



Land Planning and Transportation Committee

Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, June 27, 2017
3:30 p.m.

Agenda

Call to Order

Adoption of Agenda

Minutes of Previous Meeting

1. Minutes of Land Planning and Transportation Committee - May 16, 2017

Delegations

2. KC Hutchins re: Backyard Chicken Coops

New and Unfinished Business

3. Bylaw No. 17/012 – Reserve Designation Removal and Sale of Portion Block R1, Plan 7520462 (Gregoire)
4. Bylaw No. 17/018 - Road Closure and Authorization to Transfer
5. South Policing Facility

6. One-way Street Conversion for Sibley Road
7. Willow Square Lands Update
8. On Street Parking Update

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 Tuesday, May 16, 2017, commencing at 4:00 p.m.

Present: J. Stroud, Vice-Chair
K. McGrath, Councillor (Alternate)
C. Tatum, Councillor

Absent: T. Ault, Chair

Administration: E. Hutton, Chief Financial Officer
A. Rogers, Chief Legislative Officer
R. Marshall, Legislative Officer

Call to Order

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

Adoption of Agenda

Moved by Councillor C. Tatum that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

Minutes of Previous Meeting

1. Minutes of Land Planning and Transportation Committee - April 18, 2017

Moved by Councillor C. Tatum that the Minutes from the Land Planning and Transportation Committee meeting held on April 18, 2017 be approved as presented.

CARRIED UNANIMOUSLY

New and Unfinished Business

2. Bus Bay Turn-outs and Transit Shelters on Thickwood Boulevard and Confederation Way
(4:02 p.m. – 4:27 p.m.)

Robert Billard, Director, Public Works and Transit Services, spoke to the change of scope of the project relative to the bus bay turn-outs and transit shelters on Thickwood Boulevard and Confederation Way. It was noted that the pilot project identified safety concerns respective to pedestrian movement and traffic flow along the high speed arterial.

Councillor K. McGrath put forward the following motion for consideration: "That this item be referred back to Administration until a schematic study is conducted for the area being proposed for the project." Following a brief discussion, the motion was subsequently withdrawn, with consent of the Committee.

Moved by Councillor C. Tatum that the following be recommended to Council for approval:

1. That the 2017 Capital Budget be amended as outlined in Attachment 1 (Capital Budget Amendment Bus Bay Turnout & Transit Shelter – Thickwood Boulevard and Confederation Way – Pre-design) dated April 24, 2017.
2. That the 2017 Capital Budget be amended as outlined in Attachment 2 (Capital Budget Amendment Bus Bay Turnout & Transit Shelter – Thickwood Boulevard and Confederation Way –Design) dated April 24, 2017.
3. That the 2017 Capital Budget be amended as outlined in Attachment 3 (Capital Budget Amendment Bus Bay Turnout & Transit Shelter – Thickwood Boulevard and Confederation Way – Construction) dated April 24, 2017.

CARRIED

For: J. Stroud, C. Tatum

Opposed: K. McGrath

Adjournment

As all scheduled business matters had been concluded, Vice-Chair J. Stroud declared the meeting adjourned at 4:28 p.m.

Chair

Chief Legislative Officer



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Council Meeting Presentation Request

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

Presentation Information	
Preferred Date of Presentation	
Name of Presenter(s)	KC Hutchins
Organization Represented	Backyard Chicken Coops
Topic	Introducing a sustainable food source to the RMWB
Please List Specific Points/Concerns	Sustainable Food Source for our community. Educational experience for children, a steady and reliable source of clean food and compost.
Action Being Requested of Council	Amending Bylaw No. 02/031 to include chicken's (max 6)
Are you providing any supporting documentation (ie: Powerpoint)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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. 14/025, a request to make a presentation may be referred or denied.

RECEIVED

APR 26 2017

LEGISLATIVE SERVICES

YMM STRONG

Modern Homestead & The Chicken Coop

All along our province and the B.C. region you'll find chicken coops. While we were evacuated we came to appreciate these options for fresh eggs.

Chicken Coop Designs



People have come to realize industry doesn't treat most of our egg laying chickens with very much compassion. They produce or die.

I eat eggs everyday. Do you?

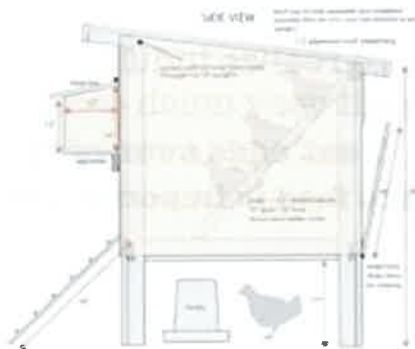
Localized organic food is important to my family. Is it to you?



Chicken Coop Set-up

Chickens are domestic animal that takes very minimal care: People around the world have urban chicken coops... Go back for hundreds of years and farmers were the more healthy as their chickens gave them eggs daily As you can see in this picture above, this is the chickens “hang out”zone.

Much like that of common pet birds, in a cage, with its food and water. They have very few needs. A perch (in the picture above there are 4 chickens resting on perch). Food, which is supplied through a feeding dish (many varieties). And Water. **Chickens drink a lot of water!**



The feed (which comes in pre-made mixtures, can be made available through our Local PetStore and department stores like Walmart* or Canadian Tire*.) The lamp is used to supply extra light & heat in Winter. A lamp heat source for younger chickens is necessary. For mature hens, lamps are not always necessary, in Winter, as they have layers of feathers for insulation. Chickens **must be** sheltered and properly supplied with insulated bedding. Chicken wire protects chickens from ravens, cats, and dogs. The chicken coop designs on [page 1](#) show a set up for between 1- 6 chickens, with proper safety. In my opinion 4 or 6 chickens would be the max. number permitted for 1 property.* This is also dependent on individuals property size.* To ensure applicant has the setup required for chicken coop..

During the Summer chickens would be easy to care for... Just feed them, give them a large water dish, and clean the coop once a week. Straw very easily can be raked out and burned in a covered fire pit or brought to Landfill as it's fertilizer and very compostable.

In the Winter Months, which is half the year in our Fort McMurray region, Chickens need to be sheltered (with proper ventilation), have a light source to supplement the missing daylight, feed&given water daily.

The water must be heated. Chickens drink water frequently. Essential for egg production. In my opinion having a heat pad or lamp would be necessary for our regions chilly Winters, especially when the temperatures go below -25°C on a frequent basis.

Any pet owner knows that keeping a pet takes work!





Benefits of Chicken Coop: As seen in many other regions chickens are a part of our lives. **We take pride in our food**, knowing that our eggs we eat daily are coming from a well cared for animal, not chickens that never sees sunlight & is stuck in a cage not much bigger then themselves, with an automatic food dispensary and a place for the egg to roll away.... in wait for the next one... until they die.



vrs



WE support our regions economics as we can purchase food and supplies from **our** YMM region. **We can create a supply of compost for our regions gardens/trees.** And for **many years to come**, and backyard gardeners get fertilizer from the dried egg shells too. **Eggs shells contain about 96% calcium carbonate (CaCO_3) crystals which are bound together by proteins, natural fertilizer.** **We can teach a new generation** how to care for animals that give them their food. **We can provide sustainable food sources.** Other Regions, would agree the positive outcome of chicken cooping are endless ...



The Life Cycle of Chickens



The Civic Plan for Chicken Coops in our City

With minimal civic paper work and zoning a process to properly allow for safe urban chicken coops can be a very simple. It will have to be coordinated in a 2 step process, through the city's Planning & Development. As described earlier, an applicant must have written permission from their landlord, the city can verify ownership and approval. **Other cities such as Edmonton, Red Deer, St. Albert have started a trial run project for 12-18 people being selected to do a 2 year trial of Chicken Coops within their communities. The benefits of localized eggs are so important to future generations. The Canmore Collegiate High school has introduced an area in the middle of their school to contain a chicken coop.**

The chicken coop design should then encompasses their Summer & Winter plan, and a specific date to build on properties greater than (x), and a disposal of waste plan.

The specific location the applicant chooses to build their chicken coop, would also have to be then approved based on the Property Report. Once this is accomplished, ideally the municipality should then inspect the chicken coops in the proper location and set up, and sign off on the individuals permit. Welcoming the chickens to a safe chicken coop.

With any animal though they do have a life expectancy, chickens typically start laying eggs at 24-26 weeks old and only lay for 2-6 years, depending on the breed. When the chicken no longer lays eggs, they should be harvested for meat. Selecting a location near the city landfill, for a kill site, would be safer and more respectable than doing this on someones property. The waste from 4-5 chickens is very minimal, but still must be disposed of properly.

See page 8 & 9 in relation to Sapræ Creek Land Use Bylaw.

The Budget Plan for Chicken Coop

Speaking with local businesses and back yard chicken owners I have come up with a Chicken Coop Budget Plan. This is based on my personal preference. Chicken food comes in pre-packaged sacs and cost \$20 a month (purchased price at Borealis Pets), the Winterized Radiant Heat Pad \$60 USD (available through Amazon.com), and water costs (chickens must have water daily) at an estimate of \$5 month . The water dish must be a heated in Winter so the base cost this unit is \$77 available through Ebay). Building a coop can cost anywhere from \$100-\$1000, and can be DIY as long as chickens have their light, warmth from bedding materials (\$10 a month, protection from drafts and proper ventilation.

Monthly Costs	Initial Start Up	Positives
\$40	\$272 + chickens	Food Source, savings, helps cut down on food waste as they eat scrap veggies too.

If you have a family of 4, eating an average of 6 eggs a day for breakfast, and possibly skipping 2 eggs but baking instead, How many eggs would you need a week?

My family would need 6 chickens laying 6 eggs a day.

Eggs go into almost everything we eat thats cook.

(2 dozen eggs a week)x4 weeks=8 dozen eggs required per month.

At Save-on-Foods Organic Free Range chickens eggs are about \$6.00-\$7.00 x 8 dozen eggs a month = \$56

My family would be saving \$16 a month on eggs, and we know where our eggs are coming from. If you were to take the \$16 savings to payoff chickens it would only take 17 months, while providing an wholesome food source. A coop would be sustaining a reduced food cost and food for family.

Additional Provisions: Intensive Agriculture**Land Use Bylaw 99/059**

(a) The keeping of birds and animals, including livestock, shall be limited to one animal unit per acre (0.404 ha). For the purposes of this section, “one animal or bird unit” means:

Type of Animal	# of Animals = 1 unit
Horse, donkey, mule, cattle, buffalo, hog or steer (over 1 year old)	1
Colts or calves up to one year old, sheep, goats, Ewes	2
Deer/Elk	3
Llamas, alpacas, adult ostriches	5
Ducks, geese, turkeys or other fowl, rabbits, chinchillas, adult emus, young ostriches	10
Young emus	20
Mink	77

(b) Adequate fencing and/or buffering shall be constructed to the satisfaction of the Development Authority to ensure the on-site confinement of animals and to reduce the impact of noise or visual presence on surrounding properties.

1. (c) Adequate measures to provide for the disposal of animal wastes shall be provided to the satisfaction of the Development Authority and the Regional Health Authority.

91.1 Additional Provisions: Intensive Livestock Operations

Intensive livestock operations shall comply with the provisions of The Code of Practice for Responsible Livestock Development and Manure Management, as amended from time to time. (Bylaw No. 08/008)

92. Additional Provisions: Natural Resource Extraction

1. (a) An application for a development permit for natural resource extraction shall require:
 1. (i) a disposition;

2. (ii) location and area of the site affected by the development;
 3. (iii) the expected life of the development;
 4. (iv) the condition in which the site is to be left when the operation is complete, including the action which is to be taken for restoring the site to its original, or similar, state.
2. (b) The applicant shall keep the area subject to the development permit in a clean and tidy condition and free from debris.
3. (c) All operations shall be in accordance with the Alberta Environmental Protection and Enhancement Act and Regulations for conservation and reclamation.
4. (d) A disturbed area shall be reclaimed to a land capability equivalent to the pre-disturbance land capability (eg. agricultural land) or a post- disturbance condition and land use satisfactory to the Approving Authority.
5. (e) Sand, gravel, and logging operations shall not be permitted within 0.8 km of an existing country residential district, hamlet boundary or the Urban Service Area.
6. (f) One (1) security suite, or more as required by the operation based on demonstrated need, may be permitted for each extraction operation.

Amendment to Bylaw No.02/031

Appendix C

No resident residing within the Ward One (1) boundaries shall harbor the following animals except in accordance with the Land Use Bylaw, Statutory Plan or an legal nonconforming use:

- 1)Horses
- 2)Pigs (excluding Vietnamese Pot-Bellied Pigs)
- 3)Goats
- 4)Mule
- 5)Cattle
- 6)Sheep
- 7)Mink
- 8)Chicken
- 9)Duck
- 10)Goose
- 11)Pigeon
- 12)Turkey
- 13)Llama
- 14) Alpaca
- 15) Any Animal as deemed unsuitable by the Council of the Regional Municipality of Wood Buffalo

Backyard chicken pilot project approved in St. Albert

'I see nothing but positives coming from backyard chicken-raising'

[CBC News](#) Posted: Sep 29, 2016 8:09 AM MT
Last Updated: Sep 29, 2016 10:07 AM MT



A year-long pilot project will help St. Albert scratch out some guidelines for would-be hen keepers. (River City Chicken Collective)

Plump hens will soon be clucking their way around the backyards of St. Albert.

In one fowl swoop, city council approved an 18-month pilot project for backyard hens.

Council approved the pilot project at its Monday meeting, with only Mayor Nolan Crouse opposed.

It's a plan hatched, in part, by councillor Cathy Heron. She

proposed the bylaw amendment last October.

"It's funny, they're calling me 'the chicken lady,' " Heron said in a Thursday morning interview on CBC Radio's Edmonton AM.

"I probably never will have chickens in my own backyard but I saw it as a growing trend for any municipal population. It's happening all over the globe.

"Vancouver has backyard chickens, New York, Red Deer, Seattle. There are a lot of big centres that do this, and do it quite successfully."

Fowl plan

The pilot project includes strict conditions. A maximum of four hens will be allowed on each property. The birds must be at least four months old, and roosters are strictly prohibited.

Hens must be kept in coops from sunset to sunrise and should not be allowed to run free. The coops must be well maintained, and the hens can only be used for non-commercial purposes.

Up to 20 households will be able to apply for permits. Neighbours within a 60-metre radius of the proposed coop will have the final say on whether applications are approved.

"If one resident objects, then that participant can't take part," said Heron. "Which I'm really having a hard time with, because there is no appeal process for that resident. Hopefully that won't happen. We'll see how it goes."

- [Edmonton hatches expanded plans for backyard chickens](#)

Heron said she has no particular affection for fowl but would-be hen owners across the city egged her on about the bylaw change.

"If people are knocking at my door, if 20 people want to do something and I can't give them a valid reason why not, then why shouldn't I try to help them?"

"I just picked up this torch and have been an advocate for them."

- [Backyard chicken pilot project touted](#)

The pilot will be launched in phases. From October to December, city staff will set up training courses for would-be participants, and develop approval processes to accommodate the bylaw changes.

The city will begin accepting applications from January to May of next year. In May, approved applicants will be granted

permission to build their coops, and regular site inspections will begin.

A final report to council, with recommendations on the future of the project, is expected from administration by September 2018.

Ruffled feathers

Though Heron admits the prospect of hens on residential streets has ruffled a few feathers, she remains optimistic.

"They are supposed to be fun and entertaining pets, and they really educate, not just children, but adults too, about where food comes from.

"In many ways, urban agriculture is going to have to be our future. If you can get your breakfast out of your backyard instead of going to Safeway, I think that's an advantage.

"I see nothing but positives coming from backyard chicken raising."

Alpenglow School - *An Educational Poultry Journey!*

This project began when a student inquired if we could have a class pet. This inquiry has evolved into a cross-curricular adventure involving application writing to Town of Canmore council, learning about the fundamentals of democracy, researching *real life* implications of raising chickens in a unique mountain environment, countless hours of mathematics, using measurement, scale, the four functions, geometry, angles and numerous other mathematical connections.

Beginning October 18th, 2016 students in the Grades 5/6 class began construction on entrance and chicken coop buildings within the High School Atrium. The students framed and insulated walls; painted and mounted exterior walls; built roof structures; painted windows and trim; and we belayed walls 23 feet into the atrium! The chicken run got framed and wired, and the interior of the 2 buildings were created. Lots of new and exciting learnings occurred!

[Watch the Educational Poultry Journey here](#), as the students and Mr Graeme finish the construction, see the eggs hatch and continue on this amazing educational experience!

Media & Related Information

- [December 8, 2016, Rocky Mountain Outlook](#) - Hatched (picture)
- [October 24, 2016, CBC News Calgary](#) - Schoolyard chickens: Canmore council allows students to raise cluckers
- [October 21, 2016, CBC Calgary Radio](#) - Canmore students build a new chicken coop
- [October 20, 2016, Rocky Mountain Outlook](#) - Putting hens to roost. (picture)
- [July 6, 2016, Banff Crag & Canyon](#) - Council egged on to say 'yes' to chickens.
- [July 8, 2016 Mountain FM Radio Canmore Banff 106.5, Mountain Insider](#) - Educational Chickens
- [July 14, 2016 - Rocky Mountain Outlook](#) - Canmore council sunny-side-up on hen house proposal.
- [May 12, 2016, Rocky Mountain Outlook](#) - Council to consider chicken coop at CCHS



LAND PLANNING AND TRANSPORTATION COMMITTEE REPORT

Meeting Date: June 27, 2017

Subject: Bylaw No. 17/012 – Reserve Designation Removal and Sale of Portion Block R1, Plan 7520462 (Gregoire)

APPROVALS:

Jamie Doyle, Director
Annette Antoniak, Interim Chief Administrative Officer

Administrative Recommendations:

THAT proposed Bylaw No. 17/012, being a bylaw to remove a portion of the Reserve designation within Block R1, Plan 7520462, be forwarded to Council for consideration of first reading and scheduling of the required public hearing; and

THAT subject to the passing of Bylaw No. 17/012 a 0.32 hectare (0.79 acre) portion of the parcel legally described as Block R1, Plan 7520462 be disposed of, at market value subject to the terms and conditions outlined in Attachment 2 (Summary of Land Sale Terms and Condition, dated April 24, 2017).

Summary:

The Municipality received an unsolicited offer to purchase a portion of Block R1, Plan 7520462, located north and adjacent to the property legally described as Unit 2, Plan 1420462, known as 427 Gregoire Drive will be consolidated with the adjacent land for the purposes of additional development associated with the redevelopment of Unit 2, Plan 1421965.

The subject parcel contains a Reserve designation. To create a new title and facilitate the sale of a portion of Block R1, Plan 7520462, removal of the Reserve designation is required. The authority to remove the Reserve designation is vested with Council under the *Municipal Government Act*.

Background:

The owner of 427 Gregoire Drive is currently in the process of developing the existing lot and has requested to purchase the subject property for the development of an additional business type building.

Upon removal of the Reserve designation and subsequent subdivision, title will be created which will enable the Municipality to transfer ownership of the land. This will allow for the property to be consolidated with the adjacent lands, resulting in the consolidated properties becoming one contiguous parcel with one zoning designation.

Approvals of a similar nature have been previously approved by Council on June 10, 2002, July 12, 2005 and November 25, 2014. At that time, the Municipality recommended the removal of

Reserve designations and subsequent disposal of the said lands based on the rationale that the proceeds from the sale would be dedicated to funding parks and recreation activities in the Municipality as per the *Municipal Government Act Section 675 (3)*. In addition, this will provide property owners with a more functional land base required with the development of hotels and office buildings in that part of the Fort McMurray Urban Service Area. Property owners that have benefited from this initiative thus far include the Radisson Hotel, Fort McMurray Business Centre Ltd, and Rusty's National Hotel Ltd.

The proposed land sale and Reserve designation removal has been circulated to internal municipal departments, franchise and utility agencies and no objections or concerns were raised; therefore, it has been determined that the removal of the Reserve designation and subsequent sale of the subject property will have no impact on municipal or franchise operations.

Budget/Financial Implications:

Legal Address	Block R1, Plan 7520462
Book Value	\$4,955.37
Appraised Value	\$630,300.00
Net Gain	\$625,344.63

There will be no financial loss to the Municipality as the subject property will be sold at current market value which is significantly higher than the book value.

Rationale for Recommendation:

The subject site does not provide physical access to any public utilities; nor does it serve as public access to any of the adjacent lands. Legal and physical access to the newly consolidated parcel will continue to be via Gregoire Drive.

Given the removal of Reserve designation in this area in the past and that net proceeds of the sale will be directed towards the parks and recreational activities in the Municipality, Administration supports the removal of the Reserve designation, subsequent sale, and consolidation with the adjacent property.

Strategic Plan Linkage:

Pillar 4 - Building an Effective Land Strategy

Attachments:

1. Bylaw 17/012
2. Summary of Land Sale, dated April 24, 2017

BYLAW NO. 17/012**A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF REMOVING A PORTION OF THE RESERVE DESIGNATION WITHIN SUBDIVISION 7520462**

WHEREAS, Section 675 of the Municipal Government Act, c.M-26, RSA 2000, as amended, provides that a Council may remove the designation of reserve;

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, duly assembled, enacts the following:

1. That a portion of the Reserve designation within a portion Block R1, Plan 7520462, as depicted on Schedule A, is hereby called Plan _____, Block ____, Lot ____.
2. This Bylaw shall become effective when passed.

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

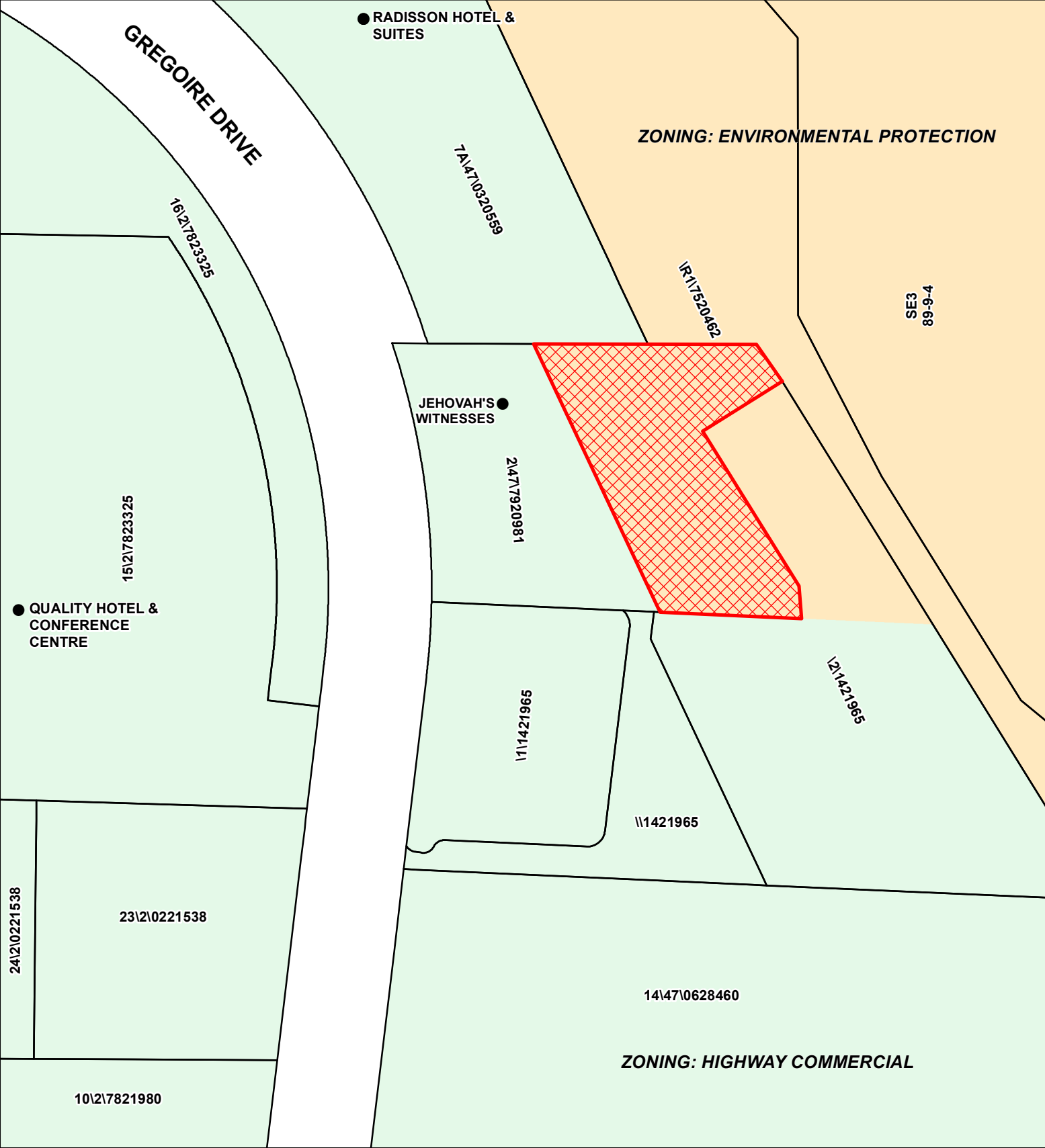
READ a second time this _____ day of _____, 2017.

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

SIGNED and PASSED this _____ day of _____, 2017.

Mayor

Chief Legislative Officer



Reserve



Zoning: Highway Commercial



Zoning: Environmental Protection

1 cm = 15 meters



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Map created by the Land Administration Department
The use of this map is for reference only.
06 Jun 2017 / JM032-3

Summary
Land Sale – Terms and Conditions

Legal Description:	Block R1, Plan 7520462 Excepting thereout all mines and minerals.
Purchaser:	1944018 Alberta Ltd
Sale Price:	\$630,300.00 in accordance with the Independent Appraisal conducted January 7, 2017.
Environmental Considerations:	The subject lands will be sold on an “as is – where is” basis.
Terms & Conditions:	<p>The purchaser shall be responsible for preparation of a legal survey plan that will subdivide, consolidate and rezone the portion of Block R1, Plan 7520462 with the adjacent lot.</p> <p>The purchaser shall be responsible for applying for and submitting the subdivision and consolidation plan to the Municipality for approval.</p> <p>The sale will be conditional upon approval of subdivision and subsequent consolidation.</p> <p>Upon subdivision approval and endorsement by the Municipality, the purchaser shall submit the plan(s) to Alberta Land titles Office for registration.</p>
Land Use Bylaw:	By removing the R designation under the <i>Municipal Government Act</i> , the subject lot shall be consolidated with adjacent lands, resulting in the consolidated properties becoming one contiguous parcel and one zoning.
Fees and Disbursements:	The purchaser shall be responsible for all legal and registration fees associated with this transaction.

LAND PLANNING AND TRANSPORTATION COMMITTEE REPORT

Meeting Date: June 27, 2017

Subject: Bylaw No. 17/018 - Road Closure and Authorization to Transfer

APPROVALS:

Jamie Doyle, Director
Annette Antoniak, Interim Chief Administrative Officer

Administrative Recommendations:

THAT the following be recommended to Council for approval:

THAT proposed Bylaw No.17/018, to close parts of Road Plan 152 3389 be recommended to Council for approval of first reading and scheduling of the required public hearing; and

THAT subject to the road closure, Administration be authorized to proceed with the transfer of parts of Road Plan 152 3389 to Centron Group of Companies for the purpose of a land consolidation.

Summary:

Centron Group of Companies has requested the closure of parts of Road Plan 152 3389 and to have the closed portions transferred back to them.

To create a title and facilitate transfer of the road, the subject road must first be closed by a bylaw. In accordance with the *Municipal Government Act*, a road closure must be effected by a bylaw which requires Council approval.

Background:

Eagle Ridge Boulevard, including this intersection, was dedicated as a road in 2008 and registered as Plan 082 6307. The subject lands in question were transferred to the Municipality as a road in 2015 and registered as Plan 152 3389 to accommodate the Municipality's intersection design requirements. Those requirements have now changed and the original road boundaries can now contain the Municipality's intersection design requirements. Therefore; Centron has requested the subject lands be transferred back and consolidated with the parent parcel.

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.

Section 16 of the *Act* provides the Municipality with title to the roads in the Urban Service Area. Upon closure of the road, title will be created which will enable the Municipality to transfer ownership of the land.

The attached bylaw has been reviewed by the Land Titles Office to ensure accuracy of legal descriptions. The proposed road closure has been circulated to internal municipal departments, franchise and utility agencies. No objections were raised regarding the proposed road closure. The road closure will have no impact on municipal or franchise operations.

Budget/Financial Implications:

There is no book value assigned to the road; therefore, there will be no financial loss or gain realized by the Municipality as a result of the closure.

Rationale for Recommendation:

Administration supports the road closure, subsequent transfer, and consolidation with the adjacent property. The subject road does not provide physical access to any public utilities nor does it serve as public access to any of the adjacent lands. Legal and physical access to the newly consolidated parcel will continue to be via Eagle Ridge Boulevard.

Strategic Plan Linkage:

Pillar 4 – Building an Effective Land Strategy

Attachments:

1. Bylaw No. 17/018
2. Subject Area Map

BYLAW NO. 17/018**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF CLOSING AND CREATING TITLE TO A ROAD IN ACCORDANCE WITH SECTION 22 OF THE MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, REVISED STATUTES OF ALBERTA 2000, AS AMENDED**

WHEREAS application has been made to the Council of the Regional Municipality of Wood Buffalo to close a road 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 a bylaw 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;

WHEREAS, Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw; and

NOW THEREFORE BE IT RESOLVED that the Council of the Regional Municipality of Wood Buffalo in the Province of Alberta does hereby enact as follows:

1. The following described road as shown on Schedule A attached to and forming part of this Bylaw, is hereby closed for the purpose of creating title subject to the right of access granted by other legislation:

PLAN 152 3389

ALL THAT PORTION OF ROAD LYING WITHIN LOT 1, BLOCK 50, PLAN 082 6307 CONTAINING 0.017 HECTARES (0.04 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 152 3389

ALL THAT PORTION OF ROAD LYING WITHIN LOT 2, BLOCK 50, PLAN 082 6307 CONTAINING 0.027 HECTARES (0.07 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

2. This Bylaw shall become effective when passed.

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

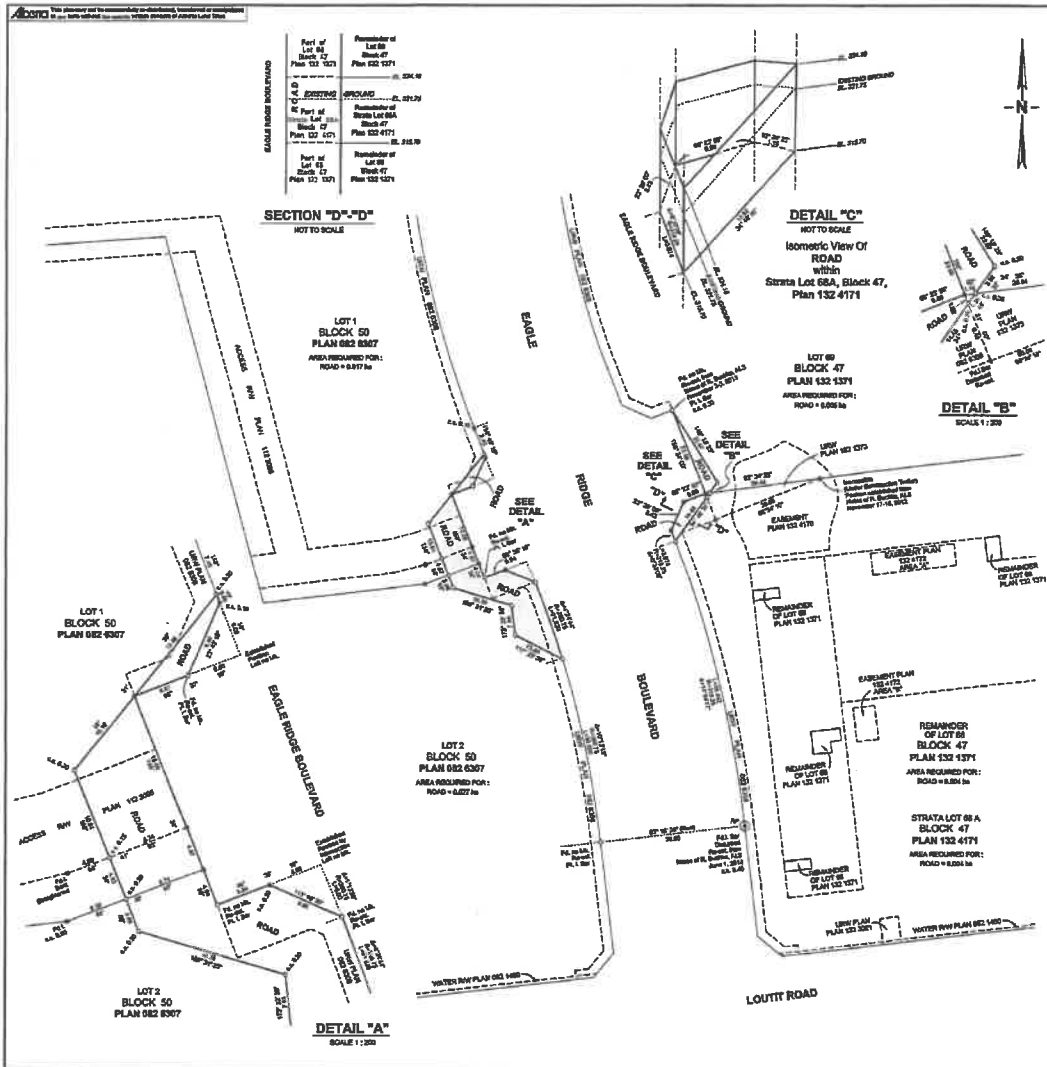
READ a second time this _____ day of _____, 2017.

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

SIGNED and PASSED this _____ day of _____, 2017.

Mayor

Chief Legislative Officer



REGISTRAR, LAND TITLES

PLAN No. 152 3388
ENTERED AND REGISTERED
ON July 30, 2015
INSTRUMENT NO. 152 230 244
R. McGenical
A.D. REGISTRAR

REGIONAL MUNICIPALITY OF WOOD BUFFALO

PLAN
SHOWING SURVEY OF
ROAD
WITHIN


**LOTS 1 and 2, BLOCK 50, PLAN 082 6307
LOTS 68 and 69, BLOCK 47, PLAN 132 1371
AND
STRATA LOT 68A, BLOCK 47, PLAN 132 4171
WITHIN
N.W. 1/4 SEC. 30, TWP. 89, RGE. 5, W. 4 M.
REGIONAL MUNICIPALITY OF WOOD BUFFALO
FORT McMURRAY - ALBERTA**



LEGEND

AREA AND VOLUMETRIC SPACE AFFECTED BY THIS PLAN SHOWN THIS _____
DISTANCE/CLASH GROUPS AND ARE SHOWN IN METERS AND DECIMALS THEREOF.
DISTANCES ALONG CROWN BOUNDARIES ARE ALSO DISTANCES.
ELEVATIONS SHOWN ARE METERS AND DECIMALS THEREOF.
STRUCTURAL BEAM PILES FOUND SHOWN THIS _____
IRON BARS FOUND SHOWN THIS _____
PICK BARS PLACED SHOWN THIS _____
ELEVATIONS ARE BENCHMARK, OBTAINED FROM THE TO ALBERTA SURVEY CONTROL
MEASURES 09011 (ELEVATION 303.295) AND 22002 (ELEVATION 310.185).

NOTES FOR GEO-REFERENCING :

1. DATUM - WGS 84
PROJECTION - UTM
REFERENCE EPOCH - 1970 MEAN LONGITUDE
CORRECTION FACTOR - 0.0000
2. THE OBSERVATION POINT IS A POINTE D'EAU ON THE WEST BOUNDARY OF STRONG LOT 16A, BLOCK 42, PLAN 13E 42P1 AND 3D SOUTH T-14N. 
3. COORDINATE END-COORDINATES: N = +0.291 862,023 E. = +0.001 231 234 M.
4. BEARINGS ARE GIVEN AND DISTANCES FROM OTHER OBSERVATIONS.

LIST OF ABBREVIATIONS USED ON THIS PLAN

[illegible]

SURVEYOR

Name: ROBERT CREAM, ALS

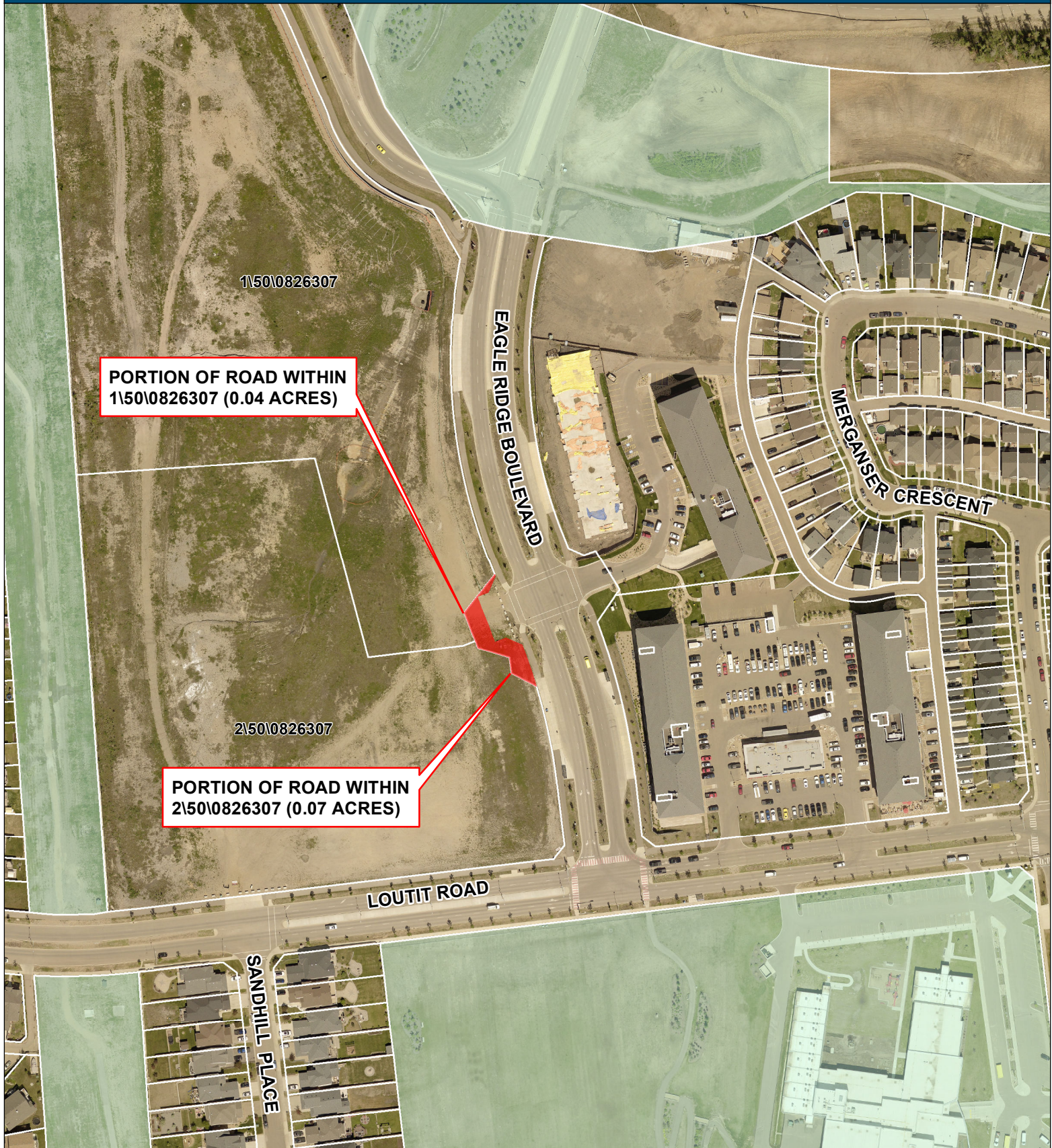
Surveyed between the dates of June 28, 2015 and June 29, 2015 in accordance with the provisions of The Surveys Act.





CHALLENGE BY:	ONE	CHALLENGER EDMONTON LTD. EDMONTON - ALBERTA	18-S-25775-ROAD
CHALLENGE BY:	ONE		
CHALLENGE BY:	ONE		

SUBJECT AREA MAP

Attachment 2



-  Subject Area
-  Municipal Land

1 cm = 25 meters



Map created by the Land Administration Department
The use of this map is for reference only.
30 Mar 2017 / JM269



LAND PLANNING AND TRANSPORTATION COMMITTEE REPORT

Meeting Date: June 27, 2017

Subject: South Policing Facility

APPROVALS:

Jamie Doyle, Director
Annette Antoniak, Interim Chief Administrative Officer

Administrative Recommendation:

THAT the following be recommended for Council Approval:

That the Municipality enter into a lease with Her Majesty The Queen, in Right of Canada as represented by the Minister responsible for the Royal Canadian Mounted Police (hereinafter called the “RCMP”) for a proportion of the space of the South Policing Facility, subject to the terms and conditions set out in Attachment 1 (South Policing Facility – Building Lease Terms and Conditions, dated June 1, 2017).

Summary:

The development of a South Policing Facility is a partnership between the Government of Alberta and the Regional Municipality of Wood Buffalo. The facility, located at 150 MacLennan Crescent in the McKenzie Industrial Park, is utilized for RCMP and Bylaw Services operations, prisoner holding cells, and Provincial Sheriffs operations (traffic & prisoner escort services).

The building (Attachment 2) is 1,873 m² in size and is divided between an office portion (1,074.70 m²) and a cell block portion (798.30 m²). It should be noted that this lease is specifically for the RCMP only as a separate lease agreement is being negotiated with Alberta Infrastructure for the space occupied by the Sheriffs (83.4m²). The office portion that is referenced for this lease is 1,074.70 m² less the area occupied by the Sheriffs of 83.4 m² or 991.30 m².

The lease includes a monthly payment from the RCMP for their proportion of occupied space based on a calculation which is pro-rated by staff compliment numbers for the office portion and by average percentage of provincial prisoners’ hours for the cell block portion. These ratios are then applied to determine an amount for capital recovery and for operational cost recovery within the monthly lease payment.

Operations and Maintenance (O&M) costs are reviewed annually for the first 5 years of the term and averaged each year to determine an O&M rate for cost recovery. After the first 5 years, the 5 year average will be utilized as an O&M rate for the next 5 years and adjusted accordingly at the end of that period.

Council approval is required to authorize a lease of municipal land and/or buildings for a term exceeding 5 years.

Background:

The project was a unique joint venture with the Province providing land valued at \$6,000,000 as well as \$10,000,000 advance of capital funding to construct the detachment. The Province led the construction of the facility through their contractor Jen-Col Construction Ltd who was selected through a competitive process among four contractors in December 2011. Although substantial completion of the building was reached in 2014, there were several building deficiencies which needed to be addressed prior to formal occupation, which took place in 2015.

Budget/Financial Implications:

Capital Cost	\$17,878,197.53
Non-Reimbursable Expenses per the RCMP	<u>\$ 498,550.77</u>
Eligible Capital Costs for Lease	\$17,379,646.76
50% of Capital Cost to be used for lease calculation's	\$ 8,689,823.38
Capital Cost Recovery Rate (\$8,689,823.38/15/1873m ²)	\$ 309.30 per m ² per annum

Capital Cost Recovery Monthly First Year:

Office Portion (10/38 * 1074.70 m ² * \$309.30 pm ² pa/12)	= \$ 7,289.58 per month
Cell Block Portion (75% * 798.30 m ² * \$309.30 pm ² pa/12)	= <u>\$15,432.14 per month</u>
Total Capital Cost Recovery Monthly First Year	= \$22,721.72 per month

Operating Cost Recovery Monthly First Year:

Office Portion (10/38 * 991.30 m ² * \$100.00 pm ² pa/12)	= \$2,173.90 per month
Cell Block Portion (75% * 798.30 m ² * \$100.00 pm ² pa/12)	= <u>\$4,989.38 per month</u>
Total Operating Cost Recovery Monthly First Year	= \$7,163.28 per month

*It should be noted that the other 50% of Capital Cost has been paid as part of the Alberta Infrastructure advance of \$10,000,000. There are remaining surplus capital contribution funds of (\$1,060,901.25) – (\$17,878,197.53/2). This surplus can only be used to offset the costs associated to the Sheriffs as per Alberta Infrastructure and therefore will be part of the separate agreement with them.

Strategic Plan Linkage:

Pillar 2 – Building Balanced Regional Services

Attachments:

1. Building Lease Terms and Conditions
2. Building Map

South Policing Facility Building Lease Terms and Conditions

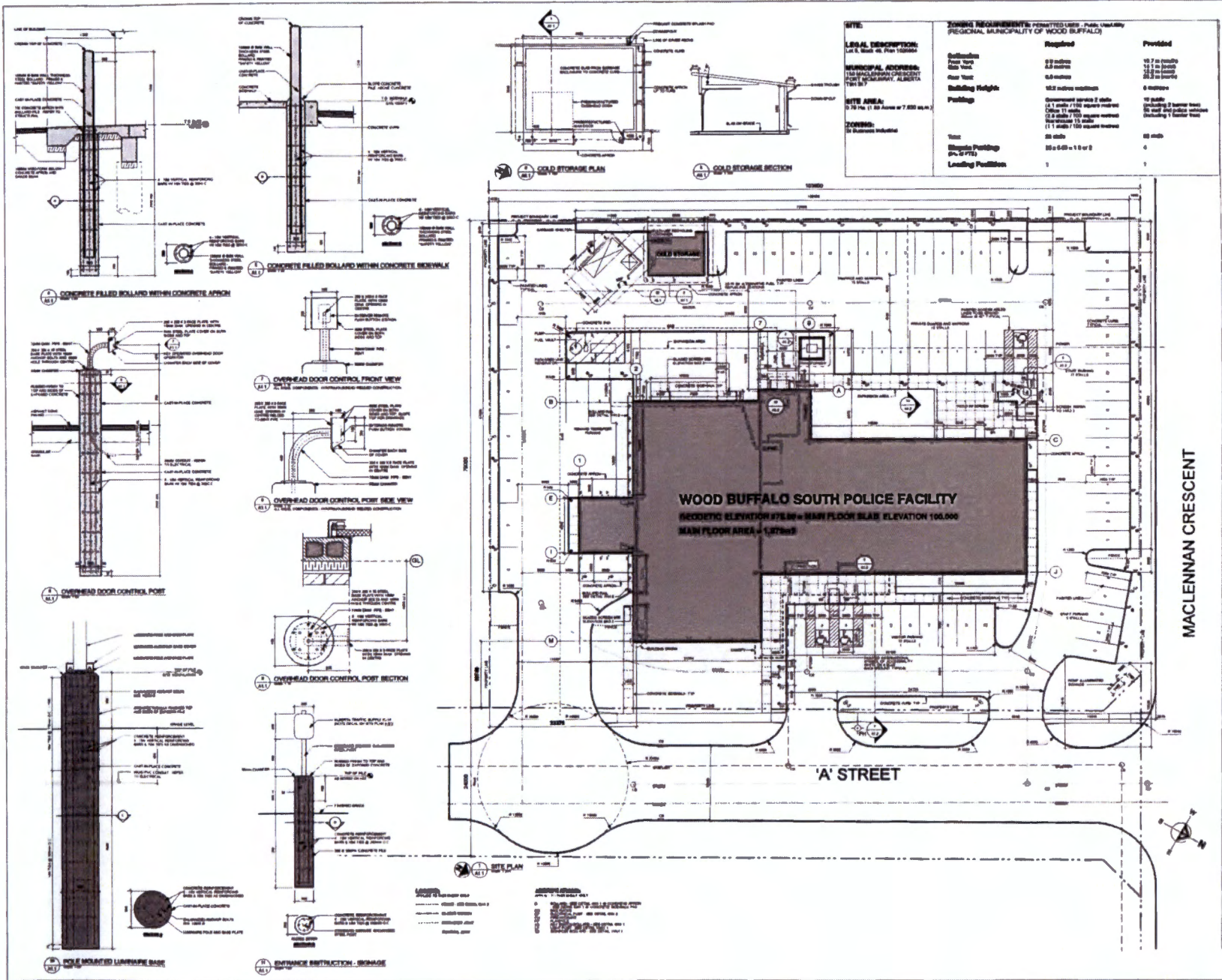
Note: The following are the commercial terms and conditions (in summary form) for the Lease Agreement between the Municipality and Her Majesty the Queen, in the Right of Canada.

- Tenant Area:** Approximately 991.30 m² of Office Space and 798.30 m² of cell block.
- Site Location:** 150 MacLennan Cres in the McKenzie Industrial Park
Plan 1026664, Block 46, Lot 5
- Land Area:** 1.7 hectares
- Lease Term:** 15 years (June 1, 2015 to May 31, 2030)
- Lease Rate:**
- | | |
|-------------------------|------------------------------|
| Capital Cost Recovery | \$22,721.72 per month |
| Operating Cost Recovery | <u>\$ 7,163.28 per month</u> |
| Total Cost Recovery | <u>\$29,885.00 per month</u> |
| or | \$358,620.00 per year |
- Lease rate will change annually based on the following:
- proportionate share of provincial to municipal staff
 - proportionate share of provincial prisoners held in the cell block.
- O&M:** operating and Maintenance rate increases annually using the formula $.30 * CPI$.
years 1-5 rate per m² subject to change annually based on reviews of actual costs at the end of each year.
years 6-10 and 11-15 rate per m² will be set for five (5) year intervals and reconciled at the end of each five (5) year period.
- Overholding:** - In the event the RCMP continues to occupy the premises after the end of term, without further written agreement the RCMP will be deemed to be occupying the Premises on a month-to-month basis and will be charged monthly rent based on the terms and conditions contained in the agreement.
- Termination:** - In the event the event the Municipal Policing Contract is cancelled by either the Municipality or the Minister responsible for the RCMP, either party shall have the right to terminate this Occupancy Agreement on March 31 of any given year, such termination to be without penalty

whatsoever, by providing not less than twenty four (24) months advance written notice to the other party of its intention to terminate the agreement.

Renewal:

- Two (2) additional years with renewal terms and conditions remaining the same, excepting rents, which will be revised based on updated operating and maintenance costs and which will reflect capital repayments have been completed.
- Notice of intention to renew three (3) months prior to the expiration of the term.



SITE:
LEGAL DESCRIPTION:
Lot 6, Block 46, Plan 105884

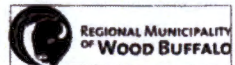
MUNICIPAL ADDRESS:
150 MACLENNAN CRESCENT
WOOD BUFFALO, ALBERTA
T8N 1S7

SITE AREA:
0.70 Ha (1.69 Acres or 7,800 sq.m.)

ZONING:
B-2 Business Industrial

ZONING REQUIREMENTS - RESIDENTIAL - Public Use/Utility
REGIONAL MUNICIPALITY OF WOOD BUFFALO

	Required	Provided
Setback		
Front Yard	2.0 metres	10.7 m (35'6")
Side Yard	0.5 metres	1.1 m (3'6")
Back Yard	0.5 metres	28.3 m (93'0")
Building Height	15.2 metres maximum	0 metres
Parking		
	Government service 3 stalls	10 stalls
	1.1 stalls 1700 square metres	10 stalls
	0.8 stalls 1100 square metres	10 stalls
	1.1 stalls 1700 square metres	10 stalls
Truck	20 stalls	60 stalls
Storage Parking	10 stalls	0
Loading Facilities	1	1



RECORD DRAWING

Government of Alberta
Infrastructure

7.		
6.		
5.		
4.		
3.	ACI	2013-04
2.	ACI	2011-12-21
1.	ACI	2011-11-08
No.	REV	DATE
		DESCRIPTION

ISSUES/REVISIONS

STEPHENS KOZAK
ACI
ARCHITECTS AND PLANNERS

SCALE: 1"=100'

PROJECT ID: 50348-N001

PROJECT: RMB SOUTH POLICING CENTRE

DRAWING TITLE: SITE PLAN

APPROVED BY: [Signature] DATE: [Date]

DESIGNED BY: [Signature] SCALE: 1"=100'

DATE: DEC 21, 2011

CONSULTANT NO. A1.1

RECORD DRAWING

Government
of Alberta
Infrastructure

No.	OF	DATE	DESCRIPTION
1.			
2.			
3.			
4.			
5.	AD	2016-06	RECORD DRAWING
6.	AD	2016-07	RECORD DRAWING
7.	AD	2011-11-09	ISSUED FOR TENDERS

ISSUES/REVISIONS

STEPHENS
KOZAK
for ACI

PLAN NO. 01.0048

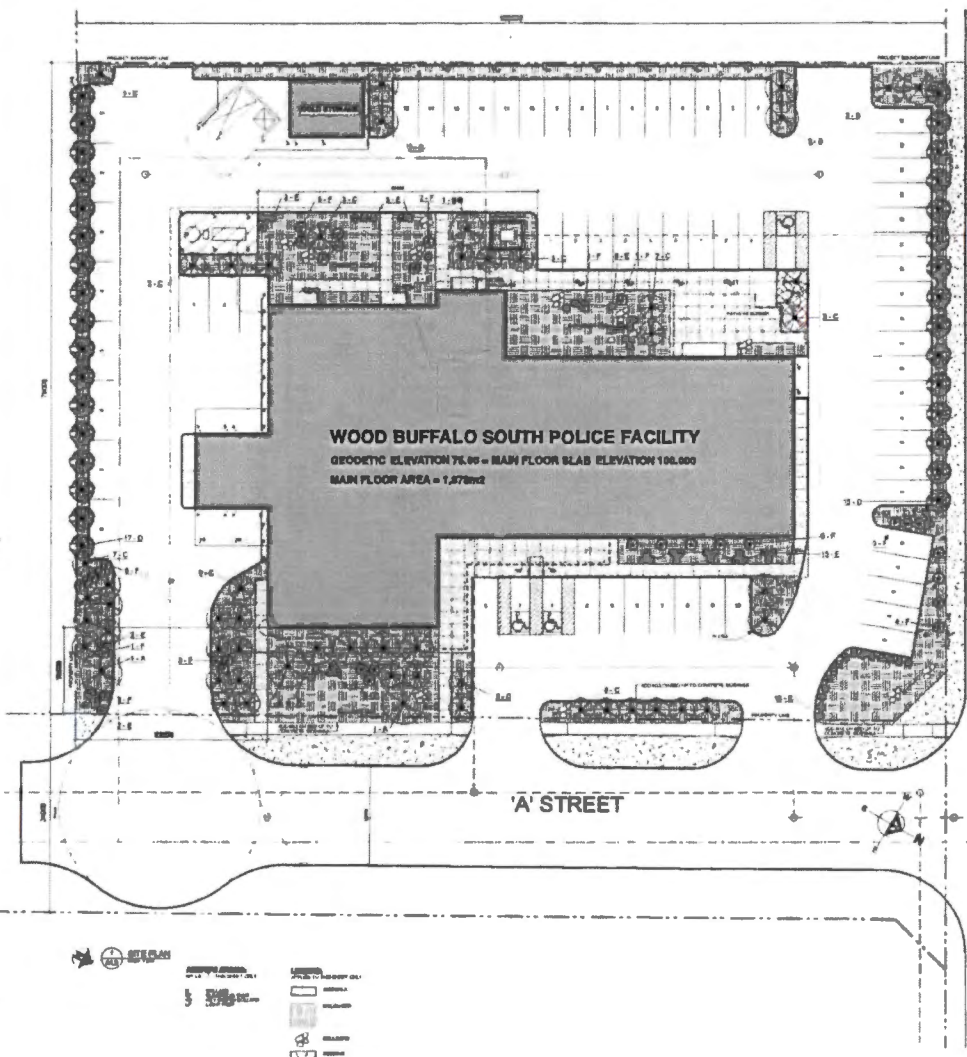
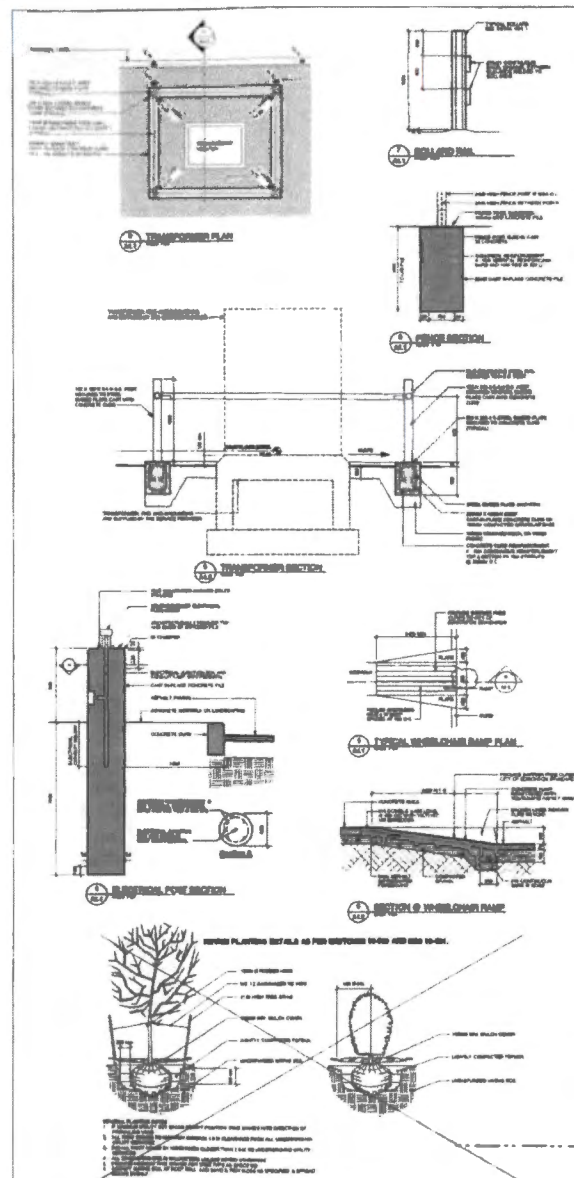
PROJECT: RMWB SOUTH POLICING CENTRE

PACKAGE TYPE: LANDSCAPING PLAN

DESIGNED BY: RMWB/ACI CHECKED BY: RMWB/ACI

DATE: DEC 21, 2017 CONSULTANT NO. A1.2R1

PROJECT ID: 50348-M001



PLANT LIST

NO.	QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	HEIGHT	REMARKS
1	1		Plant: Picea canadensis	Picea canadensis	1.4 meters high	SHD
2	10		Plant: Cornus latifolia	Cornus latifolia	2.4 meters high	SHD
3	10		Plant: Magnolia grandiflora	Magnolia grandiflora	2.4 meters high	SHD
4	10		Plant: Taxus canadensis	Taxus canadensis	2.4 meters high	SHD
5	10		Plant: Thuja occidentalis	Thuja occidentalis	2.4 meters high	SHD
6	10		Plant: Juniperus horizontalis	Juniperus horizontalis	2.4 meters high	SHD
7	10		Plant: Lonicera xylosteum	Lonicera xylosteum	2.4 meters high	SHD
8	10		Plant: Viburnum acerifolium	Viburnum acerifolium	2.4 meters high	SHD
9	10		Plant: Rhamnus typhalea	Rhamnus typhalea	2.4 meters high	SHD
10	10		Plant: Ilex verticillata	Ilex verticillata	2.4 meters high	SHD

ONE-WAY STREET CONVERSION FOR SIBLEY ROAD

**Presenter: Robert Billard, Director
Public Works and Transit Services**



Background

- Speed and Traffic Count Studies completed May 17, 2017 on Sibley Road
- Twenty-four hour (24) traffic volume count and speed data studies were performed
- Study results shared with area residents on May 31, 2017
- Sibley Road used as a through street to travel to other areas in the neighborhood raised concerns with Sibley Road residents

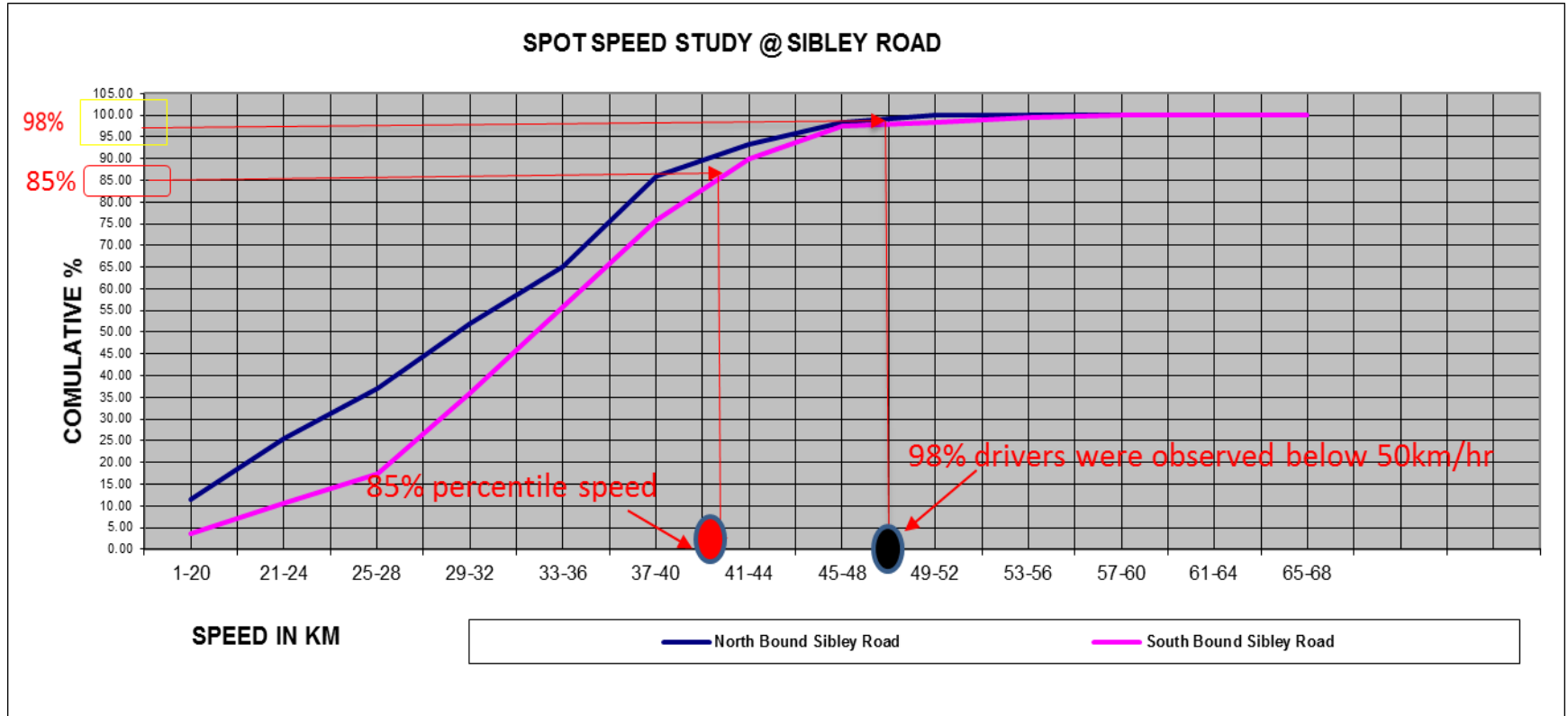
Background (continued)

- Sibley Road is a two-way residential street which meets Silver Springs Drive and Sifton Avenue at each end.
- Daily traffic volume is approximately 311 vehicles with a posted speed limit of 50 km/hr.

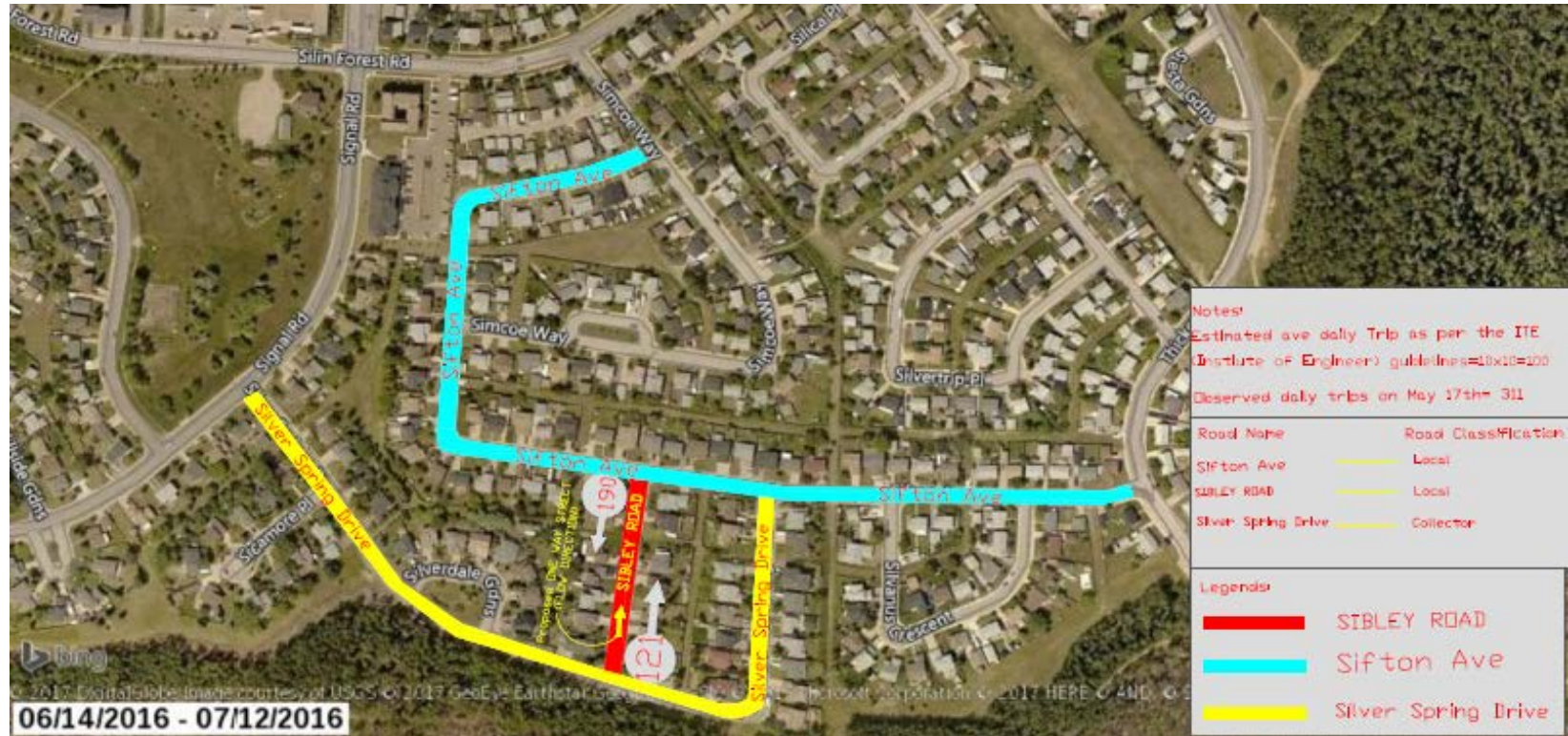
Traffic Counts/Speed Data

	North Bound (SIBLEY ROAD)			South Bound (SIBLEY ROAD)		
SPEED IN KM	Frequency of Vehicles	Comulative Frequency	Comulative Percent	Frequency of Vehicles	Comulative Frequency	Comulative Percent
1-20	14	14	11.57	7	7	3.66
21-24	17	31	25.62	13	20	10.47
25-28	14	45	37.19	13	33	17.28
29-32	18	63	52.07	35	68	35.60
33-36	16	79	65.29	38	106	55.50
37-40	25	104	85.95	38	144	75.39
41-44	9	113	93.39	27	171	89.53
45-48	6	119	98.35	15	186	97.38
49-52	2	121	100.00	2	188	98.43
53-56	0	121	100.00	2	190	99.48
57-60	0	121	100.00	1	191	100.00
61-64	0	121	100.00	0	191	100.00
65-68	0	121	100.00	0	191	100.00
Total	121			191		

Speed Data



Traffic Circulation



Proposed One-Way Signage Plan



Recommendations

- No significant speeding infractions on Sibley Road were noted.
- The proposed one-way north bound operation will divert through traffic from Sibley Road.

THANK YOU

QUESTIONS?



LAND PLANNING AND TRANSPORTATION COMMITTEE REPORT

Meeting Date: June 27, 2016

Subject: One-way Street Conversion for Sibley Road

APPROVALS:

Robert Billard, Director
Annette Antoniak, Interim Chief Administrative Officer

Administrative Recommendation:

THAT it be recommended to Council that Sibley Road be transitioned to a one-way north bound operation between Sifton Avenue and Silver Springs Drive.

Summary:

This report presents results of speed studies conducted on Sibley Road to review the residents' concerns about speeding, speed bump installation and excessive traffic volume. The studies included a twenty-four hour (24) traffic volume count and speed data collected on May 17, 2017. The study results were shared with the concerned residents through email and a site meeting conducted on May 31, 2017.

Background:

The Public Works and Transit Services department was asked to investigate the need for speed reduction and speed bumps on Sibley Road between Silver Springs Drive and Sifton Avenue. Area residents were concerned with the speed and volume of traffic using Sibley Road. Sibley Road is a residential street which meets Silver Springs Drive and Sifton Avenue at each end. It operates as a two-way street with a pavement width of 9.2 metres and allows parallel parking on both sides. It has a daily traffic volume of approximately 311 vehicles and a posted speed limit of 50 km/hr.

Sibley Road is being used by area residents as a through street to travel to other areas in the neighborhood. The increased volume of traffic and speed of travelling vehicles has raised concerns with residents who reside on Sibley Road.

Budget/Financial Implications:

Funds to undertake the installation of signs for the one-way conversions are included in Public Works 2017 operating budget. No additional funds are required.

Rationale for Recommendation:

Public Works staff completed a review of the operating speed on May 17, 2017. It should be noted that speed evaluation is based on warranted speed limit of 50 km/hr. The results of the speed study did not show significant speeding infractions on Sibley Road. More specifically, the operating

speed (85% speed) was found around 41 km/hr, which is less than the posted speed limit of 50 km/hr. Approximately 98 percent of motorists were observed driving below the posted speed of 50 km/hr. Therefore, a speed reduction or permanent speed bumps are not recommended.

The proposed one-way north bound operation will divert approximately 191 southbound motorists per day from Sibley Road to adjacent collector roads. The most likely alternate route for displaced traffic would be Silver Springs Drive. It should be noted that Silver Springs Drive is a collector road and can handle the extra traffic volume. The conversion of Sibley Road to one-way street north bound operation will significantly reduce the daily traffic volume on Sibley Road. This proposal was discussed with the residents of Sibley Road and they are in favor.

Strategic Plan Linkages:

Pillar 1 – Building Responsible Government

Pillar 5 – Building a Reliable Transportation System

Pillar 6 – Building a Sustainable Region

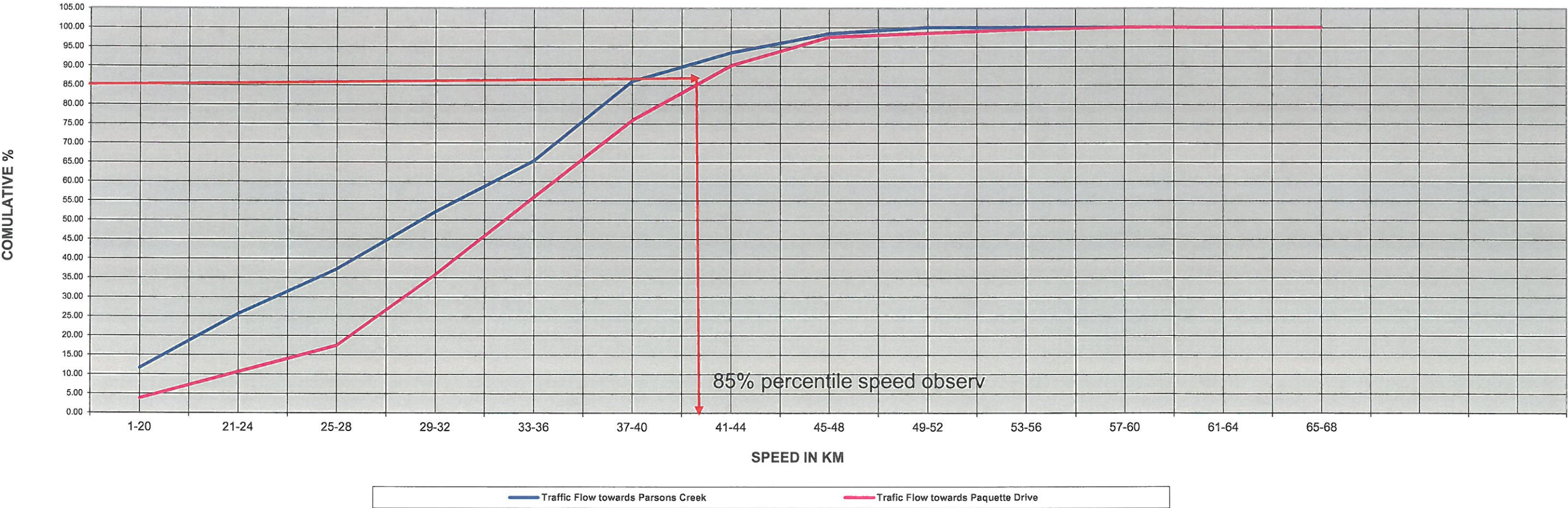
Attachments:

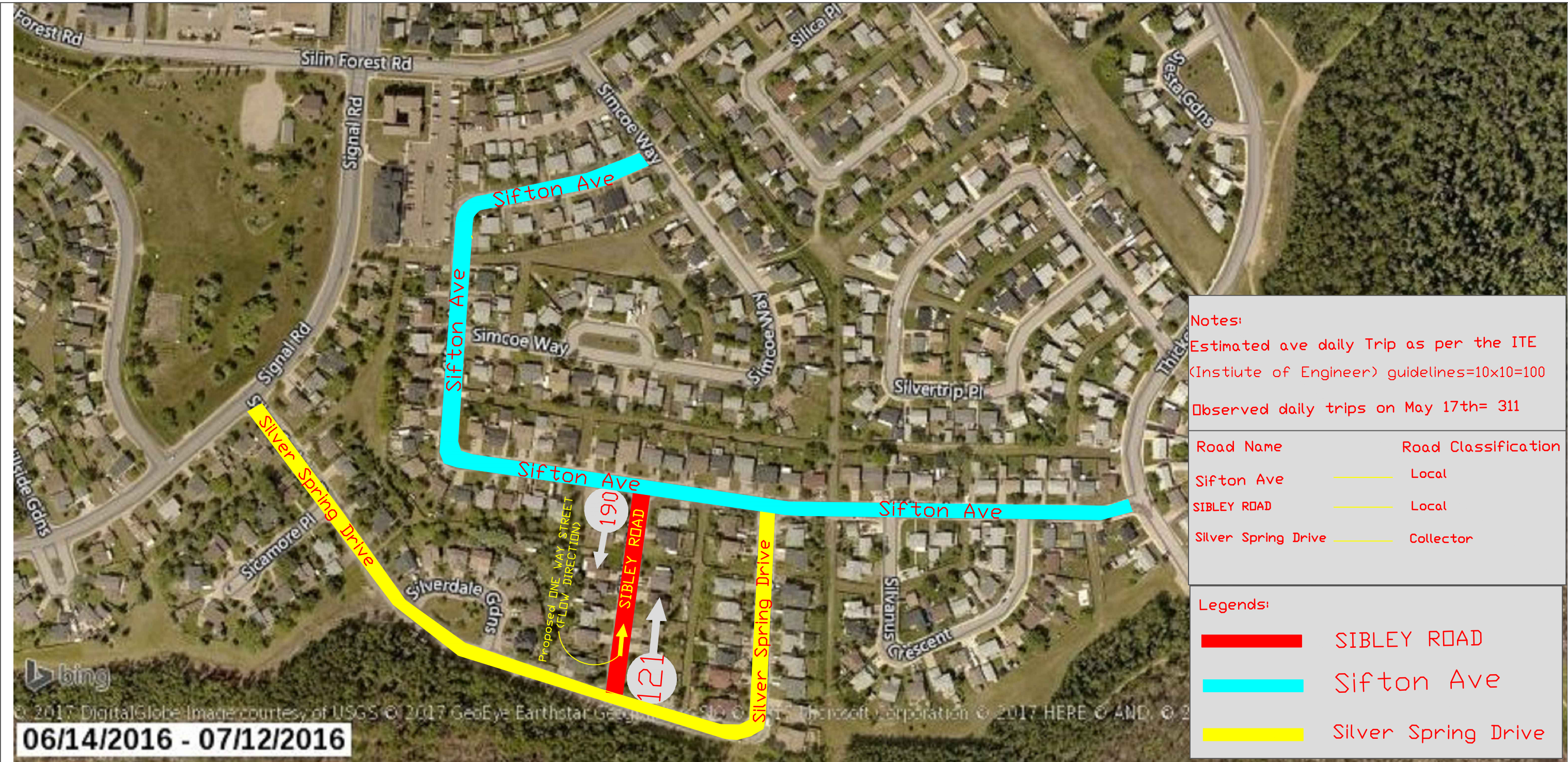
1. Speed Study Results
2. Traffic Counts Circulation - Sibley Road
3. Proposed One-Way Signage Plan

SPEED IN KM	North Bound (SIBLEY ROAD)			South Bound (SIBLY ROAD)		
	Frequecy of Vehilces	Comulative Frequency	Comulative Percent	Frequecy of Vehilces	Comulative Frequency	Comulative Percent
1-20	14	14	11.57	7	7	3.68
21-24	17	31	25.62	13	20	10.53
25-28	14	45	37.19	13	33	17.37
29-32	18	63	52.07	35	68	35.79
33-36	16	79	65.29	38	106	55.79
37-40	25	104	85.95	38	144	75.79
41-44	9	113	93.39	27	171	90.00
45-48	6	119	98.35	14	185	97.37
49-52	2	121	100.00	2	187	98.42
53-56	0	121	100.00	2	189	99.47
57-60	0	121	100.00	1	190	100.00
61-64	0	121	100.00	0	190	100.00
65-68	0	121	100.00	0	190	100.00
Total	121			190		



SPOT SPEED STUDY @ SIBLEY ROAD





PREPARED BY:
MUHAMMAD JAMAL ARIF
MANAGER TRAFFIC OPERATIONS
DATE: 6/1/2017

LOCATION MAP- TRAFFIC CIRCULATION





PREPARED BY:
MUHAMMAD JAMAL ARIF
MANAGER TRAFFIC OPERATIONS
DATE: 6/1/2017

ONE WAY STREET SIGNAGE PLAN AT SIBLEY ROAD



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**