



## Council Meeting

Jubilee Centre Council Chamber  
9909 Franklin Avenue, Fort McMurray

Tuesday, September 11, 2012  
6:00 p.m.

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### Agenda

#### Call To Order

#### Opening Prayer

#### Adoption of Agenda

#### Minutes of Previous Meetings

1. Regular Meeting - August 28, 2012

#### Delegations

*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.*

2. Sandy Bowman, Chad Rice, Joel Fingard and Andrew Yurmanov, Fort McMurray Martial Arts Association re: Council approval for use of municipal facilities

#### Public Hearings and Related Reports

3. Bylaw No. 12/026 - Land Use Bylaw Amendment (Quarry Ridge Golf Course)
  - Public Hearing
  - 2nd and 3rd readings

**Reporting - Boards and Committees**

**Adjournment**

**Unapproved Minutes of a Meeting of the Council of the Regional Municipality of Wood Buffalo held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, August 28, 2012, commencing at 6:00 p.m.**

**Present:** M. Blake, Mayor  
D. Blair, Councillor  
C. Burton, Councillor  
L. Flett, Councillor  
S. Germain, Councillor  
D. Kirschner, Councillor  
P. Meagher, Councillor  
J. Stroud, Councillor  
C. Tatum, Councillor  
R. Thomas, Councillor  
A. Vinni, Councillor

**Administration:** B. Makey, Deputy Administrative Officer  
S. Kanzig, Chief Legislative Officer  
S. Soutter, Legislative Coordinator

**Call To Order**

Mayor Blake called the meeting to order at 6.05 p.m.

**Opening Prayer**

Mayor Blake invited those so inclined, to join her in Prayer.

**Adoption of Agenda**

Moved by Councillor P. Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

**Minutes of Previous Meetings**

**1. Regular Meeting – July 10, 2012**

Moved by Councillor R. Thomas that the Minutes of the Council Meeting held on July 10, 2012, be approved as presented.

CARRIED UNANIMOUSLY

**Delegations**

**2. Ron Quintal, President, and Bill Loutit, Vice President, Fort McKay Metis Community re: Hamlet Name Change and Future Flag Exchange between Fort McKay Metis Community and the Regional Municipality of Wood Buffalo**

Ron Quintal and Bill Loutit, President and Vice President Fort McKay Metis Community made a presentation to Council on the proposed name change of the Hamlet of Fort MacKay to Hamlet of Fort McKay. The community of Fort McKay has been working with the Municipality on the Area Structure Plan.

The Fort McKay Metis Community has been a strong partner in the amalgamation of the region and supportive of the Municipality's initiatives. They would like to show their appreciation and reaffirm their commitment by exchanging the flag's with the Municipality.

Moved by Councillor D. Blair that the presentation made by the Fort McKay Metis Community representatives be received as information.

CARRIED UNANIMOUSLY

**3. Diane Shannon, Executive Director, and Bryce Kumka, Campaign Chair, United Way of Fort McMurray re: United Way Community Kick Off Pancake Breakfast**

Diane Shannon and Bryce Kumka invited council to the United Way Community Pancake Breakfast to be held on the second official United Way Day – September 7, 2012. This year's campaign goal will also be revealed at this event.

Moved by Councillor P. Meagher that the presentation made by United Way of Fort McMurray be received as information.

CARRIED UNANIMOUSLY

**Michael Durocher General Manager for Metis Local 1935**, addressed Council on the proposed name change for the Hamlet of Fort MacKay to Hamlet of Fort McKay. He also stated that he fully supports a Flag exchange with Municipality. He added that this gesture will send a message that the Metis Community is an important part of the region.

Moved by Councillor R. Thomas that the presentation made by Michael Durocher be accepted as information.

CARRIED UNANIMOUSLY

**Jim Rogers, resident**, came forward to speak in favor of the name change from Hamlet of Fort MacKay to Hamlet of Fort McKay.

Moved by Councillor D. Blair that the presentation made by Jim Rogers be accepted as information.

CARRIED UNANIMOUSLY

**Mark Stuckey, resident**, came forward to state that as a community the residents of Anzac and Gregoire Lake Estates support the proposed amendment to the Utility Rates Bylaw.

Moved by Councillor P. Meagher that the presentation made by Mark Stuckey be accepted as information.

CARRIED UNANIMOUSLY

**Lamond Edwards, resident**, came forward to speak in favor of the proposed amendment to the Utility Rates Bylaw.

Moved by Councillor P. Meagher that the presentation made by Lamond Edwards be accepted as information.

CARRIED UNANIMOUSLY

## **Public Hearings and Related Reports**

4. **Anzac Area Structure Plan**  
**Bylaw No. 12/018 – Anzac Area Structure Plan**  
**Bylaw No. 12/022 - Highway 63/881 Corridor Area Structure Plan Amendment**  
**Bylaw No. 12/023 - Gregoire Lake Area Structure Plan Amendment**  
- Public Hearing  
- 2nd and 3rd readings

Moved by Councillor P. Meagher that the Public Hearing for Bylaws 12/018, 12/022 and 12/023 be opened.

CARRIED UNANIMOUSLY

**Latosia Campbell, Planner, Community Development Planning** provided Council with an overview of the proposed Anzac Area Structure Plan, which will replace the 2002 Anzac Area Structure Plan. The Municipal Development Plan identifies Anzac as a priority growth area. As a complete community, Anzac will offer a range of housing choices, commercial and institutional services. With a timely provision of adequate social and physical infrastructure, Anzac could emerge as a secondary centre offering important services to Gregoire Lake Estates, Janvier and Conklin.

**Gregory Naundorf, resident** spoke in support of the new Anzac Area Structure Plan.

**Chris Reitz, resident** came forward to state his respect for the plan going forward, he spoke to the challenges in changing the paradigm and the difficulties in providing municipal services in Anzac. He added that residents that moved out there prefer the quieter life style, the ability to have larger gardens and small livestock.

**Marc Cote, resident**, spoke in favour of the new Anzac Area Structure Plan as it will promote growth in the community.

**Jim Rogers, resident**, came forward to speak in favor of the new Anzac Area Structure Plan.

Moved by Councillor P. Meagher that the Public Hearing for Bylaws 12/018, 12/022 and 12/023 be closed.

CARRIED UNANIMOUSLY

The Public Hearing for Bylaws 12/018, 12/022 and 12/023 was held between 6.39 p.m. and 7.12 p.m.

Moved by Councillor J. Stroud that Bylaw No. 12/018 be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 12/018 be amended by:

- changing the number of ball diamonds in paragraph 3, page 13 from two to one;
- deleting restaurant and inserting "Burger Bar" in paragraph 4, page 13;
- deleting the following text from page 22, under Open Space: "Development within the open space area will be restricted to

uses that have low impact on the environment such as pedestrian trails" and inserting the following: "Development within the open space area will be restricted to recreational uses that have low impact on the environment such as Pedestrian and off highway vehicle trails."; and

- deleting Policy 3.2.1 from page 31, and renumbering the remainder of section 3.2 accordingly.

CARRIED UNANIMOUSLY

Moved by Councillor R. Thomas that Bylaw No. 12/018 be read a third and final time as amended.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 12/022, being an amendment to the Highway 63/881 Corridor Area Structure Plan, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 12/022, be read a third and final time.

CARRIED UNANIMOUSLY

Moved by Councillor J. Stroud that Bylaw No. 12/023, being an amendment to the Gregoire Lake Area Structure Plan, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor R. Thomas that Bylaw No. 12/023, be read a third and final time.

CARRIED UNANIMOUSLY

### **Recess**

A recess occurred from 7.35 p.m. to 7.51 p.m.

### **Bylaws**

#### **5. 2012 Debenture Borrowing for New and Previously Approved Capital Projects - 2nd and 3rd readings**

Moved by Councillor P. Meagher that the following bylaws be read a second time:

- Bylaw No.12/030 – Amending the debenture borrowing bylaw for the Prairie Loop Boulevard Project;
- Bylaw No.12/031 – Amending the debenture borrowing bylaw for the Athabasca Water Treatment Plant Expansion project;
- Bylaw No.12/032 - Amending the debenture borrowing bylaw for the Fort MacKay Bridge Replacement project;
- Bylaw No. 12/033 – Debenture borrowing bylaw for the Conklin Sewage Lagoon Upgrade Construction project;
- Bylaw No.12/034 - Debenture borrowing bylaw for the Septage Receiving Station Construction project; and

- Bylaw No.12/035 – Amending the debenture borrowing bylaw for the South Operations Centre project.  
CARRIED UNANIMOUSLY

Moved by Councillor R. Thomas that Bylaws 12/030, 12/031, 12/032, 12/033, 12/034 and 12/035 be read a third and final time:  
CARRIED UNANIMOUSLY

**6. Bylaw No. 12/036 - Utility Rates Bylaw Amendment  
- 2nd and 3rd readings**

Moved by Councillor J. Stroud that Bylaw No. 12/036, being a bylaw to amend Utility Rates Bylaw 10/001, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor P. Meagher that Bylaw No. 12/036 be read a third and final time.

CARRIED UNANIMOUSLY

**7. Bylaw No. 12/038 – Utility Agreement for Electrical Services  
- 1st reading**

Moved by Councillor R. Thomas that Bylaw No. 12/038, being a bylaw to enter into a utility agreement granting ATCO Electric Ltd. the exclusive right to provide electric distribution access services within the Urban Service Area, be read a first time.

CARRIED UNANIMOUSLY

**Reports**

**8. Council Expense Summary – January 1 – June 30, 2012**

Moved by Councillor J. Stroud that the Council Expense Summary for the period January 1 – June 30, 2012 be received as information.

CARRIED UNANIMOUSLY

**Reporting - Boards and Committees**

- Communities in Bloom/Fort McMurray Public School District (Councillor P. Meagher)
- Athabasca Tribal Council/National Music Festival – Keyano College (Councillor R. Thomas)
- Communities in Bloom/Unveiling of Mural in Timberlea Ball Park/Anzac Days (Councillor J. Stroud)
- MacDonald Island Park Board Meeting (Councillor Germain)

- Communities in Bloom Nominate your Neighbour Awards (Councillor Blair)
- Oil Sands Royal Music Festival Grand Concert/Communities in Bloom Party in the Park, Mayors conference/Back to School Teachers Conference/US Senators Tour of the Oil Sands (Mayor Blake)

**Adjournment**

Moved by Councillor D. Blair that the meeting be adjourned  
CARRIED UNANIMOUSLY

The meeting adjourned at 8.21 p.m.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer





REGIONAL MUNICIPALITY  
OF WOOD BUFFALO

## Council Meeting Presentation Request

Completed requests to make a public presentation must be received by 12:00 noon on the Wednesday immediately prior to the scheduled meeting. **Presentations are a maximum of 5 minutes in duration.**

<b>Presentation Information</b>	
<b>Preferred Date of Presentation</b>	September 11, 2012
<b>Name of Presenter(s)</b>	Sandy Bowman, Chad Rice, Joel Fingard Andrey Yurmanov
<b>Organization Represented</b>	Fort McMurray Martial Arts Association
<b>Topic</b>	Council Approval for use of Municipal Facilities
<b>Please List Specific Points/Concerns</b>	No Martial Arts competition currently allowed in Municipal Facilities
<b>Action Being Requested of Council</b>	We would like the council to approve the Fort McMurray Martial Arts Association to hold and sanction martial arts events in municipal facilities.
<b>Are you providing any supporting documentation (ie: Powerpoint)?</b>  If yes, the documentation <u>must</u> accompany this request, as handouts will not be distributed at the meeting. To ensure that your documents meet minimum standards, please see presentation guidelines on the next page.  Supporting documents may be e-mailed to <a href="mailto:legislative.assistants@woodbuffalo.ab.ca">legislative.assistants@woodbuffalo.ab.ca</a> .	

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



**3. Public Hearing re: Bylaw No. 12/026 – Land Use Bylaw Amendment (Quarry Ridge Golf Course)**

- A. Introduction from Administration
- B. Opening Statement from Applicant, Michael Gourley
- C. Written Presentations – none received
- D. Verbal Presentations – none received
- E. Other Verbal Presentations (Time Permitting and with Consent of Council)
- F. Questions of Council
- G. Closing Statement from Applicant
- H. Closing Statement from Administration

**Subject: Bylaw No. 12/026 – Land Use Bylaw Amendment (Quarry Ridge Golf Course)****APPROVALS:**

Samuel Alatorre, Director  
Carol Theberge, Executive Director  
Brian Makey, Acting Chief Administrative Officer

**Administrative Recommendations:**

1. THAT Bylaw No. 12/026, being a land use bylaw amendment, be read a second time.
2. THAT Bylaw No. 12/026, be read a third and final time.

**Summary:**

An application has been received to amend the Land Use Bylaw to allow for a 40-acre mixed use development to be located at the southern entranceway of the urban service area on the Quarry Ridge Golf Course site (Schedule A). Currently the site is designated Parks and Recreation District (PR) and Direct Control District (DC). Administration recommends redesignating the subject property to Gateway District and Parks and Recreation District to permit the land uses put forward by the developer. The authority to amend the Land Use Bylaw is vested with Council under the Municipal Government Act.

First reading for this amendment was given on June 26, 2012. The technical items identified at first reading have been resolved to Administration's satisfaction, and this item is ready to be brought forward for second and third reading and a public hearing.

**Background:**

The purpose of this district is to provide for a vibrant mixed use commercial and residential development at the entranceway of the urban service area. On July 10, 2012, Council adopted the Gateway District as a new district in the Land Use Bylaw. The Gateway District was not just written for the Quarry Ridge site, but could also be applied to other gateway nodes in the urban service area.

The proposed development includes an estimated 232,200 ft<sup>2</sup> of commercial and retail space, 387,600 ft<sup>2</sup> of offices, and 539 residential units. To accommodate the land uses and buffer the development from traffic on Highway 63, the Gateway District includes architectural design guidelines intended to enhance the arrival experience into Fort McMurray. In addition, the design guidelines for this development will ensure there is safe and convenient access between buildings, as well as connectivity to public trails, amenity areas, and open space that will accompany this development. The project will be developed over three phases.

**Rationale for Recommendations:**

At the time of first reading for the proposed amendment, Administration identified three technical issues to resolve regarding (i) approval of the Traffic Impact Assessment (TIA), (ii) legal access, and (iii) phasing of the development. From June through August 2012, Administration worked closely with the applicant to resolve these issues. First, the TIA was approved by Alberta Transportation and the Municipality. This was critical to identify improvements required specifically for the Quarry Ridge Phase I and II. The second and third issues related to access and phasing have also been resolved to Administration's satisfaction.

The proposed amendment will create opportunities to develop within the urban service area. With the airport expansion and development of the Saline Creek Plateau, the infrastructure is already underway. The municipal Engineering Department has worked closely with the applicant to ensure capacity of infrastructure as the development progresses in this location. By integrating commercial and retail spaces within residential developments at a higher density, the developer offers residents the ability to live, work, and play in one location. These concepts are strongly supported in the Municipal Development Plan by making use of existing infrastructure, concentrating development, and emphasizing the transportation networks.

**Attachments:**

1. Bylaw No. 12/026

**BYLAW NO. 12/026**

**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. Land Use Bylaw No. 99/059 is hereby amended by redesignating S.W. ¼ SEC 34-88-9-4; Plan 982 3157 Lot 3; Parcel A, Plan 782 0070; N.W. ¼ SEC 27-88-9-4; N.E. ¼ SEC 27-88-9-4; Lot 3, Plan 982 3157 from Direct Control District (DC) to Gateway District (GD); Parks and Recreation District (PR) to Gateway District (GD); Direct Control District (DC) to Parks and Recreation District (PR), as depicted in Schedule A.
2. The Chief Administrative Officer is authorized to consolidate this bylaw.
3. This bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this 26<sup>th</sup> day of June, A.D 2012.

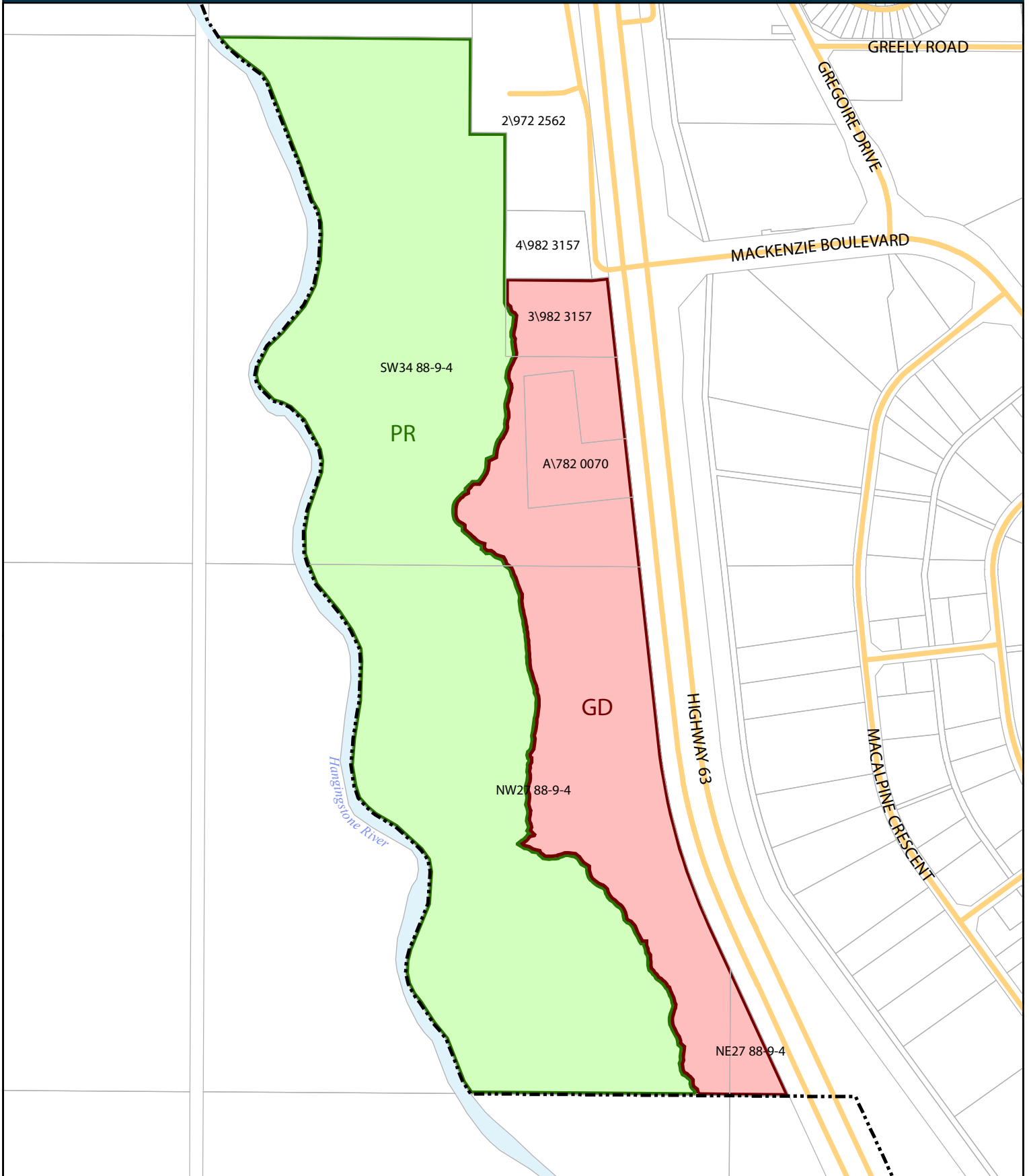
READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2012.

READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2012.

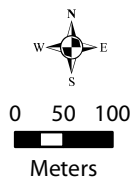
SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2012.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer



- Gateway District (GD)
- Parks and Recreation (PR)
- Survey Parcel
- Urban Service Area Boundary
- Road



### Land Use Bylaw Amendment



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