



REGIONAL MUNICIPALITY  
OF **WOOD BUFFALO**

## **Council Meeting**

Jubilee Centre Council Chamber  
9909 Franklin Avenue, Fort McMurray

Tuesday, March 10, 2009  
6:00 p.m.

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### **Agenda**

#### **Call to Order**

#### **Opening Prayer**

#### **Adoption of Agenda**

#### **Minutes of Previous Meetings**

1. Regular Meeting – February 24, 2009

#### **Delegations**

2. Ms. Noha El Banna re: Justin Slade Youth Foundation Annual Update
3. Mr. Bryan Lutes, President, Wood Buffalo Housing and Development Corporation re: Request to Enter into Construction Mortgage

*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.*

#### **Business Arising Out of Delegations**

4. Justin Slade Youth Foundation Annual Update
5. Request for Approval to Enter into Construction Mortgage – Wood Buffalo Housing and Development Corporation

#### **Public Hearings** – None Scheduled

### **Bylaws**

6. Bylaw No. 09/005 – Land Use Bylaw Amendment – Project Accommodation (1<sup>st</sup> reading)

### **Reports**

7. Subdivision and Development Appeal Board – Appointment
8. Building Canada Fund – Communities Component Agreement
9. Allocation of 2009 Community Development Funding
10. Capital Budget Amendment – Light Equipment Replacements 2009
11. Request for the Banning of Plastic Shopping Bags
12. Regional Economic Development Alliance Next Level Framework

### **New and Unfinished Business**

13. Notice of Motion – Merge Lane off Signal Road onto Thickwood Boulevard (*Councillor Vyboh*)

### **Updates**

- Mayor's Update
- Reporting of Councillors on Boards and Committees
- Administrative Update
  - Darcy Elder, General Manager, Public Works

### **Adjournment**



REGIONAL MUNICIPALITY  
OF WOOD BUFFALO

## Request To Make A Presentation At A Council Meeting Or Public Hearing

Requests to make a public presentation must be received by 12:00 noon on the Wednesday immediately preceding the scheduled meeting/hearing. *Presentations are a maximum of 5 minutes in duration.* Additional information may be submitted to support your presentation.

### CONTACT INFORMATION

Name of Presenter:	Justin Slade Youth Foundation / Nonat <sup>BAM</sup>
Mailing Address:	
Telephone Number:	<small>If you cannot confirm your attendance, your request may be removed from the Agenda.</small>
E-Mail Address (if applicable):	

### PRESENTATION INFORMATION

Preferred Date of Presentation:	March 10 / 09
Topic:	Justin Slade Youth Foundation
Please List Specific Points/Concerns:	1. Dugout Summer Program 2008 / Stats
If speaking at a Public Hearing, clearly state your support or opposition to the bylaw along with any related information:	2. Youth needs in Fort McMurray & their testimonials
	3. Plans for our new Program
Action Being Requested of Council:	Accept as Information

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

Please return completed form, along with any additional information, to:  
**Chief Legislative Officer**  
Regional Municipality of Wood Buffalo  
9909 Franklin Avenue  
Fort McMurray, AB T9H 2K4  
Telephone: (780) 743-7001  
Fax: (780) 743-7028

**Please Note:** All presentations are heard at a public meeting; therefore, any information provided is subject to FOIP guidelines and may be released upon request.

Received ✓

FEB 24 2009

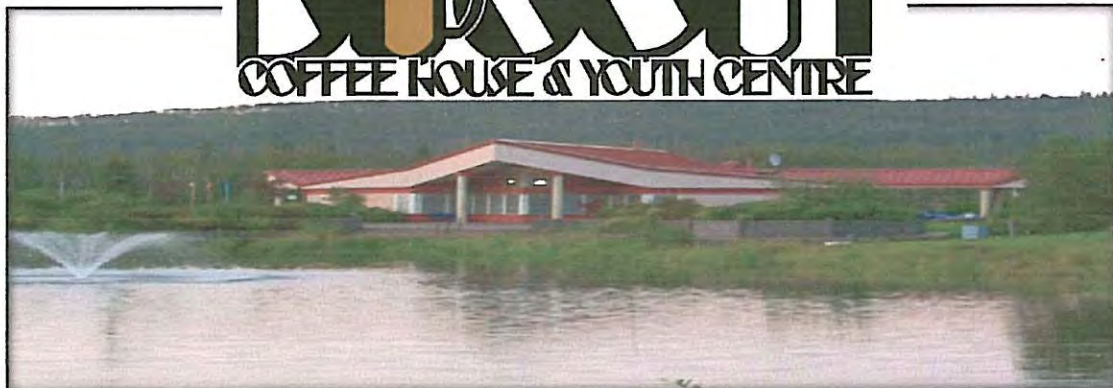
General Manager  
Legislative & Legal Services

# *Justin Glade*

YOUTH FOUNDATION



THE  GOUT  
COFFEE HOUSE & YOUTH CENTRE





# VISION

## *Empowering Youth*

It is our thought that the youth of today will be the work force and community leaders of tomorrow. We feel that by taking a proactive role, we can positively influence youth before they make bad choices and get them involved so that they can begin the process of building a future for themselves. Youth that get involved in structured activities are more confident, capable, and committed to setting and achieving goals, making better choices and make decisions that will improve their lives and the lives of others in the community and the environment.

# MISSION

The Mission of the Justin Slade Youth Foundation and The Dugout Coffee House and Youth Center is to empower youth to make better life choices and to express themselves in a more positive way through music, drama, art, and sports.

# What's Happening Right Now?

## THINGS WE OFFER

- Field trips through the Dugout – this included things like bowling, Swimming, skiing, going to a movie, or watching a hockey game
- Healthy snack alternatives for youths
- Meeting Space for community groups
- Certain dates focusing on arts / crafts for youth
- Games and tournaments for a chance to win prizes
- A safe, non-threatening environment for youth
- Canteen
- We support the water park & surrounding facilities
- We also offer activities such as: phoose ball, Wii, XBOX 360, movie nights, pool, and ping pong

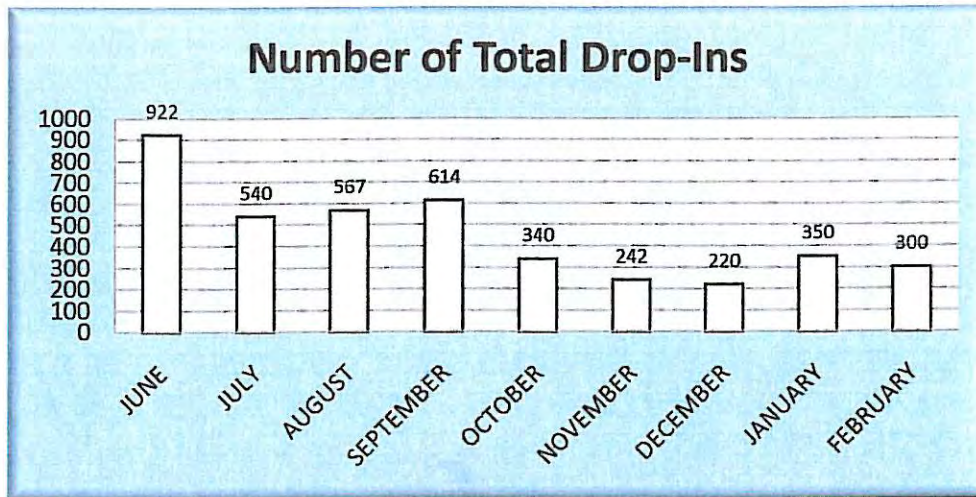
## PROGRAMS

1. The "Be Real" Life Skills Program - A program we are currently running in All high schools in Fort McMurray, This program consists of five major drivers:
  - Anger management
  - Career Planning
  - Communication
  - Job Search
  - Self Esteem
2. "Protect Yourself Self-Defence" Program Instructed by Joe Landry, Mission: to provide self defence training programs that provide a maximum effect with minimum of time invested, regardless of age, size, or gender Geared toward youth aged 15-18
3. Yoga
  - New program to the Dugout – geared towards ages 12-18
4. Homelessness prevention and outreach program for high, medium and low risk youth

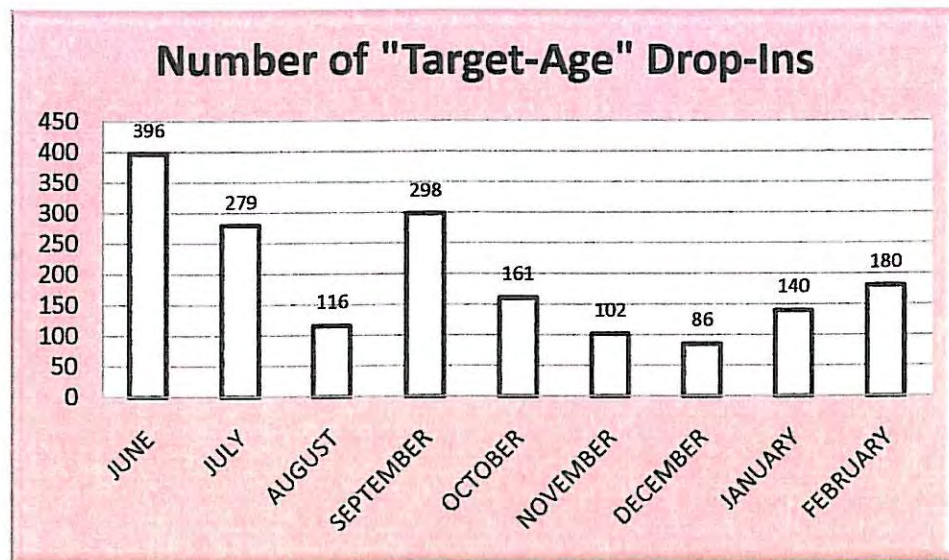
## COMING SOON:

LEADERSHIP PROGRAM, CHESS CLUB / TOURNAMENT, WEB DESIGN WORKSHOP, MAGIC: THE GATHERING COMPETITIONS, AND ARTS / CRAFTS CLUB!!

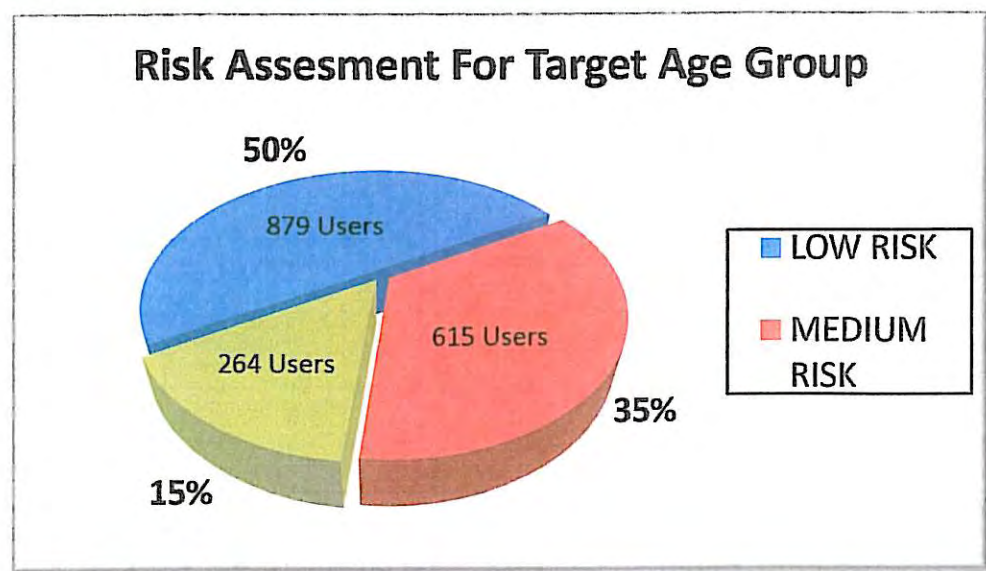




Dugout total users  
June 2008  
to  
Feb 2009



Users ages (12-18)  
Demographics



- *"I first got into the duggout last summer, considering I'm big into boarding and the duggout is right behind it, it was a good fit. At the time, I was going through a bit of a rough period. I had been suspended from school earlier on, and alot of the friends I was hanging out with getting into drugs pretty hard-core. I think in some ways the duggout helped me to stay out of that type of life, because it was a safe, drug-free place and i really got along with some of the workers really well. They really knew what I was going through, and helped me through a hard time in my life, and to not get into some bad stuff. I really think Fort McMurray needs the duggout, because there's so much bad stuff out there and the 'Duggout' can maybe help other kids out, like they did for me".*

## CLIENT STORY #1

AGE: 14



- *"I really enjoyed being in the Lifeskills program this year in grade nine. Even though I have never heard of this program before, I must say, I have never had so much fun in class before me and my class were introduced to the program. before the lifeskills program, me and my class didn't have much fun and learned only the basics of Job prep. but once the lifeskills program came along, I thought to myself "wow! I'm learning more than just the basics!", I really hope that there will be more Lifeskills classes, so more teens like me and others in my class get to learn all what learned and picked up in our classes for those three totally awesome weeks! and now thanks to this program, I am more sure and content on what I want my future to be and what to expect, ALONG WITH what to avoid. I also hope that if there is more lifeskills CLASSES THAT I'll be able to be in them also! m I loved them that much along with our totally cool teacher Beth! I've never enjoyed coming to school until now! Now that the program is done Beth and I still hang out. I've even had supper at her house. I can't say that about my other teachers."*

## CLIENT STORY #2

AGE: 15







REGIONAL MUNICIPALITY  
OF WOOD BUFFALO

## Request To Make A Presentation At A Council Meeting Or Public Hearing

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### CONTACT INFORMATION

<b>Name of Presenter:</b>	BRYAN LUTES
<b>Mailing Address:</b>	9011 – 9915 Franklin Avenue Fort McMurray, AB T9H 2K4
<b>Telephone Number:</b>	780-799-4049 (Day) <b>If we cannot confirm your attendance, your request may be removed from the Agenda.</b>
<b>E-Mail Address (if applicable):</b>	bryan@wbhadc.ca

### PRESENTATION INFORMATION

<b>Preferred Date of Presentation:</b>	On or before March 10, 2009. The commitment to the contract expires prior to the March 24, 2009 Council meeting.
<b>Topic:</b>	The Cascades @ Meadow Creek Village
<b>Please List Specific Points/Concerns:</b>  <b>If speaking at a Public Hearing, clearly state your support or opposition to the bylaw along with any related information:</b>	As per attached
<b>Action Being Requested of Council:</b>	Request Council approve Wood Buffalo Housing & Development Corporation entering into a construction and long term take-out mortgage in the amount not to exceed \$9,075,000.

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

Please return completed form, along with any additional information, to:

**Chief Legislative Officer**  
Regional Municipality of Wood Buffalo  
9909 Franklin Avenue  
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**Please Note:** All presentations are heard at a public meeting; therefore, any information provided is subject to FOIP guidelines and may be released upon request.

**Subject: Request for Approval to Enter Into Construction Mortgage  
Wood Buffalo Housing and Development Corporation****APPROVALS:**

D'arcy Elliott, Deputy Chief Administrative Officer  
Rodney Burkard, Chief Administrative Officer

**Administrative Recommendation(s):**

THAT Wood Buffalo Housing and Development Corporation be authorized to enter into construction and long term take-out mortgages for The Cascades at Meadow Creek Village Stage 6/7, to a maximum of \$9,075,000.

**Summary:**

The mandate of Wood Buffalo Housing and Development is to create “access to housing” for our community. This project aligns with Wood Buffalo Housing and Development’s strategic goals to meet its mandate. Council authorization is required for any borrowing undertaken by the Corporation.

**Background:**

The project is the construction of five 8-plex buildings in stage six and seven of the Meadow Creek Village project on Parsons Creek Drive in Timberlea. Wood Buffalo Housing and Development Corporation, through an affordable land grant from the province, own the land.

The project will be constructed as a bareland condominium project and will provide twenty one-bedroom and twenty two-bedroom apartments. The project also includes infrastructure, internal access to parking, front yard landscaping and fencing.

**Rationale for Recommendation(s):**

If the lending is not approved, the project would not be able to proceed as planned and would halt the production of much needed affordable housing units.

**Attachment:**

1. Wood Buffalo Housing and Development Corporation Briefing Note, February 18, 2009

**APPROVED** at a meeting of the Board of Directors on February 19, 2009.

ARIANNA JOHNSON, Secretary



## Wood Buffalo Housing & Development Corporation

# BRIEFING NOTE TO BOARD OF DIRECTORS

**ISSUE:** The Cascades @ Meadow Creek Village  
STAGE 6/7

## BACKGROUND:

The Corporate underlying Strategic Goal is to create "access to housing" for our designated community.

## DISCUSSION:

### 1. Project Description

The project is the construction of five 8-plex buildings in Stage 6 and 7 of the Meadow Creek Village project on Parsons Creek Drive in the Timberlea area. The Corporation, through an affordable land grant from the province, owns the land.

The project will be constructed as a bareland condominium project and will provide 20 – one bedroom and 20 – 2 bedroom apartments. The project also includes infrastructure, internal access to parking, front yard landscaping and fencing.

### 2. Project Economics

The economics of the project are as follows:

#### i) Land:

- a. the land was granted to the Corporation for the sum of \$1.00 in 2004;
- b. a proportionate share of the Global infrastructure costs will be recovered from the project; and,
- c. the Corporation will complete the project in 2009/2010.

#### ii) Building:

- a. Site will include all services, paving and landscape requirements;
- b. Rental units will be transferred to Family Housing when completed
- c. the unit mix will include:
  - i. 10 - 506 sq. ft. one bedroom units;
  - ii. 10 - 630 sq. ft. one bedroom units
  - iii. 10 - 1000 sq. ft. two bedroom units; and,
  - iv. 10 - 1275 sq. ft. two bedroom units

### 3. Project Costs

1.	Land (costs of servicing site)	\$ 674,230
2.	Development (soft) Site Costs	\$ 921,530
3.	Estimated construction (including contingencies)	\$ 7,476,599
	<b>TOTAL PROJECT COSTS</b>	<b>\$ 9,072,359</b>



**4. Project Financing**

The project is predicated upon a total capital cost of **\$9,075,000**. RBC will be used to finance the construction of the units. The RBC construction loan will be converted to a long term mortgage at completion of construction.

**5. Construction**

Construction will take approximately 8 -10 months to complete from the starting date of April, 2009.

**RECOMMENDATIONS:**

1. **That the Board of Directors** approves the commencement of The Cascades @ Meadow Creek Village, Stage 6/7 subject to receipt of acceptable construction and long term takeout mortgages in the amount not to exceed \$9,075,000;

AND

2. **That the Board of Directors** request of Regional Council the approval to enter into construction and long term take out mortgages for the project in the amount not to exceed \$9,075,000;

AND

3. **That the Board of Directors** authorise the signature of the Construction Contract and mortgage documents when received by the appropriate signatories and seal as applicable.

**SUBMITTED BY:** David Peters  
**DATE:** Feb. 18<sup>th</sup>, 2009

**Subject: Bylaw No. 09/005 - Land Use Bylaw Amendment - Project  
Accommodation****APPROVALS:**

Dennis Peck, General Manager, Planning and Development  
Kevin Greig, Deputy Chief Administrative Officer  
Rodney Burkard, Chief Administrative Officer

**Administrative Recommendation(s):**

THAT Bylaw No. 09/005, being a Land Use Bylaw Amendment, be read a first time.

**Summary:**

Administration has completed a review of project accommodation as required under Bylaw 06/001. As a result of the review findings, a Land Use Bylaw amendment (Attachment 1) has been drafted for Council consideration that removes provisions in the Land Use Bylaw to allow project accommodation inside rural hamlets and the Urban Service Area, with the exception of MacDonald Island until such time as the redevelopment project is complete. The authority to amend the Land Use Bylaw is vested with Council.

**Background:**

On March 14, 2006, Council adopted Bylaw 06/001 to include specific provisions in the Land Use Bylaw for project accommodation in the Urban Service Area and specified that these provisions would be subject to review by Council between January 1, 2009 and March 31, 2009.

Project accommodation is defined as providing temporary housing for individuals working on a specified project. Project accommodation must be located on the project site and must be removed from the site when the project is complete.

On May 16, 2006, an application for a Development Permit for a project accommodation at MacDonald Island (Lots 1-3, Block 1, Plan, 1987TR) was approved. To date, this project accommodation remains the only approved facility within the Urban Service Area. On October 14, 2008, the Development Permit was extended until March 31, 2009. Recently, Administration was advised that the project accommodation related to the MacDonald Island Redevelopment Project is required until approximately May, 2010.

To date, Development Officers have used their discretionary authority to refuse applications for project accommodation in rural hamlets, based on a general lack of community support for same. Further, from a planning perspective, refusals were based on Section 2 of the Municipal Development Plan, which advocates that development be “managed to minimize harm to stable communities, preserve cultural identity, and use both the land and resources wisely”. No appeals of those decisions have been launched by applicants.

**Rationale for Recommendation(s):**

**Difficult to Evaluate and Regulate**

Siting of project accommodation within the Municipality represents an important land use challenge. If not managed carefully and highly regulated, this type of development has the potential to negatively impact community identity and stability, especially in the rural hamlets. In both the Urban Service Area and the rural hamlets, a high level of public awareness and scrutiny exists around project accommodation.

Project accommodation generally does not fit well within the greater planning principles of the Municipal Development Plan as previously mentioned in the report. Consequently, applications are difficult for Development Officers to evaluate and are time consuming. Currently, development permit refusals can be appealed and overturned by the Subdivision and Development Appeal Board, and if approved, require regular monitoring to ensure strict regulation, as a response to public awareness/scrutiny.

**No Demand**

Project accommodation has not been approved in the Urban Service Area and rural hamlets, with the exception of the MacDonald Island Redevelopment Project. Since March 2006, no project accommodation projects have been applied for within the Urban Service Area. Further, greater availability for housing now exists in the current economic environment and the requirement for project accommodation may not now be necessary.

**Discontinue Project Accommodation**

Planning and Development Department recommends that Council consider the approval of Bylaw 09/005, to remove project accommodation in the Urban Service Area and rural hamlets. Project accommodation can continue to exist at MacDonald Island site until the project is complete. The proposed text amendment uses precise language to provide clarity to the development industry while seeking to protect community integrity.

This approach falls within Council's previous approval and allows smooth continuation of the MacDonald Island redevelopment project and adheres to any contractual obligations that may exist for the project to be completed within the current schedule.

The proposed bylaw will eliminate the possibility of developing project accommodation within the rural hamlets and the remainder of the Urban Service Area.

**Attachments:**

1. Bylaw 09/005
2. Bylaw 06/001



**BYLAW NO. 09/005**

**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. THAT Bylaw No. 99/059 is hereby amended by:
  - a) deleting the following from Section 87.4: "Within the Urban Service Area";
  - b) adding the following to Section 87.4:

“(a) (i) be located on Lots 1-3, Block 1, Plan 1987TR within the Urban Service Area; or”;

(ii) be located outside of the hamlet boundaries in the Rural Service Area”;

and renumbering the balance of Section 87.4 accordingly; and
  - c) deleting Section 87.5 in its entirety
2. THAT 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 \_\_\_\_\_ day of \_\_\_\_\_, A.D 2009.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2009.

READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2009.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2009

\_\_\_\_\_  
Mayor

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

**BYLAW NO. 06/001**

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD  
BUFFALO TO AMEND BYLAW NO. 99/059 BEING THE LAND USE BYLAW  
FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO**

**WHEREAS** Section 639 of the Municipal Government Act, R.S.A., 2000, Chapter 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, Chapter M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw.

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

1. **THAT** Bylaw 99/059 is hereby amended by the replacement of the term "Work Camp" with the term "Project Accommodation" as appropriate throughout the text of the Bylaw.
2. **THAT** Bylaw 99/059 is hereby amended by the addition of the following provisions to Section 87:

87.4 Within the Urban Service Area a Project Accommodation must:

- (a) be linked to a specific project for which a valid and current Development Permit has been issued and;
  - a. can only accommodate workers for this project;
  - b. accommodated workers may only work on this project; and
  - c. be located on the same site as the project;
- (b) be able to accommodate a minimum of 20 (twenty) persons and a maximum of 300 (three hundred) persons;
- (c) be secured by the installation of appropriate fencing around the project accommodation and onsite security staff;
- (d) provide adequate on site parking for private vehicles to the same standard as a Hotel/Motel;
- (e) be removed from site when the project is completed;
- (f) post security with the Municipality of Wood Buffalo sufficient to remove and/or reclaim the site if the project accommodation remains on site after the project is either completed or if work has stopped to the extent that the Municipality no longer feels the project accommodation is necessary to the project, or to reclaim the site if needed after the project accommodation has been removed from the site; and
- (g) be separated from adjacent land uses.

87.5 The provisions in this bylaw with respect to project accommodation will be subject to a review by Council, beginning no later than January 1, 2009 and concluding no later than March 31, 2009

3. **THAT** Bylaw 99/059 is hereby amended by the addition of the term "Project Accommodation" under the subsection titled "Discretionary Uses – Development Officer" within the following Sections:

93.	R1	Single Detached Residential District
94.	R1E	Single Family Estate Residential District
95.	R1M	Mixed Form Single Detached Residential District
96.	R1S	Single Family Small Lot Residential District
97.	R2	Low Density Residential District
98.	R3	Medium Density Residential District
99.	R4	High Density Residential District
100.	RMH	Manufactured Home Residential District
101.	RMH-2	Small Zero Lot Line Manufactured Home Residential District
105.	C1	Community Commercial District
106.	C2	Mixed/Transitional Commercial District
107.	C3	Shopping Centre Commercial District
108.	C4	Highway Commercial District
109.	C5	Central Business District
111.	BI	Business Industrial District
113.	PS	Public Services District
114.	PR	Parks And Recreation District
118.	DC	Direct Control District
119.	R1P	Planned Unit Residential District
121.	RMH-1	Modified Manufactured Home District
123.	DC-R4	Direct Control High Density Residential District
124.	C4A	Arterial Commercial District
125.	DC-R2	Direct Control Low Density Residential
126.	R3-1	Medium Density Residential District
127.	DC-RMH	Direct Control Manufactured Home District
200.	DC-UER	Direct Control Urban Estate Residential District
201.	R3-2	Special Medium Density Residential District
202.	R2-1	Modified Medium Density Residential District
203.	DC-R3	Direct Control Medium Density Residential District
204.	C3A	Timberlea Shopping Centre Commercial District

4. **THAT** Bylaw 99/059 is hereby amended by the addition of the words "\$100 per month for project accommodation in the Urban Service Area" to the project accommodation provisions of 1). b) of Appendix B Fee Schedule.
5. **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 in Council this 24<sup>th</sup> day of January, 2006.

READ a second time in Council this 14<sup>th</sup> day of March, 2006.

READ a third time in Council and passed this 14<sup>th</sup> day of March, 2006.

CERTIFIED A TRUE COPY

  
MAYOR

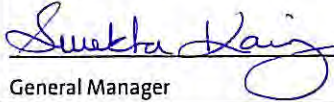
\_\_\_\_\_  
CHIEF LEGISLATIVE OFFICER

  
CHIEF LEGISLATIVE OFFICER

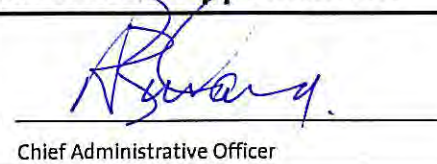


**Subject: Subdivision and Development Appeal Board – Appointment**

**APPROVALS:**

  
General Manager

  
Deputy Chief Administrative Officer

  
Chief Administrative Officer

**Administrative Recommendation(s):**

THAT Mr. Malcolm Edirisinghe be appointed to the Subdivision and Development Appeal Board effective immediately, until December 31, 2009.

**Summary:**

A replacement member is required to fill a mid-term vacancy on the Subdivision and Development Appeal Board. In keeping with the established bylaws and regulations, the appointment of an individual to a Council committee must be approved by Council.

**Background:**

A mid-term vacancy recently occurred on the Subdivision and Development Appeal Board as a result of the disqualification of a member due to absenteeism. In conducting its annual recruitment campaign in 2008, a large volume of applications was received, which resulted in the Selection Committee being able to establish a wait-list for many committees, including the Subdivision and Development Appeal Board. As a result of the recent termination and subsequent vacancy, the Selection Committee has recommended that Mr. Malcolm Edirisinghe be appointed to fill the balance of the existing term, which expires on December 31, 2009.

**Rationale for Recommendation(s):**

The appointment of a member is necessary to ensure the continued viability of the Subdivision and Development Appeal Board.

**Subject: Building Canada Fund – Communities Component Agreement****APPROVALS:**

Kevin Greig, Deputy Chief Administrative Officer

Rodney Burkard, Chief Administrative Officer

**Administrative Recommendation(s):**

THAT Administration be directed to prepare and submit an application for the Building Canada Fund for the following projects: Lower Town Site Reservoir Upgrade 2010, Sewer Main Rehabilitation 2010, Water Main Rehabilitation 2010, Urban Road Rehabilitation 2010 and Thickwood Reservoir Replacement 2010.

**Summary:**

Administration is requesting authorization to submit an application to the Building Canada Fund for a number of capital projects identified in the 2010 Financial Plan. The Building Canada Fund grant application submission must be supported by a Council resolution.

**Background:**

In January, 2009 the Governments of Canada and Alberta announced a vital municipal infrastructure investment of \$88 Million each under the Canada-Alberta Building Canada Fund – Communities Component (BCF-CC). This investment, combined with municipal investments will lead to a total investment in municipal infrastructure of at least \$264 Million.

The BCF-CC focuses on improving public infrastructure in urban and rural communities with populations up to 100,000 and is designed to respond to municipal needs by helping make infrastructure improvements to provide cleaner water, better sewage systems, upgraded solid waste management processes and safer municipal roads and bridges.

The BCF-CC is a project based program under which all eligible applications received will be reviewed and rated in accordance with pre-determined mandatory objectives. The resolution must support the terms and conditions of the program, including conducting an open tendering process, manage the construction of the project, fund the municipal share of the costs, fund ongoing operation and maintenance and follow any mitigation measures as required by the Canadian Environmental Assessment Act.

All applicants will be competing for funding and projects will be approved based on the information provided at the time of the application deadline, March 15, 2009. Projects must be new, have not been started and must be complete by March 31, 2014. Administration is recommending submission of projects currently included in the 2010 Financial Plan that will not be impacted by delays in grant approval. (see attached project descriptions)

Projects approved under the BCF-CC program will be cost shared on a one third (each) basis by the federal/provincial/municipal governments. To ensure as many projects as possible can be considered for funding, a cap of \$3 Million per community has been set. In other words, projects costing in excess of \$9 Million will receive a maximum of \$3 Million each from both the federal and provincial governments, with the Municipality providing the balance of the project funding. The \$3 Million can encompass one or multiple projects.

**Budget/Financial Implications:**

The projects listed for BCF-CC funding have identified funding sources in the 2009-2013 Capital Budget & Financial Plan, therefore, approved grant funding would replace \$6 Million of municipal funding.

**Rationale for Recommendation(s):**

The approved 2009 -2013 Capital Budget and Financial Plan includes the five projects listed which are considered eligible for this program. These projects have been identified to support growth in the Municipality and/or replace aging or failed existing infrastructure as part of rehabilitation programs and all exceed the funding cap. Endorsement of all projects will provide administration the approval to submit all five of these projects for consideration by the BCF-CC Oversight Committee.

**Attachments:**

1. Project Descriptions for:
  - Lower Townsite Reservoir Upgrading 2010
  - Sewer Main Rehabilitation 2010
  - Water Main Rehabilitation 2010
  - Urban Road Rehabilitation 2010
  - Thickwood Reservoir Replacement 2010



**Building Canada Fund Grant Application**  
**Project Descriptions**

**Lower Townsite Reservoir Upgrade 2010**

The existing Lower Townsite Reservoir is undersized to accommodate the growth planned for in the Lower Townsite and new growth areas to the south. The upgrade will involve the construction of additional storage capacity and pumping requirements to provide the necessary potable water supply for growth and redevelopment of the Lower Townsite and Urban service Area.

**Sewer Main Replacement 2010**

The Municipality targets critical sections of the sewer mains that require rehabilitation or replacement due to poor condition, lack of capacity or operational issues. In the past, sections of pipe to be replaced or rehabilitated were based on operational issues encountered by maintenance staff. To assist in identifying sewer main requiring replacement, the Engineering Department is developing a Wastewater Master Plan (WWMP). The Master Plan analyzes the existing system, future requirements and provides a plan for the logical development of the future sewer system.

The WWMP also lists bottlenecks (in the existing system) that require replacement to accommodate the current and future flows. The reconstruction of older sewers with modern materials also improves the operation of the sewer mains by reducing the inflow and leakage from the pipes, thereby reducing the volume of water that needs to be treated before disposal and reduces the risk of contaminants entering the environment.

**Water Main Replacement 2010**

Similar to the Sewer Main Replacement, the Municipality's annual water main replacement program targets critical sections of distribution supply lines that require upgrading due to corrosion, age and capacity. The age, material and condition of the pipes are considered in the selection of the components. Also, capacity of existing pipes is reviewed and compared to the needs of the community. The distributions system in the Lower Townsite is reaching the end of its service life and requires replacement to meet current Alberta Environment standards and allow for improved water supply and fire protection.

Given the planned growth within the Urban Service Area, many of the existing pipes are also undersized. The systematic replacement of water mains is required to ensure adequate water supply, dependable water quality and fire protection.

### **Urban Road Rehabilitation Program 2010**

The Municipality maintains a pavement management system that monitors the general pavement quality of all of the local roads within the Urban Service Area. In 2006, the Urban Road Rehabilitation Program was implemented to develop a 10 year strategy for the rehabilitation of all roads that fall below an acceptable pavement quality index. Every year roads are selected from the 10 year program for rehabilitation or reconstruction based on road classification, condition and coordination with other works in the area.

Prior to construction, the road is evaluated to review its current functionality and identify if there are any improvements required. Underground infrastructure is also reviewed for condition and size requirements. If necessary the underground infrastructure is also rehabilitated or replaced as part of the reconstruction or rehabilitation of the road.

### **Thickwood Reservoir Replacement 2010**

Thickwood Heights is serviced with potable water from the Thickwood Heights reservoirs and pump house. The storage capacity is divided over two reservoirs and one common pump house. Both reservoirs are reaching the end of the service lives and repair methods have been unsuccessful.

The capacity of both the existing reservoirs is insufficient to meet the minimum requirements for the planned growth in Thickwood Heights. To provide the necessary storage, both reservoirs will be replaced with a new, larger capacity reservoir. The new reservoir will be sized to ensure that it will provide sufficient storage capacity as required in the Alberta Environment Guidelines, to service the existing and future population. The replacement of both reservoirs has been scheduled to occur over a two year period starting in 2010.

**Subject: Allocation of 2009 Community Development Funding****APPROVALS:**

Carol Theberge, General Manager  
Kelly Kloss, Deputy Chief Administrative Officer  
Rodney Burkard, Chief Administrative Officer

**Administrative Recommendation(s):**

**THAT** \$100,000.00 of 2009 Community Development Funding be allocated as follows:

▪ Canadian Mental Health Association.....	\$10, 000.00
▪ Golden Years Society.....	\$14, 000.00
▪ Multicultural Association of Fort McMurray.....	\$40, 000.00
▪ Wood Buffalo Educare Society .....	\$25, 600.00
▪ Wood Buffalo Seniors Society.....	\$10, 400.00

**Summary:**

The Community Services Advisory Committee is a Council appointed body made up of citizens and Municipal Councillors and is supported by administrative staff. The committee reviewed the applications received for 2009 Community Development funding and is forwarding recommendations for approval. Council is the approving authority for Community Development Funding.

**Background:**

Since 1996, the Regional Municipality of Wood Buffalo has allocated provincially sourced Community Development funding in the amount of \$100,000.00 annually to community groups for the delivery of preventive social programs. Programs that focus on helping individuals develop independence or strengthen coping skills to promote the development of stronger communities are eligible for funding.

The process for notifying community organizations about the opportunity to receive funding included advertising for submissions placed in Fort McMurray Today on three consecutive Fridays with a closing date of January 16, 2009. Funding in the amount of \$100,000.00 is available for dispersal in 2009. Administration reviewed five proposals requesting a total of \$111,799.60 in funding.

All community groups have been advised of our funding limitations and were encouraged to access further funding through other government programs, non-profit and the private sector.

**Budget/Financial Implications:**

The amount of funding available for allocation for the 2009 year is \$100,000.00 sourced from provincially funded operational dollars.

**Rationale for Recommendation(s):**

Applications were screened for compliance with the Family & Community Support Services Act & Regulations. All applications and recommended allocations were reviewed and supported by the Community Services Advisory Committee on February 3, 2009.

**Attachments:**

1. Community Development Funding 2009 - Allocations



## Community Development Funding – 2009 Allocations

NAME	PURPOSE	COMMENT
<b>Canadian Mental Health Association</b>  Funding Requested: \$10,000.00  Funding Recommended: \$10,000.00	The program provides a venue where all those in need of information, referrals, resources and support sharing specific to mental illness can come together. Specialized presenters would be planned, resources shared and community awareness highlighted.	This program is focused on helping people develop independence, strengthen coping skills, develop interpersonal and group skills and provide supports that help sustain people as active participants in the community. Canadian Mental Health Association also receives funding from FCSS for their Family Support Program.
<b>Fort McMurray Golden Years Society</b>  Funding Requested: \$14,000.00  Funding Recommended: \$14,000.00	A program designed to provide services and support to improve senior citizens skills and maintain their independence.	This program assists seniors with accessing available resources and maintaining independence.
<b>Multicultural Association of Fort McMurray</b>  Funding Requested: \$47,380.00  Funding Recommended: \$40,000.00	A program designed to provide resources for newcomers. This program will develop a continuum of required resources by partnerships with existing services, development of referral/resources and outreach to the population.	Programs that provide supports that help sustain people as active participants in the community are eligible for funding
<b>Wood Buffalo Educare Society</b>  Funding Requested: \$30,000.00  Funding Recommended: \$25,600.00	The program prepares children for social and academic success by providing programs that integrate language, literacy, family wellness and early childhood development.	The FCSS Act clearly states that programs that enhance social development of preschool children are eligible for funding, however, programs that promote education preparation fall outside of the FCSS mandate.
<b>Wood Buffalo Senior Support Society</b>  Funding Requested: \$10,419.60  Funding Recommended: \$10,400.00	The program is aimed at supporting, maintaining and improving senior citizens' skills to maximize supports necessary to maintain independence for community living. The program will develop a natural, social support system.	This program has been beneficial for seniors living in seniors apartments and has been funded by FCSS since 1997.

**Subject: Capital Budget Amendment – Light Equipment Replacements  
2009****APPROVALS:**

Darcy Elder, Acting General Manager  
Kelly Kloss, Deputy Chief Administrative Officer  
Rodney Burkard, Chief Administrative Officer

**Administrative Recommendation(s):**

1. THAT the 2009 Capital Budget be amended as identified in Attachment 1 – (Capital Budget Amendment Request) – Light Equipment Replacements 2009 - March 10, 2009.
2. THAT funding be utilized from the Public Works Department's 2009 Operating Budget to fund the replacement of a truck:
  - THAT in the event the entire amount cannot be accommodated within the Public Works Department's 2009 Operating Budget, the balance be funded from the 2009 Corporate Operating Surplus; and
  - THAT in the event the 2009 Corporate Operating Surplus is insufficient or non-existent, the funds be committed from the 2009 Emerging Issues Reserve.
3. THAT the provisions of Attachment 1 (Capital Budget Amendment Request) remain confidential pursuant to sections 16 and 25 of the Freedom of Information and Protection of Privacy Act, R.S.A., 2000 c. F-25, as amended.

**Summary:**

In 2008 a municipal vehicle was damaged beyond repair and a vehicle was purchased to assist in rural water treatment operations in the south areas of the municipality; however, it was damaged by fire in 2008. The life span for the vehicle was forecasted to end in 2013.

**Background:**

The Regional Municipality of Wood Buffalo received \$19,130 from the insurance company on October 23, 2008. However, we require a total of \$35,000 to purchase a fully equipped replacement vehicle.

**Alternatives:**

Continue to lease a replacement truck at the current cost of \$1,500 per month and then replace the vehicle as planned in 2013.

**Budget/Financial Implications:**

Since the replacement is unbudgeted, a capital budget amendment is required. The financial implication would be an unbudgeted amount coming from the Public Works 2009 Operating Budget. Operating expenses have been budgeted for the truck.

**Rationale for Recommendation(s):**

A truck is essential for providing service to the south rural area and is required to maintain operational efficiencies. Replacing the vehicle is the most cost effective solution.

**Attachments:**

1. Capital Budget Amendment Request – Light Equipment Replacements 2009 – March 10, 2009. CONFIDENTIAL

**Subject: Request for the Banning of Plastic Shopping Bags****APPROVALS:**

Darcy Elder, Acting General Manager  
Kelly Kloss, Deputy Chief Administrative Officer  
Rodney Burkard, Chief Administrative Officer

**Administrative Recommendation(s):**

THAT Administration be authorized:

1. To continue educating residents about the benefits of discontinuing the use of plastic shopping bags and to encourage businesses to voluntarily take a lead role in actively reducing plastic bags usage of all kinds as part of the Recycling Education and Awareness Campaign; and
2. Not to proceed with drafting legislation and establishing a budget to ban plastic shopping bags.

**Summary:**

On May 8, 2007, Administration was directed to explore the possibility of banning plastic shopping bags within the Municipality. In summary the findings show that educating and encouraging residents and businesses to reduce or discontinue the use of plastic shopping bags is the right step. However, based on the findings and the cost and resources required to implement, an 'educate rather than legislate' direction may be the best course of action at this time.

**Background:**

The Regional Municipality of Wood Buffalo Solid Waste Master Plan was approved by Council on April 8, 2008 and is the guiding document for budgeting and program development. On May 27, 2008, Council approved the extension of the Recycling Education and Awareness Campaign. This campaign is targeted to educate the public on reducing, reusing and recycling

On August 26, 2008, following a presentation by Mr. Sean Graham, regarding environmental impacts from plastic bags, Council passed Resolution #08-209 to accept the presentation as information and refer it to Administration for evaluation.

**Alternatives:**

1. Develop a bylaw to ban plastic shopping bags for Council's consideration.
2. Continuation of the Regional Municipality of Wood Buffalo Solid Waste Master Plan.



**Budget/Financial Implications:**

Implementing a bylaw to ban plastic shopping bags will result in a financial and staffing impact and limit the ability to continue with other key initiatives. There are a number of components included in the process to ban plastic shopping bags such as: consultation with the public and retail businesses, analysis of data received, drafting and preparation of the bylaw, legal review of the bylaw, implementation strategy, identifying alternatives to plastic bags, advertising and awareness campaign, and enforcement requirements. A preliminary estimate, which includes the above components, is \$200,000 per year for the first two years. This cost is expected to be reduced once the program has become established.

There is no additional financial impact to continue with the current Master Plan and the programs developed within it as funds have been approved in the budget.

**Rationale for Recommendation(s):**

Administration has researched initiatives and bylaws that focused on lowering or banning the use of plastic shopping bags. A number of areas in Alberta and around the world were targeted which resulted in identifying programs like the European Plastic Bags Program.

The Municipality is currently promoting the use of reusable shopping bags through the Recycling Education and Awareness Campaign.

Research has shown the regulation and enforcement of banning plastic shopping bags at local stores will not eliminate plastic bags from the waste stream. A ban on shopping bags in Ireland has actually been proven to increase the tonnage received at the landfill by 21% due to consumers having to purchase heavier gauge kitchen garbage bags and food storage bags. The United Kingdom, Scotland, Italy and the European Union all rejected calls for bag bans after reviewing this information.

There is a high volume of shopping bags entering the waste stream from shopping areas outside the region and from camp waste. These areas would be extremely difficult to regulate.

Studies have shown that the plastic shopping bag accounts for less than 2% of the plastic bags ending up in landfill sites. Ninety-eight percent of plastic bags are fruit bags, bread bags, bulk foods bags, garbage bags, frozen vegetable bags, sandwich bags, freezer bags, and dry cleaning bags. The plastic shopping bag is the number one reused household product; people use them as kitchen and bathroom garbage bags, lunch bags, and storage bags. After these uses, they could be 100% recycled.

The promotion and support of biodegradable plastic bags has actually contaminated the recycling stream due to the composition of these bags. The mixture of recyclable plastic bags and biodegradable bags has made it very costly and difficult to determine which plastic bags are recyclable.

Administration will continue to monitor and evaluate shopping bag programs in other municipalities, with the intent to incorporate best practices into the Waste Reduction Program of the Municipal Solid Waste Master Plan in future years.

**Subject: Regional Economic Development Alliance Next Level Framework****APPROVALS:**

Marcel Ulliac, General Manager, Strategic Initiatives

Kevin Greig, Acting Chief Administrative Officer

**Administrative Recommendation(s):**

THAT Administration be directed to provide feedback to the REDA Consultation Steering Committee regarding the draft report entitled “Establishing a Next Level Framework for Regional Economic Development Alliances in Alberta”, dated March 2009, (Attachment 2) in keeping with the provisions of Attachment 1 (Summary of RMWB REDA Recommendations, dated March 2, 2009); and

THAT the provisions of Attachments 1 and 2 be held in confidence pursuant to the provisions of Section 24 (Advice from Officials) of the Freedom of Information and Protection of Privacy Act, RSA 2000, c.F-25, as amended.

**Summary:**

In an effort to establish a new mandate, the Provincial network of Regional Economic Development Alliances (REDAs) along with the Provincial department of Finance and Enterprise embarked on an exercise to determine potential new roles and areas of focus for members of the REDA network. This exercise has culminated in the development of a draft report entitled “Establishing a Next Level Framework for REDAs in Alberta” (see Attachment 2) that contains a set of twelve (12) recommendations that will be presented to the Minister of Finance and Enterprise, the Honorable Iris Evans at the Biannual Regional Economic Development Conference that will be held May 12 – 14 for her review and consideration. It is anticipated that the recommendations will then form the basis for new Memorandum’s of Understanding between the Provincial Government and the Regional Economic Development Alliances.

As a member of the Provincial REDA Network the Wood Buffalo REDA has been asked to provide comments and feedback on the draft document and recommendations. Currently, Municipal Council Serves as the Wood Buffalo REDA Board of Directors. As such, this matter is tabled with Council for consideration and direction.

**Background:**

At the Provincial REDA Chairs’ meeting held in March 2008, there was unanimous agreement that it would be useful to examine the current REDA initiative province-wide with a view to determining where possible improvements might be made.

The Provincial Department of Finance & Enterprise - Regional Development Branch has worked with a Steering Committee comprising of REDA Chairs to facilitate the review process.

Part of the review included an extensive consultation with the fourteen (14) REDA Boards, various Provincial Government Ministries which have linkage to economic development activities, and key regional stakeholders province-wide between September 30 and December 15, 2008. A REDA Consultation & Discussion Session was held in Fort McMurray on December 11, 2008.

The key themes, issues and opportunities identified by the three (3) consultation groups (REDA Board Members, Provincial Government Ministries and REDA Regional Stakeholders) were discussed at a meeting of REDA Chairpersons and Managers on January 29<sup>th</sup> in Edmonton. The discussion from the January 29<sup>th</sup> session was then used to formulate a draft report entitled “Establishing a Next Level Framework for REDAs in Alberta” that contains the twelve (12) recommendations on a potential new mandate for all REDAs in the Provincial REDA network.

This draft report has been sent to all fourteen (14) REDAs for review and comment prior to being finalized. Alberta Finance and Enterprise has requested that all comments and feedback be submitted no later than March 13, 2008.

**Alternatives:**

1. Non-Support - Do not provide Municipal support for the recommendations contained in the draft report “Establishing a Next Level Framework for REDAs in Alberta”.
2. Unconditional Support – Provide full Municipal support for the recommendations contained in “Establishing a Next Level Framework for REDAs in Alberta” without any suggested revisions.
3. Conditional Support - Provide Municipal support for the recommendations contained in the draft report “Establishing a Next Level Framework for REDAs in Alberta” subject to providing Alberta Finance and Enterprise Regional Development Branch with the comments, feedback and suggested revisions to the recommendations as noted in Attachment 1: REDA Next Level Framework - Summary of RMWB REDA Recommendations and Suggested Revisions.

**Budget/Financial Implications:**

As a member of the REDA network the Municipality has access to \$100,000 in REDA funding on an annual basis. This funding is contingent upon continued involvement in the REDA initiative.

**Rationale for Recommendation(s):**

As a member of the REDA network, the Regional Municipality is well positioned to take advantage of significant opportunities for information and knowledge exchange. These opportunities will be invaluable to continued growth of the Municipality’s involvement in the Regional Economic Development function. As such it is advisable that the Municipality continue to be involved in and support REDA network activities including submission of the



“Establishing a Next Level Framework for REDAs in Alberta” report and its recommendations to Minister Evans.

Based on administration’s review of the draft report, it is advisable that Alberta Finance and Enterprise Regional Development Branch be provided with comments, feedback and suggested revisions to the Recommendations in order to ensure clarity and to reflect the Regional Municipality’s principles and Economic Development priorities. As such, administration has developed a detailed summary of the key items (Attachment 1) that should be submitted for consideration in preparation of the final draft prior to it being presented to the Minister of Finance and Enterprise. These suggested revisions are intended to ensure that the recommendations contained in the “Establishing a Next Level Framework for REDAs in Alberta” report maintain a strong degree of focus and are inclusive of all regional stakeholders.

**Attachments:**

1. Summary of RMWB REDA Recommendations (*CONFIDENTIAL*)
2. Draft report entitled “Establishing a Next Level Framework for REDAs in Alberta” (*CONFIDENTIAL*)

**Subject: Notice of Motion – Merge Lane off Signal Road onto Thickwood Boulevard**

**Presenter:**  
Councillor John Vyboh

**Recommendation:**

THAT Administration review traffic patterns at the merge lane off Signal Road onto Thickwood Boulevard (east junction) to determine if enhanced traffic measures are warranted.

**Background:**

At the regular Council meeting held on Tuesday, February 24, 2009, Councillor Vyboh served a notice that the following Motion will be brought forward for Council's consideration on Tuesday, March 10, 2009:

“THAT Administration review traffic patterns at the merge lane off Signal Road onto Thickwood Boulevard (east junction) to determine if enhanced traffic measures are warranted.”

**Attachments:**

1. Aerial photo
2. Aerial photo
3. Aerial photo
4. Aerial photo













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