



Council Meeting

Jubilee Centre Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, July 10, 2012
6:00 PM

Agenda

Call To Order

Opening Prayer

Swearing-In of Councillors - Elect and Signing of Ethical Guidelines

Adoption of Agenda

Minutes of Previous Meeting

1. Regular Meeting - June 26, 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. **NOTES***

Presentations

2. Tim Reid, Chief Operating Officer re: MacDonald Island Expansion

Business Arising Out of Presentation

3. MacDonald Island Park Expansion Project

****DETAILS****

****DETAILS****

Public Hearings and Related Reports

4. Bylaw No. 12/028 - Saline Creek Plateau Area Structure Plan Amendment
 - Public Hearing
 - 2nd and 3rd readings
5. Bylaw No. 12/019 - Land Use Bylaw Amendment - Longboat Landing
 - Public Hearing
 - 2nd and 3rd readings
6. Bylaw No. 12/021 - Land Use Bylaw Amendment (Gateway District)
 - Public Hearing
 - 2nd and 3rd readings
7. Bylaw No. 12/025 - Land Use Bylaw Amendment - Lot 70MR, Block 31, Plan 082 7243 (Eagle Ridge School Site)
 - Public Hearing
 - 2nd and 3rd readings
8. Bylaw No. 12/020 - Road Closure and Authorization to Sell
 - Public Hearing
9. Bylaw No. 12/027 - Closure of Undeveloped Government Road Allowances (Saline Creek Plateau Area)
 - Public Hearing
 - 2nd and 3rd readings

Bylaws

10. Bylaw No. 12/024 - Design Review Panel
 - 2nd and 3rd readings

11. 2012 Debenture Borrowing for New and Previously Approved Capital Projects
- Bylaw No.s 12/030, 12/031, 12/032, 12/033, 12/034 and 12/035 (1st readings)
12. Bylaw No. 12/036 - Utility Rates Bylaw Amendment (1st reading)

****DETAILS****

Reports

13. Fort McMurray Golf Club - Licence of Occupation
14. Appointment of Regional Assessor
15. 2012 Capital Budget Amendments – Revised, New and Cancelled Projects

****DETAILS****

16. 2012 City Centre Area Redevelopment Operating Budget

****DETAILS****

****DETAILS****

****DETAILS****

Reporting - Boards and Committees

Adjournment



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Ethical Guidelines for Municipal Councillors

It is imperative that Councillors remember that they were elected by the public in order to serve a public purpose. Councillors must therefore act in the public interest by putting the public's interests ahead of their own personal interests, or the interests of other private individuals or groups.

It is also extremely important that elected officials understand that the public must have confidence in the integrity of its public institutions and government, the ethical conduct of their local government officials, and that public office is not being used for personal gain.

Accordingly it is the purpose of this document to set out certain ethical guidelines which are in addition to any statutory or other legal requirements imposed upon elected officials. In the event of any conflict, any law or legal requirement shall have priority over these guidelines.

To further these objectives, the following principles shall govern the conduct of all Elected Local Government Officials in the Regional Municipality of Wood Buffalo in order that they maintain the highest standards in the public office and faithfully discharge the duties of office without fear or favour.

Municipal Councillors shall:

1. not use their position to secure special privileges, favours, or exemptions, for themselves, their relatives, or any other person, but shall at all times serve the public interest.
2. discharge their powers, duties and functions honourably, faithfully, and conscientiously.
3. have respect for and endeavour to conduct all of the Municipality's business in accordance with applicable legislation, legal requirements, bylaws, regulations and policies.
4. become familiar with any procedural bylaws or general policies applicable to Council or Councillors, and endeavour to become knowledgeable about legal and policy issues applicable to municipalities.

5. respect the powers, duties, and functions of other Councillors, Administration and employees.
6. treat fellow Councillors, committee members, employees, and members of the public with respect, honesty and fairness.
7. declare any pecuniary interest when it is appropriate to do so.
8. safeguard confidential information, including that of the Municipality, Council, and employees, and in that regard, respect the requirements of both the *Municipal Government Act*, R.S.A. 2000, c. M-26, and the *Freedom of Information and Protection of Privacy Act*, R.S.A. 2000, c. F-25.
9. *not assume that any unethical activities not covered by or specifically prohibited by these ethical guidelines of conduct, or by any legislation, are therefore condoned.*

As Members of the Council of the Regional Municipality of Wood Buffalo, we agree to uphold the intent of these guidelines and to govern our actions accordingly.

SIGNED this 10th day of July, 2012.

Melissa Blake, Mayor

David Blair, Councillor

Christine Burton, Councillor

Lloyd (Sonny) Flett, Councillor

Sheldon Germain, Councillor

David Kirschner, Councillor

Phil Meagher, Councillor

Jane Stroud, Councillor

Colleen Tatum, Councillor

Russell Thomas, Councillor

Allan Glenn Vinni, Councillor

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, June 26, 2012, commencing at 6:00 p.m.

Present: M. Blake, Mayor
D. Blair, Councillor
S. Germain, Councillor
D. Kirschner, Councillor
P. Meagher, Councillor
J. Stroud, Councillor
R. Thomas, Councillor
A. Vinni, Councillor

Absent: L. Flett, Councillor

Administration: G. Laubenstein, Chief Administrative Officer
S. Kanzig, Chief Legislative Officer
M. Laing, Recorder/Legislative Assistant

Call To Order

Mayor Blake called the meeting to order at 6:02 p.m.

Opening Prayer

Mayor Blake asked those so inclined to join her in prayer.

Mayor Blake welcomed and introduced Colleen Tatum and Christine Burton, the successful candidates in the 2012 municipal by-election noting that they will be officially sworn in on Tuesday, July 10, 2012.

Adoption of Agenda

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

CARRIED UNANIMOUSLY

Minutes of Previous Meetings

1. Regular Meeting - May 22, 2012

Moved by Councillor R. Thomas that the minutes from the Council Meeting held on May 22, 2012 be approved as presented.

CARRIED UNANIMOUSLY

Delegations

2. Sean Graham re: Negative Socio-Economic Impacts of Oil Sands Industry Expansion

S. Graham, resident, came forward and expressed his concerns with the Negative Socio-Economic Impacts of Oil Sands Industry Expansion.

Moved by Councillor R. Thomas that the presentation made by Sean Graham, regarding the Negative Socio-Economic Impacts of Oil Sands Industry Expansion, be received as information.

For: Blair, Blake, Germain, Kirschner,
Stroud, Meagher, Thomas
Opposed: Vinni

3. Franco Savoia and Nolan Palmquist, YMCA re: Update/Information

Franco Savoia, CEO and **Nolan Palmquist, Board Chair, YMCA**, provided an update on their 2011 expenditures as well as the pool, noting sincere thanks and appreciation for the support of Council.

Moved by Councillor A. Vinni that the presentation made by Franco Savoia, CEO and Nolan Palmquist, Board Chair, YMCA, regarding update/information, be received as information.

CARRIED UNANIMOUSLY

S. Graham, resident, came forward and spoke in opposition to agenda item number 19, Capital Budget Amendment – Prairie Loop Boulevard.

Moved by Councillor R. Thomas that the presentation made by Sean Graham, regarding the Capital Budget Amendment – Prairie Loop Boulevard, be received as information.

CARRIED UNANIMOUSLY

4-14. Bylaws for First reading

Moved by Councillor A. Vinni that the following bylaws be read a 1st time:

- Bylaw No. 12/017, being the Fort Chipewyan Area Structure Plan;
- Bylaw No. 12/018, being the Anzac Area Structure Plan;
- Bylaw No. 12/022, being an amendment to the Highway 63/881 Corridor Area Structure Plan;

- Bylaw No. 12/023, being an amendment to the Gregoire Lake Area Structure Plan;
- Bylaw No. 12/019, being a Land Use Bylaw amendment specific to the Longboat Landing District (LBL-R4);
- Bylaw No. 12/021, being an amendment to the Land Use Bylaw to create “Gateway District”;
- Bylaw No. 12/024, being the Design Review Panel Bylaw;
- Bylaw No. 12/025, being an amendment to the Land Use Bylaw (Eagle Ridge School Site);
- Bylaw No. 12/026, being an amendment to the Land Use Bylaw (Quarry Ridge Golf Course);
- Bylaw No. 12/027, being a bylaw to close undeveloped government road allowances in the Saline Creek Plateau area;
- Bylaw No. 12/028, being an amendment to the Saline Creek Plateau Area Structure Plan;
- Bylaw No. 12/029, being the Vehicle for Hire Bylaw;
- Bylaw No. 12/020, being a bylaw to close a road allowance”;

CARRIED UNANIMOUSLY

14. Bylaw No. 12/020 – Road Closure and Authorization to Sell

Moved by Councillor R. Thomas that subject to the road allowance closure, and in accordance with the terms and conditions outlined in the Summary Land Sale – Terms and Conditions dated April 12, 2012 (Attachment 2), Administration be authorized to proceed with the sale of the government road allowance to the purchaser for the purpose of a land consolidation.

CARRIED UNANIMOUSLY

15. Keyano College Lease – Conklin Learning Center

Moved by Councillor J. Stroud that a lease be granted to Keyano College for 0.07 acres from within a portion of NW 31-76-7 W4M, as highlighted in red on Attachment 1 (Subject Area Map dated May 3, 2012) at the nominal one time payment of one dollar (\$1.00), for a term of 5 years with an option to renew for an additional term.

CARRIED UNANIMOUSLY

16. Sale of Land – Plan 902 1913, Lot 4 – Fort Chipewyan

Moved by Councillor P. Meagher that Plan 902 1913, Lot 4, located within the Hamlet of Fort Chipewyan be sold to Fort Chip Marine Transport Ltd., subject to the terms and conditions outlined in Attachment 1 (Summary Land Sale – Terms and Conditions, dated May 24, 2012).

CARRIED UNANIMOUSLY

17. Council Policy PRL-090 – Citizen Recognition Program

Mayor Blake exited the Chamber at 7:26 p.m. Deputy Mayor Meagher took the Chair at that time and Mayor Blake returned and resumed chair at 7:28 p.m.

Moved by Councillor R. Thomas that the Citizen Recognition Program Policy (PRL-090), dated June 26, 2012, be approved.

CARRIED UNANIMOUSLY

18. Municipal Corporate Utility Business Plan

H. Hunter, Executive Director, Public Infrastructure and K. Scoble, Director, Environmental Services presented information regarding the benefits of the Municipal Corporate Utility Business Plan.

Moved by Councillor S. Germain that:

- the establishment of a municipal corporation for the provision of environmental services be approved; and
- Administration be authorized to apply to the Minister of Municipal Affairs for consent for the Municipality to control the corporation under Section 73 of the Municipal Government Act, and to obtain securities of the corporation, as required under Section 250(2)(e);
- Administration be authorized to apply to Provincial Cabinet for exemption from the Alberta Utilities Commission Regulation;
- the Chief Administrative Officer be appointed for two years as chair of a transitional board of directors to provide continuity; and

- Administration be authorized to take all necessary steps to implement the municipal corporation.
CARRIED UNANIMOUSLY

19. Capital Budget Amendment – Prairie Loop Boulevard

Exit

Councillor P. Meagher declared a potential pecuniary interest regarding agenda item 19 and left the meeting at 7:45 p.m.

Moved by Councillor R. Thomas that the 2012 Capital Budget be amended as summarized on Attachment 1 – Prairie Loop Boulevard.

CARRIED UNANIMOUSLY

Return

Councillor P. Meagher returned to the meeting at 7:49 p.m.

20. Appointments to Council Committees

Moved by Councillor P. Meagher that the following appointments be effective immediately:

- **Community Services Committee** - Julie MacLennan to December 31, 2013
- **Landlord and Tenant Advisory Board** - Glenn Mapp to December 31, 2012
- **MacDonald Island Park Corporation** - Harold Kunas to December 31, 2013

CARRIED UNANIMOUSLY

Reporting to Boards and Committees

- MacDonald Island Park Corporation/Queen's Diamond Medal (Councillor S. Germain)
- Leadership Wood Buffalo (Councillor R. Thomas)
- Relay for Life/Wood Buffalo Sports Hall of Fame/Play on Ball Hockey Tournament/Centre of Hope Golf Tournament/Royal Canadian Army Cadets Medal Ceremony/ (Councillor P. Meagher)
- Métis Flag Exchange/Aboriginal Days/Wood Buffalo Housing and Development Corporation (interim appointment) (Councillor D. Blair)

- Communities In Bloom Committee/Conklin Métis Days (Councillor J. Stroud)
- Fort McKay Treaty Days/Heritage Park Métis Days/Pakistan Association Volunteer Days (Councillor D. Kirschner)
- Amazing Waste Winner/2015 Ringette Championships/Annual Firefighter Pancake Breakfast/Fort McMurray Catholic School Board 75th Anniversary/Housing First Celebration/National Aboriginal Day and Heritage Park/Fort McKay Treaty Days/Esquao Awards/Queens Diamond Medal (Mayor Blake)

Adjournment

Moved by Councillor D. Kirschner that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:13 p.m.

Mayor

Chief Legislative Officer

MIPEX

MacDonald Island Park Expansion



MacDonald Island
Park

THINK **BIG**



Your Island Playground Today



Your Island Playground in 2014



MacDonald Island
Park

Project Goals



World Class Development
for a World Class "Livable"
City Centre



A Community-Led Project
Based on Collaboration



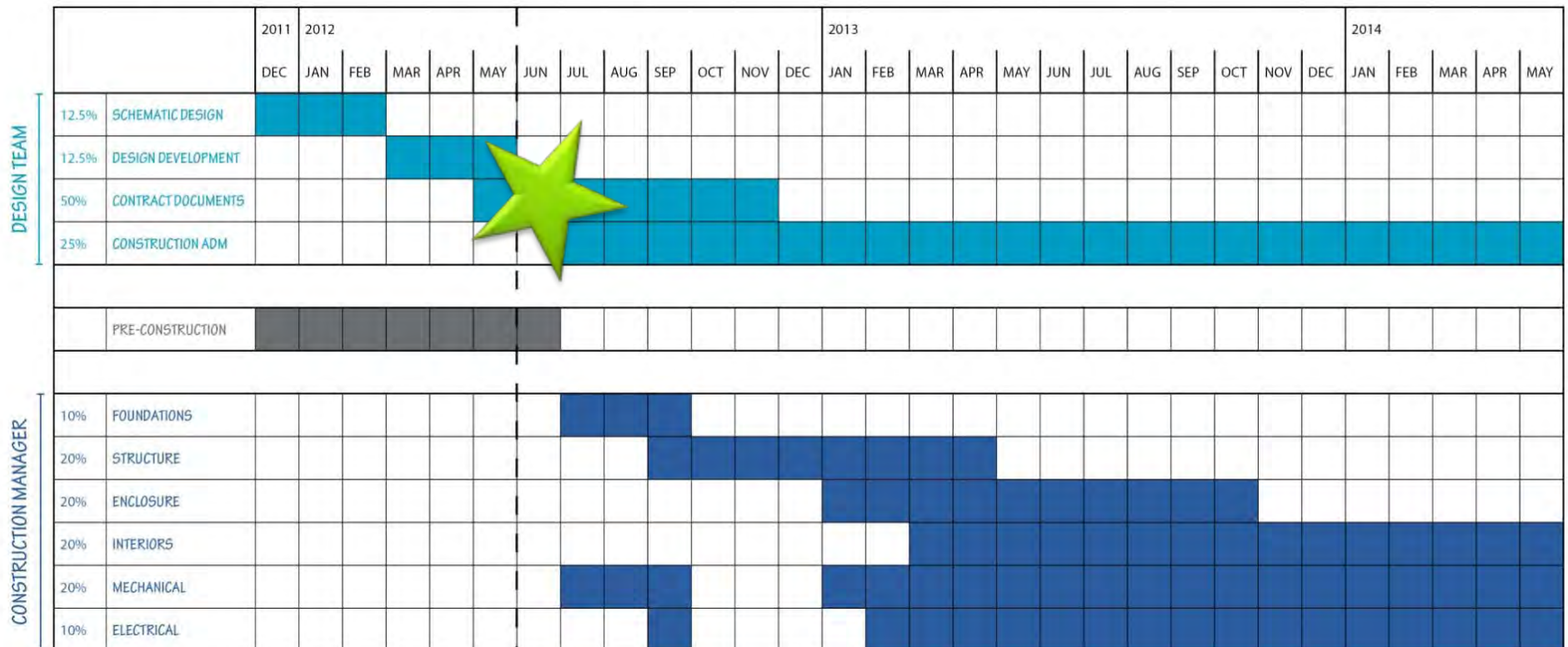
Meet the Needs of Today
and Tomorrow

MIPEX (MacDonald Island Park Expansion) Project Goals



Pre-Design Proposed Timeline

TENTATIVE SCHEDULE / CASH FLOW PROJECTION





MacDonald Island
Park

The Process

Pre-Design Phase

- In October of 2011 the Board of Directors accepted the project business plan, needs assessment, and scope with motion 11-10-03.09
- In November of 2011 the Board of Directors accepted the construction management process with and the RFP process for a Construction Manager and Prime Consultant with motion 11-11-07.11

Design Phase

- In December of 2011 the Board of Directors accepted the proposed project timelines with motion 11-12-19.03 and will recommend a facility design, project scope, and budget in June 2012.
- In December of 2011 the MIPEX Committee was formed to support the above listed timeline and govern quality in process and recommendation.

Final Approval Phase

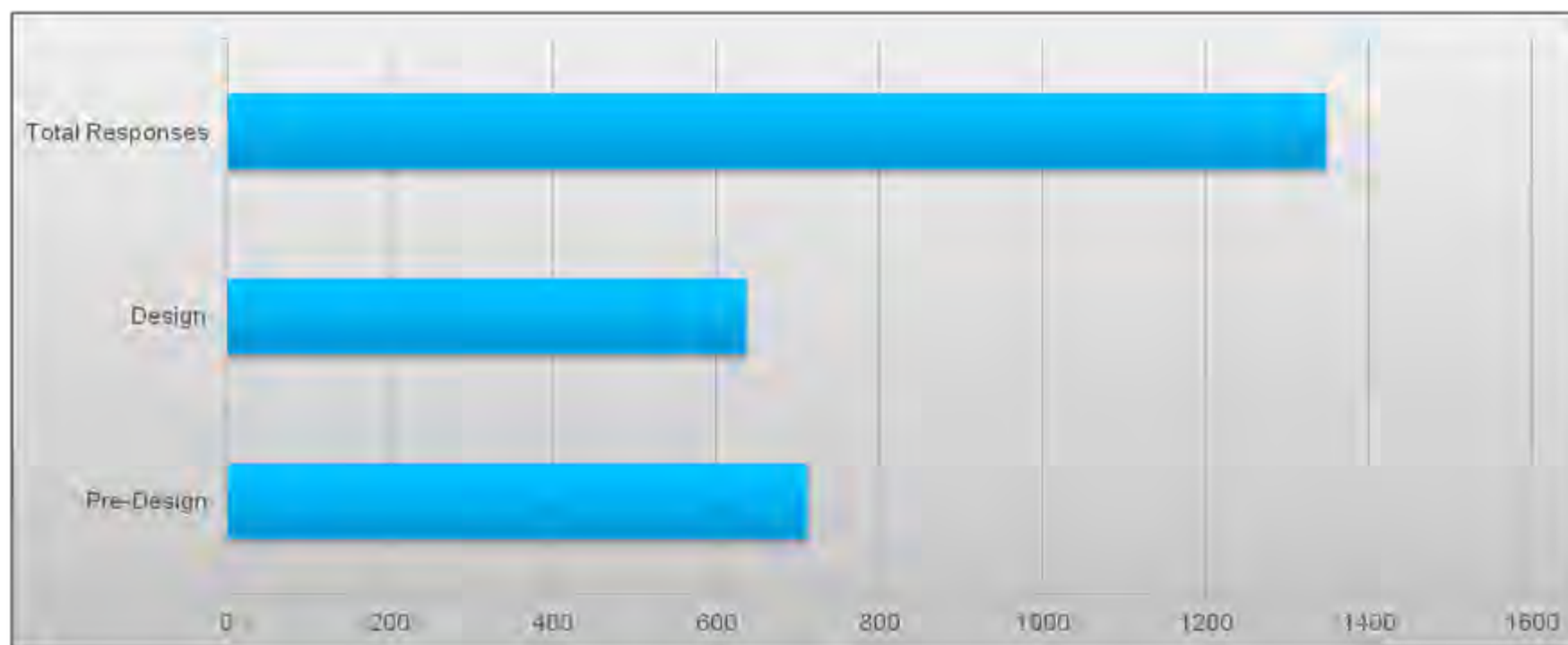
- The MIPEX committee met on June 6, 2012. A recommendation or direction was provided.
- The Board of Directors met on June 8, 2012. A recommendation from the MIPEX committee was given at this time.
- MIPC will provide Council and the public with a final design and project presentation on June 26, 2012.
- The full recommendation package for MIPEX will be delivered to Council on July 10, 2012.



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Community Feedback

Number of Responses All Forums

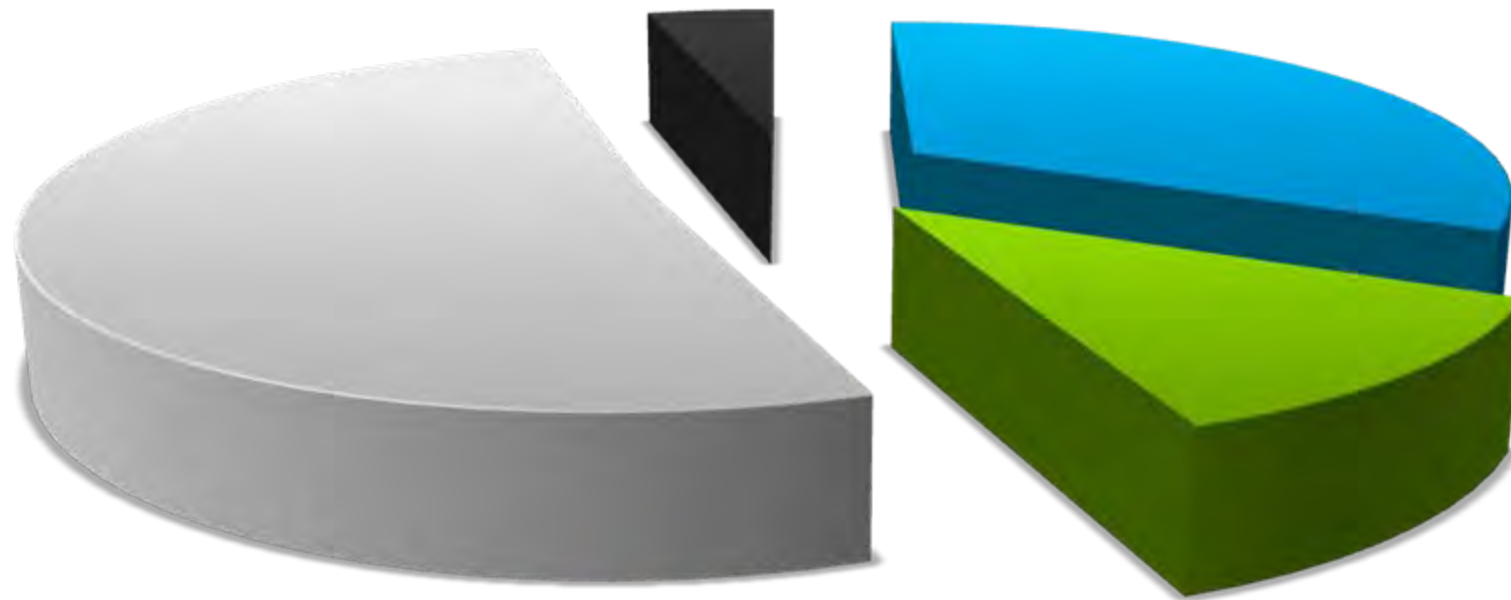




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Design Feedback

Participation by Group



■ Sport ■ Non Profit ■ Individual ■ Other

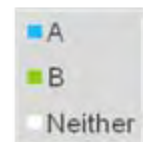
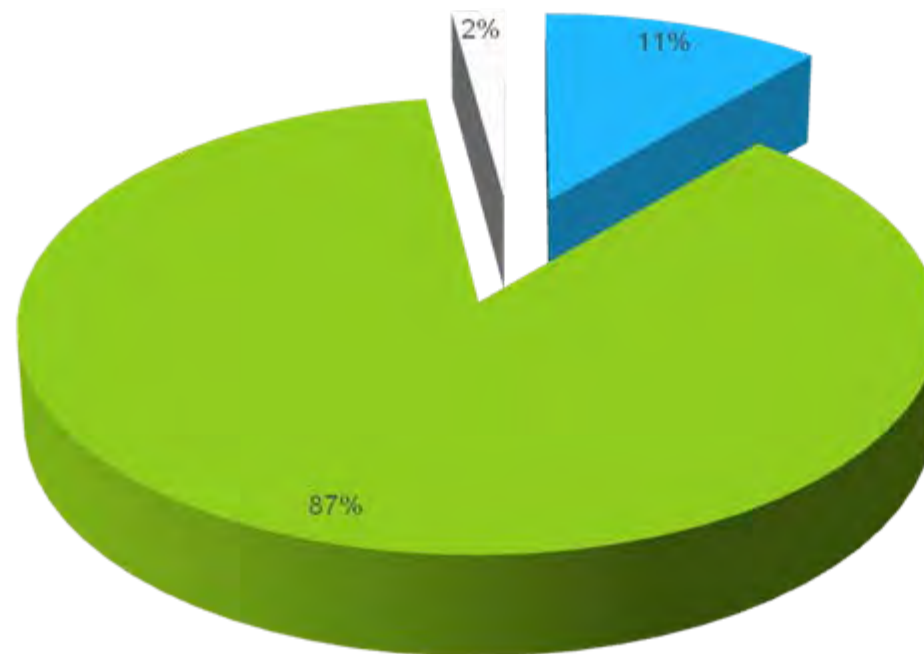


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Design Feedback

Feedback from Community

Select Concept A, Concept B, Neither





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Leading Comments

Top Comments and Concerns (Re-Occurring Themes)

Top Comments		Top Concerns	
66	Want Baseball Stadium	31	Parking
41	Love it/excited	13	Concerned about building baseball stadium
40	Build it now need facilities	5	Current plan needs more non profit space
15	Need to Expand Fitness	4	Build facilities North of Bridge
11	Marina	5	Cost of last expansion
6	Bowling	4	Float Planes
5	Skate Park		
5	Put a roof on it		
4	Dog Park		
4	Indoor golf/putt putt		



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Voices from the Community

Invite guests from the community to speak in support

- Arts Community
- Sport Community
- Aboriginal Community
- A Community Voice



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Park

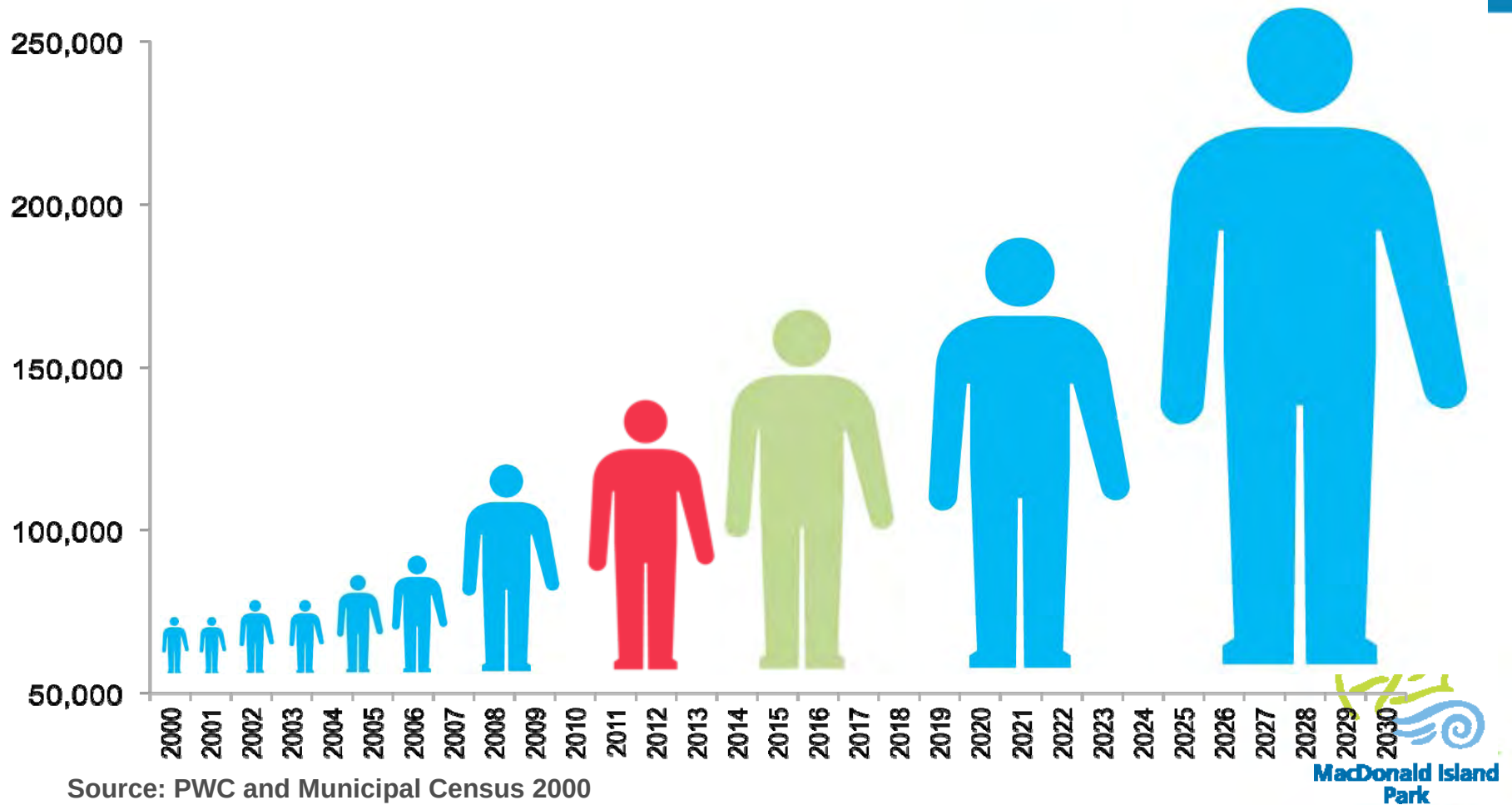
Why Expansion?

Population Index

- Average annual growth over ten years **7.24%**
- Growing population to exceed **250,000** by 2030
- **85%** of population will reside in Fort McMurray (**212,500 in 2030**)
- **22%** of population will reside in City Centre (**55,000 in 2030**)
- Proposed development relates to key pillars of development
 - **Vibrant Culture**
 - **Home and Belonging**
 - **Working Together**
 - **Economic Resilience**
- Developing vibrant culture is needed

Location	RMWB	Red Deer	Lethbridge
Cultural Facilities	8	19	14

Projected Population Growth

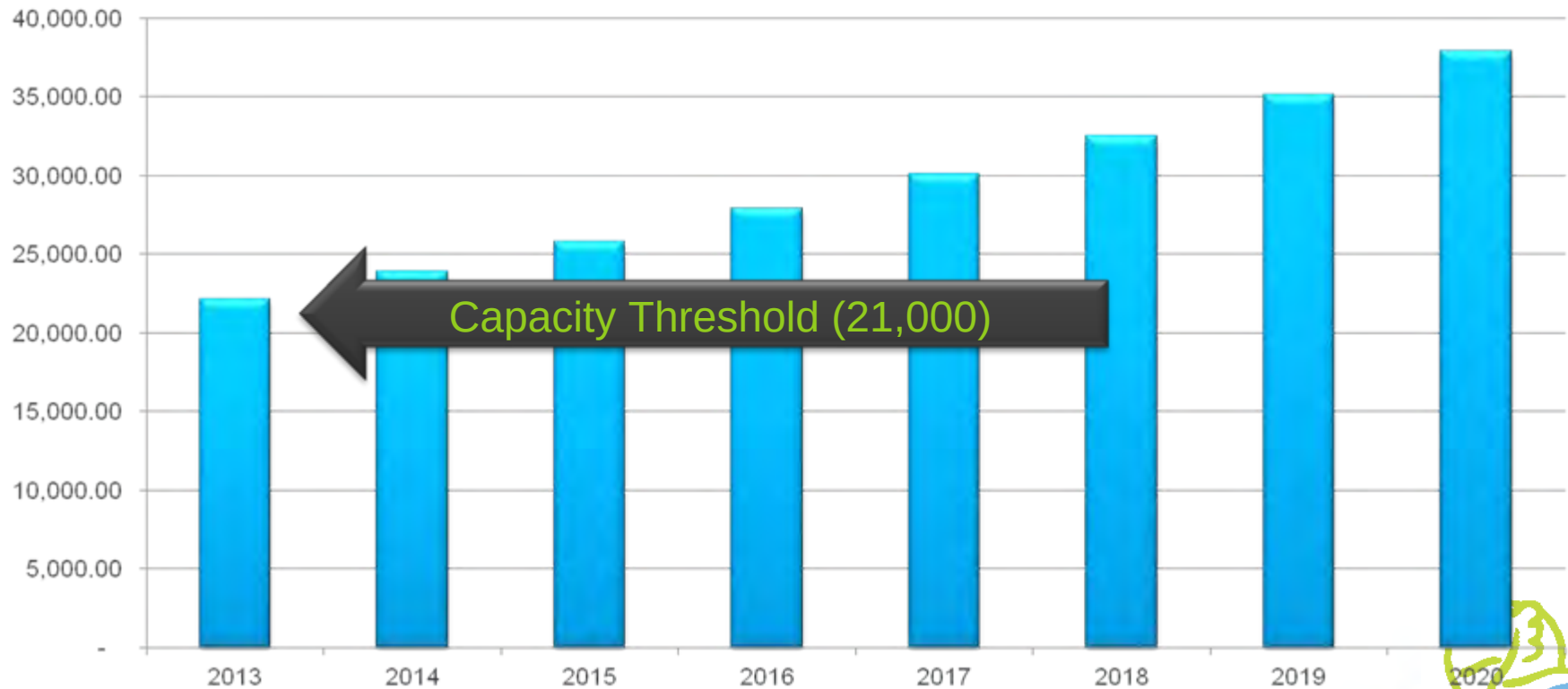


Projected Membership Growth



**MacDonald Island
Park**

Current Fitness Use Trend Applied to Projected Growth (Monthly)



MIPEX Project Timelines (Overview)



MIPEX Projected Membership



MacDonald Island
Park

An Experienced Team



www.archatb.com

Clareview Community Recreation Centre
Leduc Recreation Centre



www.360architects.com

New Meadowlands Stadium
Basrah Sport City



www.clarkbuilders.com

Commonwealth Community Recreation Centre
Bold Centre



www.turnerconstruction.com

Yankee Stadium
Lambeau Field



MacDonald Island
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DESIGN

Theme



MacDonald Island
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OUR SKY

The proposed design was created with the intent of celebrating our **BIG** sky, and the impact of our Northern Lights on the spirit of the region.



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WINTER CITY

Wood Buffalo is a Winter City and the proposed design uses themes that celebrate our climate as an opportunity to provide design inspiration and functional shelter and connectivity between catalyst projects on the Island and within the City Centre.

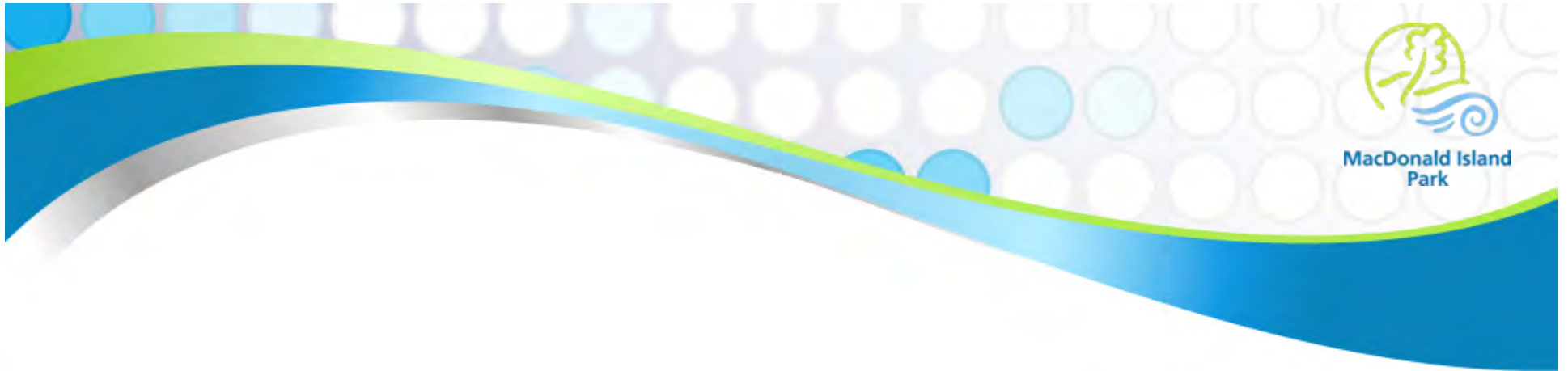


MacDonald Island
Park



OUR WATERWAYS

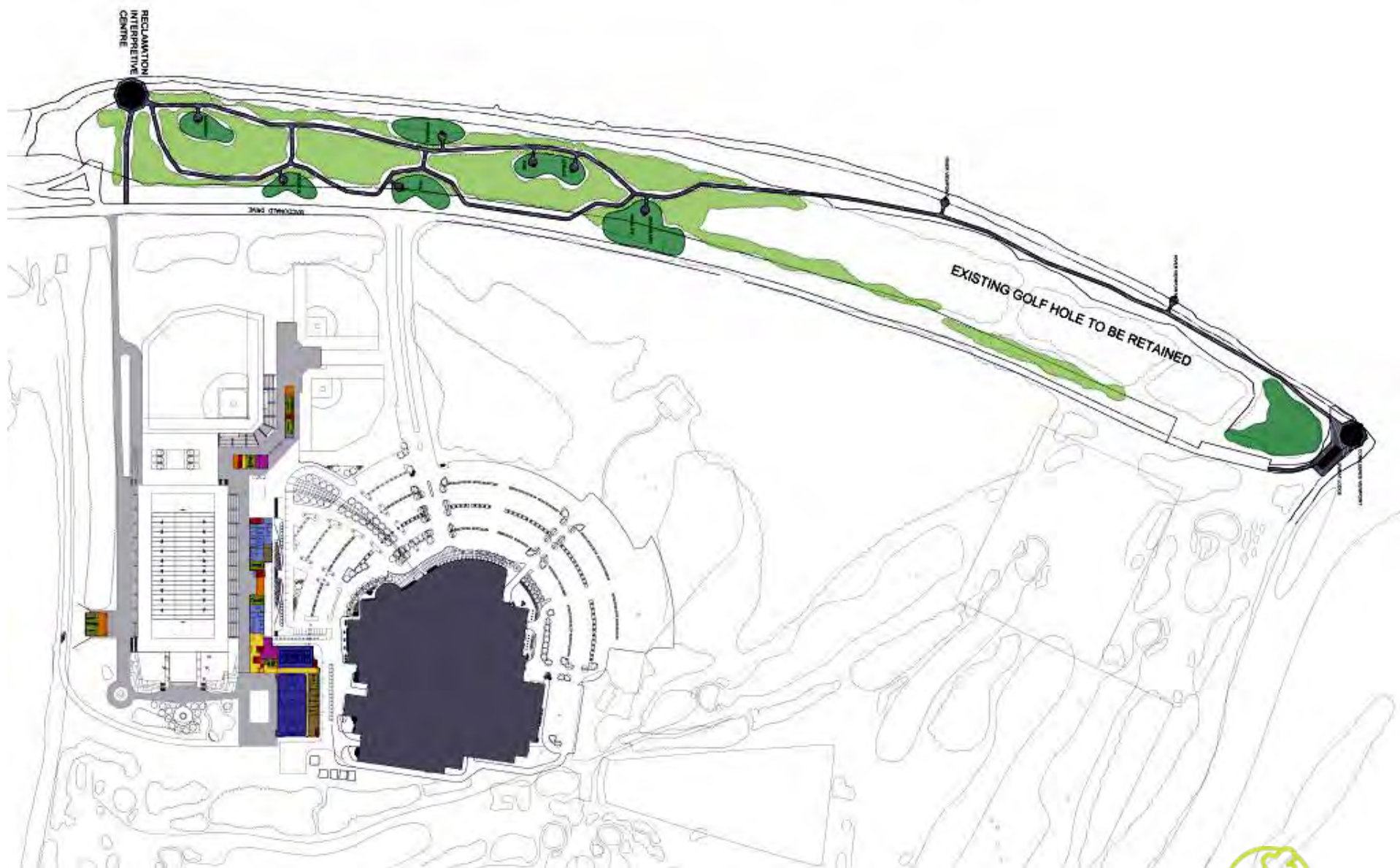
The waterways have been the **heart** of Wood Buffalo and are celebrated within the themes of this proposed design.



The Recommended Facility



MacDonald Island Park Expansion Project
Recommended Design



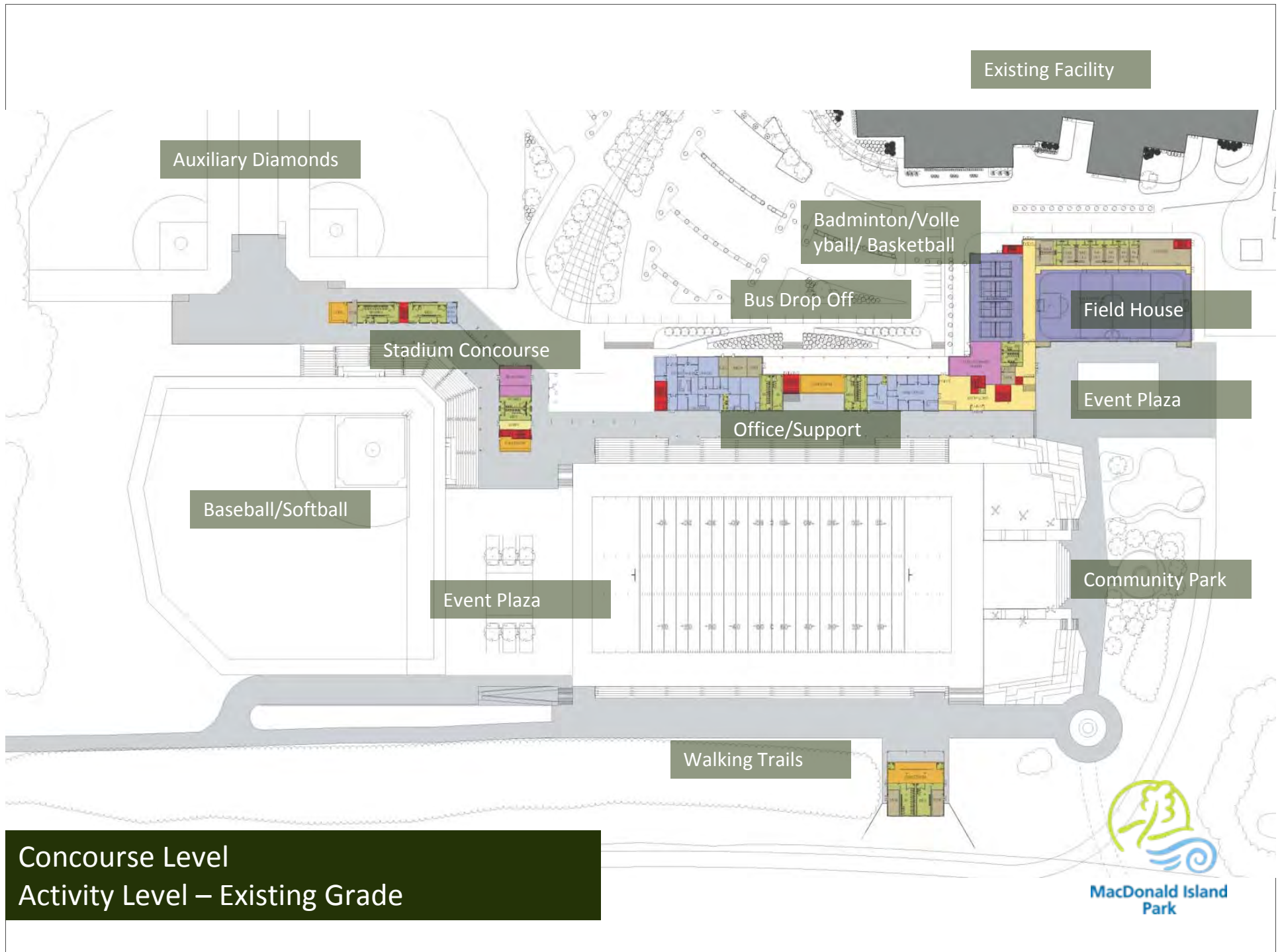
Expansion Aerial View
Includes Interpretive Walking Trail

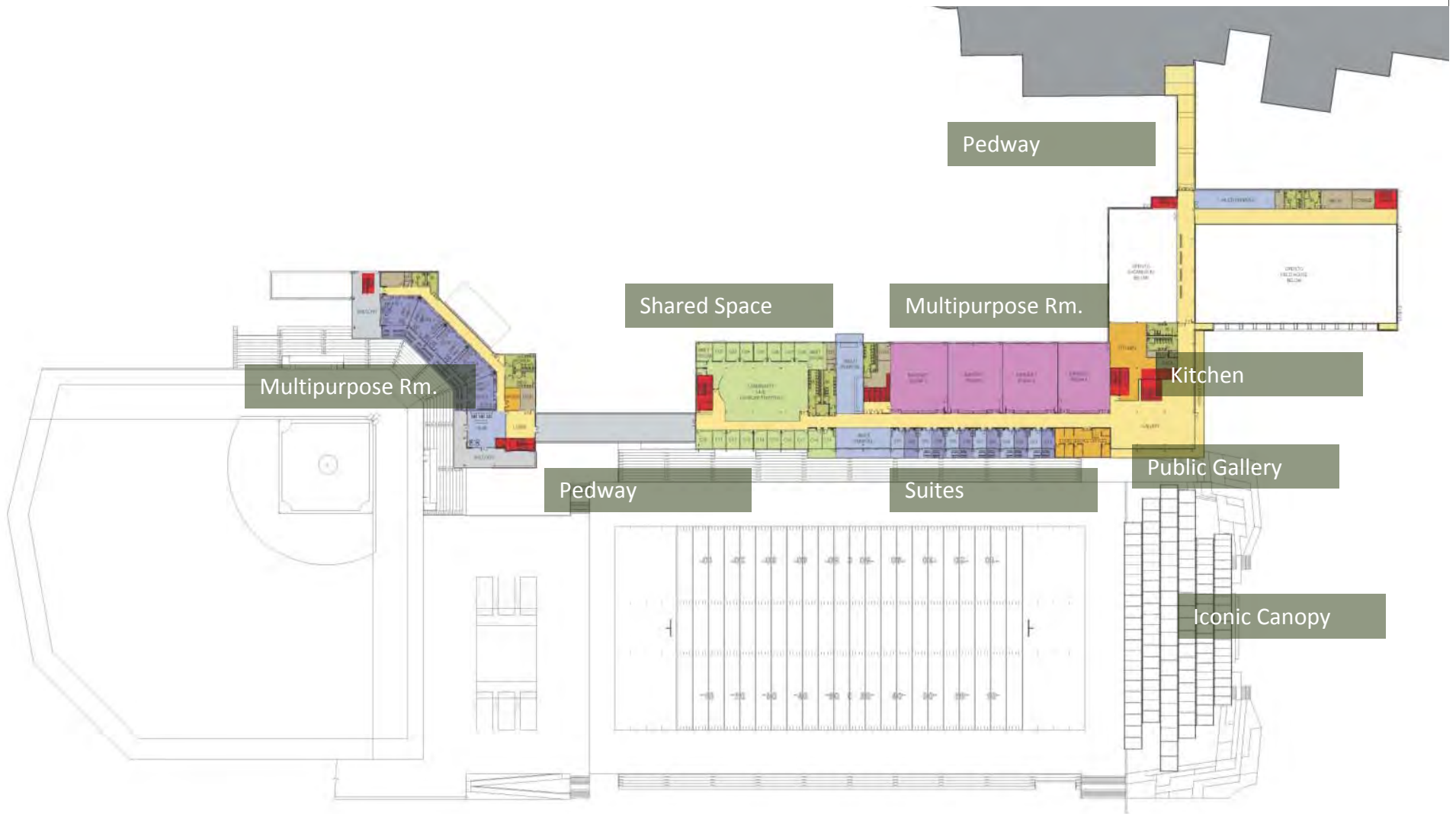


MacDonald Island
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Event Level
(Field Access)



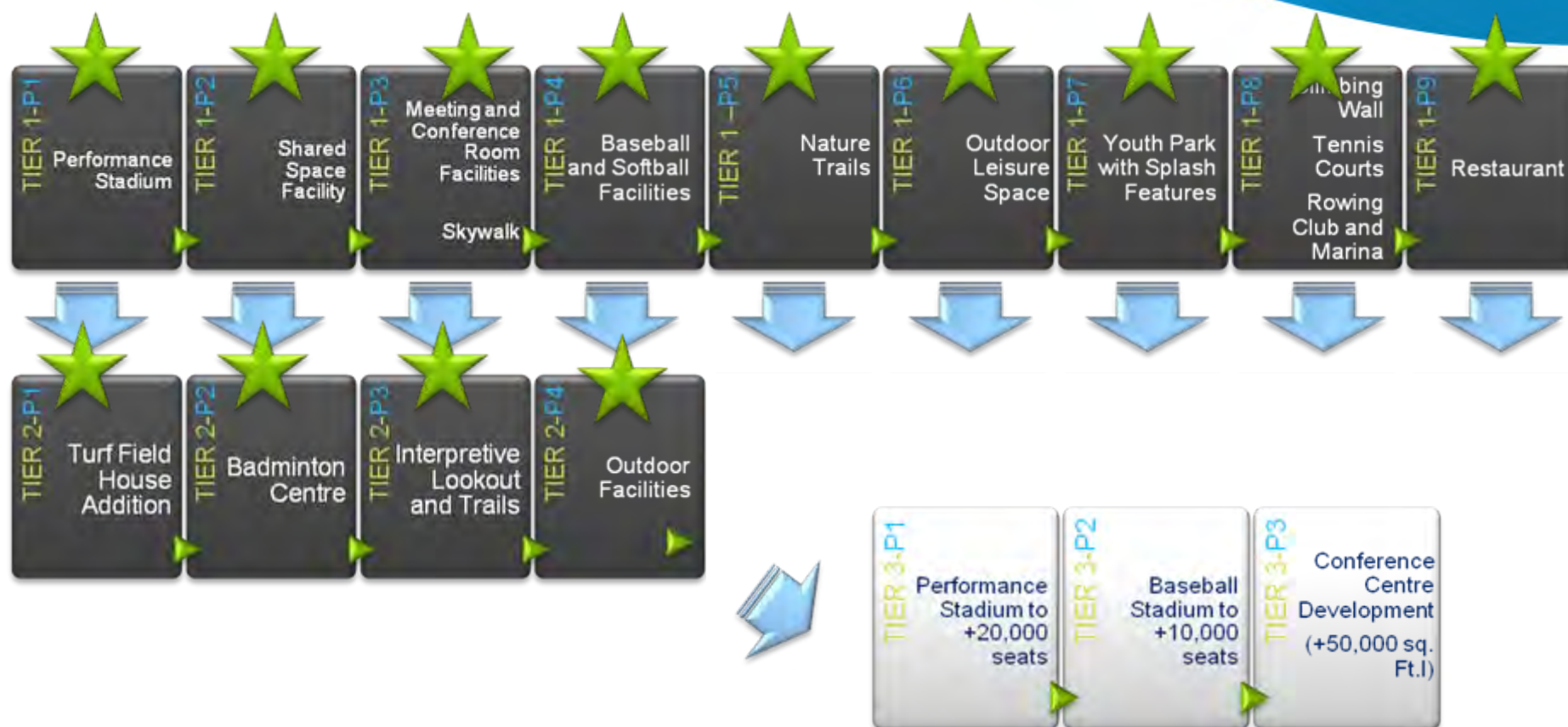


Suite Level
Second Floor



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Park

Needs Achieved





MacDonald Island
Park

The Budget Process

Guaranteed Maximum Price

- When the Board of Directors for MIPC approved the Modified Construction Management Process it was designed to produce a Guaranteed Maximum Price for the proposed project.
- When Clark Builders was awarded the project work they agreed to provide a Guaranteed Maximum Price for review of the Board of Directors.
- This process was initiated to minimize the risks experienced during the original expansion project and maximize certainty in price, quality, schedule and scope of work.
- *A **Guaranteed Maximum Price** (also known as GMP, Not-To-Exceed Price, NTE, or NTX) contract is a cost-type contract (also known as an open-book contract) where the contractor is compensated for actual costs incurred plus a fixed fee **subject to a ceiling price**. The contractor is responsible for cost overruns, unless the GMP has been increased via formal change order (only as a result of additional scope from the client, not price overruns, errors, or omissions). Savings resulting from cost under runs are returned to the owner or dispersed along a pre-approved sharing model.*

Why a Guaranteed Maximum Price?

- **Reduce risk associated with price escalation, scope creep, and schedule delays.**



Construction Costs (Hard Costs)

Guaranteed Maximum Price

- **\$107,900,000**

Support Fees (Soft Costs)

Non Construction Fees

- **\$19,100,000**

MacDonald Island Park Expansion Project (GMP Budget Recommendation)

Hard Costs

Construction Guaranteed Price	\$	107,900,000.00
Subtotal	\$	107,900,000.00

Soft Costs

Consultant Fees	\$	6,700,000.00
Inspection Fees	\$	1,200,000.00
Permits	\$	750,000.00
DP	\$	50,000.00
ATCO electric	\$	400,000.00
ATCO electric design	\$	150,000.00
Thurber	\$	140,000.00
Survey Work	\$	90,000.00
Hazardous Substance	\$	20,000.00
PM Fees	\$	400,000.00
Landscaping DP	\$	200,000.00
LEEDS Accreditation Fees	\$	2,200,000.00
MIPC Fees	\$	200,000.00
Subtotal	\$	12,500,000.00

Additional Costs

Furnitures, Fixtures and Equipment	\$	2,500,000.00
Parking Expansion	\$	2,100,000.00
Contingency	\$	2,000,000.00
Subtotal	\$	6,600,000.00

Total Project Cost	\$	127,000,000.00
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MacDonald Island
Park

The Budget

\$127,000,000 total project cost

2012
(\$26M)

- The MIPEX concept was developed with funds allocated to support the expansion commencing in 2012 if Council was in support of the final design recommendation.
- \$26M is currently allocated to support construction in 2012.

2013
(\$70M)

- \$70M will be required to support the project in 2013. This will support the full year of construction.

2014
(\$27M)

- \$27M will be required to support the project in 2014.

2015
(\$3M)

- \$3M will be required to support the project in 2015.

Capital budget does not include Snye bridge or utilities upgrade – included with City Centre plan



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Recommendation

MacDonald Island Park Corporation Board of Directors Recommends

- Council accepts this presentation as information.
- Council approves the project as defined in this presentation and in support of the needs identified in the Pre-Design Phase by the community.
- Council releases 2012 funding (\$26 M) currently in place and additional funding be requested through the 2013-2015 capital budget and financial plan for Council.
- Work commences immediately with the intent of completing renovations to the Total E&P Fitness Centre this fall.
- Council continue recognize that with unprecedented growth on the horizon the MIPEX project is only one component of the Recreational, Social, and Cultural investment that is needed to enrich the lives of the community.

Thank You



**MacDonald Island
Park**

Subject: MacDonald Island Park Expansion Project**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Carol Theberge, Executive Director
Cherie Cormier for Carol Bouchard, Director

Administrative Recommendation(s):

THAT the MacDonald Island Park Development Concepts and Preliminary Business Plan dated November 2011, be accepted as information.

THAT Administration include the funding request by MacDonald Island Park Corporation in relation to the Development Concepts and Preliminary Business Plan dated November 2011 in the 2013 to 2015 draft capital budget to be considered by Council.

Summary:

MacDonald Island Park Corporation was requested by Council to complete the detailed design for the proposed MacDonald Island Park Expansion Project. The Board of Directors at MacDonald Island Park Corporation had committed to return to Council with a recommended course of action on the project in June 2012. The Board of Directors also committed to providing a design recommendation that would include full scope of work, cost of construction, operating model and schedule. To accommodate the requests in the Business Plan a capital budget amendment will be required for the allocation of the MacDonald Island Park multi year (2012 – 2015) capital expansion project during the 2013-2017 budget and financial plan development process.

Background:

April 2009 – MIP Board of Directors approved exploring the redevelopment of existing field space at MacDonald Island.

October 2009 - the recommendation to MacDonald Island Park Corporation was to explore an expansion that considered a Multi-Use Outdoor Performance Field, a Performance Baseball Field and a Shared Space Facility was approved by Council in the annual budget process with a targeted completion date of 2014.

Funds were released to support the pre-design and design phase of the project in 2010 and 2011.

September 2011 - the results of a needs assessment study were released concurrently with the results of public engagement. A schematic design was released with an initial budget that included the potential addition for secondary project initiatives. The Board of Directors presented the pre-

design findings to Council in October 2011, and initiated the design phase of the project. Request for proposals was issued in November 2011, to acquire design and construction services.

May 2012 - MacDonald Island Park Corporation released three designs to the public for feedback and comment and completed the stakeholder and community engagement sessions on the proposed project plan. The summary of community feedback supported the final design recommendation from MacDonald Island Park Corporation.

June 7, 2012 - the Board of Directors recommended the project be brought forward to Council with a recommendation to proceed.

Alternatives:

The alternative would be to reduce the scope of work on the existing project and the amenities or not proceed with the project at this time. If an alternative is initiated it will impact the guaranteed maximum price that currently exists and a revised price will need to be achieved.

Budget/Financial Implications:

The budget of \$26M has already been approved by Council for 2012. The additional funding required will be requested through the 2013 - 2015 capital budget and financial plan for Council consideration.

To facilitate the projects supporting hard infrastructure we will build to upgrade utility capacity; this will cost \$23M. One softball diamond will be dislocated from MacDonald Island Park. A capital project of \$1.6M will be included in the 2013 budget to mitigate this impact.

Rationale for Recommendation(s):

The complex at MacDonald Island Park is a flagship operation for the Municipality. Additional services for the outdoor recreational and community gathering, as well as space for recreational administration space is needed in the community. This plan respects the values expressed by the Municipal Development Plan and is a catalyst project for the City Centre Redevelopment Plan.

Attachments:

1. MacDonald Island Park Development Concepts and Preliminary Business Plan
2. Capital Budget Funding Request



**MacDonald Island
Park**

An aerial rendering of the proposed MacDonald Island Park development. The image shows a large, modern building complex with a curved roofline, surrounded by a large parking lot filled with cars. In the foreground, there is a large green field, likely a soccer field, and a smaller baseball field. The entire development is situated on a peninsula or island, surrounded by water and dense trees with autumn foliage. The background shows a hazy landscape with more trees and a small body of water.

**MacDonald Island Park
Development Concepts &
Preliminary Business Plan**

Final

November 2011

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A. Opportunities

B. The MacDonald Island Corporation

C. Development Objectives

Section Three: Project Description

A. Outdoor Synthetic Turf Field and Events Venue

B. Shared Space Community Hub Facility

C. Baseball/Softball Stadium

D. Site Amenity Improvements and Additions

E. Strategic Alignment

Section Four: Market Analysis

Section Five: Business and Operational Impacts

Section Six: Risk Assessment

Section Seven: Financial Impacts

A. Capital Costs

B. Operating Costs

Section Eight: Conclusions

Section Nine: Appendices

Draft Review Summary

Concept Plans

Consultation Summary

Section One: Executive Summary

The MacDonald Island Park Corporation (MIPC), a not-for-profit company which operates MacDonald Island Park in Fort McMurray's City Centre, has set business objectives to enhance and expand quality outdoor sports and event facilities on the Island.

The proposed expansion currently includes three tiers of development. Tier 1 expansion elements include a major outdoor field and events venue, a shared community facility to support not-for-profit groups and organizations, a major baseball/softball stadium, and numerous outdoor recreation features, which include, but are not limited to, tennis courts, playgrounds, a water spray park, a rowing marina, and an outdoor climbing wall. Tier 1 development is the primary future development intent of the MIPC.

Tier 2 elements are also discussed in this plan and include an indoor field house facility, a badminton centre / gymnasium, and an interpretive lookout facility at the northwest corner of the Island. The completion and associated timing of Tier 2 development will be determined upon further partner negotiations.

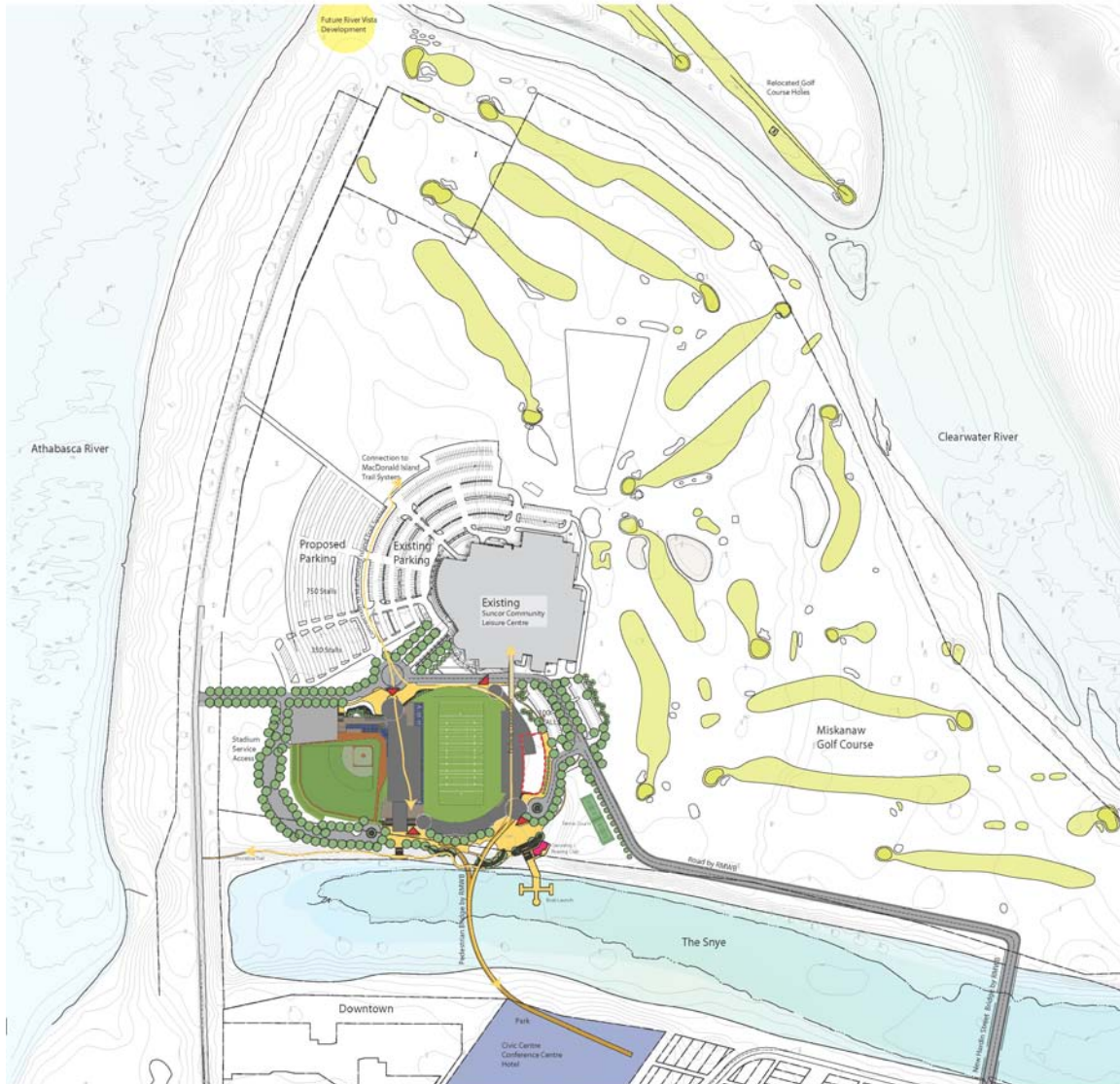
Tier 3 includes expansion to spectator seating capacity, potentially enclosing the playing fields, and the inclusion of additional conference hosting spaces and amenities. Tier 3 is not expected to be completed in the immediate term and is included at this stage to ensure that design considerations are made for potential future expansion.

The plan concepts and preliminary business plan are contained in the following business plan. The concepts and business plan are based upon a significant level of consultation with community stakeholders and complement major initiatives being undertaken by the Regional Municipality of Wood Buffalo (RMWB) – namely Fort McMurray's City Centre downtown and river front development plans and the Municipal Development Plan.

The project, if realized, is bold in scope and represents close to \$55 million in project capital expenditures (Tier 1 elements only). It will further enhance the excellent reputation of MacDonald Island Park, which operates the Suncor Community Leisure Centre and Miskanaw Golf Course, two well-used sports and recreation resources that enhance quality of life in the region. The site development concept for Tier 1 is shown on the next page.

The impact of development will be most positive in that it will extend the playing season for many sports groups and provide a quality venue for major events which currently rely on temporary facilities. The impact will extend to the many community not-for-profit groups that require additional and better quality spaces to advance social and recreational programming and services to a growing market, particularly in Fort McMurray's lower town site. The provision of shared spaces and services required by these groups will no doubt create volunteer synergies, convenience to users, and above all, economies of scale in operations and support.

The incremental operating costs for the MIPC demonstrate potential to be reduced by virtue of these opportunities, and the capital investment, while not recovered directly, will act as a catalyst to stimulate investment in the City Centre and tourism expenditures leading to enhanced quality of life. This project is expected to have significant positive impact on regional employee attraction, housing development, and overall investment while enhancing the lower town site and the broader region for residents and visitors alike.



MacDonald Island Park Site Development Concept: Tier 1 Elements

Section Two: Project Background

A. Opportunities

The community of Fort McMurray is facing rapid growth in population over the next 20 years, and sports, recreation and leisure opportunities will be in high demand. Meeting these demands for recreation and leisure will ultimately enhance quality of life. The MacDonald Island Park site is, and will continue to be, a significant recreation resource for the RMWB as well as the City centre.

The RMWB economy is driven by natural resources production and development. The regional production of oil for 2011 is estimated at 1.8 million barrels of oil per day. This production is expected to increase to three million barrels per day by 2020 and six million barrels per day by 2030. To achieve these targets, the RMWB expects over \$120 billion in local investment by 2020 (2011 Economic Profile, RMWB). This level of growth in the region is expected to bring over 100,000 new people to the region and quadruple the population of the City Centre area, which is adjacent to the MacDonald Island Park site. This vibrant area is the heart of Fort McMurray and lies adjacent to MacDonald Island Park, the region's most prominent recreation destination.

The "Island", located across the Snye River adjacent to the lower town site, is a 97-hectare plot of land and an "island delta" located at the confluence of the Athabasca and Clearwater Rivers.

Mac Island, as it is referred to locally, is operated by the MacDonald Island Park Corporation, a Part IX company (not-for-profit Corporation). MacDonald Island Park provides individuals, sport groups, and families with a vast array of indoor sport and culture opportunities through the Suncor Community Leisure Centre, and outdoor activities such as field sports, golf, and nature walking. The site also hosts major events ranging from outdoor concerts to ceremonies for major games' events. It is not uncommon to see in excess of 10,000 people in attendance on summer weekends when major events are held on the Island.

While these opportunities have been well received by residents and community groups, there are a series of challenges and conditions which limit ideal outdoor sports field use and major event hosting. The MIPC and the RMWB are in agreement to explore the potential of developing an outdoor field and events venue and a baseball/softball stadium at the MacDonald Island Park site.

This exploration is driven by lack of a quality outdoor major event and sports venues in a community which is growing and evolving as a major provincial, national, and international community of choice for sports tourism and high quality entertainment. A synthetic turf field that can accommodate major events and performances and permanent spectator facilities will allow for a greater frequency and capacity to stage events, and it will extend the playing season for numerous Fort McMurray outdoor team sport groups. In addition, athletes will enjoy the advantages of a premier playing surface, greater comfort in enjoying their respective sports, and greater access to facilities for training and overall development, thereby improving the quality of local programs and the overall quality of life in the region.

The development of a baseball/softball stadium will allow for tremendous improvement in local baseball and softball programming and will accommodate the potential of a professional baseball franchise. The potential for the RMWB to be home to a professional sports franchise would raise the profile of the community and add to the cadre of leisure opportunities already available to local residents and visitors.



Population growth has also challenged many not-for-profit groups to operate and provide the necessary services to meet the demands of their clientele. Lack of affordable office and storage space for these groups, especially those serving clients in the downtown area has been recognized by the MIPC and the RMWB. As a result, the MIPC Board of Directors has placed the development of a Shared Space Community Centre as a priority item for site expansion. The Board of Directors believes the creation of a not-for-profit centre for these groups will provide efficiencies in sharing resources, synergies associated with field and stadium development, and complementary opportunities found within the Suncor Community Leisure Centre.

The site also provides a prominent location overlooking the Snye River which will be transformed into a water-based recreation resource complemented by a future pedestrian bridge linking the lower town site with the Island.

MIPC Administration has experienced numerous enquiries from not-for-profit groups for rental space within the Suncor Community Leisure Centre (Events Wood Buffalo is one organization located within the Centre). In addition, consultation associated with this project has resulted in over 30 groups seeking affordable rental space should a not-for-profit Shared Space Community Centre be developed. At present, space limitations in the Suncor Community Leisure Centre prohibit further space rentals.

In early 2010, the MIPC Board of Directors was successful in receiving support from the RMWB to proceed with the development of concept designs and the preliminary business plan to explore the following site enhancements:

1. Outdoor Field and Events Venue
 - Synthetic sports field and track space
 - Bleacher seating for 4,000 to 6,000 people
 - Vending and concessions
 - Media boxes
 - Corporate suites
2. Shared Space Community Centre
 - Accommodate 30 to 50 user groups
 - Shared spaces and common rooms
 - Art gallery spaces
 - Potential for day care and child minding
 - Concession, food services, and retail opportunities
3. Baseball/Softball Stadium
 - Multi-use configuration
 - 2,300 fixed seat capacity
4. Other Considerations
 - Indoor multi-use pavilion designed for conventions, concerts, and indoor sports and events

The desired site for this development includes the current soccer fields and baseball diamonds adjacent to the Suncor Community Leisure Centre (see photograph on the following page).



Proposed Site





B. The MacDonald Island Park Corporation

The MacDonald Island Park Corporation (MIPC), founded in 1978, operates one of Canada's largest indoor recreation complexes, the Suncor Community Leisure Centre, as well as Miskanaw Golf Club, which features a major 18-hole golf course.

The MIPC is a Part IX company governed by a volunteer Board of Directors which includes membership from the Regional Municipality of Wood Buffalo Council. Both the indoor and outdoor recreation facilities located on the Island are managed by a team of recreational professionals. Mac Island has evolved as the foremost venue for major events and exhibitions in the Fort McMurray region.

The MIPC is focused on providing residents with quality sports, culture, and recreational opportunities on behalf of the MIPC Board of Directors and the RMWB. It has been remarkably successful in fulfilling this mandate and now sets its overall corporate objectives on expanding and enhancing major outdoor sports and event venues while creating affordable spaces for Fort McMurray's expanding not-for-profit service providers. The site will continue to evolve as a location for one of Canada's premier recreation experiences closely connected to and complementing a vibrant and evolving urban core.

C. Development Objectives

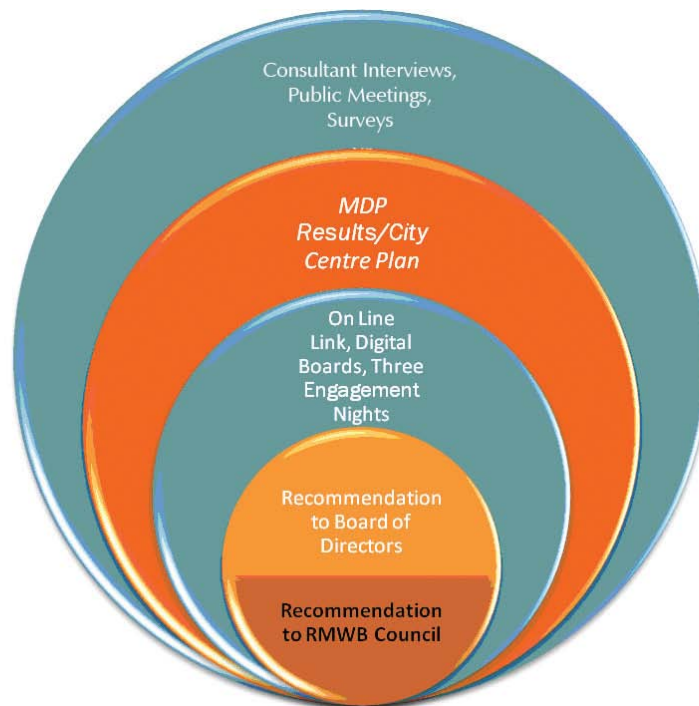
The MIPC, while setting course to enhance and complement the Island's world-class development, recognizes the site is situated close to Fort McMurray's downtown and river front, as such future planning for the Island must occur in congruence with planning initiatives in these adjacent areas. The objectives are as follows:

1. Create World-Class Development for a World-Class "Liveable Centre"
 - Promote waterfronts as a community recreational feature
 - Establish the City Centre as community focal point
 - Develop an interconnected and accessible green network
 - Develop a river trail
 - Promote recreational development around the Clearwater River and the Snye River
 - Make efficient use of available land
 - Promote commercial and retail development
 - Promote the development of small business
 - Pursue tourism opportunities
 - Foster opportunities for social integration
 - Encourage active lifestyles
 - Celebrate cultural diversity
 - Support arts and cultural programs, services, and facilities
 - Encourage public art initiatives
 - Promote public events and festivals
 - Ensure access to indoor and outdoor opportunities
 - Ensure access to parks, open spaces, and waterfronts
 - Develop interconnected and accessible trail systems
 - Support young talent in the region
 - Position the region as a national player
 - Enhance partnerships with non-for-profit organizations and service providers
2. Create Community-Led Development based on Collaboration



The concept development process was a reflection of community need, thus the collaborative consultation process involved:

- Presentations (Two community information sessions involving 40 groups)
 - Community feedback forms (51 feedback forms received)
 - Community open house reviews of preliminary concepts
- *Over 558 groups or resident perspectives have been captured



*concept development process complete

3. Create Development that reflects Needs of Today and Tomorrow

Public and user group consultation provided strong consensus to move forward with Tier 1 development including:

- Walking trails
- Outdoor field and events venue (designed to accommodate future covered roof canopy)
- Shared space community centre
- Baseball/softball stadium
- New tennis courts (designed to accommodate future covered-roof system)
- Outdoor youth park
- Rowing marina on the Snye River
- Outdoor splash park
- Climbing wall



Public and user group consultation also indicated that future phased development should consider:

- Multi-purpose field house space
- Badminton centre
- Potential restaurant
- Clearwater lookout development
- Conference centre

Internal Stakeholder Consultation, particularly with the RMWB, revealed the need to provide a concept design/development which was world-class and reflected world-class development goals surrounding lower town site re-development. One of the key tenets in this concept is seamless pedestrian connections between the Island and the lower town site. Lower town site pedestrian access is expected to culminate in a pedestrian bridge across the Snye River to provide non-motorized pedestrian access between a new proposed Civic Centre, waterfront development, and the Island. The pedestrian bridge, although considered outside the scope of this concept plan, is expected to be designed as an “iconic” structure symbolizing the “Spirit of Wood Buffalo” and the City Centre, ultimately linking industry and leisure and symbolizing the commitment of the region to both work and play.

Linking today’s needs with tomorrow’s vision suggests a tiered development beginning with primary Tier 1 elements to be targeted for completion by 2014 and future Tier 2 and Tier 3 elements to be incorporated pending downtown re-development phasing based on community and program growth.

The following chart summarizes the consultation efforts of the Development Concepts and Preliminary Business Plan process.

Item	Dates	Goal	Results
Opening Presentations	May 2011	40	52
Feedback Forms	June 2011	50	51
Individual Interviews	July-Aug 2011	20	29
Email Engagements (Post Design Release)	Sept 2011	200	615 326 (Meaningful)
Design Presentations (Post Design Release)	Sept 2011	50	100
Other Comments	Sept 2011	N/A	• Meeting with Minor Softball • Meeting with Adult Softball and Slow Pitch • Meeting with Baseball • Meeting with Professional Baseball • Liaison with United Way • Liaison with Suncor • Liaison with Shell
		total	558



***Over 582 individuals and/or groups participated in this process.**

Section Three: Project Description

A. Outdoor Field and Events Venue

The MIPC Board of Directors seeks to provide the community with a world-class multi-use field venue to accommodate national, and in some cases, international field sports competitions in soccer, football, rugby, lacrosse, and field hockey as well as major outdoor concerts and performances.

When not in use for major spectator sporting events and performances, the field venue will be made available to local sports groups providing improved playing conditions and expanded outdoor sport seasons.

The field venue will also be designed to accommodate future national level standards for track and field competition thereby complementing and expanding upon other community venues and supporting larger scale events hosted by the community. The track addition, when developed, will also support public recreation use for active jogging, walking, and personal training.

The field venue will also be designed as a major spectator venue for outdoor shows and performances and will be adaptable for future expansion and will be retro-fitted to accommodate additional fixed and covered seating. Development will accommodate a major stage equipped with state-of-the-art lighting, power needs, cable trays, and staging facilities.

Development Highlights

- Designed to meet Canada Games hosting standards
- Synthetic turf field with lighting
- Multi-sport capability to accommodate a multitude of field sports, including, but not limited to soccer, football, rugby, lacrosse, and field hockey (through various lining layouts)
- Spectator configuration to meet 4,000 fixed seats and a minimum of 10 luxury / VIP boxes
- Designed with covered stage capability for entertainment performances and special events (event seating capability for 20,000)
- Designed to accommodate an eight-lane national level competition athletic track as a future addition should added track and field amenities be required by the community

B. Shared Space Community Facility

The MIPC Board of Directors seeks to provide rental/lease/accommodations for community not-for-profit groups seeking affordable operating spaces within a professional and supportive environment. In addition, the Board of Directors requires additional program space within the existing Suncor Community Leisure Centre for fitness expansion and child minding space.

The Board of Directors also wishes to improve the conference/meeting/banquet spaces as a means to remain competitive and provide high-quality services. Last but not least, the Board of Directors wishes to improve and expand gallery space to display public art. The modernization of many older spaces was overlooked when the Centre was expanded.

The Shared Space Community Facility will be designed with new kitchen (sized appropriately to accommodate up to 150,000 meals annually), and banquet, meeting and small conference spaces, thereby allowing expansion for needed growth of fitness and child minding within the Suncor Community Leisure Centre.

The conference/meeting/banquet space will be designed in a modular, flexible fashion to accommodate up to 500 banquet seating, but will remain expandable should the RMWB and the MIPC Board of Directors desire to develop major conference facilities for the community. As can be seen in the floor plans and renderings found in the appendix, the west side of the complex will overlook the field and events venue and the design, as mentioned, will accommodate multi-use areas that can be used as private boxes or meeting rooms.

It is assumed and also lauded by those not-for-profit groups interested in attaining space, that shared spaces such as meeting rooms, kitchens, and administrative support space should be considered in the design as well as day care services for the public, volunteers, and paid staff working at the facility (or on the Island).

The MIPC Board of Directors recognizes that lease and working spaces within the facility must respond to varied levels of tenants with special needs to accommodate their clientele and operational budgets. It is clear that some groups provide needed services to financially underprivileged users, those with diminished mobility, and those that require discreet services thereby requiring higher levels of space and rent subsidization. Other groups are representative of valued social service networks where funding is more sustainable and lease costs can be tolerable. In response, the facility development concept and proposed operation are to reflect sufficient space to include 30 to 40 rentable units of subsidized group space and approximately 12,000 sq. ft. of space allocated for potential complementary retail services (e.g. small sports retail, travel/tourism services, small food and beverage, quick copy etc.). In addition, the facility is designed to provide approximately 3,000 sq. ft. configured for common rentable meeting rooms. Complementary rental storage space is designed into main floor spaces for groups requiring annual storage of sports and field equipment, event kiosks, and other items. The total size of the Shared Space Community Facility is expected to be approximately 66,500 sq. ft. including group support spaces, art gallery, common areas, and day care.

Important to the design program is the need to create a major pedestrian corridor, both indoor and outdoor which provides seamless movement from the Snye (which is planned to have a pedestrian bridge/corridor linking the lower town site and proposed Civic Centre to the Island) through the Shared Space Community Facility and into the Suncor Community Leisure Centre via a second level overhead pedway. This mitigates the need for automobile access to the Island from the lower town site, encourages pedestrian access of not-for-profit group clientele from the City Centre and creates an ideal mix of local and tourist traffic for retailers and the numerous Island destinations that do, or will, exist. The pedestrian accessibility of



the lower town site will be significantly enhanced with this exciting connection across the Snye and, when complimented by amenities such as heated walkways, shelters and lighting, will provide all season seamless pedestrian accessibility throughout the area.

Development Highlights

- Accommodation for 30 or more groups with affordable access
- On site storage
- On-site day care (expected to be privately operated)
- Commercial kitchen, meeting and administrative space
- Key link to downtown to support accessibility
- Priority location and vistas along the Snye
- Public art gallery relocation
- On site security
- Access to food services
- Expanded modular conference/meeting space



C. Baseball / Softball Stadium

The MIPC Board seeks to provide a quality stadium for competitive and recreational baseball and softball on the Island. Growth of the both sports is occurring based upon Fort McMurray minor baseball registrations and trends and a quality ball diamond venue that supports sufficient spectators is lacking in the community. As well, with synthetic turf the facility will extend the playing season and ultimately support other activities like major events to compliment event capacity at the proposed field and performance venue.

MIPC administration has also been approached by a developer seeking a venue to support a professional baseball franchise. This business plan assumes that a professional franchise will be a tenant of the facility.

Based upon the inclusion of a professional franchise and the growing size of the spectator market in Fort McMurray, the fixed seat spectator capacity is targeted at 2,300. This corresponds to average attendance in the North American Baseball League in which the Edmonton Capitals and Calgary Vipers play. Additional spectator seating can be expanded to 5,500 on grass berms and party zones and alternatively re-developed for fixed seating in the future. The field will be designed with synthetic turf and a removable mound and backstop to accommodate professional, amateur and recreational baseball and softball.

Development Highlights

- Fixed seating for 2,300 spectators
- Synthetic field design
- Party zone seating to expand capacity up to 5,500
- Private box and media box locations
- Designed to meet needs of special events
- Designed to meet needs of professional or semi-professional franchise
- Office and administration space
- Convertible to support softball
- Consideration for multi-sport expansion



D. Site Amenity Improvements and Additions

During the course of consultation, a number of planning elements and opportunities were revealed that would compliment the major venues being proposed. These elements, noted below, tend to expand upon the Island's open space opportunities. Combined, these elements add to the exciting mixed use recreation environments that not only support MIPC, but the progressive re-building of the lower town site and the Snye.

1. Integrated Walkway System

For transportation or spontaneous recreation activity the many developments proposed are designed to provide seamless and interesting connections for pedestrians. They will serve to connect the growing population in the City centre with the recreation, sport and culture opportunities on the Island – providing a meaningful and important balance between work and play. They will also transport Island event goers from parking lots in downtown and serve to reduce vehicle traffic on the Island. This pedestrian bridge and associated corridor will provide for key interpretive elements to expose the rich heritage and history of the region as well as display of sport icons.

The main feature will be a major pedestrian connection between the Suncor Community Leisure Centre, through the Shared Space Community Facility across the Snye to the new Civic Centre and associated City centre.

2. Restaurant Space

Business modeling for MIPC calls for the expansion of commercial lease opportunities, particularly that of a themed restaurant with observation deck, situated to serve event goers and public and well sited to enjoy the views of the Snye, downtown Fort McMurray and the Miskanaw Golf Course.

3. Themed Parks

Themed and exciting park spaces for children will be designed along the walkway system. Two parks are proposed, one with leading edge play equipment and one with active water play features.

4. Outdoor Climbing Wall

The climbing wall will be an interesting design element as well as a feature for adventure play. Programmed use is yet to be determined, but could evolve as a club or commercially operated feature for climbing enthusiasts.

5. Rowing Club Marina

Consultation with the Fort McMurray's rowing clubs now located on temporary leased lands on the south side of the Snye, are seeking opportunities to operate along the Snye on sites that provide longer term tenancy. The MIPC recognized the important interface of the Island and its banks with the planned upgrade of the Snye as a water resource (RMWB Intent) and the valued public services and programs offered by the Fort McMurray Rowing and Canoe Clubs.

The planned development of the Snye presents an opportunity to formalize a dock and rowing marina on the Island below the proposed Shared Space Community Facility. The



Marina will become an integral component of waterfront development and the synergies that could exist with the proposed pedestrian bridge, restaurant and outdoor parks areas. This development, and the Snye in general, is proposed as a non-motorized environment to not only eliminate potential conflicts but to preserve the environmental integrity of the Snye. Provisions will be made for boat storage, hand-launching of non-motorized water craft and trailer parking.

6. Tennis Court Development

The existing tennis courts on the Island were de-commissioned during construction of the Suncor Community Leisure Centre. It is the intent of the MIPC to re-establish and upgrade these courts for public use and potentially the Fort McMurray Tennis Club. Provisions will be made in design and development for the potential of covering one or more courts.

7. Parking

The plan of creating MacDonald Island as a more structured and permanent destination for quality professional and community based sports and special events calls for additional vehicle parking.

While the concept plan outlines opportunity to create close to 1,400 new parking stalls, the intent of the development is to encourage parking in the Civic Centre once the pedestrian bridge is complete. The plan should be adequate to service the daily needs of site users, however, it is recognized that major events held on the Island will create parking demands that go beyond the designated capacity.

This situation can be mitigated by creating park and ride programs, encouraging the use of public transit and accessing the Island via the pedestrian bridge from parking lots to be made available in the lower townsite once re-development is complete (e.g. Civic Centre plans).

8. Walking Pathways

The MIPC also plans to enhance walking pathways on the Island particularly along the Athabasca River to what is called the Clearwater/Athabasca interpretive lookout on the north end of the Island. Preliminary intent is to formalize this lookout point as an ideal place for nature viewing, photography, landscape painting and photo opportunities. Should there be a need to add or replace golf holes for the Miskanaw golf course, opportunity may also exist to utilize Roche Island located north of MacDonald Island to accommodate golf course expansion. If this is the case Roche Island would be easily accessible by developing a bridge from the proposed "lookout" to the undeveloped Island. The concept will also support the Tri-Club Marathon and general fitness capacity related to walkers/joggers.

The linkage of Roche Island would occur if/when the RMWB bridges the Snye and creates a secondary road access to MacDonald Island.

E. Strategic Alignment

The planning objectives of MIPC are aligned with the objectives of a majority of Fort McMurray's sports, recreation and event organizations. They have also been created in concept with the planning initiatives now underway by the RMWB namely, the Municipal Development Plan (MDP), the Lower Townsite Re-Development Plan and the Riverfront Development Plan. It is believed that centralized amenities will drive economy and expand access opportunities.

In addition, the MIPC is well aligned with the United Way, the Region's Industry and strong partnerships are emerging with Fort McMurray Minor Baseball, particularly as it relates to the proposed baseball stadium facility and potential baseball franchise.

Growth of the Region is imminent and prompts the RMWB, MIPC and the entire community to work towards infrastructure enhancement and added infrastructure amenities. Fort McMurray and the RMWB are poised to meet this growth head on by creating a community of world class, one which well represents the vast energy resource that exists and one that acts as a major economic driver of Alberta and North American economies.

This project is planned to occur over the next three to five years. As such, it will act as a catalyst in stimulating growth in the downtown and at the same time meet the many needs identified by Fort McMurray's sports, recreation and not-for-profit agencies and volunteers.

F. Anticipated Outcomes and Project Readiness

• Detailed Design and Costing Approved	Mid Nov, 2011
• Design Request for Proposals Issued	End Nov, 2011
• Detailed Design and Costing Completed	Winter 2012
• Final Public Consultation prior to Project Approval	Winter 2012
• Final Project Approval (Tier 1 and potentially Tier 2)	Winter 2012
• Construction Request For Proposals prepared	Spring 2012
• Construction Commences	Spring 2012
• Phased opening/Commissioning of Tier 1 elements	Spring 2014

Section Four: Market Analysis

Fort McMurray has become Alberta's third largest urban centre positioning the RMWB as a major stakeholder in the sports tourism market that extends beyond the Province and certainly a major destination for competitive sports leagues of professional calibre.

The Region's profile also extends to major events like the Alberta Summer and Winter games, Western Canada Games and even potentially the Canada Games. Internationally, Fort McMurray will be positioned to host FIFA tournaments, Olympic Qualifying, Team Canada training camps and CFL training camps and exhibition games should this project come to fruition.

On a more local level, sports leagues wish to enhance the competitiveness of their programs and have indicated a need and strong desire to have reliable, readily available outdoor sports fields for tournaments and major competitions. In this regard, Fort McMurray's climate and the current lack of suitable venues that can withstand climate variances limits this opportunity.

This situation also exists with the lack of suitable outdoor venues for major events and community gatherings – places to present to, entertain and involve up to 10,000 spectators. In the past over \$750,000 has been invested in infrastructure for temporary facilities to host events such as the Northern Classic and concerts (with performers such as KISS and Reba). Such expenditures are not viable on an ongoing basis.

MacDonald Island is poised to welcome these markets as a publicly owned resource that is dedicated to parks, open space, recreation, sports and culture. It's location adjacent to the downtown not only provides close by leisure opportunities for a growing and highly dense population that is expected to quadruple in size over the next 30 years, but a major urban recreation resource that compliments a newly emerging and vibrant downtown. "MacDonald Island is to Fort McMurray what Central Park is to New York". Through this development it will no doubt become an even greater community icon that stimulates market growth, social and sports opportunities for residents and visitors to the community.

Section Five: Business and Operational Impacts

The project, including all development components, will be operated by the MacDonald Island Park Corporation (MIPC). There may be instances where a tenant/landlord relationship exists as in the case of leased properties (either land or buildings) by the MIPC to, as yet, unknown tenants. Lease agreements will be negotiated, developed and signed between two or more parties in all cases.

The development contemplated on the Island is comprehensive and, for the most part, assumed to be constructed with majority public funding from municipal sources. This will not preclude capital partnerships between the MIPC and prospective partners, nor will it preclude capital resourcing through private donations, the selling of sponsorship advertising, government grants and stakeholder fundraising. The business intent is that all infrastructure investment on the Island remains as a public asset managed by the MIPC, a private not-for-profit corporation that maintains the Regional Municipality of Wood Buffalo as a partner and manages and operates the investment on behalf of the Municipality.

Decision making regarding the **design and investment**, whether in whole or in part, rests with the approach of the MIPC Board and with the Regional Municipality of Wood Buffalo, who are partners in the MIPC and remain as primary funders and ongoing operators of the project.

Operating decisions will rest with the MIPC and its management staff. In this regard, the project proposed is believed to serve as an enhancement and extension to already existing mandates of the MIPC. For example, the business of leasing community spaces will be not unlike the relationship that exists between “Events Wood Buffalo” and the MIPC, where the former operates as a tenant within the Suncor Community Leisure Centre, which in turn is operated by the MIPC. This is indeed an opportunity to grow partnerships within the community.

It is expected that new relationships will be struck with not-for-profit groups and private operators. As an example, a negotiated arrangement between a professional baseball franchise with the MIPC may include preferential user rights in becoming a primary tenant of the baseball stadium. Similarly, the MIPC will have to negotiate an arrangement between Fort McMurray paddling clubs and associated use of lands to operate club facilities and the marina along the Snyc.

The greatest impact to operations will be that of **improved service delivery** in operating major outdoor venues that have synthetic turf surfaces. This will require staff training and additional staff. It will also allow winter staff to transition into summer positions thus eliminating the dynamics of seasonal employment in some cases.

Another aspect of change will be that of becoming a landlord to a more diverse group of tenants who are not solely sports and recreation service providers. This leverages management and staff ability whom already work in a community development capacity where skills can be transferred to volunteers and all work as a cohesive group.

The following table outlines a basic operation impact model associated with the proposed development.



Impact / Description	Magnitude of Impact
Stakeholder 1: Local softball users	High - The proposed development will allow for extended playing season and a venue for major tournament finals - The proposed location of the development will displace four diamonds which will have to be concurrently replaced by the RMWB
Stakeholder 2: Social Service tenants required special services for clientele	High Will require stakeholder support and ongoing training of Shared Space Community Facility operational staff
Stakeholder 3: Baseball Franchise & Synthetic Field and turf management	High Negotiated revenue streams and policies surrounding tenant rights and responsibilities
Stakeholder 4: Field Sport Groups and Synthetic Field Event Stadium	Medium - Need to schedule equitable access of different groups - Need to develop pricing policies for field use and private box rentals - Need to train operations staff on synthetic field management
Stakeholder 5: Commercial retail tenants and lease space	Medium - Need to negotiate leases and maintain landlord services - Need to expand management and maintenance function relative to added community shared space facility
Stakeholder 6: Regional Municipality of Wood Buffalo	High Need for joint planning and maintenance of complimentary infrastructure e.g. walking paths, pedestrian bridge, access roadways
Stakeholder 7: General Public	High - New parking regulations and information vis-à-vis major events - New water based recreation opportunities to be programmed
Stakeholder 8: Tennis Club / Paddler groups / Climbing wall operation	Medium Negotiate and maintain arrangements for club operation and public access to facilities
Stakeholder 9: MIPC Staff	Low New maintenance protocols for outdoor structure like playgrounds, water parks, climbing wall



Impact / Description	Magnitude of Impact
Stakeholder 10: • Tourism Groups and Agencies	High • Added venues for trade shows
Stakeholder 11: • College	Medium • Winterplay

Section Six: Risk Assessment

With this development proposal there are associated risks that are related to the inability to optimize revenues to off-set expenditures in due course.

It must be stated that the development venues proposed are well justified in the context of meeting expressed demands for public services and also in relation to RMWB plans to re-develop and energize Fort McMurray's Lower Town Site and River Front.

The amount of lease space proposed for the Shared Space Community Facility and how it is apportioned relative to subsidized space, versus market rate includes the risk of not being leased in the proper proportions to approach breakeven on annual operations. Since the overall business approach of the MIPC is to recover operational costs (not capital) of all investment, the largest risk is that the leasehold tenant market and, the renters of sports venues being not willing or able to pay rental/lease rates and/or not utilizing the facility to full capacity at levels which cover operating costs. This is not considered likely to occur since access to suitable quality spaces in the downtown is extremely limited relative to the retail and social agency market. The market for subsidized space is extremely strong and thus the ability to fill available space in the Shared Space Community Facility is unquestioned, but will be driven by the level of subsidy provided.

Risks to local sports programming associated with the displacement of four softball diamonds currently located on the Island due to the construction of the proposed facility are expected to be mitigated by the municipality replacing the diamonds elsewhere in the community. It is expected that this will occur in congruence with the project moving forward.

There are also risks associated with developing major spectator facilities for the baseball/softball market. At present, design intent is to provide sufficient spectator space to accommodate a semi or professional ball franchise. Should a host franchise not be acquired, there remains a risk of over building spectator amenities.

It is believed that this would only remain as a short term issue, as the community grows and further investment in all aspects of the region occurs.

Other risks include:

- There is risk to revenue streams and accessibility of patrons if City Centre Plans and the proposed pedestrian bridge do not unfold in a timely fashion
- There is risk in postponing development of the baseball/softball facility to the acquisition of a local baseball franchise as it might occur elsewhere
- There is risk associate with construction inflation which is likely to occur as the Region grows - costs of development are likely to rise based upon construction industry forecasts.

Section Seven: Financial Impacts

There are two primary impacts of the proposed development, namely, capital cost of infrastructure and ongoing operational costs. These impacts are presented as follows:

A. Capital Costs

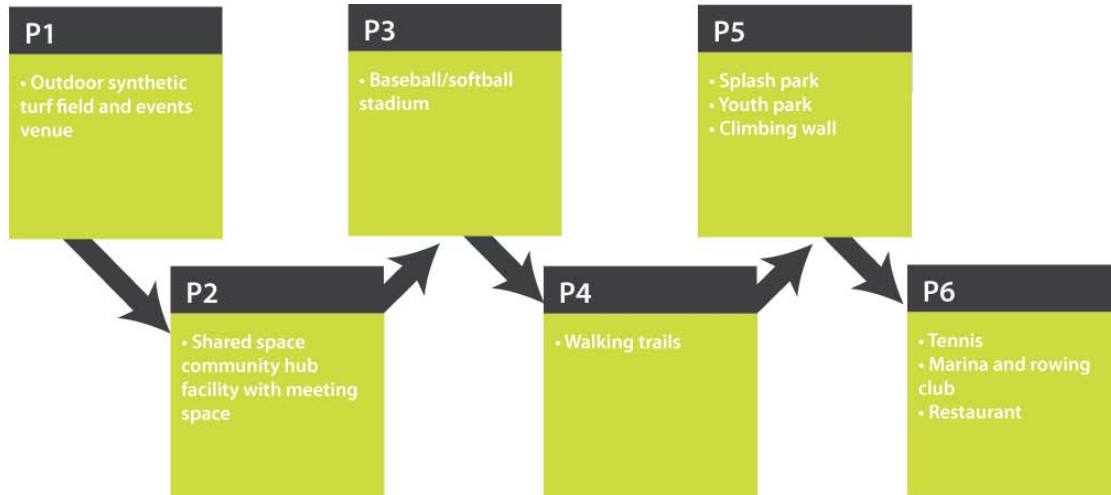
The following cost estimates (following table) have been developed to provide order of magnitude capital investment. They are based upon 2011 construction industry pricing for Fort McMurray, reflect quality design relative to municipal level recreation infrastructure and project levels that are in line with the concept plans presented (see appendix). These estimates remain preliminary until such time as decisions are made on the scope of work to be committed for each tier of development phase and as more detailed designs are developed and as such, should be considered preliminary at this stage.

Of note is that these opinions of cost do not reflect associated development of infrastructure related to access roadways/bridges (for vehicles or pedestrians) that connect the lower townsite with the Island or the impacts associated with relocation of golf course fairways and greens which could occur as a result of future road alignment on the site.

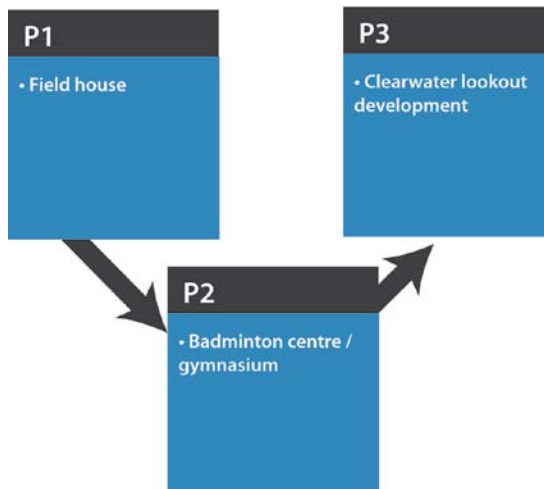
The Tier 1, and potentially Tier 2 if desired, recommendations for design and development have been targeted to occur over the next three years. Thereafter, Tier 3 design/development of larger convention/conference facilities and the potential of expanded spectator seating for the performance venue and stadium on the site (not included in the table) will depend upon future decision making and feasibility analysis. The Tier 1 project capital costs are estimated to be approximately \$55 million and Tier 2 project capital costs are estimated at \$19 million.



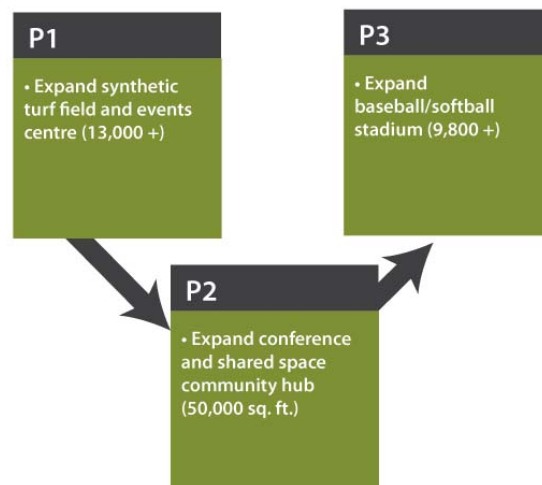
Tier 1 Recommendation (P=Priority)



Tier 2 Recommendation (P=Priority)



Tier 3 Recommendation (P=Priority)



MacDonald Island Park Development Plans Capital Cost Estimates (Tier 1 and Tier 2 only)		
Updated October, 2011		
Component	Tier 1	Tier 2
Tier 1: Major		
Outdoor Synthetic Turf and Events Venue	\$13,000,000	
Shared Space Community Facility	\$12,000,000	
Baseball/Softball Stadium	\$7,000,000	
Pedway	\$1,500,000	
Conference Rooms	\$2,900,000	
Marina and Rowing Club	\$925,000	
Water park	\$950,000	
Tennis	\$1,000,000	
Climbing Wall	\$800,000	
Parking and walking Trails	\$2,200,000	
Subtotal	\$42,275,000	
Contingency, FF&E, consulting	\$12,382,500	
Tier 2		
Field House Addition		\$9,000,000
Badminton Centre / Gymnasium		\$4,000,000
Interpretive Lookout		\$2,000,000
Subtotal		\$15,000,000
Contingency, FF&E, consulting		\$4,500,000
Total	\$54,657,500	\$19,500,000

***Cost estimates should be considered preliminary at this stage and will be further refined in latter stages of the process.**

B. Operating Costs

Estimated operating costs of development are provided as follows for each aspect of Teir 1 development only. In each case the operating models are based upon business intent and operating assumptions as provided by the management of the MIPC including:

- The MIPC to own, operate and maintain
- The MIPC to sustain operations through rentals, spectator ticket sales for major events and concession/food commissions
- The MIPC to maintain facility

The following operating estimates have been based upon market research of other similar venues, MIPC administration input and consideration to local market conditions. These estimates should be considered preliminary at this stage and will be further refined as the project moves forward.

1. Outdoor Field and Event Venue

Using the current site, the primary goal is to expand the capacity and capabilities of the sport fields at MacDonald Island Park by installing a synthetic turf field, track, bleacher seating with team rooms, washrooms and storage space, and a large outdoor performance stage. The resulting premier outdoor venue will provide increased capacity and alleviate the current strain on natural grass fields in the community of Fort McMurray by creating a facility that increases total hours of field time available while concurrently extending the “on field” season for a highly diverse number of sports and community event experience levels. Of note is that the current slow pitch diamonds on the site would have to be relocated elsewhere in the Community. In this regard, the municipality is currently undertaking strategic planning to accommodate parks, open space and field user needs.

The secondary goal is to leverage the current infrastructure in order to expedite the construction of a new resource for not only Fort McMurray, but for the entire region.

MacDonald Island Park is the Regional Municipality of Wood Buffalo's premier recreation facility. With this project complete, field capacity on MacDonald Island Park will increase by 25% by ensuring the months of April and October can be used for training and games. With lighted fields, capacity is increased by 340 hours a year. With a current participation in soccer of over 2,000 athletes and a steady increase expected based on population growth, and over 1,000 additional field sport athletes, including football (who are desperate for a home), rugby and track and field, additional capacity is going to be key in meeting the needs of the RMWB's growing, active community.

Event capacity will also be key in responding to community growth. With the ability to host a variety of large scale events, MacDonald Island Park could conservatively see over 50,000 event spectators in the course of a year. An outdoor venue for large scale events will ensure that prestigious events like the Olympic Torch ceremony, KISS, the Northern Classic and community rallies will never occur in a parking lot again. Fort McMurray will be able to showcase the Region on the provincial and national stage with outdoor venues to compliment and work in unison with the impressive Suncor Community Leisure Centre.



Events Assumptions:	#/Year	Participation	Annual Participation	Examples
Special Events	10	8,000/event	80,000	Olympic Torch Ceremony, RugbyFest, InterPlay, WinterPlay, Alberta Artists Open, Canads Rocks, Summers End
Community Events	2	5,000/event	10,000	Canada Day New Year's Eve, Movies in the Park

Although it is expected that the primary market area for this project will be the immediate community of Fort McMurray, it is expected to impact a highly diverse range of sport, outdoor exercise, team building and leadership groups. A synthetic field will allow for a viable alternative during periods of high activity, or poor weather conditions, to minimize duress on the fields in the community. As a tertiary projected market it is expected that the field will allow Fort McMurray to attract major tournaments, games, and competitions at a provincial and national level. For example: RugbyFest with its 35 men's and women's teams could be hosted in Fort McMurray using the Timberlea Athletic Park and MacDonald Island Park on the May long weekend and the community would be well positioned to host the 2015 Western Canada Summer Games, the Alberta Summer Games, Alberta Seniors Games and numerous other events in years to come (Canada Games, FIFA, etc).

Business Intent

1. To approach breakeven annual operations by renting the field to sports field user groups, event organizers and staging MacDonald Island sponsored events
2. To provide a major outdoor events venue for the community and for the travelling sports tournament market
3. To provide a venue for hosting major outdoor national and international sporting events
4. To improve upon the supply, quality and seasonal use of outdoor soccer, football and rugby fields within the community
5. To add to the supply of quality athletic tracks in the community

*The common standard for synthetic surfaces is a life expectancy of ten years prior to resurfacing. As such, the initial economic investment in the construction of such a field is recovered in minimal maintenance over the course of the ten year period.



The Outdoor Field and Event Venue will be developed in conjunction with a multi-purpose Shared Space Community Facility (described in the following section) which will parallel the east side of the field venue and allow for the potential development of viewing suites, sports and program meeting rooms and food and beverage services. The Community Facility will be attached to the Suncor Community Leisure Centre via a closed overhead pedway. This pedway will continue through to the facility and eventually link to a pedestrian bridge connecting the Island with the Civic Centre to be developed in the lower townsite. In essence, the pedestrian flow will become a seamless corridor from the lower townsite to the Suncor Community Leisure Centre and the Shared Space Community Facility and connecting all amenities in between.

A proposed major baseball stadium (also discussed in latter sections) is also proposed to the west of the Outdoor Field and Events Venue with the intent of connecting spectators and spectator amenities.

Potential Income: Outdoor Field and Event Venue

Annual rental of viewing suites / VIP boxes/meeting rooms: 8 Suites @ \$5,000/yr	\$40,000
Minor Sport Field Rentals 100 days x 1.5 rentals per day = 150 rentals @ \$65	\$9,750
Event Rentals 10 per year (@ 2 days per event) = 20 days @ \$1,800 per day	\$36,000
Seat Commission 5 major sports spectator events per year. Ticket service fee @ \$10,000 per event	\$50,000
Commission on Food and Beverage • Assume 50,000 annual attendance to Field Events • Assume average \$6.00 per person gross sales • \$300,000 gross sales per year x 15%	\$45,000
Field/facility advertising 30 adverts @ \$1,000 per year = \$30,000	\$30,000
Naming rights to facility assumed at \$50,000/year	\$50,000
Total Outdoor Field and Event Venue Annual Revenue Estimate	\$260,750



Estimated Cost of Operations: Outdoor Field and Event Venue

Field, track and spectator stands, maintenance

- Seam repairs
- Apply crumb rubber
- Spray field
- Disinfectant
- Sweeping
- Handpicking
- Painting

Total maintenance hours: field (280 hours) @ \$35.00/hr \$9,800

Total maintenance hours: spectator stands (320 hours) @\$35.00/hr \$11,200

Total supply costs est. \$10,000

Total equipment cost \$5,500

Total outside contractor repairs \$10,000

Sub Total Estimated Maintenance Cost \$46,500Event set up & take down @ 100 man hours per event x 16 events
= 1600 hrs @ \$35.00/hr \$56,000

Management overhead & bookings \$85,000

Power & utilities estimate \$12,000

Capital replacement budget (inc. 10 yr lifecycle turf replacement) \$50,000

Total Estimated Annual Costs \$249,500

**Net Estimated Annual Operating Position:
Outdoor Field and Event Venue \$11,250**



2. Shared Space Community Facility

The primary goal of the Shared Space Community Facility is to create an affordable resource for the community's not-for-profit social, cultural and recreational groups. Sufficient space to meet all community group space needs is likely not attainable relative to the size and nature of the site for other purposes; however, it is a goal of the MIPC to assist the community in responding to this need.

In order to provide space at subsidized levels and also to optimize revenue in meeting overall operational goals the MIPC will provide some spaces at market rates, which provides opportunities to offset subsidies in other areas. In this regard, groups who have access to sustainable funding from larger agencies will be charged market rates as will potential retailers who wish to rent space and provide products and services to Island visitors and other stakeholders.

Potential Income and Allocated Space Overview: Shared Space Community Facility

Type of Space	Size	Expected Lease Rates
Subsidized space	33,000 sq ft (10-15 Units)	@ \$14 / sq ft = \$462,000
Commercial retail space	12,000 sq ft	@ \$45 / sq ft = \$540,000
Community meeting rooms	5,000 sq ft (3 rooms)	@ \$500/day x 255 days = \$127,500
Annual Revenue Estimate From Group Lease and Retail Rentals		\$1,129,500

Type of Space	Size	Expected Lease Rates
Rental of storage income	~5,000 sq ft	@ \$4 / sq ft = \$20,000
Rental / lease of child care space (not-for-profit)	4,500 sq ft	@ \$14/sq ft = \$63,000
Rental / lease of gallery space (not-for-profit)	4,000 sq ft	@ \$5/sq ft = \$20,000
Net food and beverage from catering		\$200,000
Facility naming rights	Assumed at \$50,000/year	\$50,000
Total Annual Revenue Estimate Shared Space Community Facility (excluding catering & large banquet/meeting space)		\$1,482,500

**Estimated Cost of Operations: Shared Space Community Facility**

Cost Item	Estimated Amount
50,000 sq ft lease space 4,000 sq ft gallery 8,000 sq ft common space 4,500 sq ft child daycare 66,500 sq ft @ \$12/sq ft	\$798,000
Building and site maintenance estimate	\$100,000
Insurance estimate	\$50,000
Capital replacement items estimate	\$50,000
Management / accounting	\$80,000
Tenant services (reception, computer tech services, etc)	\$120,000
Total Estimated Annual Costs	\$1,198,000
Net Estimated Annual Operating Position: Shared Space Community Facility	\$284,500



3. Baseball/Softball Stadium

Operational projections for MacDonald Island in operating and managing a quality baseball / softball stadium suitable for both recreational (minor and adult) and competitive play (amateur and professional) and capable of hosting major provincial and national competitions is presented as follows.

Of note is that the design concepts have been developed at a sufficient level to accommodate a professional or semi-professional baseball franchise. The operations of the "ball park" with a host professional team is significantly different than that of a resource for local leagues, predominantly due to the level of maintenance required, the spectator draw and the associated revenue to the franchise and facility. Operationally this would also limit localized access of the facility to recreational sports groups.

Business Intent

1. To provide the Community and Region with a national standard spectator stadium for baseball, softball and special events

Assumptions

- MacDonald Island staff to maintain the facility
- MacDonald Island to manage the facility and rent field space to sports groups through a booking system and policies
- MacDonald Island to negotiate and develop lease relationships with potential host teams and sports franchises
- MacDonald Island to stage events at the stadium in partnership with event groups

Potential Income: Baseball / Softball Stadium

Community Use:

Diamond bookings, non-lighted @\$65/hr	
Estimated daylight hours and bookings at 9 weeks for June, July & August (12 weeks) = 108 bookings @ \$65/hr	\$7,020

Diamond bookings lighted (evening, late evening bookings and events) during May and September	
8 weeks x 2 per week @ \$90/booking	\$1,440

Special event bookings (other than MIPC) @ \$2,000 per booking x 10 bookings per season	\$20,000
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Special Events:

Seat commission for special events. Assume 10 events with 1,500 attendance @ \$1.00 per seat (net to facility)	\$15,000
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Hospitality at \$2.00 net profit per spectator x 10 events x 1,500 spectators = 30,000	\$30,000
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Outfield/facility advertising	
15 adverts @ \$1,000 per year = \$15,000	\$15,000

Subtotal Community Use:	\$88,460
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**Professional Use:**

Seat commission of \$1.00 per ticket, 2,000 average attendance per game, 50 games per year	\$100,000
Hospitality at \$3.00 net profit per spectator, 2,000 average attendance, 50 games per year	\$300,000
Merchandise at \$4.00 gross profit (15% net) per spectator, 2,000 average attendance, 50 games per year	\$60,000
Office rent 3,000 sq.ft. at \$30/sq.ft.	\$90,000
Naming rights to facility assumed at \$50,000/year	\$50,000
Subtotal Professional Use:	\$600,000
Total Annual Revenue Estimate: Baseball / Softball Stadium	\$688,460

Estimated Cost of Operations: Baseball / Softball Stadium:**Community Use:**

Field maintenance	\$6,000
Lighting costs (power)	\$10,000
Janitorial, spectator areas & team rooms 1,140 man hours @ \$35/hr	\$39,900
Contract services	\$25,000
Equipment and supplies	\$25,000
Booking services and administrative overhead	\$25,000
Subtotal Community Use:	\$130,900

Professional Use:

Field maintenance	\$125,000
Temporary staff	\$100,000
Game based expenses (traffic/parking, security, clean-up and utilities) estimated at \$1,300 per game, 50 games per year	\$65,000
Building maintenance	\$15,000
Equipment and supplies	\$5,000
Concession supplies	\$150,000
Office space utilities (3,000 sq.ft. at \$12/sq.ft.)	\$36,000
Subtotal Professional Use:	\$496,000
Total Estimated Annual Costs	\$626,900

**Net Estimated Annual Operating Position:
Baseball /Softball Stadium (with franchise)** **\$61,560**



4. Public Amenities

MIPC recognizes the importance of the Island for general outdoor recreation activities and proposes to develop opportunities to enhance water based activity along the Snye, tennis, play parks, and interesting features for both programmed and spontaneous family recreation.

Business Intent

1. The intent of MIPC in developing these opportunities is to provide expanded opportunities to the public at little or no cost.

a) Marina & Rowing Club

Currently, the Fort McMurray Canoe Club and the Rowing Club operate along the bank of the Snye, opposite MacDonald Island. Both Clubs are operating without long term leases with the Regional Municipality of Wood Buffalo and future investment by these clubs in their opportunities remains undesirable without long term land use commitments.

The proposed development upgrades, as well as the potential improvement of the Snye as a water based recreation resource for the Community, provide these clubs with opportunities to further enhance and invest in their operations and public programs.

The MIPC business plan conceives of an opportunity to develop a public boardwalk and dock along the Snye, as well as a land lease opportunity for the rowing clubs to develop marina buildings and public service amenities in conjunction with the public dock. These amenities are designed to support only non-motorized water craft and pose many opportunities for interesting events like dragon boat racing, boat rentals, remote control boats and much more.

The business approach calls for a partnership between these Clubs and recognizes capital contributions by both parties. Operationally it will be expected that the Clubs recover their own costs for management, buildings and maintenance of dock facilities. Thus, it is expected that operational impacts to the MIPC will be negligible if at all.

b) Tennis Courts

The tennis courts, which were decommissioned during construction of the Suncor Community Leisure Centre, remain in disrepair. It is the objective of the MIPC to rebuild these courts for public use and for Tennis Club programming should a partnership be re-established.

While planning remains at a concept level, it is believed that detailed planning for the courts will consider at least one court to be designed for spectator viewing and at national standard.

Again, the capital development costs for renewal are not anticipated to be recovered, but annual operating costs of approximately \$5,000 to \$8,000 (predominately to cover fence and court repairs) will be recovered through usage fees at nominal rates.



For this business plan, the tennis courts are considered to be cost/revenue neutral.

c) Playgrounds

The development of two feature play areas for children will be developed along the south portion of the Shared Space Community Facility. Designs call for one of these areas to be operated as a water spray park with interesting fountains and interactive elements for casual water play during warm weather months.

The spray park design and operational detail are yet to be developed, but the operational impacts on an annual basis could reach between \$30,000 and \$50,000. This will become an annual cost to the MIPC for guard staff and water costs.

d) Climbing Wall

The proposed climbing wall will not only provide recreational and developmental opportunities for climbing, it will become an aesthetic icon for the Island along the major pedestrian corridor.

MIPC staff will maintain this structure. Costs will be negligible if it is designed to be at a recreational level for spontaneous use.

On the other hand, comprehensive designs may evolve wherein a private operator or club may wish to partner with the MIPC to develop a commercial enterprise with public training programs, fees for use and school/groups training.



Annual Estimated Operating Cost Summary

Based upon the assumptions and the previous cost centre analyses, the expected annual impact for Mac Island operations once Tier 1 components are up and running is over \$357,000 (excluding management salaries).

These projections must be considered preliminary in nature until such time as more detailed design is completed and more detailed, in depth operating model is developed.

Cost Centre	Potential Income	Expected Annual Operating Costs	Net Impact to Annual Operations
Outdoor Field and Event Venue	\$260,750	\$249,500	\$11,250
Shared Space Community Facility	\$1,482,500 (not including banquet income)	\$1,198,000 (not including banquet costs)	\$284,500
Baseball/Softball Stadium (with franchise)	\$688,460	\$626,900	\$61,560
Other Amenities		Assumed to break even	
Net Estimated Incremental Annual Operating Position: *Impact to MIPC		\$357,310 (before management salaries)	

Section Eight: Conclusions

The development concepts and preliminary business case assessment outlined herein provide a sound approach for the MIPC to meet community needs and further develop MacDonald Island as a first class leisure resource.

It is recommended that the MIPC Board begin the process of capital resourcing for this project and make recommendations to the Regional Municipality of Wood Buffalo Council to approve the initiative as presented. The Board also recommends the expeditious planning and development of softball diamonds in the community to replace those that will be impacted by this project. And, based upon repeated feedback from the public review process, the need to consider a field house, badminton centre / gymnasium, interpretive lookout facility, strong emphasis on walking trails and capability in design/development to cover spectator stands (not costed in Tier 1 or Tier 2 development proposals). The noted concerns regarding parking capacity for major events also leads to recommending the expedient completion of the pedestrian bridge across the Snye and additional parking planned to occur at the Civic Centre.

The next stage of the project will involve the need for more in depth design detail and specifications, project tendering and construction.

MacDonald Island Park Corporation has engaged in extensive community consultation in the development of the proposed expansion. This consultation has clearly defined a need for the proposed facility, highlighted existing support with the design, and outlined a process to integrate the new development successfully with the City Centre Plans and the existing operations on the Island. The business case for the project suggests a sustainable and viable operating model that will leverage the existing "Mi Team" and current operating practices. The business model is contingent on the development of a facility that is fully funded by government or partnerships for the capital development costs. In an effort to provide the greatest level of clarity and transparency MIPC will initiate a detailed design process by issuing design and construction cost services request for proposals that will ultimately lead to a defined project design, more accurate capital costs estimates and in essence, render the project "shovel ready".

Once a full understanding of the project is provided in detail the MIPC will present this business case and a recommendation for construction and cost to the RMWB for direction.



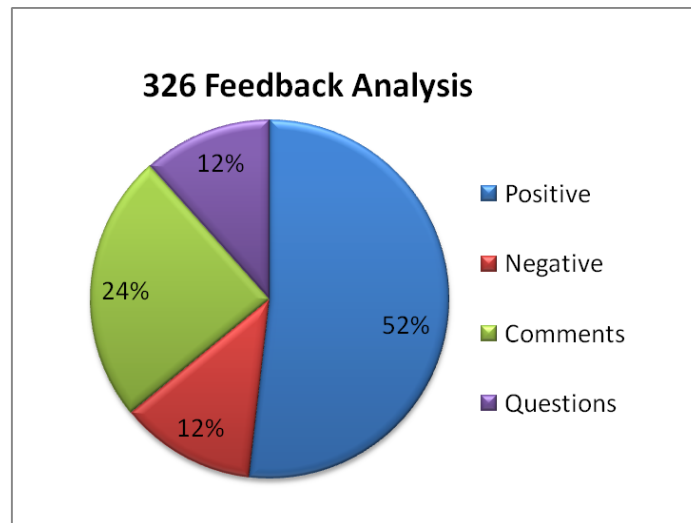


Section Nine: Appendices

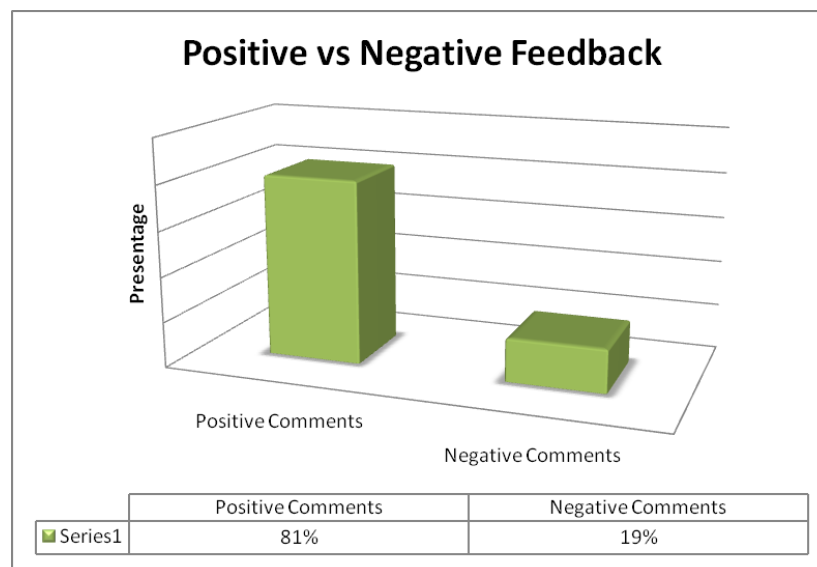
- 1. Post Design Consultation Summary**
- 2. Concept Plans**
- 3. Consultation Summary**

Appendix 1: Draft Review Summary

Three key elements of the concepts and preliminary business plan were rolled out post design to support the engagement with the general public and user groups. The timing of this roll out was to support maximum visibility by the community with an estimated 100,000 visitors to the Suncor Community Leisure Centre at MIPC. Digital Kiosks were used to collect feedback on the designs within the facility, an online virtual tour was used for interested groups or individuals outside of the facility and three community engagement presentations were hosted. Two presentations were hosted in the evening and one was hosted during the day to meet the needs of all user groups. The results of this post design release engagement are as follows:



In addition to the total evaluation of all feedback consideration was given to the 133 emails that had specific negative or positive feedback within their submissions. The results of this assessment generated the following results.



When the summary of additional feedback items is tabulated by category a specific few items are referenced in reoccurrence. The below table highlights the topics of feedback that were received within the email lists.

Good Community Project / Benefit to FM	24
Football	24
Parking Concerns / Parkade	13
Roof	10
Completion Date / Timelines (Question)	9
Fieldhouse Use	9
Indoor Tennis (Request)	7
Art / Gallery	6
Against Motorized Boats	5
Sports (Positive)	5
Large Events	5
Soccer	5
Price Concern (Negative)	5
Marina (Positive)	4
Outdoor Skate Park	4
Baseball	4
Storage	4
Basketball	4
Indoor Skate Park	4
Location (Question)	3
Walking Trails	3
Paintball in Curling Ice	3
Not Shared Space but Business Space	3
Water Sport Storage	3
Climbing Wall	3
Multiple Ball Diamonds On Island	3
Too Much for Island (Negative)	3
Multiple Sport Lines on Field (Concern/Question)	3
Movie Theatre	3
Cultural (Positive)	2
People will Stay in FM	2
Dedicated Training Room (Staff Request)	2
Wants More Seating in Stadiums	2
Hockey / WHL Team / Ice Surfaces	2
Float Plane Concern	2
Snye Water Sport (Non-Motorized)	2



Laser-Tag	2
Mini-Golf	2
Non-Motorized Boats	2
Restaurant	2
Bike Friendly	2
Waterslide	2
Location (Negative - want move to Thickwood/Timberlea)	2
Baseball Orientation (Negative)	2
Practicality (Negative)	2
Turf	2
Specifically Against Baseball Stadium	2
Shared Space	2
Good Connection to Downtown	1
Parks	1
Rowing	1
First Nation & History Display (Question)	1
Motor Boats (Positive)	1
Location Move to Timberlea / Thickwood	1
Large Service Elevator	1
Splash Park	1
Outdoor Play Space	1
Recycling	1
Climbing Wall	1
Squash Courts	1
Technology / Matching Current Facility (Question)	1
Infrastructure (Question)	1
Road	1
Pro-Baseball Team	1
Indoor Golf Driving Range	1
Batting Cages	1
Zip Line	1
Cross Country Skiing (& Other Winter Outdoor Sport	1
Childcare	1
Entire Island Space Plan	1
Fenced in Marina	1
Trailer Capabilities for Marina	1
Pedway needs to connect to Transit	1
Indoor Playground	1
Removal of Diamonds (Concern)	1

Bullpens	1
Softball	1
Ramps to Stairs	1
Indoor Running Track	1
Outdoor Running Track	1
Pro-Baseball Team (Negative)	1
Loss of Tennis Courts (Negative)	1
Winter Town Best Use of Space (Negative)	1
Recreation vs Events (Negative)	1
Against Housing on Island	1
Against Roche Island Development	1
Mall	1
Softball Fieldhouse Use	1
Concern team rooms vs umpire rooms (size)	1
Indoor Football	1
Snye Water Flow	1
Roller Skating	1
Outdoor Pool	1
Go Karts	1
Points of Egress	1

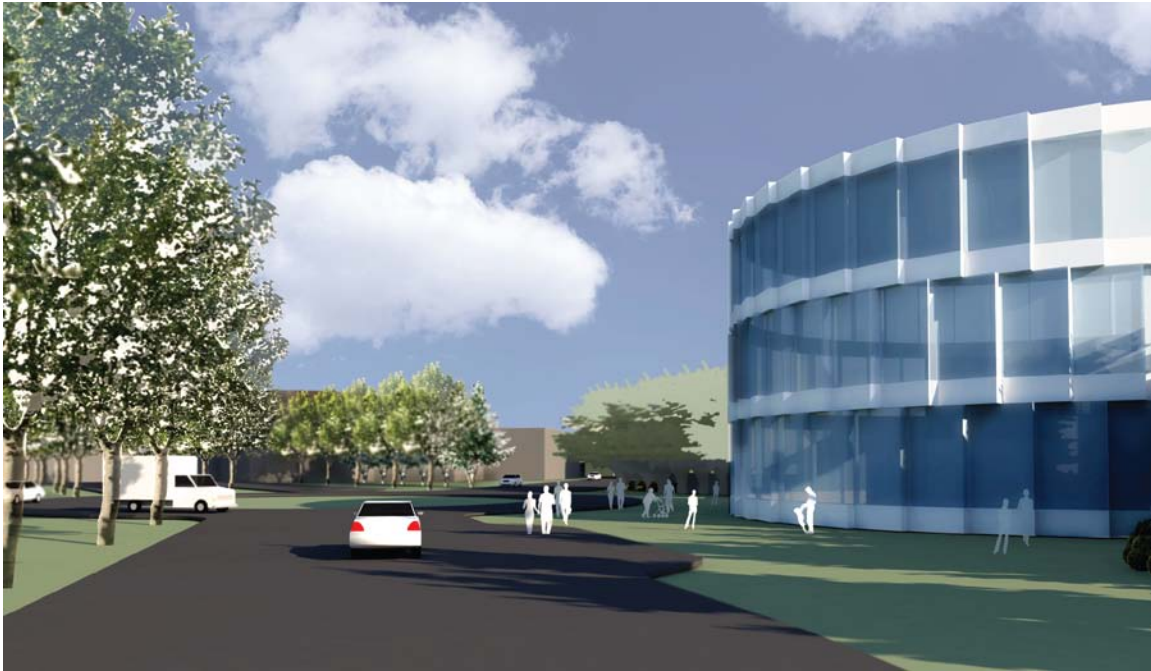
Post Design Feedback Suggestions

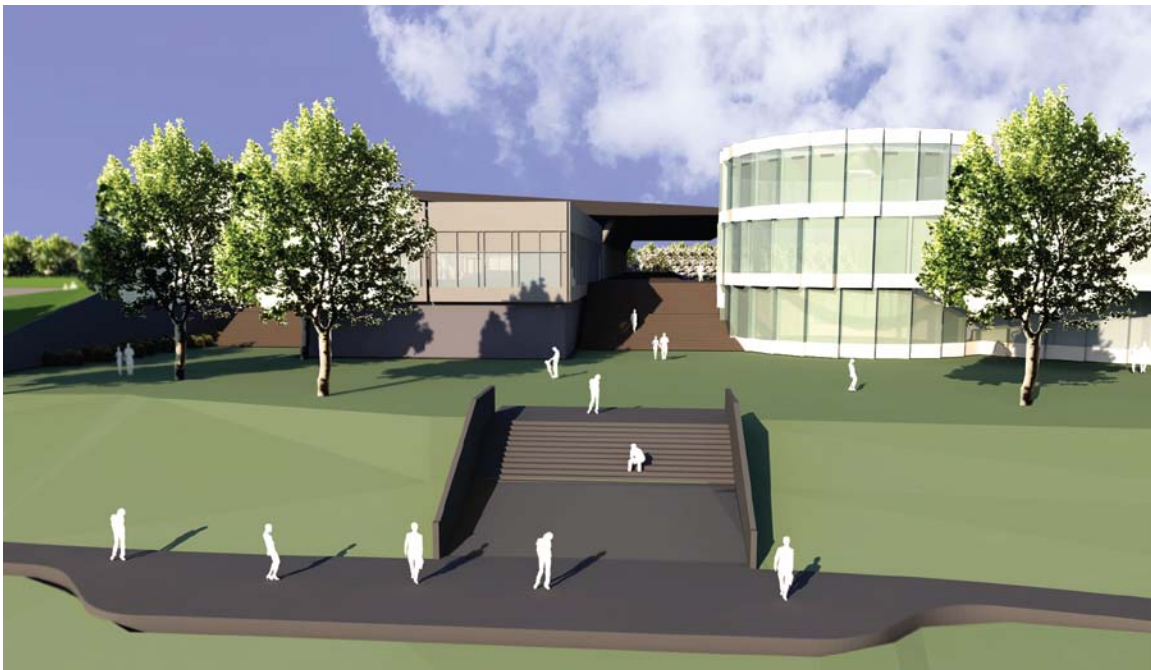
The evaluation of the information received following the release of the proposed development suggests that 83% of those who responded with opinion were very supportive of the project with only 17% opposed to the concept. In review of the complete summary of email submissions post design release 28% of total respondents had comments and 13% had questions. The opportunity for additional design elements or design amendments can be found in the post design feedback.

It is important to note that the existing amenities in the design received exceptional support. The major items of consideration included the desire for additional parking in the design, the potential for a roof on the facility to extend the seasons of utilization, and opposition to the concept of motorized boats utilizing the Snye. One of the strongest post design comments of concern came from the slow pitch and softball organizations expressing concern for the removal of four diamonds from the current inventory. Although, all involved agree that the existing diamonds are far outdated they are not prepared to support the removal of the existing diamonds without additional fields being constructed.

Appendix 2: Concept Plans: Tier 1 Site Renderings

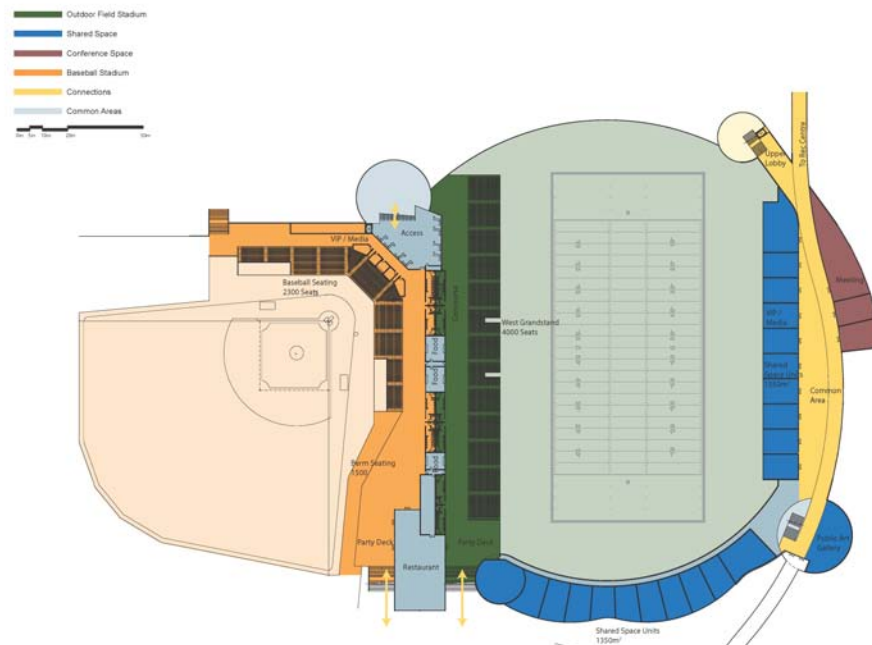
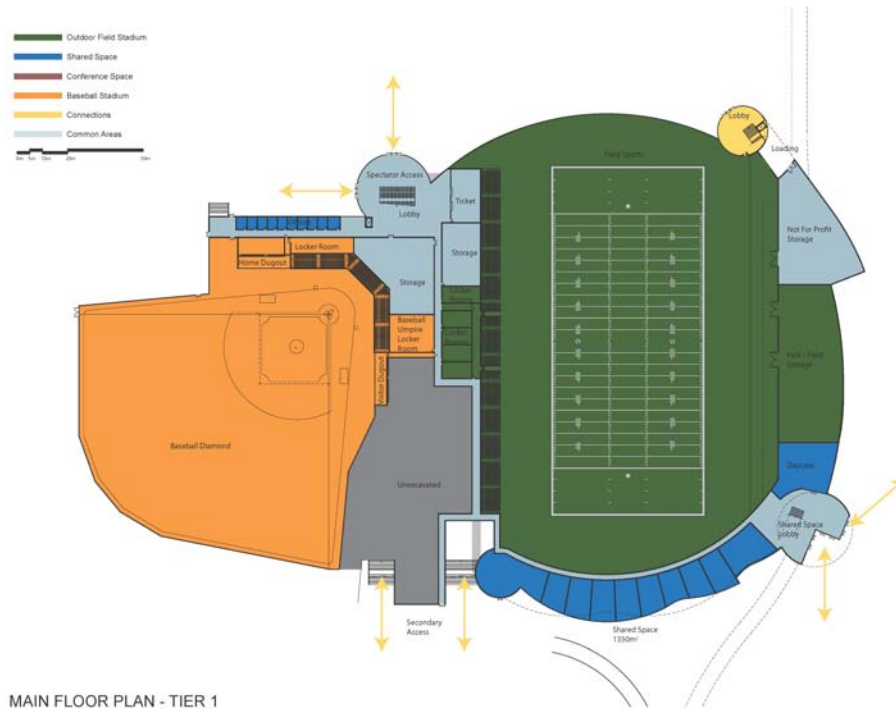






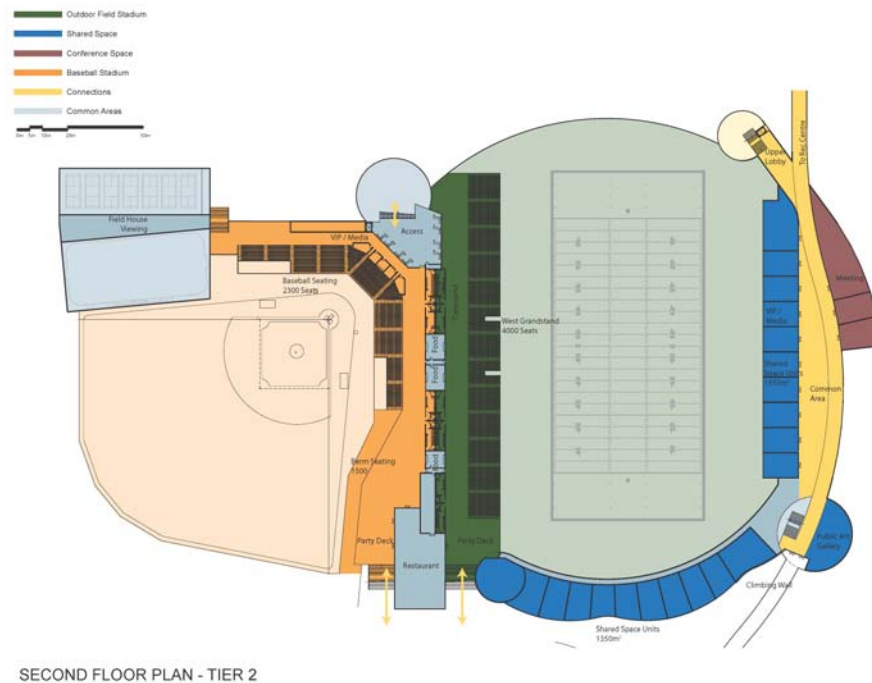
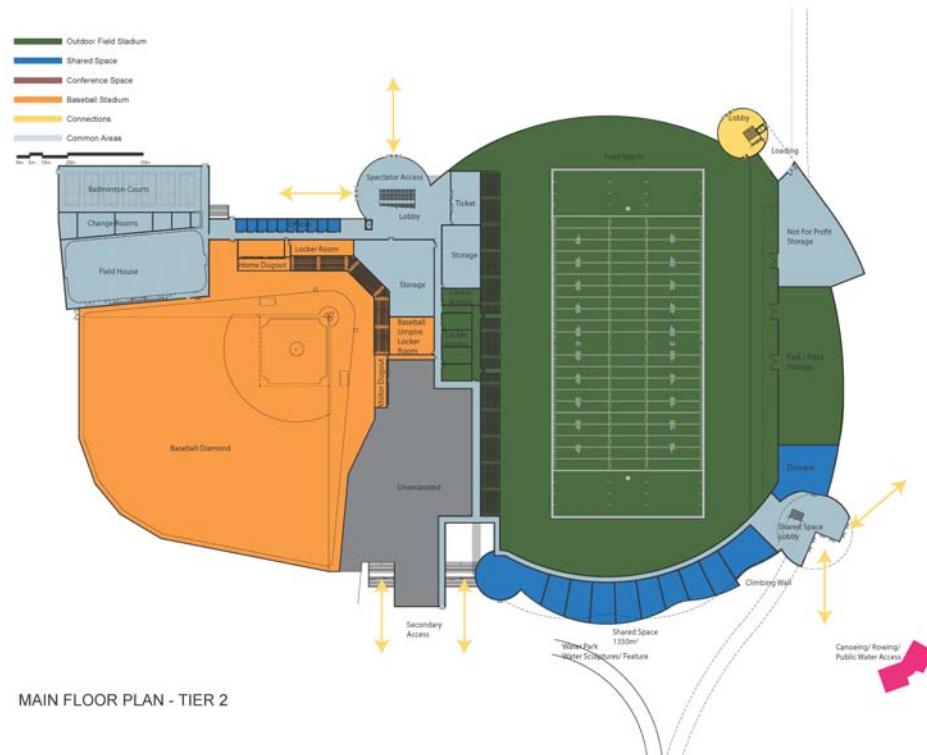


Concept Plans: Tier 1 Floor Plans



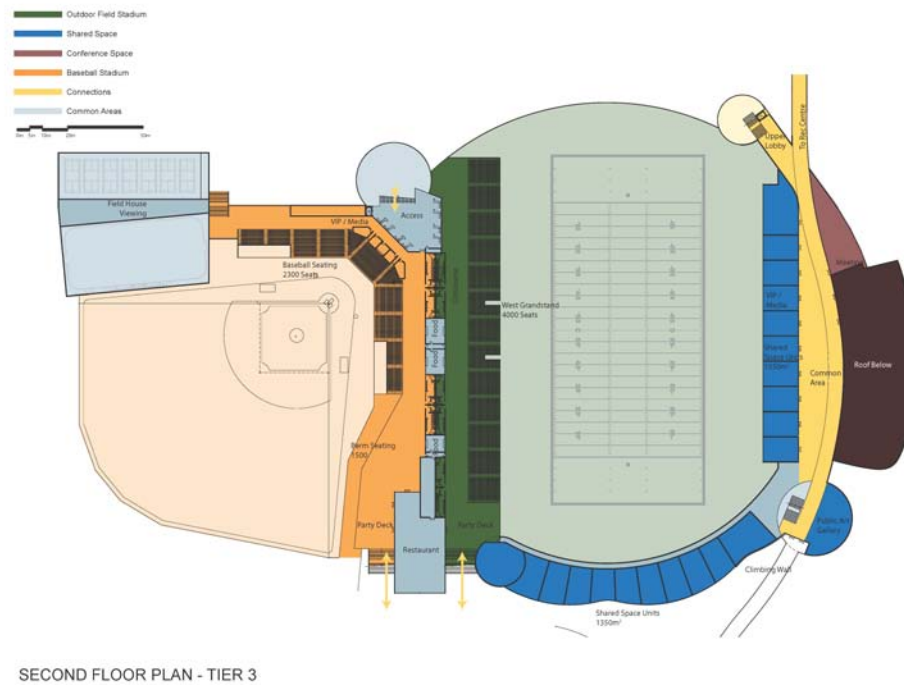
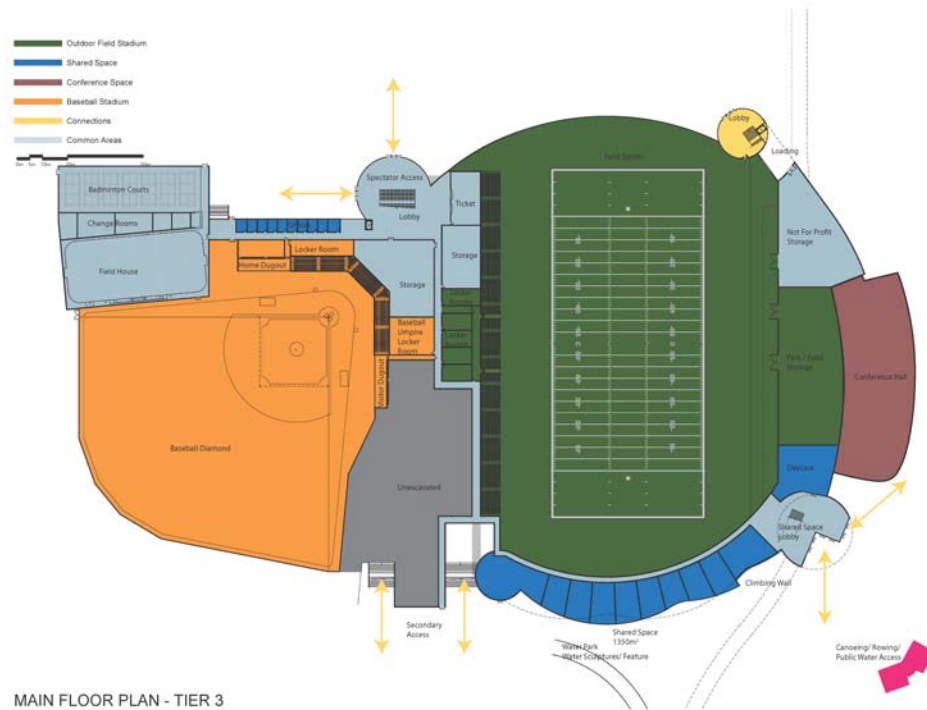


Concept Plans: Tier 2 Floor Plans



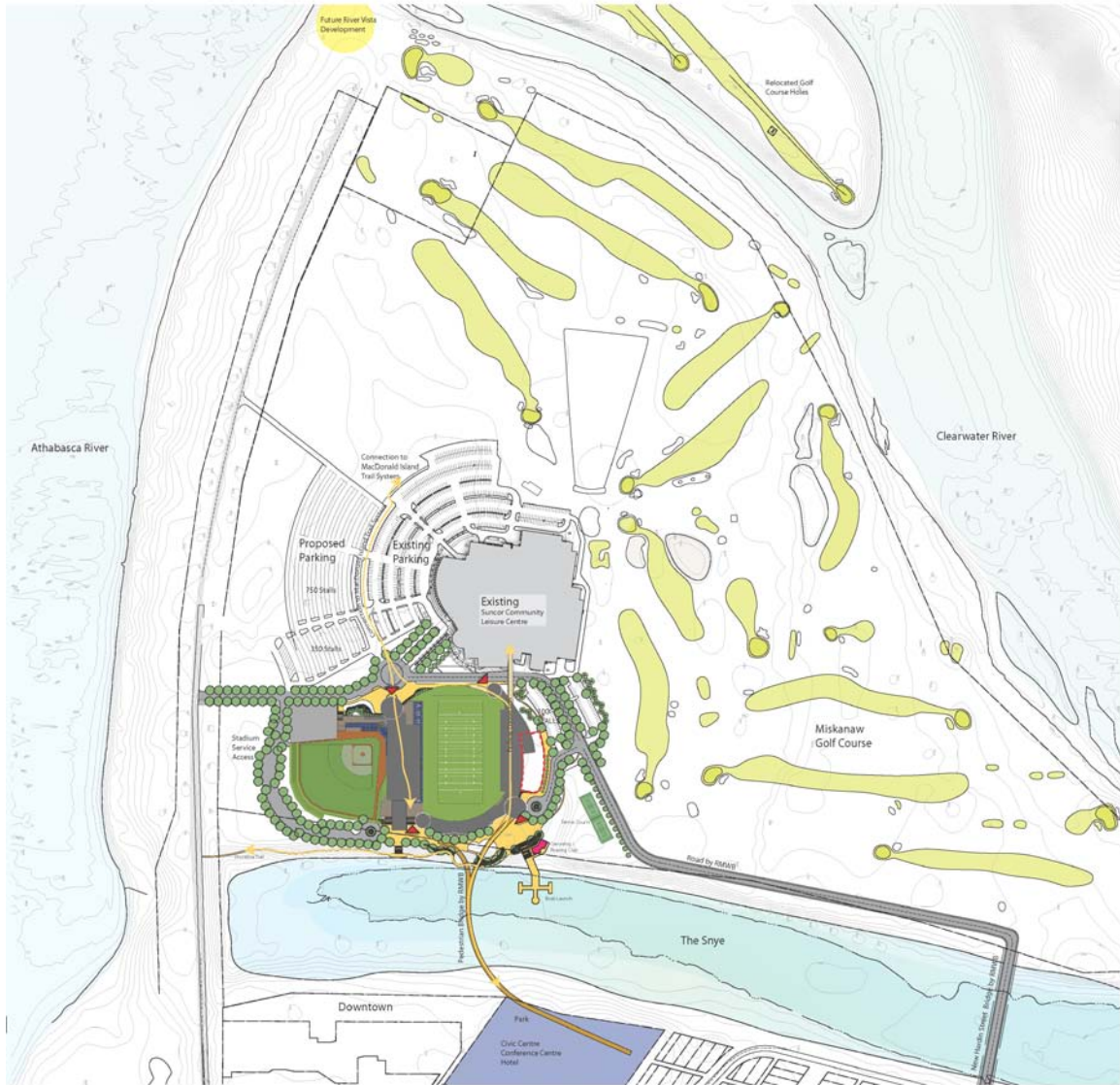


Concept Plan: Tier 3 Floor Plans





Concept Plans: Site Plan



Appendix3: Consultation Summary: MacDonald Island Park
 User Group Questionnaire Summary
 Updated September 27, 2011

1. Questionnaire Overview

- 51 organizations provided responses (survey and/or interview) *6 organizations did not provide response to "Field Stadium" or "Community Facility", just organization information
- In total respondents reported 141 f/t staff and 246 p/t staff

2. Field Stadium

- 23 organizations responded to the field stadium portion of the questionnaire
- 11 indicated that they would be willing to pay a reasonable increase in fees to access a quality facility
- 14 organizations indicated that a high quality synthetic field with spectator seating would be beneficial to their organization.
- 8 organizations indicated that they would use a new synthetic field 6+ time per year, 5 indicated that they would use the field 6 or less times per year
- 6 organizations indicated that their use of the field stadium facility would be for non-athletic events (i.e. community events, non-athletic competitions, youth recreation programs)
- Of the respondents that noted additional amenities required in a new facility; washrooms / change rooms and concessions were identified as being most important

3. Shared Space Community Facility

- 35 of 51 groups that provided responses indicated interest in the community facility
- Common areas identified by organizations as important: meeting space (30), kitchen (24), foyer display (25), working space/copier room (23), childcare/child-minding (16)
- Maximum amount organizations were willing to pay for space: \$8-10 sq ft (17), \$11-14 sq ft (6), \$15+ sq ft (4)

4. Other considerations/Questions/Summary items to develop further

Community Facility

- A number of organizations identified the need for additional common space requirements (parking, meeting space, working space) during busy "peak" seasons or specific times of the month for training or large meetings. How can we best capture what these busy times/seasons are? And how can the "Hub" be most efficient keeping these factors in consideration?
- How many clients do potential "Hub" tenants service on a daily basis in person? Is there a need for a common reception area or other common amenities to make the "Hub" client friendly?
- What affect would potential retail space in the "Hub" have (positively or negatively) on potential tenants?

Field Stadium

- How can field stadium be designed to benefit non-athletic user groups? And similarly how can athletic and non-athletic user groups coexist best within facility?



June 18, 2012

Office of the Executive Director Community Development
Regional Municipality of Wood Buffalo
9909 Franklin Avenue
Fort McMurray, Alberta
T9H 2K4

Re: MacDonald Island Expansion (MIPEX) Capital Funding Request

Dear Mrs. Theberge,

The MacDonald Island Park Corporation Board of Directors has concluded the design phase of the MacDonald Island Park Expansion Project (MIPEX). This process was initiated in 2009 and on June 7, 2012 MacDonald Island Park Corporation formally approved a recommendation for the consideration of Regional Municipality of Wood Buffalo Council.

The Board of Directors recommendation is to support the expansion to the existing Suncor Community Leisure Centre. This recommendation is based on a sustainable business plan, community consultation, and partnership with the City Centre Action Program. The Board of Directors committed to providing a recommendation prior to July 2012 and is confident that the proposed recommendation will meet the needs of our community while concurrently delivering flexibility for growth and an iconic gathering place for sport, recreation, arts, culture, and community development in our City Centre.

This recommendation will require funding for additional phases of the project that are currently unbudgeted. Funds currently allocated for 2012 are in place; however Council will need to amend the funding program if this project is to proceed. Funds required will include \$26,000,000 in 2012 (in place), \$70,000,000 in 2013 (amendment), \$29,000,000 in 2014 (amendment) and \$2,000,000 in 2015 (amendment). The above funding model is inclusive of a Guaranteed Maximum Price by the Construction Manager, soft costs associated with the project delivery, and Furniture, Fixtures and Equipment costs. The cost does not include the required upgrade to underground services; this will be developed in collaboration with the City Centre Action Program. This amount is currently being estimated by the Municipality.

It is the recommendation of the Board of Directors that Council consider the proposed expansion program as an initiative that will support the development of a "World Class and

Livable" City Centre. We would like to thank Council for the opportunity to lead this initiative and believe that strong process supports this recommendation.

We look forward to sharing our findings with Council and discussing the opportunity that the MIPEX project provides for our region.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Reid', with a stylized flourish extending to the left.

Tim Reid
Chief Operating Officer
MacDonald Island Park Corporation

4. Public Hearing re: Bylaw No. 12/028 – Saline Creek Plateau Area Structure Plan Amendment

- A. Introduction from Administration
- B. Opening Statement from Applicant
- C. Written Presentations – none received
- D. Verbal Presentations
 - John Wilson, Keyano College and Keyano College Land Trust
 - Dan Lemke, Rotary Club of Fort McMurray
- 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



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.**

Presentation Information	
Preferred Date of Presentation	July 10 th 2012
Name of Presenter(s)	John Wilson
Organization Represented	Keyano College and Keyano College Land Trust
Topic	Bylaw No 12/028 Saline Creek Plateau Area Structure Plan Amendment
Please List Specific Points/Concerns	Commenting and speaking to the affirmative regarding the Saline Creek Plateau Area Structure Plan Amendment
Action Being Requested of Council	Approval of Saline Creek Plateau Area Structure Plan Amendment
Are you providing any supporting documentation (ie: Powerpoint)? 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 legislative.assistants@woodbuffalo.ab.ca .	

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



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.**

Presentation Information	
Preferred Date of Presentation	July 10 th 2012
Name of Presenter(s)	Dan Lemke
Organization Represented	Rotary Club Of Fort McMurray
Topic	Bylaw No 12/028 Saline Creek Plateau Area Structure Plan Amendment
Please List Specific Points/Concerns	Commenting and speaking to the affirmative regarding the Saline Creek Plateau Area Structure Plan Amendment
Action Being Requested of Council	Approval of Saline Creek Plateau Area Structure Plan Amendment
Are you providing any supporting documentation (ie: Powerpoint)? 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 legislative.assistants@woodbuffalo.ab.ca .	

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

Subject: Bylaw No. 12/028 - Saline Creek Plateau Area Structure Plan Amendment**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Carol Theberge, Executive Director
Samuel Alatorre, Director

Administrative Recommendation:

1. THAT Bylaw No. 12/028, being an amendment to the Saline Creek Plateau Area Structure Plan, be read a second time.
2. THAT Bylaw No. 12/028, be read a third and final time.

Summary:

The purpose of the Saline Creek Area Structure Plan Amendment is to adjust the land use configuration and transportation network of the future development area on the Saline Creek Plateau to confirm the vision, objectives, goals and the planning principles of the existing area structure plan. The amendment proposed is in response to the servicing and transportation constraints that have been identified since the preparation of the original area structure plan.

Background:

The Saline Creek Area Structure Plan was adopted by Council in June 2007; however, the additional design work completed to advance this development triggered the need to make a number of amendments to the original layout.

The proposed amendments include:

- Reconfiguration of the land use mix within the plan boundaries to address transportation and servicing constraints in the area;
- Change in densities of the residential land uses in the area structure plan area as a result of transportation and servicing constraints in the area;
- Revised transportation network providing enhanced connectivity between the future neighbourhoods, village centre, and public amenities within the plan area as well as with the surrounding region;
- The addition of a transit hub, so that public transit becomes a convenient mode of transportation for the community;
- Revised servicing plans to reflect the Land Use Plan amendment;
- Revised Land Use and Population Statistics to reflect the Land Use Plan amendment; and
- Revised Staging Plan for the development in the area structure plan area.

Notice to property owners advising of the amendment application was mailed on April 4, 2012 with no responses. In addition the area structure plan proposal was presented at a public open house on Tuesday April 17, 2012 at the Quality Inn hotel.

This amendment is not restricted to a particular area within the subject area structure plan boundaries, but affects the entire plan area.

Rationale for Recommendation(s):

Compared to the existing Area Structure Plan, this amendment proposes to lower the density in the low density residential district. However, the overall population of the area is maintained by incorporating secondary suites and garage top suites in the village and low density area. Highway 69 will continue to be the main connection for the plateau area. A hierarchy of arterial, collector and local roads on a modified grid system will serve the neighbourhoods. The status of the Saline Creek Parkway remains unchanged as a connection to Draper Road. The proposed Area Structure Plan is in compliance with the Municipal Development Plan vision, land use policies and development strategies for this area. Administration supports the proposed Area Structure Plan amendment and recommends that second and third readings be given.

Attachments:

1. Bylaw No. 12/028 – Saline Creek Plateau Area Structure Plan

BYLAW NO. 12/028

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO
AMEND THE SALINE CREEK PLATEAU AREA STRUCTURE PLAN**

WHEREAS Section 633 of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to enact a bylaw amending 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. Bylaw No. 07/058, being the Saline Creek Plateau Area Structure Plan, is amended by adopting the changes outlined Section 2 of the attached 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 _____ day of _____, 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

5. Public Hearing re: Bylaw No. 12/019 – Land Use Bylaw Amendment – Longboat Landing

- A. Introduction from Administration
- B. Opening Statement from Applicant
- 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. 12/019 – Land Use Bylaw Amendment – Longboat Landing
APPROVALS: Glen Laubenstein, Chief Administrative Officer Carol Theberge, Executive Director Samuel Alatorre, Director

Administrative Recommendation:

1. THAT Bylaw No. 12/019, being a Land Use Bylaw amendment specific to the Longboat Landing District (LBL-R4), be read a second time.
2. THAT Bylaw No. 12/019, be read a third and final time.

Summary:

An application has been made to amend the Land Use Bylaw for the Longboat Landing District (LBL-R4) by changing Section 209.5 (e) ii, which relates to maximum building height.

The authority to amend the Land Use Bylaw is vested with Council under the Municipal Government Act.

Background:

In January 2011 Council approved the Longboat Landing District (LBL-R4). The Longboat Landing District (Attachment 2) is a special land use district that sets out regulations to accommodate medium/high density residential development.

The proponent and Administration have since reviewed the land use district and identified that the height maximums set out in Section 209.5 (e) ii are too restrictive and will not allow for development on the site that is in line with the vision for Longboat Landing.

The proposal would increase the maximum permitted height by 2.2m to 12.2m for townhouses and cluster housing. The definition of building height would also be altered specifically for townhouses and cluster housing in the LBL-R4 District. For these uses, building height would be defined as the vertical distance of a building measured from the average grade adjacent to the building to the eaves, whereas typically the height is measured to the highest part of the roof.

Rationale for Recommendation:

Administration recommends amending the Land Use Bylaw for the Longboat Landing District (LBL-R4) as it will allow for intensification in the area and for efficient land use.

Approved by Council in February 2012, the City Centre Area Redevelopment Plan is the Municipality's guide for future development in the City Centre. In the Plan, the subject area is in the Riverside District within the Neighbourhood Stabilization Zone. The area is identified for medium density residential and institutional uses.

The current maximum height of 10.0m as outlined in Section 209.5 (e) ii of the Land Use Bylaw does not meet the vision in the City Centre Area Redevelopment Plan for the subject area. The plan states that this area is appropriate for medium density residential development, and allows for a height up to 5 storeys. Increasing the height of townhousing and cluster housing to 12.2m will allow for 3 storey buildings to be constructed. This will align the Land Use Bylaw with the City Centre Area Redevelopment Plan. Additionally, a maximum height of 12.2m has worked successfully for other townhousing and cluster housing developments in Fort McMurray.

It is also proposed to vary the definition of height within the LBL-R4 district for townhouses and cluster housing. Building height would be measured to the eaves, rather than to the highest part of the roof. This will allow for varying peak heights throughout Longboat Landing which will add architectural interest to the site without intensifying the use of the site.

Administration supports the proposed amendment and recommends that Bylaw No. 12/019 be given second and third readings.

Attachments:

1. Bylaw No. 12/019
2. Subject Area Map

BYLAW NO. 12/019

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 deleting the text from Section 209.5 (e) and replacing it with the following:

“Building Height (maximum):

(i) Apartment Building: 46.0m

(ii) Religious Assembly: 12.2m

(iii) Townhousing, Cluster Housing: 12.2m

In the LBL-R4 District, building height means the vertical distance of a building measured from the average grade adjacent to the building to the eaves.

2. 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 26th day of June, A.D 2012.

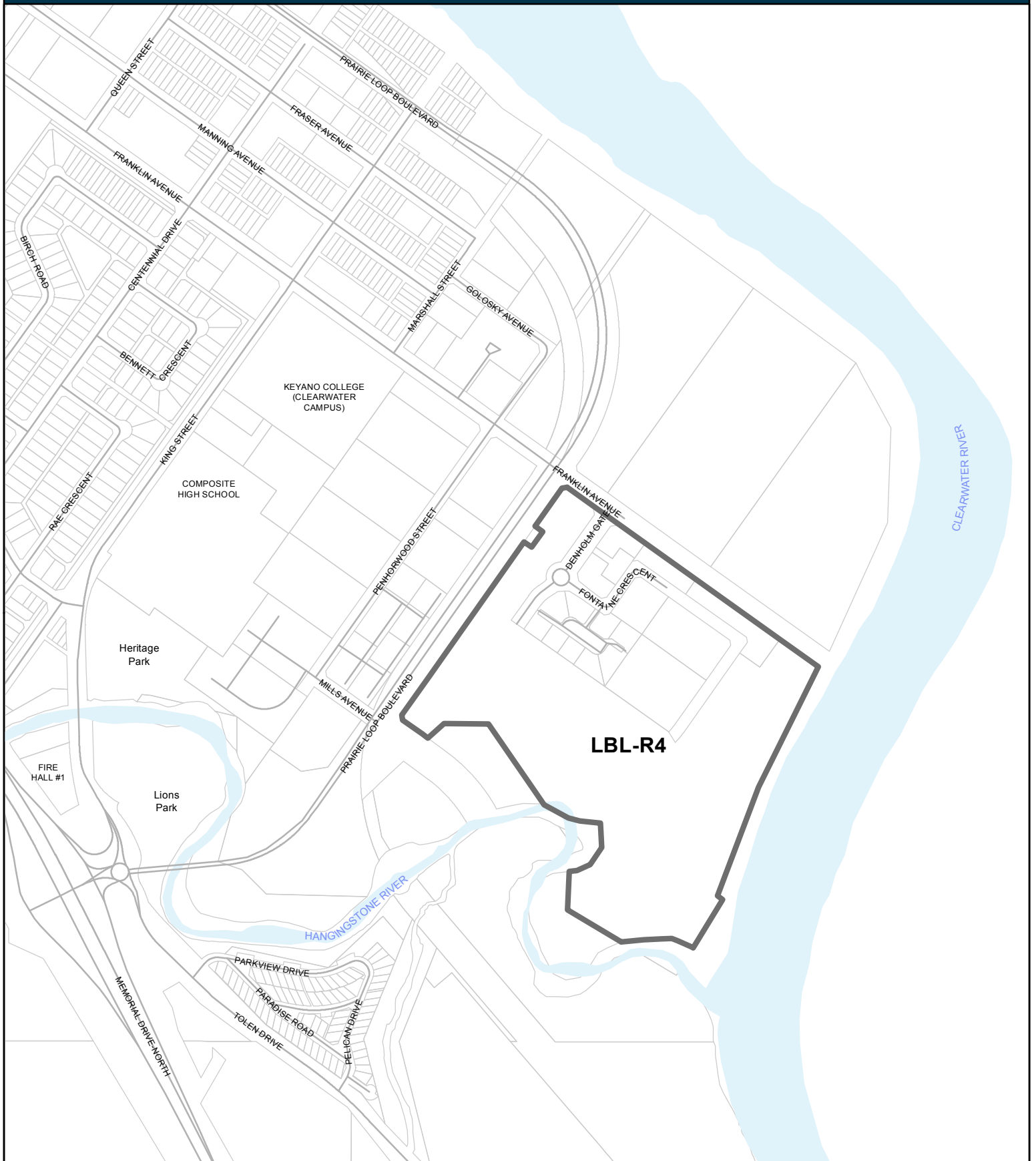
READ a second time this _____ day of _____, A.D. 2012.

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

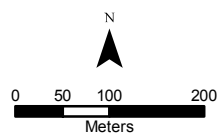
SIGNED and PASSED this _____ day of _____, A.D. 2012.

Mayor

Chief Legislative Officer



-  Longboat Landing District
-  Survey Parcel
-  Water
-  Road



LONGBOAT LANDING DISTRICT



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Map created by Geographic Information Systems
Branch on 5/15/2012.

PL1093

6. Public Hearing re: Bylaw No. 12/021 – Land Use Bylaw Amendment – Gateway District

- A. Introduction from Administration
- B. Opening Statement from Applicant
- 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. 12/021 – Land Use Bylaw Amendment (Gateway District)**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Carol Theberge, Executive Director
Samuel Alatorre, Director

Administrative Recommendation:

1. THAT Bylaw No. 12/021, being an amendment to the Land Use Bylaw to create the “Gateway District”, be read a second time.
2. THAT Bylaw No. 12/021, be read a third and final time.

Summary:

A new land use district is proposed to create the framework for mixed-use commercial and residential uses located at the entranceways in the Urban Service Area (Schedule A). The authority to amend the Land Use Bylaw is vested with Council under the Municipal Government Act.

Background:

A zoning amendment application has been received to amend the Quarry Ridge Golf Course site from Direct Control District to a more appropriate land use for the development envisioned for the area. In order to accommodate this application Administration has undertaken to create a new land use district to address the needs of the development.

The proposed Gateway District was presented at two open houses July 29, 2009 and August 12, 2009 at the Quality Inn, hosted by Planning and Development to gain feedback on the proposed district. The Gateway District has undergone a number of revisions after consultation with land owners, Alberta Transportation and internal municipal departments. The revisions pertained to the list of permitted uses, setbacks from the highway, variance authority and height. The consultants for the Quarry Ridge Golf Course zoning amendment also conducted their own open houses on September 28, 2011 and September 29, 2011.

As a result of the consultation process, the proposed Gateway District buffers development from traffic, includes architectural design guidelines for a range of building materials, signage, public art and landscaping that are intended to enhance the arrival experience into Fort McMurray. In addition, the design guidelines for development will ensure that there is safe and convenient access between all buildings and the residential, commercial and retail areas, as well as connectivity to public trails, amenity areas and open space.

Even though the Gateway District was driven by one specific development, Administration supports the Gateway District as a district that can be applied to other sites at entranceway points to the Urban Service Area. For example, the Gateway District can be applied to Southlands or along the proposed Highway 686.

Rationale for Recommendation:

The purpose of this district is to provide for a vibrant mixed use commercial and residential developments at the entranceway of the Urban Service Area.

The new zoning is supported within the Municipal Development Plan as it will provide for intensification along primary transit corridors and introduce a greater mix of residential, commercial and retail uses (Direction U.1.2).

Administration supports the proposed Gateway District and recommends that Bylaw No. 12/021 be given second and third readings.

Attachments:

1. Bylaw No. 12/021 – Gateway District

BYLAW NO. 12/021

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 creating the Gateway District (GD), as identified 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 _____ day of _____, 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

210. GD Gateway District

210.1 Purpose

The purpose of this District is to provide for vibrant, street-oriented mixed use commercial and residential development that is public/private transit accessible.

Developments approved under this District will be of a high standard in terms of architectural design, use of materials, use of signage and public art, landscaping and the relationship between buildings, structures and open spaces.

210.2 Permitted Uses

Accessory Building
Apartment
Apartment Hotels
Business Support Facility
Child Care Facility
Commercial Entertainment Facility
Commercial Recreational Facility, Indoor
Commercial School
Drinking Lounge, Major and Minor
Education Service Facility
Essential Public Service Facility
Financial Institution
Food Service, Restaurant, Major and Minor
Home Business
Home Occupation
Hotel
Liquor Store
Motel
Nightclub
Office
Park
Parking Lot/Structure
Personal Service Facility
Private Utility
Public Use/Utility
Recreational Vehicle
Resort Facility
Retail Store, Convenience
Retail Store, General
Senior Citizen Housing
Service Station, Major and Minor
Shopping Centre
Townhouse

210.3 Discretionary Uses – Development Officer

Community Recreation Facility
 Community Service Facility
 Hospital
 Outdoor Recreation Facility
 Religious Assembly
 Warehouse Sales

210.4 Site Provisions

- | | | |
|-------|---|----------------------|
| (a) | Setbacks | |
| (i) | Adjacent to Primary Highway
(minimum) | 10.0 m |
| (ii) | Adjacent to any other road
(minimum) | 3.0 m |
| (iii) | At least 25% of building facade
facing on Primary Highway
(maximum) | 15.0 m |
| (b) | Side Yard (minimum) | 1.2 m |
| (c) | Requirements | |
| (i) | Building Height (maximum) | 46.0 m (15 storeys) |
| (ii) | Lot Coverage (maximum) | 60% |
| (iii) | Lot Width (minimum) | 30.0 m |
| (iv) | Lot Area (minimum) | 900.0 m ² |

210.5 Site Design Principles

Any development shall also conform to the following principles and guidelines:

- (a) Developments in this District must display reference to the Community Placemaking Initiative (Regional Municipality of Wood Buffalo).
- (b) No continuous blank wall surface of 20% or more of the total wall area should be allowed on any building facades. Building facades shall incorporate variation into the overall pattern through the use of the following: balconies and entry canopies, colour and material

change, cornice and parapet walls, horizontal and vertical relief details, texture change and windows.

- (c) Building entrances shall be easily accessible by pedestrian traffic and clearly defined through the use of architectural elements, such as overhangs, pilasters, window placements, distinctive landscaped entry areas, and changes in paving materials, textures or colour.
- (d) The layout of the site, structures and parking areas shall facilitate the movement of pedestrian and vehicle traffic through use of safe barriers such as landscaping, separated walkways, and raised crosswalks.
- (e) Landscaping shall apply as per Section 72. In addition, landscape areas shall be concentrated or clustered together, and properly oriented on site to create functional green space that is easily maintained and will have visual relief, character, and delineation of space from surrounding areas and roadways. The setback between the Highway and building may not be used for storage or garbage. This space between Highway and building shall be landscaped.
- (f) Parking shall apply as per Section 7.
- (g) The building should be directly visible from the Highway, with the most prominent elevation facing the Highway and the open space between the building and the Highway well landscaped. If parking is proposed between building facade and Highway, it must incorporate an attractive landscaped buffer.
- (h) The Development Authority may allow and approve a development permit for a permitted or discretionary use, with or without conditions, which does not comply with these regulations of up to thirty percent (30%) provided that the proposed variance considers the stipulations in Section 28.1.
- (i) Regulations for Dwelling Units Above Ground Floor Commercial:
 - (i) Residential dwelling units and commercial premises shall not be permitted on the same storey of a building;

- (ii) The residential dwelling units shall have at grade access that is separate from the access for commercial premises. Direct access from a residential dwelling unit to a commercial premises shall not be permitted;
- (iii) On-site parking for the residential dwelling units shall be provided in accordance with the parking requirements for apartment buildings in Part 7 of this bylaw. Parking for the residential units shall be provided in addition to the parking requirements for the commercial premises; and
- (iv) Where a building contains residential dwelling units above commercial premises, all parking for the residential use shall be provided on-site. Shared parking, off-site parking and/or money in lieu of parking for the residential units shall not be permitted.

7. Public Hearing re: Bylaw No. 12/025 – Land Use Bylaw Amendment – Lot 70MR, Block 31, Plan 0827243 (Eagle Ridge School Site)

- A. Introduction from Administration
- B. Opening Statement from Applicant
- C. Written Presentations – none received
- D. Verbal Presentations – non 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. 12/025 – Land Use Bylaw Amendment-
Lot 70MR, Block 31, Plan 0827243 (Eagle Ridge School Site)****APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Carol Theberge, Executive Director
Samuel Alatorre, Director

Administrative Recommendation:

1. THAT Bylaw No.12/025, being an amendment to the Land Use Bylaw, be read a second time.
2. THAT Bylaw No. 12/025, be read a third and final time.

Summary:

An application for an amendment to Land Use Bylaw 99/059 was received on May 1, 2012 to redesignate a portion of Lot 70MR, Block 31, Plan 0827243 from PR-Parks and Recreation District to PS-Public Services District. Additionally, the application will amend Land Use Bylaw, Section 113.3, to delete “(hamlets only)” after Outdoor Recreational Facility in the PS-Public Services District. The authority to amend the Land Use Bylaw is vested with Council under the Municipal Government Act.

Background:

This application is the result of a proposal to develop two schools (K-6) and a community centre in the Eagle Ridge subdivision of Timberlea. Currently the property at Lot 70MR, Block 31, Plan 0827243 is owned by the Municipality and is partially zoned PS-Public Services District along Loutit Road, while the remainder of the property is zoned PR-Parks and Recreation District along Sparrow Hawk Drive.

The initial concept for the development of the two schools and the community centre envisioned that they would be located along Loutit Road, on the portion of the property that is currently zoned PS-Public Services District, while the remainder of the property, currently zoned PR-Parks and Recreation District, was to be utilized as an area for a park and playfields. The current proposal for the location of the two schools and community centre is along Sparrow Hawk Drive on the portion of the property currently zoned PR-Parks and Recreation District. The redesignation of this portion of the property from PR-Parks and Recreation District to PS-Public Services District would facilitate the new proposed location of the two schools and community centre along Sparrow Hawk Drive while continuing to allow the proposed park and playfields to be developed on the remainder of the property.

Rationale for Recommendation:

Administration supports the amendment application to rezone a portion of the property from PR-Parks and Recreation District to PS-Public Services District as the PS-Public Services District and land uses proposed for the site, are in line with the recommendations of the Timberlea Area Structure Plan and the Municipal Development Plan.

Administration also supports the amending of Land Use Bylaw No. 99/059, Section 113.3 to delete “(hamlets only)” after Outdoor Recreational Facility in the PS-Public Service District. This provision currently limits the building of outdoor recreational facilities to rural hamlets only. The purpose of the PS-Public Services District is “to provide for the development of buildings and uses for the delivery of educational, health, government and other institutional services”. By removing “(hamlets only)” after Outdoor Recreational Facility in the PS-Public Services District, it would allow the Regional Municipality of Wood Buffalo to proceed to develop the proposed playfields as part of the school and community center development and would allow the option to provide such facilities in all PS-Public Services Districts in the Municipality.

Attachments:

1. Bylaw No. 12/025
2. Excerpt from the Land Use Bylaw – Section 113.3 Discretionary Uses

BYLAW NO. 12/025

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 requires Council to enact 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) redesignating a portion of Lot 70MR, Block 31, Plan 0827243 from Parks and Recreation District (PR) to Public Services District (PS), as depicted in Schedule A.
 - b) by removing “(hamlets only)” after Outdoor Recreation Facility in Section 113.3 of the Land Use Bylaw.
2. THAT the Chief Administrative Officer be 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 _____ day of _____, A.D. 2012.

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

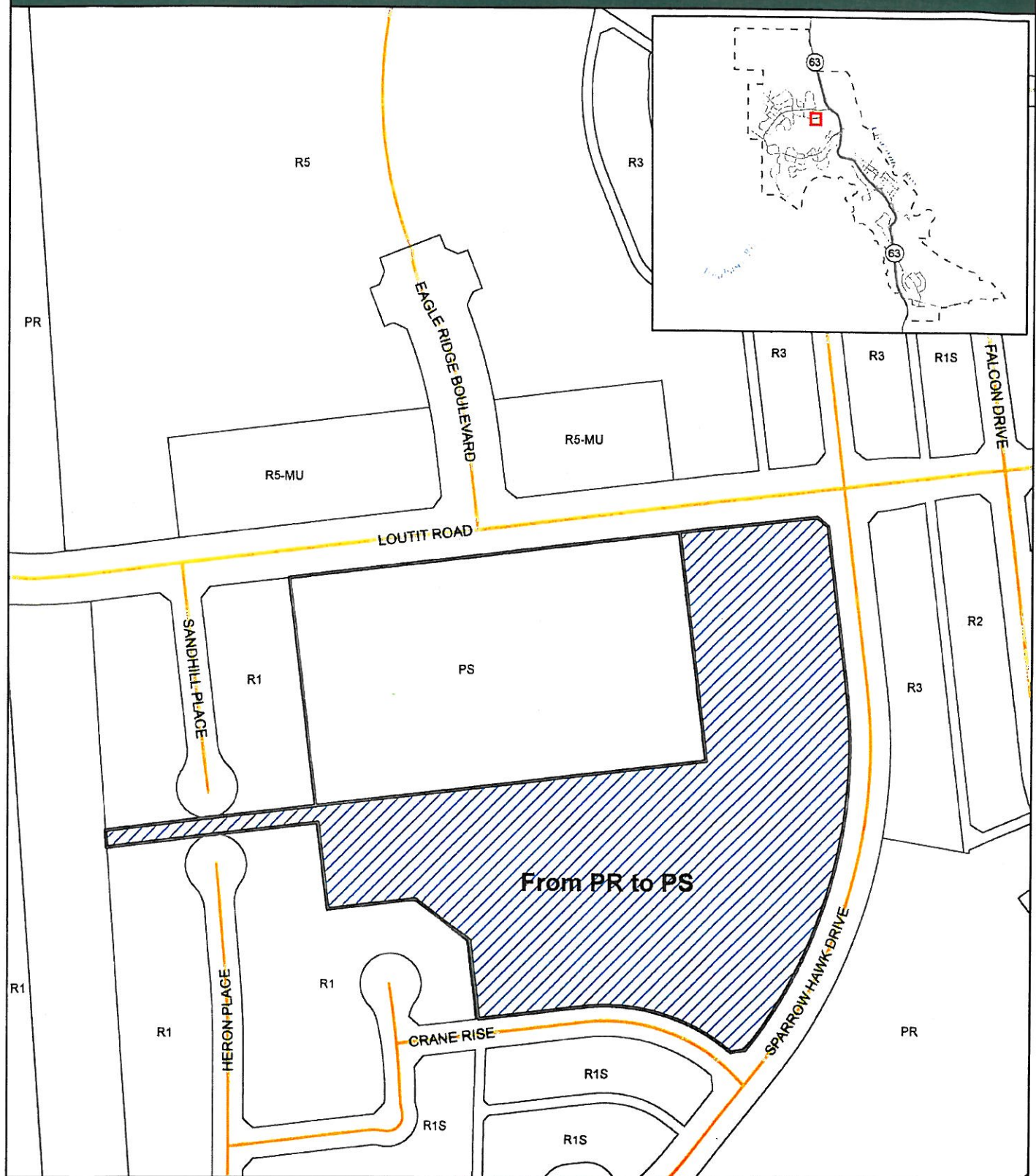
READ a third and final time this _____ day of _____, A.D. 2012.

SIGNED and PASSED this _____ day of _____, A.D. 2012.

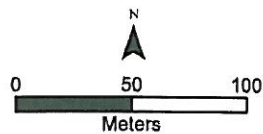
Mayor

Chief Legislative Officer

SCHEDULE A



-  Subject Area for Amendment
-  Subject Lot
-  Land Use Bylaw Areas
-  Road



LAND USE BYLAW
AMENDMENT
70MR/31/0827243



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Map Created by Geographic Information Systems
Branch on 5/23/2012

PL1098

Excerpt from the Land Use Bylaw - Section 113.3 Discretionary Uses

113.1 PS Public Services District

113.1 Purpose

The purpose of this district is to provide for the development of buildings and uses for the delivery of educational, health, government, and other institutional services.

113.2 Permitted Uses*

The following are permitted uses:

Community Recreation Facility (hamlets only)

Community Service Facility

Educational Service Facility

Essential Public Service

Religious Assembly

Park Parking Lot/Structure

Public Use/Utility

Accessory Building (Bylaw No. 01/043)

*** The uses listed as Permitted Uses apply only to those areas of the Regional Municipality of Wood Buffalo which lie outside of the Urban Service Area or those areas within the Urban Service Area to the North and West of the Athabasca River. In those parts of the Urban Service Area to the South and East of the Athabasca River all uses listed as Permitted Uses under this section shall be considered Discretionary Uses – Development Officer and shall not be considered as Permitted Uses. (Bylaw No. 07/036)**

113.3 Discretionary Uses - Development Officer

The following are discretionary uses that may be approved by the Development Officer:

Cemetery

Hospital

Outdoor Recreation Facility (hamlets only)

Project Accommodation (Bylaw No. 06/001)

Recyclable Materials Drop-Off Centre (Bylaw No. 08/001)

Spectator Sports Facility (hamlets only)

Youth Assessment Centre - specific to a portion of Block 46, Plan 752 0462
(Bylaw No. 02/044)

8. Public Hearing re: Bylaw No. 12/020 – Road Closure and Authorization to Sell

- A. Introduction from Administration
- B. Opening Statement from Applicant
- 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. 12/020 – Road Closure and Authorization to Sell**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Brian Makey, Deputy Chief Administrative Officer
Marcel Ulliac, Director

Process Note:

Following the Public Hearing being held, Bylaw No. 12/020 will be submitted for signature to the Minister of Transportation. Once Bylaw No. 12/020 is signed by the Minister it will be scheduled for consideration of second and third readings.

Summary:

The Municipality received an unsolicited offer. The offer is to purchase a portion of the undeveloped government road allowance located adjacent to the property legally described as Plan 1125198, Block 1, Lot 4 (Attachment 3: Subject Area Map); this road allowance will be consolidated with the adjacent land and the potential purchaser advises that it is intended to be used as a laydown area.

To create a title and facilitate the sale of the undeveloped government road allowance, the subject road allowance must first be closed by a bylaw. In accordance with the *Municipal Government Act* (the “Act”), a road closure must be effected by a bylaw which requires Council approval.

A public hearing must also be held after the bylaw is given first reading in order to provide an opportunity for individuals who may be affected by the road closure to be heard by Council.

Background:

The subject property is a portion of undeveloped government road allowance with a total area of 0.14 Ha (0.35 Ac). The applicant acquired the adjacent property from Alberta Sustainable Resource Development (ASRD) in 2010. The subject road allowance was not included in the initial acquisition from ASRD because jurisdiction lies with the Municipality.

Section 18 of the Act states that the Municipality has direction, control and management of all roads in the Rural Service Area, but ownership lies with the Crown. Upon closure of the road, the land will be transferred to the Municipality for sale and transfer. This will allow for property consolidation with the adjacent property, resulting in the consolidated properties becoming one contiguous parcel. As the subject area is located outside of the Municipality’s Urban Service Area boundaries, the Minister of Transportation will be required to approve the road closure subsequent to the Public Hearing and prior to the second reading of the Road Closure Bylaw. Bylaw 12/020 has been reviewed by Alberta Land Titles to ensure the legal descriptions are accurate.

The proposed road closure has been duly circulated to internal municipal departments, Alberta Transportation, ASRD, and franchise and utility agencies. No objections or concerns were raised regarding the proposed road closure. The road closure will have no impact on municipal operations in the area.

Budget/Financial Implications:

To establish the sale price an independent appraisal was performed to determine the current market value for the portion of undeveloped government road allowance.

Rationale for Recommendation(s):

Administration supports the road closure, subsequent sale, and consolidation of the subject undeveloped government road allowance because it is undeveloped and does not provide physical access to public utilities nor serve as public access to any of the adjacent lands. Legal and physical access to the newly consolidated parcel will be provided from Highway 69.

Attachments:

1. Bylaw No. 12/020
2. Summary – Land Sale Terms and Conditions (dated April 12, 2012)
3. Subject Area Map

BYLAW NO. 12/020

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 an undeveloped government road allowance pursuant to the requirements of section 22 of the Municipal Government Act, c.M-26, RSA 2000, 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 allowance is 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 ORIGINAL GOVERNMENT ROAD ALLOWANCE
ADJOINING THE WEST BOUNDARY OF THE NW ¼ OF SECTION 20 WHICH
LIES NORTH OF PLAN 1125198 AND SOUTH OF A LINE DRAWN AT RIGHT
ANGLES TO THE WEST LIMIT OF SAID ROAD ALLOWANCE FROM THE
INTERSECTION OF SAID ROAD ALLOWANCE WITH THE NORTH EAST
CORNER OF PLAN 1125197
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 26th day of June, 2012.

Mayor

Chief Legislative Officer

APPROVED this _____ day of _____, 2012.

Minister, Alberta Transportation

READ a second time this _____ day of _____, 2012.

READ a third and final time this _____ day of _____, 2012.

SIGNED and PASSED this _____ day of _____, 2012.

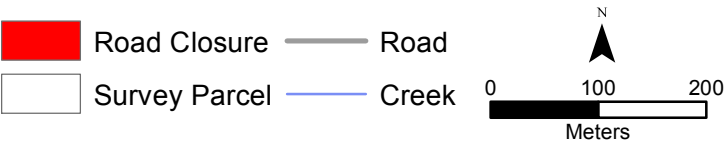
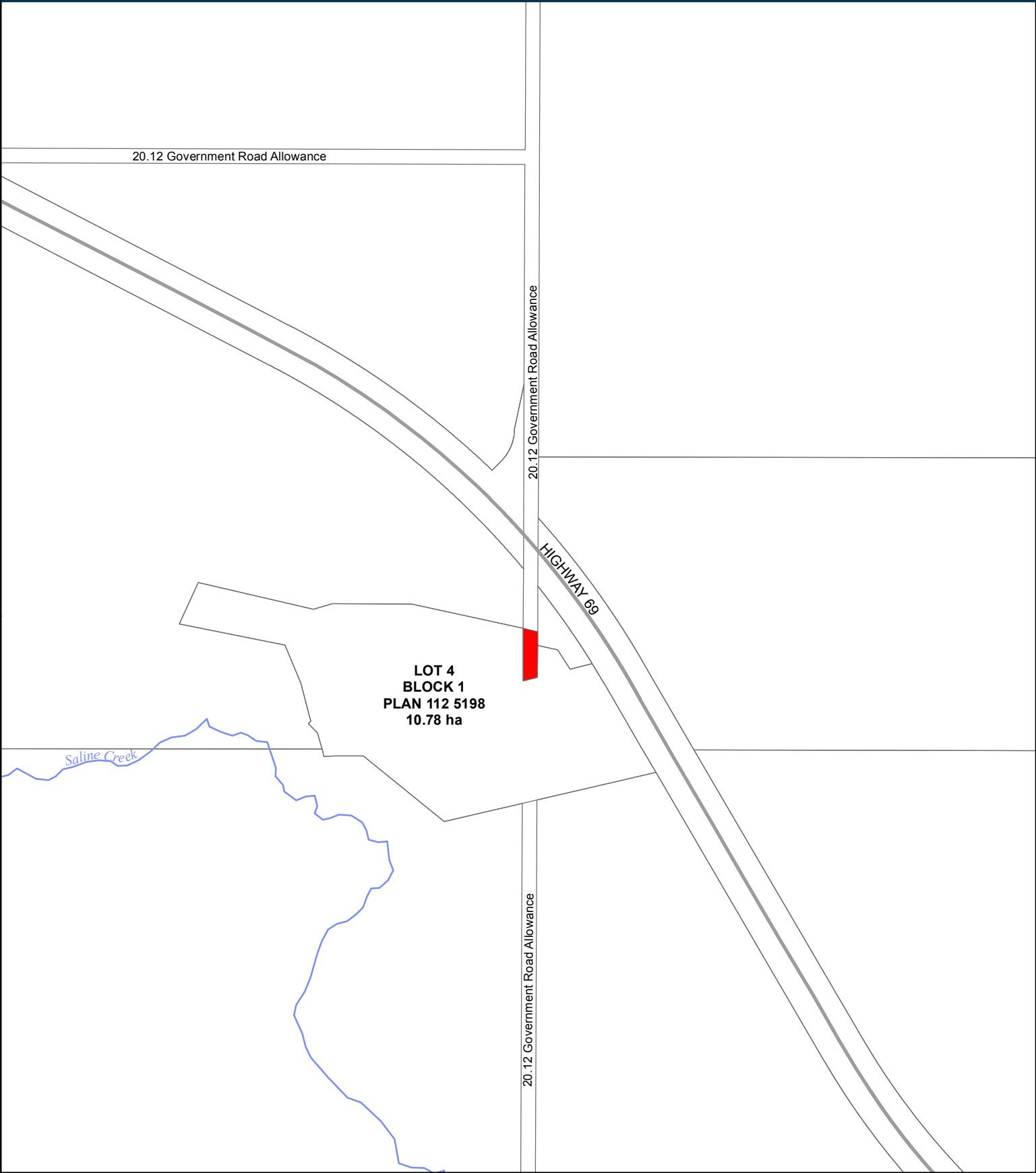
Mayor

Chief Legislative Officer

**Summary
Land Sale – Terms and Conditions**

Legal Description:	Meridian 4 Range 8 Township 88 All that portion of original government road allowance adjoining the west boundary of the NW 1/4 of Section 20 which lies north of Plan 1125198 and south of a line drawn at right angles to the west limit of said road allowance from the intersection of said road allowance with the north east corner of Plan 1125197.
Sale Price:	Sale of the closed road allowance lands is based on an independent market value appraisal that was conducted on January 27, 2012: \$105,000.00 plus G.S.T.
Environmental Considerations:	The subject lands will be sold on an “as is – where is” basis.
Survey and Consolidation:	The purchaser(s) shall be responsible for preparation of a legal survey plan that will consolidate those portions of the closed road allowance with their respective lots. The purchaser(s) shall be responsible for applying and submitting the consolidation plan to the Municipality for subdivision approval. Upon approval, the Subdivision Approval Authority shall submit the plan(s) to Alberta Land Titles Office for registration.
Fees and Disbursements:	The purchaser(s) shall be responsible for all legal and registration fees associated with the transactions.

ATTACHMENT 3



PROPOSED ROAD CLOSURE



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

9. Public Hearing re: Bylaw No. 12/027 – Closure of Undeveloped Government Road Allowances (Saline Creek Plateau Area)

- A. Introduction from Administration
- B. Opening Statement from Applicant
- 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. 12/027 - Closure of Undeveloped Government Road Allowances (Saline Creek Plateau Area)**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Brian Makey, Deputy Chief Administrative Officer
Marcel Ulliac, Director

Administrative Recommendation:

1. THAT Bylaw No. 12/027, being a Bylaw to close undeveloped government road allowances in the Saline Creek Plateau Area, be read a second time.
2. THAT Bylaw NO. 12/027, be read a third and final time.

Summary:

As part of the development process for the Saline Creek Plateau Area, the Alberta Government has placed four parcels of land for sale via public tender. Therefore, closure of the undeveloped government road allowances situated within the Saline Creek Plateau Area (Attachment 2 – Subject Area Map) is required in order to facilitate consolidation with the adjacent lands for planning and development purposes.

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.

Background:

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.

Budget/Financial Implications:

Upon closure, the subject road allowances will be sold to the Saline Creek developers at market value. An independent appraisal based on contributory value will be used to determine the current market value and sale price for the closed road allowances.

There will be no financial loss to the Municipality, rather the sale will result in a gain for the Municipality as the subject road allowances do not have an assigned book value.

Rationale for Recommendation:

Closure of the road allowances will facilitate their incorporation 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 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.

Administration will arrange to grant temporary access over those portions of the developed roadway to; franchise and utility companies, private and government agencies, including government disposition holders which may require ongoing access until the new roadway network is developed as part of the Saline Creek Plateau development.

Subject road allowances are located in the Urban Service Area: therefore, provincial approval is not required.

Closure of the subject road allowances is being undertaken to facilitate development of the Saline Creek Plateau Area.

Attachments:

1. Attachment 1 - Bylaw No. 12/027
2. Attachment 2 - Subject Area Map – Road Closure Saline Creek Plateau Area

BYLAW NO. 12/027

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. 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. 1/2 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 _____ day of _____, 2012.

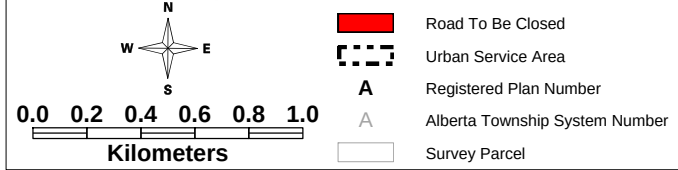
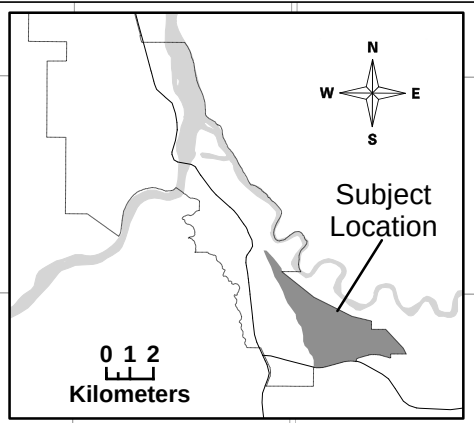
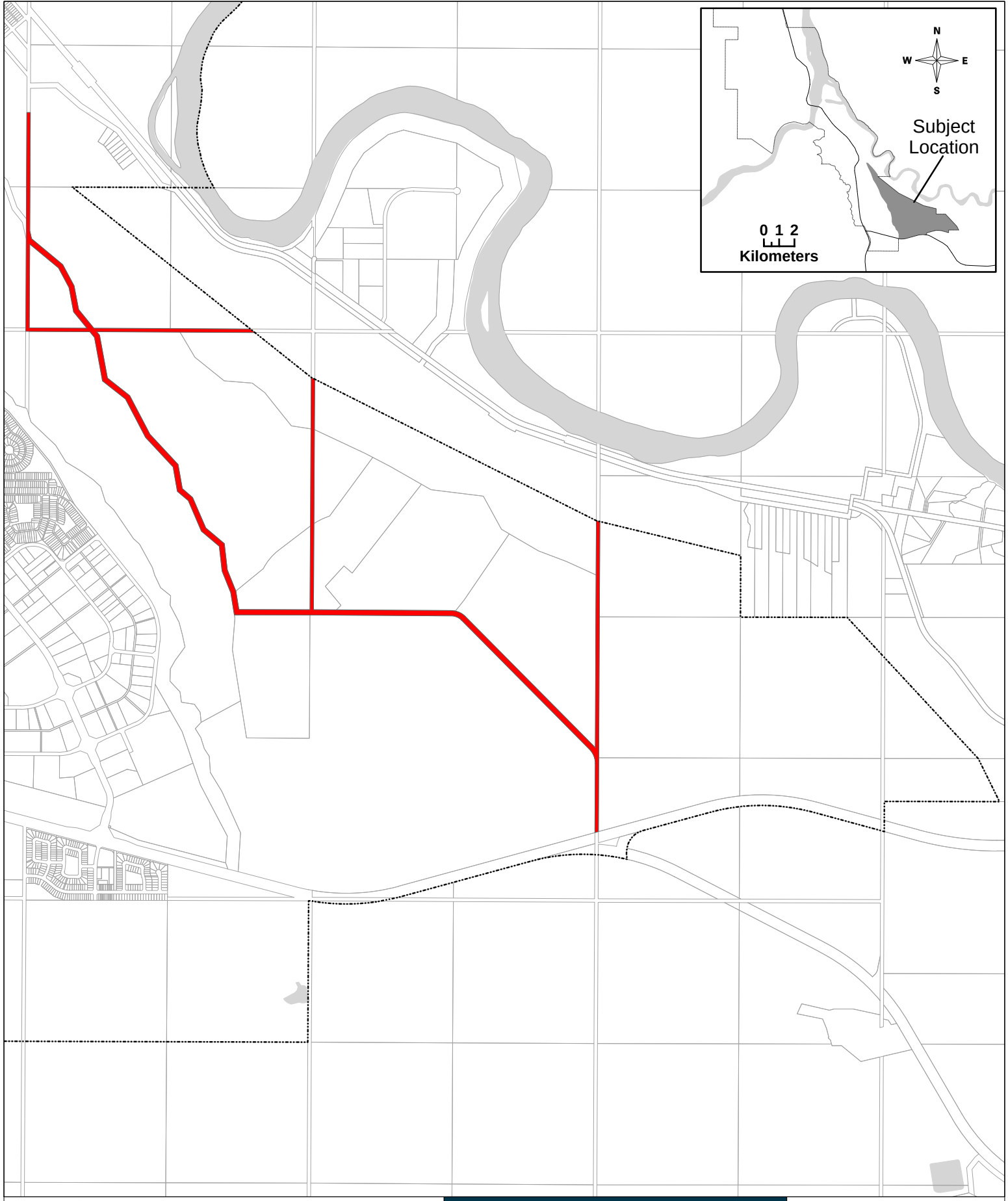
READ a second time this _____ day of _____, 2012.

READ a third and final time this _____ day of _____, 2012.

SIGNED and PASSED this _____ day of _____, 2012.

Mayor

Chief Legislative Officer



ROAD CLOSURE SALINE CREEK PLATEAU AREA

Subject: Bylaw No. 12/024 – Design Review Panel Bylaw**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Carol Theberge, Executive Director
Samuel Alatorre, Director

Administrative Recommendation:

1. THAT Bylaw No. 12/024, being the Design Review Panel Bylaw, be read a second time.
2. THAT Bylaw No. 12/024, be read a third and final time.

Summary:

The Design Review Panel Bylaw will establish a panel of experts to facilitate the development review process in the City Centre Special Area (Schedule A) and ensure that development complies with the objectives and guidelines set out in the City Centre Area Redevelopment Plan (CCARP) and the City Centre Land Use Bylaw (CCLUB). This Design Review Panel is a committee established by Council. As per Section 145 of the *Municipal Government Act*, the authority to establish a committee is vested with Council.

Background:

On April 24, 2012, Council adopted Bylaw No. 12/012 and No. 12/013, the Land Use Bylaw amendments prepared exclusively for the City Centre. These amendments set the framework to implement the vision set out in the City Centre Area Redevelopment Plan (Bylaw No. 12/003). Both the CCARP and the City Centre Land Use Bylaw provide direction to create an attractive and sustainable City Centre through good planning and design.

As outlined in the CCARP, one of the actions to implement the Plan is to establish a Design Review Panel (the Panel) which will encourage and ensure good urban design. The Panel will oversee the urban design elements of new developments in the City Centre area and will include multidisciplinary experts ranging from architects, landscape architects, green-building experts, urban planners, public art experts, urban designers, and building engineers.

Based on urban design regulations, guidelines and applicable bylaws, the Panel will provide impartial and professional advice to the development authority as part of the review process for development applications in the City Centre area.

Budget/ Financial Implications:

Stipends for the Panel will be established under the City Centre budget.

Rationale for Recommendation:

In alignment with the Municipal Development Plan, the Strategic Plan 2012 – 2016, and the CCARP, the proposed Design Review Panel will support the creation of an attractive, sustainable and safe City Centre. The goal of this Panel is to review not only the appearance of individual buildings, but also to focus on the effects of buildings on their surroundings and on the City Centre at large. The functions of the Panel are incorporated in the recently adopted City Centre Land Use Bylaw.

Intensive development activities are expected in the City Centre area. It is important that a high level of architecture and urban design is maintained with new development, including the design of built forms, streets, parks and other spaces that make up the public domain. Good urban design will create an appealing urban environment, which will strengthen the identity of the region and improve the quality of life for all residences.

To ensure timely and effective decision making, the Panel will conduct their review within the decision timeframe as set out in Section 27 of the Land Use Bylaw. The Panel will advise the development authority of its recommendations and will be considered as an important part of the development approval process.

Administration supports the establishment of the Design Review Panel and recommends that Bylaw No. 12/024, be given second and third readings.

Attachment:

1. Bylaw No. 12/024

BYLAW NO. 12/024

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO PROVIDE FOR THE ESTABLISHMENT OF THE DESIGN REVIEW PANEL

WHEREAS Section 145 of the *Municipal Government Act*, R.S.A., 2000, c.M-26, as amended, provides that Council may pass bylaws in relation to the establishment, functions, procedures and conduct of Council committees;

AND WHEREAS pursuant to Section 203 of the *Municipal Government Act*, Council may by bylaw delegate its powers, duties or functions under any enactment or bylaw to the Council committees or the CAO;

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

Title

1. This bylaw shall be cited as the “Design Review Panel Bylaw”.

Purpose

2. The purpose of this bylaw is to establish the Design Review Panel, and to prescribe its powers, duties, functions, structure and procedures.

Application

3. The provisions of this bylaw shall apply to all land and buildings within the boundaries of the Downtown Major Redevelopment Zone, the Franklin Avenue Re-Urbanization Zone, the Neighbourhood Stabilization Zone, and the Recreation Zone of the City Centre Special Area, as set out in Schedule A.

Definitions

4. In this bylaw, unless the context otherwise requires:
 - (a) **“Applicant”** means the party making the Application;
 - (b) **“Application”** means the development permit application, or the sign permit application, as the case may be;
 - (c) **“CAO”** means the Chief Administrative Officer of the Municipality within the meaning of the *Municipal Government Act*, or his delegate;
 - (d) **“Chair”** means the person who has been chosen as head of the Panel;
 - (e) **“Council”** means the Council of the Regional Municipality of Wood Buffalo;
 - (f) **“Design Review Panel” or “Panel”** means the design review panel that is

established as a Council committee under the *Municipal Government Act*;

- (g) **“Development Officer”** means the person appointed to the office established by section 16 of the Land Use Bylaw;
- (h) **“Land Use Bylaw”** means the Municipality’s Land Use Bylaw No. 99/059, as amended or replaced from time to time;
- (i) **“Member”** means a member of the Design Review Panel;
- (j) **“Municipality”** means the municipal corporation of the Regional Municipality of Wood Buffalo; and
- (k) **“Urban Design”** means the design of the City Centre Special Area and all its visible components; it addresses how buildings and the spaces between them are integrated and designed together over time to create an attractive and safe area.

Rules for Interpretation

- 5. The headings in this bylaw are for reference purposes only.

Establishment

- 6. The Design Review Panel is hereby established as a Council committee to improve the quality of Urban Design in the Regional Municipality of Wood Buffalo.

Functions

- 7. Subject to the provisions of this bylaw and all other municipal, provincial, or federal laws, the Panel will:
 - (a) Review, from an Urban Design perspective, development permit applications within the Downtown Major Redevelopment Zone, and the Franklin Avenue Re-urbanization Zone as set out in Schedule A.
 - (b) Review, from an Urban Design perspective, development permit applications for development that exceed 1,000 m² within the Neighbourhood Stabilization Zone and Recreation Zone as set out in Schedule A.
 - (c) Review, from an Urban Design perspective, sign permit applications for signs within the City Centre Special Area, as required under the Land Use Bylaw.
 - (d) Advise the Development Officer on the Panel’s recommendations.

Membership

- 8. The Members of the Panel shall be appointed by the CAO.
- 9. The Design Review Panel shall consist of up to 10 Members, comprised of the following:

- (a) Two (2) Members may be members in good standing with a Provincial Accreditation Association of Architects, with recognized experience in redevelopment of urban centres;
 - (b) One (1) Member may be a member in good standing with the Canadian Association of Landscape Architects, with recognized experience in redevelopment of urban centres;
 - (c) One (1) Member may be a member in good standing with the Association of Professional Engineers in Canada, with recognized experience in mechanical engineering and green buildings;
 - (d) One (1) Member may be a member in good standing with the Canadian Institute of Planners, with recognized experience in redevelopment of urban centres;
 - (e) One (1) Member may be a professional with recognized experience in the field of public art, or public area animation; and
 - (f) Four (4) Members may be professionals with recognized experience in urban design, architectural design, landscape design, green engineering, or public art.
10. The CAO shall establish the process and criteria for the selection of Panel Members at his sole discretion. As part of the process and criteria for the selection of Panel Members, the CAO shall give due consideration to individuals who meet the qualifications set out in section 9 of this bylaw and who:
- (a) reside in the Municipality;
 - (b) have a business located in the Municipality; or
 - (c) otherwise have significant previous experience in dealing with development in the Municipality.
11. The Panel will annually select from its Members, a Chair and one or more Vice-Chairs.
12. Each Panel Member will be appointed for a three year term for a maximum of two (2) consecutive terms.
13. Notwithstanding any other provision in this bylaw, the CAO may extend a Member's second term for any length of time in his sole discretion.
14. Subject to the requirements of Section 21, if one or more Members resign or their appointment to the Panel is terminated, the Panel may continue with fewer Members.
15. Members may be compensated for meetings they attend and shall be reimbursed for reasonable expenses incurred in the performance of their duties outlined in this bylaw at a rate to be fixed by the CAO.

16. The Panel may request that the CAO terminate the appointment of any Member who is absent for three (3) or more consecutive meetings, unless such absence is authorized by resolution of the Panel.
17. Members shall be subject to the provisions regarding pecuniary interest set out in Part 5, Division 6 of the *Municipal Government Act*. The CAO may terminate the appointment of any Member who contravenes these provisions.

Meetings

18. The Panel will meet monthly and at such other times as the Chair considers necessary.
19. Members will be given at least five (5) business days prior notice of a Panel meeting.
20. The meeting agenda will be distributed to Panel Members at least five (5) business days prior to a Panel meeting.
21. Public notice of the meetings of the Panel shall be posted on the Municipality's website at least twenty four (24) hours prior to each meeting.
22. Quorum for the Panel at a meeting is three (3) Members; of those three (3) members, at least one (1) Member must have a background in planning, at least one (1) Member must have a background in architecture, and at least one (1) Member must be the Chair, a Vice-Chair, or their designate.
23. All meetings of the Panel shall be open to the public. The Panel may close all or part of its meetings to the public if a matter to be discussed is within one of the exceptions to disclosure in Division 2 of Part 1 of the *Freedom of Information and Protection of Privacy Act*, as amended or replaced.

Procedures

24. Procedure Bylaw No. 06/020, as amended or replaced from time to time, does not apply to the Design Review Panel.
25. The Design Review Panel may establish its own procedures in addition to the procedures set out in this bylaw.
26. At the review of an Application:
 - (a) the Development Officer will introduce the Application to the Panel;
 - (b) the Applicant will have five (5) minutes to speak;
 - (c) the Panel may vote to allow any other person up to five (5) minutes to speak; and
 - (d) each Member of the Panel will have five (5) minutes to ask questions.
27. Any Member may move a recommendation:

- (a) that the Application be supported;
 - (b) that the Application not be supported; or
 - (c) relating to Urban Design.
28. Only one motion can be on the floor at any time.
29. Each Member will have five (5) minutes to speak to a motion.
30. The Panel may vote to allow a person to respond to a motion.
31. The Panel may vote to extend the period a person is allowed to speak.
32. A motion is lost when the vote is tied.
33. The Panel may pass or defeat more than one motion on any Application.
34. Where the Panel does not support an Application or makes recommendations with respect to an Application, it shall provide a written explanation as to why, from an Urban Design perspective, it did not support the Application or how its recommendations address Urban Design. The Chair will communicate the Panel's decisions, in writing, to the Development Officer and the Applicant within two (2) business days of each Panel meeting.
35. Minutes of each Panel meeting and the attendance of the Members shall be recorded.
36. At each meeting of the Panel, the minutes of the previous meeting shall be considered for adoption, provided that the previous meeting was not held within the 48 hours immediately preceding.
37. A Panel meeting may be conducted by means of electronic or other communication facilities if
- (a) notice is given to the public of the meeting, including the way in which it is to be conducted;
 - (b) the facilities enable the public to watch or listen to the meeting at the place specified in the notice and a designated officer is in attendance at that place; and
 - (c) the facilities enable the participants to hear and speak to each other.
38. Members participating in a meeting by means of electronic or other communication facilities are deemed to be in attendance at that meeting.
39. The Applicant is required to attend the meeting in person at the place specified in the notice.

Reporting To Council

40. The Chair of the Panel shall report to Council at least annually on the activities of the Panel.

Finance and Administration

41. A budget for expenses arising from the operation of the Panel in the administration of this bylaw will be established by the CAO.
42. The Office of the CAO will provide administrative support to the Panel.
43. 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 26th day of June, 2012.

READ a second time this _____ day of _____, 2012.

READ a third and final time this _____ day of _____, 2012.

SIGNED and PASSED this _____ day of _____, 2012.

Mayor

Chief Legislative Officer

DESIGN REVIEW PANEL BYLAW



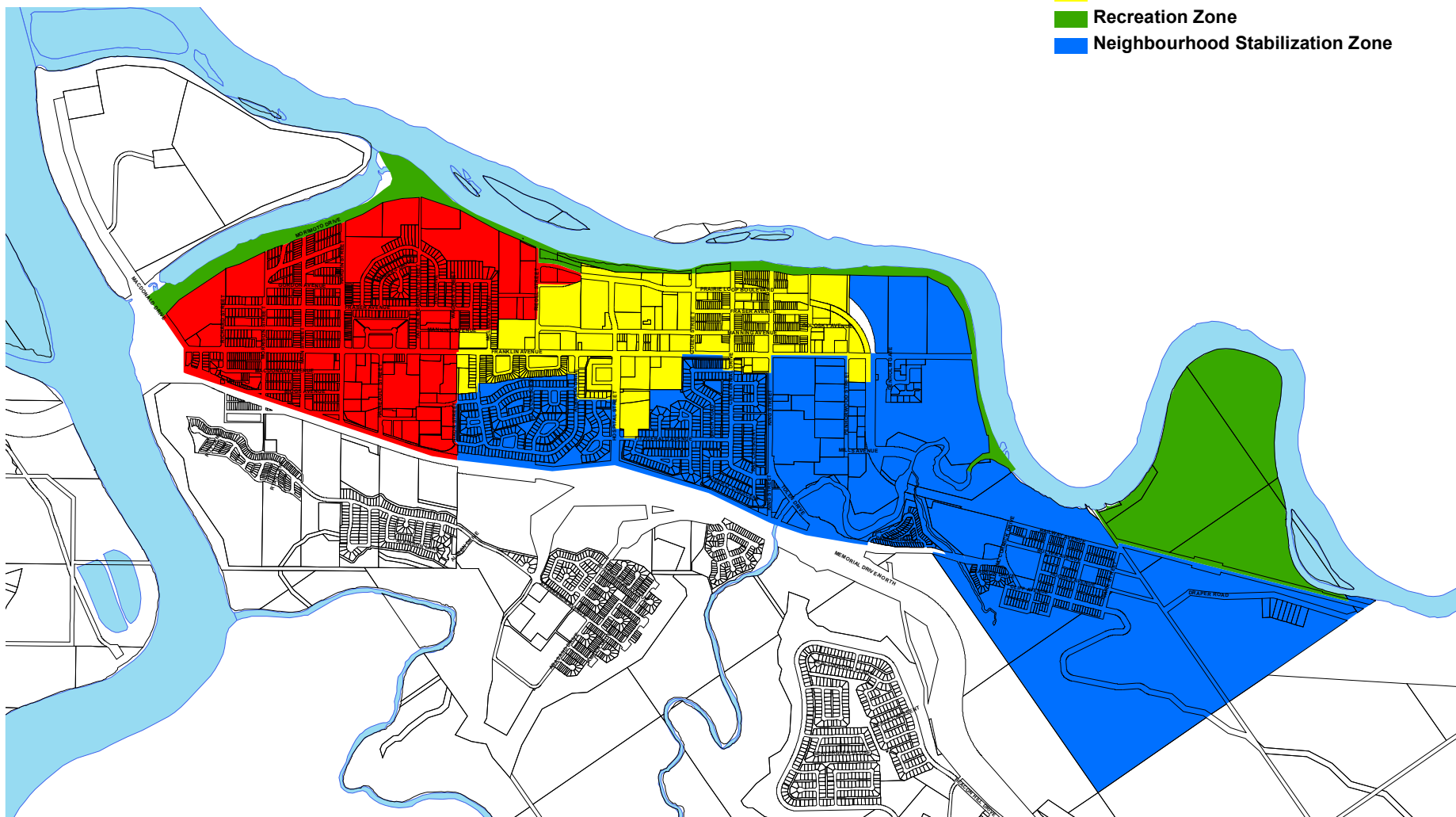
DATE: MARCH 2012

INFOSOURCE: REGIONAL MUNICIPALITY OF WOOD BUFFALO

0 250 500 1,000 1,500 2,000
Meters

Design Review Panel Applicable Areas

- Downtown Major Re-development Zone
- Franklin Avenue Re-urbanization Zone
- Recreation Zone
- Neighbourhood Stabilization Zone



Schedule

A

Subject: 2012 Debenture Borrowing for New and Previously Approved Capital Projects**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Elsie Hutton, Chief Financial Officer
Kola Oladimeji, Director, Financial Services

Administrative Recommendation(s):

1. That Bylaw No.12/030, being a debenture borrowing bylaw amendment for the Prairie Loop Boulevard Project, be read a first time.
2. That Bylaw No.12/031, being a debenture borrowing bylaw amendment for the Athabasca Water Treatment Plant Expansion project, be read a first time.
3. That Bylaw No.12/032, being a debenture borrowing bylaw amendment for the Fort MacKay Bridge Replacement project, be read a first time.
4. That Bylaw No. 12/033, being a debenture borrowing bylaw for the Conklin Sewage Lagoon Upgrade Construction project, be read a first time.
5. That Bylaw No.12/034, being a debenture borrowing bylaw for the Septage Receiving Station -Construction project, be read a first time.
6. That Bylaw No.12/035, being a debenture borrowing bylaw amendment for the South Operations Centre, be read a first time.

Summary:

As part of Administration's effort to address project management and project delivery, some amendments are presented to Council on an individual basis due to the specific nature and timing of the request. In accordance with Section 251 of the Municipal Government Act, Council approval is required for any borrowing.

Background:

Council approval of debenture borrowing is required in order to proceed with two new projects and four projects previously approved through the capital budget process. The Conklin Sewage Lagoon Upgrade Construction and the Septage Receiving Station - Construction are two new projects which identify debenture borrowing as a source of funding. They are being presented to council the first time for approval of debenture borrowing.

Four debenture borrowing bylaws previously approved by Council are now subject to amendment for various reasons;

- The estimated costs for the Prairie Loop Boulevard project (formerly Lower Townsite West Loop Road – Prairie Loop), have increased as a result of project schedule acceleration.
- Specifications and estimates for the South Operations Center (formerly South Municipal Facility Component 2 – Construction) have been revised.
- The approved 2012 budget identified a reduction in estimated total cost of the Athabasca Water Treatment Plant Expansion project.
- The total cost of the Fort MacKay Bridge Replacement project remains unchanged; however, there is a reduction in debenture borrowing required as a result of allocation of additional grant funding.

Debenture Borrowing Summary

Bylaw #	Project Name	Debenture Amount Previously Approved (\$)	New Debenture Amount (\$)	Additional / Reduced Amount Required (\$)
12/030	Prairie Loop Boulevard	50,050,000	79,995,000	29,945,000
12/031	Athabasca Water Treatment Plant Expansion	125,650,669	97,650,669	(28,000,000)
12/032	Fort MacKay Bridge Replacement	17,330,800	15,720,800	(1,610,000)
12/033	Conklin Sewage Lagoon Upgrade Construction	-	35,000,000	35,000,000
12/034	Septage Receiving Station - Construction	-	17,600,000	17,600,000
12/035	South Operations Centre	142,900,000	40,000,000	(102,900,000)
	Total	\$ 335,931,469	\$285,966,469	\$(49,965,000)

Budget/Financial Implications:

The proposed borrowing bylaw amendments will result in a net decrease in committed debt of forty nine million nine hundred and sixty five thousand dollars (\$49,965,000).

Rationale for Recommendation(s):

Each of the above noted projects identified debenture borrowing as a source of funding. For the debenture increases, if debenture borrowing is not approved, the projects must either be halted midstream or otherwise cannot proceed as planned. If debenture reductions are not approved, committed debt will be higher than necessary. Debenture funds are drawn down by the Municipality only once a project commences and funds have been committed or expended, therefore, no costs are incurred if a project is delayed, does not proceed as planned or sufficient cash is available as an interim funding source.

As all of the noted projects exceed five (5) years in duration, advertising is required in accordance with Section 251 of the Municipal Government Act.

Attachments:

1. Bylaw No. 12/030 with amortization schedule
2. Bylaw No. 12/031 with amortization schedule
3. Bylaw No. 12/032 with amortization schedule
4. Bylaw No. 12/033 with amortization schedule
5. Bylaw No. 12/034 with amortization schedule
6. Bylaw No. 12/035 with amortization schedule

BYLAW NO. 12/030

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 10/024 – DEBENTURE BORROWING BYLAW FOR THE PRAIRIE LOOP BOULEVARD (FORMERLY THE LOWER TOWNSITE WEST LOOP ROAD PROJECT).

WHEREAS the Council of the Regional Municipality of Wood Buffalo has passed Bylaw No. 10/024 authorizing the issuance of a debenture of FIFTY MILLION FIFTY THOUSAND DOLLARS (\$50,050,000) in respect of the project known as the Prairie Loop Boulevard (formerly Lower Townsite West Loop Road – Prairie Loop), the total cost of which was estimated to be FIFTY MILLION TWO HUNDRED THOUSAND DOLLARS (\$50,200,000);

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to increase the amount of borrowing authorized in respect of the aforesaid project;

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, duly assembled, hereby enacts as follows:

1. The purpose of this Bylaw is to authorize additional borrowing to finance the cost of the Prairie Loop Boulevard Project (the “Project”);
2. The authorized expenditure for the Project shall increase from FIFTY MILLION TWO HUNDRED THOUSAND DOLLARS (\$50,200,000) to EIGHTY MILLION ONE HUNDRED AND FORTY FIVE THOUSAND DOLLARS (\$80,145,000);
3. That for the purpose of the Project, borrowing in the amount of FIFTY MILLION FIFTY THOUSAND DOLLARS (\$50,050,000) authorized by bylaw No. 10/024 is hereby increased by TWENTY NINE MILLION NINE HUNDRED FORTY FIVE THOUSAND DOLLARS (\$29,945,000) to SEVENTY NINE MILLION NINE HUNDRED NINETY FIVE THOUSAND DOLLARS (\$79,995,000).
4. The maximum rate of interest of the borrowing hereby authorized shall not exceed 10% per annum;
5. The term of the borrowing hereby authorized will be the same as authorized by Bylaw No. 10/024, twenty (20) years;
6. The terms of repayment of the borrowing authorized hereby will be the same as Bylaw No. 10/024, either annual or semi-annual payments;
7. The sources of money to be used to pay the principal and interest owing under the borrowing hereby authorized will be the same as those authorized under Bylaw No. 10/024;
8. Bylaw No. 10/024 is hereby amended in accordance with the terms of this amending bylaw;

9. This amending bylaw shall be advertised in accordance with requirements of the *Municipal Government Act*, RSA 2000, c. M-26, as amended;
10. This bylaw shall be passed and become effective when it receives a third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this _____ day of _____, 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

Sample Debenture Amortization Schedule

Prairie Loop Boulevard

*Principal	\$79,871,899.00
**Budgeted Interest for 20 year debt	3.500%
Term	20
Annual Payments	\$5,619,872.82

Year	Beginning Balance	Principal	Interest	Payment	End Balance
					\$79,871,899.00
1	\$79,871,899.00	\$2,824,356.35	\$2,795,516.47	\$5,619,872.82	\$77,047,542.65
2	\$77,047,542.65	\$2,923,208.83	\$2,696,663.99	\$5,619,872.82	\$74,124,333.82
3	\$74,124,333.82	\$3,025,521.13	\$2,594,351.68	\$5,619,872.82	\$71,098,812.69
4	\$71,098,812.69	\$3,131,414.37	\$2,488,458.44	\$5,619,872.82	\$67,967,398.31
5	\$67,967,398.31	\$3,241,013.88	\$2,378,858.94	\$5,619,872.82	\$64,726,384.43
6	\$64,726,384.43	\$3,354,449.36	\$2,265,423.46	\$5,619,872.82	\$61,371,935.07
7	\$61,371,935.07	\$3,471,855.09	\$2,148,017.73	\$5,619,872.82	\$57,900,079.98
8	\$57,900,079.98	\$3,593,370.02	\$2,026,502.80	\$5,619,872.82	\$54,306,709.96
9	\$54,306,709.96	\$3,719,137.97	\$1,900,734.85	\$5,619,872.82	\$50,587,571.99
10	\$50,587,571.99	\$3,849,307.80	\$1,770,565.02	\$5,619,872.82	\$46,738,264.19
11	\$46,738,264.19	\$3,984,033.57	\$1,635,839.25	\$5,619,872.82	\$42,754,230.62
12	\$42,754,230.62	\$4,123,474.75	\$1,496,398.07	\$5,619,872.82	\$38,630,755.88
13	\$38,630,755.88	\$4,267,796.36	\$1,352,076.46	\$5,619,872.82	\$34,362,959.51
14	\$34,362,959.51	\$4,417,169.24	\$1,202,703.58	\$5,619,872.82	\$29,945,790.28
15	\$29,945,790.28	\$4,571,770.16	\$1,048,102.66	\$5,619,872.82	\$25,374,020.12
16	\$25,374,020.12	\$4,731,782.11	\$888,090.70	\$5,619,872.82	\$20,642,238.00
17	\$20,642,238.00	\$4,897,394.49	\$722,478.33	\$5,619,872.82	\$15,744,843.52
18	\$15,744,843.52	\$5,068,803.30	\$551,069.52	\$5,619,872.82	\$10,676,040.22
19	\$10,676,040.22	\$5,246,211.41	\$373,661.41	\$5,619,872.82	\$5,429,828.81
20	\$5,429,828.81	\$5,429,828.81	\$190,044.01	\$5,619,872.82	\$0.00
		Principal	Interest	Payment	
Total		\$79,871,899.00	\$32,525,557.37	\$112,397,456.37	

*Principal / Amount left undrawn is arrived at as shown below:

Debenture amount in project	79,995,000.00
Debenture amount drawn as at June 2012	(123,101.00)
Amount left undrawn as at June 2012	<u>79,871,899.00</u>

*The interest rate reflected above is same as utilized during the 2012 Fiscal Management Strategy development

BYLAW NO. 12/031

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 10/025 – DEBENTURE BORROWING BYLAW FOR THE ATHABASCA WATER TREATMENT PLANT EXPANSION PROJECT.

WHEREAS the Council of the Regional Municipality of Wood Buffalo has passed Bylaw No. 10/025, authorizing the issuance of a debenture of ONE HUNDRED TWENTY FIVE MILLION SIX HUNDRED FIFTY THOUSAND SIX HUNDRED SIXTY NINE DOLLARS (\$125,650,669) in respect of the project known as the Athabasca Water Treatment Plant Expansion, the total cost of which was estimated to be ONE HUNDRED EIGHTY ONE MILLION FOUR HUNDRED SIXTY SEVEN THOUSAND THREE HUNDRED THIRTY SEVEN DOLLARS (\$181,467,337);

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to reduce the amount of borrowing authorized in respect of the aforesaid project;

NOW, THEREFORE, the Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

1. The purpose of this bylaw is to decrease the authorized borrowing to finance the cost of the project known as the Athabasca Water Treatment Plant Expansion (the “Project”);
2. The authorized expenditure for the Project shall decrease from ONE HUNDRED EIGHTY ONE MILLION FOUR HUNDRED SIXTY SEVEN THOUSAND THREE HUNDRED THIRTY SEVEN DOLLARS (\$181,467,337) authorized by Bylaw No. 10/025, to ONE HUNDRED SIXTY ONE MILLION FOUR HUNDRED SIXTY SEVEN THOUSAND THREE HUNDRED THIRTY SEVEN DOLLARS (\$161,467,337);
3. That for the purpose of the Project, the authorized debenture borrowing in the amount of ONE HUNDRED TWENTY FIVE MILLION SIX HUNDRED FIFTY THOUSAND SIX HUNDRED SIXTY NINE DOLLARS (\$125,650,669) authorized by Bylaw No. 10/025, is hereby decreased by TWENTY EIGHT MILLION (\$28,000,000) to NINETY SEVEN MILLION SIX HUNDRED FIFTY THOUSAND SIX HUNDRED SIXTY NINE DOLLARS (\$97,650,669);
4. The maximum rate of interest of the borrowing hereby authorized shall not exceed 10% per annum;
5. The term of the borrowing hereby authorized will be the same as authorized by Bylaw No. 10/025, twenty (20) years;
6. The terms of repayment of the borrowing hereby authorized will be the same as Bylaw No. 10/025, either annual or semi-annual payments;

7. The sources of money to be used to pay the principal and interest owing under the borrowing hereby authorized will be the same as those authorized under Bylaw No. 10/025;
8. Bylaw No. 10/025 is hereby amended in accordance with the terms of this amending bylaw;
9. This amending bylaw shall be advertised in accordance with requirements of the *Municipal Government Act*, RSA 2000, c. M-26, as amended;
10. This bylaw shall be passed and become effective when it receives a third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this _____ day of _____, 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

Sample Debenture Amortization Schedule

Athabasca Water Treatment Plant Expansion

*Principal	\$97,650,669.00
**Budgeted Interest for 20 year debt	3.500%
Term	20
Annual Payments	\$6,870,806.22

Year	Beginning Balance	Principal	Interest	Payment	End Balance
					\$97,650,669.00
1	\$97,650,669.00	\$3,453,032.80	\$3,417,773.42	\$6,870,806.22	\$94,197,636.20
2	\$94,197,636.20	\$3,573,888.95	\$3,296,917.27	\$6,870,806.22	\$90,623,747.24
3	\$90,623,747.24	\$3,698,975.07	\$3,171,831.15	\$6,870,806.22	\$86,924,772.18
4	\$86,924,772.18	\$3,828,439.19	\$3,042,367.03	\$6,870,806.22	\$83,096,332.98
5	\$83,096,332.98	\$3,962,434.56	\$2,908,371.65	\$6,870,806.22	\$79,133,898.42
6	\$79,133,898.42	\$4,101,119.77	\$2,769,686.44	\$6,870,806.22	\$75,032,778.64
7	\$75,032,778.64	\$4,244,658.97	\$2,626,147.25	\$6,870,806.22	\$70,788,119.68
8	\$70,788,119.68	\$4,393,222.03	\$2,477,584.19	\$6,870,806.22	\$66,394,897.65
9	\$66,394,897.65	\$4,546,984.80	\$2,323,821.42	\$6,870,806.22	\$61,847,912.84
10	\$61,847,912.84	\$4,706,129.27	\$2,164,676.95	\$6,870,806.22	\$57,141,783.57
11	\$57,141,783.57	\$4,870,843.79	\$1,999,962.43	\$6,870,806.22	\$52,270,939.78
12	\$52,270,939.78	\$5,041,323.33	\$1,829,482.89	\$6,870,806.22	\$47,229,616.45
13	\$47,229,616.45	\$5,217,769.64	\$1,653,036.58	\$6,870,806.22	\$42,011,846.81
14	\$42,011,846.81	\$5,400,391.58	\$1,470,414.64	\$6,870,806.22	\$36,611,455.23
15	\$36,611,455.23	\$5,589,405.29	\$1,281,400.93	\$6,870,806.22	\$31,022,049.94
16	\$31,022,049.94	\$5,785,034.47	\$1,085,771.75	\$6,870,806.22	\$25,237,015.47
17	\$25,237,015.47	\$5,987,510.68	\$883,295.54	\$6,870,806.22	\$19,249,504.79
18	\$19,249,504.79	\$6,197,073.55	\$673,732.67	\$6,870,806.22	\$13,052,431.24
19	\$13,052,431.24	\$6,413,971.13	\$456,835.09	\$6,870,806.22	\$6,638,460.12
20	\$6,638,460.12	\$6,638,460.12	\$232,346.10	\$6,870,806.22	(\$0.00)
		Principal	Interest	Payment	
Total		\$97,650,669.00	\$39,765,455.39	\$137,416,124.39	

* The entire Principal has not been drawn

**The interest rate reflected above is same as utilized during the 2012 Fiscal Management Strategy development

BYLAW NO. 12/032

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 09/003 – DEBENTURE BORROWING BYLAW FOR THE FORT MACKAY BRIDGE REPLACEMENT PROJECT.

WHEREAS the Council of the Regional Municipality of Wood Buffalo has passed Bylaw No. 09/003, authorizing the issuance of a debenture of SEVENTEEN MILLION THREE HUNDRED THIRTY THOUSAND EIGHT HUNDRED DOLLARS (\$17,330,800) in respect of the project known as the Fort MacKay Bridge Replacement Project, the total cost of which is estimated to be TWENTY THREE MILLION SEVEN HUNDRED TWENTY THOUSAND EIGHT HUNDRED DOLLARS (\$23,720,800);

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to decrease the amount of borrowing authorized in respect of the aforesaid project;

NOW, THEREFORE, the Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

1. The purpose of this bylaw is to decrease the authorized borrowing to finance the cost of the project known as the Fort MacKay Bridge Replacement (the “Project”);
2. The authorized expenditure for the Project shall remain the same as provided by Bylaw No. 09/003, namely TWENTY THREE MILLION SEVEN HUNDRED TWENTY THOUSAND EIGHT HUNDRED DOLLARS (\$23,720,800);
3. That for the purpose of the Project, the authorized debenture borrowing in the amount of SEVENTEEN MILLION THREE HUNDRED THIRTY THOUSAND EIGHT HUNDRED DOLLARS (\$17,330,800) authorized by Bylaw No. 09/003, is hereby decreased by ONE MILLION SIX HUNDRED AND TEN THOUSAND DOLLARS (\$1,610,000) to FIFTEEN MILLION SEVEN HUNDRED TWENTY THOUSAND EIGHT HUNDRED DOLLARS (\$15,720,800).
4. The maximum rate of interest of the borrowing hereby authorized shall not exceed 10% per annum;
5. The term of the borrowing hereby authorized will be the same as authorized by Bylaw No. 09/003, twenty five (25) years;
6. The terms of repayment of the borrowing hereby authorized will be the same as Bylaw No. 09/003, either annual or semi-annual payments;
7. The sources of money to be used to pay the principal and interest owing under the borrowing hereby authorized will be the same as those authorized under Bylaw No. 09/003;

8. Bylaw No. 09/003 is hereby amended in accordance with the terms of this amending bylaw;
9. This amending bylaw shall be advertised in accordance with requirements of the *Municipal Government Act*, RSA 2000, c. M-26, as amended;
10. This bylaw shall be passed and become effective when it receives a third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this _____ day of _____, 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

Sample Debenture Amortization Schedule

Fort Mackay Bridge Replacement

*Principal	\$15,509,616.35
**Budgeted Interest for 25 year debt	3.500%
Term	25
Annual Payments	\$941,031.01

Year	Beginning Balance	Principal	Interest	Payment	End Balance
					\$15,509,616.35
1	\$15,509,616.35	\$398,194.44	\$542,836.57	\$941,031.01	\$15,111,421.91
2	\$15,111,421.91	\$412,131.24	\$528,899.77	\$941,031.01	\$14,699,290.67
3	\$14,699,290.67	\$426,555.84	\$514,475.17	\$941,031.01	\$14,272,734.83
4	\$14,272,734.83	\$441,485.29	\$499,545.72	\$941,031.01	\$13,831,249.53
5	\$13,831,249.53	\$456,937.28	\$484,093.73	\$941,031.01	\$13,374,312.26
6	\$13,374,312.26	\$472,930.08	\$468,100.93	\$941,031.01	\$12,901,382.17
7	\$12,901,382.17	\$489,482.64	\$451,548.38	\$941,031.01	\$12,411,899.54
8	\$12,411,899.54	\$506,614.53	\$434,416.48	\$941,031.01	\$11,905,285.01
9	\$11,905,285.01	\$524,346.04	\$416,684.98	\$941,031.01	\$11,380,938.97
10	\$11,380,938.97	\$542,698.15	\$398,332.86	\$941,031.01	\$10,838,240.83
11	\$10,838,240.83	\$561,692.58	\$379,338.43	\$941,031.01	\$10,276,548.24
12	\$10,276,548.24	\$581,351.82	\$359,679.19	\$941,031.01	\$9,695,196.42
13	\$9,695,196.42	\$601,699.14	\$339,331.87	\$941,031.01	\$9,093,497.28
14	\$9,093,497.28	\$622,758.61	\$318,272.40	\$941,031.01	\$8,470,738.68
15	\$8,470,738.68	\$644,555.16	\$296,475.85	\$941,031.01	\$7,826,183.52
16	\$7,826,183.52	\$667,114.59	\$273,916.42	\$941,031.01	\$7,159,068.93
17	\$7,159,068.93	\$690,463.60	\$250,567.41	\$941,031.01	\$6,468,605.33
18	\$6,468,605.33	\$714,629.82	\$226,401.19	\$941,031.01	\$5,753,975.51
19	\$5,753,975.51	\$739,641.87	\$201,389.14	\$941,031.01	\$5,014,333.64
20	\$5,014,333.64	\$765,529.33	\$175,501.68	\$941,031.01	\$4,248,804.30
21	\$4,248,804.30	\$792,322.86	\$148,708.15	\$941,031.01	\$3,456,481.44
22	\$3,456,481.44	\$820,054.16	\$120,976.85	\$941,031.01	\$2,636,427.28
23	\$2,636,427.28	\$848,756.06	\$92,274.95	\$941,031.01	\$1,787,671.23
24	\$1,787,671.23	\$878,462.52	\$62,568.49	\$941,031.01	\$909,208.71
25	\$909,208.71	\$909,208.71	\$31,822.30	\$941,031.01	\$0.00

	Principal	Interest	Payment
Total	\$15,509,616.35	\$8,016,158.94	\$23,525,775.29

*Principal / Amount left undrawn is arrived at as shown below:

Debenture amount in project	15,720,800.00
Debenture amount drawn as at June 2012	(211,183.65)
Amount left undrawn as at June 2012	<u>15,509,616.35</u>

**The interest rate reflected above is same as utilized during the 2012 Fiscal Management Strategy development

BYLAW NO. 12/033

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF THIRTY FIVE MILLION DOLLARS (\$35,000,000) FOR THE PURPOSE OF THE CONKLIN SEWAGE LAGOON UPGRADE CONSTRUCTION PROJECT.

WHEREAS the Council of the Regional Municipality of Wood Buffalo has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the financing, undertaking and completion of the Conklin Sewage Lagoon Construction Project;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Conklin Sewage Lagoon Construction is THIRTY FIVE MILLION DOLLARS (\$35,000,000);

WHEREAS in order to complete the said Project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of THIRTY FIVE MILLION DOLLARS (\$35,000,000), for a period not to exceed twenty (20) years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw;

WHEREAS the principal amount of the outstanding debt of the Regional Municipality of Wood Buffalo at December 31, 2011 is \$362,295,537 and no part of the principal or interest is in arrears;

WHEREAS the estimated lifetime of the project financed under this bylaw is equal to, or in excess of twenty (20) years;

AND WHEREAS all required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta;

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, duly assembled, hereby enacts as follows:

1. That for the purpose of the Conklin Sewage Lagoon Construction the sum of THIRTY FIVE MILLION DOLLARS (\$35,000,000) be borrowed from the Alberta Capital Finance Authority, or another authorized financial institution, by way of debenture on the credit and security of the Regional Municipality of Wood Buffalo at large, of which amount the full sum of THIRTY FIVE MILLION DOLLARS (\$35,000,000) is to be paid by the Regional Municipality of Wood Buffalo at large.
2. The proper officers of the Municipality are hereby authorized to issue debentures on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the Conklin Sewage Lagoon Upgrade Construction.

3. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual equal payments of combined principal and interest installments not to exceed twenty (20) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed TEN (10%) percent.
4. The Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.
7. 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 _____ day of _____, 2012.

READ a second time this _____ day of _____, 2012.

READ a third and final time this _____ day of _____, 2012.

SIGNED and PASSED this _____ day of _____, 2012.

Mayor

Chief Legislative Officer

Sample Debenture Amortization Schedule

Conklin Sewage Lagoon Upgrade Construction

*Principal	\$35,000,000.00
**Budgeted Interest for 20 year debt	3.500%
Term	20
Annual Payments	\$2,462,637.69

Year	Beginning Balance	Principal	Interest	Payment	End Balance
					\$35,000,000.00
1	\$35,000,000.00	\$1,237,637.69	\$1,225,000.00	\$2,462,637.69	\$33,762,362.31
2	\$33,762,362.31	\$1,280,955.01	\$1,181,682.68	\$2,462,637.69	\$32,481,407.31
3	\$32,481,407.31	\$1,325,788.43	\$1,136,849.26	\$2,462,637.69	\$31,155,618.87
4	\$31,155,618.87	\$1,372,191.03	\$1,090,446.66	\$2,462,637.69	\$29,783,427.85
5	\$29,783,427.85	\$1,420,217.71	\$1,042,419.97	\$2,462,637.69	\$28,363,210.13
6	\$28,363,210.13	\$1,469,925.33	\$992,712.35	\$2,462,637.69	\$26,893,284.80
7	\$26,893,284.80	\$1,521,372.72	\$941,264.97	\$2,462,637.69	\$25,371,912.08
8	\$25,371,912.08	\$1,574,620.76	\$888,016.92	\$2,462,637.69	\$23,797,291.32
9	\$23,797,291.32	\$1,629,732.49	\$832,905.20	\$2,462,637.69	\$22,167,558.83
10	\$22,167,558.83	\$1,686,773.13	\$775,864.56	\$2,462,637.69	\$20,480,785.70
11	\$20,480,785.70	\$1,745,810.19	\$716,827.50	\$2,462,637.69	\$18,734,975.51
12	\$18,734,975.51	\$1,806,913.54	\$655,724.14	\$2,462,637.69	\$16,928,061.97
13	\$16,928,061.97	\$1,870,155.52	\$592,482.17	\$2,462,637.69	\$15,057,906.45
14	\$15,057,906.45	\$1,935,610.96	\$527,026.73	\$2,462,637.69	\$13,122,295.49
15	\$13,122,295.49	\$2,003,357.35	\$459,280.34	\$2,462,637.69	\$11,118,938.14
16	\$11,118,938.14	\$2,073,474.85	\$389,162.83	\$2,462,637.69	\$9,045,463.29
17	\$9,045,463.29	\$2,146,046.47	\$316,591.22	\$2,462,637.69	\$6,899,416.82
18	\$6,899,416.82	\$2,221,158.10	\$241,479.59	\$2,462,637.69	\$4,678,258.72
19	\$4,678,258.72	\$2,298,898.63	\$163,739.06	\$2,462,637.69	\$2,379,360.08
20	\$2,379,360.08	\$2,379,360.08	\$83,277.60	\$2,462,637.69	(\$0.00)
		Principal	Interest	Payment	
Total		\$35,000,000.00	\$14,252,753.75	\$49,252,753.75	

* The entire Principal has not been drawn

*The interest rate reflected above is same as utilized during the 2012 Fiscal Management Strategy development

BYLAW NO. 12/034

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF SEVENTEEN MILLION SIX HUNDRED THOUSAND DOLLARS (\$17,600,000) FOR THE PURPOSE OF THE SEPTAGE RECEIVING STATION – CONSTRUCTION PROJECT.

WHEREAS the Council of the Regional Municipality of Wood Buffalo has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the financing, undertaking and completion of the Conklin Sewage Lagoon - Construction Project;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Septage Receiving Station - Construction is SEVENTEEN MILLION SIX HUNDRED THOUSAND DOLLARS (\$17,600,000);

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of SEVENTEEN MILLION SIX HUNDRED THOUSAND DOLLARS (\$17,600,000), for a period not to exceed twenty (20) years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw;

WHEREAS the principal amount of the outstanding debt of the Regional Municipality of Wood Buffalo at December 31, 2011 is \$362,295,537 and no part of the principal or interest is in arrears;

WHEREAS the estimated lifetime of the project financed under this bylaw is equal to, or in excess of twenty (20) years;

AND WHEREAS all required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta;

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, duly assembled, hereby enacts as follows:

1. That for the purpose of the Septage Receiving Station – Construction, the sum of SEVENTEEN MILLION SIX HUNDRED THOUSAND DOLLARS (\$17,600,000) be borrowed from the Alberta Capital Finance Authority, or another authorized financial institution, by way of debenture on the credit and security of the Regional Municipality of Wood Buffalo at large, of which amount the full sum of SEVENTEEN MILLION SIX HUNDRED THOUSAND DOLLARS (\$17,600,000) is to be paid by the Regional Municipality of Wood Buffalo at large.
2. The proper officers of the Municipality are hereby authorized to issue debentures on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the Septage Receiving Station - Construction.

3. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual equal payments of combined principal and interest installments not to exceed twenty (20) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed TEN (10%) percent.
4. The Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.
7. 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 _____ day of _____, 2012.

READ a second time this _____ day of _____, 2012.

READ a third and final time this _____ day of _____, 2012.

SIGNED and PASSED this _____ day of _____, 2012.

Mayor

Chief Legislative Officer

Sample Debenture Amortization Schedule

Septage Receiving Station - Construction

*Principal	\$17,600,000.00
**Budgeted Interest for 20 year debt	3.500%
Term	20
Annual Payments	\$1,238,354.95

Year	Beginning Balance	Principal	Interest	Payment	End Balance
					\$17,600,000.00
1	\$17,600,000.00	\$622,354.95	\$616,000.00	\$1,238,354.95	\$16,977,645.05
2	\$16,977,645.05	\$644,137.37	\$594,217.58	\$1,238,354.95	\$16,333,507.67
3	\$16,333,507.67	\$666,682.18	\$571,672.77	\$1,238,354.95	\$15,666,825.49
4	\$15,666,825.49	\$690,016.06	\$548,338.89	\$1,238,354.95	\$14,976,809.43
5	\$14,976,809.43	\$714,166.62	\$524,188.33	\$1,238,354.95	\$14,262,642.81
6	\$14,262,642.81	\$739,162.45	\$499,192.50	\$1,238,354.95	\$13,523,480.36
7	\$13,523,480.36	\$765,033.14	\$473,321.81	\$1,238,354.95	\$12,758,447.22
8	\$12,758,447.22	\$791,809.30	\$446,545.65	\$1,238,354.95	\$11,966,637.92
9	\$11,966,637.92	\$819,522.62	\$418,832.33	\$1,238,354.95	\$11,147,115.30
10	\$11,147,115.30	\$848,205.92	\$390,149.04	\$1,238,354.95	\$10,298,909.38
11	\$10,298,909.38	\$877,893.12	\$360,461.83	\$1,238,354.95	\$9,421,016.26
12	\$9,421,016.26	\$908,619.38	\$329,735.57	\$1,238,354.95	\$8,512,396.87
13	\$8,512,396.87	\$940,421.06	\$297,933.89	\$1,238,354.95	\$7,571,975.81
14	\$7,571,975.81	\$973,335.80	\$265,019.15	\$1,238,354.95	\$6,598,640.02
15	\$6,598,640.02	\$1,007,402.55	\$230,952.40	\$1,238,354.95	\$5,591,237.46
16	\$5,591,237.46	\$1,042,661.64	\$195,693.31	\$1,238,354.95	\$4,548,575.82
17	\$4,548,575.82	\$1,079,154.80	\$159,200.15	\$1,238,354.95	\$3,469,421.03
18	\$3,469,421.03	\$1,116,925.22	\$121,429.74	\$1,238,354.95	\$2,352,495.81
19	\$2,352,495.81	\$1,156,017.60	\$82,337.35	\$1,238,354.95	\$1,196,478.21
20	\$1,196,478.21	\$1,196,478.21	\$41,876.74	\$1,238,354.95	(\$0.00)
		Principal	Interest	Payment	
Total		\$17,600,000.00	\$7,167,099.03	\$24,767,099.03	

* The entire Principal has not been drawn

*The interest rate reflected above is same as utilized during the 2012 Fiscal Management Strategy development

BYLAW NO. 12/035

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 11/005 – DEBENTURE BORROWING BYLAW FOR THE SOUTH OPERATIONS CENTRE (FORMERLY SOUTH MUNICIPAL FACILITY (Component 2) - CONSTRUCTION PROJECT).

WHEREAS the Council of the Regional Municipality of Wood Buffalo has passed Bylaw No. 11/005 authorizing the issuance of a debenture of ONE HUNDRED FORTY TWO MILLION NINE HUNDRED THOUSAND DOLLARS (\$142,900,000) in respect of the project now known as the South Operations Centre, the total cost of which was estimated to be ONE HUNDRED FORTY TWO MILLION NINE HUNDRED THOUSAND DOLLARS (\$142,900,000);

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to reduce the amount of borrowing authorized in respect of the aforesaid project;

NOW, THEREFORE, the Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

1. The purpose of this bylaw is to decrease the authorized borrowing to finance the cost of the project known as the South Operations Centre (the “Project”);
2. The authorized expenditure for the Project shall decrease from ONE HUNDRED FORTY TWO MILLION NINE HUNDRED THOUSAND DOLLARS (\$142,900,000), authorized by Bylaw No. 11/005, to FORTY MILLION DOLLARS (\$40,000,000);
3. That for the purpose of the Project, the authorized debenture borrowing in the amount of ONE HUNDRED FORTY TWO MILLION NINE HUNDRED THOUSAND DOLLARS (\$142,900,000), authorized by Bylaw No. 11/005, is hereby decreased by ONE HUNDRED AND TWO MILLION NINE HUNDRED THOUSAND DOLLARS (\$102,900,000) to FORTY MILLION DOLLARS (\$40,000,000);
4. The maximum rate of interest of the borrowing hereby authorized shall not exceed 10% per annum;
5. The term of the borrowing hereby authorized will be the same as authorized by Bylaw No. 11/005, twenty five (25) years;
6. The terms of repayment of the borrowing hereby authorized will be the same as Bylaw No. 11/005, either annual or semi-annual payments;
7. The sources of money to be used to pay the principal and interest owing under the borrowing hereby authorized will be the same as those authorized under Bylaw No. 11/005;

8. Bylaw No. 11/005 is hereby amended in accordance with the terms of this amending bylaw;
9. This amending bylaw shall be advertised in accordance with requirements of the *Municipal Government Act*, RSA 2000, c. M-26, as amended;
10. This bylaw shall be passed and become effective when it receives a third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this _____ day of _____, 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

Sample Debenture Amortization Schedule

South Operations Centre

*Principal	\$40,000,000.00
**Budgeted Interest for 25 year debt	3.500%
Term	25
Annual Payments	\$2,426,961.42

Year	Beginning Balance	Principal	Interest	Payment	End Balance
					\$40,000,000.00
1	\$40,000,000.00	\$1,026,961.42	\$1,400,000.00	\$2,426,961.42	\$38,973,038.58
2	\$38,973,038.58	\$1,062,905.07	\$1,364,056.35	\$2,426,961.42	\$37,910,133.52
3	\$37,910,133.52	\$1,100,106.74	\$1,326,854.67	\$2,426,961.42	\$36,810,026.77
4	\$36,810,026.77	\$1,138,610.48	\$1,288,350.94	\$2,426,961.42	\$35,671,416.29
5	\$35,671,416.29	\$1,178,461.85	\$1,248,499.57	\$2,426,961.42	\$34,492,954.45
6	\$34,492,954.45	\$1,219,708.01	\$1,207,253.41	\$2,426,961.42	\$33,273,246.44
7	\$33,273,246.44	\$1,262,397.79	\$1,164,563.63	\$2,426,961.42	\$32,010,848.65
8	\$32,010,848.65	\$1,306,581.71	\$1,120,379.70	\$2,426,961.42	\$30,704,266.93
9	\$30,704,266.93	\$1,352,312.07	\$1,074,649.34	\$2,426,961.42	\$29,351,954.86
10	\$29,351,954.86	\$1,399,643.00	\$1,027,318.42	\$2,426,961.42	\$27,952,311.86
11	\$27,952,311.86	\$1,448,630.50	\$978,330.92	\$2,426,961.42	\$26,503,681.36
12	\$26,503,681.36	\$1,499,332.57	\$927,628.85	\$2,426,961.42	\$25,004,348.79
13	\$25,004,348.79	\$1,551,809.21	\$875,152.21	\$2,426,961.42	\$23,452,539.58
14	\$23,452,539.58	\$1,606,122.53	\$820,838.89	\$2,426,961.42	\$21,846,417.05
15	\$21,846,417.05	\$1,662,336.82	\$764,624.60	\$2,426,961.42	\$20,184,080.23
16	\$20,184,080.23	\$1,720,518.61	\$706,442.81	\$2,426,961.42	\$18,463,561.63
17	\$18,463,561.63	\$1,780,736.76	\$646,224.66	\$2,426,961.42	\$16,682,824.87
18	\$16,682,824.87	\$1,843,062.55	\$583,898.87	\$2,426,961.42	\$14,839,762.32
19	\$14,839,762.32	\$1,907,569.74	\$519,391.68	\$2,426,961.42	\$12,932,192.58
20	\$12,932,192.58	\$1,974,334.68	\$452,626.74	\$2,426,961.42	\$10,957,857.91
21	\$10,957,857.91	\$2,043,436.39	\$383,525.03	\$2,426,961.42	\$8,914,421.52
22	\$8,914,421.52	\$2,114,956.66	\$312,004.75	\$2,426,961.42	\$6,799,464.86
23	\$6,799,464.86	\$2,188,980.15	\$237,981.27	\$2,426,961.42	\$4,610,484.71
24	\$4,610,484.71	\$2,265,594.45	\$161,366.96	\$2,426,961.42	\$2,344,890.26
25	\$2,344,890.26	\$2,344,890.26	\$82,071.16	\$2,426,961.42	(\$0.00)
		Principal	Interest	Payment	
Total		\$40,000,000.00	\$20,674,035.41	\$60,674,035.41	

* The entire Principal has not been drawn

*The interest rate reflected above is same as utilized during the 2012 Fiscal Management Strategy development

Subject: Utility Rates Bylaw No. 12/036**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Henry Hunter, Executive Director
Kevin Scoble, Director

Administrative Recommendation:

THAT Bylaw No. 12/036, being a Bylaw to amend Utility Rates Bylaw 10/001, be read a first time.

Summary:

The proposed amendment to the Utility Rates Bylaw Schedule “C” is to amend the charge to dispose of domestic sewage generated within the boundaries of hamlets south of Fort McMurray at the hamlets’ sewage lagoons. Administration recommends that sewage generated within the hamlets of Gregoire Lake Estates, Anzac, Janvier and Conklin by residents or businesses operating within the hamlets’ boundaries have existing dumping fees of \$45.00 per axle and a flat fee of \$5.00 for small quantities (5 cubic metres or less) waived.

Background:

In January 2010, Utility Rate Bylaw No. 10/001 was passed by Council. This bylaw had rate increases and new service fees consistent with Council’s strategy of full cost recovery, approved in 2007. Utility Rates have not been increased since 2010 and are still at less than full cost recovery rates.

The fee to dispose of domestic truck haul sewage was increased from \$15.00 per axle to \$45.00 per axle as part of the overall 2010 rate increases. This rate was approximately the average charge in a survey of other Alberta Municipalities and the increase was required to cover increased operating costs associated with wastewater treatment plants which have higher operating costs and a greater level of environmental protection with high quality effluent, to meet increasingly stringent regulatory requirements. New sewage lagoons are not permitted by the Province and existing sewage lagoons will have to be replaced with growth in the region.

Currently, the Fort McMurray Wastewater Treatment Plant is in service. In the proposed 2013 Capital Plan, Gregoire Lake Estates and Anzac will jointly be serviced by a new wastewater treatment plant located in Anzac that will commence operations at the end of 2013. Conklin will be serviced by a new wastewater plant by the end of 2014, and Janvier will be serviced by a new wastewater treatment plant by the end of 2015.

Administration has not charged for sewage offloading at the Anzac and Janvier sewage lagoons as these facilities are not serviced with electricity to facilitate cardlock system automated billing.

Administration recommends eliminating charges for residents and businesses that have sewage generated within the southern hamlets' boundaries with Bylaw No. 12/036. Sewage generated outside the hamlets will not be received at the Anzac or Janvier lagoons, without written approval from Administration, and will only be received at Fort McMurray or Conklin under normal circumstances. The existing fees for disposal of sewage generated outside hamlets will remain in effect at Fort McMurray and Conklin.

Once wastewater treatment plants are commissioned in these communities to provide a required higher level of environmental protection, services fees to residents and businesses in hamlets' boundaries may have to be contemplated by Council. Such a fee will be dependent on costs associated with operation of these facilities.

Alternative:

The alternative would be to remain at status quo, continuing to inconsistently charge a small number of customers in Conklin relative to practices in other hamlets intermittently for sewage dumping to the lagoon.

Budget/Financial Implications:

The average annual savings to a resident or business generating sewage within the boundaries of the southern hamlets is approximately \$13,000 per year if sewage disposal fees are waived for customers requiring these services on a regular basis.

The financial impact to the Municipality is minimal and estimated to be less than \$200,000 annually as many Conklin residents and businesses have septic fields requiring sewage dumping only once annually. Conklin residents and businesses with septic tanks have been infrequently charged sewage dumping fees since 2010. Administration will continue to charge "industrial" user service fees at Fort McMurray and Conklin. Residents and businesses in Anzac and Janvier have not been charged sewage dumping fees due to the lack of automated billing systems at these sites.

Rationale for Recommendation(s):

The waiving of the service fee for sewage dumping at rural lagoons has minimal impact to the Municipality, but does provide significant financial relief for the few customers requiring this service regularly. Waiving the fee will provide consistency in service fees to all residents and businesses generating sewage within the boundaries of the southern hamlets. Residents will continue to pay service fees for sewage hauling to the rural lagoons, which is provided by private service providers.

Attachment:

1. Bylaw No. 12/036

BYLAW NO. 12/036**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO
TO AMEND UTILITY RATES BYLAW 10/001**

WHEREAS Section 7 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended, authorizes Council to pass bylaws for municipal purposes respecting public utilities and services provided by or on behalf of the municipality;

AND WHEREAS Section 191 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended, authorizes Council to adopt a bylaw to amend the Utility Rates 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 the Utility Rates Bylaw No. 10/001 is amended by deleting the following section from Schedule “C” – Sewer Rates – Monthly, Table 9 – Sewer Rates – Monthly – Special Services:

Sewage Lagoon	Domestic truck haul disposal contractors must establish an account and obtain coded access card to lagoon. A replacement card fee is \$20.00. Domestic sewage disposal fee by type of carrier as follows: \$45.00 per vehicle axle. Vehicles with holding tanks not exceeding 5 cubic meters shall be charged a flat fee of \$5.00.
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and replacing it with the following:

Wastewater Treatment Plants and Sewage Lagoons Domestic Truck Haul Sewage Disposal	Domestic truck haul disposal contractors must establish an account and obtain a coded access card to a wastewater treatment plant or sewage lagoon. A replacement card fee is \$20.00. Domestic sewage disposal fee by type of carrier is as follows: \$45.00 per vehicle axle; vehicles with holding tanks not exceeding 5 cubic meters shall be charged a flat rate fee of \$5.00. Domestic sewage generated within the boundaries of a hamlet by residential dwellings or businesses located in the hamlet are exempt from these charges at the hamlet’s sewage lagoon. Domestic sewage generated outside the boundaries of Anzac and Janvier is not permitted at these hamlets’ lagoons without prior, written authorization from the Director, Environmental Services.
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2. THAT the Chief Administrative Officer be 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 _____ day of _____, 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

Subject: Fort McMurray Golf Club – Licence of Occupation**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Brian Makey, Deputy Chief Administrative Officer
Marcel Ulliac, Director

Administrative Recommendation(s):

THAT a Licence of Occupation be issued to the Fort McMurray Golf Club for 6.0 hectares of Road Plan 912 1645, at a yearly rate of \$340 for 28 years, with an expiry date of July 31, 2040.

Summary:

The Municipality received a request for a Licence of Occupation (LOC) from the Fort McMurray Golf Club to use a 6.0 hectare portion of undeveloped Road Plan 912 1645 (Real Martin Drive). This area will accommodate hole number 1 on an 18 hole expansion.

The subject land is adjacent to Crown-owned land where the remaining 17 holes will be developed.

The subject land is also adjacent to an existing LOC approved in May, 2003 in favor of the Fort McMurray Golf Club.

Council approval is required in order to authorize a LOC for less than market value and for a term exceeding 5 years.

Administration recommends issuing a LOC with the terms and conditions similar to the existing LOC.

Background:

The Fort McMurray Golf Club is a registered non-profit organization that operates a golf course for the benefit of the residents living in the Regional Municipality of Wood Buffalo and is currently looking to expand its operations from 18 to 36 holes.

Location and development of the other 17 holes is directly dependent on the proposed LOC approval. Ownership of the lands for the 17 holes lies with the Crown. An application to amend the recently assigned Crown lease (assigned from the Municipality Resolution #11-159) for the inclusion of the remaining 17 holes will be submitted by the Fort McMurray Golf Club to Environment and Sustainable Resource Development in the near future.

Location of hole number 1 is strategically placed near the golf club facilities so that access is convenient and logically situated for operational purposes. This is critical to a successful golf course design.

Fort McMurray Golf Club is the holder of an adjacent LOC for 2.2 hectares with a yearly rate of \$125. That LOC has 28 years remaining in its term and expires July 31, 2040. The purpose of the existing LOC is for parking surface and landscaping relative to their current golf course operations.

The market rental rate for the subject area is estimated at \$36,960 per year. According to the Fort McMurray Golf Club, this amount is economically unfeasible and would jeopardize the expansion project. By using the rental rate of the previously issued adjacent LOC it would result in a yearly rate of \$340 which provides greater economic feasibility for the golf course expansion and future operation.

The *Municipal Government Act* RSA 2000, provides that a municipality may transfer or grant an estate, or interest in land, for less than its market value, without advertisement, if the estate or interest is to be used by a non-profit organization.

Budget/Financial Implications:

No direct budgetary or financial impact will result from the proposed LOC other than the municipality will realize an annual payment of \$340.

Rationale for Recommendation(s):

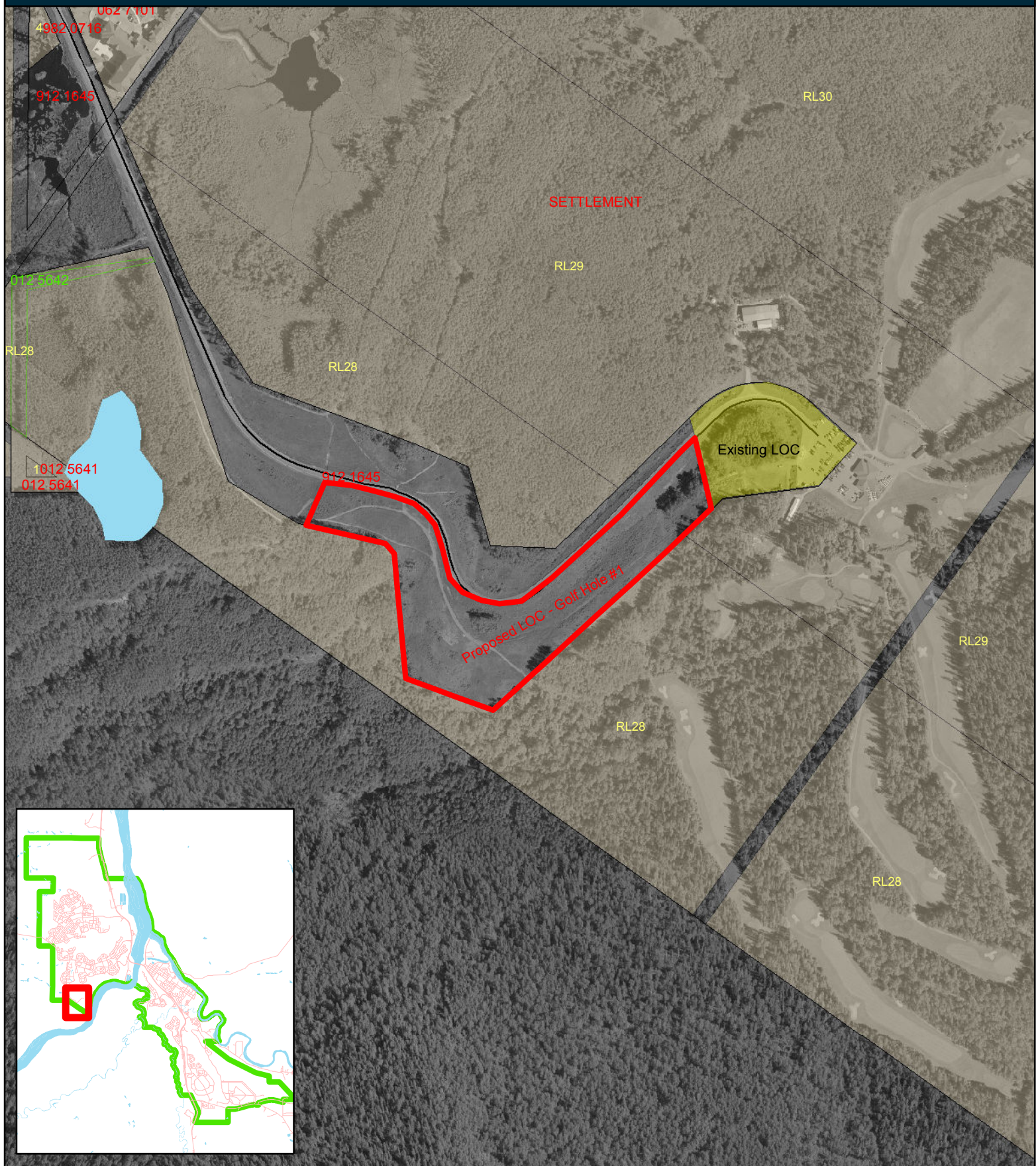
The Municipality has previously entered into similar agreements with non-profit organizations which have provided land use at a rate lower than an appraised rental market value rate.

The proposed use would align with the adjacent Crown land disposition and the existing LOC.

Attachment:

1. Attachment 1 - Subject Area Map

Attachment 1-Subject Area Map-Fort McMurray Golf Club Licence of Occupation application



Proposed LOC

Existing LOC

Survey Parcel

0 75 150 300 Meters



PLAN 912 1645
Within Urban Service Area
Area : 6.0 ha



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Map created by the Land Administration Department
June 1st, 2012

Subject: Appointment of Regional Assessor**APPROVALS:**

Elsie Hutton, Chief Financial Officer
Glen Laubenstein, Chief Administrative Officer

Administrative Recommendation:

THAT Mr. Brian Moore be appointed as Regional Assessor for the Regional Municipality of Wood Buffalo.

Summary:

The Regional Assessor Bylaw No. 00/066 requires that Council, by resolution, appoint an individual to hold the position of Regional Assessor.

Background:

Historically, the individual holding the position of Director, Assessment and Taxation, has been appointed as the Regional Assessor. Mr. Brian Moore commenced in that position on May 22, 2012.

Brian has progressive experience within the provincial and municipal assessment and taxation community. He has worked for the City of Prince Albert, City of Calgary, City of Winnipeg and the Province of Ontario. His experience makes him well suited for this role within the Regional Municipality of Wood Buffalo.

Attachment:

1. Bylaw No. 00/066 Regional Assessor Bylaw

REGIONAL MUNICIPALITY OF WOOD BUFFALO

BYLAW NO 00/066

REGIONAL ASSESSOR BYLAW

THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO ENACTS
AS FOLLOWS:

1. PURPOSE

- 1.1 This Bylaw establishes the position of Regional Assessor as a Designated Officer and assigns powers, duties and functions to the Regional Assessor and establishes a framework for delegation of administrative functions.

2. DEFINITIONS

- 2.1 "Council" shall mean the Council of The Regional Municipality of Wood Buffalo.
- 2.2 "Designated Officer" shall mean a Designated Officer within the meaning of the Municipal Government Act.
- 2.3 "Municipal Government Act" shall mean the Municipal Government Act, Statutes of Alberta, 1994, c.M-26.1, as amended.
- 2.4 "Municipality" shall mean the Regional Municipality of Wood Buffalo.
- 2.5 "Regional Assessor" shall mean that Designated Officer designated to hold the position as a Regional Assessor.
- 2.6 "Regional Treasurer" means the Chief Financial Officer for the Municipality and whatever subsequent title may be conferred on that officer by Council or Statute.

3. DESIGNATED OFFICER

- 3.1 The position of Regional Assessor is hereby created as one of the Designated Officers of the Municipality for the purpose of carrying out the duties and responsibilities of an assessor under the Municipal Government Act.

4. APPOINTMENT OF REGIONAL ASSESSOR

- 4.1 Council will, by Resolution, appoint an individual to hold the position of Regional Assessor.

5. REGIONAL ASSESSOR

- 5.1 The Regional Assessor shall be responsible to perform the duties of the Assessor as prescribed in the Municipal Government Act, as amended or replaced, and any relevant statute or regulation or bylaw making reference to the Regional Assessor.

6. SUB-DELEGATION

- 6.1 The Regional Assessor is hereby authorized to further delegate, to any employee of the Municipality, the Regional Assessor's powers, duties or functions or any one of them pursuant to the Municipal Government Act.

7. ACCOUNTABILITY

- 7.1 The Regional Assessor shall be subject to the supervision of and accountable to the Regional Treasurer.
- 7.2 The Regional Treasurer shall review the performance of the Regional Assessor from time to time.

8. EFFECTIVE DATE

- 8.1 This Bylaw shall be come effective when it has received third and final reading and has been signed by the Mayor and Regional Clerk.

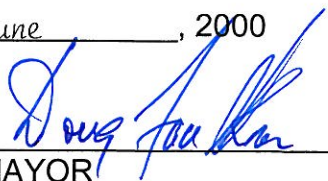
READ A FIRST TIME THIS 27th DAY OF June, 2000

READ A SECOND TIME THIS 27th DAY OF June, 2000

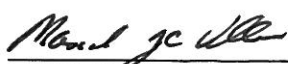
READ A THIRD TIME THIS 27th DAY OF June, 2000

CERTIFIED A TRUE COPY

REGIONAL CLERK



MAYOR



REGIONAL CLERK

Subject: 2012 Capital Budget Amendments – Revised, New and Cancelled Projects**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer

Elsie Hutton, Chief Financial Officer

Kola Oladimeji, Director, Financial Services

Administrative Recommendation(s):

THAT the 2012 Capital Budget and the future cash flow of multiple year projects be amended as summarized on Attachment 1 (2012 Capital Budget Amendments – Revised, New and Cancelled Projects, dated July 10, 2012).

Summary:

As part of Administration's effort to address project management and project delivery, a continuing review of all capital projects has been undertaken. This review has resulted in a number of capital budget amendments as provided by departments. Since Council is the approving authority for the Capital Budget, subject to provisions of Council Policy (Fin-160), Fiscal Responsibility Policy, some capital budget amendments are to be approved by Council.

This report requests Council's approval for an amendment that will require increased funding of \$21,110,119 for 2012 and a decreased funding requirement of (\$33,389,875) for 2013 and future years.

Background:

Capital budget amendments are an ongoing process. Some amendments are identified and presented to Council on an individual basis due to the specific nature and timing of the request. The capital budget amendments addressed in this report include new capital projects, capital projects recommended for cancellation, those with identified budget savings and those requiring additional funding.

Projects were identified for cancellation if they were no longer viable, consolidated with other projects or included as part of projects for future years. Budget requirements were reviewed for projected surplus and savings identified on projects that were substantially complete.

The rationale for amendment of each capital project is included in the attached individual capital budget amendment forms as prepared by individual departments responsible.

Budget/Financial Implications:

The approval of the capital budget amendments identified will allow projects to proceed as scheduled as well as allow for the release of funding from cancelled projects. The full budget impact of amendments included in this report is presented in Attachments 1-3.

Attachment 1 includes three sections: revised projects, new projects and cancelled projects. It presents the total cost of projects recommended for revision, new projects as well as those recommended for cancellation. The first section of this attachment presents nine projects for budget revision; the second section presents seven new projects while the third section presents seventeen projects recommended for cancellation. As detailed in this attachment, the net decrease in capital funding required as a result of amending these projects is (\$12,279,756).

Attachment 2 shows the changes in cash flow by funding source of multiple year projects. Since multiple year projects are pre-approved for future years by Council in order to proceed seamlessly hence amendments in cash flows of these projects have to be presented to Council for pre-budget approval.

Attachment 3 shows the impact of cash flows by year and source of funding from this proposed amendment by years as 2012 and 2013 and thereafter. This is also reflected below:

Budget Net Change Summary				
	Total Project Cost (Accumulative)	Debenture	Reserves	Operating Budget
2012	21,110,119	7,600,000	13,898,119	(388,000)
2013 and thereafter	(33,389,875)	(57,900,000)	24,510,125	-
Reconciled net change	(12,279,756)	(50,300,000)	38,408,244	(388,000)

Part of the review process considered the opportunity cost of funding tied to projects that due to changes in strategic priorities will not be implemented in the near future. Releasing such fund will provide funding to current strategic priorities. Some cancelled projects may be reconsidered in the future subject to prevailing strategic direction at the time.

Attachments:

1. Capital Budget Amendments – Revised, New and Cancelled Projects
2. Capital Budget Amendments – Multiple Year Projects Cash Flow Summary
3. Capital Budget Amendments - Cash Flows by Funding Source/Years
4. Capital Budget Amendment Request Forms – July 10, 2012

2012 Capital Budget Amendments - Revised, New and Cancelled Projects - July 10, 2012

Legend: First year of a multiple year project
 Other than first year of a multiple year project
 Single year project

Project Description	Department	Year of original approval	Total Project Cost	Debenture	Reserves	Provincial Grants	Operating Budget Costs	Att.
Revised Projects								
Original Capital Project Budget								
Urban Infrastructure Rehabilitation 2011-2013	Environmental Services	2011	95,000,000		95,000,000			4
Conklin Water Treatment Plant Expansion (Upgrade)	Environmental Services	2005	19,700,000		18,777,500	922,500.00		5
Beacon Hill Water Supply Upgrade-Design	Environmental Services	2011	400,000		400,000			6
Sister Mary Phillips-Dickinsfield Community Park Upgrades	Public Operations - Parks	2010	1,515,000		1,515,000			7
Data Centre Relocation	Information Technology	2011	680,000		540,000		140,000	8
Gregoire Outdoor Rink & Warm Up Shelter	Public Operations - Parks	2010	1,400,000		1,400,000			9
Father Turcotte/Dr Clark Community Park Upgrade	Public Operations - Parks	2010	1,092,000		1,092,000			10
Civic Centre - Pre-Design & Design	Engineering	2007	1,300,000		1,300,000			11
South Municipal Facility (Component 2) - Construction	Engineering	2011	142,900,000	142,900,000				12
Total Original Capital Project Budget			263,987,000	142,900,000	120,024,500	922,500	140,000	
Revised Capital Project Budget								
Urban Infrastructure Rehabilitation 2011-2013	Environmental Services	2011	110,000,000		110,000,000			4
Conklin Water Treatment Plant Expansion (Upgrade)	Environmental Services	2005	20,700,000		19,777,500	922,500.00		5
Beacon Hill Water Supply Upgrade-Design	Environmental Services	2011	800,000		800,000			6
Sister Mary Phillips-Dickinsfield Community Park Upgrades	Public Operations - Parks	2010	1,765,000		1,765,000			7
Data Centre Relocation	Information Technology	2011	2,000,000		1,860,000		140,000	8
Gregoire Outdoor Rink & Warm Up Shelter	Public Operations	2010	1,000,000		1,000,000			9
Father Turcotte/Dr Clark Community Park Upgrade	Public Operations - Parks	2010	1,018,480		1,018,480			10
Civic Centre - Pre-Design & Design	Engineering	2007	454,856		454,856			11
South Operations Centre	Engineering	2011	40,000,000	40,000,000				12
Total Revised Capital Project Budget			177,738,336	40,000,000	136,675,836	922,500	140,000	
Net Funding decrease due to Revised Projects			(86,248,664)	(102,900,000)	16,651,336	-	-	

2012 Capital Budget Amendments - Revised, New and Cancelled Projects - July 10, 2012

Legend: First year of a multiple year project
 Other than first year of a multiple year project
 Single year project

Project Description	Department	Year of original approval	Total Project Cost	Debenture	Reserves	Provincial Grants	Operating Budget Costs	Att.
New Project								
Conklin Sewage Lagoon Upgrade Construction	Environmental Services		35,000,000	35,000,000	-			13
Slow Pitch Ball Diamonds - Construction	Public Operations - Parks		1,600,000		1,600,000			14
Septage Receiving Station - Construction	Engineering		17,600,000	17,600,000				15
Downtown Redevelopment Pre-Design & Engineering	Community Services		9,253,800		9,253,800			16
Franklin Square Site Preparation & Construction	Community Services		14,404,732		14,404,732			17
Syne Remediation	Community Services		19,533,150		19,533,150			18
Arena Site Preparation	Community Services		781,326		781,326			19
Total New Projects			98,173,008	52,600,000	45,573,008	-	-	

Cancelled Projects

E-Permitting Phases 2 & 3	Information Technology	2011	(726,100)		(726,100)			20
Jubilee Building Technology Upgrades	Information Technology	2011	(75,000)				(75,000)	21
Video Conferencing Technology	Information Technology	2011	(50,000)				(50,000)	22
Council Chambers Hardware Upgrade	Information Technology	2011	(500,000)		(500,000)			23
Server for Bylaw Video Cameras	RCMP/Bylaw	2011	(60,000)				(60,000)	24
Abasand Cemetery Lighting	Public Operations - Parks	2011	(80,000)				(80,000)	25
Downtown Cemetery Light Upgrade	Public Operations - Parks	2011	(25,000)				(25,000)	26
Downtown Cemetery Upgrades	Public Operations - Parks	2011	(98,000)				(98,000)	27
Warm-up/ Maintenance Facilities -Outdoor Rinks	Public Operations - Parks	2009	(3,610,000)		(3,610,000)			28
Off Highway Vehicle Staging Areas and Trails - 2010	Public Operations - Parks	2010	(1,200,000)		(1,200,000)			29
Festival Site - Design	Public Operations - Parks	2010	(500,000)		(500,000)			30
Outdoor Synthetic Ice	Community Services	2010	(1,500,000)		(1,500,000)			31
St. John Ambulance/ Justin Slade Building Renovation	Community Services	2011	(3,100,000)		(3,100,000)			32
Commissioned Public Art	Community Services	2011	(180,000)		(180,000)			33
Jubilee Centre Renovation 2011 - Construction (6th Floor)	Facilities Services	2011	(7,000,000)		(7,000,000)			34
Jubilee Parking Garage - Land Acquisition	Facilities Services	2011	(5,000,000)		(5,000,000)			35
Jubilee Parking Garage - Pre-design & Design	Facilities Services	2011	(500,000)		(500,000)			36
Total Cancelled Projects			(24,204,100)	-	(23,816,100)	-	(388,000)	

NET DECREASED CAPITAL FUNDING REQUIRED

\$ (12,279,756)	\$ (50,300,000)	\$ 38,408,244	\$ -	\$ (388,000)
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Legend: First year of a multiple year project
 Other than first year of a multiple year project

Project Description	Department	Original Approval Year	Total Budget (Accumulative)	Cash flow			Att
				2011 and prior	2012	2013 and thereafter	
Original Project Budget							
Urban Infrastructure Rehabilitation 2011-2013	Environmental Services	2011	95,000,000	40,000,000	15,000,000	40,000,000	4
Conklin Water Treatment Plant Expansion (Upgrade)	Environmental Services	2005	19,700,000	19,700,000	-	-	5
Data Centre Relocation	Information Technology	2011	680,000	500,000	90,000	90,000	8
South Municipal Facility (Component 2) - Construction	Engineering	2011	142,900,000	26,500,000	-	116,400,000	12
Total (a)			258,280,000	86,700,000	15,090,000	156,490,000	
Revised Project Budget							
Urban Infrastructure Rehabilitation 2011-2013	Environmental Services	2011	110,000,000	40,000,000	32,500,000	37,500,000	4
Conklin Water Treatment Plant Expansion (Upgrade)	Environmental Services	2005	20,700,000	19,700,000	1,000,000	-	5
Data Centre Relocation	Information Technology	2011	2,000,000	500,000	1,410,000	90,000	8
South Operations Centre	Engineering	2011	40,000,000	26,500,000	-	13,500,000	12
Conklin Sewage Lagoon Upgrade Construction	Environmental Services	New	35,000,000	-	5,000,000	30,000,000	13
Septage Receiving Station - Construction	Engineering	New	17,600,000	-	2,600,000	15,000,000	15
Franklin Square Site Preparation & Construction	Community Services	New	14,404,732	-	416,707	13,988,025	17
Syne Remediation	Community Services	New	19,533,150	-	6,511,050	13,022,100	18
Total (b)			259,237,882	86,700,000	49,437,757	123,100,125	
Net change (b) - (a)			957,882	-	34,347,757	(33,389,875)	

	Funding Sources				
	Total Project Cost (Accumulative)	Debenture	Reserves	Provincial Grants	Operating Budget
Original Funding Sources					
2011 and prior	116,611,100	26,500,000	88,660,600	922,500	528,000
2012	15,090,000	-	15,090,000		
2013 and thereafter	156,490,000	116,400,000	40,090,000		
Original Funding Sources Total (a)	288,191,100	142,900,000	143,840,600	922,500	528,000
Revised Funding Sources					
2011 and prior	116,611,100	26,500,000	88,660,600	922,500	528,000
2012	36,200,119	7,600,000	28,988,119		(388,000)
2013 and thereafter	123,100,125	58,500,000	64,600,125		
Revised Funding Sources Total (b)	275,911,344	92,600,000	182,248,844	922,500	140,000
Revision / Difference (b) - (a)	(12,279,756)	(50,300,000)	38,408,244	-	(388,000)
Net Change by year					
2011 and prior	-	-	-	-	-
2012	21,110,119	7,600,000	13,898,119	-	(388,000)
2013 and thereafter	(33,389,875)	(57,900,000)	24,510,125	-	-
Reconciled net change	(12,279,756)	(50,300,000)	38,408,244	-	(388,000)



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Urban Infrastructure Rehabilitation 2011 - 2013

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600511

Project Amendment

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	40,000,000			40,000,000			
2012	15,000,000			15,000,000			
2013	40,000,000			40,000,000			
2014	-						
Thereafter	-						
TOTAL	95,000,000	-	-	95,000,000	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

The Urban Infrastructure Rehabilitation Program focuses on the replacement and upgrading of existing sanitary sewer mains, water mains, storm sewer, roads, curbs, sidewalks, and landscaping within the urban service area. In 2011 the Engineering department awarded \$63,165,000 in contracts. A budget amendment was requested at that time however due to budget constraints only \$55,000,000 was approved for 2011-2012 budget years. Engineering was requested to cash flow all the projects and submit a budget amendment in 2012 when the budget was almost exhausted. The following projects will be completed in 2013 & hence an amendment to the 2013 budget amount has been included below - Sitka, Sirius and Simpson Rehabilitation - Contract No.9; Beale Crescent, Beaumont Crescent and PUL Rehabilitation - Contract 10; and Alberta Drive Rehabilitation - Contract 13; 2014 - 2016 Urban Infrastructure Rehabilitation Pre - Design

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	40,000,000			40,000,000			
2012	32,500,000			32,500,000			
2013	37,500,000			37,500,000			
2014	-						
Thereafter	-						
TOTAL	110,000,000	-	-	110,000,000	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	<u>Lyndon Payne</u>	Date:	<u>10-Jul-12</u>
DELIVERY DEPARTMENT DIRECTOR	<u>Emdad Haque</u>	Date:	<u>10-Jul-12</u>
DELIVERY EXECUTIVE DIRECTOR	<u>Henry Hunter</u>	Date:	<u>10-Jul-12</u>
SPONSOR DEPARTMENT DIRECTOR	<u>Kevin Scoble</u>	Date:	<u>10-Jul-12</u>
CHIEF FINANCIAL OFFICER	<u>Elsie Hutton</u>	Date:	<u>10-Jul-12</u>
CHIEF ADMINISTRATIVE OFFICER (if necessary)	<u>Glen Laubenstein</u>	Date:	<u>10-Jul-12</u>
POSTED BY (for Finance only)	<u></u>	Date:	<u></u>



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Conklin Water Treatment Plant Expansion (Upgrade)

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600544

Project Amendment

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debt/Future Financed
2011 & Prior	19,700,000		922,500	18,777,500			
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	19,700,000	-	922,500	18,777,500	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

The new Water Treatment Plant in Conklin is slated for commissioning in the 3rd quarter of 2012. Some upgrades like increase the size of the garage to accommodate a water tanker, paved parking lot and access road, three-phase power and increase in the size of the raw water pumping station were identified after the award of the contract. This resulted in a funding shortfall and hence this amendment to increase the project budget

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debt/Future Financed
2011 & Prior	19,700,000		922,500	18,777,500			
2012	1,000,000			1,000,000			
2013	-						
2014	-						
Thereafter	-						
TOTAL	20,700,000	-	922,500	19,777,500	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Joseph Zachariah	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Emdad Haque	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Henry Hunter	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Kevin Scoble	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Beacon Hill Water Supply Upgrade - Design

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600011

Project Amendment

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debt/Future Financed
2011 & Prior	400,000			400,000			
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	400,000	-	-	400,000	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

The reason for this amendment is to provide additional budget of \$400,000. The original plan was to upgrade the water supply line from the King Street Booster Station to the Beacon Hill Pump house. However, per the Water Master Plan, the Beacon Hill Pump house is to be filled from the new MacKenzie Pump house & Reservoir. The scope of the project remains to provide upgraded water supply to Beacon Hill via a different route. Therefore, the estimated costs for pre-design and design are higher than originally anticipated

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debt/Future Financed
2011 & Prior	400,000			400,000			
2012	400,000			400,000			
2013	-						
2014	-						
Thereafter	-						
TOTAL	800,000	-	-	800,000	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	<u>Joseph Zachariah</u>	Date:	<u>10-Jul-12</u>
DELIVERY DEPARTMENT DIRECTOR	<u>Emdad Haque</u>	Date:	<u>10-Jul-12</u>
DELIVERY DIVISIONAL MANAGER	<u>Henry Hunter</u>	Date:	<u>10-Jul-12</u>
SPONSOR DEPARTMENT DIRECTOR	<u>Kevin Scoble</u>	Date:	<u>10-Jul-12</u>
CHIEF FINANCIAL OFFICER	<u>Elsie Hutton</u>	Date:	<u>10-Jul-12</u>
CHIEF ADMINISTRATIVE OFFICER (if necessary)	<u>Glen Laubenstein</u>	Date:	<u>10-Jul-12</u>
POSTED BY (for Finance only)	<u></u>	Date:	<u></u>



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Sister Mary Phillips-Dickinsfield Community Park Upgrades

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600005

Project Amendment

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	1,515,000			1,515,000			
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	1,515,000	-	-	1,515,000	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

The current contract calls for seed installation for all turf areas. This is a highly used park by over 600 students, local residents and sports groups. Installing seed will take 2-3 years before proper turf establishment is achieved. Sod installation will take approximately 1-2 months. The schools and community have been highly affected by this project due to many circumstances. This change will allow the community to use the completed park a lot sooner than planned

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	1,515,000			1,515,000			
2012	250,000			250,000			
2013	-						
2014	-						
Thereafter	-						
TOTAL	1,765,000	-	-	1,765,000	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Jenelle Semeniuk	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Emdad Haque	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Henry Hunter	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Glen Smith	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Data Center Relocation

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600276

Project Amendment

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debt/Future Financed
2011 & Prior	500,000			360,000	140,000		
2012	90,000			90,000			
2013	90,000			90,000			
2014	-						
Thereafter	-						
TOTAL	680,000	-	-	540,000	140,000	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

The Departmental Strategic Plan has changed from having a dedicated server room to moving components to an off-site location. Moving components to an offsite location requires additional funding of \$1,320,000 in 2012. This additional funding will be used to complete a more detailed assessment of existing servers (to determine which servers can be moved to an offsite location and which servers will need to be upgraded), to establish backup and recovery plan, ongoing support and maintenance agreements

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debt/Future Financed
2011 & Prior	500,000			360,000	140,000		
2012	1,410,000			1,410,000			
2013	90,000			90,000			
2014	-						
Thereafter	-						
TOTAL	2,000,000	-	-	1,860,000	140,000	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Carrie Vifansi	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Clayton Driver	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Paige Tracey	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Clayton Driver	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Gregoire Outdoor Rink & Warm up Shelter

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600452

Project Amendment

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	1,400,000			1,400,000			
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	1,400,000	-	-	1,400,000	-	-	

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

The scope of this project has been reviewed to exclude the warm up shelter which is no longer considered an integral part of the Outdoor Rink at this time; hence the reduction in the project budget

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	1,400,000			1,400,000			
2012	(400,000)			(400,000)			
2013	-						
2014	-						
Thereafter	-						
TOTAL	1,000,000	-	-	1,000,000	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Jenelle Semeniuk	Date:	10-Jul-12
DELIVERY DEPARTMENT ACTING DIRECTOR	Emdad Haque	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Henry Hunter	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Glen Smith	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Father Turcotte / Dr. Clark Community Park Upgrades

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600003

Project Amendment

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	1,092,000			1,092,000			
2012	-						
2013	-			-			
2014	-						
Thereafter	-						
TOTAL	1,092,000	-	-	1,092,000	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

Project was supposed to include design and construction of amenities such as sportsfield upgrades, new playground equipment, outdoor boarded rink and asphalt pad, trails and/or landscape enhancements. This project is now being amended to reflect the cost-to-date and the remaining funds will be utilized for the City Centre project

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	1,092,000	-	-	1,092,000	-	-	-
2012	(73,520)			(73,520)			
2013	-						
2014	-						
Thereafter	-						
TOTAL	1,018,480	-	-	1,018,480	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Ken Ball	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Glen Smith	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Henry Hunter	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Glen Smith	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Civic Centre - Pre-Design and Design

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600368

Project Amendment

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debt/Future Financed
2011 & Prior	1,300,000			1,300,000			
2012	-						
2013	-			-			
2014	-						
Thereafter	-						
TOTAL	1,300,000	-	-	1,300,000	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

This project was designed for accommodation requirements of a new Municipal building - Civic Centre for staff as the current and future staff cannot be accommodated within the available space as per the Accommodation Master Plan. The facility would potentially include parking, daycare centre, fitness centre, leased space, multicultural/multiuse halls etc. This project is now being amended to reflect the cost-to-date and the remaining funds will be utilized for the City Centre project

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debt/Future Financed
2011 & Prior	1,300,000	-	-	1,300,000	-	-	-
2012	(845,144)			(845,144)			
2013	-						
2014	-						
Thereafter	-						
TOTAL	454,856	-	-	454,856	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Nasir Qureshi	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Emdad Haque	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Henry Hunter	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Emdad Haque	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: South Municipal Facility (Component 2) - Construction

AMENDED PROJECT NAME: South Operations Centre

ORDER CODES (if assigned): 600297

Project Amendment

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	26,500,000						26,500,000
2012	-						-
2013	33,400,000						33,400,000
2014	33,700,000						33,700,000
Thereafter	49,300,000						49,300,000
TOTAL	142,900,000	-	-	-	-	-	142,900,000

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

Original project budget was for the construction of Component 2 of the South Municipal Multi-Use facility which included an administration building for Public Works, Maintenance Shop, Transit Facility, Ambulance Bay for EMS, Stores & Greenhouse for Parks. It also included abatement & demolition of the existing buildings at the proposed site & site servicing. This scope has been reduced to only the construction of a facility similar to the shop/office and maintenance garage at the new landfill site

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	26,500,000						26,500,000
2012	-						-
2013	13,500,000						13,500,000
2014	-						
Thereafter	-						
TOTAL	40,000,000	-	-	-	-	-	40,000,000

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	<u>John McKay</u>	Date:	<u>10-Jul-12</u>
DELIVERY DEPARTMENT DIRECTOR	<u>Emdad Hague</u>	Date:	<u>10-Jul-12</u>
DELIVERY EXECUTIVE DIRECTOR	<u>Henry Hunter</u>	Date:	<u>10-Jul-12</u>
SPONSOR DEPARTMENT DIRECTOR	<u>Carol Theberge</u>	Date:	<u>10-Jul-12</u>
CHIEF FINANCIAL OFFICER	<u>Elsie Hutton</u>	Date:	<u>10-Jul-12</u>
CHIEF ADMINISTRATIVE OFFICER (if necessary)	<u>Glen Laubenstein</u>	Date:	<u>10-Jul-12</u>
POSTED BY (for Finance only)	<u></u>	Date:	<u></u>



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME:
AMENDED PROJECT NAME: Conklin Sewage Lagoon Upgrade - Construction

ORDER CODES (if assigned): New Project

CURRENT PROJECT BUDGET
Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

The recent Lagoon assessment indicates that the capacity of the existing lagoon system in Conklin is insufficient to treat the increased sanitary flow from the added waste stream from the new Water Treatment Plant. In order to address this issue and comply with Alberta Environmental guidelines, a " Mechanical Treatment Plant' is proposed. This project will also include an outfall pipeline to discharge the treated effluent. This amendment is proposed so that the construction can start in 2012, utilizing the design and drawing of Anzac Waste Water Treatment Plant

AMENDED PROJECT BUDGET
Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	5,000,000						5,000,000
2013	20,000,000						20,000,000
2014	10,000,000						10,000,000
Thereafter	-						
TOTAL	35,000,000	-	-	-	-	-	35,000,000

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Mizan Rahman	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Emdad Haque	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Henry Hunter	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Kevin Scoble	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINSTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME:
AMENDED PROJECT NAME: Slow Pitch Ball Diamonds-Construction

ORDER CODES (if assigned): New Project

CURRENT PROJECT BUDGET
Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debt/Future Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

Design and construction of four new slow pitch softball diamonds on the existing MR land. Four existing slow pitch softball diamonds are slated for permanent removal from MacDonald Island, as part of its proposed site improvements. Based on current allocations of these existing ball diamonds, new ball diamonds are required to offset these removals

AMENDED PROJECT BUDGET
Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debt/Future Financed
2011 & Prior	-						
2012	1,600,000			1,600,000			
2013	-						
2014	-						
Thereafter	-						
TOTAL	1,600,000	-	-	1,600,000	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED		Date:	
DELIVERY DEPARTMENT DIRECTOR	Emdad Haque	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Henry Hunter	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Glen Smith	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME:
AMENDED PROJECT NAME: Septage Receiving Station - Construction

ORDER CODES (if assigned): New Project

CURRENT PROJECT BUDGET
Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

The design phase for the septage receiving station is almost complete. The next phase - construction requires a budget of \$17.6 Million. The original WWTP included the construction of two septage receiving stations which were developed on the basis of receiving approximately 20 trucks per day. The demand has increased ten-fold and the Municipality is being forced to utilize the temporary solution of trucks dumping into the existing ponds for septage receiving, hence the need for a new project budget. This method is not ideal as solids are accumulated in the ponds, banks are being eroded, odour is a concern, as well as safety is an issue. The ponds were simply not designed to suit this application. Newly designed facility consists of eight lanes with the potential to service eight trucks at one time. Cost of the sewage discharged is covered through user fees charged for each load of septage disposed of at the Fort McMurray Water Reclamation Facility. Based on the new sewer bylaw and the user rates included, the facility is expected to eventually pay for itself

AMENDED PROJECT BUDGET
Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	2,600,000						2,600,000
2013	15,000,000						15,000,000
2014	-						
Thereafter	-						
TOTAL	17,600,000	-	-	-	-	-	17,600,000

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Nasir Qureshi	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Emdad Haque	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Henry Hunter	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Kevin Scoble	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME:
AMENDED PROJECT NAME: Downtown Redevelopment Pre-Design & Engineering

ORDER CODES (if assigned): New Project

CURRENT PROJECT BUDGET
Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

The scope for this includes all design work related to Civic Centre, District Energy, Waterfront Animation plan (Snye & Clearwater Parks), Iconic Snye Bridge, Franklin Square, Transit Specifications Planning

AMENDED PROJECT BUDGET
Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	9,253,800			9,253,800			
2013	-						
2014	-						
Thereafter	-						
TOTAL	9,253,800	-	-	9,253,800	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Ron Taylor	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Ron Taylor	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Ron Taylor	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Carol Theberge	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME:
AMENDED PROJECT NAME: Franklin Square Site Preparation & Construction

ORDER CODES (if assigned): New Project

CURRENT PROJECT BUDGET
Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

To create an unique, large open urban public space (including atrium) for the city and region framed by busy arterial streets. Scope of work relates to the demoliton and site preparation for Franklin Square in 2012 and construction in 2013

AMENDED PROJECT BUDGET
Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	416,707			416,707			
2013	13,988,025			13,988,025			
2014	-						
Thereafter	-						
TOTAL	14,404,732	-	-	14,404,732	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Ron Taylor	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Ron Taylor	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Ron Taylor	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Carol Theberge	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINSTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME:

AMENDED PROJECT NAME: Snye Remediation

ORDER CODES (if assigned): New Project

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

Preparation of waterfront along the Snye related to the Waterfront Animation Plan to revitalize the riverfront park system

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	6,511,050			6,511,050			
2013	6,511,050			6,511,050			
2014	6,511,050			6,511,050			
Thereafter	-						
TOTAL	19,533,150	-	-	19,533,150	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Ron Taylor	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Ron Taylor	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Ron Taylor	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Carol Theberge	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME:
AMENDED PROJECT NAME: Arena Site Preparation

ORDER CODES (if assigned): New Project

CURRENT PROJECT BUDGET
Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

Development and construction of an arena to accommodate major sporting events, concerts, performing events, and trade shows. Scope of work is specifically demolition for site preparation

AMENDED PROJECT BUDGET
Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	781,326			781,326			
2013	-						
2014	-						
Thereafter	-						
TOTAL	781,326	-	-	781,326	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Ron Taylor	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Ron Taylor	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Ron Taylor	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Carol Theberge	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: E-Permitting Phases 2&3

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600200

Project Cancellation

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	726,100			726,100			
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	726,100	-	-	726,100	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

As a result of the implementation of SAP, systems, software and other foundational components needed to support this project have to be reviewed and revised to ensure compatibility and integration with SAP. This project is therefore being recommended for cancellation until a complete analysis is completed to determine more accurate costing and timing for implementation ensuring integration with SAP

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	AnnMarie Hintz	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Clayton Driver	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Paige Tracey	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Samuel Alatorre	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Jubilee Building Technology Upgrades

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600248

Project Cancellation

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
<i>2011 & Prior</i>	75,000				75,000		
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	75,000	-	-	-	75,000	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

This project related to the purchase and implementation of new technology in the boardrooms in Jubilee Building on newly renovated floors, with the exception of the 7th floor. Due to the discontinuation of renovations in the Jubilee building, additional technology is no longer required. Any technology changes required to existing boardrooms will be funded through operating budget

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
<i>2011 & Prior</i>	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	<u>Aileen Diefenbach</u>	Date:	<u>10-Jul-12</u>
DELIVERY DEPARTMENT DIRECTOR	<u>Clayton Driver</u>	Date:	<u>10-Jul-12</u>
DELIVERY EXECUTIVE DIRECTOR	<u>Paige Tracey</u>	Date:	<u>10-Jul-12</u>
SPONSOR DEPARTMENT DIRECTOR	<u>Clayton Driver</u>	Date:	<u>10-Jul-12</u>
CHIEF FINANCIAL OFFICER	<u>Elsie Hutton</u>	Date:	<u>10-Jul-12</u>
CHIEF ADMINISTRATIVE OFFICER (if necessary)	<u>Glen Laubenstein</u>	Date:	<u>10-Jul-12</u>
POSTED BY (for Finance only)	<u></u>	Date:	<u></u>



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Video Conferencing Technology

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600307

Project Cancellation

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	50,000	-	-	-	50,000	-	-
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	50,000	-	-	-	50,000	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

Funds were originally requested for video conferencing upgrades to the Fort Chipewyan office to reflect the upgrades in Timberlea, Hardin and Firehalls done in 2010. After further analysis, IT steering committee has determined that the existing technology meets the needs of Fort Chipewyan & hence this capital project can be cancelled

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Aileen Diefenbach	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Clayton Driver	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Paige Tracey	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Clayton Driver	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	

Last updated: December 6, 2011



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Council Chambers Hardware Upgrade

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600197

Project Cancellation

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	500,000			500,000			
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	500,000	-	-	500,000	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

Renovations to the physical area of the Council Chambers were not scheduled until 2014. Several technological components of the equipment in the chambers have failed in the past, and to ensure continuity of service, the hardware needed to be updated as per usual equipment lifecycle practice. There are plans to eventually develop a Municipal Civic Centre as a result, the IT steering committee has decided not to make a significant investment in the existing council chambers hardware. Small components of the chamber hardware will be upgraded as needed and will be funded out of IT's operating budget. The funds will be utilized for the City Centre project

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Aileen Diefenbach	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Clayton Driver	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Paige Tracey	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Clayton Driver	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Server for ByLaw Video Cameras

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600295

Project Cancellation

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debt/Future Financed
2011 & Prior	60,000	-	-	-	60,000	-	-
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	60,000	-	-	-	60,000	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

Equipment is no longer needed for Bylaw in-vehicle cameras because newer technology is being considered.

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debt/Future Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Rene Wells	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Rene Wells	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Brian Makey	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Rene Wells	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Abasand Cemetery Lighting

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600309

Project Cancellation

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	80,000	-	-	-	80,000	-	-
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	80,000	-	-	-	80,000	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

This cancellation is necessitated by the fact that to better serve the needs of the community, the scope of this work has been included in the scope of the Urban and Rural Cemetery Development Project (i/o # 600665)

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Ken Willis	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Glen Smith	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Henry Hunter	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Glen Smith	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Downtown Cemetery Light Upgrade

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600327

Project Cancellation

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debt/Future Financed
2011 & Prior	25,000				25,000		
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	25,000	-	-	-	25,000	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

This cancellation is necessitated by the fact that to better serve the needs of the community, the scope of this work has been included in the scope of the Urban and Rural Cemetery Development Project (i/o # 600665)

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debt/Future Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Ken Willis	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Glen Smith	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Henry Hunter	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Glen Smith	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Downtown Cemetery Upgrades

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600329

Project Cancellation

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debt/Future Financed
2011 & Prior	98,000				98,000		
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	98,000	-	-	-	98,000	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

This cancellation is necessitated by the fact that to better serve the needs of the community, the scope of this work has been included in the scope of the Urban and Rural Cemetery Development Project (i/o # 600665)

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debt/Future Financed
2011 & Prior	-	-	-	-	-	-	-
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Ken Willis	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Glen Smith	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Henry Hunter	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Glen Smith	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Warm-Up/Maintenance Facilities - Outdoor Rinks

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600521

Project Cancellation

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	3,610,000	-	-	3,610,000	-	-	-
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	3,610,000	-	-	3,610,000	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

This warm up facility was supposed to provide an area for users to change into their skating equipment and periodically warm up in the building during their time on the ice surface. Along with the warm up facility there was also supposed to be an area designated for the storage of maintenance equipment to remove snow and flood the rink. These rinks were to be maintained daily and when transporting equipment from site to site equipment freezes which becomes difficult to work with. If the equipment could be stored on site, the maintenance of these facilities would be easier and would provide the users with a better facility. This project consisted of design and construction of warm-up facilities for all the outdoor rinks (4 rinks) located in Fort McMurray. This project has been tendered three times and bids have come in over budget on all occasions. The reduction in scope which was proposed prior to the third tender in order to reduce costs, will not best serve the needs of the community. This project is therefore being cancelled and the funds will be utilized for the City Centre project

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Ken Ball	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Emdad Haque	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Henry Hunter	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Glen Smith	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Off Highway Vehicle Staging Areas and Trails - 2010

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600457

Project Cancellation

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debt/Future Financed
2011 & Prior	1,200,000	-	-	1,200,000	-	-	-
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	1,200,000	-	-	1,200,000	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

Based on the recommendations outlined in the 2009 Off Highway Vehicles Master Plan this project included construction of OHV Staging Areas and Trails to help address issues regarding illegal operations of OHV in the Urban Service Area. The project consisted of detailed design, land use bylaws for staging areas, project management, construction of staging areas, and trail development/upgrades to connect staging areas with the surrounding rural trail network. All currently approved projects and proposed projects within the lower townsite area have been reviewed and reprioritized. This project is thus being cancelled as a result of that review process. The funds will be utilized for the City Centre project

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debt/Future Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Sid Howman	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Emdad Haque	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Henry Hunter	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Glen Smith	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Festival Site - Design

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600001

Project Cancellation

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	500,000			500,000			
2012	-						
2013	-			-			
2014	-						
Thereafter	-						
TOTAL	500,000	-	-	500,000	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

Based on location recommendations from the Riverfront Master Plan and the Recreation, Arts and Leisure Master Plan this project consisted of public consultation and detailed design. Construction of the Festival site was to be scheduled for 2012 and 2013, based on the purchase of land by 2011. All currently approved projects and proposed projects within the lower townsite area have been reviewed and reprioritized. This project is thus being cancelled as a result of that review process. The funds will be utilized for the City Centre project

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	Sidney Howman	Date:	10-Jul-12
DELIVERY DEPARTMENT DIRECTOR	Glen Smith	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Henry Hunter	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Glen Smith	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Outdoor Synthetic Ice

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600458

Project Cancellation

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	1,500,000	-	-	1,500,000	-	-	-
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	1,500,000	-	-	1,500,000	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

Parks, Recreation & Culture wanted to install synthetic ice at three of the existing outdoor rinks as chosen by public consultation (2 urban and 1 rural location). For approximately \$10,000 per year (over a 20 year lifespan), a synthetic outdoor rink could be opened for 12 months a year. It was not a replacement to ice but a more economical alternative. The product was non-toxic, recyclable, polymer compound, which was low-cost and eco-friendly alternative to ice. It required no water, refrigeration units or electricity. This synthetic alternative was 10% to 15% slower than real ice, which made it a good choice for families. This project is being cancelled because suitable urban (2) and rural (1) locations have not been identified to install outdoor synthetic ice. The funds will be utilized for the City Centre project

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	<u>Cherie Cormier</u>	Date:	<u>10-Jul-12</u>
DELIVERY DEPARTMENT DIRECTOR	<u>Carole Bouchard</u>	Date:	<u>10-Jul-12</u>
DELIVERY EXECUTIVE DIRECTOR	<u>Carol Theberge</u>	Date:	<u>10-Jul-12</u>
SPONSOR DEPARTMENT DIRECTOR	<u>Carol Bouchard</u>	Date:	<u>10-Jul-12</u>
CHIEF FINANCIAL OFFICER	<u>Elsie Hutton</u>	Date:	<u>10-Jul-12</u>
CHIEF ADMINISTRATIVE OFFICER (if necessary)	<u>Glen Laubenstein</u>	Date:	<u>10-Jul-12</u>
POSTED BY (for Finance only)	<u></u>	Date:	<u></u>



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: St.John Ambulance/Justin Slade Building Renovation

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600450

Project Cancellation

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	3,100,000	-	-	3,100,000	-	-	-
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	3,100,000	-	-	3,100,000	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

This project was supposed to combine a number of unique needs for leisure, sport, and community gathering space on the Island. The park would include a number of critical amenities; an impactful entrance, the development of the Justin Slade Youth Foundation Space, an outdoor splash park, volleyball courts, horseshoe pits, a large garden with gazebo, public gardens and an outdoor cultural stage. The reason for this capital request was to renovate and upgrade the St. John's Ambulance/Justin Slade building. The building was destroyed in a fire. Insurance negotiations are ongoing however, this project is now being cancelled because MacDonald Island Park is doing the redevelopment. The funds will be utilized for the City Centre project

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	<u>Troy Nice</u>	Date:	<u>10-Jul-12</u>
DELIVERY DEPARTMENT DIRECTOR	<u>Carol Bouchard</u>	Date:	<u>10-Jul-12</u>
DELIVERY EXECUTIVE DIRECTOR	<u>Carol Theberge</u>	Date:	<u>10-Jul-12</u>
SPONSOR DEPARTMENT DIRECTOR	<u>Carol Bouchard</u>	Date:	<u>10-Jul-12</u>
CHIEF FINANCIAL OFFICER	<u>Elsie Hutton</u>	Date:	<u>10-Jul-12</u>
CHIEF ADMINISTRATIVE OFFICER (if necessary)	<u>Glen Laubenstein</u>	Date:	<u>10-Jul-12</u>
POSTED BY (for Finance only)	<u></u>	Date:	<u></u>



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Commissioned Public Art

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600325

Project Cancellation

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	180,000			180,000			
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	180,000	-	-	180,000	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

This project was intended to work with regional stakeholders to establish guidelines, locations and themes which will guide the commissioning process. Through the procurement process, RMWB would have commissioned a series of works that would be displayed throughout the region. The Public Art could take many forms from interior or exterior works of 2D or 3D art; including but not limited to sculpture, murals, painting, paper works, video/digital media, photograph, structural work (bridges, pathways, buildings, etc). This project is being cancelled because there is currently no public art policy in place. The funds will be utilized for the City Centre project

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	<u>Leigh Agozzino-Organ</u>	Date:	<u>10-Jul-12</u>
DELIVERY DEPARTMENT DIRECTOR	<u>Carol Bouchard</u>	Date:	<u>10-Jul-12</u>
DELIVERY EXECUTIVE DIRECTOR	<u>Carol Theberge</u>	Date:	<u>10-Jul-12</u>
SPONSOR DEPARTMENT DIRECTOR	<u>Carol Bouchard</u>	Date:	<u>10-Jul-12</u>
CHIEF FINANCIAL OFFICER	<u>Elsie Hutton</u>	Date:	<u>10-Jul-12</u>
CHIEF ADMINISTRATIVE OFFICER (if necessary)	<u>Glen Laubenstein</u>	Date:	<u>10-Jul-12</u>
POSTED BY (for Finance only)	<u></u>	Date:	<u></u>



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Jubilee Center Renovation 2011 Construction - (6th Floor)

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600325

Project Cancellation

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	7,000,000			7,000,000			
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	7,000,000	-	-	7,000,000	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

The 2006 Facility Evaluation and 2008 Heating Pipe Study of the Jubilee Building had identified extensive work needed to replace core field systems and to provide ergonomically designed workspaces within the facility. Since 2009, 38,000 sq.ft. has been already renovated. In 2011, the 6th floor (10,000 sq.ft.) was planned to be renovated, including the relocation of the main corporate Data Server Room. This project has been placed on hold and is now being cancelled to utilize the funds for the City Centre project

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	<u>Raymond Brassard</u>	Date:	<u>10-Jul-12</u>
DELIVERY DEPARTMENT DIRECTOR	<u>Dennis Warr</u>	Date:	<u>10-Jul-12</u>
DELIVERY EXECUTIVE DIRECTOR	<u>Henry Hunter</u>	Date:	<u>10-Jul-12</u>
SPONSOR DEPARTMENT DIRECTOR	<u>Dennis Warr</u>	Date:	<u>10-Jul-12</u>
CHIEF FINANCIAL OFFICER	<u>Elsie Hutton</u>	Date:	<u>10-Jul-12</u>
CHIEF ADMINISTRATIVE OFFICER (if necessary)	<u>Glen Laubenstein</u>	Date:	<u>10-Jul-12</u>
POSTED BY (for Finance only)	<u></u>	Date:	<u></u>



CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Jubilee Parking Garage - Land Acquisition

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600250

Project Cancellation

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	5,000,000			5,000,000			
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	5,000,000	-	-	5,000,000	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

This project was intended for purchasing of a downtown lot. Acquiring the entire lot adjacent to the Municipal lot beside the Jubilee Center would allow constructing the Jubilee Parking Garage with the maximum number of parking stalls and the most functional layout of the facility. This project has been placed on hold and is now being cancelled so that the funds can be utilized for the City Centre project

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED		Date:	
DELIVERY DEPARTMENT DIRECTOR	Marcel Ulliach	Date:	10-Jul-12
DELIVERY EXECUTIVE DIRECTOR	Brian Makey	Date:	10-Jul-12
SPONSOR DEPARTMENT DIRECTOR	Dennis Warr	Date:	10-Jul-12
CHIEF FINANCIAL OFFICER	Elsie Hutton	Date:	10-Jul-12
CHIEF ADMINISTRATIVE OFFICER (if necessary)	Glen Laubenstein	Date:	10-Jul-12
POSTED BY (for Finance only)		Date:	



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

CAPITAL BUDGET AMENDMENT

CURRENT PROJECT NAME: Jubilee Parking Garage - Pre-Design & Design

AMENDED PROJECT NAME:

ORDER CODES (if assigned): 600251

Project Cancellation

CURRENT PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	500,000			500,000			
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	500,000	-	-	500,000	-	-	-

DESCRIPTION/RATIONALE FOR BUDGET AMENDMENT

The scope of this project included the pre-design and design phase of parkade structure next to Jubilee Building on Hardin Street. This project was placed on hold and is now being cancelled. The funds will be utilized in the City Centre project

AMENDED PROJECT BUDGET

Funded capital project

Year	Annual Cost	Fed Grants	Prov Grants	Reserves	Operating Budget	Other Sources	Debtenture Financed
2011 & Prior	-						
2012	-						
2013	-						
2014	-						
Thereafter	-						
TOTAL	-	-	-	-	-	-	-

PROJECT ACCOUNTABILITY

PROJECT MANAGER ASSIGNED	<u>Raymond Brassard</u>	Date:	<u>10-Jul-12</u>
DELIVERY DEPARTMENT DIRECTOR	<u>Dennis Warr</u>	Date:	<u>10-Jul-12</u>
DELIVERY EXECUTIVE DIRECTOR	<u>Henry Hunter</u>	Date:	<u>10-Jul-12</u>
SPONSOR DEPARTMENT DIRECTOR	<u>Dennis Warr</u>	Date:	<u>10-Jul-12</u>
CHIEF FINANCIAL OFFICER	<u>Elsie Hutton</u>	Date:	<u>10-Jul-12</u>
CHIEF ADMINISTRATIVE OFFICER (if necessary)	<u>Glen Laubenstein</u>	Date:	<u>10-Jul-12</u>
POSTED BY (for Finance only)	<u></u>	Date:	<u></u>

Subject: 2012 City Centre Area Redevelopment Operating Budget**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer

Elsie Hutton, Chief Financial Officer

Kola Oladimeji, Director, Financial Services

Administrative Recommendation(s):

1. THAT funding of \$6,452,542 is allocated from the 2012 Community Development Division Operating Budget for the City Centre Area redevelopment operating budget.
2. THAT in the event that this funding cannot be accommodated in the 2012 Community Development Division operating budget, funding shall be allocated from the 2012 corporate budget surplus, if it exists.
3. THAT in the event this funding cannot be accommodated in the 2012 corporate operating budget surplus, funding be allocated from Emerging Issues Reserve.

Summary:

The purpose of these funds is to ensure that the objectives and goals as outlined in the City Centre Area Redevelopment Plan (CCARP) and the City Centre Land Use Bylaw (CCLUB), can be implemented throughout the remainder of 2012. These funds will be used for City Centre team and administration costs related to: implementation of CCARP/CCLUB, project planning & development, business development and some specific pre-construction services. The scope of this initiative requires Council approval.

Background:

In 2012 the CCARP and the CCLUB were adopted by Council with the objective to revitalize the City Centre. The City Centre team will be the lead to promote, initiate, and accelerate projects that are consistent with the visions set out in the CCARP. In order to implement this initiative, it is necessary to allocate financial resources to support the administration and planning phase.

Budget/Financial Implications:

Funding for this initiative in the amount of \$6,452,542 is proposed to come from the Community Development Division in the event there are surpluses. If there are no surpluses, it will be funded by The Emerging Issues Reserve

Rationale for Recommendation(s):

This recommendation is in alignment with the goals as set out in the Municipal Development Plan (MDP) and the Municipal Strategic Plan (2012-2016). The objective of this recommendation is to implement the CCARP through a fiscally responsible budget while being

responsive to the delivery requirements of the plan. The CCARP outlines initiatives to attract investment and stimulate economic growth in the City Centre. The Plan reinforces the importance of strongly held values such as sustainability, economic vibrancy, cultural and community spirit, it directs development in a manner that promotes the most efficient use and operation of municipal infrastructure and services.

Salaries, wages and benefits	\$ 2,419,845
Contracted and general services	3,941,697
Materials, goods, supplies and furnishings	91,000
	\$ 6,452,542