



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Council Meeting

Jubilee Centre Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, June 23, 2009
6:00 p.m.

Agenda

Call to Order

Opening Prayer

Adoption of Agenda

Minutes of Previous Meetings

1. Regular Meeting – June 9, 2009

Delegations

2. Mr. John Wilson and Mr. Kevin Grogan re: Vista Ridge Recreational Associates Update

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

- Mr. Darren Robson , 1st Vice President, Fort McMurray Chamber of Commerce, re: Notice of Motion – Development of a Municipal Sustainability Advisory Committee
- Mr. Steve Cook, UDI-Woodbuffalo, re: Parsons Creek Design Brief

Presentations

3. Mr. Angus Watt, Angus Watt Advisory Group, National Bank Financial, Dr. Michael Percy, University of Alberta School of Business, Mr. Todd Hirsch, ATB Financial re: Economic Briefing
(presentation initiated by Office of the Mayor)
4. Mr. Jon Pascoe, Pascoe Management Consulting Inc. re: Part 9 – Governance Reviews

Public Hearings

5. Bylaw No. 09/018 – Land Use Bylaw Amendment – Portion of Lot 1A, Plan 012 3208 (Stonecreek – Parcel F)
6. Rickard's Landing – Lot A, Plan 762 0627
- Bylaw No. 09/021 – Highway 63/881 Corridor Area Structure Plan Amendment
- Bylaw No. 09/022 – Land Use Bylaw Amendment
7. Bylaw No. 09/023 – Land Use Bylaw Amendment (Standards for Home Businesses in Sapræ Creek Estates)
8. Bylaw No. 09/024 – Land Use Bylaw Amendment – Lot 2, Block 26, Plan 812 1627 (160 MacKenzie Blvd)

Bylaws

9. Bylaw No. 09/018 – Land Use Bylaw Amendment – Portion of Lot 1A, Plan 012 3208 (Stonecreek – Parcel F) (*2nd and 3rd readings*)
10. Rickard's Landing – Lot A, Plan 762 0627
- Bylaw No. 09/021 – Highway 63/881 Corridor Area Structure Plan Amendment (*2nd and 3rd readings*)
- Bylaw No. 09/022 – Land Use Bylaw Amendment (*2nd and 3rd readings*)
11. Bylaw No. 09/023 – Land Use Bylaw Amendment (Standards for Home Businesses in Sapræ Creek Estates (*2nd and 3rd readings*))
12. Bylaw No. 09/024 – Land Use Bylaw Amendment – Lot 2, Block 26, Plan 812 1627 (160 MacKenzie Blvd) (*2nd and 3rd readings*)

Reports

13. Community Plan on Homelessness and Affordable Housing Funding Allocation
14. Parsons Creek Design Brief and Outline Plan
15. Resource Officer Position – Father Mercredi High School

New and Unfinished Business

16. Notice of Motion – Development of a Municipal Sustainability Advisory Committee (*Councillor Rebus*)

17. Notice of Motion – Financial Accountability (*Councillor Germain*)

Updates

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

Adjournment



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Request To Make A Presentation At A Council Meeting Or Public Hearing

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

CONTACT INFORMATION

Name of Presenter:	John Wilson / Kevin Grogan
Mailing Address:	
Telephone Number:	(Day) If we cannot confirm your attendance, your request may be removed from the Agenda.
E-Mail Address (if applicable):	

PRESENTATION INFORMATION

Preferred Date of Presentation:	June 23, 2009
Topic:	Vista Ridge Recreational Association Update.
Please List Specific Points/Concerns: If speaking at a Public Hearing, clearly state your support or opposition to the bylaw along with any related information:	<ol style="list-style-type: none">1. Update Council on short / long term plans with brief historical overview.2. Update & overview of lodge expansion plans & construction timelines3.
Action Being Requested of Council:	Accept presentation as information

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

Please return completed form, along with any additional information, to:
Chief Legislative Officer
Regional Municipality of Wood Buffalo
9909 Franklin Avenue
Fort McMurray, AB T9H 2K4
Telephone: (780) 743-7001
Fax: (780) 743-7028

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Vista Ridge Capital Plan

The Trail Ahead 2009



Vista Ridge Board of Directors 2009

John Wilson

Chairman

Marty Giles

Vice Chairman

Jim Moore

Secretary/Treasurer

Mark Shaw

Doug Cox

Greg MacMillan

Dave Hill

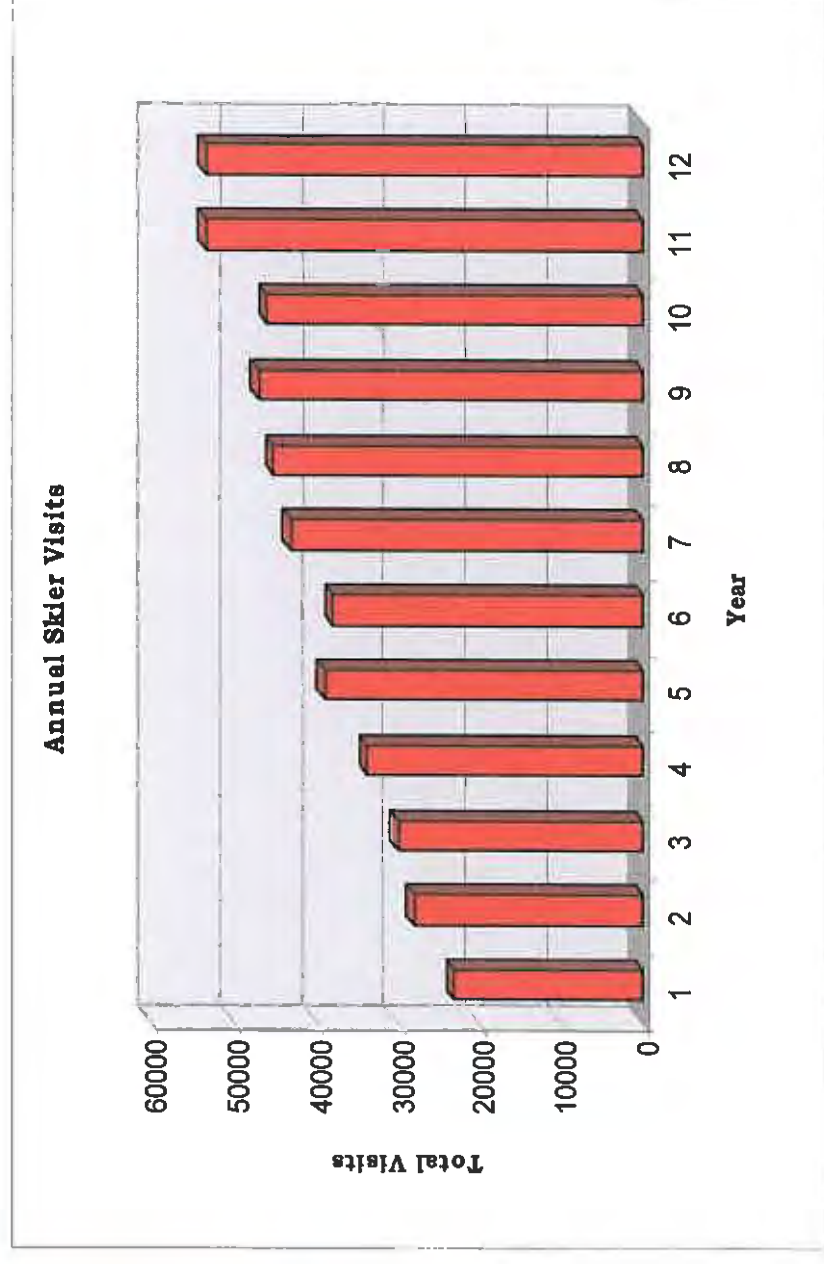
Charlie Watts

Eric Stang

History of Vista Ridge

- Built in 1996, Vista Ridge was intended to eventually become an all seasons park.
- To this time winter recreation has been the major focus. Vista Ridge offers a variety and the most innovative. The Tube park was the first in Alberta.
- The original business plan anticipated 35,000 winter visits. Last year over 60,000 people enjoyed winter recreation at Vista Ridge.

Ski Visits Have Doubled Since Opening





Future Plans at Vista Ridge

- 1. Lodge expansion incl. community area .**
- 2. New Ski Trails, Chairlift and Snowmaking.**
- 3. Executive Golf Course.**
- 4. Summer Zip Lines and Adventure Activities.**

2009 Lodge Expansion

- A renovated existing lodge will see additional cafeteria space, staff area, locker room and a mezzanine floor.
- The expansion will house an enlarged rental area, toilets and a bar area and deck on the second level.
- A 1200 sq. ft. multi purpose room that will also serve as the Sapræ Creek community room.

Main Lodge Expansion 2009



Vista Ridge in 2009

- **As a winter recreation area Vista Ridge is providing valuable recreational to the region while remaining economically viable.**
- **The initial cost of the facility was \$4.2M. And since opening an additional \$4.0M. Has been invested in capital.**
- **The existing facility is reaching its limits and expanded capacity is necessary to address the growing population.**

New Snow Groomer 2009



The new Tube Park lift has increased the parks capacity.



Environmental Programs

- All plates and utensils are paper or bio degradable. All cans and bottles are donated to schools or sports teams.
- All cardboard waste is taken to Saprae Creek station.
- In the future we intend on installing our own waste water treatment plant.

The Future of Vista Ridge

- **Develop the winter product to address growing population while maintaining the highest standards.**
- **Build synergies with the community at Saprae Creek.**
- **The development of summer activities based around a golf course.**



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CONTACT INFORMATION	
Name of Presenter:	Dr. Michael Percy & Mr. Angus Watt
Mailing Address:	
Telephone Number:	If we cannot confirm your attendance, your request may be removed from the Agenda.
E-Mail Address (if applicable):	
PRESENTATION INFORMATION	
Preferred Date of Presentation:	May 26, 2009 June 23, 2009
Topic:	Economic briefing
Please List Specific Points/Concerns:	1. Estimated time requirement - 20 min.
If speaking at a Public Hearing, clearly state your support or opposition to the bylaw along with any related information:	2. _____
	3. _____

Action Being Requested of Council:	For information

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

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Request To Make A Presentation At A Council Meeting Or Public Hearing

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CONTACT INFORMATION	
Name of Presenter:	Jon Pascoe, Pascoe Management Consulting Inc.
Mailing Address:	
Telephone Number:	(Day) If we cannot confirm your attendance, your request may be removed from the Agenda.
E-Mail Address (if applicable):	
PRESENTATION INFORMATION	
Preferred Date of Presentation:	June 23, 2009
Topic:	Part 9 Governance Reviews
Please List Specific Points/Concerns: If speaking at a Public Hearing, clearly state your support or opposition to the bylaw along with any related information:	1. <u>To provide Council with a summary of the findings of the Part 9 Governance Reviews of the Fort McMurray Regional Airport, MacDonald Island, and Wood Buffalo Housing and Development Corporation.</u> 2. _____ 3. _____
Action Being Requested of Council:	To be received as information.

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

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Governance Reviews of Part IX Corporations

Wood Buffalo Housing and Development
Corporation

MacDonald Island Park Corporation
Fort McMurray Airport Commission

Presentation by Jon Pascoe

Pascoe Management Consulting Inc.
Regional Municipality of Wood Buffalo - June 23, 2009

Overall Observations

- Significant pride by the three corporations' Board members and their executive employees.
- Genuine ongoing interest in contributing to the community, which obligates considerable initiative and time commitments.
- Part IX corporations and the regional municipality face major governance, human resources, financial and other challenges.
- Desire to “move on,” and sign and implement new accountability relations to Council and the regional municipality.

Pascoe Management Consulting Inc.

Regional Municipality of Wood Buffalo - June 23, 2009

Need for Increased Role Clarity

- Original incorporation documents
- Operating Protocol Principles
- Hybrid reporting relationship
- Toward new accountability frameworks
- Supplemented by corporate governance controls, especially governance policies
- Role of the CAO's designate.

Pascoe Management Consulting Inc.

Regional Municipality of Wood Buffalo - June 23, 2009

Wood Buffalo Housing and Development Corporation

- Comments from respondents
- Major themes in the June 17, 2009 meeting about the draft discussion paper
- Recommendations for Council and the WBHDC
- September 2009 workshop.

MacDonald Island Park Corporation

- Comments from respondents
- Major themes in the June 15, 2009 meeting about the draft discussion paper
- Recommendations for Council and the MIPC
- June 2009 workshop.

Fort McMurray Airport Commission

- Comments from respondents
- Major themes in the June 15, 2009 meeting about the draft discussion paper
- Recommendations for Council to transition to a regional airport authority
- Progress report

Recommendations to Council

- Support for the CAO's designate to finalize separate accountability agreements with the WBHDC and MIPC
- More structured approach to appointments to the Part IX Boards
- Address Council members' liaison roles in the separate accountability agreements
- Transition to a regional airport authority
- More formal reporting arrangements and followup with Council on the recommendations in the fall.



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CONTACT INFORMATION	
Name of Presenter:	HEN JANKE
Mailing Address:	
Telephone Number:	(Day) If we cannot confirm your attendance, your request may be removed from the Agenda.
E-Mail Address (if applicable):	
PRESENTATION INFORMATION	
Preferred Date of Presentation:	June 23rd 09.
Topic:	Trucks & Businesses in Sopras Creek
Please List Specific Points/Concerns: If speaking at a Public Hearing, clearly state your support or opposition to the bylaw along with any related information:	<ol style="list-style-type: none">1. Too many large trucks for street conditions2. ^{Vehicles} too many off highway vehicles on streets that not licenced & operators not licenced3. no enforcement of present by laws (I do not support this new bylaw)
Action Being Requested of Council:	Do not pass bylaw. Enforce current bylaw. Do not change zoning. This is residential not commercial.

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

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

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Ken Jonko Sopras Creek.

Mayor and Councilors

June 15 - 2009

In regards to changing our Subdivision of Sopras Creek into a Commercial type area, I don't recommend it. The first entry into our Covenant for Sopras Creek estates reads as follows. The land shall be used for Country, residential purposes only, and shall not be used for any ~~Commercial~~ Commercial trade or business purposes. Can this covenant be ignored? Learn from your past mistakes.

In Aug 97 a bylaw was passed to let off highway vehicles to use the streets to get to the nearest trails. This was passed in spite of protests from concerned citizens, as these streets were already being used for racing & stunting. These vehicles were driven by unlicensed kids under 16 years old, no licence on vehicle, no lights on some, loud mufflers, speeding around 100 K., no insurance (~~all~~ Alberta insurance companies can't insure drivers under 16) & destroying property.

The mayor (Doug) mentioned at the meeting that it was bad enough now & would be worse if they passed it. He was right.

This bylaw ^{some of} passed and the residents treat it like a wild west Rodeo. (30 K.M. is speed limit for these vehicles and is never obeyed or enforced by the bylaw. We have had many accidents and complaints from residents to no avail.

Now you are going to pass a bylaw that large highway trucks can be kept & serviced at the house. We already have around 25 large trucks & trailers on our roads every day going to work & back, some have 32 wheels pounding our roads to pieces, and we still have kids competing for road space on our streets against these cars & large trucks. We have approximately 1,000 cars a day going out to work, and around 500 unlicensed off road vehicles

we had a heated meeting with truckers on Dec 18/88
 one said he had permission to park large trucks, trailers
 and construction equipment at home, he also said he
 won't stop for stop signs as nobody else does
 It turned into a shouting match

I told them about the covenant which is ~~also~~ about
 a bylaw and there was an industrial park east
 of the airport nearly. This land of 93 acres was
 given to them for \$1,000 by the township councilors
 including shops worth more than \$100,000. As renters
 for 18 years were erected, the rent should be cheap
 as the land & improvements were all taken over.

\$1 business lost in this deal, there are many
 empty lots there today plus 30 more acres to develop
 I don't know if any of them looked into it but
 some of my close friends have befriended me for ^{out} speaking.
 This land has good roads in 220 volt power, gas
 & telephone is paid for by us (gas & telephone) good drainage
 I was the only one that paid the rent regular for 18 years
 there is no reason it can't be rented, at least it would
 bring the township tax money, and get the trucks out
 of our subdivision.

If this bylaw passes how will they be taxed? will
 the bylaw control the same as they have to off
 road vehicles? Instead of 3 trucks it could rise
 little by little to 30 or more. It took the Township
 18 years to get signs in the subdivision, which aren't
 enforced.

I would be a ~~loser~~ winner if this by law passes
 as I would sell to a Trucking Co. I would sooner
 keep it as a residential area because many have
 paid a high price for a home, not to live in an industrial
 area
 Ken Ginko

Page 1 of 2

REGIONAL MUNICIPALITY
OF WOOD BUFFALO

*** Request To Make A Presentation
At A Council Meeting Or Public Hearing**

*** Please note:** *I am unable to attend on this information be given to the councilors.*

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CONTACT INFORMATION

Name of Presenter:

JOHN HERSEY

Mailing Address:

Telephone Number:

(Day) If we cannot confirm your attendance, your request may be removed from the Agenda.

E-Mail Address (if applicable):

PRESENTATION INFORMATION

Preferred Date of Presentation:

Topic:

Bylaw # 09/023 Sapre Creek standards for businesses

Please List Specific Points/Concerns:

1. *I will be unable to attend the council mtg.*

If speaking at a Public Hearing, clearly state your support or opposition to the bylaw along with any related information:

2. *See attached letter*

3. _____

Action Being Requested of Council:

Do not change the existing bylaw

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Page 2 of 2

Unfortunately we are not able to attend this meeting.

We moved to Fort McMurray, from Ontario five years ago and have thoroughly enjoyed the sense of community out at Sapræ Creek. This is fostered by the Sapræ Creek Community meetings where people can get to know one another, but also by people of all ages who walk, run, roller ski, bike etc. on the roads in the community and greet each other.

The last couple of years there has been a steadily increasing number of large trucks that have changed the community and unfortunately caused division. This is very sad. When we bought our homes here we clearly knew the rules. When the Envision work was done the view of the majority was to keep the character of the area as a retreat from the "industrialness" of the city itself.

I quote from the report given to council:

"Accepting the amendment needs to be viewed as authorizing commercial-industrial activity in this residential area."

I do not support this amendment.



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CONTACT INFORMATION	
Name of Presenter:	Roger Lyetia Lauzon
Mailing Address:	
Telephone Number:	(Day) If we cannot confirm your attendance, your request may be removed from the Agenda.
E-Mail Address (if applicable):	
PRESENTATION INFORMATION	
Preferred Date of Presentation:	June 23/09.
Topic:	land use bylaw admendment in Sapræe Creek
Please List Specific Points/Concerns: If speaking at a Public Hearing, clearly state your support or opposition to the bylaw along with any related information:	1. operating & using their residence as an industrial park everyday - creating noise & disturbance 2. 4:30 a.m - 5:30 a.m. back up alarms, high pressure washers for hours, using property as a training ground for new drivers. 3. unsafe for children (narrow roads - no sidewalks, destroying the roads - & environment issues - diesel fuel and oil in the ground -
Action Being Requested of Council:	

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

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October 1st, 2008

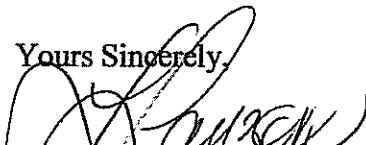
Attention: Monty Hillier

This letter is in response to our last recent conversation concerning the matter of semi-trucks operating out of a residential area at #10 Saprae Cres.

In our brief discussion, you had mentioned that you were aware of the situation but not fully aware of the disturbance that is being caused in the residential area at all hours. Therefore, you mentioned that I submit a letter and also pictures/videotaping of the situation.

The people living at #10 Saprae Cres. have been using their residence as an industrial park for over a year. They were issued a warning to remove their semi-trucks from their residential area. They complied for a few weeks and started all over again. There are 3 to 4 semi-trucks running in and out of their yard from 4:30a.m. to night time. The semi-trucks leave one at a time using their back up alarms that we hear quite loudly and wakes up the neighbors. These semi-trucks also are very loud as they leave their residence and proceed to drive away as seen in the video. The drivers of those semi-trucks have no consideration for their neighbors as they wake them up at 4:30a.m. using back up alarms as if they were in an industrial park. This morning on October 1st, we heard their back up alarms at 2:00 a.m. and again at 4:30 a.m. They even use their property as a training ground as the semi-trucks drive several times back and forth up and down Saprae Cres. turning around at the fire hall and practicing how to back up at their residence using their back up alarms continuously. They also spend their time off and mostly weekends pressure washing their trucks for many hours one at a time. The neighbors are forced to listen to these loud pressure washers instead of the peace and quiet that Saprae Creek has to offer. Instead, the semi-truck drivers are disturbing our peace and causing frustrations because of the noise and the lack of sleep that the surrounding neighbors have had to put up with. Those semi-truck drivers are not respecting the existing by-laws already in place. Furthermore, the roads in Saprae are being destroyed since they are not meant to accommodate heavy trucks. Their residence (10 Saprae Cres) is being used as an industrial park in a residential area and many bi-laws are being broken – noise, business, weight restrictions etc. We have been left with no choice but to have the bi-law department take further action in this matter to reinforce the bi-laws already in place.

Yours Sincerely,





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CONTACT INFORMATION	
Name of Presenter:	STEVE COOK ON BEHALF OF KEYANO COLLEGE
Mailing Address:	
Telephone Number:	(Day) If we cannot confirm your attendance, your request may be removed from the Agenda.
E-Mail Address (if applicable):	
PRESENTATION INFORMATION	
Preferred Date of Presentation:	JUNE 23, 2009
Topic:	BY-LAW 09/024 LUBAMENUEST
Please List Specific Points/Concerns:	1. IN SUPPORT OF BY-LAW 2. KEYANO NEEDS FLEXIBILITY TO PROVIDE FULL RANGE OF SERVICES FOR 3. GROWING COMMUNITY COLLEGE.
If speaking at a Public Hearing, clearly state your support or opposition to the bylaw along with any related information:	
Action Being Requested of Council:	APPROVE BYLAW AMENDMENT 2nd & 3rd Reading.

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

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Subject: Bylaw No. 09/018 – Land Use Bylaw Amendment – Portion of Lot 1A, Plan 012 3208 (Stonecreek – Parcel F)

APPROVALS:

Kevin Greig, Deputy Chief Administrative Officer
Rodney Burkard, Chief Administrative Officer

Administrative Recommendation:

1. THAT Bylaw No. 09/018, being a Land Use Bylaw Amendment – Lot 1A, Plan 012 3208, (Stonecreek – Parcel F), be read a second time.
2. THAT Bylaw No. 09/018 be read a third and final time.

Summary:

An application has been received to amend the Land Use Bylaw (LUB) to allow for reallocation of total unit densities on three Medium Density Residential (R3) parcels in Stonecreek (Parcel F). The total number of units in Parcel F will not change; a portion of the unit density will be moved from one parcel to adjacent parcels within the Parcel F boundary. The authority to amend the Land Use Bylaw is vested with Council under the Municipal Government Act.

Background:

The Timberlea Area Structure Plan (ASP), which includes the growth areas known as Eagle Ridge (Parcel D) and Stonecreek (Parcel F), was adopted on March 27, 2001.

The ASP was then amended in 2007 by restricting the development area of Stonecreek (Parcel F) to 1685 units, based on servicing capacity. The amendment further specified that 62% of the units would be medium density development, typified by townhouses and low-rise apartment buildings.

The LUB sets specific maximum densities for a selection of Medium Density Residential (R3) parcels within Parcel F. These densities range from 29.7 units per hectare to 113.0 units per hectare, based on the size, location, and physical characteristics of the individual sites.

The new amendment proposes to reduce the maximum developable units on Site 2 from 75 to 64 in order to permit an increase of 10 units on Site 3 and a single unit on Site 10 (Attachment 2). The proposed density changes will not result in an increase in total units (Attachment 3).

Rationale for Recommendation(s):

The previously adopted amendments to the Timberlea Area Structure Plan support the development of 62% of units in a medium density format with a maximum of 1685 units for the

entire development area. The reallocation of densities between parcels does not deviate from the previously adopted design concept.

Flexibility in site design, especially in a development area with topographical constraints as found in Parcel F, is appropriate where the use, enjoyment, amenity and value of the neighbourhood remain unaffected. Administration contends that the density reallocation proposed by this amendment will not negatively impact neighbouring parcels or the development area as a whole, and building design, function, and aesthetics are addressed at the development permit stage.

Administration supports the proposed amendment and recommends that Bylaw 09/018 be given first reading to allow for the scheduling of a public hearing.

Attachments:

1. Bylaw 09/018
2. Proposed Density Reallocation Map

BYLAW NO. 09/018

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

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

AND WHEREAS Section 191(1) of the Municipal Government Act, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw.

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

1. THAT Bylaw No. 99/059 is hereby amended by:
 - a) deleting the words “57.3 units/ha” from Section 98.5(i)(iv) and replacing with “48.5 units/ha”;
 - b) deleting the words “38.5 units/ha” from Section 98.5(i)(v) and replacing with “55.6 units/ha”;
 - c) deleting the words “35.5 units/ha” from Section 98.5(i)(x) and replacing with “37.9 units/ha”.
2. THAT the Chief Administrative Officer is authorized to consolidate this bylaw.
3. THAT this bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this 9th day of June, A.D 2009.

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

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

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

Mayor

Chief Legislative Officer

Subject: Rickard s Landing – Lot A, Plan 762 0627

- Bylaw No. 09/021 – Highway 63/881 Corridor Area Structure Plan

- Bylaw No. 09/022 – Land Use Bylaw Amendment

APPROVALS:

Kevin Greig, Deputy Chief Administrative Officer

Kelly Kloss, Acting Chief Administration Officer

Administrative Recommendation(s):

1. THAT Bylaw No. 09/021, being an amendment to Highway 63/881 Corridor Area Structure Plan, to change the designation of Lot A, Plan 762 0627 from “Rural Policy Area” to “Business Industrial”, be read a second time.
2. THAT Bylaw No. 09/021 be read a third and final time.
3. THAT Bylaw No. 09/022, being an amendment to the Land Use Bylaw to amend Lot A, Plan 762 0627 from RD – Rural District to BI – Business Industrial District, be read a second time.
4. THAT Bylaw No. 09/022 be read a third and final time.

Summary:

Applications were received March 28, 2008 to amend the Area Structure Plan to allow business industrial uses and amend the Land Use Bylaw to change Lot A, Plan 762 0627 from RD – Rural District to BI – Business Industrial District. The authority to amend the Area Structure Plan and Land Use Bylaw are vested with Council.

Background:

The application proposes to provide 64.7 hectares of industrial land in the Regional Municipality of Wood Buffalo area by amending the Area Structure Plan and Land Use Bylaw concurrently. It has been circulated to necessary agencies, internal departments and adjacent property owners for comment; no objections were received.

The Highway 63/881 Corridor Area Structure Plan was adopted October 11, 2007 to identify future growth areas and ensure the orderly development of the Highway 63/881 Corridor to the south of Fort McMurray. The Area Structure Plan currently supports a commercial/business industrial use at this location.

The subject lands are located approximately 15 kilometers south of the Fort McMurray Urban Service Area, east of Highway 63 and directly south of Highway 881.

The proposed amendment is consistent with the existing area and property use. A weigh station is located on the neighbouring property, but other surrounding lands (provincial and private) are vacant.

Subject lands are located in Plan Area “A” of the Highway 63/881 Area Structure Plan and identified as a Rural Policy Area, which is described as “*any area along the Highway 63/881 Corridor plan area that is located outside of the future development areas.*”

A public open house was held February 18, 2009 discussing the amendment application; no objections were made.

Rationale for Recommendation(s):

The Planning and Development Department supports the application to amend the Area Structure Plan as well as the Land Use Bylaw. The proposal provides for needed industrial land within the Municipality. The lands are within close proximity to a major intersection of Highway 63 and Secondary Highway 881, which is ideal for a business industrial use. The proposal is in alignment with the Highway 63/881 Corridor Area Structure Plan vision, as well as the standards set out in the Land Use Bylaw.

The main goal of the Area Structure Plan “*is to ensure orderly, efficient, compatible, economically and environmentally sound land uses within the Plan area, while avoiding land use conflicts and coordinating future land uses with transportation plans.*” The purpose of the Land Use Bylaw “*is to regulate the use of land and buildings within the boundaries of the Regional Municipality of Wood Buffalo.*”

Provided the development setbacks are adhered to, a biophysical assessment conducted by EBA Engineering Ltd. has suggested that there will be no significant impact on vegetation, wildlife and wildlife habitat resources, nor fish and game in the local habitat.

If approved, the BI – Business Industrial District will provide for the opportunity to develop a wide range of compatible commercial and industrial uses. The applicant has stated their intent to meet all requirements of municipal plans and bylaws. The specifics of these requirements, which will include site servicing, and water and septic hauling, will be dealt with at the Development Permit stage.

The application has been circulated to external agencies, adjacent property owners, and internal departments. No objections were received.

Attachments:

1. Bylaw No. 09/021
2. Bylaw No. 09/022

BYLAW NO. 09/021

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND HIGHWAY 63/881 CORRIDOR AREA STRUCTURE PLAN BYLAW NO. 07/050

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

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

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

1. THAT Bylaw No. 07/050 is hereby amended by changing the designation for Lot A, Plan 762 0627 from “Rural Policy Area” to “Business Industrial”, as shown in Schedule A.
2. THAT the Chief Administrative Officer is authorized to consolidate this bylaw.
3. THAT this bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this 9th day of June, A.D 2009.

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

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

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

Mayor

Chief Legislative Officer

BYLAW NO. 09/022

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

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

AND WHEREAS Section 191(1) of the Municipal Government Act, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw.

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

1. THAT Bylaw No. 99/059 is hereby amended by changing the land use designation of Lot A, Plan 762 0627:
 - a) From RD – Rural District to BI – Business Industrial District as shown on Schedule A, attached hereto and forming part of this Bylaw.
2. THAT the Chief Administrative Officer is authorized to consolidate this bylaw.
3. THAT this bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this 9th day of June, A.D 2009.

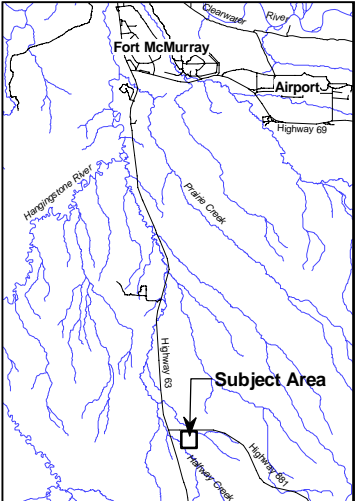
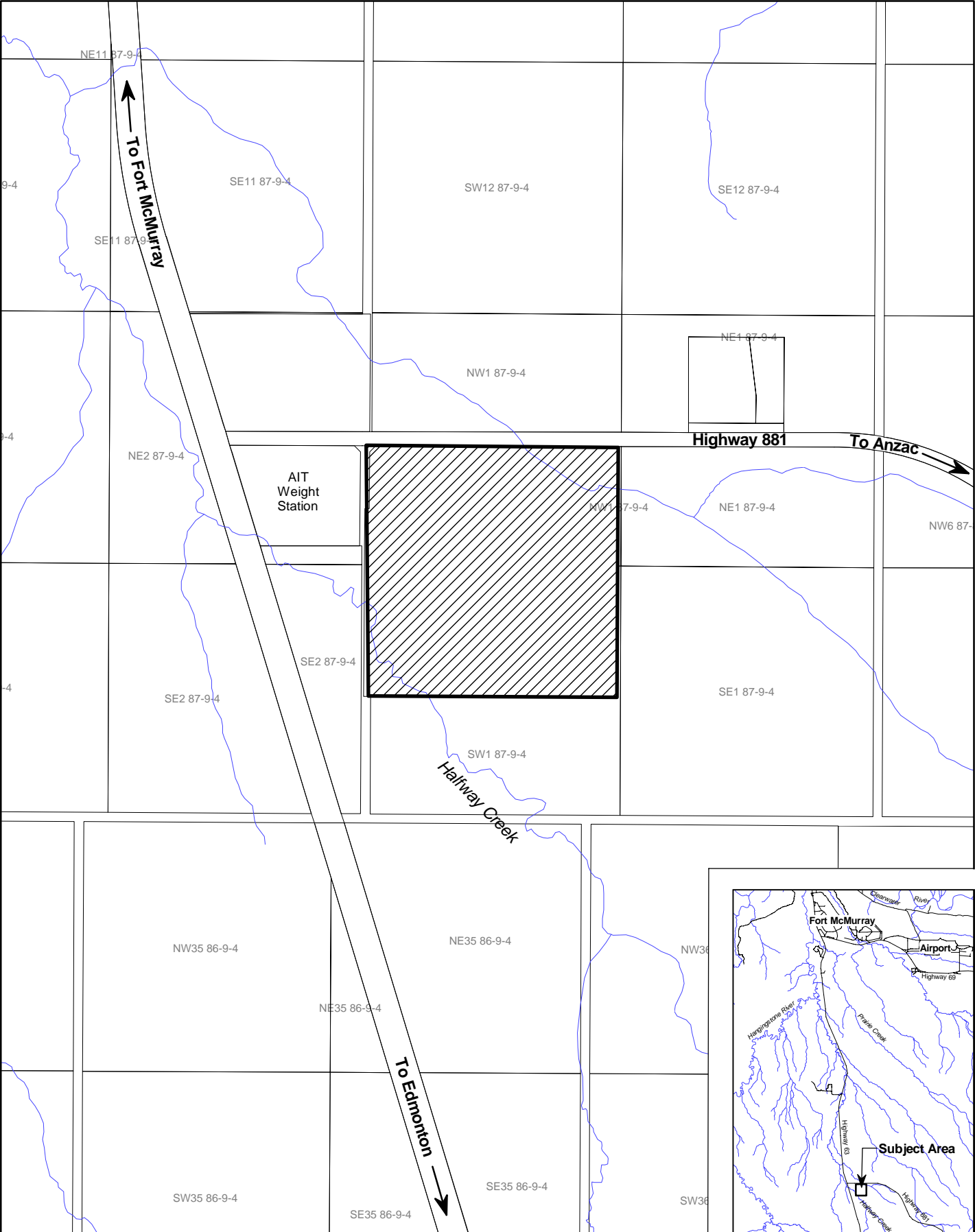
READ a second time this _____ day of _____, A.D. 2009.

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

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

Mayor

Chief Legislative Officer



Land Use Bylaw Amendment



Lot A, Plan 762 0627 To be Designated "Business Industrial"

Key Map



**Subject: Bylaw No. 09/023 – Land Use Bylaw Amendment
(Standards for Home Businesses in Saprae Creek Estates)**

APPROVALS:

Kevin Greig, Deputy Chief Administrative Officer
Kelly Kloss, Acting Chief Administrative Officer

Recommendation:

1. THAT Bylaw No. 09/023, being a Land Use Bylaw Amendment for Saprae Creek Estates, establishing home business standards, be read a second time.
2. THAT Bylaw No. 09/023 be read a third and final time.

Summary:

An application was received to change the Land Use Bylaw standards for Home Businesses in Saprae Creek from the current (Urban and Country Residential) standard to a more relaxed (Rural and Hamlet Residential) standard. The authority to amend the Land Use Bylaw is vested with Council.

Background:

An application was received to amend section 70.3 of the Land Use Bylaw, by adding the italicized text shown below:

“A Home Business located in a rural residential or hamlet residential district, including residential districts in Saprae Creek Estates, shall also meet all the specific performance standards listed below:”

Currently, Home Businesses in Saprae Creek must meet the standards of a Country Residential area, as defined in Land Use Bylaw Section 70.2 (Attachment 3). The effect of the application is to relax restrictions on parking and maintaining commercial vehicles in Saprae Creek. Current standards allow one commercial vehicle, of a maximum weight of 7,000 kg gross vehicle weight (GVW) to be used for a Home Business, while the Rural/Hamlet standard allows up to three (3) commercial vehicles and does not restrict their weight. This application was received as a result of enforcement steps taken against property owners who have large commercial vehicles on residential properties in Saprae Creek.

As required as a part of the amendment review process, the applicants held a public meeting at Vista Ridge, with approximately 40 members of the community in attendance. The majority of those in attendance were opposed to the amendment. Major concerns noted were:

- The proposal would permit commercial and industrial uses that are too intensive for the residential community;
- The noise and traffic generated by the larger commercial vehicles would negatively impact surrounding properties, and;
- The larger vehicles would have a negative impact on road and pedestrian safety.

The Municipal Development Plan and the Highway 69/Clearwater River Valley Area Structure Plan do not support this type of development within Sapræ Creek (relevant sections quoted below). Home Businesses and Home Occupations that conform to the Land Use Bylaw are considered to be appropriate and are permitted.

Rationale for Recommendation(s):

If adopted, this amendment can be expected to result in land use conflicts and negatively impact the integrity of the Sapræ Creek community. Permitting increased storage and maintenance of commercial vehicles on residential properties is inappropriate within an established residential community. This would result in impacts on surrounding properties and the neighbourhood that cannot be mitigated through the LUB and development controls. Accepting the amendment needs to be viewed as authorizing commercial-industrial activity in this residential area.

Policy 3.66.4 of the Municipal Development Plan states that:

“With the exception of the Ski Hill, commercial development will not be permitted within the Sapræ Creek boundary. Only Home Businesses and Home Occupations that conform to the provisions of the Land Use Bylaw will be allowed.”

Policy 5.2.11 of the Highway 69/Clearwater River Valley Area Structure Plan states that:

“Allow home occupations and businesses through the provisions of the Land Use Bylaw unless they generate traffic or parking problems, are unsightly, or generally negatively impact the area and enjoyment of neighbouring properties.”

Of additional note, approval of the amendment would necessitate rebuilding the area streets, as existing roadways in Sapræ Creek are not capable of carrying heavier traffic.

The Planning and Development Department does not support this application; however, should Council wish to proceed with second and third readings, a recommendation has been provided for Council’s convenience.

Attachments:

1. Bylaw No. 09/023
2. Subject Area Map
3. Excerpts from Land Use Bylaw – Section 70 (Home Business)

BYLAW NO. 09/023

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

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

AND WHEREAS Section 191(1) of the Municipal Government Act, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw.

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

1. That Land Use Bylaw No. 99/059 is hereby amended by deleting the existing text from Section 70.3, and replacing it with the following:

“A Home Business located in a rural residential or hamlet residential district, including residential districts in Sapræ Creek Estates, shall also meet all the specific performance standards listed below:”

2. That the Chief Administrative Officer is authorized to consolidate this bylaw.
3. That this bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this 9th day of June, A.D 2009.

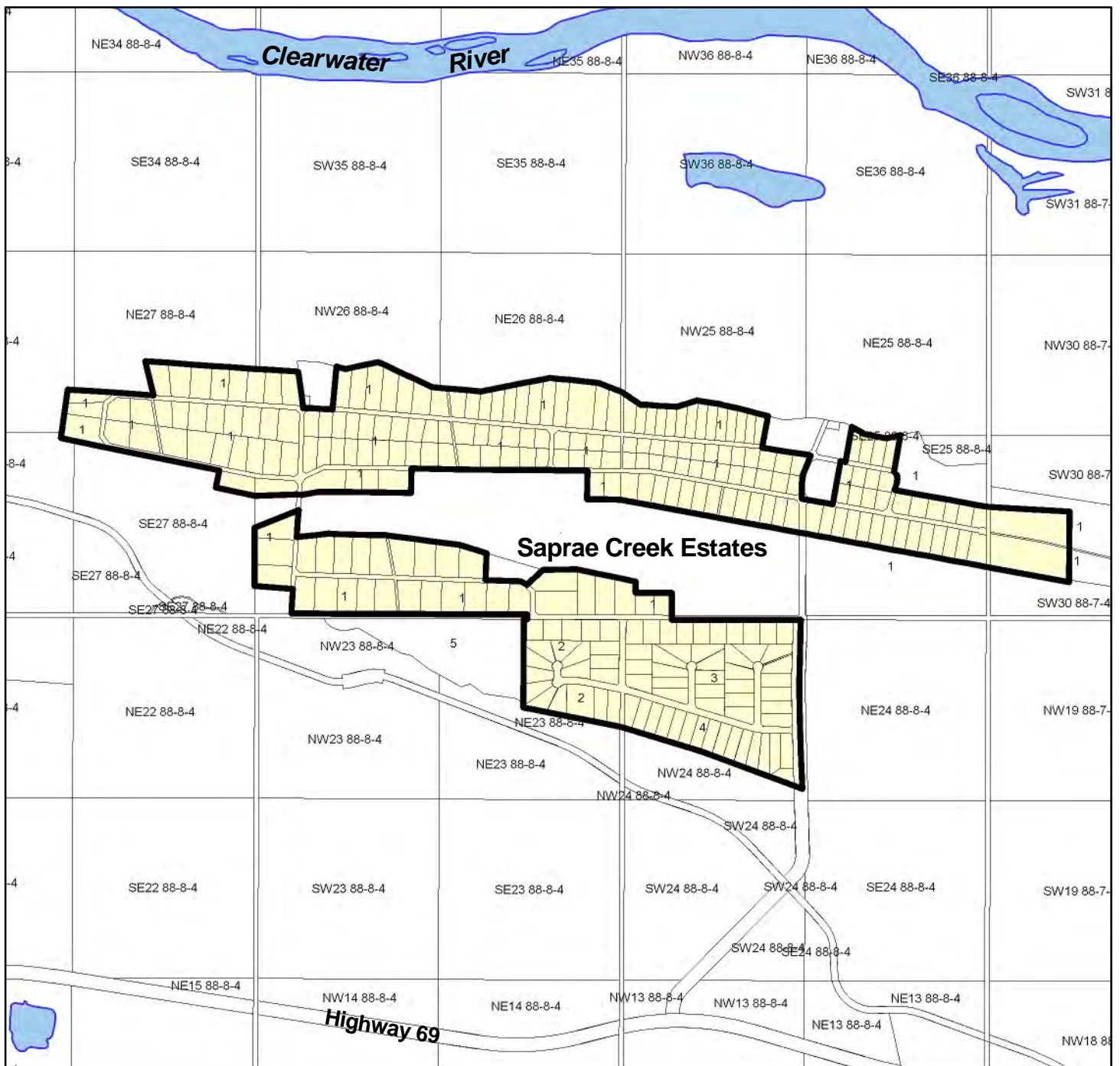
READ a second time this _____ day of _____, A.D. 2009.

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

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

Mayor

Chief Legislative Officer



Land Use Bylaw Amendment
Location of SE - Suburban Estates Residential District



70. Home Business

- 70.1 A Home Business requires a development permit which may be issued as a temporary use for one(1) year, and which may be renewed annually at the discretion of the Development Authority provided it meets the following requirements:
- (a) a home business shall not occupy more than 30 percent of the gross floor area of the principal dwelling plus the area of one accessory building;
 - (b) no noise, vibration, dust, smoke, odors, heat, glare, electrical or radio disturbance detectable beyond the property boundary shall be produced by the Home Business. The privacy and enjoyment of adjacent residences shall be preserved and the amenities of the neighborhood maintained at all times;
 - (c) interior or exterior alterations, additions or renovations to accommodate the Home Business may be allowed as long as such alterations, additions or renovations comply with the Safety Codes Act and/or any applicable Bylaws;
 - (d) all business vehicle trips shall be restricted to:
 - (i) Monday to Saturday between the hours of 7:00 am and 10:00 pm; and
 - (ii) Sundays and Statutory Holidays between the hours of 10:00 am and 6:00 pm.
 - (e) sales shall be limited to goods and articles produced on the site and may include the sale of prepackaged goods by distributorship, mail order or telephone sales. Goods may be held on a temporary basis for distribution to customers but no on-site display of goods is permitted;
 - (f) obtain the necessary business license from the Municipality;
 - (g) ~~deleted (Bylaw No. 00/011)~~
 - (h) **notwithstanding the above provisions, a Home Business permit for the purpose of rental of recreational vehicles shall be granted for a one year period and renewal of the permit shall be issued on an annual basis. (Bylaw No. 00/068)**

Land Use Bylaw 99/059

- 70.2 A Home Business located in an urban residential or country residential district shall also meet all the specific performance standards listed below:
- (a) any storage of materials or goods related to the home business must be located within the principal building and accessory building(s)/garage. No exterior storage is permitted;
 - (b) the Home Business shall be operated by the permanent resident(s) of the principal building, and may employ no more than one (1) non-resident employee on-site;
 - (c) the Home Business may have up to one (1) commercial vehicle of a maximum size of 7,000 kg G.V.W. used in conjunction with the home business parked and maintained on the site;
 - (d) the Home Business shall provide at least one (1) on-site parking space in addition to the residential parking spaces provided pursuant to Part 8 of this Bylaw. Parking in the front or side yards is prohibited except on a driveway. Where a commercial vehicle is associated with the business, a separate off-street parking space shall be provided unless the vehicle is also used for non-business personal travel;
 - (e) demonstrate to the satisfaction of the Development Authority that traffic generated by the Home Business will not significantly impact traffic flow in the neighborhood; and
 - (f) one (1) non-illuminated sign or plaque shall be permitted on the dwelling. The maximum sign or plaque dimensions are 20 cm by 30.5 cm No other form of on-site advertising is permitted;
 - (g) **a Home Business shall not be approved if, in the opinion of the Development Authority the business is more appropriately located in a commercial or industrial district. (Bylaw No. 00/011)**
- 70.3 A Home Business located in a hamlet residential or rural residential district shall also meet all the specific performance standards listed below:
- (a) exterior storage of materials and operation of the home business may be permitted if, in the opinion of the Development Authority, there is adequate site coverage to adequately screen the exterior storage and operation area, and to site it behind the principal dwelling;
 - (b) the home business shall be operated by the permanent resident(s) of the principal building, and may employ no more than two (2) non-resident employee on-site;

Land Use Bylaw 99/059

- (c) the Home Business may have up to three (3) commercial vehicles with accessory trailers used in conjunction with the Home Business parked and maintained on the site;
- (d) all parking shall be provided on-site. Parking in the front or side yards is prohibited except on a driveway;
- (e) demonstrate to the satisfaction of the Development Authority that traffic generated by the Home Business will not significantly impact traffic flow in the district; and
- (f) one (1) non-illuminated identification sign shall be permitted. The maximum sign size is 0.37 m² and the maximum height is 1.2 m. The sign shall advertise the business name only and may be indirectly illuminated;
- (g) the display of goods may be approved by the Development Authority on a discretionary basis.

71. Land Farms (Soil Reclamation Sites)

- 71.1 Subject to the provisions of this Bylaw, land farming is supported for the remediation of non-hazardous oil field waste and soils contaminated by biodegradable petroleum hydrocarbons. They shall not be used for the disposal of hazardous waste materials.
- 71.2 Land farms are required to locate in areas that:
 - (a) have soils that are clay-based or of a fine-grain;
 - (b) are slightly sloped to ease site drainage;
 - (c) are bermed to prevent runoff to adjacent lands; and
 - (d) have a minimum separation distance of 1.0 m between the base materials and the highest point of the seasonal high water table.
- 71.3 Land farm operations are encouraged to locate at existing landfill sites wherever possible.
- 71.4 Land farm operations are required to comply with the applicable standards of the Alberta Energy and Utilities Board, Alberta Environmental Protection, and the local Regional Health Authority.

Subject: Bylaw No. – 09/024 - Land Use Bylaw Amendment – Lot 2, Block 26, Plan 812 1627 (160 MacKenzie Blvd.)

APPROVALS:

Kevin Greig, Deputy Chief Administrative Officer
Rodney Burkard, Chief Administrative Officer

Administrative Recommendation(s):

1. THAT Bylaw No. 09/024, being a Land Use Bylaw Amendment for Lot 2, Block 26, Plan 812 1627, be read a second time.
2. THAT Bylaw No. 09/024 be read a third and final time.

Summary:

An application has been received to amend the Land Use Bylaw (LUB) to change the Keyano College Suncor Business Industrial Campus (located at 160 MacKenzie Boulevard) from BI – Business Industrial to PS – Public Service. The authority to amend the LUB is vested with Council under the Municipal Government Act.

Background:

Keyano College is experiencing an increased demand for student residence facilities, and is exploring options for a student dormitory residence at its Suncor Energy Industrial Campus (SEIC) location. The College also plans to expand its academic classroom space at this location. Currently, the Business Industrial District does not permit the applicant to have student housing on the site.

Adjacent property owners within 30 metres of the subject property were notified. No responses were received. Sanitary sewer capacity in this location is limited; therefore, the applicant has been advised that a temporary holding tank will be required at this location until the infrastructure becomes available.

Rationale for Recommendation(s):

The Municipal Development Plan encourages the development of local expertise in technologies required by the local industry; as well as supporting Keyano College and its training programs. A Public Service District provides for the development of buildings and uses for the delivery of educational, health, government, and other institutional services. It is a commonly accepted practice to include student housing facilities in public service districts. This site is a well established location for training and the proposed uses (student residences and additional classroom spaces) fit the already accepted use of the site.

The Planning and Development Department supports this application and recommends proceeding to a public hearing.

Attachments:

1. Bylaw No. 09/024

BYLAW NO. 09/024

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

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

AND WHEREAS Section 191(1) of the Municipal Government Act, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw.

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

1. THAT Bylaw No. 99/059 is hereby amended by changing the land use designation of Lot 2, Block 26, Plan 812 1627 from BI – Business Industrial to PS – Public Service District, as shown on Schedule “A” attached hereto and forming part of this Bylaw.
2. THAT the Chief Administrative Officer is authorized to consolidate this bylaw.
3. THAT this bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this 9th day of June, A.D 2009.

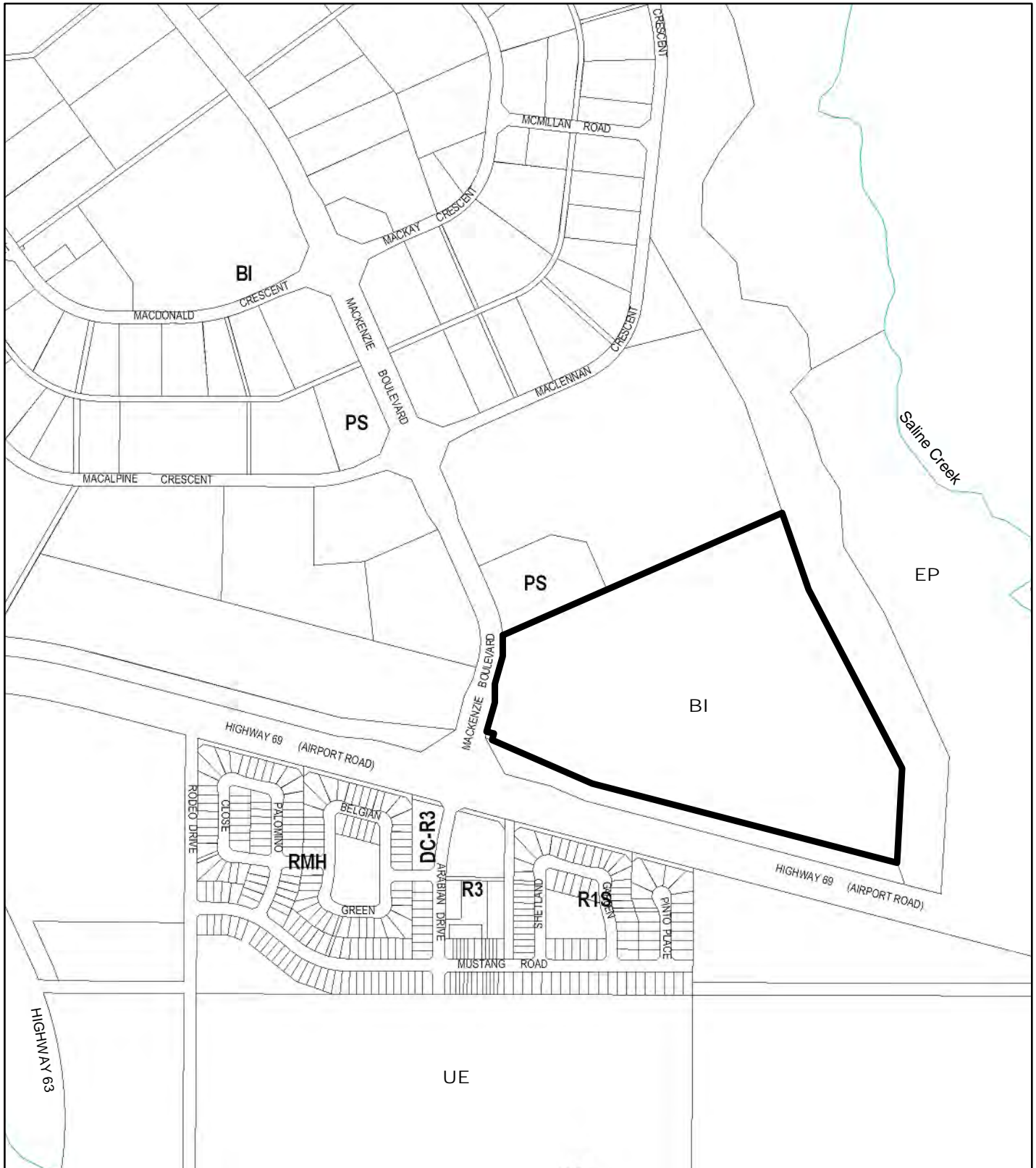
READ a second time this _____ day of _____, A.D. 2009.

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

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

Mayor

Chief Legislative Officer



LAND USE BYLAW AMENDMENT



Lots 2, Block 46, Plan 8121627

(Suncor Business Industrial Park-160 MacKenzie Blvd.)

From Business Industrial (BI) To Public Service District (PS)



Subject: Community Plan on Homelessness and Affordable Housing Funding Allocation

APPROVALS:

Carol Theberge, General Manager, Community Services
Kelly Kloss, Deputy Chief Administrative Officer
Rodney Burkard, Chief Administrative Officer

Administrative Recommendation(s):

THAT \$1,097,750 of 2009/10 funding for the Community Plan on Homelessness and Affordable Housing be allocated as follows:

Association for Community Living (Employment Counselor).....	\$ 71,860.00
Fellowship Baptist Church (Housing First Coordinators).....	\$ 256,307.00
Fellowship Baptist Church (Extended Hours).....	\$ 77,020.00
Fort McMurray HIV/Aids Society (Intensive Case Workers/Database Manager)....	\$ 130,850.00
The Salvation Army (Low Income Transit Pass).....	\$ 9,666.00
Wood Buffalo Housing and Development Corporation (Capital - Make Up Units)..	\$ 44,533.00
Wood Buffalo Housing and Development Corporation (HOMEs Program).....	\$ 383,814.00
Wood Buffalo Housing and Development Corporation	\$ 51,200.00
Woods Homes (Capital-Outreach Van)	\$ 72,500.00
Total.....	\$1,097,750.00

Summary:

The Community Services Advisory Committee is submitting recommendations to Council for approval funding related to the Community Plan on Homelessness and Affordable Housing. The Community Services Advisory Committee is a Council appointed body made up of citizens and council members and is supported by administrative staff. Council is the approving authority for Community Development Funding.

Background:

Since 2001, the Regional Municipality of Wood Buffalo has acted as the community based organization responsible for the dispersal of funds contributed by the Federal and Provincial Governments to community organizations, based on the Community Plan on Homelessness and Affordable Housing, and was received from Alberta Housing and Urban Affairs and the Federal Ministry of Human Resources and Social Development.

The Municipality, as a member of the Homelessness Initiative Strategic Committee, has helped community organizations build capacity to better serve the homeless and near homeless population within the Municipality. This year with the announcement of the provincial ten year plan, communities are encouraged to model the Housing First approach proven effective in other

communities across Canada. Community Services has hosted strategic planning sessions with local agencies to move forward with a Housing First approach that focuses on ending homelessness, as apposed to managing.

The process for notifying community organizations about funding opportunities included several meetings with organizations who provide services to the homeless or at risk population in Fort McMurray. In addition, the call for proposals was advertised in the Fort McMurray Today newspaper on three separate occasions: (April 3rd, 10th, and 17th).

Ten proposals were received, one of which has since been withdrawn. The remaining nine proposals requested a total of \$1,508,103.65; however, the amount of funding available for allocation for the 2009/2010 is \$1,097,750.00

Budget/Financial Implications:

There is no impact to municipal budgets, as the funding available for allocation in 2009/10 year \$1,097,750 is sourced from provincial Operating Support Funds as well as the federal Homelessness Partnership Strategy.

Rationale for Recommendation(s):

Applications were screened for compliance with the Community Plan on Homelessness and Affordable Housing's priorities and reviewed by a subcommittee of the Homelessness Initiative Strategic Committee on May 5, 2009. All applications and recommended allocations were reviewed and approved by the Community Services Advisory Committee on May 13, 2009.

Attachments:

1. Community Plan on Homelessness and Affordable Housing 2009/10 - Allocations

Attachment #1**COMMUNITY PLAN ON HOMELESSNESS & AFFORDABLE HOUSING –
2009/10 Allocations**

NAME	PURPOSE	COMMENT
Association for Community Living Funding Requested: \$93,701.74 Funding Recommended: \$71,860.00	The program will hire an employment counsellor to work with Housing First clients recently housed to secure employment/volunteer opportunities.	The employment counselor will complement the workers at Center of Hope and HIV/Aids in providing supports necessary to keep people housed.
Fellowship Baptist Church/Center of Hope Funding Requested: \$443,136.00 Funding Recommended: \$256,307	Program is designed to do outreach and follow up with Housing First clients by hiring and training 4 Coordinators.	Coordinators are essential to maintain the supports for those recently housed.
Fellowship Baptist Church/Center of Hope Funding Requested: \$82,922.00 Funding Recommended: \$77,020.00	This program will allow the day time drop in center to remain open on weekends and holidays.	This program is needed to maintain existing resources in the community
Fort McMurray HIV/Aids Society Funding Requested: \$203,300.00 Funding Recommended: \$130,850.00	The program will provide two intensive case management workers to work with Housing First clients.	Intensive Case Workers will work with coordinators to maintain the supports for those recently housed.

The Salvation Army Funding Requested: \$9,666.00 Funding Recommended: \$9,666.00	The program will distribute bus passes/tickets to the homeless and those at risk of homelessness.	Bus tickets/passes are donated by the Municipality; the Salvation Army will operate the program.
Wood Buffalo Housing & Dev Corp Funding Requested: \$44,533.00 Funding Recommended: \$44,533.00	Program will support the installation of two new make up units to improve the air quality of Marshall House.	Capital Project only
Wood Buffalo Housing & Dev Corp Funding Requested: \$524,719.00 Funding Recommended: \$383,814	The program will move the transitional outreach on the second floor to a housing first model and house the most chronic homeless population	Workers from Center of Hope and Fort McMurray HIV/Aids will provide the supports for one year to help maintain housing.
Wood Buffalo Housing & Dev Corp Funding Requested: \$51,204.40 Funding Recommended: \$51,200.00	This program will assist with start up costs and moving expenses for homeless clients; this is sometimes the only barrier to permanent housing.	The Homelessness Eviction Prevention fund is no longer in use.
Woods Homes Funding Requested: \$72,500.00 Funding Recommended: \$72,500.00	This program will support the purchase and retrofit of an outreach van to be operated by Stepping Stones Youth Home.	Capital Project only

Subject: Parsons Creek Design Brief and Outline Plan**APPROVALS:**

Dennis Peck, General Manager, Planning and Development

Kevin Greig, Deputy Chief Administrative Officer

Rodney Burkard, Chief Administrative Officer

Administrative Recommendation(s):

THAT the Parsons Creek Design Brief be approved for use as a guiding document for the future development of the Parsons Creek area.

THAT administration be authorized to allow the Developer (the Government of Alberta) to initiate an outline plan process, in lieu of an Area Structure Plan process.

Summary:

Design briefs are intended to provide a set of design principles that give guidance to the authors of Area Structure Plans and/or Outline Plans. Preparation of the Parsons Creek Design Brief (Design Brief) began in June 2008. The Design Brief (Attachment 1) will provide a framework or design concept to guide development in Parsons Creek, which, once fully constructed, will house approximately 24,000 to 35,000 residents.

Although not required, Council's approval is requested as the Design Brief and subsequent outline plan will be relied upon to guide the growth and development of the Parsons Creek area.

Background:

The normal process of land development involves the Municipality preparing an Area Structure Plan with the developer preparing the outline plan. While both the Municipal Development Plan and Land Use Bylaw are statutory requirements under the Municipal Government Act, whereas an Area Structure Plan is optional. Design briefs, when sufficiently detailed, enable a municipality to bypass the Area Structure Plan, and proceed straight to the outline plan process, thereby saving considerable time and resources. Over time, the Planning Department intends to undertake design briefs to reflect the special design considerations of the urban and rural areas and the differences between raw land and existing developments. The relationship between design briefs and statutory plans is illustrated in attachment 2.

The Design Brief includes an area in the centre of development that may have the potential to house approximately 10,000 people. However, significant geotechnical validation is required before any housing development potential can be considered. Additionally, the Government of Alberta, as the developer, will be responsible to prepare the outline plan to further refine the development potential of this area and implement the design concepts otherwise contained in the

in the Design Brief. The outline plan will be subject to extensive administrative review and be submitted to Council for consideration of approval at a later date.

Budget/Financial Implications:

The cost of preparing the Design Brief was funded through a Government of Alberta conditional grant agreement and was in response, at least in part, to the Radke Report recommendations.

If an Area Structure Plan is requested by Council, the preparation cost would be approximately \$100,000 plus staff time, and is not contained in the 2009 budget.

The cost to prepare an Outline Plan is the responsibility of the Government of Alberta as the developer of Parsons Creek.

Rationale for Recommendation(s):

The distinction between a '*design brief - ASP – outline plan*' process and a '*design brief – outline plan*' process is nominal; particularly, in a new single property owner development like Parsons Creek that is not physically linked to another development area. As such, Administration is recommending that the Municipality move immediately into the outline plan process for Parson's Creek in lieu of an Area Structure Plan (ASP) for the following reasons:

- **Level of detail:** The detail provided in the Design Brief is extensive. The Design Brief provides direction on a future development concept, guiding principles and phasing that is typically found in an area structure plan;
- **Timing:** By beginning work as soon as possible on the outline plan, the Municipality saves 8-12 months in planning work, thus addressing housing demands in Fort McMurray much more quickly;
- **Parsons Creek area has limited direct stakeholder interest;** and
- **Provincial support:** The Government of Alberta is in favor of beginning work on the outline plan as soon as possible.

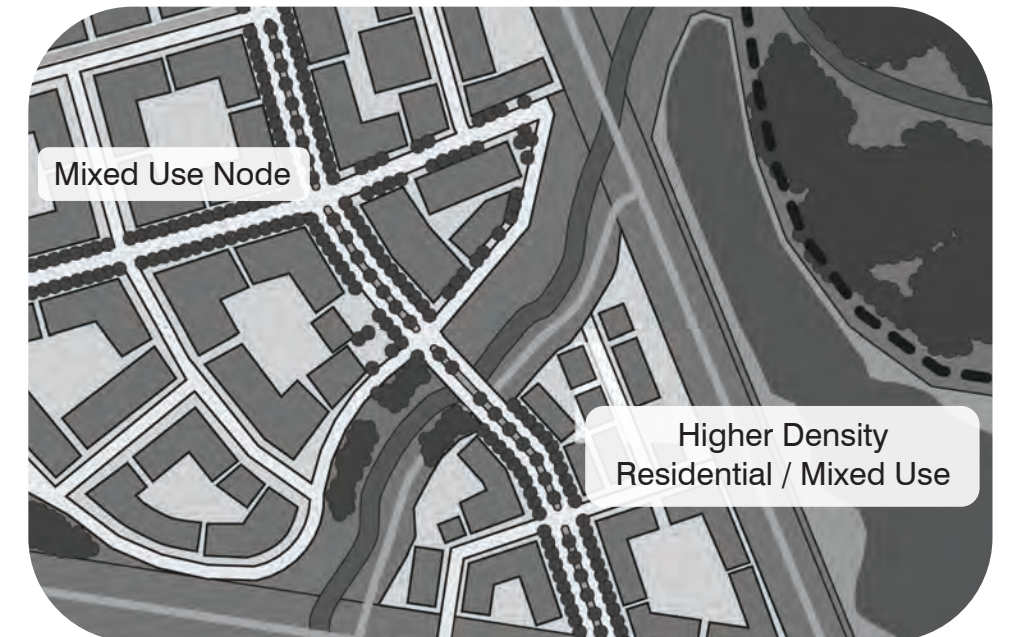
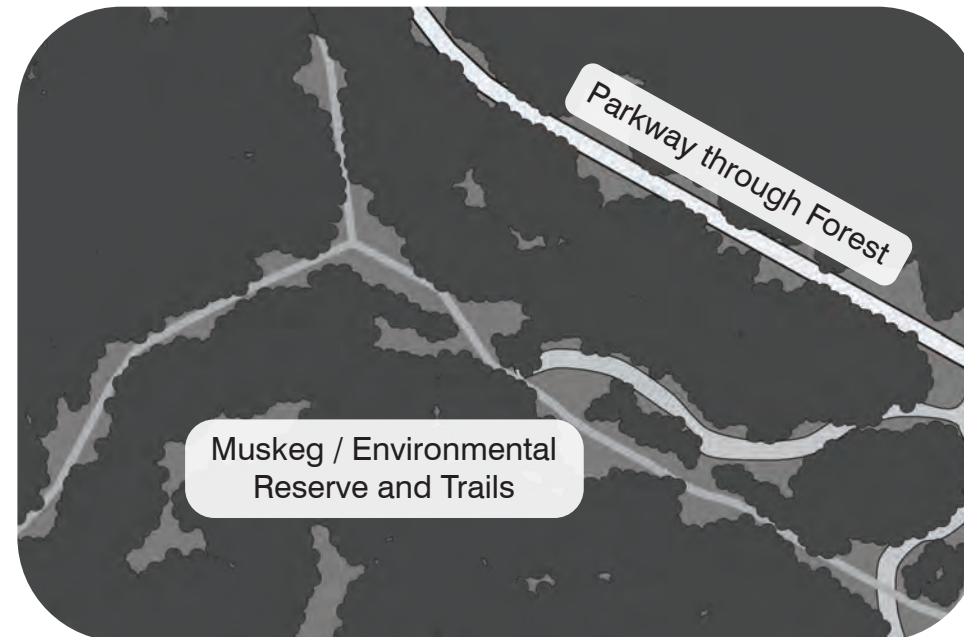
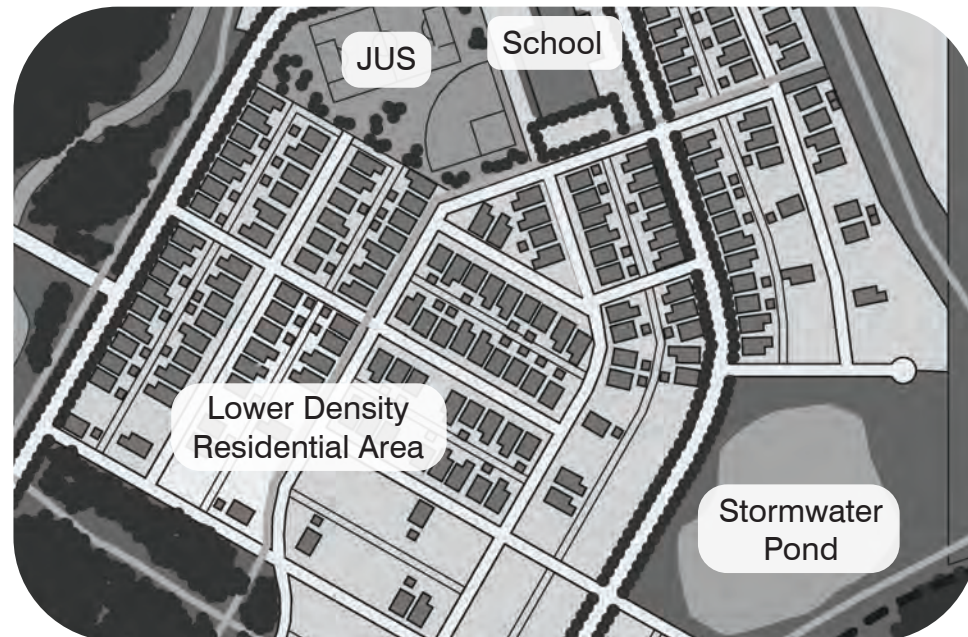
Public engagement, as an important part of the Outline Plan process, will be required of the developer. The completed outline plan will also be subject to extensive administrative review, followed by submission to Council for final approval.

Attachments:

1. Parsons Creek Design Brief
2. Illustration of Planning Document Relationships

PARSONS CREEK

community vision & design brief



PARSONS CREEK COMMUNITY VISION AND
DESIGN BRIEF HAS BEEN PRODUCED FOR:



SUB CONSULTANTS:



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PLANNING CONSIDERATIONS

A series of assumptions were generated for the Parsons Creek Community Vision and Design Brief to ensure sustainable and cost effective design. For more information on the key assumptions refer to Appendix, p.33

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PURPOSE

The Parsons Creek Community Vision and Design Brief will provide a framework for the Regional Municipality of Wood Buffalo (RMWB), the Government of Alberta (GoA), and stakeholders (e.g., developers) in order to guide them through a process to provide a new community that will benefit both the municipality and the residents of the Urban Service Area - Fort McMurray.

The Parsons Creek Community Vision and Design Brief is being created to provide a long-term strategy for the municipality to:

- Be proactive and set the parameters in which future community development will be undertaken;
- Provide a plan for sustainable community growth through design principles and phased development;
- Create new vibrant and complete communities that encompass a variety of housing types, recreational opportunities, local commercial, employment nodes, transit and natural areas;
- Provide support for the municipal capital planning & budgeting process;
- Inform the Government of Alberta land release process;
- Meaningfully engage local and regional stakeholders; and
- Accomplish recommendations made in the Fringe Area Development Assessment report completed in March 2007.



COMPOSITION

In order to accomplish the purpose of the Design Brief, the following objectives have been developed:

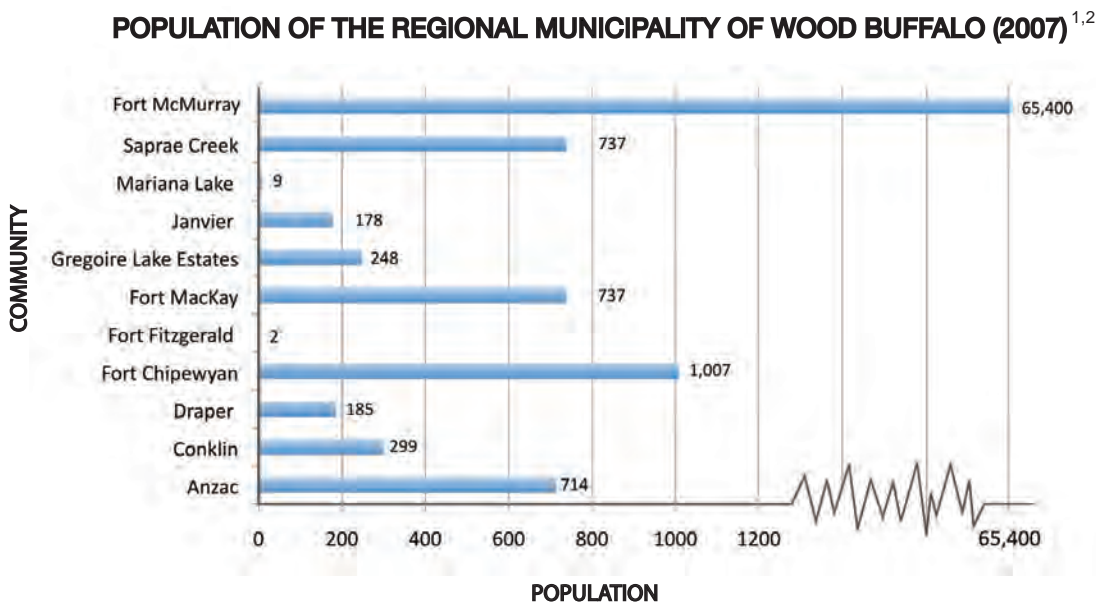
- Identify factors influencing timely land release and development (e.g., topography, environment constraints, servicing, and site access);
- Identify significant historical, archaeological, and environmental resources for protection;
- Provide plans that are contiguous with existing and emerging plans as they relate to transportation, infrastructure, regional initiatives, and economic outlooks for the Region;
- Ensure that connectivity between Parsons Creek, the Urban Service Area, and subsequent Future Growth Areas is accomplished through design.

AUTHORITY & PHASING

The Parsons Creek Community Vision and Design Brief is a non-statutory document and will serve as a future-oriented plan that illustrates general land uses and transportation patterns for the area. The Design Brief will guide the next phase of the community development process; which is the Outline Plan and Land Use Re-designation. The community vision, created through the stakeholder engagement process, combined with sustainable community principles and goals, will inform the development criteria, ensuring growth abides by a predetermined set of guidelines.

REGIONAL MUNICIPALITY OF WOOD BUFFALO (RMWB)

The municipality, located in Northeastern Alberta, is among the largest municipalities in North America by area (68 454 square kilometres). It was established April 1, 1995, through amalgamation of the City of Fort McMurray and Improvement District No. 143. While there are no urban municipalities within its boundary, ten (10) communities: Anzac, Conklin, Draper, Fort Chipewyan, Fort Fitzgerald, Fort Mackay, Gregoire Lake Estates, Janvier South, Mariana Lake, and Saprae Creek fall within the Region’s Rural Service Area, and one (1) community represents the Urban Service Area (Fort McMurray). The populations of the Communities and Urban Service Area vary in size ranging from 2 people in the smallest Community, to 65,400 people in the Urban Service area.¹

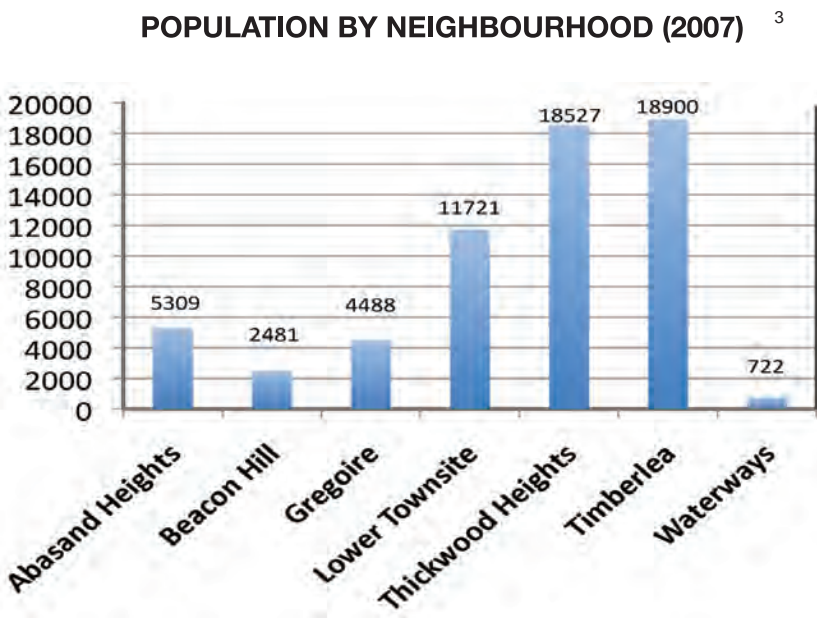


The municipality is a region of contrasts, with vast stretches of pristine wilderness comprised of the Boreal Forest and the Athabasca oil sands. Rich oil deposits underlie the region contributing to the local economy, positioning the region for aggressive growth in the coming years.

URBAN SERVICE AREA – FORT MCMURRAY

The Urban Service Area is located centrally within the Municipality at the confluence of the Clearwater and Athabasca Rivers and is the epi-centre of the Region. There are seven (7) neighbourhoods within the Urban Service Area: Abasand Heights, Beacon Hill, Gregoire, Lower Townsite, Thickwood Heights, Timberlea and Waterways. Populations vary within the neighbourhoods; however, the Timberlea and Thickwood Heights have the largest resident populations. Both are located West of the Lower Townsite.

The north western area of the Urban Service Area is extensively developed. The natural environment of the Lower Townsite is dominated by the influence of the Athabasca, Clearwater and Hangingstone Rivers. The Urban Service Area is located within an almost undisturbed boreal landscape, where the shores of the Athabasca, Clearwater, and Hangingstone are designated environmentally sensitive areas.



PARSONS CREEK

The Parsons Creek area is located north of the community of Timberlea, north west of the existing community development referred to as Stone Creek (Parcel “F”) and is bounded to the east by the Athabasca River and Highway 63. Parsons Creek is approximately 815 hectares (or 2014 acres) in size and the overall topography slopes east towards the Athabasca River.

A cleared utility ROW runs north-south on the east side of the parcel, as well as some ATV trails. Several cleared drill rig access routes exist along the south portion of the parcel. There are also a number of surveyed power lines, pipeline easements and un-surveyed miscellaneous leases that exist within the non-patent crown land.

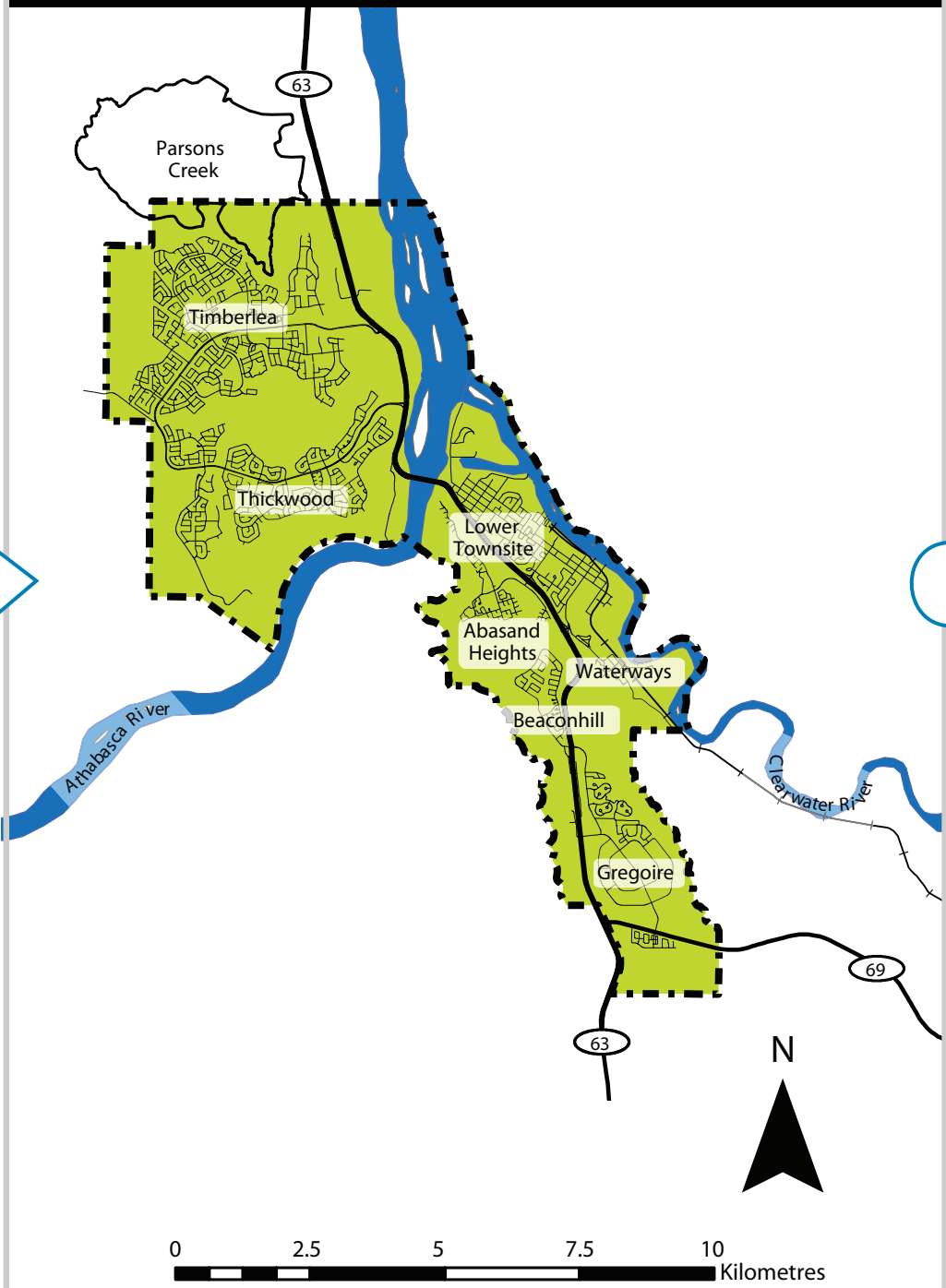
¹Project Accommodation, Hinterland & First Nations population has been excluded.

^{2,3}Source: RMWB Municipal Census, 2007

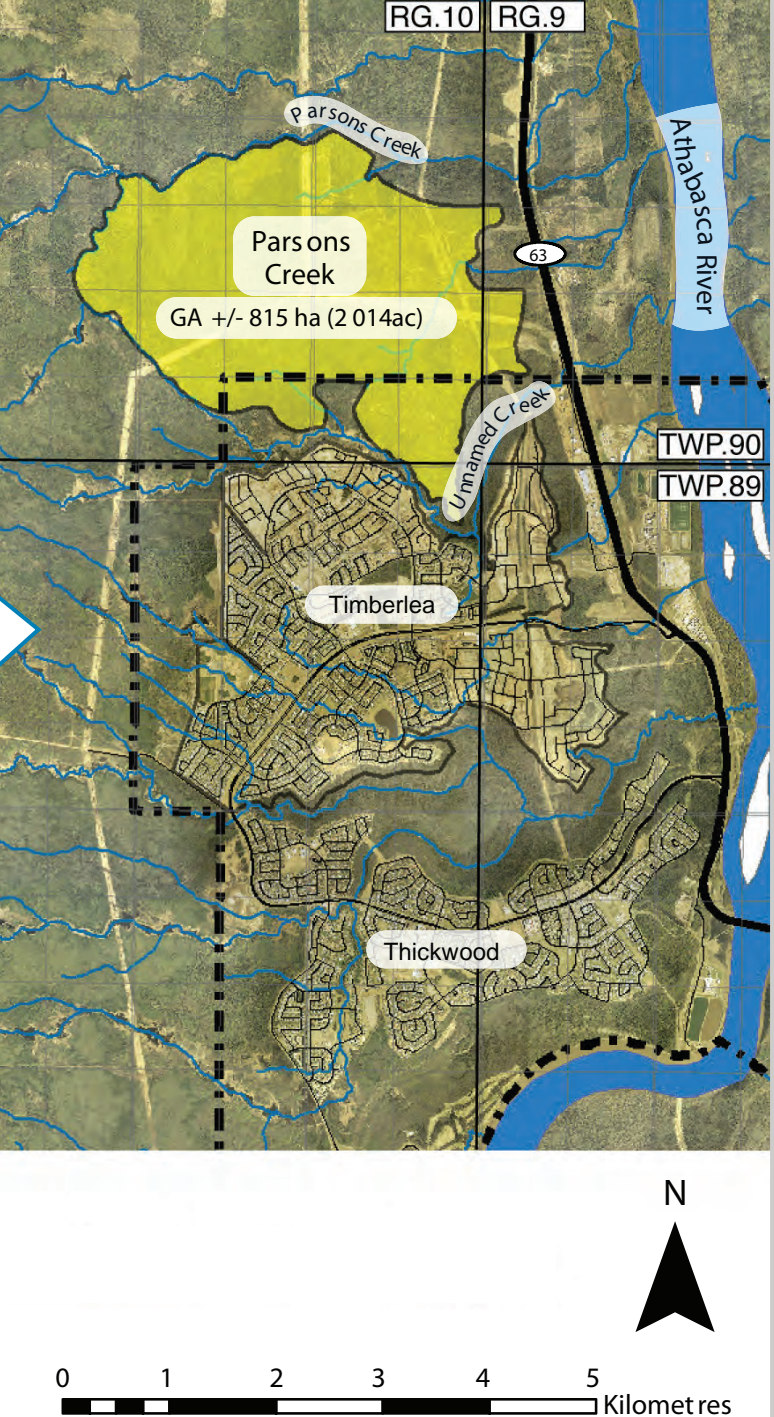
The Regional Municipality of Wood Buffalo



Urban Service Area - Fort McMurray



Parsons Creek

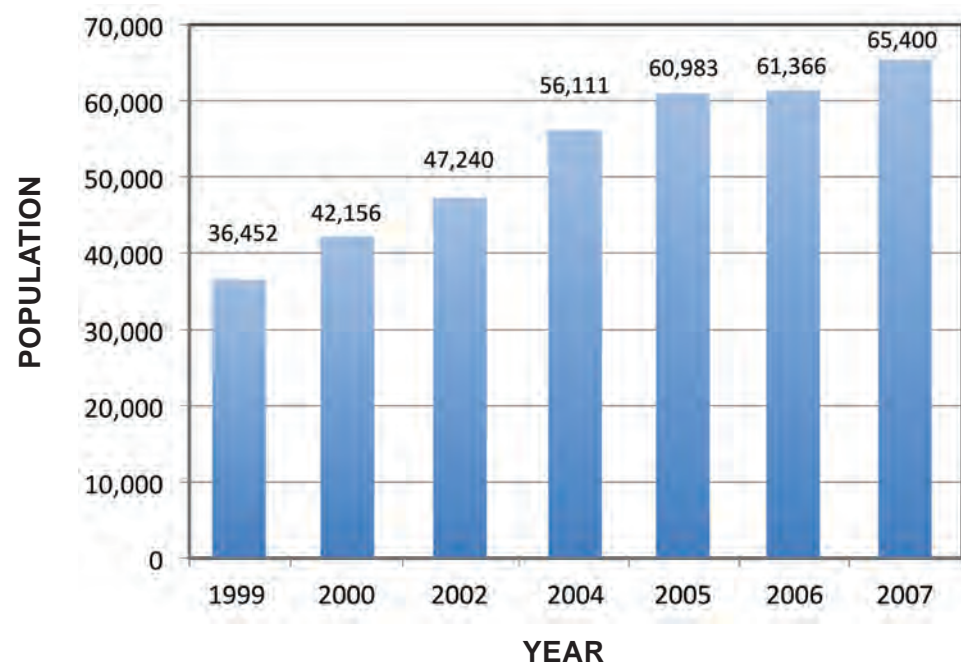


Urban Service Area (Fort McMurray)

SUSTAINED POPULATION GROWTH

The Urban Service Area's population has almost doubled between 1999 and 2007. An increase in the world market for oil demand, improvements in oil sands extraction and refinement technology and related operational cost savings has created greater economies of scale for oil sands expansion and led to an unimaginable rate of development of the Athabasca Oil Sands. Since 1999 population growth in the Urban Service Area has occurred annually, the highest population growth for any regional municipality in Alberta over this period. The current population of the Urban Service Area is 65,400 with growth targets currently showing 165,000 residents by 2020, and 250,000 by 2030 in the Urban Service Area with continued financial investment in the oil sands by the private sector.⁴

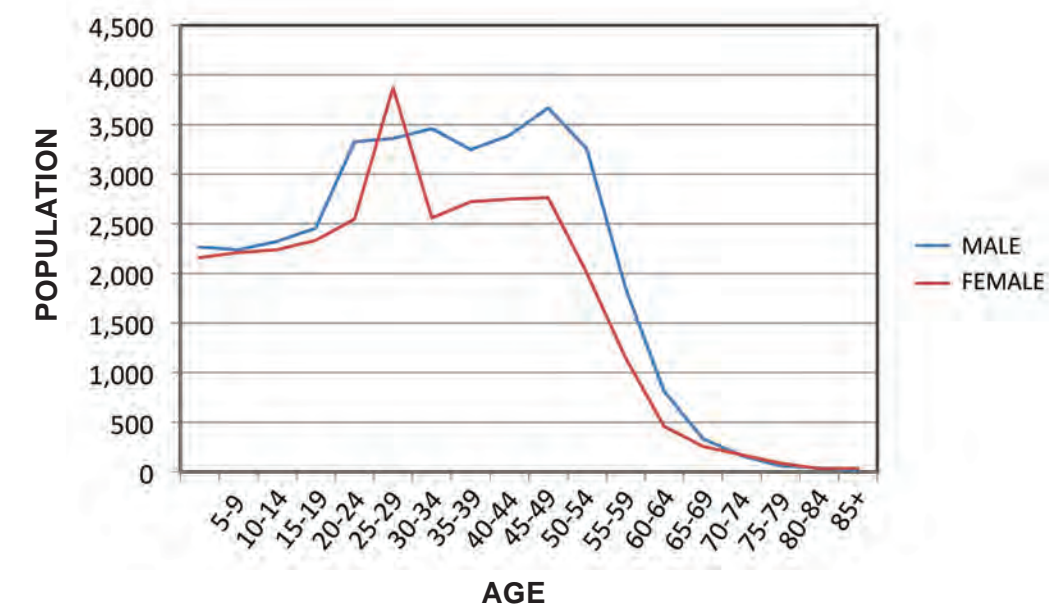
POPULATION TRENDS FOR URBAN SERVICE AREA
(Fort McMurray 1999-2007)⁵



The total population for the Regional Municipality of Wood Buffalo is 89,167⁶. Of that regional population, 65,400, or approximately 75%, reside in the Urban Service Area.

Trends also indicate that a majority of the population in the Urban Service Area is within the ages of 24 and 54, few being older than 60. There are also a greater number of males living within the Urban Service Area than females.

AGE VS. GENDER DISTRIBUTION FOR URBAN SERVICE AREA
(Fort McMurray 2006)^{7,8}



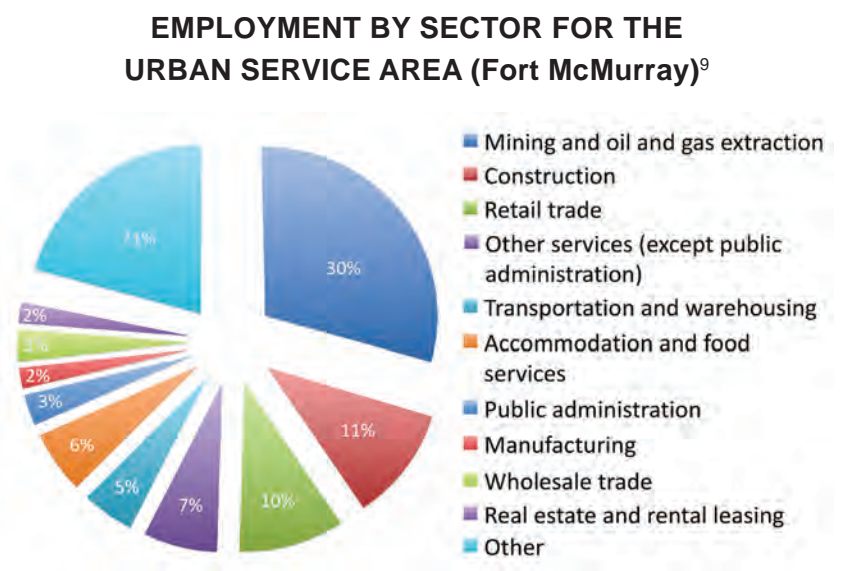
^{4,5,6}Source: RMWB Municipal Census, 2007

⁷Source: RMWB Municipal Census, 2006

⁸Distribution excludes shadow population, First Nations, and homeless located in the Region.

EMPLOYMENT

In the Urban Service Area, oil sands employ 30% of the total labour force population, while construction comprises 11%. Retail trade accounts for 10%.



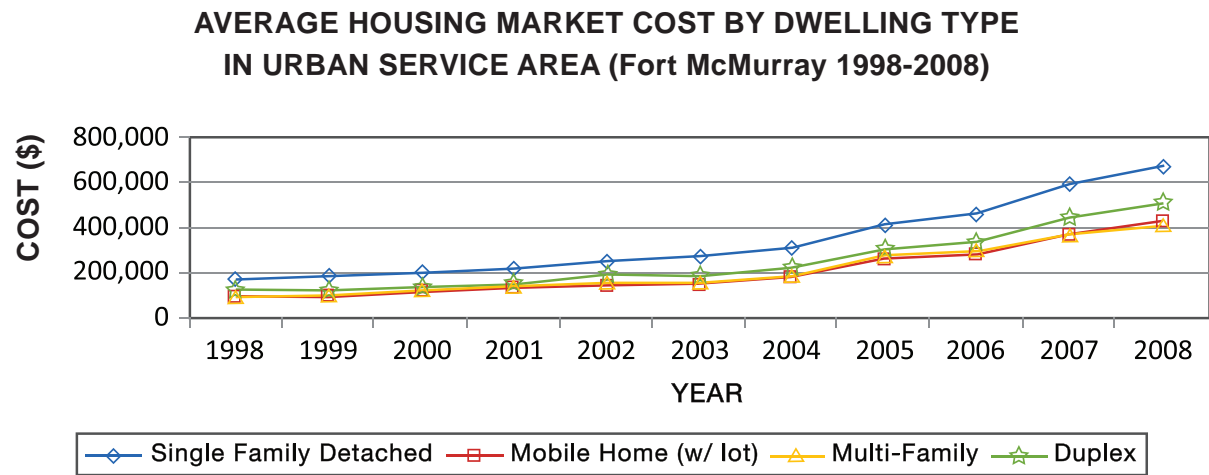
Availability of labour will be critical to meet the demand as the pace of development in the oil sands will continue to accelerate. Based upon the Urban Service Area's targeted population of 250,000 residents by the year 2030, there will be a demand for 93,926 jobs. Nearly 27,500 jobs will be in mining and oil and extraction, while 10,600 will be in construction, and 9,400 in the retail trade.

HOUSING

A combination of strong employment and population growth in the Region has increased the demands for housing units within the Urban Service Area. By 2030, the population is targeted to grow to almost 250,000 people based on existing and pending development applications. It is expected that 81,815 additional dwelling units will be required to house the increase in population.

Population and Dwelling Unit Increase by 2030 for Urban Service Area - Fort McMurray ¹⁰			
Year	Target Population	Additional Urban Service Area Population	Additional Dwelling Units Required Annually
2007	65,400	-	-
2008	75,562	10,162	3,387
2009	83,453	7,891	2,631
2010	90,964	7,511	2,503
2012	108,074	17,110	5,703
2014	121,432	13,358	40,477
2016	136,441	15,009	45,480
2018	153,305	16,864	51,102
2020	165,815	12,510	55,272
2022	179,345	13,530	59,782
2024	193,980	14,635	64,660
2026	209,809	15,829	69,936
2028	229,929	20,120	76,643
2030	245,446	15,517	81,815

The need for additional housing units in the Urban Service Area is imminent as the forecasted employment continues to attract new people. The price of dwelling units has continued to steadily increase since 1998. The average price of a single family dwelling has risen by an average of approximately 29% a year from \$174,220 in 1998 to over \$650,000 in 2009.¹¹ Vacancy rates for the Urban Service Area ranged from 0.0% - 6.5%, currently sitting at 0.48%. The average rent for a 3 bedroom apartment has increased at a rate of approximately 15%; it is currently charged at over \$2,000 per month.¹²



⁹Source: RMWB Municipal Census, 2006
¹⁰Urban Service Area population is based on current & pending development applications. Additional dwelling units required is based on 3 people per unit.
¹¹Fort McMurray Real Estate Board, 2009
¹²Community Services Department, 2008

OPEN SPACE, PATHWAYS AND RECREATIONAL FACILITIES IN THE URBAN SERVICE AREA – FORT MCMURRAY

The Urban Service Area has a variety of open spaces, pathways, and recreational facilities spread throughout. The map identifies the location and the table provides a detailed break- down of the recreational infrastructure.



RECREATIONAL INFRASTRUCTURE ¹³	
Playgrounds	43
Baseball Diamonds	2
Outdoor Hockey Rinks	17
Indoor Arenas	3
Regional Recreational Facilities	1
Community Halls	2
Asphalt Walking Trails	16 km
Nature Trails	19 km
Playfields	59
Parks	37
Tennis Courts	7



¹³source: Envision Wood Buffalo - Community Backgrounders, 2007



HEALTH CARE

Health care in the Urban Service Area is provided by the Northern Lights Health Region (NLHR). One (1) hospital and three (3) medical centres are located in the Urban Service Area. The Northern Lights Health Centre is located in the Lower Townsite; one (1) Medical Centre is located in Timberlea and the other two (2) are located in Thickwood Heights.

SAFETY

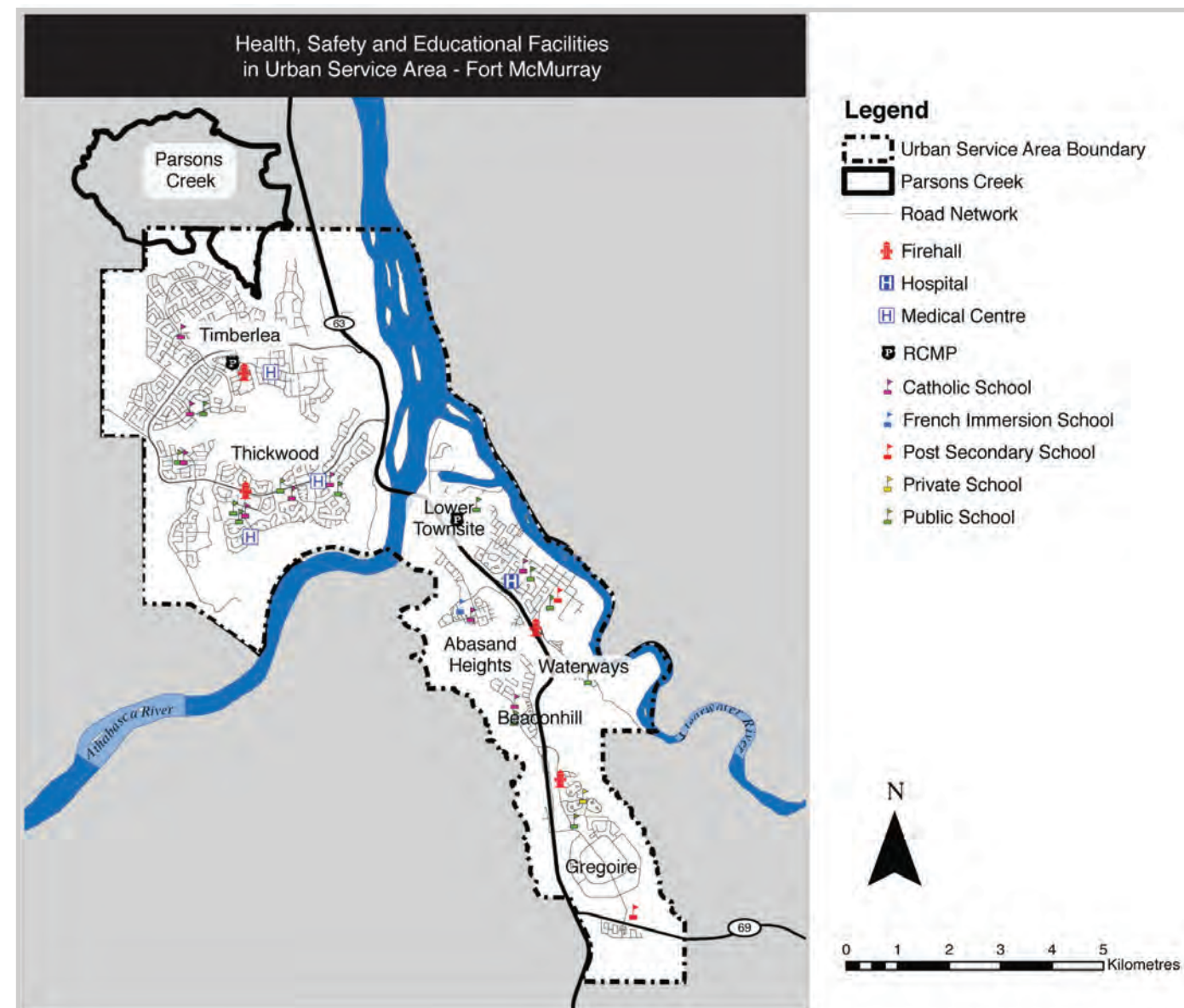
The Urban Service Area receives police services from the RCMP out of 2 offices located in the Lower Townsite and Timberlea.

There are four (4) fire halls located within the Urban Service Area; Timberlea, Thickwood Heights, Lowertownsite/Hwy 63 and Gregoire.

EDUCATION

The Urban Service Area is represented by two school districts, the Fort McMurray Public School District and Catholic School District. The Public School District has twelve (12) schools, and the Catholic School District has eight (8). One (1) French Immersion School exists within the Lower Townsite, and one (1) private school exists within the Gregoire Area.

The Catholic and Public schools are dispersed throughout the Urban Service Area: two (2) Catholic and one (1) Public school is located within the Timberlea area, four (4) Catholic and five (5) Public schools within Thickwood Heights, one (1) Catholic and one (1) Public school within the Lower Townsite, one (1) Catholic and two (2) Public schools within Abasand Heights, one (1) Public school within Waterways, one (1) Catholic and one (1) Public school within Beaconhill, and one (1) Public school within Gregoire.



There is one (1) College, Keyano College, within the Urban Service Area. The College has two (2) campuses; the Main Campus is located within the Lower Townsite, and the Suncor Energy Industrial Campus in Gregoire.

LAND OWNERSHIP + LEASES

Land (both surface and mineral) encompassing Parsons Creek, approximately 815 hectares (2014 acres) in size, is held solely by the Government of Alberta. A Government of Alberta issued oil sands (mineral) lease, 3315 ha (8192 acres) in size, is held by E-T Energy and overlaps the northern portion of the area, located specifically in sections 10 – 12, Township 90 (approximately 360.9 ha/ 891.4 acres).

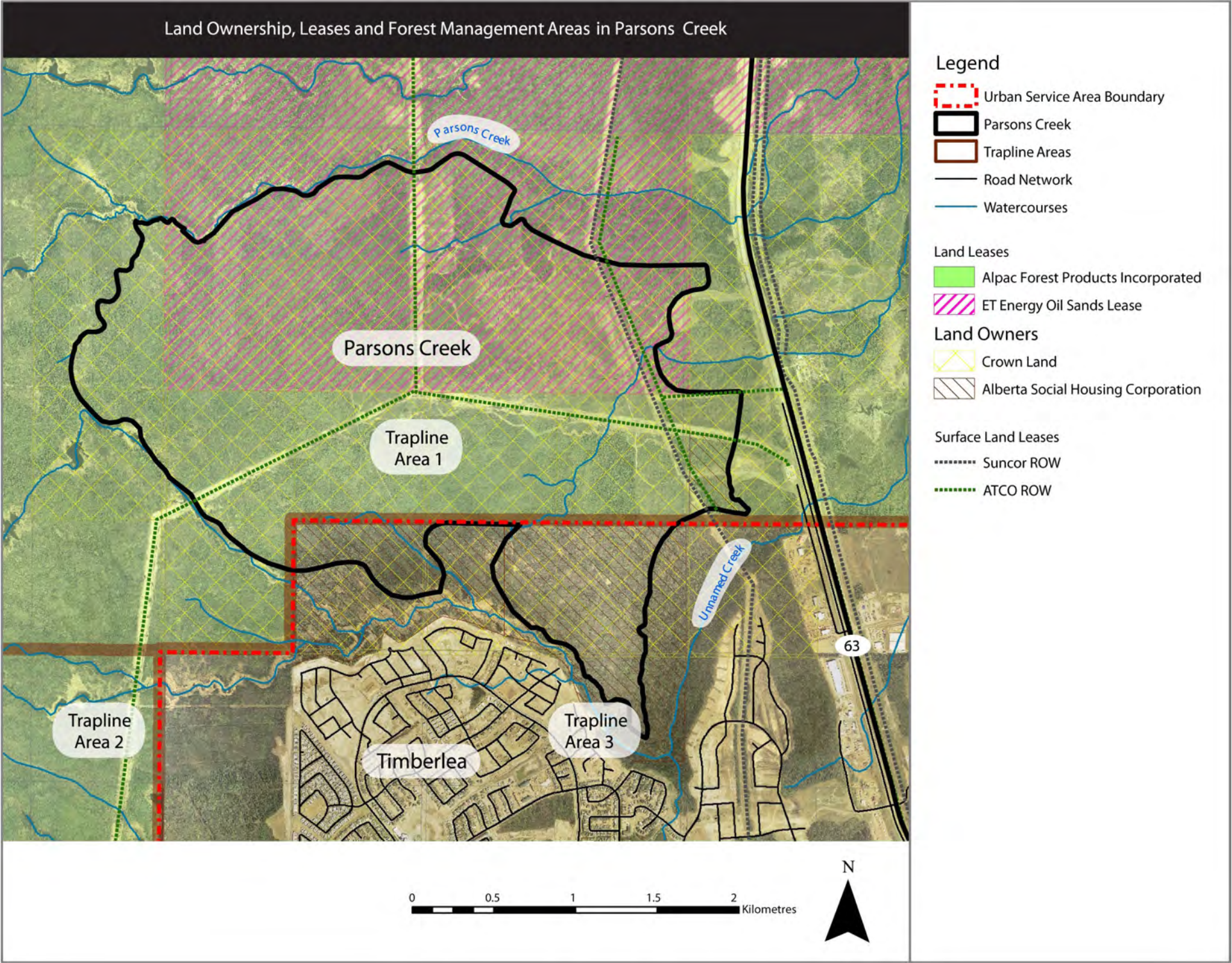
Alberta-Pacific Forestry has a Forest Management Agreement (FMA) currently in place covering the Parsons Creek area excluding SE SEC 1 10-90-W4M, SW SEC 1 10-90-W4M, SE SEC 2 10-90-W4M, and SEC 36 10-89-W4M.

Other Government of Alberta agreements issued in Parsons Creek and located throughout each Section consist of Utility Easements, Metallic and Industrial Mineral Leases, Metallic and Industrial Mineral Permits , Four (4) Year Northern Petroleum and Natural Gas Licenses and Post Four (4) Year Northern Petroleum and Natural Gas Licenses¹⁴.

FUR MANAGEMENT LICENSES

Trapline licenses exist throughout the Regional Municipality of Wood Buffalo. Three (3) **Registered Fur Management (FMA) Licenses** overlap the Parsons Creek area.

AREA 1:
Licence issued: Sept. 15, 1997 Trapline# 1790, Licence# 1A08310
AREA 2:
Licence issued Oct. 17, 1997 Trapline #1387, Licence# 1A08320
AREA 3:
No information available.



¹⁴ Unencumbered Land: It is the responsibility of the Government of Alberta to resolve existing man-made constraints and conduct Aboriginal Consultation.

environmental considerations

Man-made cont'd...

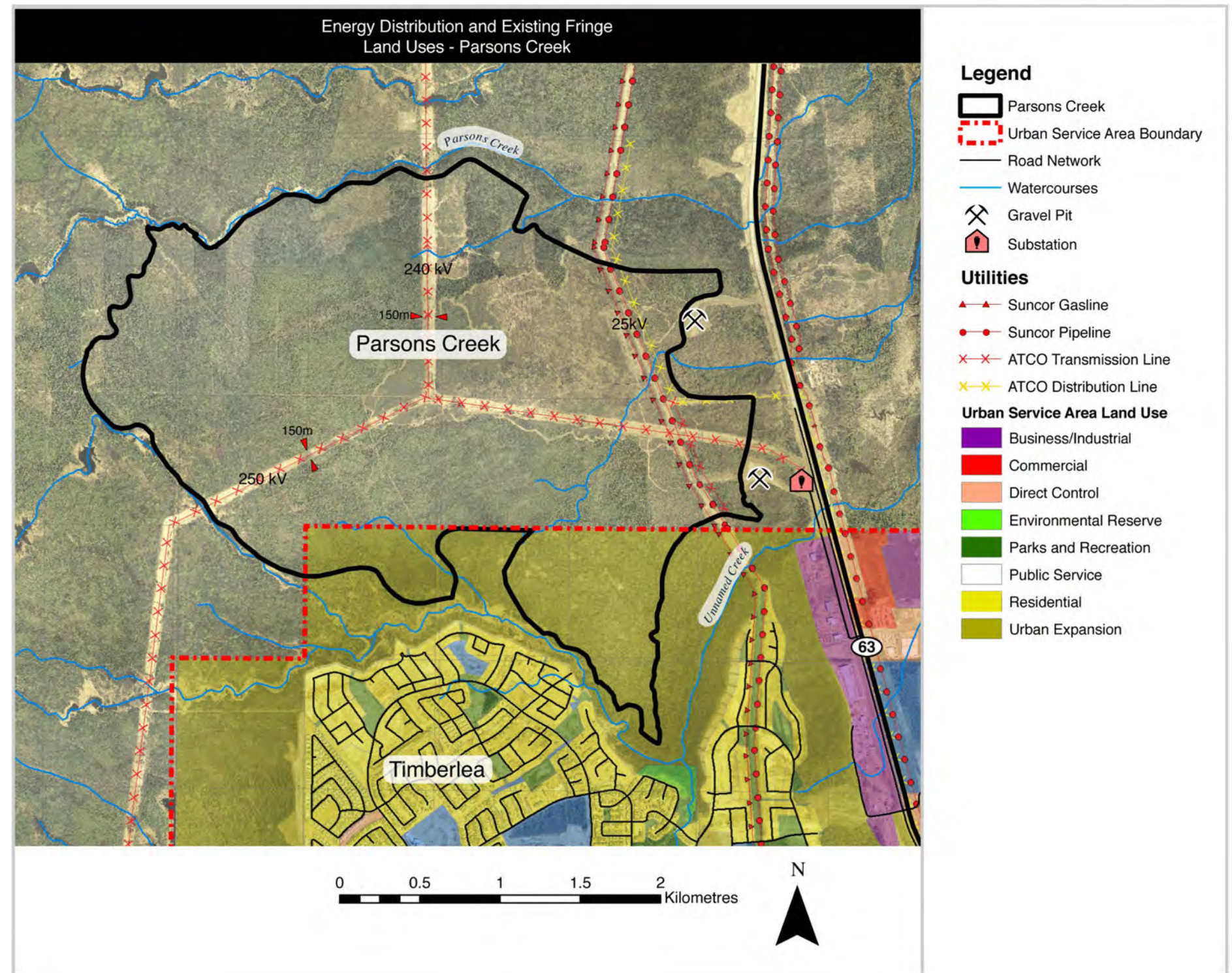
INFRASTRUCTURE + UTILITIES

ATCO power transmission lines (240kV & 144kV) and distribution lines (25kV) traverse Parsons Creek from east to west. A transmission line branches from these lines to the north in the centre of the area. A north to south oriented utility and pipeline easement, used by Suncor Energy and ATCO Electric (25kV), is located in the eastern part of Parsons Creek.

FRINGE DEVELOPMENT

Parsons Creek is bordered to the south by Timberlea. To the east is the Hwy 63 corridor and Athabasca River Valley. Businesses located southeast of the Hwy 63 corridor include H. Wilson Industries Ltd., Tyco International, P&H MinePro Services; and industrial facility under construction; Burnco Rock Products; E Construction; and Thompson Brothers.

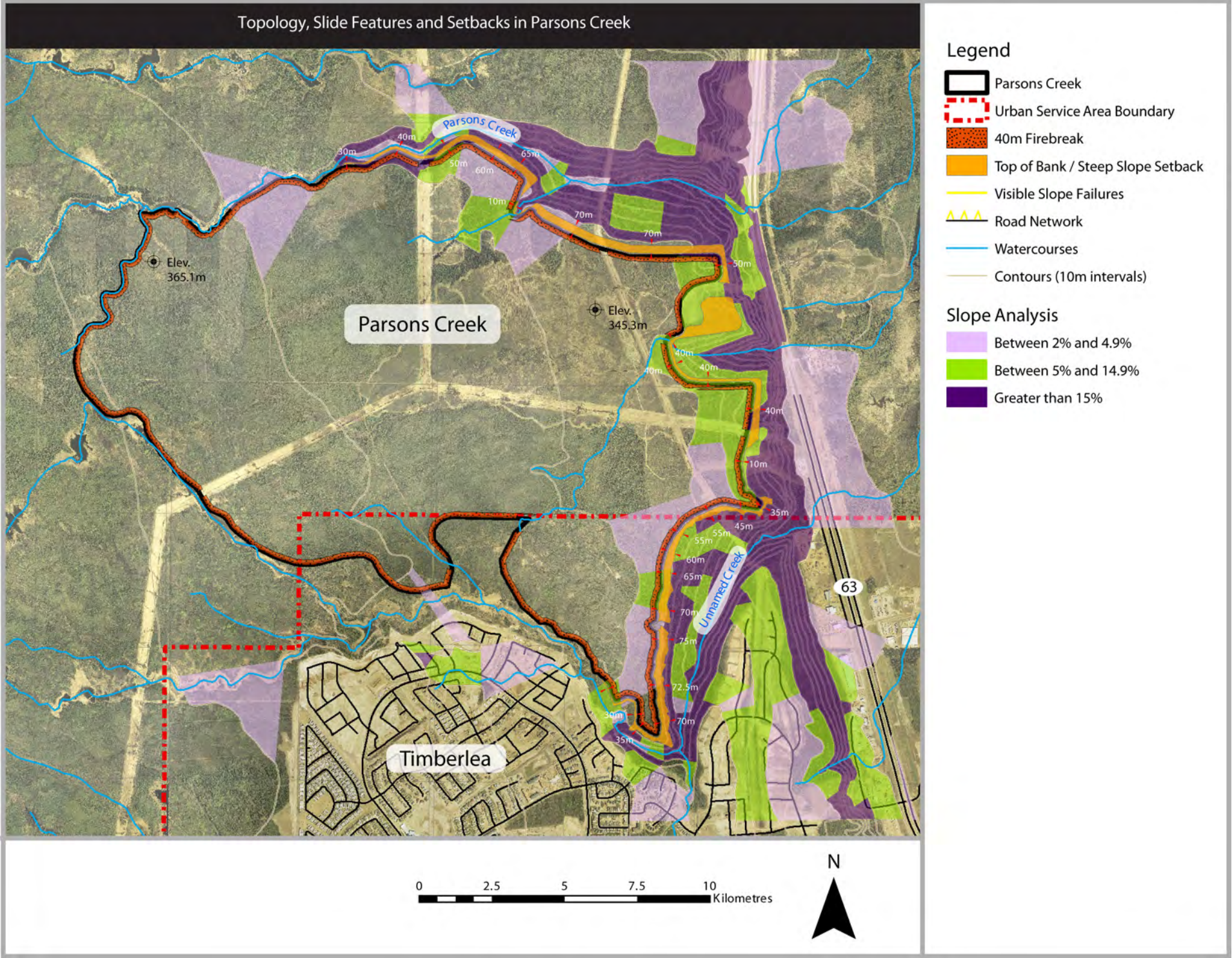
Two former gravel/borrow pits are located in the Athabasca River valley slope, adjacent to the eastern border of Parsons Creek.



TOPOLOGY, SLIDE FEATURES AND SETBACKS

Parsons Creek slopes gradually from west to east, with a total difference in relief of approximately 25 meters from the western boundary to the utility and pipeline right-of-way. East of the right-of-way (RoW), the elevation drops more steeply, to the crest of the Athabasca River valley. The Athabasca River valley varies approximately 50 to 60 meters in depth and inclines at an average slope of approximately 31%. In the west of Parsons Creek, the creeks that form the north and south boundaries create shallow valleys. Gradients of the creeks are steeper in the east part of the area, where they flow through deeply incised valleys (up to 60 metres).

Active slide areas are identified in several locations on the deeper slopes of the unnamed creek. These slides are located in areas of clay shale deposits. Similar slide areas may also be present in the Parsons Creek valley. Preliminary development setback distances range from 10 metres to greater than 70 metres. A further detailed study is required to clearly identify the top of slope line and necessary development setbacks to satisfy geotechnical and environmental concerns. Preliminary development setbacks have been shown on the map.



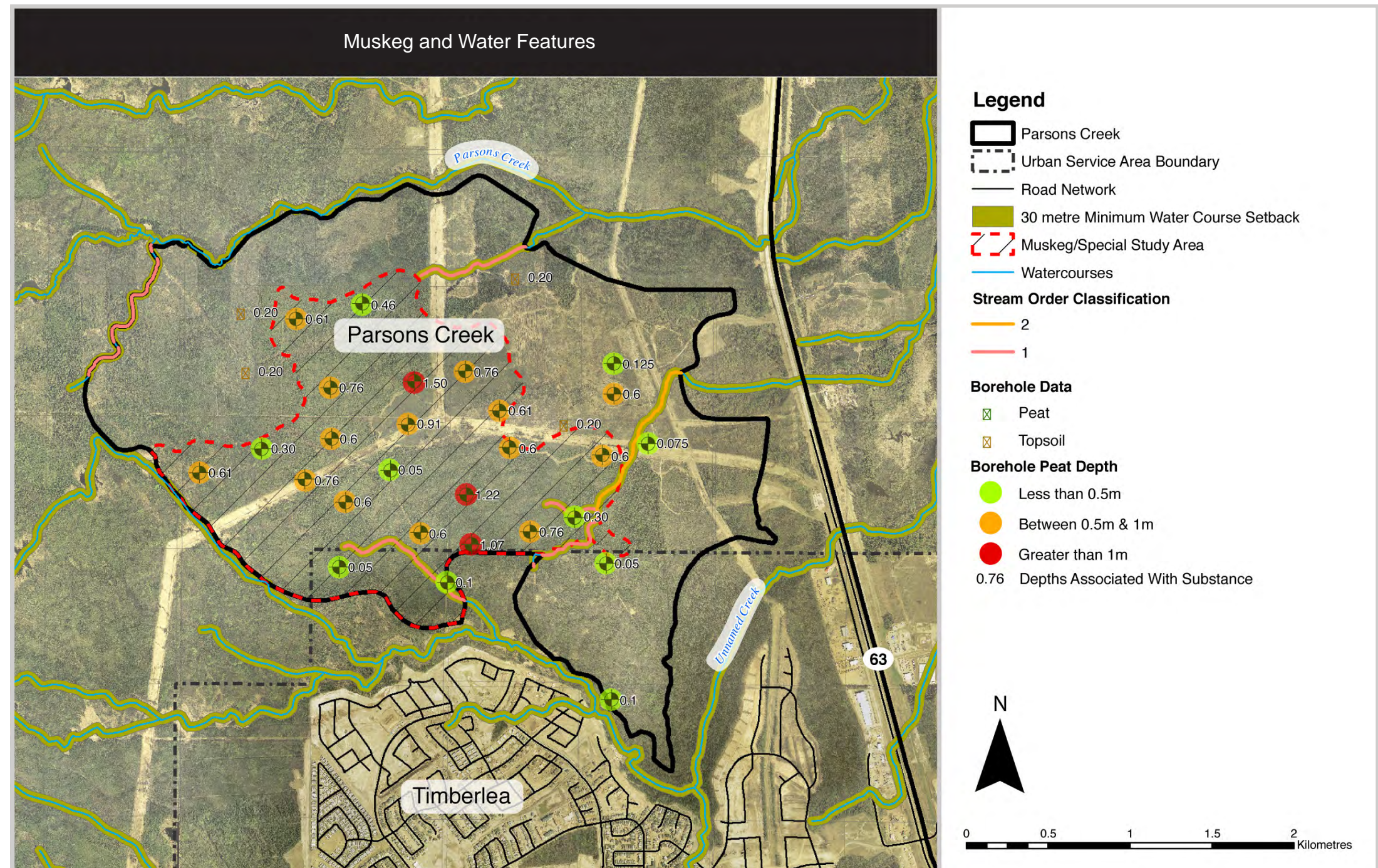
SUBSURFACE SOIL CONDITIONS

The subsurface conditions generally consisted of a layer of peat or topsoil overlying clay till, overlying clay shale bedrock. At some locations of the site the clay till was interbedded with layers or pockets of clay and sand, some of which were several meters thick. At some locations high plastic clay was present directly over the shale, which is possibly highly weathered shale.

MUSKEG AREAS, STREAM ORDER AND GROUNDWATER CONDITIONS

Parsons Creek is primarily mixed aspen and spruce forest with black spruce and willow in poorly drained muskeg areas located in the south central portion. A considerable portion of the Parsons Creek area, approximately 30 per cent (247 acres), consists of muskeg. Upon initial research, the muskeg ranges in depth from inches above grade to over 1.25 metres in select locations. Prior to any development being considered, additional environmental reviews and geotechnical studies are required to determine the areas that would be conducive to development or protected environmentally.

Two (2) different stream order classifications flow within the Parsons Creek area, first order streams, and second order streams. There is approximately 3.6 kilometers in length of first order streams, and approximately 1.1 kilometers of second order streams. Fish species found in the Athabasca region include both sport (e.g., arctic grayling, lake trout) and non-sport fish (e.g., Lake Chub).



NATURAL FEATURES

Muskeg provides landscape character and has important ecological functions. There should be a conscious effort to maintain select areas of muskeg. It is also suggested that where feasible, natural and open space amenities for the Parsons Creek community be located in close proximity to the larger muskeg areas to create linkages between natural and constructed open spaces and to serve as a historical/natural interpretation site(s).

The Athabasca River runs northward through Alberta, originating from the Columbia Icefields south of Jasper. The Peace-Athabasca Delta is the largest freshwater delta in the world and is home to a large diversity of plant and animal species. Proximity to this natural feature provides an opportunity for future recreational use, with the development of a pedestrian friendly connector.

Parsons Creek and Valley are an important natural amenity that will add more aesthetic value to the open space system as well as provide passive (e.g., bird watching) and active (e.g., fishing) recreational opportunities.

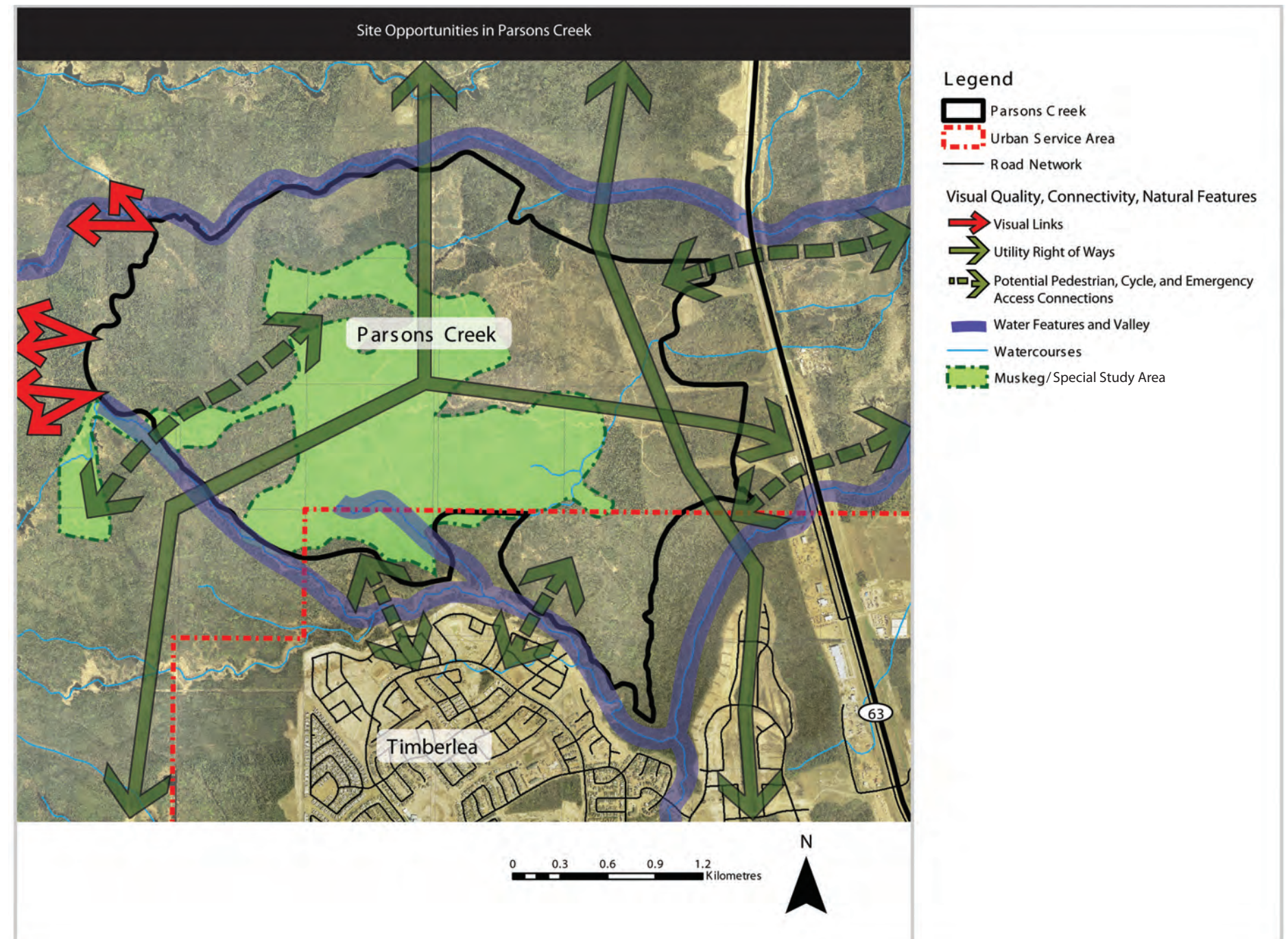
The Parsons Creek area averages <2% natural slope through the site which supports the development of a Transit Oriented Design (ToD) standard. The reduced slope feature will increase the potential for pedestrian and cycle traffic along designated corridors.

CONNECTIVITY

A number of Utility Right-of-Way's (RoW's) intersect the Parsons Creek Area. These ROW's, which in total are approximately 7.1 kilometres in length, will be integrated into the community design to serve as pedestrian, cycle and emergency access corridors. This connections will provide an opportunity to integrate open space systems and neighbourhood nodes in Parsons Creek, and connect to Timberlea, Stone Creek (Parcel F), and the future West Growth Area.

VISUAL QUALITY

Visual links are present along the west border of the Parsons Creek Area, and the Athabasca River valley. They will provide an opportunity for Parsons Creek residents to view the surrounding landscape.



community vision and design brief

Vision + Sustainable Community Principles

PARSONS CREEK - COMMUNITY VISION

The community of Parsons Creek is home to over 24,000 residents. The community is composed of transit-oriented neighbourhoods providing a range of housing types for a diverse population including families, singles, and people of all ages. The neighbourhoods are designed around transit nodes where retail, recreation, open space, schools and high density housing connect through a network of trails. Parsons Creek is known for its environmental quality and vibrancy, where large areas of the natural landscape express the unique northern character and sense of place whilst providing a place to live, work and shop with safety and convenience.

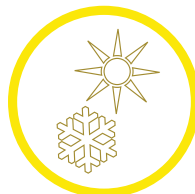
PARSONS CREEK - SUSTAINABLE COMMUNITY PRINCIPLES + GOALS



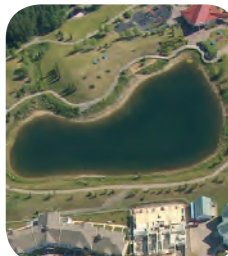
1. The landscape is the single most important element contributing to visual character and environmental quality • Retain ecological integrity where possible (ecosystem, hydrology, vegetation) • Recognize the muskeg as a unique feature of the area, and integrate where possible into overall site planning and avoid fragmentation of existing muskeg patches • Utilize plant species and landscape vocabulary appropriate to northern Alberta • Incorporate perimeter roads, trails and park space that can function as fire breaks, to minimize the risk of interface fires • Choose FireSmart building materials and design



2. Parsons Creek shall have a unique sense of place that expresses the landscape and culture of northern Alberta • The geography, history, culture and lifestyle shall be celebrated through site planning and design • The area and each sub-neighbourhood shall be visually and functionally coherent • The boreal forest landscape character shall be apparent



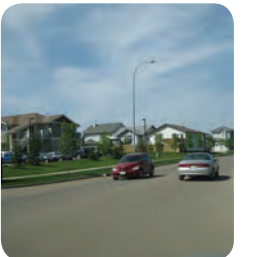
3. Extremes of climate shall be modified through site planning, building massing, and architectural and landscape design so that Parsons Creek will be known for its four season/ all time comfort and use and as a livable winter city • Utilize block patterns, street design and building forms appropriate to a northern climate in order to modify extremes of weather • Siting and arrangement of buildings and landscape design should take advantage of solar exposure and provide shelter from wind • Neighbourhoods shall be developed as compact and complete nodes in which it is possible to comfortably walk to most services and amenities



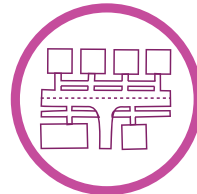
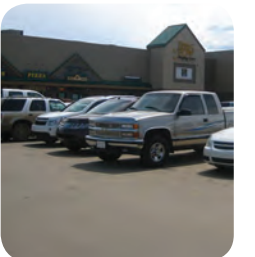
4. Provide a range of housing types to accommodate a diverse population • Provide housing that is suitable for a range of incomes, ages, and household types (Singles, Married Couples, Families with children, etc.) • Develop housing types that reflect the climate, culture and history in a contemporary way • Encourage development of secondary suites to increase the range of dwelling types and provide more accommodations for residents not desiring more traditional housing or apartments



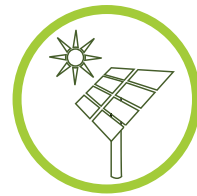
5. A mix of uses shall be at the heart of the neighbourhood nodes, to provide residents with the opportunity to live, work, study and recreate within a vibrant, livable and walkable area • Provide a mix of uses, services and housing types • Provide ease of access and ensure continuity and connectivity through the provision of pedestrian network of paths and sidewalks • Provide schools and other institutions and services within walking distance of all residents • Provide a range of cultural, recreational and entertainment facilities and amenities so that the neighbourhood is as complete a living environment as possible • Include employment opportunities within each neighbourhood node to provide the opportunity for residents to work within walking distance of home, and to provide economic diversification • Provide opportunities for Off Highway Vehicle (OHV) recreation supporting the municipal OHV Master Plan



6. Urban form should respond to the unique transportation, circulation and parking requirements • Utilize Transit Oriented Development as a model for site planning • Include strategically placed transit nodes, commercial development and services within walking distance of residents • Aim for higher density to establish a critical mass of people to make possible transit and commercial nodes • Minimize extraordinary parking requirements without compromising the pedestrian environment • Incorporate the principles of Crime Prevention through Environmental Design to increase surveillance of the neighbourhood by residents • Design public spaces to be in easy view and access by residents to encourage social interaction and reduce the presence of marginal and illegal activities



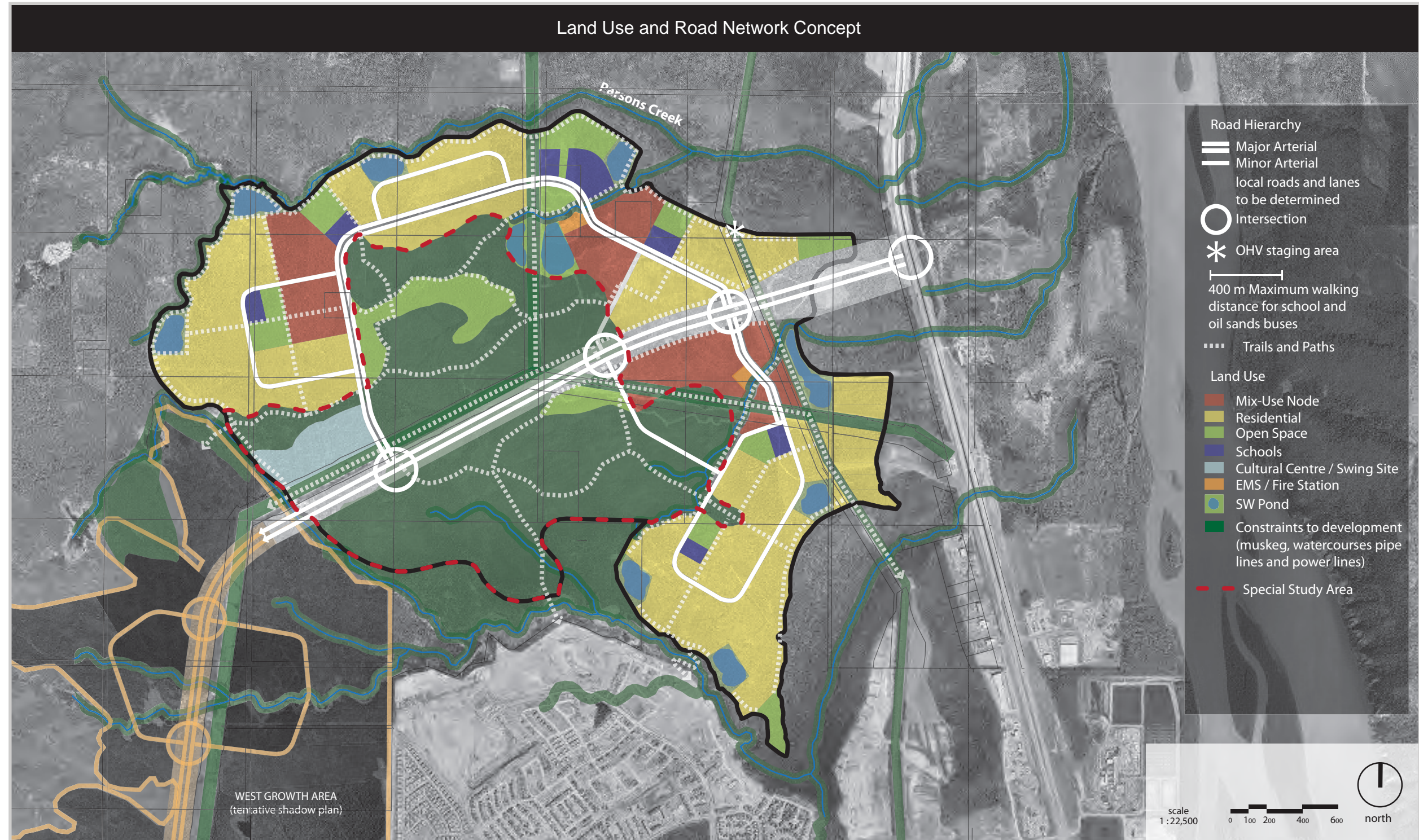
7. The public realm should be considered as the basic framework of infrastructure • Neighbourhood layout should be legible • Block structure and street design shall be permeable and walkable • There should be a range of open space types to serve a wide demographic composition



8. Urban form should lead to environmentally, economically and socially sustainable neighbourhoods • Provide transportation choices through effective site planning and design so that residents may have alternatives to automobiles • Create compact, complete and connected neighbourhoods so that energy requirements are decreased, social connectivity is encouraged, and physical activity is supported • Encourage more sustainable technologies, infrastructure and architecture

community vision and design brief

Vision + Sustainable Community Principles cont'd...



community vision and design brief

Population + Housing Outlook

POPULATION OUTLOOK

An estimated 145.6 hectares of developable residential lands have been identified at this preliminary stage. The Parsons Creek area currently has a total population outlook of 24,634 people. Based on a calculation of 95 people per hectare, the currently identified residential areas could accommodate a population 13,834. In areas of mixed use, where densities would be higher, a calculation of 250 people per hectare has been used to target a potential population of 10,800. Should further site investigation at the time of Outline Plan show that the special study area (i.e., muskeg), or portions thereof, be developable, the population may increase dependant on the amount of land identified for development (versus preservation).

Higher population densities are required within the mixed use areas in order to support a Transit Oriented Design (ToD) concept and efficient land use.

HOUSING OUTLOOK

In order to accommodate a current target population of 24,634, Parsons Creek would require approximately 8,211 dwelling units.¹⁵ Proposed housing would incorporate a mix of single family and multi-dwelling units. Based on the Vision and Sustainability Principles, housing would exist in both residential and mixed use areas and accommodate residents of a variety of incomes classes and stages of life.

Parsons Creek Area Statistics			
	Area Statistics		
	acres	hectares	
GROSS LAND AREA	2013.7	814.9	100%
Muskeg area / Special Study Area	663.2	268.4	
Setbacks from water/wet areas	53.9	21.8	
Arterial Roadways	219.9	89.0	
Firebreak	109.9	44.5	
Powerline ROW	60.5	24.5	
Pipeline ROW	16.3	6.6	
GROSS DEVELOPABLE AREA	890.0	360.1	
Notes:			
Arterial roadways include:			
Major Arterials (140 m RoW - AIT standards)	3.6 km	124 ac	50 ha
Divided collectors (52 m RoW - RMWB standards)	4.4 km	56 ac	23 ha
Minor Arterial (Collector) (24 m RoW - RWMB	6.7 km	40 ac	16 ha
TOTA L	14.7 km	220 ac	89 ha

SUMMARY			
	Area Statistics		
	acres	hectares	
GROSS DEVELOPABLE AREA	890.0	360.1	100.0%
Circulation (20% local roads)	177.8	71.9	20.0%
Storm Water Ponds	92.1	37.3	10.4%
Parks/Schools/Open Space/MR	128.9	52.1	14.5%
Public Utility Lot	24.7	10.0	2.8%
NET DEVELOPABLE AREA			
Residential	359.9	145.6	40.4%
Commercial/Mixed Use	106.6	43.2	12.0%
POPULATION	Area (Ha)	Density	Population
Residential	145.6	95	13,834
Commercial/Mixed Use	43.2	250	10,800
TOTAL	188.8		24,634

PHASE 1			
	Area Statistics		
	acres	hectares	
GROSS DEVELOPABLE AREA	366.5	148.3	100%
Circulation (20% local roads)	72.9	29.5	20%
Storm Water Ponds	39.5	16.0	10.8%
MR(Parks/Schools/Open Space)	37.7	15.2	10.2%
PUL	24.7	10.0	6.7%
NET DEVELOPABLE AREA			
Residential I	144.1	58.3	39.3%
Commercial/Mixed Use	47.6	19.3	13.0%
POPULATION	Area (Ha)	Density (pph)	Population
Residential I	58.3	95	5,539
Commercial/Mixed Use	19.3	250	4,825
TOTAL			10,364

PHASE 2			
	Area Statistics		
	acres	hectares	
GROSS DEVELOPABLE AREA	173.8	70.3	100%
Circulation (20% local roads)	34.9	14.1	20.0%
Storm Water Ponds	20.0	8.1	11.6%
MR(Parks/Schools/Open Space)	60.8	24.6	34.9%
NET DEVELOPABLE AREA			
Residential I	40.8	16.5	23.6%
Commercial/Mixed Use	17.3	7.0	9.9%
POPULATION	Area (Ha)	Density (pph)	Population
Residential	16.5	95	1,568
Commercial/Mixed Use	7.0	250	1,750
TOTAL			3,318

PHASE 4			
	Area Statistics		
	acres	hectares	
GROSS DEVELOPABLE AREA	242.7	98.2	100%
Circulation (20% local roads)	48.5	19.6	20.0%
Storm Water Ponds	18.0	7.3	7.4%
MR(Parks/Schools/Open Space)	30.4	12.3	12.5%
NET DEVELOPABLE AREA			
Residential	104.1	42.1	42.9%
Commercial/Mixed Use	41.7	16.9	17.2%
POPULATION	Area (Ha)	Density (pph)	Population
Residential	42.1	95	4,000
Commercial/Mixed Use	16.9	250	4,225
TOTAL			8,225

PHASE 3			
	Area Statistics		
	acres	hectares	
GROSS DEVELOPABLE AREA	107.0	43.3	100%
Circulation (20% local roads)	21.5	8.7	20.0%
Storm Water Ponds	14.6	5.9	13.6%
MR(Parks/Schools/Open Space)	0.0	0.0	0.0%
NET DEVELOPABLE AREA			
Residential I	70.9	28.7	66.4%
Commercial/Mixed Use	0.0	0.0	0.0%
POPULATION	Area (Ha)	Density (pph)	Population
Residential I	28.7	95	2,727
Commercial/Mixed Use	0.0	250	0
TOTAL			2,727

Notes

- Assumes that commercial will be located in mixed use areas in which residential uses are also located.
- Land uses are not distributed equally among the phases, but are balanced overall.
- Calculations are based on targeted densities of 95pph in residential areas and higher densities of 250pph around the nodes, in order to sustain mixed use transit oriented development.

¹⁵Dwelling unit estimation is based on 3 people per unit.

community vision and design brief

Design Concept

URBAN STRUCTURE

Parsons Creek is designed as an integrated series of neighbourhoods that provide a range of services, amenities and open spaces. The organization of land uses and the circulation system is derived from a combination of factors, including a response to the environmental conditions and constraints, the desire to create compact, complete, walkable neighbourhoods, the provision of mixed use nodes that are easily accessible by all residents, the provision of schools, parks and other services and amenities according to the best practices of catchment distances, and the satisfaction of the requirements of municipal infrastructure.

The preliminary developable area was determined after considering the following areas which pose constraints of varying degree to development:

- Extent of the Muskeg areas (environmental reserve);
- Watercourses and required setbacks;
- Preliminary top of bank and geotechnical setbacks; and
- Powerline and pipeline rights-of-way.

The final developable area shall be determined through on-site analysis of landforms, soil structure, and unique environmental characteristics of the land. Prior to development of the area it is suggested that further analysis of the items noted above be conducted.

These constraints are also considered as strong assets. The muskeg, creeks, and topography can help to give Parsons Creek a strong sense of place, and the pipeline and powerline rights-of-way are important visual and spatial elements that are integrated into the open space system.

The remaining developable area is organized around several mixed use nodes in which commercial services, employment centres, schools and other institutions form strong neighbourhood centres. There are four (4) residential cells from which the neighbourhood nodes, schools and other amenities are within walking distance. The various areas of Parsons Creek are connected by two highly permeable and legible systems: the road system that accommodates cars, transit, and pedestrians on sidewalks; and the open space system that provides walking, biking and skiing trails throughout the site.

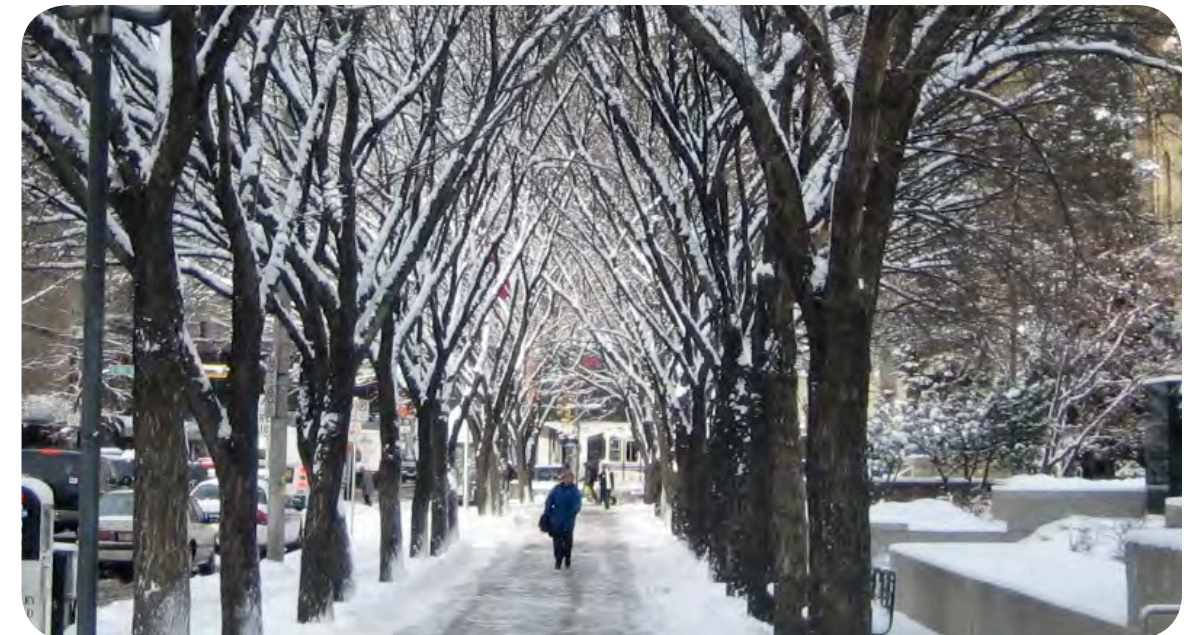
The northern location of Fort McMurray, the unique context and culture (including a heavy reliance on bus travel to the oilsands work sites), and the strong desire to make Parsons Creek a livable community of integrated neighbourhoods are factors that influence the development of the inter-relating elements and systems.

The following sections describe various components of the Parsons Creek Community Vision and Design Concept and illustrate how the concept expresses the Sustainable Community Principles and Goals.

SUSTAINABLE COMMUNITY PRINCIPLES ACHIEVED:



Retention of existing landscape provides shelter and gives a strong sense of place.



Fort McMurray, as a winter city, can be made more livable through the provision of street trees as shelter, and through the development of a high quality public realm for four season / all time comfort and use.

community vision and design brief

Design Concept cont'd...

TRANSIT ORIENTED DEVELOPMENT & MIXED USE NODES

The development of each neighbourhood is envisioned as a Transit Oriented Development (ToD) where mixed use nodes function as neighbourhood centres. Each mixed use node contains a range of uses including offices, commercial development, and services that are mixed with higher density residential development that helps to support the commercial development and provides housing options. The mixed use nodes are all within walking distance of the surrounding residential areas.

Objectives:

- 1. Each node shall have well-designed transit stops that can accommodate both company buses as well as a municipal bus system; and
- 2. Design of the neighbourhoods shall be highly walk-able and encourage use of transit and support the commercial development and other amenities.



Garrison Woods in Calgary is a highly successful example of a neighbourhood designed around a mixed use node. Commercial development forms a Main Street, and higher density residential development is concentrated around that node.



In many Fort McMurray neighbourhoods at present, company buses travel on all residential roads picking up workers. This is largely a result of the curvilinear block pattern, low walkability, and lack of distinct neighbourhood centres. This situation will be avoided in Parsons Creek through the establishment of strong transit oriented mixed use nodes, a permeable grid block pattern, and a walkable network of streets and paths.

COMMERCIAL DEVELOPMENT

Various commercial forms are found in Canadian cities, however not all provide a strong pedestrian focus and lead to a high quality urban form that is envisioned for Parsons Creek.

Objectives:

- 1. Commercial development shall accommodate a range of retail and other uses which will satisfy the needs of a diverse community.
- 2. The mixed use transit oriented nodes will follow more of a Main Street type, with stores abutting the street, rather than a suburban or strip mall.

The examples shown here illustrate a range of situations - all examples are shown at the same comparative scale.



Mackenzie Towne High Street in Calgary is a recent example of a neighbourhood scale commercial area that accommodates pedestrians as well as vehicle parking, and that has a legible urban structure.



Britannia Mall in Calgary is a good example of a neighbourhood-scale commercial strip with niche businesses and human scaled development



SUSTAINABLE COMMUNITY PRINCIPLES ACHIEVED:



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Design Concept cont'd...

COMMERCIAL / MIXED USE

The commercial areas in Parsons Creek will be designed to create a high quality pedestrian environment, typical of many Main Street areas. The important elements that make up these streets will be applied in Parsons Creek mixed use nodes.

Objectives:

1. Buildings shall be close to the property line to create a strong edge and 'street wall';
2. Each building shall have a mix of uses, including retail at grade, and office or residential above;
3. There shall be narrow lot subdivision, or internal building subdivision, to result in frequent entries on the street;
4. Commercial/retail units shall vary in size to make it possible for local and individual businesses to afford space; and
5. There shall be continuous wide side-walks, public art and street furniture supportive of a safe pedestrian environment.

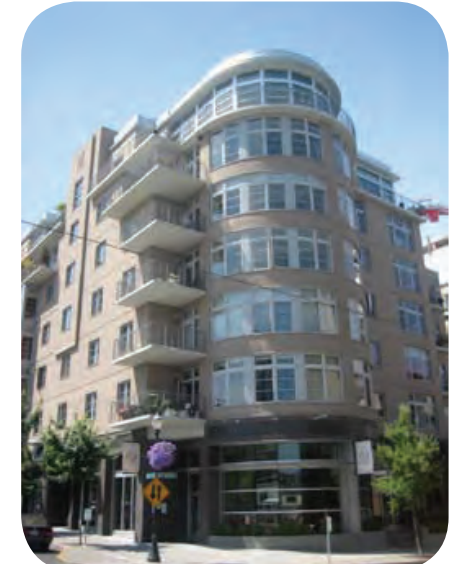
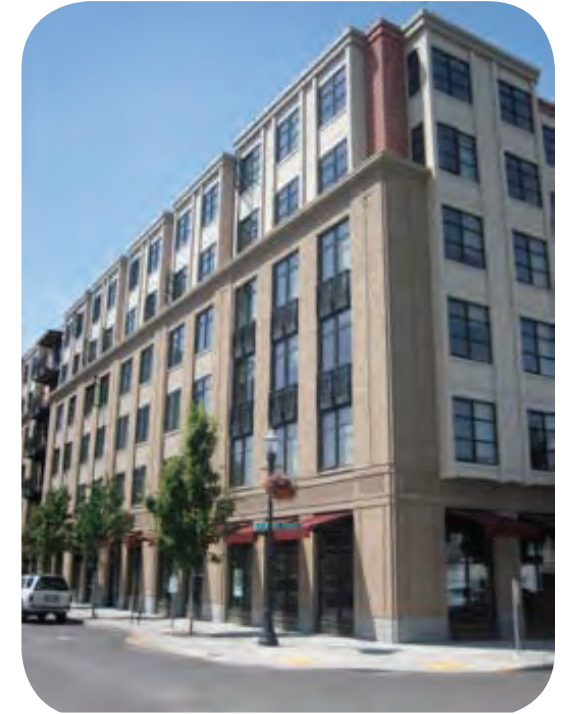


HIGH DENSITY RESIDENTIAL

Objectives:

1. High density residential development shall be concentrated around mixed use nodes; and
2. Multi-family developments shall include retail or live-work units at grade, and a variety of unit types and sizes for a diverse population.

High density residential provides the population density necessary to support commercial development and the transit nodes, and creates the necessary vibrancy in the neighbourhood centres.



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Design Concept cont'd...

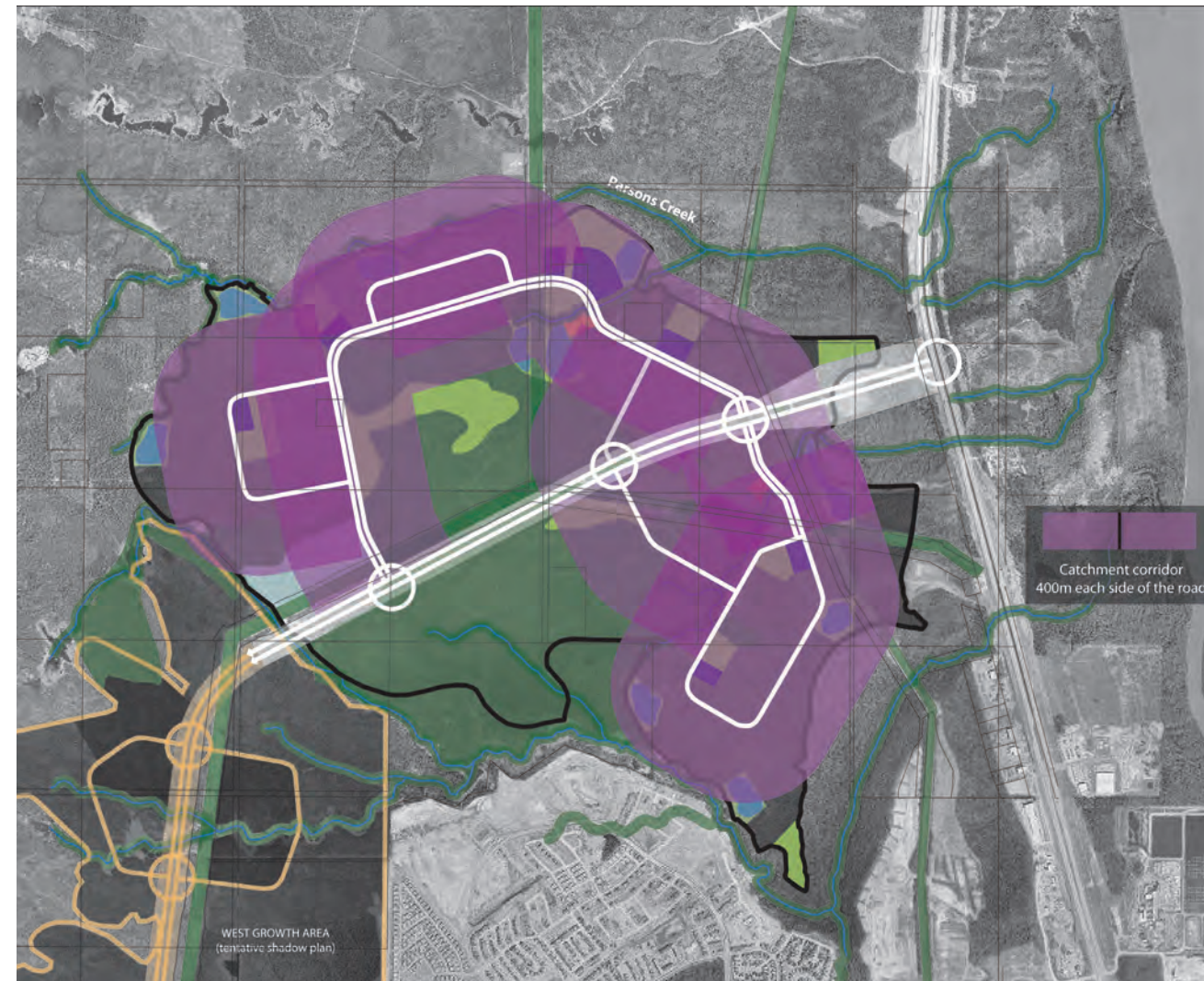
ROAD NETWORK AND TRANSIT CORRIDORS

The transportation system in Parsons Creek ensures that most residents are within 400 meters of either a collector or arterial roadway. These roads will be where transit (i.e., private and municipal) will be routed, to avoid bus traffic on local residential streets.

The catchment area for schools is also 400 meters; therefore the road system and residential development will also result in neighbourhoods in which schools are within walking distance of all children and parents.

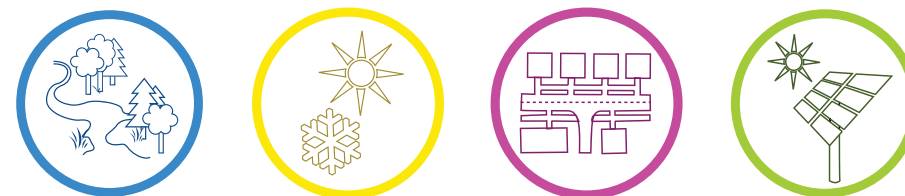


Transit corridors
200 m catchment area on each side of the road



Transit corridors
400 m catchment area on each side of the road

SUSTAINABLE COMMUNITY PRINCIPLES ACHIEVED:



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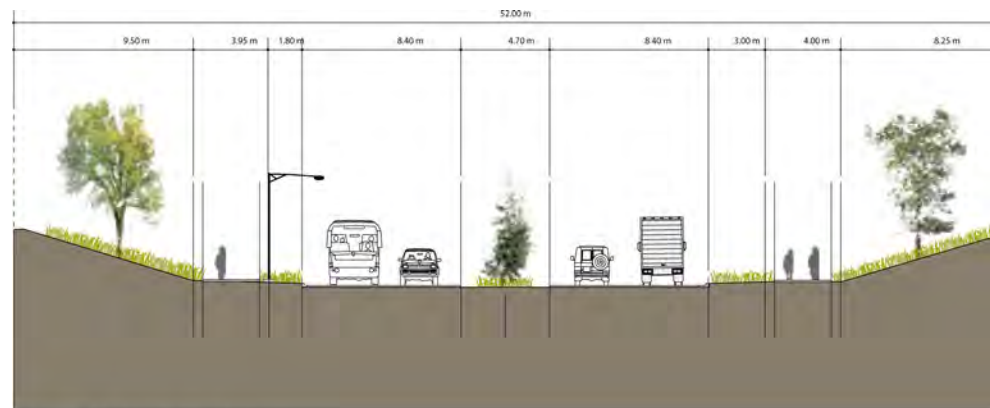
Design Concept cont'd...

MAJOR ARTERIAL AND COLLECTORS

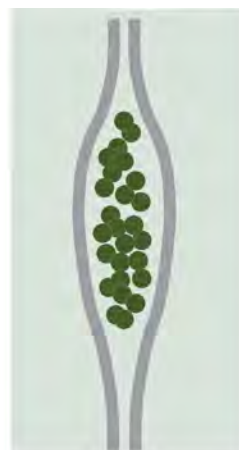
The road network provides a permeable system and a legible hierarchy, supportive of the development of transit and mixed use nodes.

Objectives:

1. The major arterials and collectors shall carry the heaviest traffic.
2. Despite their loads, major Arterials and Collectors shall accommodate pedestrian sidewalks, median and boulevard plantings. The cross sections illustrate the options for planting, including, where space permits, a larger median planting area. The plantings are important elements in moderating many of the microclimate effects, notably the winter wind, and in creating a sense of place.



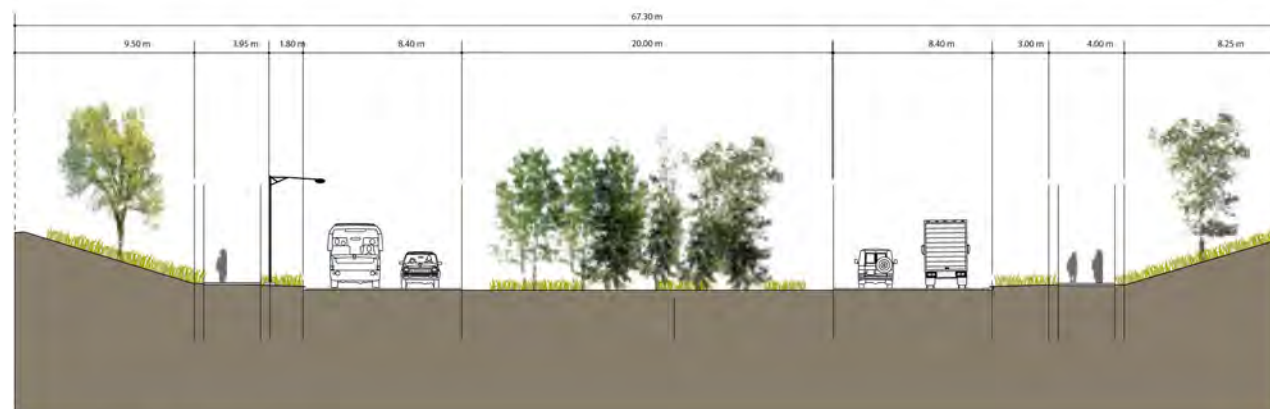
Urban Major Arterial



Plan view of bulging enlarged medium conserving existing mature landscape



Urban Collector



Urban Major Arterial - Option
Pockets of existing landscape in bulging enlarged median



Urban Collector - Option
With treed boulevard

LOCAL STREET

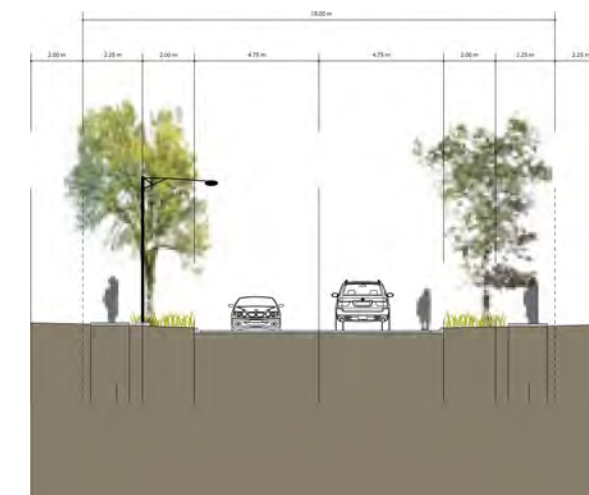
Sidewalks on both sides of the streets and street trees support a walkable environment, and also provide shelter and shade. Building types that include front porches rather than front car garages are encouraged.

Objectives:

1. Residential streets shall be designed to accommodate local traffic and pedestrian mobility.



“Eyes on the street” - Parking in the rear yard and front porches support a safe and pedestrian friendly atmosphere.



Local Street

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Design Concept cont'd...

BLOCK PATTERN, BUILDING PLACEMENT & RESIDENTIAL TYPES

Parsons Creek neighbourhoods are envisioned as highly walkable and liveable.

Objectives:

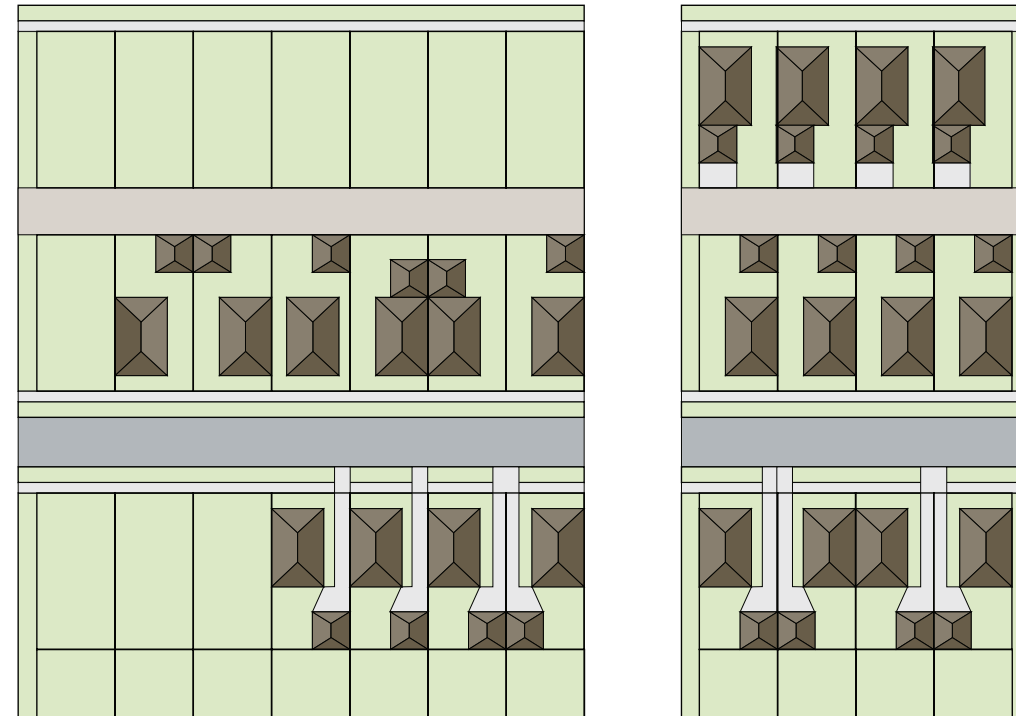
1. The block pattern shall be a grid or modified grid, rather than a curvilinear pattern.

The grid or modified grid provides the greatest degree of walkability and permeability, and accommodates changes in land uses to a greater degree than a curvilinear pattern currently seen in the Urban Service Area.

RESIDENTIAL TYPES

Objectives:

1. The residential components of each neighbourhood shall provide a range of housing types in addition to single family houses, to accommodate a diverse population. Live-work units shall also be considered as a part of the building types.



A zero lot line arrangement, where buildings are placed on a side lot line, result in a larger net open space area per lot. Various combinations of detached and attached housing is possible, as well as options for shared driveways (which will reduce the overall amount of paved surface).

SUSTAINABLE COMMUNITY PRINCIPLES ACHIEVED:

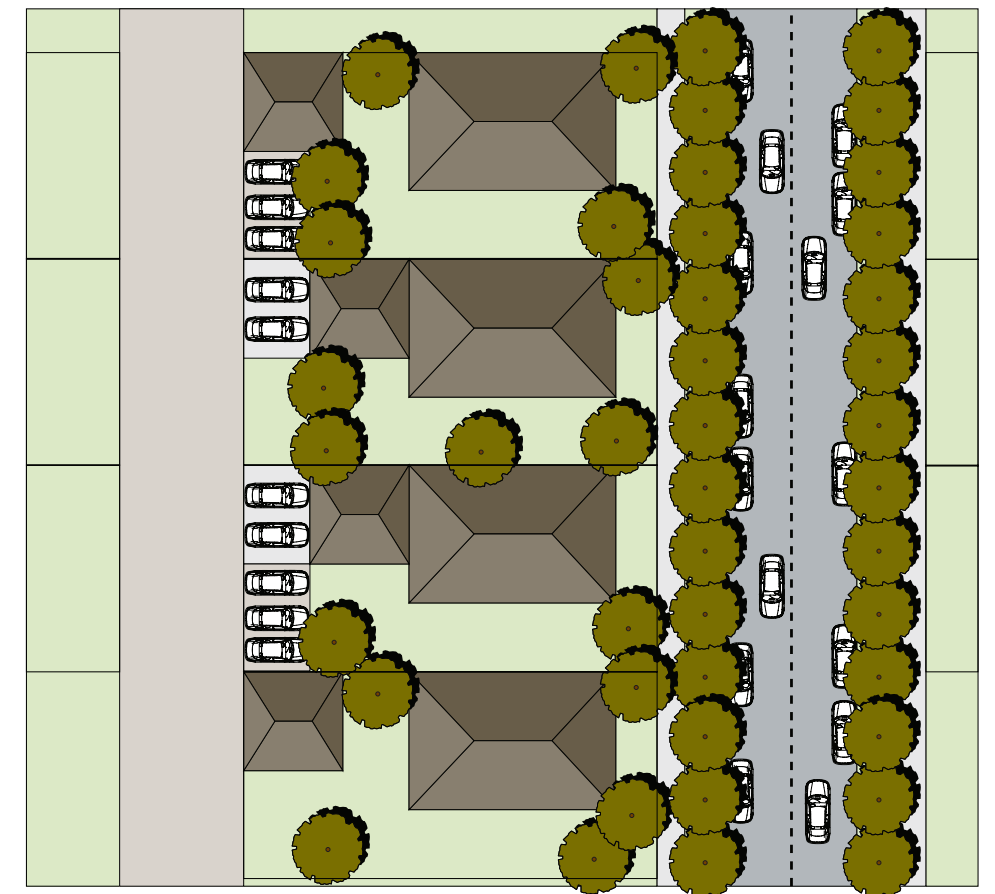


REAR YARD PARKING

Objectives:

1. Parking shall be accommodated at the rears of lots via alleyways.
2. Basic alleys will be encouraged throughout the design of Parsons Creek.
3. Arrangement of houses and garages will provide opportunities for shared parking. Multi-dwelling apartments will include underground parking, reducing the amount of land devoted to surface parking.

Proper placement of rear garages creates ample space for parking for cars, trucks and accessory vehicles. This also helps to achieve a high quality front street where sidewalks and continuous street trees create a high quality public realm.



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Design Concept cont'd...

OPEN SPACE SYSTEM

The public realm is one of the most important layers of urban infrastructure, and it is designed as an integrated system of streets and sidewalks, paths, parks, and other open spaces. A full typology of open spaces includes natural areas, large recreation parks, sports fields of various sizes and types, civic squares and plazas, cultural and historic sites, playgrounds and tot lots, as well as a system of trails. This range of open space types serves a wide demographic composition, and helps to make Parsons Creek attractive to a diverse population, including families, singles, and people of all ages.

PUBLIC REALM

The public realm elements are designed to provide four season/all time comfort and use, including special attention to the winter months.

Objectives:

1. Buildings and landscape shall provide shelter and screening, and spaces shall be arranged for winter use as well as throughout the other seasons.

SYSTEM OF TRAILS

A design vocabulary for the trails will provide trail standards that create good legibility, and that reinforce the context in which they are found.

Objectives:

1. A system of trails and paths shall provide linkages between all areas of Parsons Creek, ensuring that residents have good pedestrian or bicycle access (as well as skiing in winter) to all areas.
2. The trail network design should include connections of formal trails in Parsons Creek to existing neighbourhoods such as Timberlea and to the West Growth area.



Trails in/or adjacent to natural areas.

Trails can be included beside roads with proper separation between pedestrians and cars. This existing example in the Urban Service Area illustrates the strong sense of place that is created by designing a road and trail through a natural area.



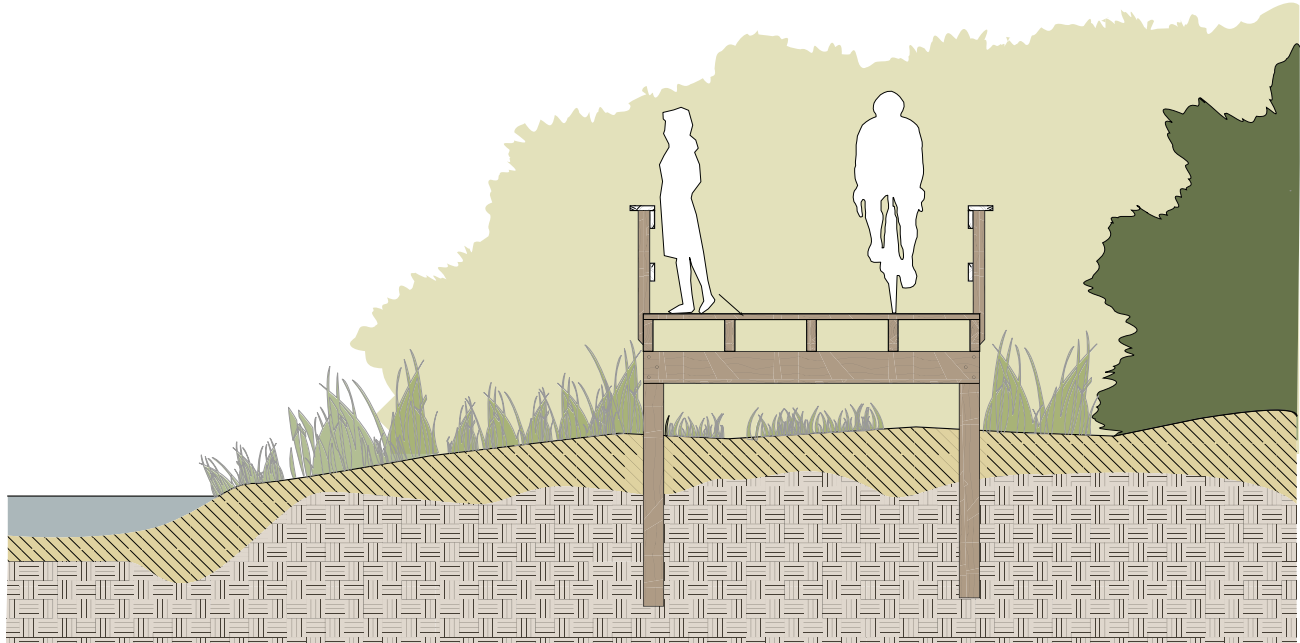
SUSTAINABLE COMMUNITY PRINCIPLES ACHIEVED:



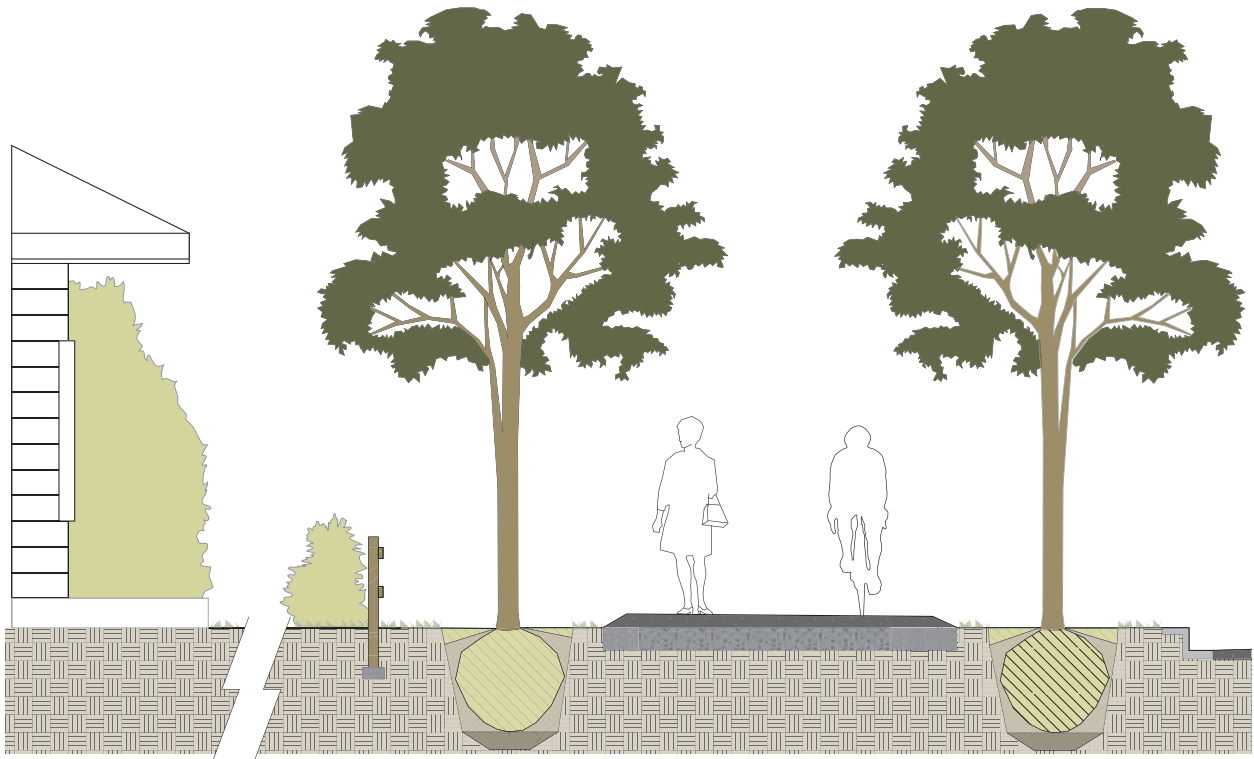
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Design Concept cont'd...

Trails can be used to link residential areas to natural features, and also function as interpretive trail systems to teach residents about the natural systems that surround their neighbourhoods.



Trail Detail: Potential trail on boardwalk over wetland/muskeg areas.



Trail Detail: Potential trail near private dwelling showing fences and landscape buffers, and trees on both sides of trail.

Trail Detail: Potential viewing platform over wetland/muskeg and rest area showing bench, signage and interpretive/information display.



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Design Concept cont'd...

COMMUNITY SERVICES

An important aspect in the creation of complete, compact, walkable neighbourhoods is the provision of the necessary services and institutions. These are sited in locations where they are easily accessed by the residents, and where they make the best use of the road network.

Objectives:

1. Services, amenities and institutions shall be clustered together to provide both a critical mass of activity, and to take advantage of some of the synergies (i.e., public transit) that will emerge by having user groups overlapping.

EDUCATION

Seven (7) school sites are located in Parsons Creek, including five (5) elementary schools and two (2) high schools. Every residential area has good access to a school, and the block pattern and trails make it possible for children to easily walk to school. The school sites are paired with Joint Use Sites, in which playing fields and/or other municipal services such as a public library, can be located.



EMERGENCY SERVICES

Two (2) EMS stations are provided in Parsons Creek plus one (1) Fire Station.

Objectives:

1. EMS and Fire Stations shall be located in sites adjacent to collector roads so that they can easily access all areas within set response times.



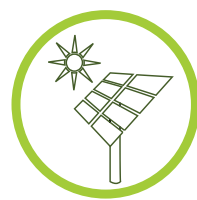
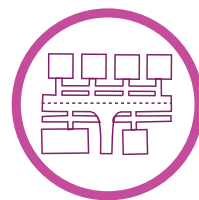
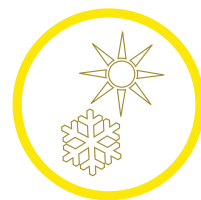
CULTURAL CENTRE/SWING SITE

A site with some flexibility for a range of cultural, educational or other institutional uses is located at the west edge of Parsons Creek. This site has the potential to serve a broad region, once the West Growth Area is also developed.

With the eventual build out of Parsons Creek, the Urban Service Area (Fort McMurray) will require an additional post-secondary campus. This site has good potential for this development. It is centrally located, situated on a major thoroughfare, and with the development of the trail network would be easily accessed on foot or by bicycle from all areas of Parsons Creek (and West Growth).



SUSTAINABLE COMMUNITY PRINCIPLES ACHIEVED:



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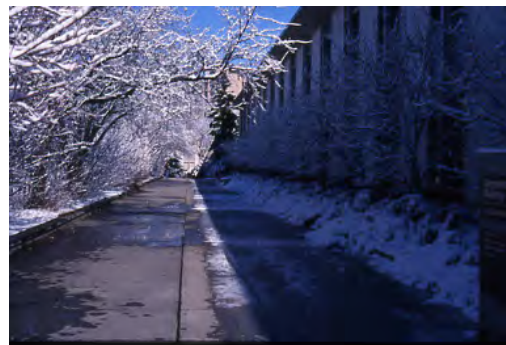
Design Concept cont'd...

WINTER CITY DESIGN

The best practices of winter city design shall be employed to make Parsons Creek an exemplar of appropriate northern planning and design.

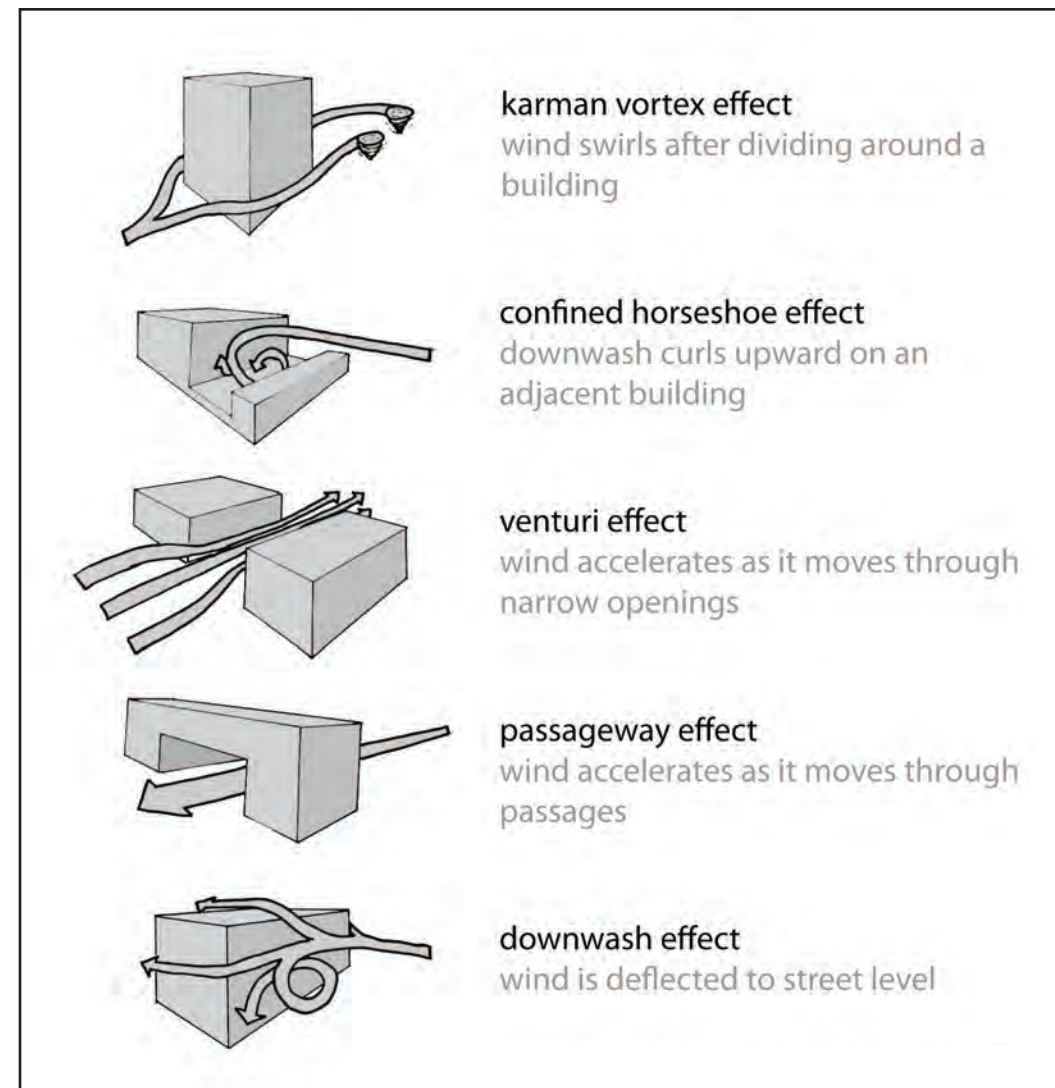
Objectives:

1. Building and landscape shall be arranged to provide shelter and screening and to avoid creation of wind tunnels and turbulence.
2. Spaces shall be designed for winter conditions and include the careful use of colours and materials which will also make them more habitable during the other seasons.
3. Snow management should be considered in site planning, so that there is ample room for snow storage, and so that snow removal is easy and efficient in pedestrian and vehicular areas.



Well designed pedestrian spaces work well during all four seasons.

EFFECTS OF WIND ON THE BUILT ENVIRONMENT¹⁶



The placement and arrangement of buildings should be done to minimize the creation of wind tunnels and excessive turbulence.

¹⁶ Faculty of Environmental Design, University of Calgary

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Design Concept cont'd...

UTILITIES FOR PARSONS CREEK

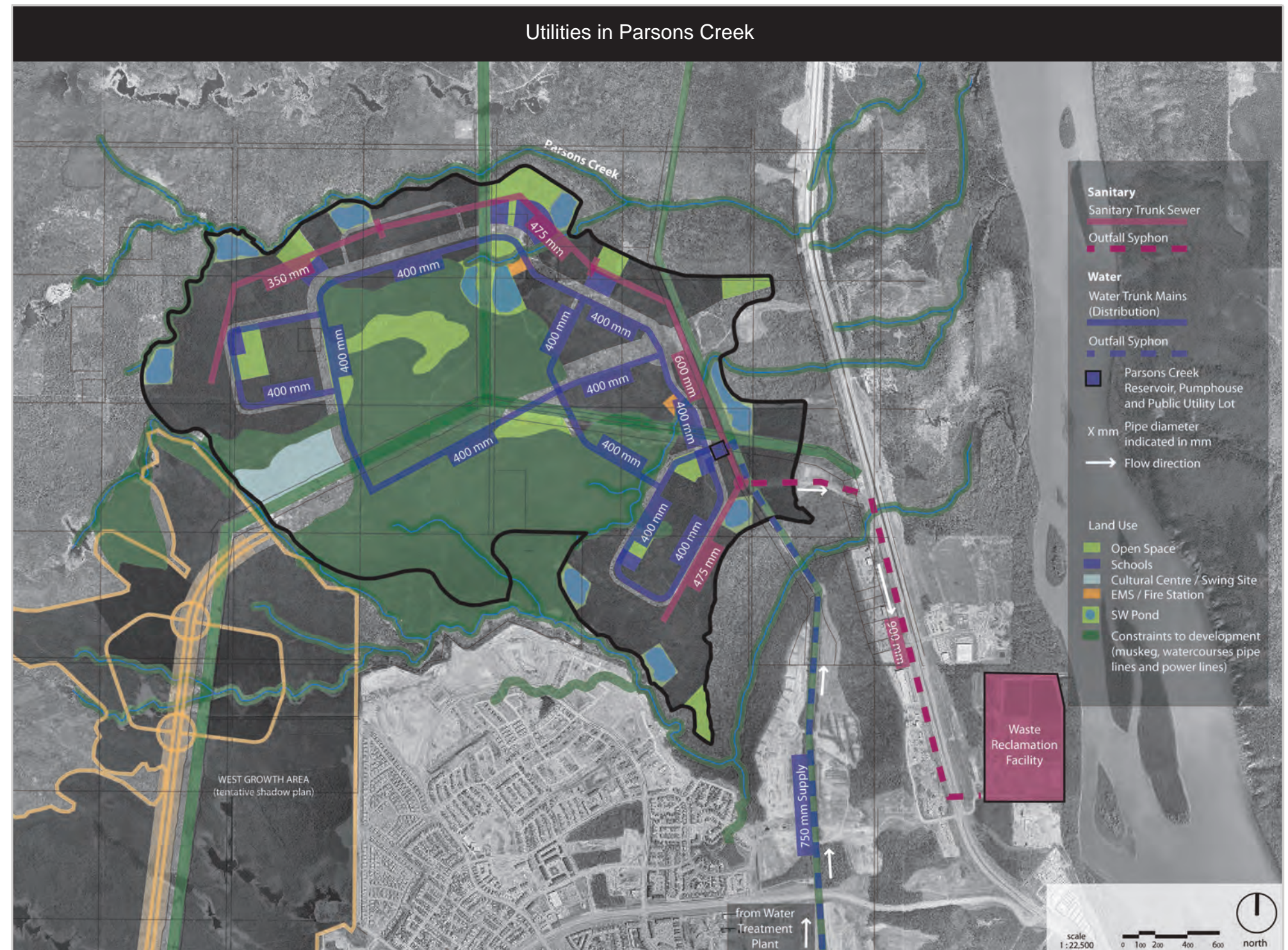
WATERWORKS SYSTEM

A new 750 mm diameter water supply main is proposed from the new high lift pump house at the water treatment plant to Parsons Creek. The proposed alignment is parallel to the existing Timberlea water supply line and follows the Suncor pipeline alignment. The proposed 750 mm water supply line is approximately 7.2 km long and is sized to also service the future West Growth Area.

The 750 mm main will fill the proposed Parson Creek reservoir. A 7,200 m³ reservoir is proposed to provide adequate storage for peak demands, supply interruption and fire flows. A pump house will distribute water from the storage reservoir through a series of 400 mm water trunk mains to meet the water and fire flow requirements of Parsons Creek.

SEWERAGE SYSTEM

Sanitary sewer flows will be collected throughout the Parsons Creek area and conveyed by a gravity trunk sewer. Some areas close to Parsons Creek may, due to the slope of the land, require lift stations to pump the sewerage effluent into the gravity trunk sewer. The gravity trunk sewer will discharge into a syphon outfall that will drop down from the Parsons Creek plateau approximately 130 m to Highway 63, and then flow in the existing highway service roads to the new RMWB Wastewater Reclamation Facility. The 3.4 km syphon is envisioned to be a three (3) barrel pipe with an equivalent diameter of 900 mm. The syphon will also have the capacity to service the future west growth area.



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Design Concept cont'd...

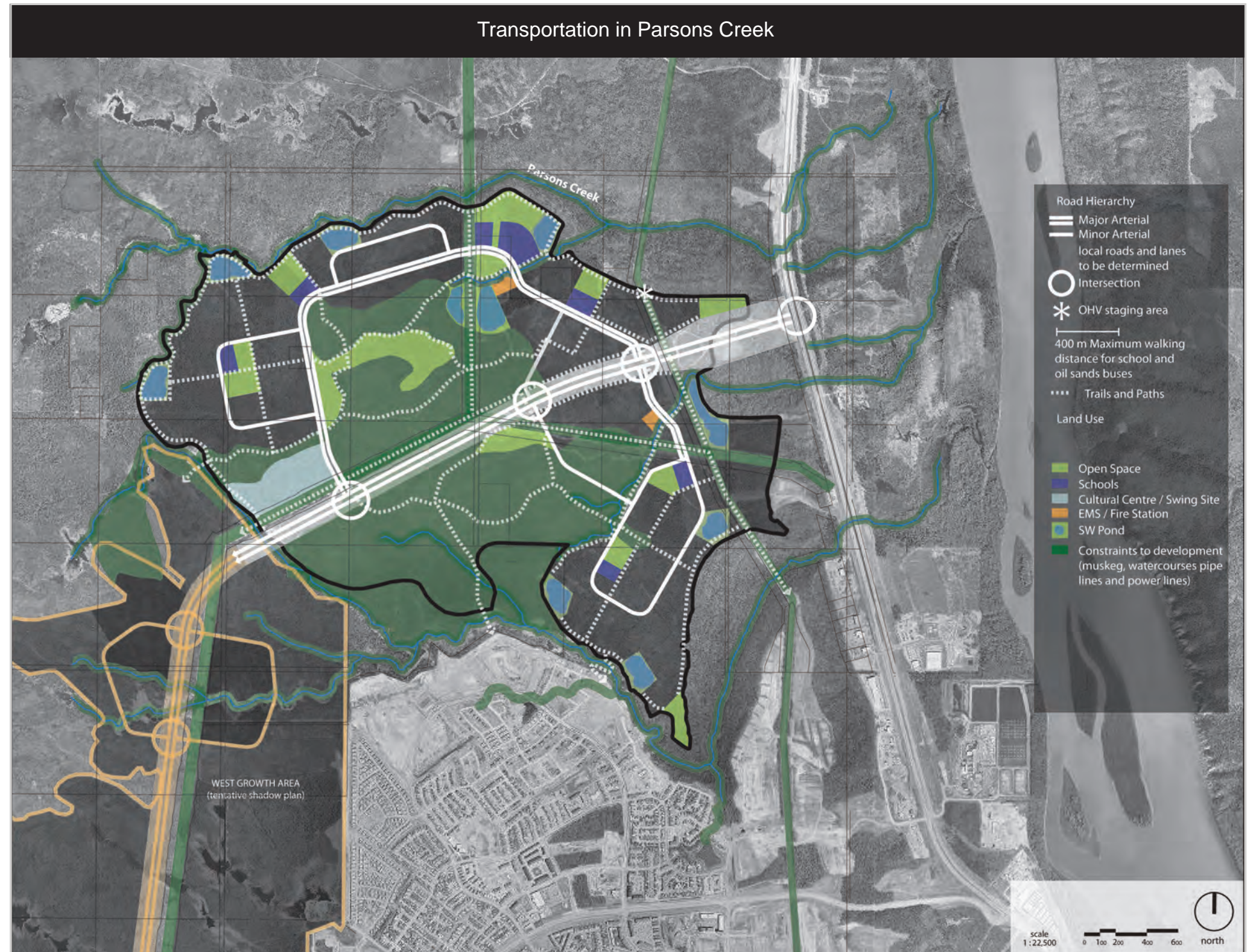
TRANSPORTATION FOR PARSONS CREEK

The Parsons Creek transportation system starts at Highway 63 with an interchange. The Parsons Creek access road will climb 130 metres west upto the Parsons Creek Plateau. An approximate maximum six percent (6%) slope for the access road will be maintained.

The arterial roadway network for Parsons Creek will consist of the following system:

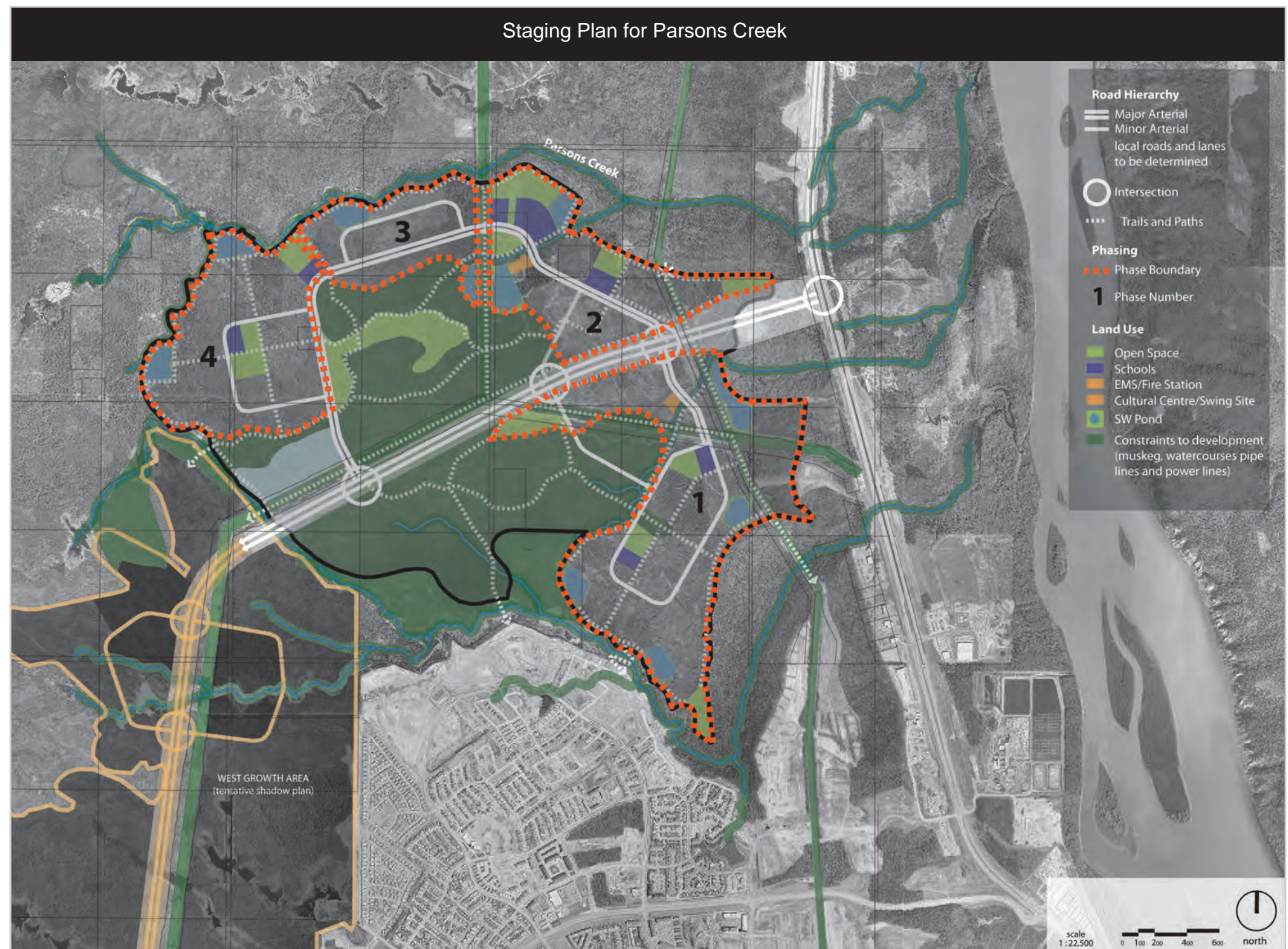
- The Parsons Creek access road will be a six (6) lane arterial roadway;
- Phase 1, Parsons Creek - A four (4) lane major arterial and a minor arterial roadway will connect to the main Parsons Creek access roadway;
- Phase 2, 3 & 4 - A four (4) lane major arterial roadway linking development areas 2, 3 and 4 will connect to the Parsons Access road. Within each development area minor arterial collector roadways exist.
- The connection to Thickwood Drive via the ring road to Dickins Drive will be a two (2) lane road (future four (4) lane ring road) to allow for an alternate access for emergencies.

A regional ring road will be required in order to serve a population greater than 20,000 people in the Parsons Creek area. The ring road will serve as a second access point onto highway 63, as well as provide an alternative route for residents living in the future West Growth Area, Timberlea and Thickwood to travel to Parsons Creek. A traffic impact assessment will be required for Parsons Creek.

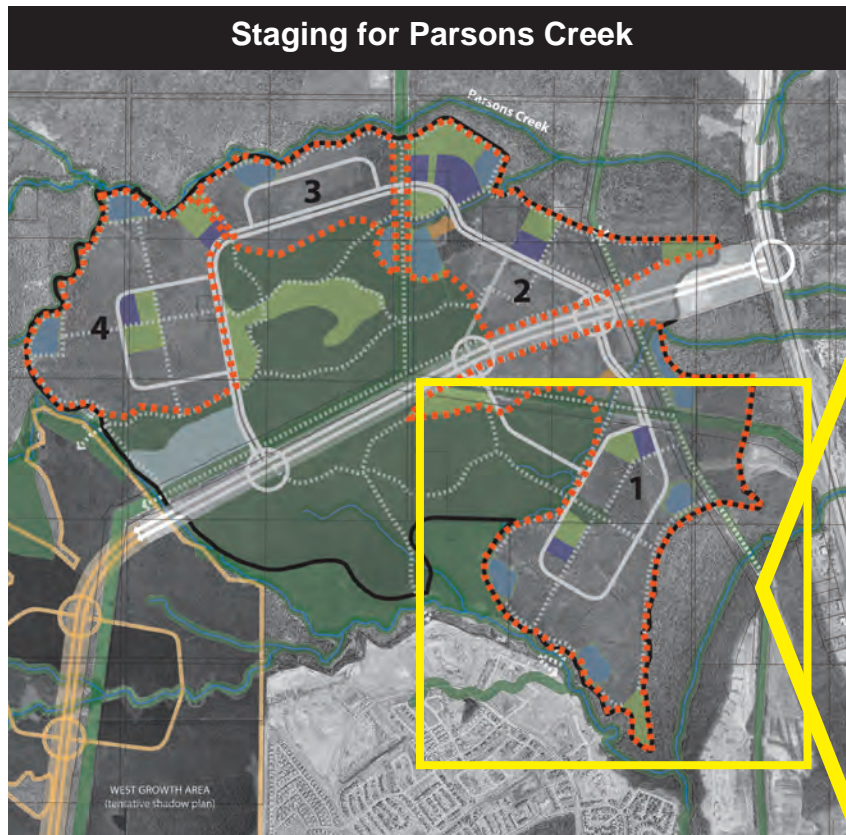


Staging

Parsons Creek has been divided into four (4) areas and will be staged for development. The first (1st) stage is directly north of the existing Urban Service Area's Timberlea neighbourhood and is 148.3 hectares (366.5 acres). Another three (3) additional areas will evolve from east to west encompassing 211.8 hectares (523 acres). All stages will encompass a mix of land uses – commercial/retail, open space, emergency services, and schools to ensure residents have efficient and convenient access to a range of amenities.



Stage 1 Illustration



DETAILED ILLUSTRATION FOR STAGE 1 DEVELOPMENT - PARSONS CREEK

This portion of Stage 1 illustrates how a neighbourhood could be organized around a higher density mixed use node with a school, recreational fields and shopping all within easy walking distance. The modified grid pattern and network of trails make walking and circulation easy, and the road hierarchy keeps heavy traffic away from exclusively residential areas. Bus routes will be concentrated in the mixed use nodes and collector streets.

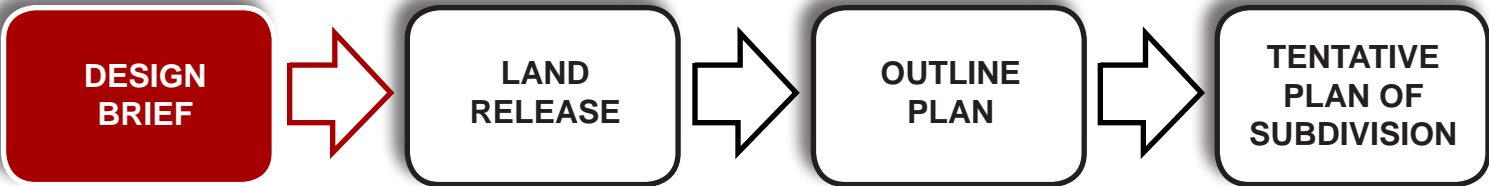
Treed boulevards and street trees on all roads provide shade, shelter, and improve the visual aesthetics. The interconnected trail system provides linkages to all areas of the neighbourhood promoting sense of place.



Implementation and Monitoring

IMPLEMENTATION – DEVELOPMENT PROCESS & ROLE CLARITY

The purpose of implementation is to aid in the development of a clear process from conceptual land design to community development. Below is the appropriate step by step approach allowing for efficient and timely completion of the entire process for Parsons Creek. Each step of the process has been further organized by Government of Alberta, the Regional Municipality of Wood Buffalo, and future Land Owner responsibilities.



Parsons Creek Community Vision & Design Brief is a regional scale document which will serve as a Terms of Reference for development of the Parsons Creek Outline Plan. Below is a list of main tasks required to complete this step and the organizations responsible.			
Tasks	Government of Alberta	Regional Municipality of Wood Buffalo	Land Owner
Community Vision and Design Brief Development: Vision, Goals & Principles; Community Engagement; Community Design Concept; Transportation and Infrastructure Concept		X	
Aboriginal Engagement	X		
Detailed Geotechnical Analysis of Parsons Creek	X		
Confirm development potential of historically significant and muskeg areas	X		
Timeframe: 3 - 6 months			
Parsons Creek Land Release. Below is a list of main tasks required to complete this step and the organizations responsible. (may be completed after or in parallel with Outline Plan developnmet)			
Tasks	Government of Alberta	Regional Municipality of Wood Buffalo	Land Owner
Appropriate timing of land release and methodology	X		
Confirm Highway 686 alignment and impacts to Parsons Crek area	X		
Phasing out of Existing Land Uses Trap Lines; Forest Management Agreements; Oil Sands & Mineral Leases; Gravel Pits; Miscellaneous Leases	X		
Timeframe: n/a			

Outline Pland & Land Use Re-designation is submitted to council for approval. Below is a list of main tasks required to complete this step and the organizations responsible.			
Tasks	Government of Alberta	Regional Municipality of Wood Buffalo	Land Owner
Outline Plan Development: Proposed land uses and conceptual scheme; Density of population and sequence of development; General location of major roadways; Public utilities in the area; Environmental & Biophysical Assessment; Any additional requirements that council may require; Market study; Outline Plan & Land use re-designation study; Context review for external influences; Storm water management report; Transportation Impact Assessment; Ground Water & Soils Impact Analysis and Study.			X
Initiate the establishment of a new Urban Services Area boundary to include Parsons Creek		X	
Land use re-designation report for Parsons Creek		X	
Map Amendments to Include Parsons Creek: Municipal Development Plan 00/005; Land Use Bylaw 99/059		X	
Evaluate appropriateness of Urban Expansion (UE) zoned lands outside of Parsons Creek		X	
Timeframe: 3 - 6 months			
Tentative & Subdivision Plan is created over an ongoing time period. Below is a list of main tasks required to complete this step and the organizations responsible.			
Tasks	Government of Alberta	Regional Municipality of Wood Buffalo	Land Owner
Lotting, tentative, and Subdivision Plans			X
Utility Right of Way Plan			X
Topographic Surveys			X
Lot Monumentation			X
Civic Addressing		X	
Timeframe: Ongoing.			

MONITORING – INDICATORS

The following list of indicators provides information that will aid in monitoring the need for development of future phases of the Parsons Creek area. These indicators will also be used to determine the need for development of other Future Growth Areas. Indicators have been divided into three sub-categories; economy and employment, population change, and housing demand.

INDICATOR	DEFINITION	TIMEFRAME FOR COLLECTION	DATA SOURCE
Economy and Employment			
Mortgage rates	the interest rate charged on a mortgage by a lender	Annually	Bank of Canada Conventional mortgage rate Aug. 19/08
New or forecasted employment in oil sands industry		Based on submissions for new oil sands & mineral operations	EUB
Population Change			
Population Growth for Urban Service Area		Annually	Municipal Census
Housing Demand			
Housing Starts		Collected monthly; determine decrease 18 months in advance of need	CMHC
Houses under Construction by Housing Type		monthly	CMHC
Housing Completions		monthly	CMHC
Absorption/Sales of Homes		6 months	Taxation & assessment, RMWB; Fort McMurray Real Estate Board (FMRB)
Inventory of Serviced land by Housing Type		6 months	RMWB

Existing Plans and Policies

To ensure consistency of the Parsons Creek Community Vision and Design Brief with existing plans and policies of the Regional Municipality of Wood Buffalo, the following documents have been resourced:



Municipal Development Plan (2000)

The Municipal Development Plan (MDP) is the primary land use policy document that sets out the collective vision for the municipality and the policy framework to guide future growth and development of the Region. All other statutory planning documents are developed to implement these policies and land use controls.



Envision Wood Buffalo: Towards 250k

Envision Wood Buffalo is a plan to help the region prepare for an estimated population growth of 250,000 people by 2030. The plan will create a framework to, deliver appropriate services through the Municipality; manage municipal assets and resources; and address priorities within an integrated framework whilst balancing environmental, economic, and social dimensions. Envision Wood Buffalo will also serve as a foundation of information for development of future projects, policies, and initiatives, and assist in the procurement of grant funding.



Future Forward: Fort McMurray 2030

The Future Forward document was produced from a series of engagement sessions with Fort McMurray residents. It is an asset-based approach to create a community-owned Vision and Goals. Goals outlined in the document include, but are not limited to: the development of transportation systems that will service the needs of all residents; the provision of sustainable communities that address safety and parking strategies; the inclusion of natural areas through expansion of urban forest; and the inclusion of amenities and community service centres in new residential areas which provide opportunities to live, work and play.



Fringe Area Development Assessment – Urban Service Area

In response to development pressures the Regional Municipality of Wood Buffalo commissioned a Fringe Area Development Assessment for the Urban Service Area with the purpose of identifying areas suitable for future expansion. This study identified and ranked eight potential Future Growth Areas (FGA) which were prioritized by suitability for development and cost of servicing and infrastructure. Population projections were also provided for each area. The Fringe Assessment adopted a population density of 95 persons per hectare as a basis to increase the serviceable population, to reduce servicing costs and to create a more sustainable development.

Canadian Mortgage and Housing Corporation (CMHC)

CANADA MORTGAGE AND HOUSING CORPORATION



CMHC, Canada's National Housing Agency, collects data on housing starts, completions, and dwellings under construction, as well as market absorption. This information will be used to determine trends in the Fort McMurray housing sector, and develop housing statistics and forecasts.



Municipal Census 2006/07

The RMWB Municipal Census provides current and historic data pertaining to population within the Urban Service Area as well as Wood Buffalo. This information will be used to help determine forecasted populations and demographic trends within the Urban Service Area.



Phase I Environmental Site Assessment of Parsons Creek Fringe Area

In May 2008 a Phase I Environmental Site Assessment (ESA) of the Parsons Creek area was completed for The Wood Buffalo Housing and Development Corporation. The Phase I ESA identifies potential and actual site contamination on the basis of record reviews, visual site inspections, interviews, evaluation and reporting. It has been used to confirm assumptions made in early drafts of the Design Brief, as well as to identify constraints to development.



Slope Setback Assessment & Preliminary Geotechnical Investigation Report

In May 2008 a Slope Setback Assessment & Preliminary Geotechnical Investigation was completed for the Parsons Creek area. Findings from this investigation assisted in location identification and preliminary understanding of the Muskeg areas within Parsons Creek.

PLANNING CONSIDERATIONS

The following is a list of Planning Considerations (or core assumptions) which have been made in order to produce the Parsons Creek Design Concept and associated Land Use Statistics.

<i>Population</i>	Population density for residential nodes has been set at 95 people per hectare (38 people per acre).
<i>Oil & Gas Pipelines; Electrical Transmission/ Distribution Lines</i>	Existing Suncor Energy pipelines and ATCO Electric lines will not pose a major constraint to development in the Parsons Creek area and shall not be relocated.
<i>Natural Areas – Muskeg</i>	Due to the uncertainty of the scope of environmental significance to some portions of the Muskeg areas, additional on-site analysis and environmental review will better define those areas which require some form of protection from development or the potential impacts of development.
<i>Land Ownership & Existing Uses</i>	The Parsons Creek area is owned solely by the Government of Alberta (GoA). All land uses currently in effect will be phased out by the GoA to ensure land is unencumbered when received by the Municipality.
<i>Roadway Classifications</i>	No portion of Major Arterials or Collectors shall be upgraded to Highway status in order to serve as the highway 686 alignment.
<i>Municipal Reserve (MR) Allotment</i>	Based on the planned population density for Parsons Creek, eligible allotment for Municipal Reserve is 15% (Alberta Municipal Government Act). The Cultural/Swing Site and Recreation Facility have been excluded as a part of this allotment.
<i>Phasing of Development</i>	Development of the Parsons Creek area will start from Highway 63 and occur from East to West in four (4) phases.
<i>Historical Resource Assessment</i>	A historical resource assessment was completed in 2008 for the Parsons Creek area. No historically significant areas were identified.

Distribution Line

A low voltage power lines that carry power safely through towns, cities and rural areas to customers doorsteps. (ATCO Electric)

Stream Order

Stream order--a method of numbering streams as part of a drainage basin network. The smallest unbranched mapped tributary is called first order; the stream receiving the tributary is called second order, and so on. Tributaries which have no branches are designated as of the first order, streams which receive only first-order tributaries are of the second order, larger branches which receive only first-order and second-order tributaries are designated third order, and so on, the main stream being always of the highest order.

Muskeg

A poorly drained area found overlaying permafrost. In Wood Buffalo, muskeg is characterized by black spruce and willows.

Outline Plan

An Outline Plan is an intermediate planning document, required in specific circumstance, in order to bridge the gap between a large scale Area Structure Plan (ASP) and an individual plan of subdivision.

Transmission Line

A high voltage power lines that carry bulk power. (ATCO Electric)

Registered Fur Management Area

A parcel of public land the boundary of which is described on the original Registered Fur Management Licence. (ASRD)

Registered Fur Management License

A licence to hunt and trap fur-bearing animals on the lands described on the licence, as well as on private lands that the licence-holder owns or occupies. (ASRD)

Subdivision Plan

Is a detailed planning document that specifically details the location and type of land uses, development phasing and the precise location of transportation routes, utilities and public open space. The Subdivision Plan must be consistent with the development direction put forward in the Municipal Development Plan, and relevant Area Structure Plans and Area Redevelopment Plans. The Subdivision Plan must also be consistent with the Provincial Subdivision and Development Regulation of the Municipal government Act and the provisions of the Land Use Bylaw regarding minimum lot size, minimum lot frontage, etc.

appendix

References

- Canada Mortgage and Housing Corporation (CMHC). 2006 Market at a Glance: Wood buffalo. <http://www.cmhc-schl.ca>
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- Fort McMurray Real Estate Board (FMREB). 2008. <http://homesacrosscanada.com./FortMcMurray> Rental Rates
- MMM Group Limited. 2008. Parsons Creek Lands Fort McMurray, Alberta Slope Setback Assessment & Preliminary Geotechnical Investigation.
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- Regional Municipality of Wood Buffalo (RMWB). Landlord and Tenant Advisory Board. cheryl.cooper@woodbuffalo.ab.ca
- RMWB. 2007. Envision Wood Buffalo-Community Backgrounders.
- RMWB. 2007. Fringe Area Development Assessment – Urban Service Area.
- RMWB. 2007. Municipal Census Report. <http://www.woodbuffalo.ab.ca/business/demographics/demographics.asp>
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- RMWB. 2005. Population and Housing Projections. Planning and Development Department.
- RMWB. 2007. Population Growth Projections.
- Smart Growth Network. 2008. This Is Smart Growth. <http://www.smartgrowth.org/>
- Thumber Engineering Ltd. 2006. Preliminary Geotechnical Assessment for Development of the Northwest Growth Fringe Area Fort McMurray Alberta.
- Wood Buffalo Housing and Development Corporation. <http://www.wbhadc.ca/home.php?id=newsandevents>

VISION

PLANS AND POLICY

IMPLEMENTATION

Envision Wood Buffalo

Sustainability Plan and Indicators for Municipal Service Delivery

Municipal Development Plan

Land Use Plan Required Under MGA

Design Briefs

Vision and Principles for ASP and ARP

Rural

Urban

Design Briefs

Vision and Principles for ASP and ARP

West Growth Area

Hanging-stone

N of Horse River

North Parsons Creek

Forest Heights

Area Structure Plans/Area Redevelopment Plans																			
Past	Hamlet of Conklin 2002	Janvier 1992	Anzac 2002	Gregoire Lake 1991		Fort Chipewyan 1991	Hwy 63/ Clearwater 2000	Hwy 63/ North 2001		Municipal Airport 2004	Timberlea 2001			Waterways 1986	Lower Town Site 2002				
Recent									Hwy 63/881 2007			Real Martin 2005	Saline Creek 2007						
Current	Conklin ASP 2009-2010	Janvier ASP 2009-2010	Anzac ASP 2009-2010	Willow Lake ASP 2009-2010	Fort MacKay ASP 2009-2010					Municipal Airport 2009-2010				Waterways 2009-2010	Lower Town Site 2009				
Future						Fort Chipewyan tbd	Hwy 63/ Clearwater tbd	Hwy 63/ North tbd								West Growth Area	Hanging-stone	N of Horse River	

Saline Creek OP

Riverfront Master Plan

North Parsons Creek

Outline Plans / Concept Plans

Begins Implementation of ARP and ARP

Land Use By-law

Required under MGA

Urban Design Guidelines

Legal Plans of Subdivision

Required to Create Individual Lots

Development Permits

Support Studies

- Multimedia Community Profiles
- Environmental Management Plan
- Oilsands Development Mitigation Strategy
- Annual Census
- Population Projections
- Regional Growth Management Strategy
- Regional Housing Strategy
- Transportation Management Plan Study
- Fringe Study
- Geotechnical Studies
- Regional Airport Study
- Saline Parkway Mitigation
- Commercial Industrial Land Use Study
- On Street Parking Strategy

Subject: Resource Officer Position – Father Mercredi High School**APPROVALS:**

Cherie Cormier, Senior Manager, Contracts and Integration, RCMP`

Kelly Kloss, Deputy Chief Administrative Officer

Rodney Burkard, Chief Administrative Officer

Administrative Recommendation(s):

1. THAT the Municipality enter into an agreement with Fort McMurray Catholic Schools to provide a School Resource Officer to Father Mercredi High School; and
2. THAT the position be funded equally between the Fort McMurray Catholic School Board and the Municipality.

Summary:

Since September 30, 2006, there has been a School Resource Officer at Father Mercredi Community High School. The pilot agreement between the Municipality and the Fort McMurray Catholic Schools expires June 30, 2009 and Administration has received a request from the Fort McMurray Catholic Schools to continue with the position on an ongoing basis.

Background:

In May 2006 Council entered into an agreement with the Fort McMurray Catholic Schools to provide a School Resource Officer until June 30, 2009. The agreement is up for renewal.

In a letter to Administration dated June 2, 2009, the Fort McMurray Catholic Schools request a continuation of the agreement to provide a School Resource Officer to Father Mercredi High School on an ongoing basis. Currently the position works with youth within the high school to develop relationships with students, and aids in the identification and deterrence of crime.

The School Resource Officer position at Father Mercredi High School has been very successful from both a Municipality and School perspective. During the past school year (2008/2009), the School Resource Officer was available to students to answer questions about recruitment for high school students who were interested in a policing career, acted as a confidant to students who needed someone to listen to them and offer advice, helped in situations dealing with bullying and other social situations by acting as a youth mentor as well as handling 102 complaints and issued 52 violations on items related to policing matters.

Budget/Financial Implications:

The actual costs associated with a member of the RCMP are determined by the Municipal Policing Agreement. In 2006, the complete cost of providing and equipping an RCMP member

was approximately \$125,000 per year. Currently in 2009 it is approximately \$128,000. The Fort McMurray Catholic Schools would pay 50% of the cost, with the remainder being paid by the Municipality. The Municipality's portion is currently part of the base RCMP budget.

Rationale for Recommendation(s):

The Municipality and the Fort McMurray Catholic Schools agree that the School Resource Officer position at Father Mercredi Community High School is of great benefit to both organizations. Continuation of the agreement signifies a strong commitment to proactive community policing.

Attachments:

Att 1 – Letter from Fort McMurray Catholic School Board



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FORT McMURRAY
CATHOLIC BOARD
OF EDUCATION

www.fmcsd.ab.ca

June 2, 2009

Kelly Kloss
Deputy CAO, Protective Services
Regional Municipality of Wood Buffalo
9909 Franklin Avenue
Fort McMurray, AB T9H 2K4

Dear Mr. Kloss:

Re: School Resource Officer at Father Patrick Mercredi High School

I am writing on behalf of the Fort McMurray Catholic School District to request that the Regional Municipality of Wood Buffalo continue the agreement with the Royal Canadian Mounted Police (RCMP) to provide a School Resource Officer to Father Patrick Mercredi High School on an ongoing basis until either party terminates the agreement.

During the past three years that the School Resource Officer Program (SRO) has been in place, it is the belief of the Fort McMurray Catholic School Board, the staff, students and parents of Father Patrick Mercredi High School that the presence of the Officer has had significant positive results. Indeed, a survey held at the school at the end of last year indicated that 298 out of 300 parents felt that having the SRO at the school improved the atmosphere and safety of the school community. For instance, during the wave of bomb hoaxes that struck the local high schools last year, the SRO was able to apprehend the individuals making a prank call to Fr. Mercredi within an hour of receiving that call. The other high schools spent weeks trying to track down similar individuals. Part of the quick response by the SRO was due to the fact that she was in the school, however, the main reason that the matter was resolved so quickly was that the students with whom she had established great rapport were willing to assist by providing information. This relationship was established through the constant presence of the SRO in the hallways. This was further enhanced through classroom presentations on the RCMP and legal matters. The students are very interested about the Force and legal issues in general.

There is no doubt that the presence of the RCMP in the school has been a very positive deterrent to those individuals seeking to engage in drug trafficking, however, this has not been the main focus of the position.

Catholic Schools... Making a Difference

At a recent meeting called by the Minister of Education concerning the Three Year Education Plan for Alberta, Minister Hancock informed Board Chairs and Superintendents that he strongly supported the concept of the SRO Program and hoped that one day law enforcement personnel would be present in a positive way in all of Alberta's high schools. I know that our Board Chair took great pride in that the Municipality of Wood Buffalo and the Fort McMurray Catholic School Board were leading the Province in this initiative. Indeed, the District has begun to look at the possibility of a wrap around services model similar to that in Surrey BC if we are fortunate enough to continue our SRO partnership.

I believe that by establishing this partnership three years ago, the Municipality and the Catholic School District showed great forward vision in an area that is now proving to be an up and coming focus in the Province. I sincerely hope that we are able to continue this partnership and continue to demonstrate our leadership in this area. Certainly the Father Patrick Mercredi High School community would applaud this continued relationship, as the SRO Program has become an integral part of school life.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kim Jenkins', with a stylized flourish at the end.

Kim Jenkins
Superintendent
Fort McMurray Catholic School District

C.c. Kirke Hopkins, RCMP Superintendent

- ✓Cheri Cormier, Senior Manager, Contracts and Integration
- Geraldine Carbery, Board Chair
- Gil Espejo, Principal Father Patrick Mercredi High School

Subject: Notice of Motion – Development of a Municipal Sustainability Advisory Committee

Presenter:

Councillor Renee Rebus

Recommendation:

THAT Administration be directed to work with the support of the Executive Advisor to the Mayor's Office to develop a Municipal Sustainability Advisory Committee, with a complementary public engagement plan, both of which will assist Administration to develop a revised capital plan, expenditure forecast and revenue strategies, and/or any other items necessary to develop a long-term municipal sustainability strategy.

Background:

At the Council meeting held on Tuesday, June 9, 2009, Councillor Rebus served notice that the following motion will be brought forward for Council's consideration on June 23, 2009:

“THAT Administration be directed to work with the support of the Executive Advisor to the Mayor's Office to develop a Municipal Sustainability Advisory Committee, with a complementary public engagement plan, both of which will assist Administration to develop a revised capital plan, expenditure forecast and revenue strategies, and/or any other items necessary to develop a long-term municipal sustainability strategy.”

Subject: Notice of Motion – Financial Accountability**Presenter:**

Councillor Sheldon Germain

Recommendation:

THAT the Municipality be required to have a balanced budget and that the Tax Rate Bylaw must collect enough resources to cover the budget.

If Council deems that the Tax Rate Bylaw does not cover the required budget, it would automatically revert to the opening of the budget.

Background:

At the Council meeting held on Tuesday, June 9, 2009, Councillor Germain served notice that the following motion will be brought forward for Council's consideration on June 23, 2009:

“THAT the Municipality be required to have a balanced budget and that the Tax Rate Bylaw must collect enough resources to cover the budget. If Council deems that the Tax Rate Bylaw does not cover the required budget, it would automatically revert to the opening of the budget.”