



## **Land Planning and Transportation Committee**

Council Chamber  
9909 Franklin Avenue, Fort McMurray

Wednesday, April 13, 2016  
4:30 p.m.

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### **Agenda**

#### **Call to Order**

1. Adoption of Agenda

#### **Minutes of Meeting**

2. Minutes from Land Planning and Transportation Committee Meeting - March 9, 2016

#### **Presentation**

3. Jamie Doyle - Planning and Development re: A Guide to Planning at the Regional Municipality of Wood Buffalo

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

4. Overview of Public Engagement Opportunities - Winter Snow Removal Program
5. Hardin Street Traffic Control Measures
6. Parsons Creek Land Proposal

#### **Adjournment**

**Unapproved Minutes of a Meeting of the Land Planning and Transportation Committee held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Wednesday, March 09, 2016, commencing at 4:30 p.m.**

**Present:** K. McGrath, Chair  
T. Ault, Councillor  
L. Bussieres, Councillor (alternate)

**Absent:** A. Vinni, Councillor

**Administration:** M. Ulliac, Chief Administrative Officer  
K. Scoble, Deputy Chief Administrative Officer  
B. Couture, Executive Director  
M. Johnstone, Executive Director  
D. Leflar, Chief Legislative Officer  
J. Brown, Supervisor, Legislative and Administrative Support  
R. Marshall, Legislative Officer

**Call to Order**

Chair K. McGrath called the meeting to order at 4:30 p.m.

**1. Adoption of Agenda**

Moved by Councillor K. McGrath that the Agenda be amended by adding Item No. 12 – City Centre Area Redevelopment Plan, and that the Agenda be adopted as amended.  
CARRIED UNANIMOUSLY

**Minutes of Meeting**

**2. Minutes from Land Planning and Transportation Committee Meeting - February 10, 2016**

Moved by Councillor T. Ault that the Minutes of the Land Planning and Transportation Committee held on February 10, 2016 be approved as presented.  
CARRIED UNANIMOUSLY

**Presentation**

**3. Bryce Kumka, Chair re: Land Planning and Development Advisory Committee Report and Recommendations  
(4:33 p.m. – 5:05 p.m.)**

**Bryce Kumka, Chair, Land Planning and Development Advisory Committee**, provided an overview of the potential alternatives for development of lands in the downtown per their Committees mandate. Mr. Kumka also indicated that any development on said lands should be a catalyst for other retail and development.

Moved by Councillor T. Ault that the presentation from the Land Planning & Development Advisory Committee be accepted as information; and that the Land Planning & Development Advisory Committee make this presentation to Council on March 15, 2016 or as soon as possible thereafter.

CARRIED UNANIMOUSLY

### **New and Unfinished Business**

**4. Update on Highway 63 - Fort McMurray Section - Speed Limit Increase**  
(5:05 p.m. – 5:07 p.m.)

**Robert Billard, Director of Public Works**, provided an update noting that Alberta Transportation will share the results of its speed limit study with the Municipality, relative to the section of Highway 63 that runs through Fort McMurray.

**5. Update on Intersection Improvements - Sapræ Creek Trail (formerly Highway 69) and MacKenzie Boulevard**  
(5:07 p.m. – 5:12 p.m.)

**Nasir Qureshi, Manager of Engineering** and **Mohammed Amin, Manager, Transportation**, provided an overview of both the Sapræ Creek Trail intersection project and the MacKenzie Boulevard intersection project.

**6. Crosswalk Standards within the Regional Municipality of Wood Buffalo**  
(5:12 p.m. – 5:20 p.m.)

**Robert Billard, Director of Public Works**, provided an overview of crosswalk standards and indicated that the Municipality relies on the Transportation Association of Canada (TAC) Standards and Guidelines to determine where crosswalks are to be placed in this region.

**7. Expansion of Franklin Avenue - Four Lane Traffic**  
(5:20 p.m. – 5:38 p.m.)

**Mohammad Amin, Manager, Transportation**, and **Mazhar Hajhossein, Senior Transportation Engineer**, spoke to the potential expansion of Franklin Avenue to four lane traffic, making note of challenges, such as a change to the angle parking structure along Franklin Avenue, and the potential impacts this would have on business owners.

**8. Discussion - Funding for Rural Roads - Fort Chipewyan**  
(5:38 p.m. – 5:45 p.m.)

**Robert Billard, Director of Public Works**, spoke to the discussion item, Funding for Rural Roads (Fort Chipewyan), noting that the Federal and Provincial Government do not provide funding to maintain the Fort Chipewyan Winter Road.

**9. Review of Downtown Parking Study**

(5:45 p.m. – 5:51 p.m.)

**Mohammad Amin, Manager, Transportation**, provided an overview of the downtown parking study.

**10. Municipal Transit Services to Fort McMurray Airport**

(5:51 p.m. – 5:55 p.m.)

**Robert Kirby, Director, Transit Services**, provided an overview of the current state and planned changes to the airport shuttle, noting that there are five smaller buses ordered to service this area.

**11. Potential Development of Linkages - Highway 686 to Northern Oilsands Projects**

(5:55 p.m. – 6:00 p.m.)

Councillor K. McGrath, Chair, spoke to the potential development of linkages between Highway 686 to Northern Oilsands Project.

**12. City Centre Area Redevelopment Plan**

(6:00 p.m. – 6:04 p.m.)

Moved by Councillor K. McGrath that the following be forwarded to Council for consideration:

That a Bylaw be brought forward for Council's consideration to repeal the City Centre Area Redevelopment Plan by May 24, 2016.

CARRIED UNANIMOUSLY

**Adjournment**

As all scheduled business matters had been concluded, Chair K. McGrath declared the meeting adjourned at 6:05 p.m.

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Chair

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Chief Legislative Officer

# A Guide to Planning at the RMWB

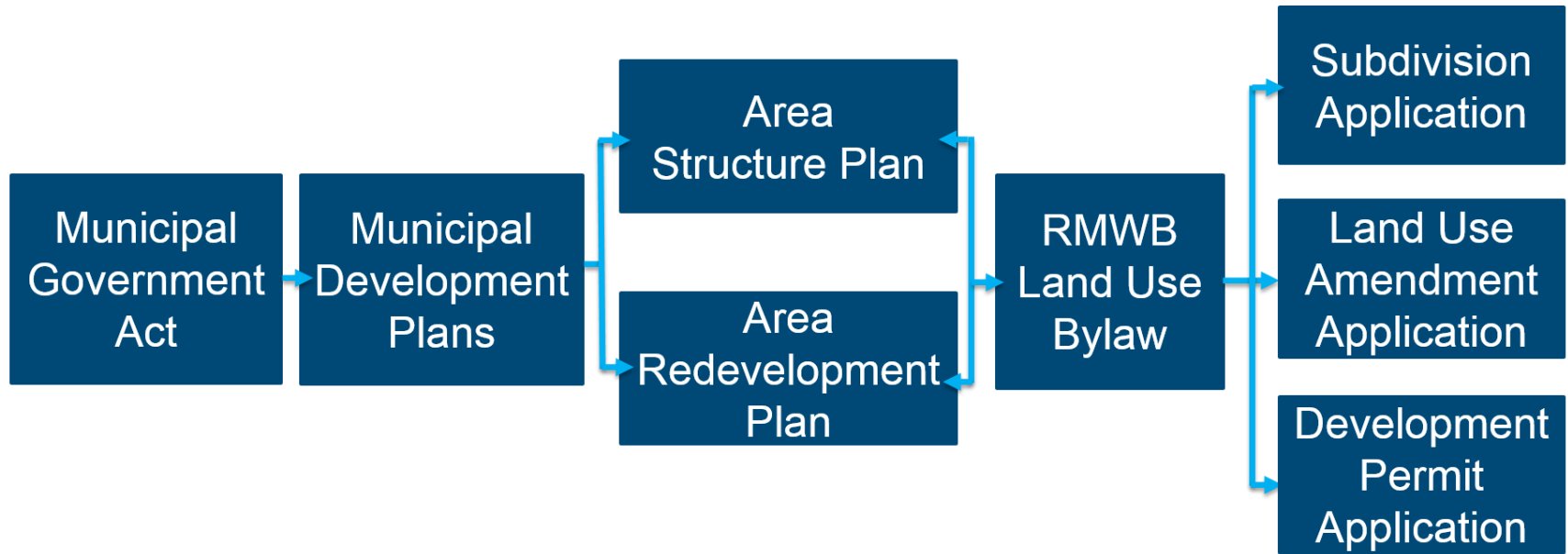
**Presented By:**

Jamie Doyle, Director - Planning and Development

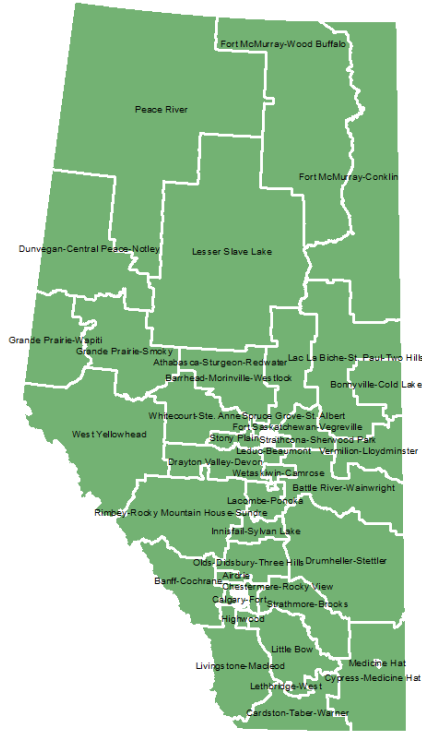
April 13, 2016



# Legal Framework



# Municipal Government Act (MGA)

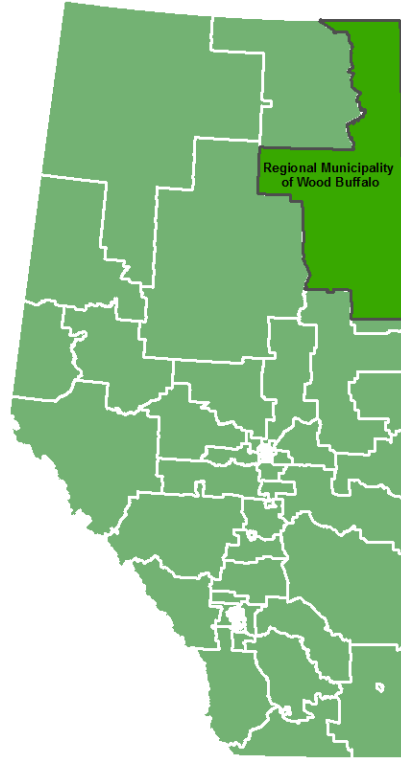


The Municipal Government Act sets out the legislative framework for Planning in Alberta.

The MGA contains three major “themes” or areas of focus:

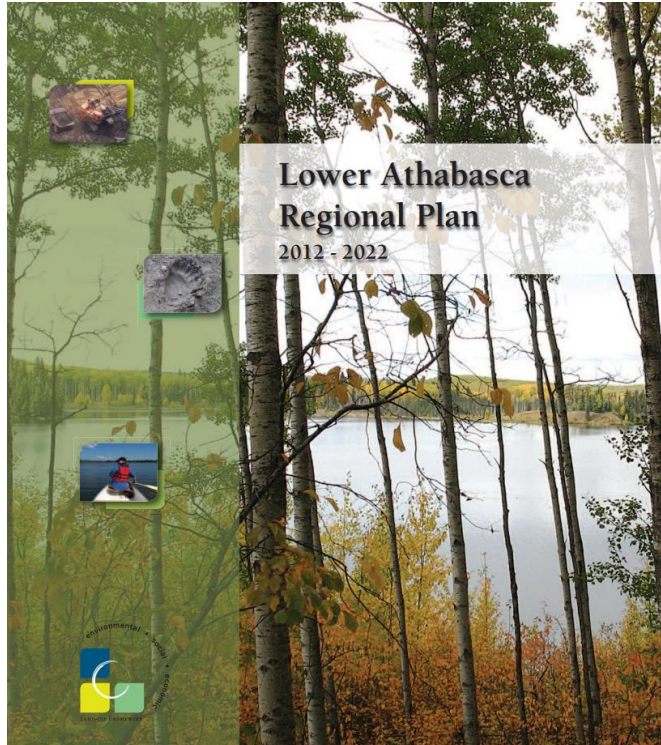
1. governance;
2. planning and development; and
3. assessment and taxation.

# Lower Athabasca Regional Plan (LARP)



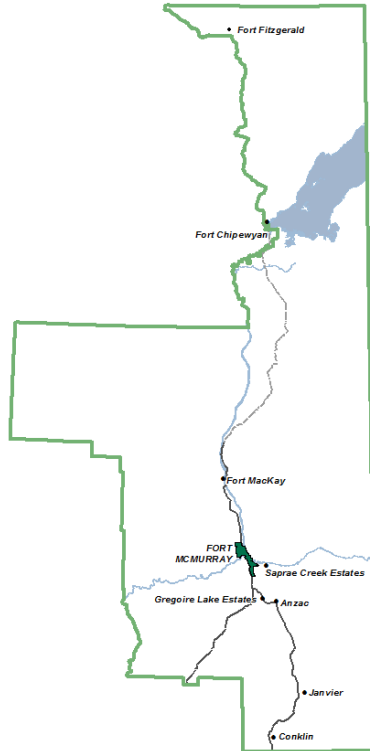
The Lower Athabasca Regional Plan (LARP) is a comprehensive, forward-thinking and legally binding roadmap that enhances the Alberta government's environmental management, addresses growth pressures and supports economic development.

# Lower Athabasca Regional Plan (LARP)



The regional plan considers the cumulative effects of all activities on air, water and biodiversity.

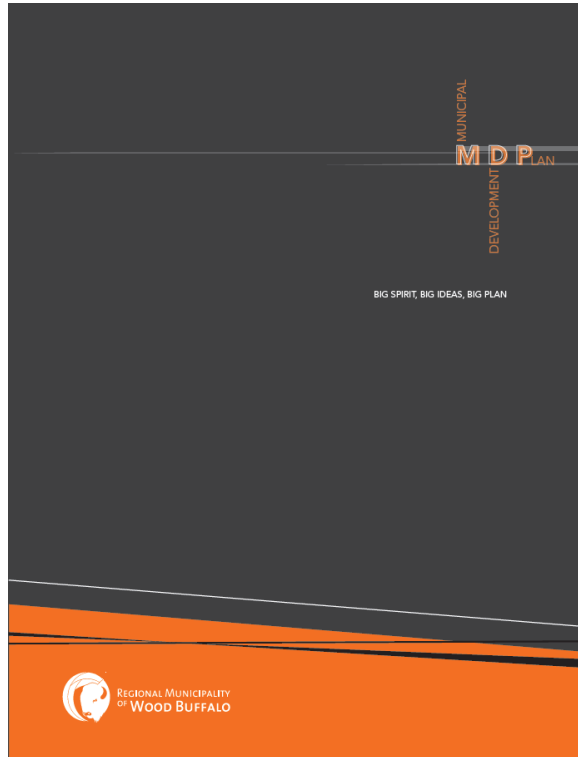
# Municipal Development Plan (MDP)



The Municipal Development Plan is a long-term strategic plan for managing regional growth over the next 20 years in our region.

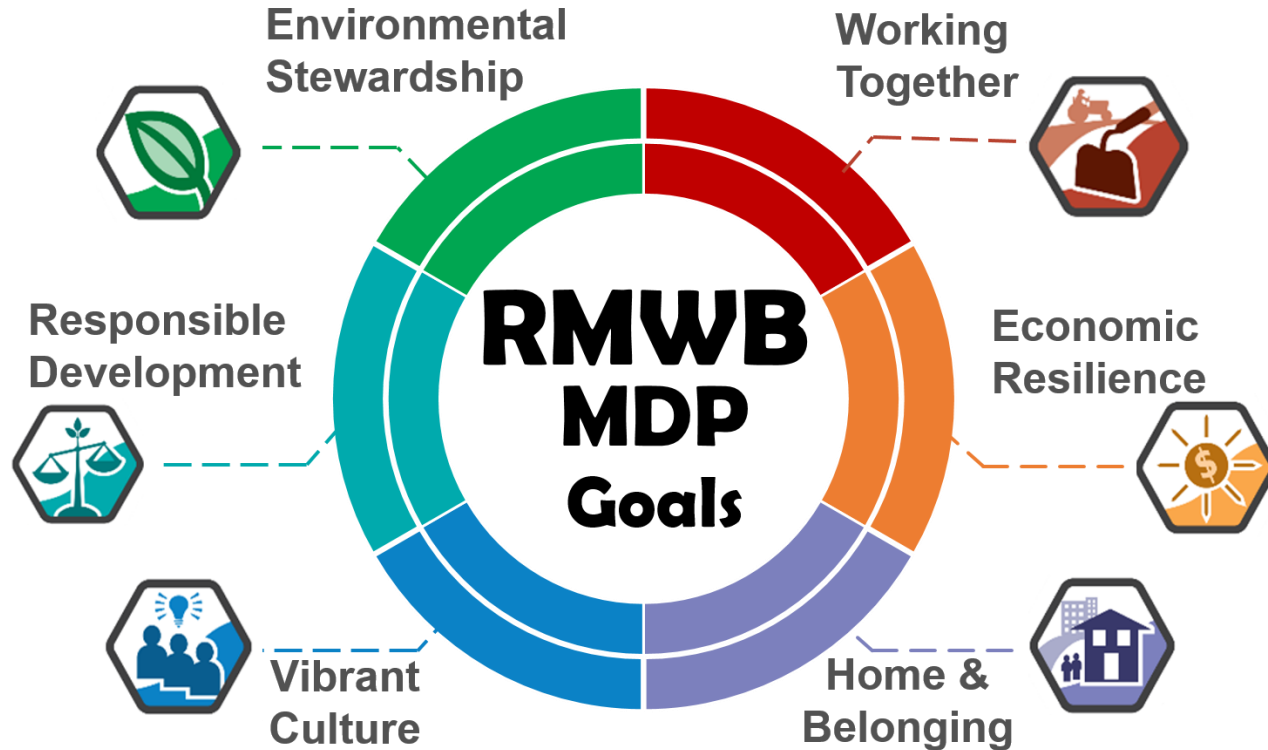
The MDP sets the vision on how to accommodate this growth responsibly. The MDP also serves as an important decision making tool for the Mayor and Council, administration, and stakeholders.

# Municipal Development Plan (MDP)

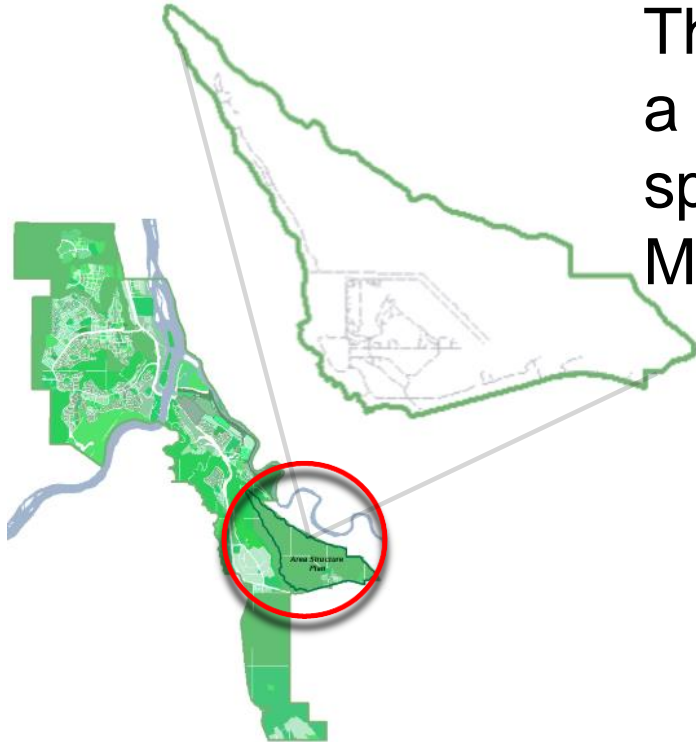


**Growth**  
**Development**  
**Environment**  
**Economy**  
**Housing**  
**Culture**  
**Governance**

# RMWB Context (MDP)



# Area Structure Plans (ASP)



The Area Structure Plan provides a framework for subdivision in specific areas within a Municipality.

# Area Structure Plans (ASP)

Land Use Concept  
Environment  
Recreation  
Housing  
Economy  
Transportation  
Servicing

## Saline Creek Plateau Area Structure Plan

*Prepared for the*



*by*

ARMIN A. PREKSAITIS  
& ASSOCIATES LTD.

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*in association with*



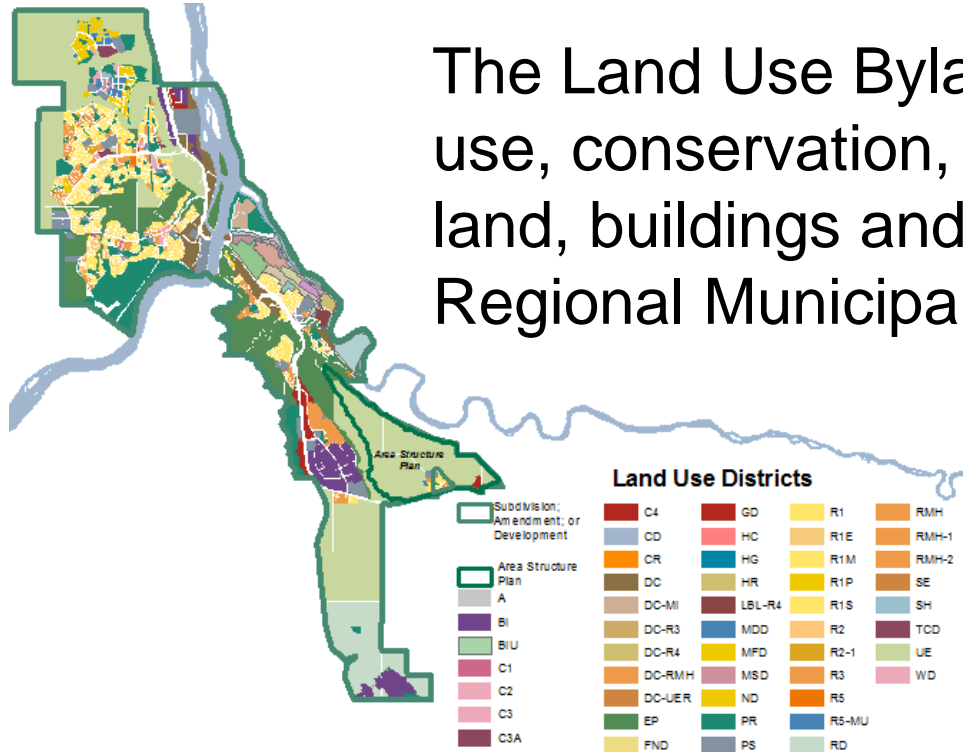
## Saline Creek Plateau Area Structure Plan Amendment

*by*



July 10, 2012

# Land Use (LUB)



The Land Use Bylaw regulates the use, conservation, and development of land, buildings and signs within the Regional Municipality of Wood Buffalo.

# Land Use Planning Process

- 1** **Municipal Development Plan**
- 2** **Area Structure Plan**
- 3** **Land Use Bylaw**

# Questions?

