



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Council Meeting

Jubilee Centre Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, August 24 , 2010
6:00 p.m.

Agenda

Call to Order

Opening Prayer

Adoption of Agenda

Minutes of Previous Meetings

1. Regular Meeting – July 13, 2010

Delegations

2. Delegation – Mr. Mohammad Dogar re: Friends of Fort McMurray
3. Delegation – Mr. Daniel Roy re: Sale and Purchase – 2008 - 041

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

Presentations

4. Mr. Tim Reid, Chief Operating Officer, MacDonald Island re: Transition of Operations and Operating Plans

Public Hearings and Related Bylaws

5. Bylaw 10/029 – Closure of Undeveloped Government Road Allowances (Saline Creek Plateau Area)
 - Public Hearing
 - Consideration of 2nd and 3rd readings

Reports

6. Request to Purchase Portion of River Lot 10 – Fort Chipewyan Settlement Plan
7. Lease: Portion of Lot 4MR and Lot 6, Block 3, Plan 782 2728 (Ecole Boreal)
8. 2010 Capital Budget Amendments – Revised and New Projects

New and Unfinished Business

Updates

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

Adjournment



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

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

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:	MOHAMMAD DOGAR
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:	Sep
Topic:	
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. Friends of Fort McMurray to make the Council more friendly2. I want to recommend its reorganization. NIL3.
Action Being Requested of Council:	

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

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

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

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

Friends of Fort McMurray

268 Grandview Crescent T9H 4X8 Ph no: 780-747-8487- Email; mohammad.dogar@hotmail.com

Background:

- I came to Fort McMurray in June 2005 and decided to adopt Fort McMurray as my home for me and my family members. In order to make Fort McMurray more pleasant I started making friends and held their meetings on supper/breakfasts. Mainly we discussed events pertaining national/international affairs (predominately the events of Pakistan).
- In November 2009, Zafar Iqbal joined us from Toronto. His joining us brought positive change in the outlook of friends who persuaded everyone to concentrate on Canadian and Fort McMurray matters. We decided to hold our meetings in public places instead of our living rooms. He also persuaded us to join mainstream and adopt Canadian culture.

Vision:

- To make Fort McMurray living more comfortable, pleasant and purposeful.

Objectives:

- Promote multi-culturism by respecting every culture and ethnic group.
- Helping, educating and pursuing new immigrants to come to mainstream.
- Promoting maximum love and affection between different communities by having them in different meetings together.

First Meeting:

- First formal meeting was held in Golden Year Society where about 60 friends from different communities attended. Councillor John Vyboh was the chief guest. Representation was made by Golden Year Society, Royal Canadian Legion, Chamber of Commerce and Fort McMurray Today. The prominent individuals of Fort McMurray present were Abdul Ghani (Owner United Taxi), Mohammad Abu Shaadi (Owner Prestige Jeweller), Hamid Butt, Riaz Ahmed Khan, Zaid Suleman (President PCA) and Willy (Owner Import Connection). A lot of healthy discussion took place as how to make Friends of Fort McMurray more purposeful. Fort McMurray Today published a five column report on the event with the headline "Cultural group hopes to close gaps" (Tuesday, November 3, 2009).

Founding Members:

- Mohammad Shafiq Dogar (President), Mian Hadyat Ullah (Vice President), Ehsan Khan (General Secretary), Zahoor Ahmed (Public Relations), Malik Fiaz (Coordinator), Saif Toor, Aftab Ahmed, Rana Qaiser, Arshad Chaudhary, Afzal Khan, Sajida Shafique (women wing)

Membership:

- So far we have relied only on the permanent founding members. Permanent membership should be given to the individual who attends at least 3 meetings.

- The administrative positions were nominated the first time but will be decided via annual election in the future.

Events:

- We hold a monthly meeting and have educative interaction.
- We held one by-law awareness workshop, environmental workshop, municipality matters, Fort McMurray infrastructure improvement.
- We participated with a float in Canada Day parade and Heritage Day.

Future Plans:

- We intent making a blood bank for donation purpose. Five volunteers have agreed and few more are being convinced.
- Fund raising for flood affected people of Pakistan.
- Concentrate more on East Indian communities to reduce back home tension.



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CONTACT INFORMATION	
Name of Presenter:	Daniel Roy
Mailing Address:	
Telephone Number:	<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="text-align: right; font-size: small;">(Day) If we cannot confirm your attendance, your request may be removed from the Agenda.</div>
E-Mail Address (if applicable):	
PRESENTATION INFORMATION	
Preferred Date of Presentation:	August 24, 2010
Topic:	Sales + Purch - 2008-041
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. <i>To introduce myself to council & explain the history and community support concerning this request.</i> 3.
Action Being Requested of Council:	<i>To accept offer to purchase/2acre of RL-10</i> <div style="text-align: right;"><i>/OK LEASE</i></div>

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REGIONAL MUNICIPALITY
OF WOOD BUFFALO

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

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CONTACT INFORMATION

Name of Presenter:	Tim Reid, Chief Operating Officer
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:	August 24, 2010
Topic:	MIP – Transition of Operations and Opening Plans
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. To provide Council with an overview of the plans for the transition of operations at Macdonald Island as well as an overview of the opening plans for the facility.2. _____3. _____
Action Being Requested of Council:	For information purposes only.

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Aquatic Update and Opening Strategy

MacDonald Island Park Corporation
August 24, 2010



Overview

- Operational Turnover
- Recruitment and Training
- Beach Bash Campaign
- Controlled Public Opening Plan
- Grand Opening Plan
- Noteworthy Events this Fall
- Questions and Answers



Operational Turnover

- Press conference occurred on July 29, 2010, to announce opening strategy (over 50 in attendance).
- Stuart Olson achieved substantial performance on August 1, 2010.
- Mechanical commissioning of the aquatic facility at the Suncor Community Leisure Centre was highly successful.



Operational Turnover (continued)

- The contractors worked along side MacDonald Island Team members for a period of two weeks during the commissioning transition.
- Deficiency work is scheduled for completion by the end of August.



Aquatic Centre Recruitment



Recruitment and Training

- Recruitment for aquatic staff began December, 2009.
- Since the initiation of the recruitment strategy, 27 employees have been hired by MacDonald Island Park Corporation.
- The target number of staff for the September 22, 2010 opening is 60 staff.
- The target number of staff for full operations is 120 staff.



Recruitment and Training (continued)

- The management of Centennial Pool has provided a valuable opportunity to train new staff while concurrently familiarizing the new team with the community.
- Training in the Suncor Community Leisure Centre Aquatic Facility commenced prior to turn over with site inspections by Life Saving Society.



Recruitment and Training (continued)

- In water training began on August 23, 2010. Key elements include:
 - Life Saving Society Audit;
 - Water Park Training;
 - In pool rescue training and hazard assessment; and
 - Physical conditioning and testing.





see you at the beach

Be a part of history.

09.22.10



MacDonald Island
Park



Greater Community
Learning Centre
at MacDonald Island Park

Your Island Playground
www.macdonaldisland.ca

Beach Bash Campaign

- The Beach Bash Campaign was launched at a press conference on July 29, 2010, at the Aquatic Centre within the Suncor Community Leisure Centre.
- 3,000 beach balls will be available to be won at community events, MacDonald Island Park events, and promotional contests within the community.
- Beach ball winners can submit their ball at the facility in the two story tall ballot box.



Beach Bash Campaign (continued)

- September 13, 2010, Jennifer Button will headline the official beach ball drop over the lazy river.
- The first 50 balls through the lazy river can each invite 4 friends to attend the official Beach Bash event.
- 250 people will get the first access to the aquatic facility on September 22, 2010.





The Lazy River

Controlled Public Opening

- The official public opening of the facility will occur on September 23, 2010.
- Capacity will be limited to 450 swimmers at any one time.
- Capacity will increase each day by 200 swimmers at any one time until full operational capacity is achieved.
- This will support the development of the aquatic team and emphasize the safety of all users.



Controlled Public Opening (continued)

- Full operational capacity of 1,200 will be achieved on September 28, 2010.
- Final capacity will be established by the Life Saving Society reviews and occupancy restrictions.



The Aquatic Centre at MacDonald Island Park



Grand Opening “From Vision to Reality”

- The focus will be on the community and the diversity of the facility.
- The Gala Opening will be on Friday, January 28, 2011. 650 seats will be available.
- Unveiling of the C.A. Knight Legacy Wall.
- Unveiling of conceptual drawings of performance stadium and Not-for-profit Hub.



Grand Opening “From Vision to Reality” (continued)

- Weekend of free events and community use.
- Family oriented concert on Sunday, January 30, 2011.
- Major concert announcement, Saturday, January 29, 2011.



Spring Fling Gala



Your Vision Coming to Life...

This fall, MacDonald Island Park will be the proud host to:

- Summers End Festival
- Oils Sands Trade Show and Conference
- Get up and Go Wood Buffalo
- BMO Skate Canada:
Alberta – NWT/Nunavut Sectionals



Your Vision Coming to Life...

- Northern Lights Foundation Festival of Trees
- Fort McMurray Tourism Fall Trade Show
- Johnny Reid Concert



THANK YOU

Questions or Comments





Tim Reid

Chief Operating Officer
MacDonald Island Park Corporation

t 780.791.0070

f 780.791.2898

Your Island Playground

www.macisland.ab.ca

1.888.281.MIPS (6477)



Subject: Bylaw No. 10/029 - Closure of Undeveloped Government Road Allowances (Saline Creek Plateau Area)**APPROVALS:**

Kelly Kloss, Chief Administrative Officer (Interim)

Administrative Recommendation:

THAT Bylaw No. 10/029, being Bylaw to close an undeveloped government road allowances, be read a second time.

THAT Bylaw No. 10/029, be read a third and final time.

Summary:

As part of the planning process for development of the Saline Creek Plateau Area, the Real Estate Services Business Unit is initiating closure of the undeveloped government road allowances situated within the Saline Creek Plateau Area (Attachment 1 – Subject Area Map).

In accordance with the *Municipal Government Act*, any proposed closure of a road that is under the direction, management and control of a municipality may be closed by bylaw.

According to *Municipal Government Act*, the road closure will be advertised and a public hearing will be held at a future date.

Background:

In 2007, the Municipality adopted the Saline Creek Area Structure Plan which initiated the process for the Province to release two large parcels of land southeast of the Lower Townsite. In 2008, the Municipality partnered with the Province in a proposed land development project aimed at creating homes for about 40,000 people in the Urban Service Area, approximately half of which were planned for the Saline Creek Plateau Area.

Legal description of the proposed road closures within the Saline Creek Plateau Area has been reviewed by the Land Titles Office to ensure accuracy and proper handling.

The proposed closure has been circulated to internal municipal departments, Alberta Transportation (AT), Alberta Sustainable Resources Development (ASRD), franchise and utility companies, and adjacent property owners for comments. There were no objections raised regarding the proposed road closures.

Rationale for Recommendation:

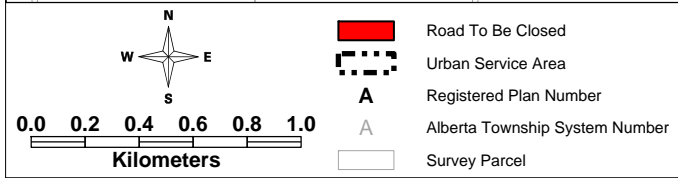
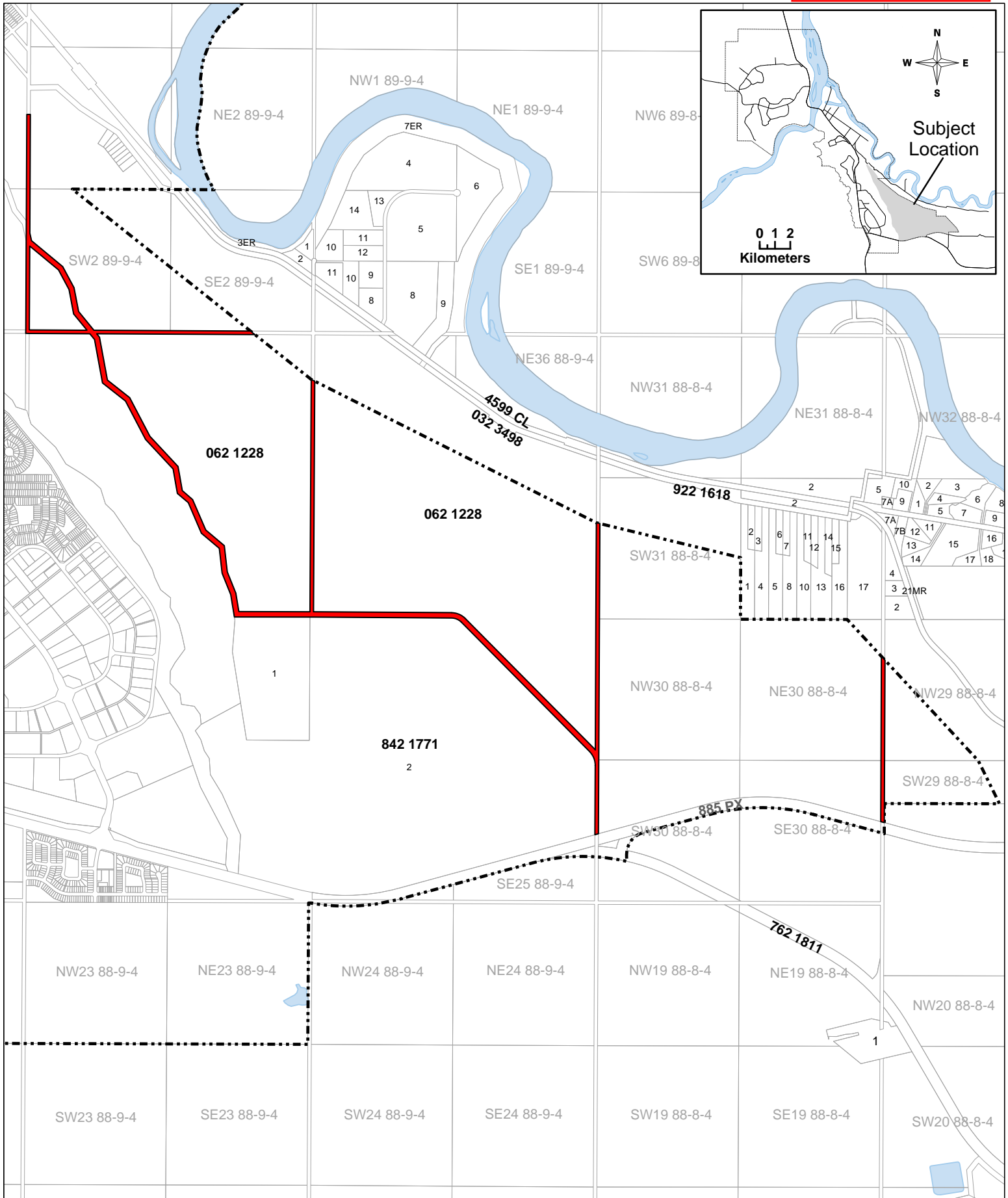
Closure of the undeveloped road allowances will facilitate incorporation of the road allowances with the adjacent crown lands which are administered by Alberta Sustainable Resources Development (ASRD), and will make administration and development of these lands more efficient. Closure of undeveloped government road allowances is considered to be standard practice as it will allow the entire plot of land to be consolidated and treated as a contiguous parcel. Additionally, road closure and consolidation will provide more planning flexibility in the design and development of the Saline Creek Plateau Area.

The subject road allowances are undeveloped. As such, the closure will not interrupt municipal operations in the area as they do not provide physical access to the adjoining lands. Administration will arrange to grant a temporary access via the undeveloped closed road allowances to; franchise and utility companies, private and government agencies, including government lease and disposition holders which may require access via the dedicated road allowances prior to the development of the Saline Creek Plateau Area.

Closure of the subject road allowances is being undertaken as a proactive measure prior to the development of the Saline Creek Plateau Area.

Attachments:

1. Subject Area Map – Road Closure Saline Creek Plateau Area
2. Bylaw No. 10/029



ROAD CLOSURE SALINE CREEK PLATEAU AREA

BYLAW NO. 10/029

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF CLOSING AND CREATING TITLE TO UNDEVELOPED GOVERNMENT ROAD ALLOWANCES

WHEREAS application has been made to the Council of the Regional Municipality of Wood Buffalo to close undeveloped government road allowances pursuant to the requirements of section 22 of the *Municipal Government Act*, RSA 2000, c.M-26, as amended;

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

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

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

NOW THEREFORE BE IT RESOLVED that the Council of the Regional Municipality of Wood Buffalo in the Province of Alberta hereby enact as follows:

1. The following described road allowances are hereby closed for the purpose of creating title subject to the right of access granted by other legislation:

Meridian 4 Range 8 Township 88

all that portion of the original government road allowance adjoining the West boundary of the W. ½ 29-88-8-4 and lying South of a line drawn from a point on the East limit of said road allowance 231.8 metres Southerly from the North West corner of the N.W. 29-88-8-4 to a point on the west limit of said road allowance 1148.7 metres Southerly from the North East corner of the N.E. 30-88-9-4 and lying North of the production across the said road allowance of the Northerly limit of road plan 885px.

Excepting thereout all mines and minerals

Meridian 4 Range 8 Township 88

all that portion of the original government road allowance adjoining the West boundary of the W. 1/2 30-88-8-4 and lying North of the production across the said road allowance of the Northerly limit of road plan 885px.

Excepting thereout all mines and minerals

Meridian 4 Range 8 Township 88

all that portion of the original government road allowance adjoining the West boundary of the S.W. 31-88-8-4 and lying South of a line drawn from a point on the East limit of said road allowance 261.9 metres Southerly from the North West corner of the S.W. 31-88-8-4 to a point on the West limit of said road allowance 2035 metres Southerly from the North East corner of the S.E. 36-88-9-4.

Excepting thereout all mines and minerals

Meridian 4 Range 9 Township 88

all that portion of the original government road allowance adjoining the West boundary of the W. ½ 36-88-9-4 and lying South of a line drawn from a point on the East limit of said road allowance 263.9 metres Southerly from the North West corner of the N.W. 36-88-9-4 to a point on the West limit of said road allowance 1577.6 metres Southerly from the North East corner of the N.E. 35-88-9-4.

Excepting thereout all mines and minerals

Meridian 4 Range 9 Township 89

all that portion of the original government road allowance adjoining the South boundary of the S. ½ 2-89-9-4 and lying West of a line drawn from a point on the North limit of said road allowance 349.6 metres Westerly from the South East corner of the S.E. 2-89-9-4 to a point on the South limit of said road allowance 1607.2 metres Westerly from the North East corner of the N.E. 35-88-9-4.

Excepting thereout all mines and minerals

Meridian 4 Range 9 Township 89

all that portion of the original government road allowance intersection adjoining the South West corner of the S.W. 2-89-9-4.

Excepting thereout all mines and minerals

Meridian 4 Range 9 Township 89

all that portion of the original government road allowance adjoining the West boundary of the W. 1/2 2-89-9-4 and lying South of a line drawn from a point on the East limit of said road allowance 385.6 metres Southerly from the North West corner of the N.W. 2-88-9-4 to a point on the West limit of said road allowance 1613.7 metres Southerly from the North East corner of the N.E. 3-88-9-4.

Excepting thereout all mines and minerals

Plan 2774EU

road (within S.E. 35-88-9-4)

containing 2.75 hectares (6.80 acres) more or less.

Excepting thereout all mines and minerals

Plan 2774EU

road (within N.E. 35-88-9-4)

containing 0.287 hectares (0.71 acres) more or less.

Excepting thereout all mines and minerals

Plan 2774EU

road (within N.W. 35-88-9-4)

containing 2.65 hectares (6.54 acres) more or less.

Excepting thereout all mines and minerals

Plan 2774EU

road (within S.W. 2-89-9-4)

containing 1.92 hectares (4.74 acres) more or less.

Excepting thereout all mines and minerals

Plan 8421771
all of the road within said plan
containing 7.09 hectares (17.52 acres) more or less.
Excepting thereout all mines and minerals

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

READ a first time this 13th day of July, 2010.

READ a second time this _____ day of _____, 2010.

READ a third and final time this _____ day of _____, 2010.

SIGNED and PASSED this _____ day of _____, 2010.

Mayor

Chief Legislative Officer

Subject: Request to Purchase Portion of River Lot 10 – Fort Chipewyan Settlement Plan**APPROVALS:**

Kelly Kloss, Chief Administrative Officer (Interim)

Marcel Ulliac, Director

Administrative Recommendation(s):

THAT the unsolicited offer to purchase a portion of River Lot 10 (RL10) in Fort Chipewyan Settlement Plan as outlined on Attachment 1 (Subject Area Map – Fort Chipewyan Subdivide and Purchase Portion of RMWB Property dated July 9, 2010) be declined.

Summary:

On January 25, 2010, the Real Estate Services Branch received an unsolicited “Offer to Purchase” a 2 acre parcel of unsubdivided land from within the Fort Chipewyan Settlement Plan to develop a single family home, garage and greenhouse (see attachment 2). The subject land is identified as part of a larger tract of land for future residential development within the existing Area Structure Plan (ASP) which serves as a guiding document only, and was last updated in 1991. The subject land is zoned Urban Expansion in the Municipality’s Land Use Bylaw (LUB); single family residential development is not a permitted use under the current Urban Expansion designation. As such, the LUB would need to be amended before single family development would be permitted on the subject land.

Although residential development has been identified in the current ASP no detailed planning and/or subdivision work including concept designs, or engineering work including soils analysis and servicing options have been undertaken regarding development of the subject area. The subject property is not part of an existing plan of subdivision and the Municipality has not actively explored the development of, or marketing and disposal of the subject lands.

In conjunction with the Municipality’s review and update of the 1991 Fort Chipewyan Area Structure Plan process, the Real Estate Services Branch is developing concept plans, tentative subdivision plans, and a land disposal strategy for residential lots in the Hamlet of Fort Chipewyan.

Background:

The Real Estate Services Branch, Planning & Development Business Unit, Public Works Business Unit, Emergency Services Business Unit and ATCO Electric have reviewed the unsolicited offer to purchase a portion of RL10.

In order to address the potential growth and development for the Fort Chipewyan Hamlet, the Planning & Development Business Unit will be commencing a review of the 1991 Fort Chipewyan ASP. Amongst a variety of planning related considerations, the ASP review process

will assess community needs and desires as well as potential growth and development patterns, and will identify land that is deemed suitable for residential development as well as the diversity of existing and required housing needs in terms of type, size and density to determine current and future housing needs and demands for housing types in the Hamlet of Fort Chipewyan. Concurrently, the Real Estate Services Branch would be in an ideal position to initiate the development of a concept plan, tentative plan of subdivision, and land disposal strategy which could serve to outline how municipally owned lands in Fort Chipewyan ought to be released and subsequently developed and specifically address what role, if any, should the Municipality play in the development and sale of developed land in the Hamlet of Fort Chipewyan.

However, the ASP and Fort Chipewyan land disposal strategy are not expected to be completed until well into 2011 and will need to be presented for Council's consideration and approval prior to implementation.

Administration does not have the authority to approve or deny the unsolicited offer to purchase therefore; a Council decision is required on this matter.

Alternatives:

1. Retain the site for future use to be determined through the ASP process and refuse the current Offer to Purchase
2. Accept the unsolicited offer to purchase and sell the property to the individual(s) subject to a land use bylaw amendment

Rationale for Recommendation(s):

Disposal of a portion of RL10 is not supported for the following reasons. Single family residential development is not in fact a permitted use under the current Urban Expansion designation in the Land Use Bylaw. As such it would require an amendment to the Land Use Bylaw before single family development would be allowed to occur. Therefore, based on the collective review, it has been concluded that selling a portion of RL 10 on an ad hoc basis would not necessarily result in the best use of the land. Further, disposal of a single portion of land from within a larger area may hamper the effective and efficient (overall) design and development which could serve a larger need.

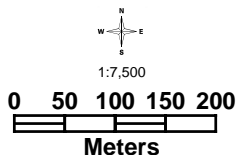
The larger River Lot 10 lot currently consists of 109.4 acres more or less in area and is classified as Urban Expansion in the LUB. Subdividing one or two acres out of the entire lot may restrict or hamper future development of a subdivision in the area if all issues such as transportation, servicing, land capability and social/recreational facilities have not been given adequate consideration.

Attachments:

1. Subject Area Map – Fort Chipewyan Subdivide and Purchase Portion of RMWB Property dated July 9, 2010
2. Letter dated January 25, 2010 Regarding Purchasing Land in Fort Chipewyan – RL 10 - CONFIDENTIAL



- River Lot 10 (109.4 acres)
 - Survey Parcel
 - Land requested for purchase
- Land requested for purchase by
Daniel Roy (approximately 2 acres
/ 8,093 sq.m)



Map created by the Geographic Information
Systems Branch on July 9, 2010
Updated Aug 4, 2010
SI0474C

Subject: Lease: Portion of Lot 4MR and Lot 6, Block 3, Plan 782 2728**APPROVALS:**

Kelly Kloss, Chief Administrative Officer (Interim)

Marcel Ulliac, Director

Administrative Recommendation(s):

THAT a lease be granted to the Greater North Central Francophone Education Region No. 2 for the lands legally described as all that portion of Lot 6, Block 3, Plan 782 2728 and a portion of Lot 4MR, Block 3, Plan 782 2728, as outlined in red on Attachment 1 (Schedule A – Subject Area Map dated May 21, 2010) with an annual rent at the nominal rate of \$1.00 and a term expiring on December 31, 2038 with the option to renew for a further 50 years if the Lease remains in good standing.

Summary:

The Municipality is the registered owner of the subject lands and originally leased these lands to the Fort McMurray Public School District (FMPD) effective January 1, 1988 for a term of 50 years, terminating December 31, 2038 with the option to renew for a further term.

By way of an agreement dated June 22, 2000, the FMPD agreed to sublease the lands to the Greater North Central Francophone School District (GNCFS).

On June 18, 2008, the FMPD advised the Municipality in writing that it no longer had any use for and had ceased to occupy the school building and lands that formed part of the 1988 leased property. The FMPD also advised that they had arranged to formerly transfer ownership of the existing school building that is situated on the subject lands to the GNCFS for educational purposes.

As a result, there is a need to establish a new lease agreement directly between the Municipality and the GNCFS.

Background:

The Municipality has previously granted similar leases to the existing School Boards in order to fulfill their educational mandate. Those leases continue to be in effect to date.

The GNCFS was added to the Joint Use of Facilities Agreement by way of an Addendum dated July 30, 2001.

A Surrender of the original 1988 Lease Agreement between the FMPD and the Municipality was executed on March 31, 2010. Therefore, a new lease agreement must be established between the Municipality and the GNCFS.

Administration does not have the authority to approve or deny a lease in excess of a five (5) year term. Further, considering that a portion of the subject area lease (portion of Lot 6, Block 3, Plan 782 2728) is not Municipal Reserve and is to be leased at less than market value rate, Council approval is required.

In accordance with the *Municipal Government Act* RSA 2000, Chapter M-26 Section 70(2)(c), considering that the proposed below market lease for a portion of Lot 6, Block 3, Plan 782 2728 is to be used by a non profit organization there is no need to advertise the Municipality's intention to do so. Further, in accordance with the *Municipal Government Act* RSA 2000, Chapter M-26 Section 671(2)(c), the proposed lease and use of Lot 4MR, Block 3, Plan 782 2728 is for school authority purposes which is a permissible use of reserve land.

Alternatives:

1. Approve the establishment of a lease agreement between the Municipality and the GNCFSO.
2. Deny the execution of a lease agreement between the Municipality and the GNCFSO.

Budget/Financial Implications:

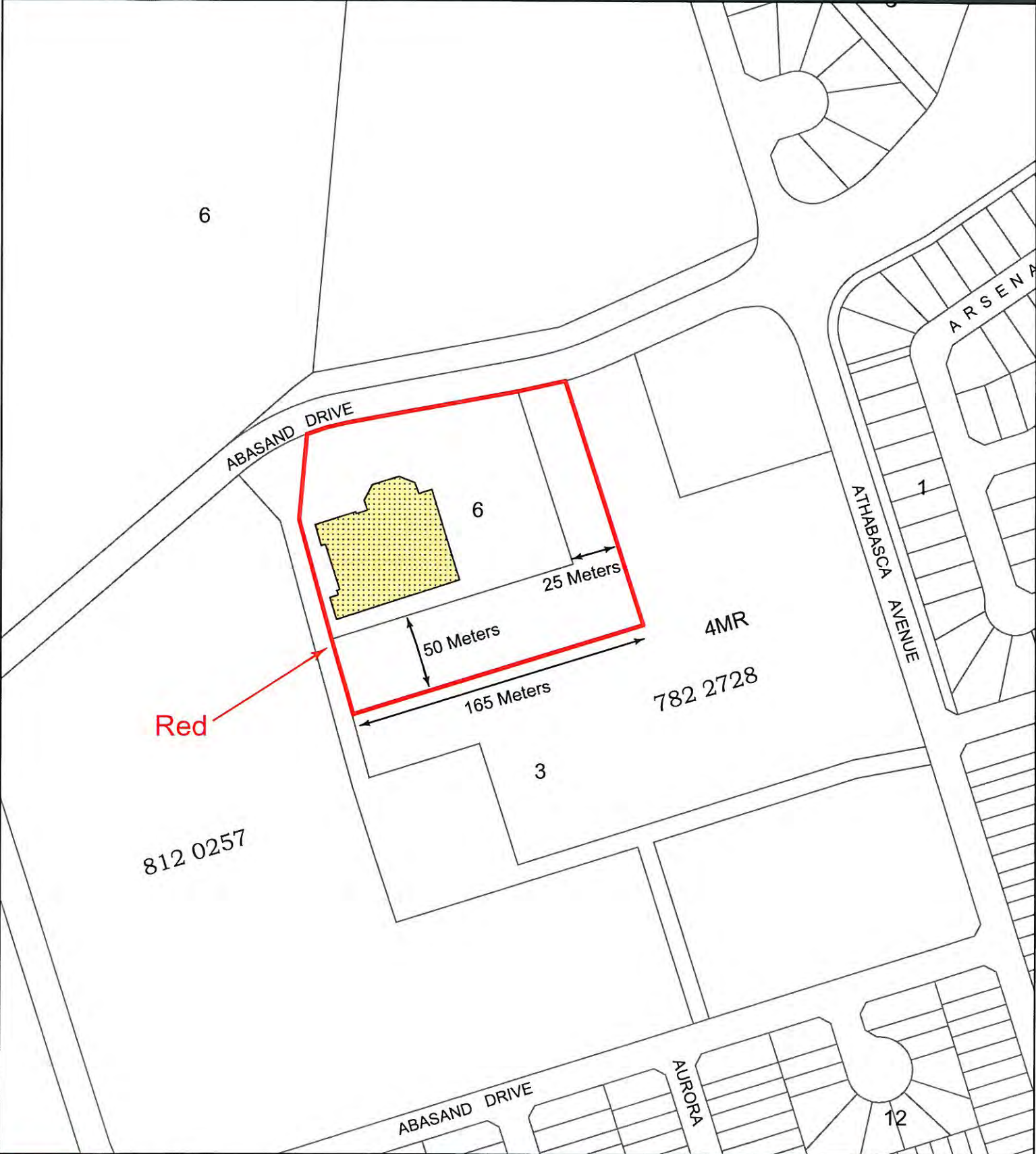
No direct budgetary or financial impact will result from the proposed lease other than the Municipality will not realize any lease revenue for use of the subject lands which is not designated as Municipal Reserve; however that was the situation under the previous lease held by the FMPSD.

Rationale for Recommendation:

Considering that the existing structure still operates as a functioning school (Ecole Boreal), the need for a lease still exists. The only change is that the GNCFSO is now the owner / operator of the school building as apposed to the FMPSD. Further, the Municipality has previously issued similar leases, which still exist, with both the FMPSD and the Fort McMurray Catholic Board of Education. The GNCFSO is in need of Lot 6, Block 3, Plan 782 2728 as that is where the school building is situated. Further, they are also in need of a portion of Lot 4MR, Block 3, Plan 782 2728 in order to make the overall property functional as a school site. Section 671(2) (c) of the *Municipal Government Act* RSA 2000, Chapter M-26 authorizes, that Municipal Reserve may be used by a school authority for school authority purposes; such use is usually provided without financial compensation.

Attachments:

1. Schedule A – Subject Area Map dated May 21, 2010

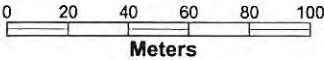


Subject Area



Ecole Boreal

Scale 1:2500



LOT 6, BLOCK 3,
PLAN 782 2728
PORTION OF LOT 4MR,
BLOCK 3, PLAN 782 2728



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

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

Kelly Kloss, Chief Administrative Officer (Interim)
Terrence Morton, Divisional Manager
Patty King, Director

Administrative Recommendation(s):

1. THAT the 2010 Capital Budget and the future cash flow of multiple year projects be amended as summarized on Attachments 2 and 3 respectively (Capital Budget Amendments, dated August 24, 2010 and Capital Budget Amendments – Multiple Year Projects, dated August 24, 2010).
2. THAT the individual project financial provisions of Attachments 2 - 7 remain confidential pursuant to section 25 of the *Freedom of Information and Protection of Privacy Act*, R.S.A., 2000 c F-25, until the business risk is removed.

Summary:

This report requests Council's approval for an amendment to the 2010 capital budget. The projects presented for amendment are the Rural Road Rehabilitation 2010, Urban Infrastructure Rehabilitation Program 2011 – 2013 (Design), Conklin Water Treatment Plant Expansion (Upgrade), and Franklin Avenue Revitalization – Pre-design. This amendment will bring about an increase of \$19,226,341 in capital project funding. Since Council is the approving authority for the Capital Budget, amendments must also be approved by Council.

Background:

The purpose of the Rural Road Rehabilitation Program is to improve the road infrastructure in rural areas. Work on the Janvier access road, which is part of the Rural Road Rehabilitation Program was originally approved as part of the 2010 budget as a single year project with an intention of paving up to one kilometer of the Janvier access road. However, it is more efficient and cost effective to award a single contract for the entire six and half kilometers that is to be paved. The design and pre-work will be done in 2010 and all six and half kilometers will be paved in 2011. As a result, it is necessary to amend this project to a multi year project in order to get the contract awarded. Attachment 1 is a map showing the portion of the subject road marked in red.

The Urban Infrastructure Rehabilitation Program consists of rehabilitation of critical public infrastructure such as roads, sidewalks, storm sewer and water piping which has reached the end of its service life within the Urban Service Area. The design phase will include an investigation of existing infrastructure to identify sub-surface infrastructure requiring rehabilitation. With the additional capacity in the Engineering Department in 2010, there is the ability to complete the design in 2010 in preparation for construction in 2011.

The Conklin Water Treatment Plant Expansion (Upgrade) project had been delayed due to issues related to land acquisition. The land issue has been resolved and the project has been tendered as two contracts. Tendering of one of the contracts (offsite piping) closed recently and has been awarded. Tendering of the second contract (construction of the water treatment plant) requires additional funding to award because costs have increased since the initial approval of this project. This project will have capacity to support the present and future needs of Conklin.

Franklin Avenue Revitalization detailed design will review the servicing capacity, geometric design, safety aspects, multi-modal transportation functions including bikeways and transit requirements, placemaking initiatives, streetscape and environmental aspects of Franklin Avenue. With the pre-design nearing completion, the project is ready to proceed to detailed design. Construction on Franklin Avenue from the Morrison street intersection to the Hospital street intersection is proposed for 2011.

Budget/Financial Implications:

The approval of the capital budget amendments identified will increase 2010 capital project funding by \$2,800,000 and \$16,426,341 in future years to add up to a total of \$19,226,341. Funding will come from the Capital Infrastructure Reserve.

Rationale for Recommendations:

Completing the Rural Road Rehabilitation project in one phase and awarding it as a single contract will be more efficient and cost effective.

Approval of the design phase of the Urban Infrastructure Rehabilitation Program will facilitate infrastructure condition review and planning in preparation of construction to start in early 2011.

Municipal land has been identified to locate the Conklin Water Treatment Plant which now allows the project to proceed.

Franklin Avenue Revitalization Pre-design is nearing completion and to move ahead with the detailed design requires additional funding. The Engineering Department has additional capacity and the ability to move forward with the detailed design in preparation for construction in early 2011.

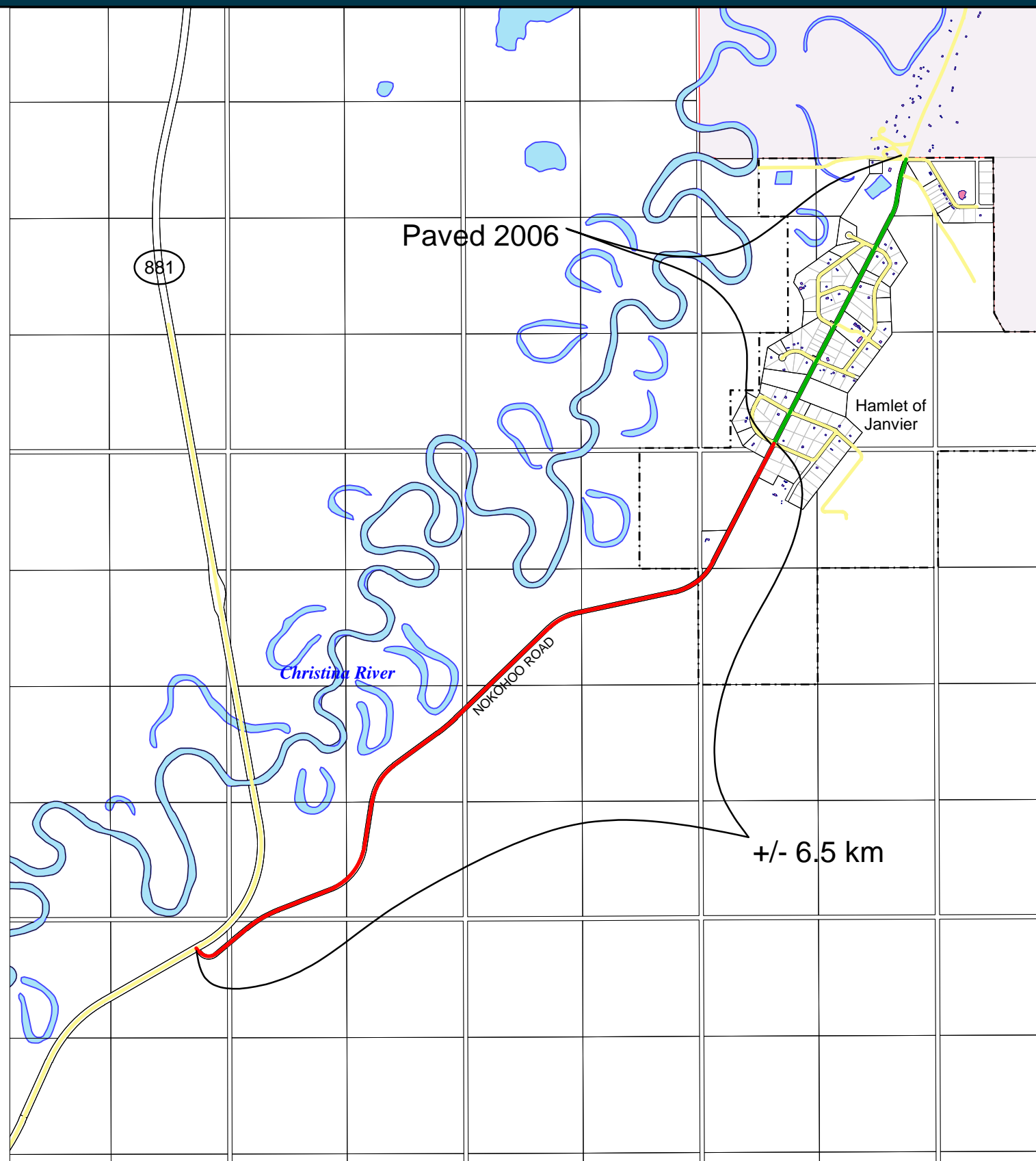
To ensure that the Municipality receives competitive bids, individual project budgets will not be disclosed until the tender is awarded. Tender amounts, once open are included on the Alberta Purchasing Connection website and available to the public. With the upgrade of the Municipality's website, this information will also be publicly available.

Attachments:








- 1 Map of Janvier Access Road.
- 2 Capital Budget Amendments – August 24, 2010 – CONFIDENTIAL.

- 3 Capital Budget Amendments – Multiple Year Projects – August 24, 2010 -
CONFIDENTIAL.
- 4-7 Capital Budget Amendment Request Sheets – August 24, 2010 – CONFIDENTIAL.

HAMLET OF JANVIER



Legend

-  Subject Road
-  Road Paved in 2006
-  Roads
-  Parcels
-  River
-  Indian Reserve No. 194
-  Community Boundary



1:35,000

0.0 0.5 1.0
Kilometers

JANVIER ACCESS



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Map created by the Engineering
Department on 28 July, 2010
Map Janvier Access