



REGIONAL MUNICIPALITY  
OF WOOD BUFFALO

## RURAL DEVELOPMENT COMMITTEE REPORT

Meeting Date: March 24, 2015

**Subject: Reserve Designation Removal from portion of Lot 3MR,  
Block 10, Plan 7920314**

**APPROVALS:**

Keith Smith, Director  
Brian Moore, Executive Director  
Bob Couture, Acting Chief Administrative Officer

**Administrative Recommendation:**

THAT the Rural Development Committee recommends that Council approve removal of the Municipal Reserve designation from the property legally described as Lot 3MR, Block 10, Plan 792 0314.

**Summary:**

Based on community engagements and a cost feasibility study, the subject lot was selected for the construction of the proposed Anzac Community Emergency Operation Facility. The subject land was designated as Municipal Reserve (MR) in 1995 in conjunction with a subdivision approval, and a portion of it has been used by the Anzac Community School (NorthLand School Division No. 61). However, the subject lot is no longer required for school expansion or further development, therefore removal of the Municipal Reserve designation will not adversely impact the school site.

To permit the construction of the emergency facility in Anzac, the removal of the Municipal Reserve designation is required. The authority to remove the Municipal Reserve designation is vested with Council under the Municipal Government Act.

A Public Hearing is not legally required as would be the case if the Municipality were proposing to dispose of the land to a third party. The Committee could however recommend, and Council could direct, a non-statutory public hearing.

**Background:**

The Anzac Fire Hall constructed in 1983 has met growing community needs in the past, but the extent to which the fire hall footprint can be increased for future growth is limited. In 2012 the Municipality conducted a pre-design study of the requirements and siting for a new Fire Hall in the Hamlet of Anzac.

The feasibility study suggests the need to replace the existing facility in order to enhance functionality, match growth and meet service level standards. After consultation with stakeholders it was recommended that the new facility be centrally located in the heart of Anzac since the primary function of the facility is to serve the Hamlet of Anzac and servicing Highway 881 is secondary. It was determined that the best suitable site among the sites considered is the MR land located at the northeast corner of Cheecham Drive and Christina Drive.

The cost analysis conducted on the selected sites clearly indicated that this particular site has the lowest development costs, which are approximately 50% lower than other sites considered. The Municipality performed extensive consultation with Anzac community members and NorthLand School Division No. 61 prior to the design of the Emergency Operation Facility. The comments and feedback received from the consultations were used in the design and in determining the location of the facility.

**Alternatives:**

Maintain the reserve designation on Lot 3MR, Block 10, Plan 7920314, and select a privately owned site or other municipal site. The purchase of private land or the cost to extend municipal services to an alternate site would increase project costs and impact the timing of the project.

**Budget/Financial Implications:**

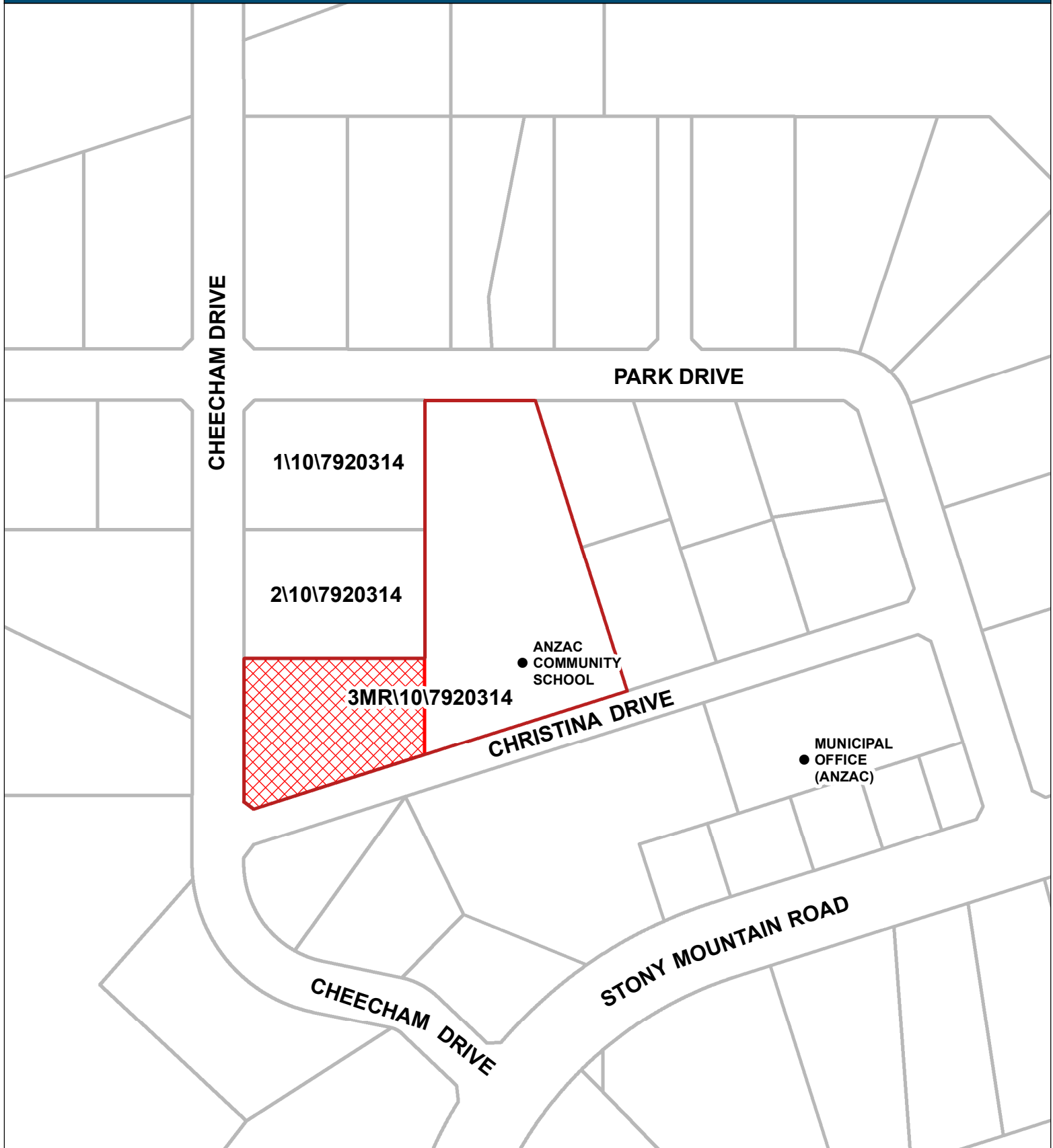
As the facility will be located on municipal land, the project will not incur costs to purchase land.

**Rationale for Recommendation:**

Administration supports the removal of the Municipal Reserve designation from a portion of Lot 3MR, Block 10, Plan 7920314 for the construction of the Emergency Operations Facility. The land is no longer required for the school based on community consultation and feasibility studies. Further, when built, the facility will provide enhanced emergency services delivery in the area.

**Attachments:**

1. Subject Area Map



Reserve Designation Removal

1 cm = 30 meters



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Map created by the Land Administration Department  
The use of this map is for reference only.  
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