



REGIONAL MUNICIPALITY  
OF **WOOD BUFFALO**

## **Rural Development Committee**

Council Chamber  
9909 Franklin Avenue, Fort McMurray

Tuesday, January 27, 2015  
4:00 p.m.

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### **Agenda**

#### **Call to Order**

1. Adoption of the Agenda
2. Minutes of Rural Development Committee meeting - November 25, 2014

#### **New and Unfinished Business**

3. Development Issues in the Rural Service Area
4. Regional Indoor Facilities Recreation Master Plan

#### **Adjournment**

**Unapproved Minutes of a Meeting of the Rural Development Committee held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, November 25, 2014, commencing at 4:00 p.m.**

**Present:** J. Stroud, Chair  
M. Blake, Mayor  
T. Ault, Councillor  
A. Vinni, Councillor

**Absent:** J. Cardinal, Councillor

**Administration:** M. Ulliak, Interim Chief Administrative Officer  
D. Leflar, Chief Legislative Officer  
A. Rogers, Senior Legislative Officer  
S. Harper, Legislative Officer

**Call to Order**

David Leflar, Chief Legislative Officer, called the meeting to order at 4:05 p.m.

**1. Appointment of the Chair**

David Leflar, Chief Legislative Officer, called for nominations for the position of Chair of the Rural Development Committee.

Mayor M. Blake nominated Councillor J. Stroud for the position of Chair.

David Leflar called a second and third time for nominations for the position of Chair.

As no other nominations were put forward, Councillor J. Stroud was acclaimed to the position, and assumed the Chair at 4:09 p.m.

**2. Adoption of the Agenda**

Moved by Councillor T. Ault that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

**3. Minutes of Rural Development Committee meeting – September 23, 2014**

Moved by Mayor M. Blake that the Minutes of the Rural Development Committee meeting of September 23, 2014 be approved as presented.

CARRIED UNANIMOUSLY

**New and Unfinished Business**

**4. Aboriginal and Rural Relations Department**

Maggie Farrington, Director of Aboriginal and Rural Relations, provided a presentation on the Aboriginal and Rural Relations Department and some of the department initiatives.

Moved by Councillor A. Vinni that the Aboriginal and Rural

Relations update be received as information.  
CARRIED UNANIMOUSLY

**Adjournment**

Moved by Councillor A. Vinni that the meeting adjourn.  
CARRIED UNANIMOUSLY

The meeting adjourned at 4:44 p.m.

\_\_\_\_\_  
Chair

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

# Subdivision and Development Permit Process

## **Presented By:**

Pankaj Nalavde  
Ilzett Thomson  
Ashlee Layton

Rural Development Committee  
January 27, 2015

# Presentation Goal

- 1 To explain the Subdivision Process as it affects the lands within RMWB
- 2 To explain the Development Permit Application Process in RMWB
- 3 To provide answers and clarification to the Rural Development Committee on Process related questions relevant to the rural areas within RMWB

# Development Framework

Municipal Development Plan



Area Structure Plan /  
Area Redevelopment Plan



Outline Plan / Concept Plans



Subdivision Application



Development Permit Applications

Building Permit Applications

Land Use Bylaw



Land Use Districts / Zoning

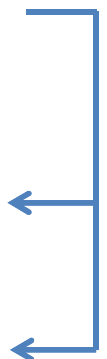


Lot Configuration from  
Districts

**Subdivision & Development  
Regulations and *MGA***

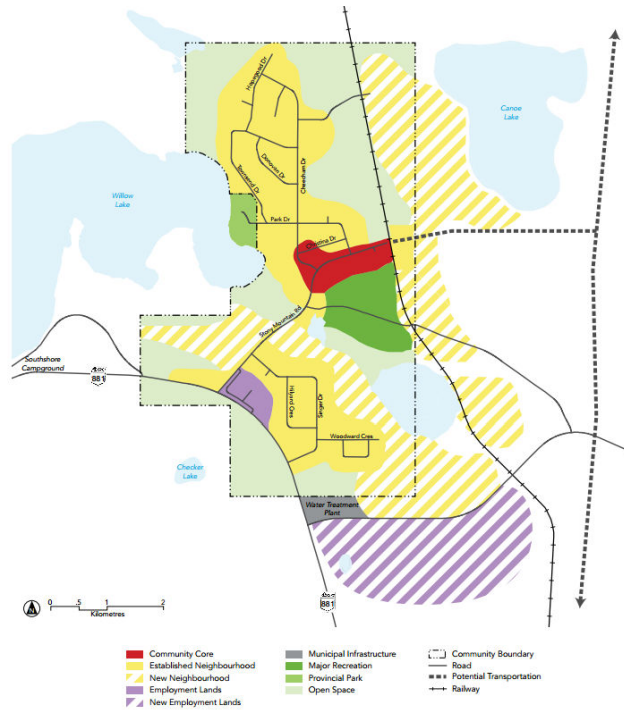
District Provisions

**Safety Code Regulation**



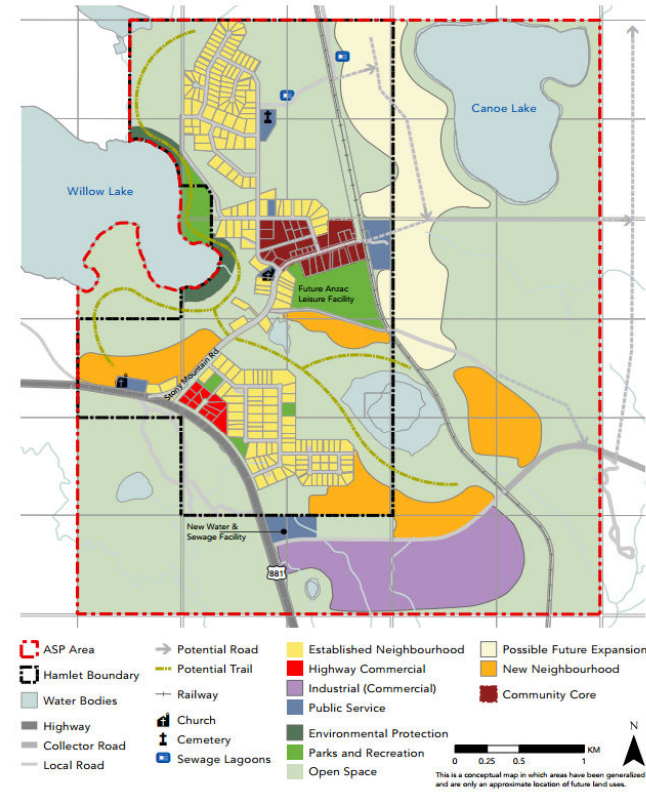
# Municipal Development Plan

- Conceptual Land Use and Policies



# Area Structure Plan

- Detailed Land Use and Road Network and Services



# Subdivision Process

Subdivision Application



Technical Circulation

(internal and external agencies)



Municipal Development Plan  
Area Structure Plan  
Outline Plan  
Land Use Bylaw  
Engineering Services Standards



Subdivision Approval of Tentative Plan with Conditions



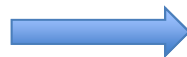
Application meets the condition of Subdivision Approval



Development Agreement  
Pay Developer Charges  
Pay Outstanding taxes  
Register Caveats, Covenants  
Reserve Dedication



Subdivision Endorsement



A Lot and a Certificate of Title is created



# Development Permit Process

**Development Permit Application**



**Technical Circulation** →  
(internal and external agencies)



**Development Permit with or without Conditions is issued** →



**Applicant applies for Building Permit**



**Project Completion** →

Municipal Development Plan  
Area Structure Plan  
Outline Plan  
**Land Use Bylaw**  
**Engineering Services Standards**

Decision on Discretionary Uses is advertised

Safety Codes Inspection  
Development Completion Certificate  
Occupancy Certificate is Issued

**Thank you,**

**Questions?**