



Rural Committee

Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, June 20, 2017
4:00 p.m.

Agenda

Call to Order

Adoption of Agenda

Minutes of Previous Meeting

1. Rural Committee Meeting - May 23, 2017

New and Unfinished Business

2. Bylaw No. 17/013 - Amendments to the Willow Lake Area Structure Plan and Land Use Bylaw – A Portion of Lot 1A, Block 1, Plan 112 4991 (Surmont Creek)
3. Bylaw No. 17/015 – Amendments to Conklin Area Structure Plan and Land Use Bylaw – Lot 97, Plan 832 1550
4. Verbal Update - Alberta Recycling tire marshalling area for Fort Chipewyan, Janvier and Conklin
5. Update - Donation of \$10,000 from ConocoPhillips for planters in Anzac

Adjournment

Unapproved Minutes of a Meeting of the Rural Committee held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, May 23, 2017, commencing at 4:00 p.m.

Present: J. Stroud, Chair
M. Blake, Mayor (ex-officio)
L. Bussieres, Councillor
J. Cardinal, Councillor (via teleconference)

Absent: C. Voyageur, Councillor
A. Vinni, Councillor

Administration: A. Antoniak, Interim Chief Administrative Officer
A. Rogers, Chief Legislative Officer
R. Marshall, Legislative Officer

Call to Order

Chair J. Stroud called the meeting to order at 4:00 p.m.

Adoption of Agenda

Moved by Councillor L. Bussieres that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

Minutes of Previous Meeting

1. Rural Committee Meeting - April 25, 2017

Moved by Councillor J. Cardinal that the Minutes of the Rural Committee Meeting held on April 25, 2017 be approved as presented.

CARRIED UNANIMOUSLY

New and Unfinished Business

2. Update - Fort McKay Placemaking
(4:01 p.m. – 4:03 p.m.)

Nina Caines, Manager, Parks, and Elena Gould, Manager, Indigenous Relations, indicated that after consultation with the residents of Fort McKay, it was determined that the community favors a splash park over the proposed placemaking initiative. A further update will be provided once it has been ascertained if there is land available and sufficient water capacity to support a splash park in the community.

Adjournment

As all scheduled business matters had been concluded, Chair J. Stroud declared the meeting adjourned at 4:04 p.m.

Chair

Chief Legislative Officer



Subject: Bylaw No. 17/013 - Amendments to the Willow Lake Area Structure Plan and Land Use Bylaw – A Portion of Lot 1A, Block 1, Plan 112 4991 (Surmont Creek)

APPROVALS:

Jamie Doyle, Director
Annette Antoniak, Interim Chief Administrative Officer

Administrative Recommendation:

THAT proposed Bylaw No. 17/013, being an amendment to the Willow Lake Area Structure Plan and Land Use Bylaw specific to a portion of Lot 1A, Block 1, Plan 112 4991 be recommended to Council for first reading and scheduling of the required public hearing.

Summary:

An application has been received to amend the Land Use Bylaw specific to a portion of Lot 1A, Block 1, Plan 112 4991. The application is to redesignate the subject property from Urban Expansion District (UE) to Business Industrial District (BI). The intention of this amendment is to allow for the development of a future warehouse and storage (self-storage facility) business.

Background:

The subject property is located south of the Urban Service Area adjacent to Highway 881 between Gregoire Lake Estates and Anzac (Attachment 1). The development proposal considers the rezoning of 2.5 acres of Lot 1A, Block 1, Plan 112 4991 to accommodate a self-storage business. The remainder of the lot will be used as a campground and RV/Boat storage facility.

The Willow Lake Area Structure Plan (ASP) designates the subject area as recreation and tourism which is intended to allow for recreation facilities that also include commercial elements for tourism purposes such as boat launches and recreational campgrounds. The proposed development of the future campground is consistent with the intent of policy of the ASP Land Use Concept (Attachment 2) however the proposed warehouse and storage (self-storage facility) is inconsistent with the ASP policies. This type of development would be more appropriate on the adjacent business industrial lands.

Additionally, the Willow Lake ASP in Principle 1 – Protect and Preserve the Natural Environment, speaks to the preservation of Willow Lake and the riparian areas surrounding the Lake including Surmont Creek which the major inflow into Willow Lake. Although the land around Surmont Creek is privately owned; responsible Land Use Management will ensure that the Lake amenities are protected for the enjoyment of the future generations. The Subject Area is identified as developmentally constrained area in the Willow Lake ASP (Attachment 3).

The land south of Surmont Creek was designated as BI – Business Industrial District in 2008 therefore the ASP has a strong position regarding the future development of industrial use in the Willow Lake Plan Area. According to Objective 2.1.2 “the expansion of or the development of residential, commercial or industrial uses **shall not be accommodated**”.

The open house for the Land Use Amendment took place at the Anzac Recreation Centre on March 10, 2016 and was advertised in a local Newspaper on February 26 and March 4, 2016. Subsequently no objections were received.

Rationale for Recommendation:

The Willow Lake ASP, passed by Council on June 2015, sets the policy framework for the area. The ASP policies do not support future industrial uses in the Plan Area, therefore Administration cannot support the amendment to the Willow Lake Area Structure Plan and the Land Use Bylaw. Although administration does not support the proposed amendment, it is recommended that the applicant be provided the opportunity to present the amendment by giving the bylaw first reading and scheduling a public hearing to allow affected parties and opportunity to present their views on the matter.

Attachments:

1. Bylaw 17/013
2. Subject Area Map
3. Willow Lake Land Use Concept Map
4. Development Constraints Map

BYLAW NO. 17/013

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND THE WILLOW LAKE AREA STRUCTURE PLAN BYLAW NO. 15/006 LAND USE BYLAW NO. 99/059

WHEREAS Section 633 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 and amendments thereto authorizes Council to enact a bylaw adopting an area structure plan;

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 amend or repeal a bylaw;

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

1. Willow Lake Area Structure Plan Bylaw No. 15/006 is hereby amended by re-designating a portion of Lot 1A, Block 1, Plan 112 4991 from Recreation and Tourism to Business Industrial as depicted in Schedule A.
2. Land Use Bylaw No. 99/059 is hereby amended by re-designating a portion Lot 1A, Block 1, Plan 112 4991 from Urban Expansion District (UE) to Business Industrial District (BI) as depicted in Schedule A.
3. This bylaw shall become effective when passed.

READ a first time this _____ day of _____, A.D. 2016.

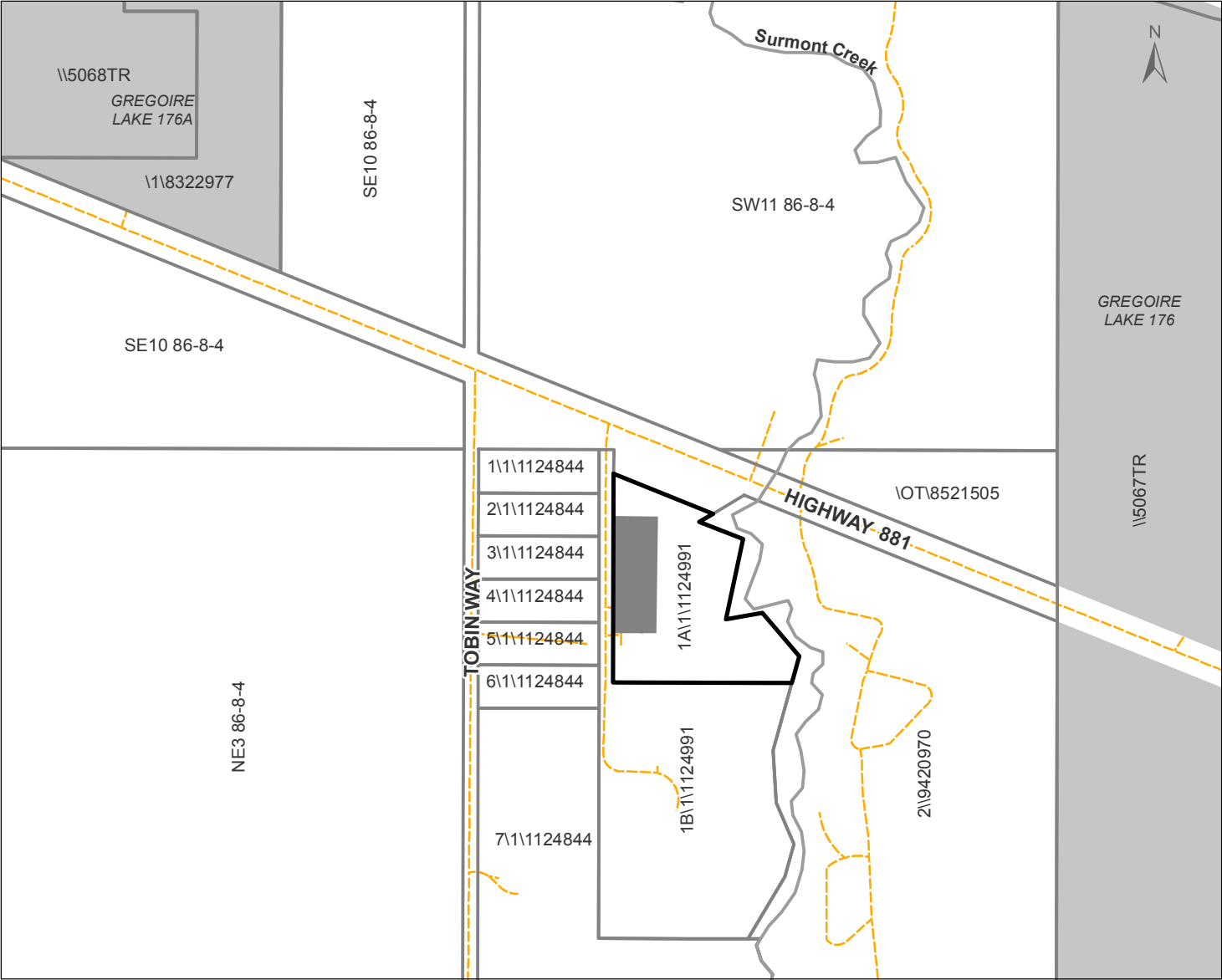
READ a second time this _____ day of _____, A.D. 2016.

READ a third and final time this _____ day of _____, A.D. 2016.

SIGNED and PASSED this _____ day of _____, A.D. 2016.

Mayor

Chief Legislative Officer



 SUBJECT_PARCEL

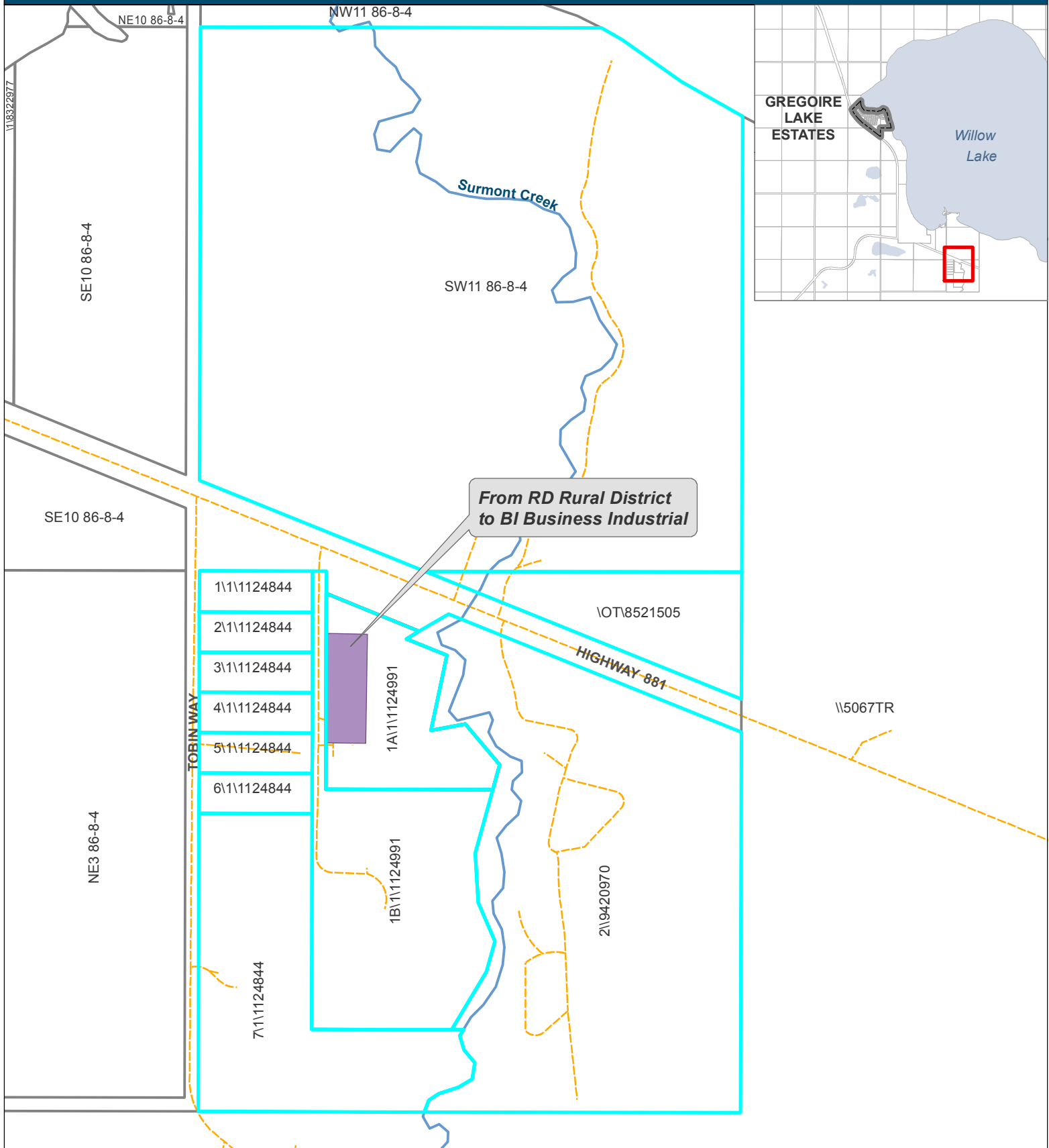
 SUBJECT_AREA

FROM RD - RURAL DEVELOPMENT TO BI - BUSINESS INDUSTRIAL

SUBJECT AREA MAP

Portion of Lot 1A, Block 1, Plan 112 4991

Attachment 2



From RD Rural District
to BI Business Industrial

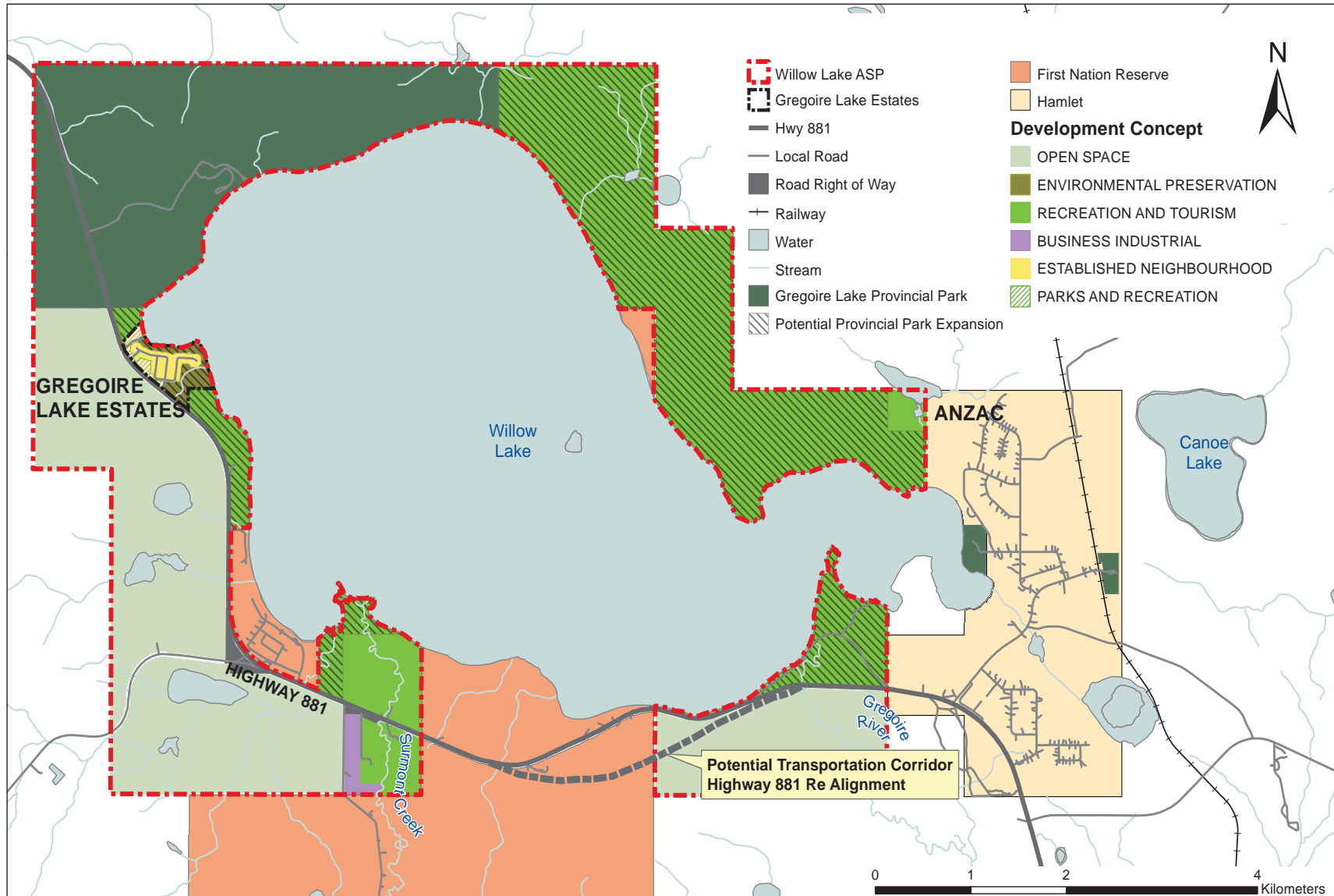
- Subject_Area
- Survey_Parcels
- Subject_Parcel
- Roadways

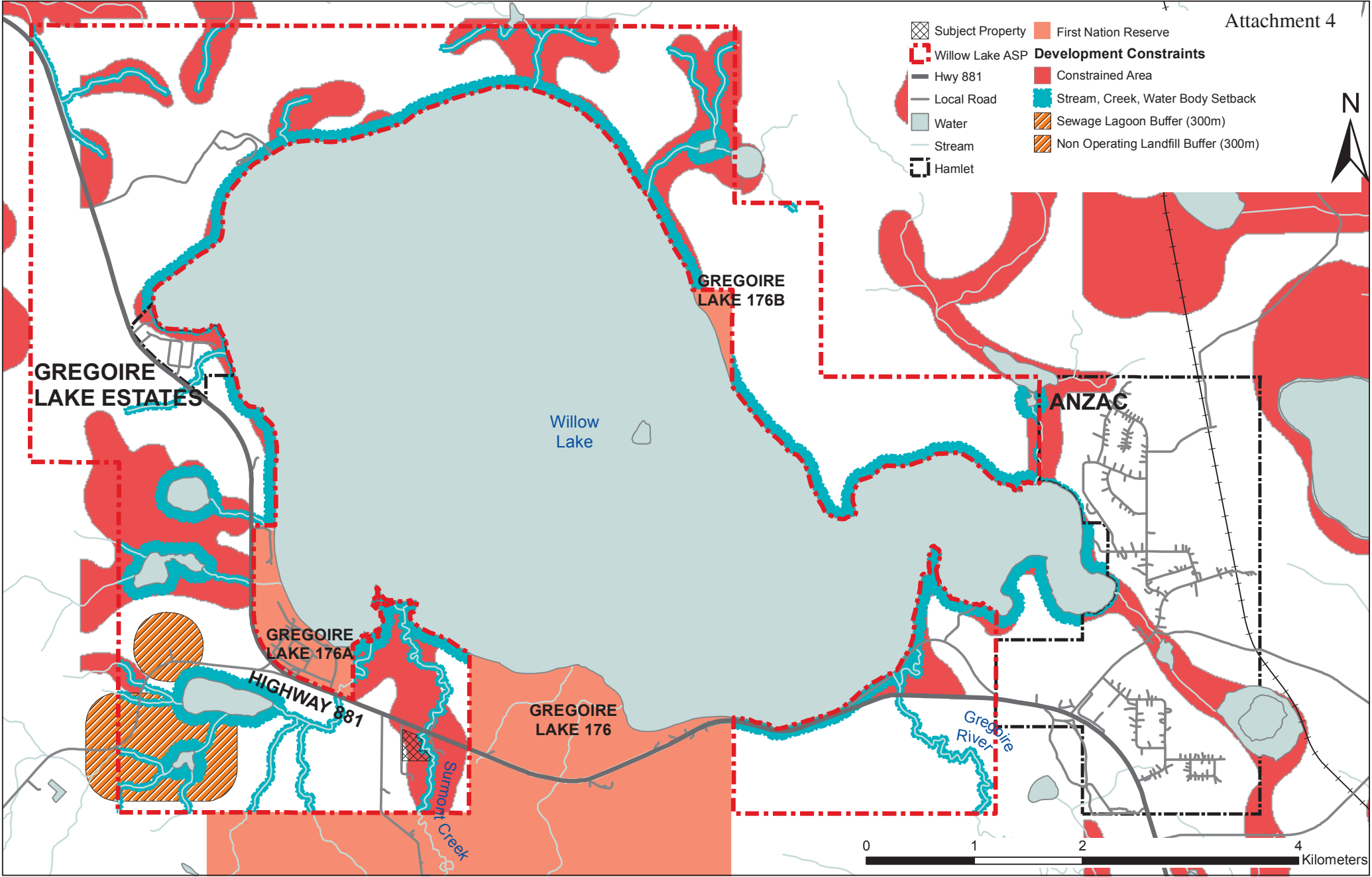
1 cm = 75 meters



MAP 8: WILLOW LAKE GENERALIZED LAND USE CONCEPT MAP

The following map represents the Generalized Land Use Concept for the Willow Lake Area Structure Plan.







Subject: Bylaw No. 17/015 – Amendments to Conklin Area Structure Plan and Land Use Bylaw – Lot 97, Plan 832 1550

APPROVALS:

<p style="text-align: center;">Jamie Doyle, Director Annette Antoniak, Interim Chief Administrative Officer</p>

Administrative Recommendation:

THAT proposed Bylaw No. 17/015, being an amendment to the Conklin Area Structure Plan specific and Land Use Bylaw specific to Lot 97, Plan 832 1550 be recommended to Council for first reading and scheduling of the required public hearing.

Summary:

An application has been received to amend the Land Use Bylaw to re-designate Lot 97, Plan 832 1550 that being 102 Poplar Drive from Hamlet Residential District (HR) to Hamlet Commercial District (HC). The intention of this amendment is to allow for Maple Leaf Safety Limited to continue their business at this location. The proposed amendment to the Land Use Bylaw also requires an amendment to the Conklin Area Structure Plan (Bylaw 13/024) from Hamlet Residential to Community Core.

Background:

Maple Leaf Safety Limited provides alcohol and drug testing, fit testing, and training for the oil companies. Their mission and vision is to be an associate member in community activities and feel it is important to provide training opportunities in the community of Conklin so that workers and employees have the knowledge to perform their tasks and duties in a safe manner.

Maple Leaf Safety Limited applied for a home business in 2013, which was approved. In 2015, when they applied for the renewal of their home business the Development Officer determined that the business was not suitable for a residential area because of the nature of the business as a Commercial School.

The Conklin Area Structure Plan (ASP) designates the subject area as Hamlet Residential which allows predominantly manufactured homes and single detached dwellings. The Land Use Bylaw designates the subject area as Hamlet Residential District (HR) which does not allow the development of a Commercial School.

The proposed business is not compatible with the ASP and the Land Use Bylaw policies therefore to pursue a development permit application on the subject lands, a re-designation is required. In order to comply amendments are required to the Conklin ASP from Hamlet

Residential to Community Core and the Land Use Bylaw from Hamlet Residential to Hamlet Commercial.

The open house for the Land Use Amendment took place on October 6, 2015 and it was advertised in the Conklin Newsletter from the beginning of October 2015. The Open House was not attended by the public and written objections were not received as part of the circulation.

Rationale for Recommendation:

The Conklin ASP, passed by Council in July 2013, set the policy framework for the area. The Subject Area is outside the Area defined as Community Core. Additionally, the ASP has the objective of maintaining the development pattern in existing residential areas which would consist of manufactured homes, single and semi-detached residential development. Supporting the change in zoning would allow for a wide range of permitted commercial uses such as Gas Bar, Hotel, Motel, Retail Store and Service Station which would have a negative impact on the adjacent residential lots.

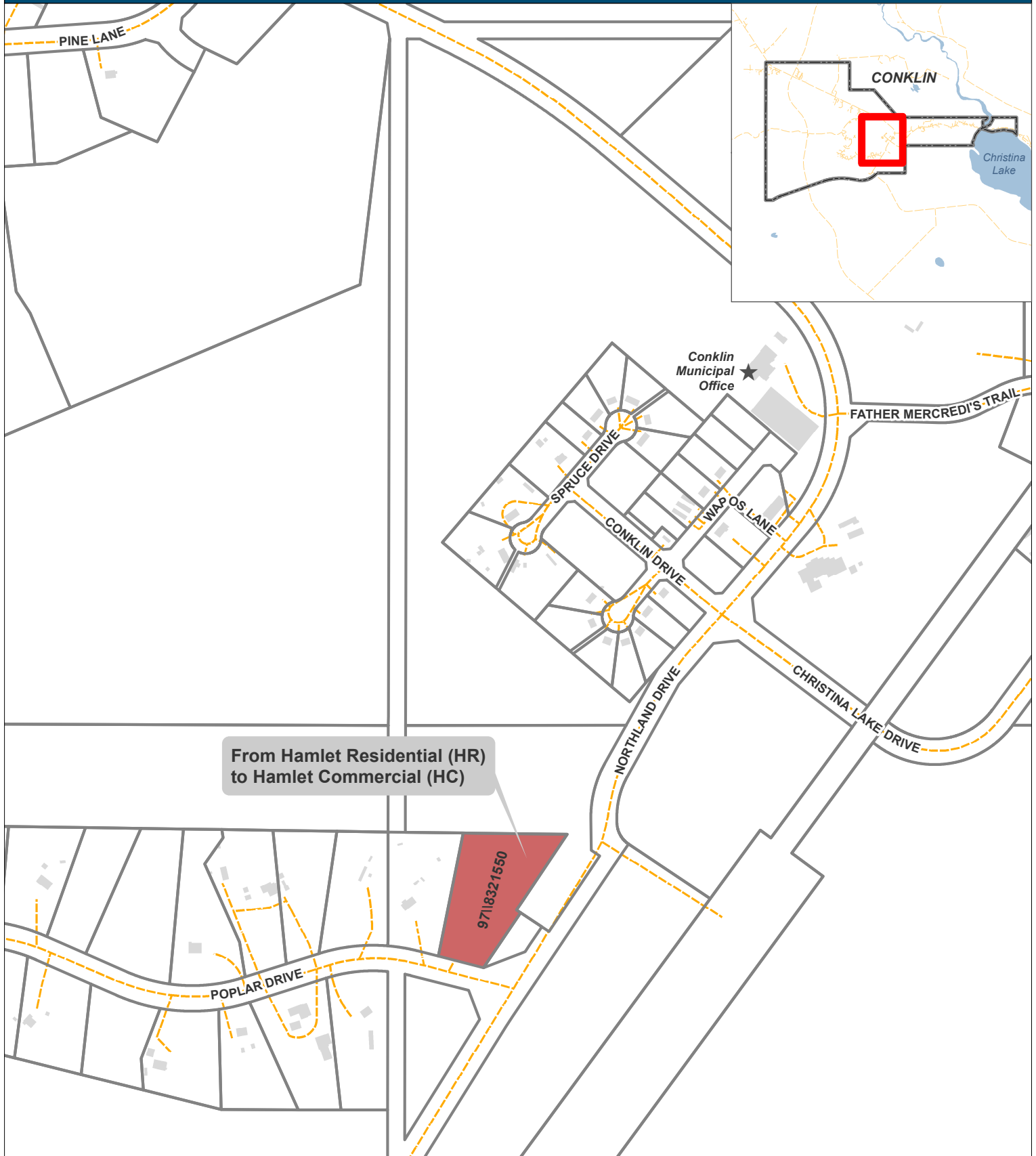
Administration does not support the proposed amendment, but recommends that Bylaw No. 17/015 be given first reading to allow a public hearing to be scheduled to allow Council to receive feedback on the proposed amendments.

Attachments:

1. Subject Area Map
2. Bylaw No. 17/015

SUBJECT AREA MAP
Lot 97, Plan 832 1550
102 Poplar Drive

Attachment 1



From Hamlet Residential (HR)
to Hamlet Commercial (HC)

- Subject_Area
- Survey_Parcels
- Building_Outlines
- Hamlet_Boundary
- Roadways
- Landmarks

1 cm = 60 meters



BYLAW NO. 17/015

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND THE CONKLIN AREA STRUCTURE PLAN BYLAW NO. 13/024 AND LAND USE BYLAW NO. 99/059

WHEREAS Section 633 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 and amendments thereto authorizes Council to enact a bylaw adopting an area structure plan;

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 amend or repeal a bylaw;

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

1. Bylaw No. 13/024 is amended by redesignating Lot 97, Plan 832 1550 from Hamlet Residential to Community Core.
2. Land Use Bylaw No. 99/059 is amended by redesignating Lot 97, Plan 832 1550 from Hamlet Residential District (HR) to Hamlet Commercial District (HC).
3. This bylaw shall become effective when passed.

READ a first time this _____ day of _____, A.D. 2017.

READ a second time this _____ day of _____, A.D. 2017.

READ a third and final time this _____ day of _____, A.D. 2017.

SIGNED and PASSED this _____ day of _____, A.D. 2017.

Mayor

Chief Legislative Officer