Urban Service Area
 - Gregoire
 - Mackenzie Park
 - Prairie Creek
 - Keyano Lands
 - Ft. McMurray Airport Lands
 - Saprae Creek
- Figure 1.5 – Contributing Areas – Willow Lake
 - Gregoire Lake Estates
 - Hamlet of Anzac
 - Highway 881 – Corridor
- Contributing Areas – Highway 881
 - Hamlet of Conklin
 - Highway 881 – Corridor

It was also necessary to establish some general assumptions respecting this review as well as development charge calculation criteria:

- The RMWB will continue to assume responsibility to ensure the implementation of the infrastructure systems and facilities, which are deemed to be a benefit to the RMWB at large.
- The Development Charges are based on constructing municipal improvements consistent with the requirements identified in the respective Master Plans to serve the benefiting lands.
- The Development Charge rates are expressed on a per person basis with equivalent densities based on the land use and/or zoning and on a per hectare basis for storm drainage.
- The Development Charges should be reviewed regularly (annually) to reflect updated Infrastructure Master Plans changing annual construction costs (based on the construction cost index or CPI).
- Where conditional grants have been secured by the RMWB towards a specific project, the project cost has been reduced by the amount of the grant.
- Unconditional grants, if utilized by the RMWB for financing a project, will be deducted from the final project costs.
- Completed project costs have been adjusted based on the Construction Index or CPI rather than including carrying costs.
- Lands designated as MR or ER will not be assessed Offsite Levies or Developer Contributions.

Infrastructure requirements, assumptions and/or calculation criteria specific to each development charge are highlighted in more detail within each respective section of this report.

1.5 POPULATION GROWTH

The anticipated growth within the RMWB is an important factor when determining the infrastructure required. The projected growth rate is difficult to predict considering the significant impact the oil sands plant development can have on population growth and subsequent infrastructure requirements.

The projected 25 year population is summarized in Table 1.1 below and is based on the current oil sands plant construction announcements and then assuming stable growth thereafter.

Table 1.1
Fort McMurray Population Projections

| Year | Low Growth | High Growth |
|-------|------------|-------------|
| 2005* | 60,983 | 60,983 |
| 2010 | 81,600 | 89,600 |
| 2015 | 99,300 | 119,900 |
| 2020 | 115,100 | 145,900 |
| 2025 | 133,400 | 169,100 |
| 2030 | 154,600 | 196,000 |

* 2005 Census Data.

The above population projections are used to identify the major infrastructure improvements required for the RMWB.

1.6 GROWTH AREAS

Given in Table 1.2 is the 2005 Census Data for the Fort McMurray Urban Services Area and the potential growth currently envisioned in each of the neighbourhoods or developments areas.

Table 1.2
Fort McMurray Urban Service Area
Growth Projections

| Area | 2005 Census | Potential Growth | Total Projected Population |
|-----------------------------------|---------------|------------------|----------------------------|
| Abasand | 5,860 | - | 5,860 |
| Beacon Hill | 2,461 | - | 2,461 |
| Gregoire | 4,358 | - | 4,358 |
| Lower Townsite ⁽¹⁾ | 12,260 | 11,000 | 23,260 |
| Thickwood ⁽²⁾ | 18,087 | 400 | 18,487 |
| Timberlea | 14,406 | 24,600 | 39,000 |
| Waterways | 718 | 2,000 | 2,718 |
| Shadow | 2,833 | - | 2,833 |
| Subtotal | 60,983 | 38,000 | 98,777 |
| Other Areas | | | |
| • Saline Creek Plateau | - | 13,300 | 13,300 |
| • North of Parsons Creek (Area F) | - | 11,600 | 11,600 |
| • Hangingstone & Horse River | - | 23,300 | 23,300 |
| • North of Horse River | - | 7,300 | 7,300 |
| Subtotal Other Areas | - | 55,500 | 55,500 |
| TOTAL | 60,983 | 93,500 | 154,000 |

Note: (1) An allowance of 4,000 people has been included for redevelopment of the Downtown Lands.

(2) Thickwood includes Dickensfield, Wood Buffalo Estates and Martin Ridge Estates.

Areas in the Fort McMurray Rural Service Area identified for development charges include the following areas:

Table 1.3
Fort McMurray Rural Service Area
Growth Projections

| Area | 2005 Census | Potential Growth | Total Projected Population |
|-----------------------|--------------|------------------|----------------------------|
| Draper | 148 | 353 | 500 |
| Saprae Creek | 754 | 346 | 1,100 |
| Gregoire Lake Estates | 180 | 140 | 320 |
| Anzac | 685 | 2,415 | 3,100 |
| TOTAL | 1,767 | 3,253 | 5,020 |

The Hamlet of Conklin is also in an area with significant resource based development expected to occur. Infrastructure upgrades have been planned for the following growth in the Hamlet of Conklin over the next 20 years.

Table 1.4
Conklin Growth Projections

| Area | 2005 Census | Potential Growth | Total Projected Population |
|---------|-------------|------------------|----------------------------|
| Conklin | 242 | 408 | 650 |

1.7 DEVELOPMENT DENSITIES

Identifying benefiting contribution areas to the development charges is difficult to define on an area basis due to the varying land use mix between medium density and low density units and zoning.

The basis for assessing the development charges will be on a planned residential unit. Population density will be based on either the ultimate subdivision design population in the Area Structure Plan or the Land Use Bylaw. For the purposes of calculating development charges in this report, the population densities published in the current Engineering Servicing Standards are used, and are as follows:

- Single Family & Low Density 3.5 persons/unit
 - Single Family, Manufactured Homes, Semi Detached, Duplex and Townhouses
- Apartments 2.4 persons/unit
 - Medium and High Density
(Ex: 148/296 Units/ha)

- Commercial and Industrial Land Use
 - Commercial/Industrial/Institutional Equivalent 3.5 persons/1500 ft²
(1500 ft² of building = 1 Single Family Unit)

Redevelopment of existing lands to a higher density of residential use will also be assessed a development change to reflect the increased infrastructure requirements necessary to support the increased population.

DEVELOPMENT CHARGES
CONTRIBUTING AREAS
NORTHEAST URBAN SERVICE AREA

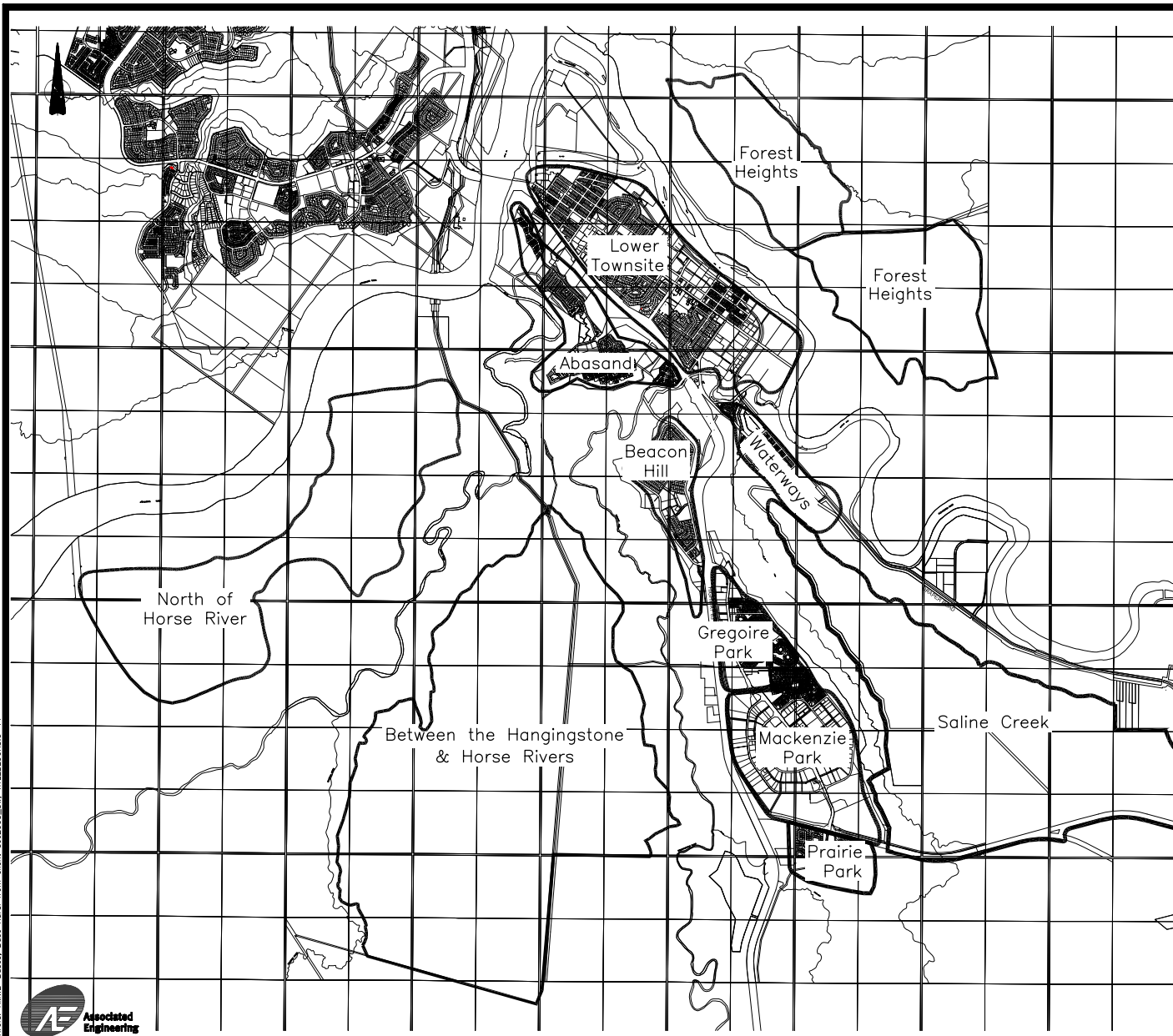
0 500 1000 2000

APRIL, 2006

FIGURE 11



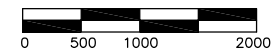
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Date: 2006/12/13 (Paper Space)
AutoCAD File: 033461\REPORT\3461_FG_1.3_B&W.DWG (SCM)
Xrefs: RWMB-Bases, Base Rural from client dec2005.bw, TITLEBLOCK5-11



DEVELOPMENT CHARGES

CONTRIBUTING AREAS

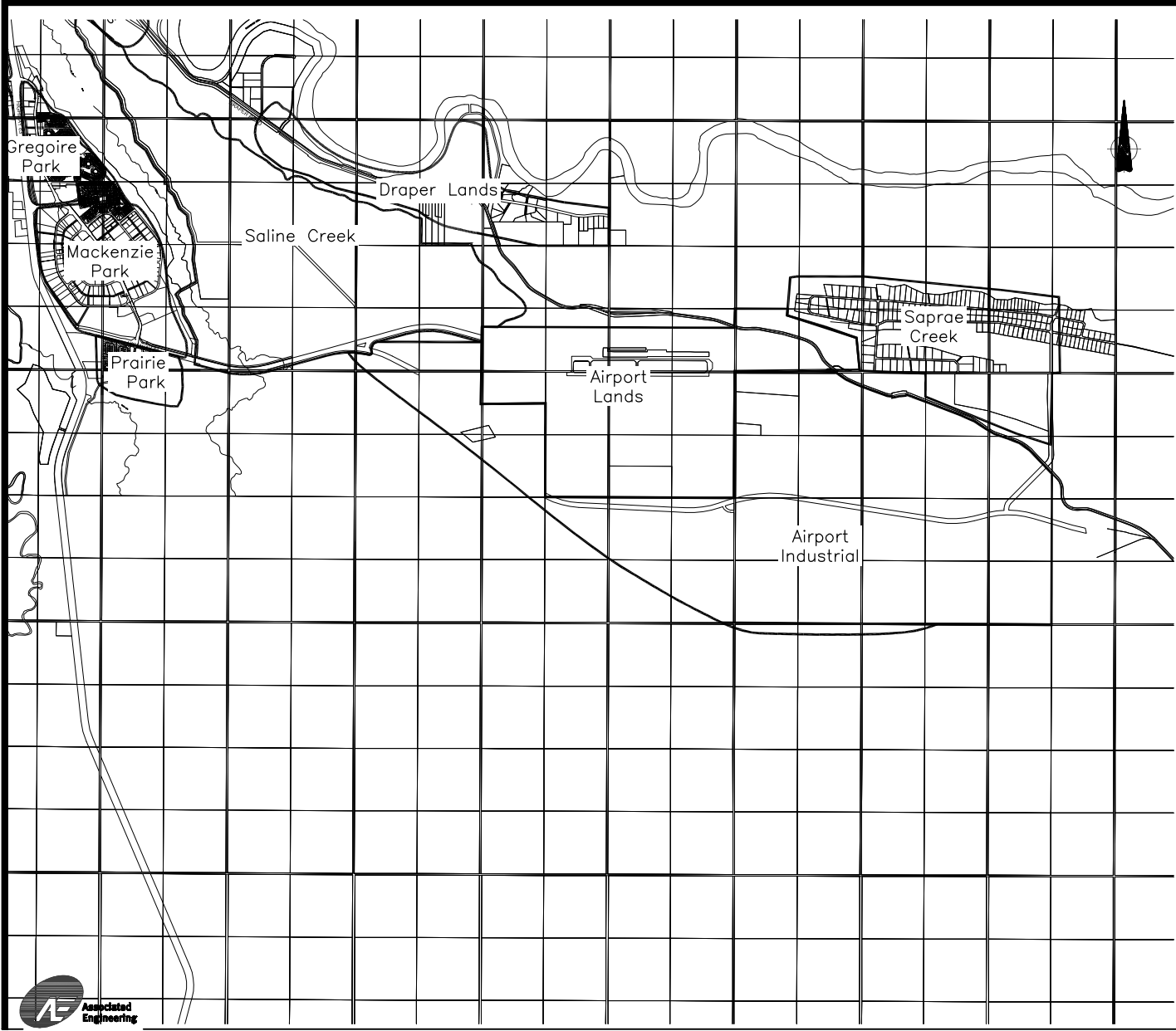
CENTRAL URBAN SERVICE AREA



APRIL, 2006

FIGURE 13

Time: 10:5
Date: 2005/12/19
Plot Scale: 1" = 0.333333 Miles
Xrefs: RWSE-Bases, Base Rural from client dec2005.bw, TITLEBLOCK



DEVELOPMENT CHARGES

CONTRIBUTING AREAS
SOUTHEAST URBAN SERVICE AREA

APRIL, 2006

FIGURE 14.



2

Waterworks System

2.1 GENERAL

The Fort McMurray water supply is treated water produced at the Fort McMurray water treatment plant. The treated water is then distributed to its customers through the waterworks system consisting of water storage reservoirs and pumping facilities, primary feeder mains and distribution mains.

Waterworks infrastructure studies previously completed, provides the framework for the growth and development of the RMWB's waterworks system to meet the domestic and fire flow requirements of its customers. These studies form the basis for the development and implementation of the Water Offsite Levy.

2.2 EXPANSION AND FINANCING OF WATERWORKS SYSTEM

Expansion and/or improvement to the RMWB's waterworks system is, to a large degree, driven by economic development in the region and resulting population growth.

The RMWB's philosophy regarding its waterworks system improvements is that development is responsible, for the cost and construction of all new distribution mains up to and including 350 mm diameter in size, unless required by the development. Water treatment plants, primary feeder mains (watermains 400 mm in diameter and larger), treated water storage reservoirs and pumping facilities, benefit the entire water distribution system and thus, the RMWB has assumed responsibility for their construction. The cost of these facilities are assessed proportionately against all benefiting lands through a Water Offsite Levy Charge.

2.3 REVIEW OF WATER OFFSITE LEVY

In conducting this review, it was necessary to make some basic assumptions:

- Development will continue to be responsible, at its entire cost, for the construction of all distribution mains up to and including 350 mm diameter in size to serve new development areas, unless required by the development.
- The RMWB will continue to be responsible for the construction of all water treatment plants, supply lines, primary feeder mains, treated water storage reservoirs and pumping facilities.
- Conditional grants, such as those secured through the Alberta Transportation and Utilities Municipal Water and Wastewater Partnership Program, will be applied to the specific projects, thereby reducing the overall project cost used in calculating the Water Offsite Levy Rate.
- Unconditional grants, when applied against waterworks system improvements, will reduce the construction value of the project used for calculating the Water Offsite Levy Rate.

2.4.5 Saline Creek Area Water Supply System

To develop the Saline Creek Lands and Reservoir, a new water supply line will be required to serve a population of 13,000 people. The following water supply improvements are required:

| | |
|--|---------------------|
| • MacKenzie Water Reservoir Upgrading (4,000 m ³) | \$ 5,000,000 |
| • Supply Line (6,500 m of 400 mm dia. @ \$600/m) | \$ 3,900,000 |
| • Saline Creek Booster Station | \$ 1,310,000 |
| • Saline Creek Transmission Main (4400 m of 400 mm dia. @ \$700/m) | <u>\$ 3,080,000</u> |
| Total | \$13,290,000 |

$$\text{Cost Per Person} = \frac{\$13,290,000}{13,000} = \$1,022/\text{per person}$$

2.4.6 Mackenzie and SE Regional Water Supply System

The projected water supply system improvements required to service the SE Regional Water Supply System and to accommodate the projected growth are given below. Note that normal system maintenance upgrades to the King Street Booster Station are not included in the capital items.

Mackenzie Supply System:

| | |
|---|----------------|
| • Mackenzie Supply Improvement (Pump Upgrade) | \$ 600,000 |
| • Mackenzie to SE Reservoir Supply Line | |
| · Airport to SE Reservoir (2000 m of 300 mm dia.) (2005) | 630,000 |
| · Mackenzie to Airport (5600 m of 300 mm dia. @ \$400/m) | 2,240,000 |
| · Mackenzie Reservoir to Hwy 69 (730 m of 600 mm @ \$1,000/m) | <u>730,000</u> |
| · Total | \$ 4,200,000 |

SE Regional Line:

| | |
|---|-------------------|
| • SE Reservoir & Pumphouse (1400 m ³) | \$ 2,600,000 |
| • SE Regional Supply Line | <u>16,819,000</u> |
| • Total | \$19,419,000 |

| | |
|--|--------------|
| Anzac Reservoir (1400 m ³) & Pumphouse | \$ 2,600,000 |
|--|--------------|

Prorating the water supply improvements for the SE Regional Water Supply benefiting area is given in Table 2.1 follows:

Figures 2.1 to 2.3 represent the waterworks system within the Urban Service Area and adjacent rural areas highlighting the water treatment plant, primary feeder watermain in each contributing area and treated water storage reservoirs and pumping facilities. The RMWB assumes responsibility for the construction of these facilities, as they are deemed to benefit the Community at large. Each of these improvements, also benefits the development industry and are therefore included in the Water Offsite Levy calculation.

Figure 2.4 identifies the benefiting areas of the proposed Southeast Regional Water Supply Line and supporting reservoir, pumphouse and booster stations.

2.4 URBAN SERVICE AREA AND ADJACENT RURAL AREAS WATERWORKS

The following is a brief discussion of the major waterworks improvements included in the offsite levy charges.

2.4.1 Fort McMurray Water Treatment Plant

The existing water treatment plant had the capacity to serve approximately 55,000 people based on current projected demands, but not current updated water quality criteria requirements. Upgrades have begun to meet water quality requirements for the various population thresholds listed below:

| | |
|-------------------------|-------------------|
| • 85,000 people | \$21,400,000 |
| • 100,000 people (2015) | 12,000,000 |
| • 133,000 people (2025) | <u>15,000,000</u> |
| • Total | \$48,400,000 |

To date Offsite Levies have been collected from lands included on the benefiting population and applied to the proposed upgrading. The costs projected across the entire benefiting population are as follows:

$$\text{Cost Per Person} = \frac{\$48,400,000}{133,000} = \$364/\text{person}$$

2.4.2 Timberlea Water Supply Improvements

A water supply transmission system from the Water Treatment Plant to the Timberlea Reservoir was required to serve the proposed Timberlea development area. The existing Thickwood water supply system, which provided initial demands, could no longer meet the growing water supply requirements. The Timberlea water supply upgrades are as follows:

| | |
|------------------------------|------------------|
| • Control and Pump Upgrades | \$ 560,000 |
| • Supply Line | |
| • WTP to Timberlea Reservoir | <u>8,033,066</u> |
| Subtotal | \$8,593,060 |

| | |
|----------------------|----------------|
| • Less Grant Applied | <u>778,562</u> |
| Total 2004 Cost | \$7,814,498 |

The Timberlea off site levy based on the potential growth project is:

$$\text{Cost Per Person} = \frac{\$7,814,498}{38,869} = \$201/\text{person}$$

2.4.3 Thickwood and Area Water Supply

Upgrading of the Thickwood Water Supply system is required to meet existing and projected demands and the proposed upgrades are as follows:

| | |
|------------------------------------|------------------|
| • Thicket Drive to Thickwood Blvd. | \$ 573,092 |
| • Thickwood Pumphouse Upgrade | <u>3,192,470</u> |
| Total 2005 Cost | \$3,765,562 |

To date, Offsite Levies have been collected from lands included in the benefiting population and has assigned to the proposed upgrading. The Thickwood, Dickensfield, Martin Ridge and Wood Buffalo Estates offsite levy based on reinforcing the existing water supply system is:

$$\text{Cost Per Person} = \frac{\$3,765,562}{18,487} = \$204/\text{person}$$

2.4.4 Lower Townsite Supply System

The Lower Townsite East End Servicing Study identified required water supply improvements to meet the projected demands for the Lower Townsite for a population growth of 12,000 people. The following water supply improvements are required:

| | |
|--|--------------|
| • Water Transmission Main (5,000 m of 400 mm dia. @ \$900/m) | \$ 4,500,000 |
|--|--------------|

To date, Offsite Levies have been collected from lands included in the benefiting population and has assigned to the proposed upgrading.

$$\text{Cost Per Person} = \frac{\$4,500,000}{12,000} = \$375/\text{person}$$

Table 2.1
Mackenzie & SE Regional Water Supply System Summary

| Item | Total Cost (50 L/s) | Saprae Creek (8.7 L/s) | Gregoire Lake Estates (2.5 L/s) | Gregoire FN (8.5 L/s) | Anzac (30.3 L/s) |
|------------------------------|------------------------|---------------------------|---------------------------------------|--------------------------|---------------------|
| Mackenzie Supply System | 4,200,000 | 731,000 | 210,000 | 714,000 | 2,545,000 |
| SE Regional | | | | | |
| Pumphouse | 2,600,000 | 452,000 | 130,000 | 442,000 | 1,576,000 |
| Supply Line | 16,819,000 | - | 943,000 | 3,205,000 | 12,671,000 |
| Anzac Reservoir & PH | 2,600,000 | - | - | - | 2,600,000 |
| Subtotal | 26,214,000 | 1,183,000 | 1,283,000 | 4,361,000 | 19,392,000 |
| Less Conditional Grant (75%) | | - | 962,250 | - | 14,544,000 |
| Net Cost | | 1,183,000 | 320,750 | 4,361,000 | 4,848,000 |
| Benefiting Population | | 1,100 | 320 | - | 3,100 |
| Cost/Person | | 1,076 | 1,002 | - | 1,564 |

2.5 CONKLIN WATER SUPPLY IMPROVEMENTS

The existing Conklin Water Treatment Plant has a capacity to serve 215 people. Upgrades are proposed to meet water quality requirements and projected demands for a population of 650 people. The costs are:

- Remote Water Quality Monitoring \$ 215,000
- Water Treatment Plant 2,000,000
- Subtotal \$2,215,000
- Less Conditional Grant 1,661,000
- Total \$ 554,000

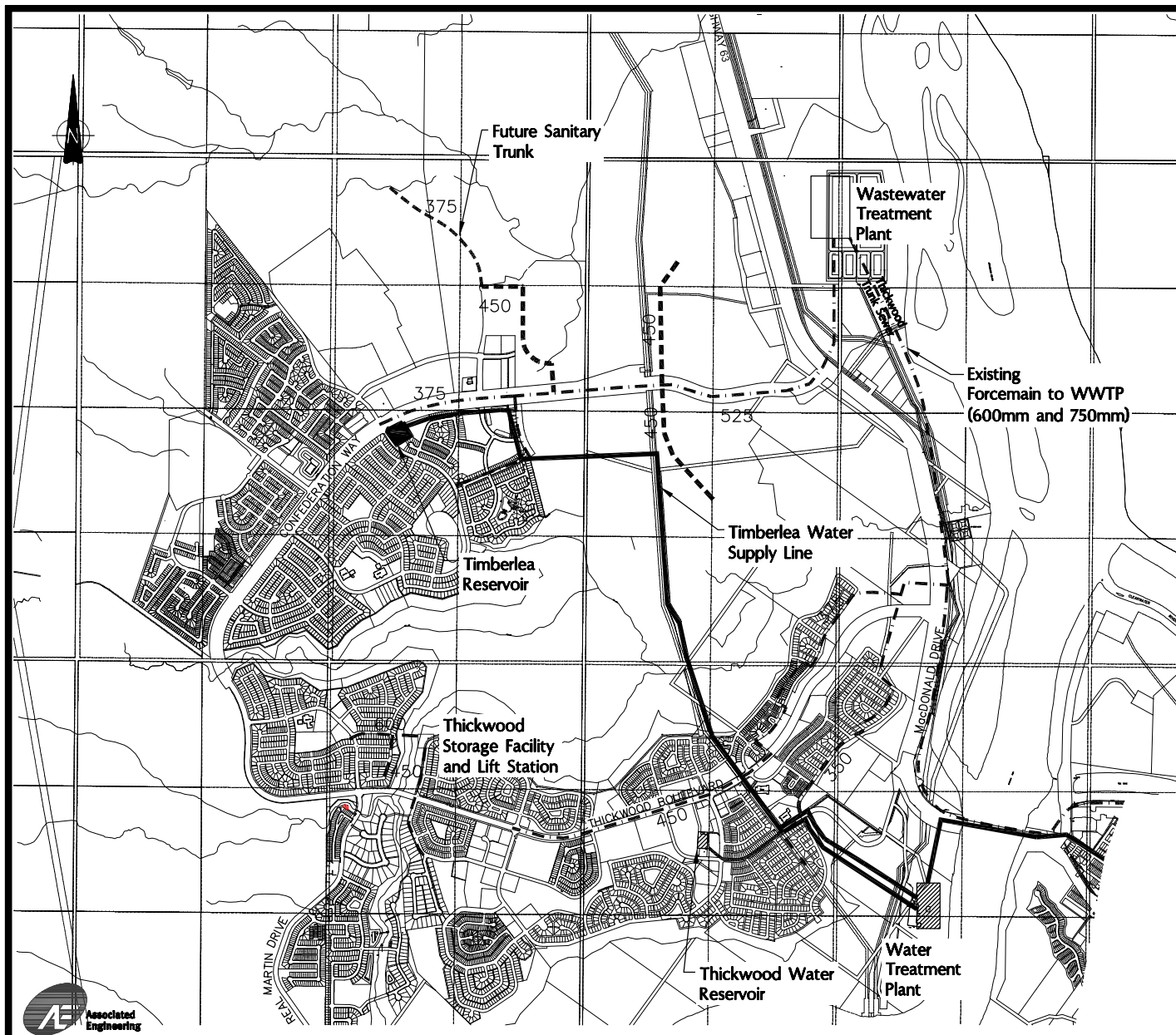
$$\text{Cost per Person} = \frac{\$554,000}{650} = \$852/\text{person}$$

Table 2.2
Summary of Water Offsite Charges

| Item | Cost | Urban Service Area | | | | Rural Service Area | | | |
|-----------------------|------------|-----------------------------------|-----------|----------------|--------------|--------------------|------------------|-------|---------|
| | | Thickwood and Area ⁽¹⁾ | Timberlea | Lower Townsite | Saline Creek | Saprae Creek | Gregoire Estates | Anzac | Conklin |
| Water Treatment Plant | 48,400,000 | 364 | 364 | 364 | 364 | 364 | 364 | 364 | 852 |
| Timberlea Supply Line | 8,290,400 | — | 201 | | — | — | — | — | — |
| Thickwood Supply | 3,878,530 | 204 | - | | - | - | - | - | - |
| Lower Townsite System | 4,500,000 | — | — | 375 | — | — | — | — | — |
| Saline Creek | 13,290,000 | - | - | | 1,022 | - | - | - | - |
| SE Regional System | | | | | | | | | |
| - Mackenzie Supply | 4,200,000 | - | | | | | | | |
| - SE Regional | 22,019,000 | — | — | — | — | 1,076 | 1,002 | 1,564 | — |
| Cost Per Person | | 568 | 565 | 739 | 1,386 | 1,440 | 1,366 | 1,928 | 852 |

NOTE: (1) Thickwood includes Dickensfield, Wood Buffalo Estates and Martin Ridge Estates.






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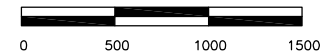


DEVELOPMENT CHARGES

WATERWORKS AND SANITARY SEWER SYSTEM

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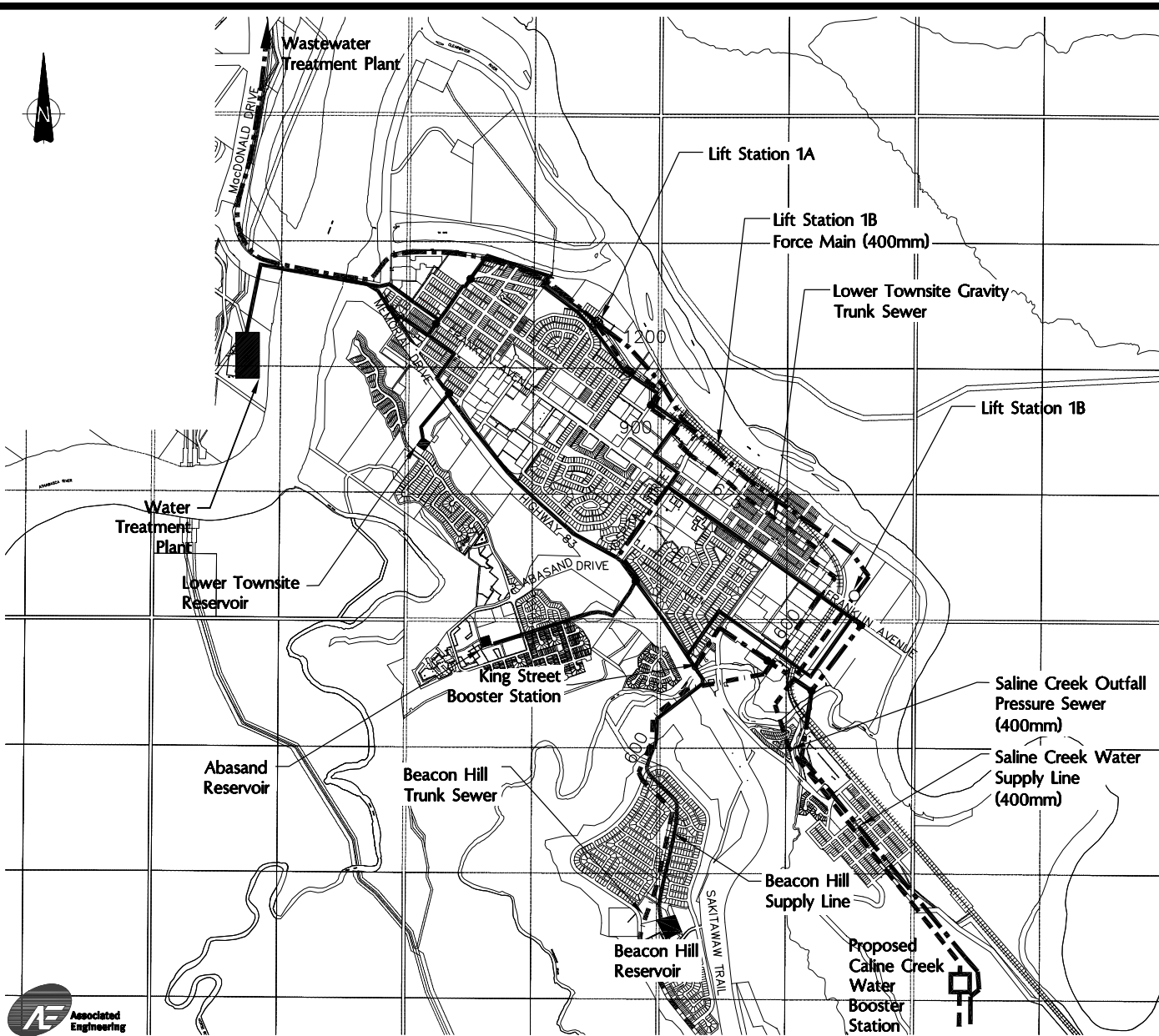
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-  PROPOSED WASTEWATER TREATMENT PLANT
-  EXISTING WATER LINE
-  EXISTING SANITARY SEWER
-  FUTURE SANITARY SEWER



APRIL, 2006

FIGURE 21

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DEVELOPMENT CHARGES

WATERWORKS AND SANITARY SEWER SYSTEM

LEGEND:

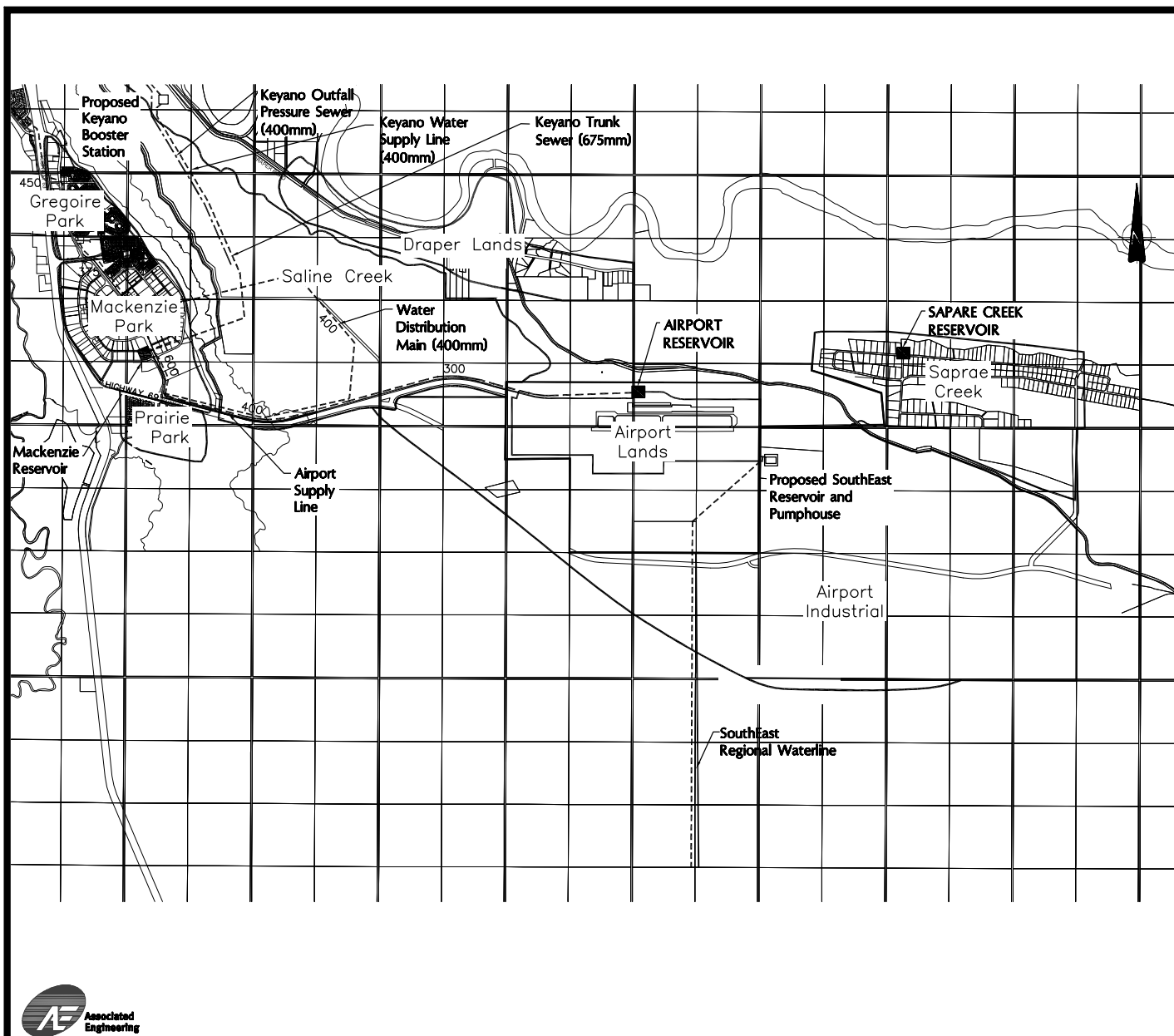
- | | |
|--|-------------------------|
| | EXISTING RESERVOIR |
| | PROPOSED LIFT STATION |
| | EXISTING LIFT STATION |
| | PRV LOCATION |
| | EXISTING WATER LINE |
| | PROPOSED WATER LINE |
| | EXISTING SANITARY SEWER |
| | PROPOSED SANITARY SEWER |



APRIL, 2006

FIGURE 22

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DEVELOPMENT CHARGES

WATERWORKS AND SANITARY SEWER SYSTEM

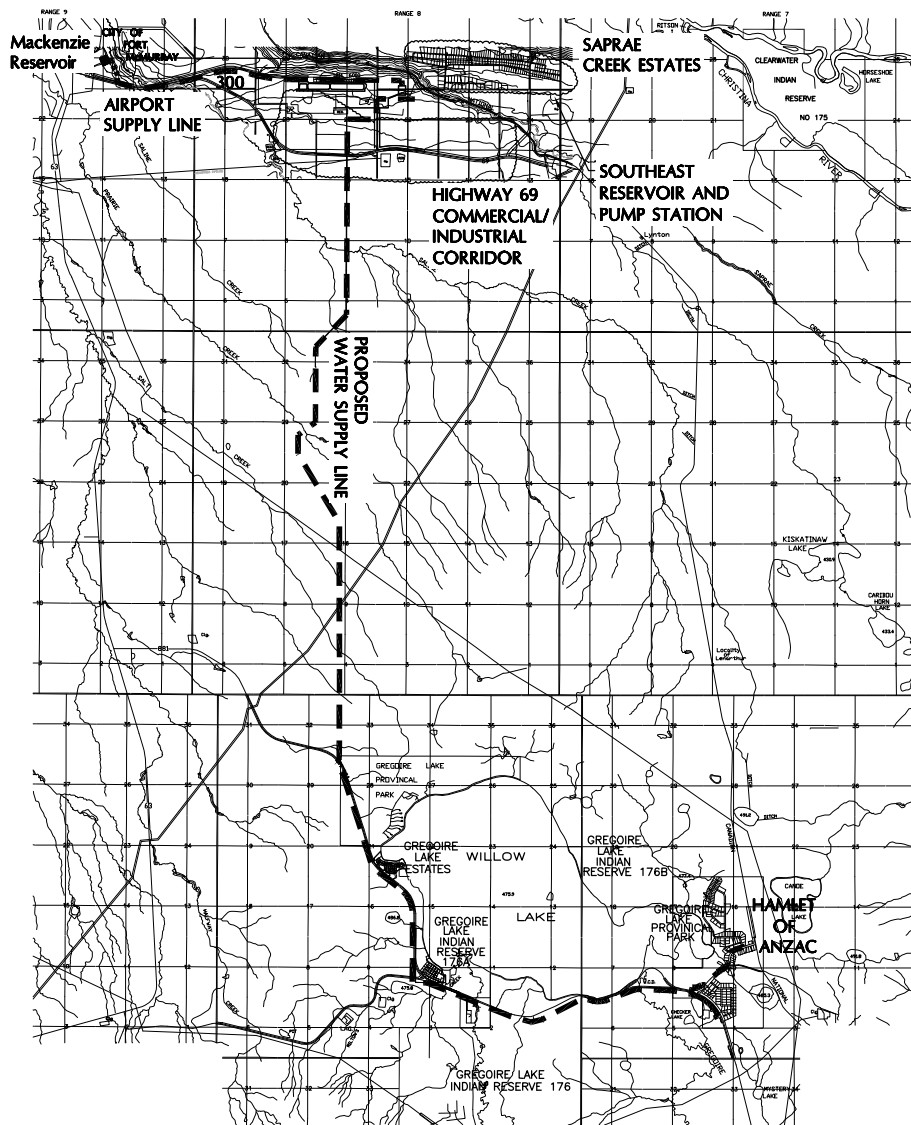
LEGEND:

- EXISTING RESERVOIR
- PROPOSED RESERVOIR
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER



APRIL, 2006

FIGURE 2.3



DEVELOPMENT CHARGES

SOUTHEAST REGIONAL WATER SUPPLY LINE

LEGEND:

| | |
|--|----------------------------|
| | EXISTING RESERVOIR |
| | PROPOSED RESERVOIR |
| | EXISTING WATER SUPPLY LINE |
| | PROPOSED WATER SUPPLY LINE |



APRIL, 2006

FIGURE 24

3

Sanitary Sewerage System

3.1 GENERAL

The sanitary sewerage collection system is comprised of a series of lateral (local), collector and trunk sanitary sewers, lift stations, and on line storage facilities that collect wastewater from the various individual contributors and conveying this wastewater to a wastewater treatment facility for treatment and ultimate disposal.

Sanitary Sewer Systems typically have a hierarchical classification based primarily upon the size or diameter of pipe and the area they serve. In the case of the Sanitary Sewer System in the RMWB, laterals (locals) are typically 200 mm and 250 mm diameter in size, collectors are 300 mm diameter in size. Trunk sewers are defined as sewer pipe systems 375 mm or greater in diameter. Based on this hierarchical classification, the trunk sanitary sewers in each contributing area, whether presently in place and operational or proposed for future construction, are highlighted in Figures 2.1 to 2.3.

3.2 EXPANSION AND FINANCING OF SANITARY SEWER SYSTEMS

The impetus for expanding sanitary sewer systems is, to a large degree, provided by the urbanization of current undeveloped lands.

Traditionally, the RMWB's philosophy regarding sanitary sewer systems has been that development shall be fully responsible for the cost and construction of laterals and collectors up to and including 300 mm diameter in size, unless required by the development. The RMWB is responsible for providing the trunk sanitary sewer required within a catchment area. Through the establishment of an Offsite Levy, the Town then recovers, on a benefiting land basis, the costs it has incurred or may incur in constructing the trunk sanitary sewer facility.

3.3 REVIEW OF TRUNK SANITARY SEWER OFFSITE LEVIES

In conducting this review, it was necessary to make some basic assumptions:

- The Developer will continue to be responsible for the construction of lateral and collector sanitary sewer systems.
- Sanitary Sewers 375 mm diameter in size and greater are considered to be Trunk Sanitary Sewers, unless required by the development.
- On line peak storage facilities, major trunk lift station and the wastewater treatment plant are included in the off site levy calculations.
- Little or no grant funding is, or will be, available towards the construction of trunk sewer systems.

3.4 FORT MCMURRAY SANITARY SEWERAGE IMPROVEMENTS

The following is a brief discussion of the major sanitary sewerage improvements included in the offsite levy charges.

3.4.1 Fort McMurray Wastewater Treatment Plant

The existing wastewater treatment plant must be upgraded to meet new environmental standards for its operating licence renewal (in 2008) and to accommodate anticipated growth. The following upgrades are required to meet the various population levels:

| | |
|------------------|-------------------|
| • 85,000 people | \$160,000,000 |
| • 100,000 people | \$ 25,000,000 |
| • 133,000 people | <u>40,000,000</u> |
| • Total | \$225,000,000 |

To date, Offsite Levies have been collected from lands included in the benefiting population and these funds have been assigned to the proposed project. The costs will be projected across the entire benefiting population as follows:

| | | |
|-----------------|---------------------------------|----------------|
| Cost Per Person | $\frac{\$225,000,000}{133,000}$ | \$1,692/person |
|-----------------|---------------------------------|----------------|

3.4.2 Timberlea Trunks

The existing trunk sewer along Confederation Way consists of a 525, 450 and 375 mm diameter sewer. To service lands along Confederation Way, 450 and 375 mm sanitary trunk sewer extensions are required and will be installed by the local developers at their cost.

3.4.3 Lower Townsite East End Servicing

Analysis work of the Lower Townsite Sanitary Trunk Sewers has identified that the trunk sewers are undersized for both current and projected demands.

Therefore, to accommodate the 7,000 population proposed for the east end of the Lower Townsite, a new lift station, forcemain and upgrades to lift station 1A are required. The costs are:

| | |
|---|----------------|
| • Lift Station 1B | \$3,085,000 |
| • Lift station and Forcemain(2000m of 300 mm @ \$700/m) | 1,400,000 |
| • New Pump in Lift Station 1A (@ \$450,000) | <u>450,000</u> |
| • Sub-Total | \$4,935,000 |

To date, Offsite Levies have been collected from lands included in the benefiting population and has been assigned to the proposed project. The cost per person for the benefiting population is:

$$\text{Cost Per Person} = \frac{4,935,000}{7,000} = \$705/\text{person}$$

3.4.4 Saline Creek

A sanitary sewer outfall connecting to the Lower Townsite Sanitary Sewer system will be required to service these lands. This, together with the Waterways development, will require upgrading of the Lower Townsite system and the forcemain to the WWTP. The costs are:

Saline Creek Outfall

| | |
|---|------------------|
| • Saline Creek Trunk (1200 m of 675 mm @ \$1,100/m) | \$1,320,000 |
| • Pressure Pipe (2400 m of 400 mm @ \$800/m) | 1,920,000 |
| • Clearwater Trunk (500 m of 750 mm @ \$2,000/m)) | <u>1,000,000</u> |
| | \$4,240,000 |

Downtown System

| | |
|--|------------------|
| • Lift Station 1B Oversize (\$3,546,000 - \$3,085,000) | \$ 461,000 |
| • Forcemain 1B to 1A Oversize (2000 m of 400 mm vs. 300 mm @\$300/m) | 600,000 |
| • Forcemain 1A to WWTP (3050 m of 750 mm @ \$2,000/m) | 6,100,000 |
| • Lift Station 1A Pump | <u>1,500,000</u> |
| | \$8,661,000 |

Cost per person for the Saline Creek lands needs to include the allowance for 2000 people in Waterways and 4000 people in the downtown due to redevelopment. The cost per person is given in Table 3.1 below:

Table 3.1

| Item | Cost | Cost Per Person | | |
|----------------------|-----------|---------------------------------|---|---------------------------|
| | | Saline Creek (13,000 people) | Benefiting Area Waterways (2000 people) | Downtown (4000 people) |
| Saline Creek Outfall | 4,240,000 | 326 | - | - |
| Downtown Systems | 8,661,000 | 456 | 456 | 456 |
| Cost Per Person | | 782 | 456 | 456 |

3.5 RURAL SANITARY SEWERAGE IMPROVEMENT

A number of major sanitary sewerage improvements are required in the Hamlets of Anzac and Conklin to address the anticipated growth.

3.5.1 Anzac Sanitary Sewerage System

The Hamlet of Anzac currently has a limited piped sewer system and a sewage lagoon with a capacity to serve 645 people. To accommodate the anticipated growth to 3100 and based on the planned SE Regional Water supply to Anzac expansion of the sewage treatment facility is required.

The costs are:

| | |
|------------------------------|--------------------|
| • Wastewater Treatment Plant | \$3,400,000 |
| • Less Conditional Grant | <u>- 2,550,000</u> |
| • Net Project Cost | \$ 850,000 |

$$\text{Cost Per Person} = \frac{\$850,000}{2,455} = \$346/\text{person}$$

3.5.2 Conklin Sewerage System

A new sewage lagoon was constructed in Conklin in 2002. Phase 1 of the new facility was sized for a population of 358. The second phase will be sized for 650 people. The costs are as follows:

| | |
|--------------------------|------------------|
| • Phase 1 | \$1,278,000 |
| • Phase 2 | <u>2,200,000</u> |
| • Subtotal | \$3,478,000 |
| • Less Conditional Grant | <u>2,609,000</u> |
| • Total | \$ 869,000 |

$$\text{Cost Per Person} = \frac{\$869,000}{650} = \$1,337/\text{person}$$

Table 3.2
Summary of Sanitary Sewerage Offsite Charges

| Item | Cost | Urban Area | | | | | Rural Area | |
|---|-----------|-----------------------------------|-----------|-----------|-----------|--------------|------------|---------|
| | | Lower Townsite | | | | | | |
| | | Thickwood and Area ⁽¹⁾ | Timberlea | West Area | East Area | Saline Creek | Anzac | Conklin |
| Urban Area: Wastewater Treatment Plant | 225,000 | 1,692 | 1,692 | 1,692 | 1,692 | 1,692 | - | - |
| Lower Townsite Lift Station | 2,080,000 | - | - | - | 705 | - | - | - |
| Saline Creek Lands | | | | | | | | |
| Saline Creek Outfall | 3,100,000 | - | - | - | - | 326 | - | - |
| Downtown Systems | 4,450,000 | - | - | 456 | - | 456 | - | - |
| Rural Area: Anzac | 4,635,000 | - | - | - | - | - | 346 | - |
| Conklin | 2,780,000 | - | -- | - | - | - | - | 1,337 |
| Cost per Person | | 1,692 | 1,692 | 2,148 | 2,397 | 2,474 | 346 | 1,337 |

NOTE: (1) Thickwood includes Dickensfield, Wood Buffalo Estates and Martin Ridge Estates.

4

Roadway Systems

4.1 GENERAL

The RMWB maintains a roadway classification system generally consistent with the definitions for arterial, collector and local roads contained in the “Geometric Design Standards for Canadian Roads and Streets,” a manual published by the Transportation Association of Canada.

In the hierarchy of roadway classifications, the principle function of arterial roads is to provide for the efficient movement of people, goods and services between the primary traffic generation areas of a community. Typically, arterial roadways are designed as relatively free-flowing facilities, intersected by other arterial or major collector type roadways, and provide no direct access to individual properties. Arterial roadways are generally considered to be a greater benefit to the RMWB at large than directly to individual development. This does not however negate the responsibility of the individual developers from contributing their proportionate share towards the cost of these arterials.

4.2 ROADWAY CONTRIBUTION REVIEW

In undertaking a review of the roadway contributions assessed against development, it was necessary to make certain assumptions:

- The arterial roadways included in the Roadway Development Charge calculations are those highlighted in Figure 4.1, with the exception of Highway 63 which is presently under the jurisdiction of Alberta Transportation and is assumed to include all interchanges required along Highway 63.
- All arterial roadways are initially proposed to be constructed to a four lane, paved structure and including stormwater drainage requirements and street lighting. These are the standards upon which the cost estimates are based.
- Arterial roadways will typically be constructed in two stages with the first or initial stage being a two-laned urban or rural roadway complete with sidewalks, the stormwater drainage system and street lighting. Development will be responsible for funding the first stage arterial roadway construction.
- The RMWB assumes responsibility for constructing and funding the future lanes when the RMWB deems such construction is warranted.
- A blanket assessment levy rate (developer contribution) for roads has been calculated against all development irrespective of land use. Grant funding, if available, will be applied to the cost of the second stage of the arterial road (2 additional lanes).
- The cost estimates outlined in Table 4.1 do not allow for the acquisition of additional rights-of-ways to facilitate construction of the arterial roadways; it has been assumed that any additional rights-of-ways will be obtained through the subdivision development process.

4.3 FORT MCMURRAY ROADWAY IMPROVEMENTS

The following is a brief description of the major arterial roadways included in the offsite levy charges.

4.3.1 Timberlea Arterials

Due to development growth and pressures in the Timberlea area, the twinning of Confederation Way and Paquette construction took place in 2001 and 2002. In addition, new arterial roadway connectors within the development areas are required to service the area and the cost to provide two (2) additional lanes on the arterial roadway network is included.

The total cost and benefiting area is as follows:

| | |
|--|---------------------|
| • Confederation Twinning & Paquette (2002) | \$ 9,225,000 |
| • Confederation Way (1 lane of 2,700 m @ \$1,200/m) | \$ 3,240,000 |
| • Arterial Connectors (2 lanes of 3,200 m @ \$2,000/m) | <u>\$ 6,400,000</u> |
| • Sub-total | \$18,865,000 |
| • Less AT and Unconditional Grants | <u>\$ 4,252,974</u> |
| TOTAL PROJECT COST | \$14,612,026 |

The service area includes Timberlea of 39,000 people.

$$\text{Cost Per Person} = \frac{14,612,026}{39,000} = \$375/\text{person}$$

4.3.2 Clearwater Drive

Various improvements have been identified to provide an arterial road network on the Lower Townsite contributing area. Two major arterial road projects are proposed; the Clearwater Drive, the east portion which is currently in design; and improvements and extension of Franklin Avenue to service new development in the Lower Townsite East Side.

4.3.2.1 Clearwater Loop Road

| | |
|--|---------------------|
| • New Bridge Over Hangingstone River (25% of half of \$12,000,000) | \$ 1,500,000 |
| • Lower Townsite East Loop Road (3km) (25% of half of \$15,000,000) | 3,750,000 |
| • Lower Townsite West Loop Road (3km) (25% of half of \$15,000,000) | 3,750,000 |
| • Franklin Avenue (50% of \$3,000,000) | <u>1,150,000</u> |
| • Total | \$10,150,000 |

Developer Contributions have been received from lands included in the benefiting population and has been assigned to the proposed project. The Benefiting Population is all of the Lower Townsite.

$$\text{Cost Per Person} = \frac{\$10,150,000}{23,260} = \$436/\text{person}$$

4.3.3 Saline Creek Roads

Arterial roads required to serve the potential population of 13,000 people consists of:

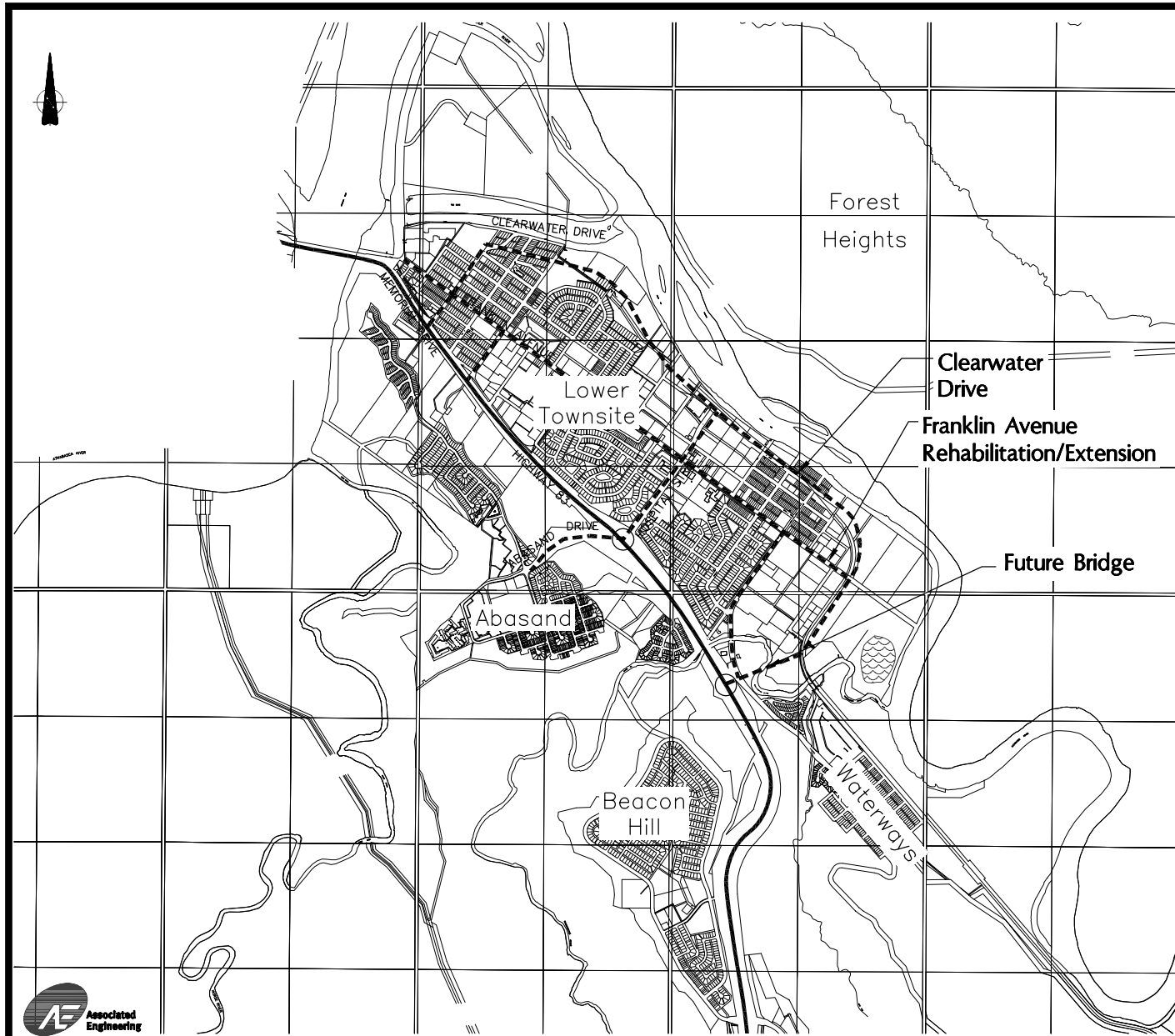
- Arterials (2 lanes of 4,000 m @ \$2,000/m) \$ 8,000,000
- Benefiting Population 13,300

$$\text{Cost per Person} = \frac{\$8,000,000}{13,300} = \$602$$

Table 4.1
Summary of Roadway Development Charges

| Item | Cost | Urban Area | | |
|--------------------------|--------------|------------|----------------|--------------|
| | | Timberlea | Lower Townsite | Saline Creek |
| Timberlea Arterials | \$14,612,026 | \$375 | – | – |
| Lower Townsite Loop Road | 7,900,000 | – | \$436 | \$602 |
| Cost Per Person | | \$375 | \$436 | \$602 |

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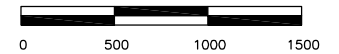


DEVELOPMENT CHARGES

ROADWAYS

LEGEND:

-  INTERCHANGE EXISTING AND PROPOSED
-  HIGHWAYS
-  ARTERIAL ROADS
-  PROPOSED SWM PONDS



APRIL, 2006

FIGURE 4.2

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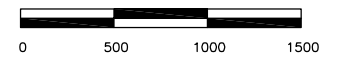


DEVELOPMENT CHARGES

ROADWAYS

LEGEND:

-  INTERCHANGE EXISTING AND PROPOSED
-  HIGHWAYS
-  ARTERIAL ROADS
-  PROPOSED SWM PONDS



APRIL, 2006

FIGURE 4.3

5

Stormwater Drainage Systems

5.1 GENERAL

Management of stormwater is an important component in the development of a community and must be handled effectively to preserve and promote the general health, welfare, security and economic well being of the public. Traditionally, in urban centres, stormwater is handled in keeping with the minor/major drainage concept wherein:

- Minor systems are designed and implemented to accommodate drainage to avoid property damage and flooding and to minimize inconvenience to the public from 1 in 5 year rainfall events.
- Major systems are designed and implemented for flood control to avoid loss of life, injuries, and significant damage to property from events greater than 1 in 5 year return producing unusual high intensity rainfall and/or large volume runoff.

Minor systems are typically comprised of underground piping, manholes, catch basins, and outfall structures but can also be designed as a rural-type drainage system consisting of ditches and culverts.

Major systems can be large diameter underground piping, open channels, stormwater detention/retention ponds, natural streams, or any combination thereof, capable of conveying runoff, from events up to and including a 1 in 100 year return period, to the ultimate receiving stream or water body. The concepts, for the major storm water management facilities, are shown in Figure 4.1, 4.2 and 4.3.

5.2 MASTER DRAINAGE PLAN

Stormwater management is assumed to be limited to within each development's drainage basin. Runoff from proposed developments is limited to that of pre-development rates. Development charges only include the development costs of the major stream course to drain the lands. If two or more developers share a facility the RMWB will assist in recovery costs from subsequent developers within the facilities catchment area.

Stormwater management facilities are required in all areas to reduce runoff to predevelopment. The development of stormwater facilities that are sized to service a minimum of 30-40 ha is strongly encouraged. In addition, stormwater management facilities could be incorporated in open space or undeveloped areas.

Figures 4.1, 4.2 and 4.3 show conceptual stormwater management facilities in the Urban Service Area. Only the Timberlea concept has been developed in enough detail for levy calculations, are onsite facilities servicing defined subcatchment basin. Therefore, offsite levies have only been calculated for the Timberlea Area. The RMWB will assist in the recovery of costs from subsequent developers for facilities constructed to date.

5.3 STORMWATER DRAINAGE DEVELOPMENT CHARGES

In the development of the storm water drainage development charges the following assumption were made:

- The developer will be responsible for the construction of catch basins and storm sewers up to and including 1375 mm diameter in size, unless required by the development.
- Storm sewers 1500 mm diameters and larger in size are considered trunk sewer and the costs will be included in the development charges.
- No grant funding is available for storm water drainage system.
- Storm water management ponds and outfalls to creeks are considered as part of the major systems and are therefore included in the development charges.

5.3.1 TIMBERLEA STORMWATER

Based on the storm water pond concept shown in Figure 4.1 a total service has been determined.

| | |
|---------|---------------|
| Area A. | 254 ha |
| Area B | 68 ha |
| Area C | <u>133 ha</u> |
| | 455 ha |

The major storm water management facilities required for each of these areas is calculated as:

| | | | |
|--------------|--------------------------------|----------------|---------------------|
| Area A: | | | |
| | Pond (223,000 m ³) | \$7,805,000 | |
| | Outfall 3 @ 300,000 ea | <u>900,000</u> | |
| | | | \$ 8,705,000 |
| Area B: | | | |
| | Pond (60,000 m ³) | \$2,100,000 | |
| | Outfall | <u>300,000</u> | |
| | | | \$ 2,400,000 |
| Area C: | | | |
| | Pond (117,000 m ³) | \$4,095,000 | |
| | Outfall | <u>300,000</u> | |
| | | | <u>\$ 4,395,000</u> |
| TOTAL | | | \$15,500,000 |

Based on the area serviced in the Timberlea area of 455 ha, the cost per hectare is as follows:

$$\text{Cost per hectare} = \frac{\$15,500,000}{455 \text{ ha}} = \$34,066/\text{ha}$$

6

Recommendations

6.1 GENERAL

Based on the review of Infrastructure requirements for the Urban Area of Fort McMurray and the rural area Offsite Development Charges have been developed. We recommend:

1. That new development or redevelopment will be responsible for its proportionate share of the cost of municipal infrastructure systems required.
2. That Development Charges be assessed against lands undergoing new development or redevelopment.
3. All costs should be adjusted annually to reflect updated Infrastructure Master Plans, and actual or changing construction costs.
4. The Development Charges proposed are summarized in Table 6.1:

Table 6.1
Infrastructure Cost per Person
(2006 Dollars)

| Item | Urban Area | | | | | Rural Area | | | |
|-----------------------------|-----------------------------------|-----------|-------------------------|-------------------------|--------------|--------------|------------------|---------|---------|
| | Thickwood and Area ⁽²⁾ | Timberlea | Lower Townsite West End | Lower Townsite East End | Saline Creek | Saprae Creek | Gregoire Estates | Anzac | Conklin |
| Water Offsite Levy | 568 | 565 | 739 | 739 | 1,022 | 1,440 | 1,366 | 1,928 | 852 |
| Sanitary Sewer Offsite Levy | 1,692 | 1,692 | 2,148 | 2,397 | 2,474 | - | - | 346 | 1,337 |
| Roadway Development Charge | - | 375 | 436 | 436 | 602 | - | - | - | - |
| Total Cost Per Person | \$2,260 | \$2,632 | \$3,323 | \$3,572 | \$4,098 | \$1,440 | \$1,366 | \$2,274 | \$2,189 |

(Cost Per Hectare – 2006 Dollars)

| | | | | | | | | | |
|-----------------------------|---|--------|---|---|---|---|---|---|---|
| Storm Drainage Offsite Levy | - | 34,066 | - | - | - | - | - | - | - |
|-----------------------------|---|--------|---|---|---|---|---|---|---|

- (1) Developer Contribution
- (2) Thickwood includes Dickensfield, Wood Buffalo Estates and Martin Ridge Estates.

- .5 To assess the cost per person on an equivalent land use basis would use the people/ha equivalent given in Table 6.2:

Table 6.2
The Equivalent Land Use
Per Capita Density

| Land Use | People/Ha |
|---|--|
| Residential | |
| • Single Family (12 Units/ha @ 3.5 people/unit) | 42 |
| • Low Density (44 Units/ha @ 3.5 people/unit) | 154 |
| • Medium Density (148 Units/ha @ 2.5 people/unit) | 370 |
| • High Density (296 Units/ha @ 2.5 people/unit) | 740 |
| Commercial, Industrial and Institutional Equivalent ⁽¹⁾ (1500 ft ² = 1 Single Family Unit) | 3.5 people/1500 ft ² ⁽¹⁾ |

Note: ⁽¹⁾ The cost of Water Treatment and Wastewater Treatment Plants will only be applied to residential land use.

.6 The development charge calculated for a typical single family residential unit is given in Table 6.3.

Table 6.3
Proposed Development Charges
Typical Residential Unit

| | Urban Area | | | | | Rural Area | | | |
|---------------------------------------|-----------------------------------|--------------------------|-------------------------|-------------------------|--------------|--------------|------------------|-------|---------|
| | Thickwood and Area ⁽³⁾ | Timberlea | Lower Townsite West End | Lower Townsite East End | Saline Creek | Saprae Creek | Gregoire Estates | Anzac | Conklin |
| | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ |
| OFFSITE LEVIES | | | | | | | | | |
| Water Offsite Levy | | | | | | | | | |
| - Single Family & Low Density | 1,988 | 1,978 | 2,587 | 2,587 | 3,577 | 5,040 | 4,781 | 6,748 | 2,982 |
| - Medium & High Density | 1,420 | 1,413 | 1,848 | 1,848 | 2,555 | 3,600 | 3,415 | 4,820 | 2,130 |
| Sanitary Sewer Offsite Levy | | | | | | | | | - |
| - Single Family & Low Density | 5,922 | 5,922 | 7,518 | 8,390 | 8,659 | - | - | 1,211 | 4,680 |
| - Medium & High Density | 4,230 | 4,230 | 5,370 | 5,993 | 6,185 | - | - | 865 | 3,343 |
| Storm Drainage Offsite Levy | - | 34,066/ha ⁽²⁾ | - | - | - | - | - | - | - |
| DEVELOPMENT CHARGES | | | | | | | | | |
| Arterial Roadway⁽²⁾ | | | | | | | | | |
| - Single Family & Low Density | - | 1,313 | 1,526 | 1,526 | 2,107 | - | - | - | - |
| - Medium & High Density | - | 938 | 1,090 | 1,090 | 1,505 | - | - | - | - |

(1) 2006 Costs

(2) The Commercial, Industrial and Institutional Equivalent applies.

(3) Thickwood includes Dickensfield, wood Buffalo Estates and Martin Ridge Estates.

(4) See Table 6.3 for a definition of single family, low density, medium density and high density residential.

SCHEDULE “C”
OFFSITE LEVIES

| | |
|---|--------------------------|
| | Urban Area |
| | |
| | Timberlea |
| | |
| OFFSITE LEVIES | |
| | |
| Water Offsite Levy | |
| | |
| - Single Family & Low Density Residential | \$1,978/residential unit |
| - Medium & High Density Residential | \$1,413/residential unit |
| | |
| Sanitary Sewer Offsite Levy | |
| | |
| - Single Family & Low Density Residential | \$5,922/residential unit |
| - Medium & High Density Residential | \$4,230/residential unit |
| | |
| Storm Drainage Offsite Levy | \$34,066/ha * |
| | |

The terms “Single Family”, “Low Density”, “Medium Density” and “High Density” in this Schedule shall have the following meaning:

Single Family: 12 units/ha or less
Low Density: 13-44 units/ha
Medium Density: 45-148 units/ha
High Density: 149-296 units/ha

*Based on net developable hectares.

- .7 New development or redevelopment of lands that construct infrastructure included in the Offsite Levies will be credited for the construction against offsite levies due (unless required by the development). The credit calculation is as follows:

- Infrastructure considered:
 - Water 400 mm in diameter and larger
 - Sanitary 375 mm in diameter and larger
 - Storm 1500 mm in diameter and larger
 - Stormwater Management Ponds
 - Arterial Roads Second 2 lanes

- The offsite levy credit formula is:

$$\text{Credit} = \text{Cost of Infrastructure} - \text{Cost of Base Infrastructure}$$

Where: Cost of Infrastructure = Capital cost of offsite installed
Cost of Base Infrastructure = Capital cost of infrastructure required to service the development

- The credit will only apply to servicing of non-owned lands and will not apply to phased or staging of a development.

SCHEDULE “D”

OFFSITE LEVIES

| | |
|---|------------------------------------|
| | Urban Area |
| | |
| | Lower Townsite East End |
| | |
| OFFSITE LEVIES | |
| | |
| Water Offsite Levy | |
| | |
| - Single Family & Low Density Residential | \$2,587/residential unit |
| - Medium & High Density Residential | \$1,848/residential unit |
| | |
| Sanitary Sewer Offsite Levy | |
| | |
| - Single Family & Low Density Residential | \$8,390 |
| - Medium & High Density Residential | \$5,993 |
| | |

The terms “Single Family”, “Low Density”, “Medium Density” and “High Density” in this Schedule shall have the following meaning:

| | |
|-----------------|---------------------|
| Single Family: | 12 units/ha or less |
| Low Density: | 13-44 units/ha |
| Medium Density: | 45-148 units/ha |
| High Density: | 149-296 units/ha |