



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Council Meeting

Jubilee Centre Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, May 10, 2011
6:00 p.m.

Agenda

Call to Order

Opening Prayer

Adoption of Agenda

Minutes of Previous Meetings

1. Regular Meeting – April 26, 2011

Delegations

2. Ann Dort McLean, President, Wood Buffalo Environmental Association (WBEA) re:
Air Quality and Air Quality Monitoring in the Wood Buffalo Region

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.

Bylaws

3. Bylaw No. 11/012 – 2011 Property Tax Rate Bylaw (2nd and 3rd readings)
4. Bylaw No. 11/010 – Road Closure and Authorization to Sell (1st reading)

5. Bylaw No. 11/011 – Land Use Bylaw Amendment Lot 6, Block 8, Plan 3969 ET (7313 Hughes Avenue) (1st reading)
6. Bylaw No. 11/014 – Land Use Bylaw Amendment - Longboat Landing (1st reading)

Reports

7. Expropriation – Utility Right of Way and Temporary Workspace within NW1/4 Section 2, Township 89, Range 9, W4th (Saline Creek Water and Sewer lines)
8. Land Transfer – The West Half of Block X Plan 616 AO (Riverview Heights Developments Inc. – Abasand)
9. Appointments to Council Committees

New and Unfinished Business

Reporting - Boards and Committees

Adjournment

Unapproved Minutes of a Meeting of the Council of the Regional Municipality of Wood Buffalo held in the Council Chambers at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, April 26, 2011, commencing at 6:00 p.m.

Present:

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

Absent:

L. Flett, Councillor

Administration:

Glen Laubenstein, Chief Administrative Officer
S. Kanzig, Chief Legislative Officer
L. Kotyk, Legislative Assistant/Recorder
M. Laing, Legislative Assistant/Voting Machine Operator

Call to Order

Mayor Blake called the meeting to order at 6:06 p.m.

Opening Prayer

Mayor Blake invited those so inclined to join her in Prayer.

Agenda

11-104 Moved by Councillor Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

Minutes

1. Council Meeting – April 12, 2011

11-105 Moved by Councillor Thomas that the Minutes of the Regular Meeting held on April 12, 2011 be approved as presented.

CARRIED UNANIMOUSLY

Exit

Councillor Vinni declared a conflict in relation to Agenda Item #2 and exited the Chamber at 6:08 pm.

Delegations**2. Billy Graham, Penhorwood Condo owner, re: Evacuation of Penhorwood Condos**

Mr. Billy Graham, Penhorwood Condo owner addressed Council regarding the March 11, 2011 evacuation of the Penhorwood Condos and the resulting impacts to both residents and property owners.

11-106 Moved by Councillor Thomas that payment of the municipal portion of property taxes and municipal utility charges for the properties located at 9905 Penhorwood Street be cancelled for the time period extending from the date of evacuation until such time as the buildings are deemed safe for re-occupation; and

THAT the Municipality continue to work with the Wood Buffalo Housing and Development Corporation on the creation and/or continuation of appropriate housing strategies, as needed, for the individuals who resided at 9905 Penhorwood Street on the date of evacuation; and

THAT the Municipality's Penhorwood Task Force be continued for the purpose of assisting impacted former residents in finding accommodations and in providing care and comfort services; and

THAT all costs associated with the provision of support and assistance from the Municipality's Fire Department to the Penhorwood Condominium Association, as it relates to the provision of emergency services during the March 11th evacuation of buildings, be absorbed within the Emergency Services Operating Budget; and

THAT the Municipality continue to participate in the review of provincial building codes conducted by Alberta Municipal Affairs.

CARRIED UNANIMOUSLY

Mr. Jim Rogers, resident, came forward and commented on the Fiscal Management Strategy and the Property Tax Rate Bylaw.

11-107 Moved by Councillor Blair that the presentation made by Mr. Jim Rogers, resident be received as information.

CARRIED UNANIMOUSLY

Return

Councillor Vinni returned to the Council Chamber at 6:27 p.m.

Public Hearings and Related Reports

3. Bylaw No. 11/008 – Land Use Bylaw Amendment – Lot 5, Block 2, Plan 1025664 and Lot 7, Block 2, Plan 1025663 (Waterfront Towers)

11-108 Moved by Councillor Meagher that Council move into a Public Hearing for Bylaw No. 11/008.

CARRIED UNANIMOUSLY

Mr. Peter Apostolakos, Planning and Development, provided an introduction and brief overview of the proposed bylaw, noting that it is supported by Administration.

Mr. Jim Rogers, resident commented on the road configuration of the proposed development.

11-109 Moved by Councillor Meagher that the public hearing regarding Bylaw No. 11/008 be closed.

CARRIED UNANIMOUSLY

The Public Hearing regarding Bylaw No. 11/008 was held between 6:29 p.m. and 6:37 p.m.

11-110 Moved by Councillor Allen that Bylaw No. 11/008, being a Land Use Bylaw amendment specific to Lot 5, Block 2, Plan 1025664 and Lot 7, Block 2, Plan 1025663 (located adjacent to River Pointe Shops), be read a second time.

CARRIED UNANIMOUSLY

11-111 Moved by Councillor Meagher that Bylaw No. 11/008, be read a third and final time.

CARRIED UNANIMOUSLY

Reports

4. 2011 – 2014 Fiscal Management Strategy

Victor Mema, Manager, Financial Planning, Elsie Hutton, Chief Financial Officer and Henk Van Waas, Regional Assessor provided an overview of the Fiscal Management Strategy, Fiscal Responsibility Policy, Uncommitted EIR Transfer, and 2011 Property Tax Rate Bylaw.

11-112 Moved by Councillor Thomas that the 2011-2013 Fiscal Management Strategy be replaced with the 2011-2014 Fiscal Management Strategy.

CARRIED UNANIMOUSLY

5. Fiscal Responsibility Policy

11-113 Moved by Councillor Meagher, that Bylaw No. 11/013, being a bylaw to repeal the Capital Infrastructure Reserve and Emerging Issues Reserve Bylaws, be read a first time

CARRIED UNANIMOUSLY

11-114 Moved by Councillor Thomas that Bylaw No. 11/013 be read a second time.

CARRIED UNANIMOUSLY

11-115 Moved by Councillor Allen that Bylaw No. 11/013 be considered for third and final reading.

CARRIED UNANIMOUSLY

11-116 Moved by Councillor Germain that Bylaw No. 11/013 be read a third and final time.

CARRIED UNANIMOUSLY

11-117 Moved by Councillor Meagher that Fiscal Responsibility Policy – FIN-160, dated April 26, 2011, be approved.

CARRIED UNANIMOUSLY

6. Uncommitted Emerging Issues Reserve Transfer

11-118 Moved by Councillor Thomas that \$57,326,931 representing the uncommitted balance in the 2009 Emerging Issues Reserve as at December 31, 2009, be transferred to the Capital Infrastructure Reserve.

CARRIED UNANIMOUSLY

11-119 Moved by Councillor Meagher that \$37,760,877 representing the uncommitted balance in the 2010 Emerging Issues Reserve as at December 31, 2010, be transferred to the Capital Infrastructure Reserve.

CARRIED UNANIMOUSLY

Bylaws**7. Bylaw No. 11/012 – 2011 Property Tax Rate Bylaw (1st reading)**

11-120 moved by Councillor Allen that the 2011 Operating Budget be amended by allocating new construction growth revenue of \$38,513,686 to the Capital Infrastructure Reserve.

CARRIED UNANIMOUSLY

11-121 moved by Councillor Allen that Bylaw No. 11/012, being the 2011 Property Tax Rate Bylaw, be read a first time.

CARRIED UNANIMOUSLY

New and Unfinished Business

Reports on Boards and Committees

Council representatives reported on the following Boards and Committees:

- Governance, Agenda and Priorities Standing Committee, Selection Committee and Landlord Tenant Advisory Board (Councillor Kirschner)
- Communities in Bloom Committee (Councillor Stroud)
- Economic Development Conference (Councillor Blair)
- Wood Buffalo Housing and Development Corporation (Councillor Scott)
- Events Wood Buffalo, Canada Rocks Concert Event (Mayor Blake)

Adjournment

11-122 Moved by Councillor Thomas that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:26 p.m.

Mayor

Chief Legislative Officer



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	May 10, 2011
Name of Presenter(s)	Ann Dort McLean, WBEA President
Organization Represented	Wood Buffalo Environmental Association
Topic	Air Quality & Air Quality Monitoring in the Wood Buffalo Region
Please List Specific Points/Concerns	<ul style="list-style-type: none"> - WBEA history and mandate - WBEA monitoring network - Various air and air related effects monitoring programs run by WBEA (air, land and human networking) - Current and planned WBEA work taking place within the RMWB, including partnering with Environment Canada, heavy duty diesel emissions work, implementation of the Air Quality Health index, etc.
Action Being Requested of Council	none
<p>Are you providing any supporting documentation (ie: Powerpoint)? Yes</p> <p>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.</p> <p>Supporting documents may be e-mailed to legislativeassistants@woodbuffalo.ab.ca.</p>	

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



Wood Buffalo Environmental Association



**MAY 10, 2011 – PRESENTATION TO RMWB MAYOR &
COUNCIL MEETING**

Presented by: Ann Dort McLean, WBEA President



About WBEA



- **Our Mission:** “WBEA monitors air quality and air quality related environmental impacts to generate accurate and transparent information which enables stakeholders to make informed decisions”
- We monitor air in the RMWB 24 hours a day, 365 days a year through air quality, terrestrial environmental effects, and human exposure monitoring programs



About WBEA



- 30 Members
 - First nations
 - Non-governmental environmental
 - Industrial oil sand's sectors
 - Three levels of government
- Information collected is openly shared with stakeholders and the public
- Multi-stakeholder, independent, objective and not for profit



Our Monitoring Programs



- **Air Quality Monitoring:** Most extensive continuous ambient air network in Alberta
- **Land Monitoring:** Terrestrial program detects, characterizes and quantifies the impacts of air emissions on terrestrial ecosystems and traditional land resources
- **Human Monitoring:** Redesigned to respond to current air quality issues related to odours, while meeting human exposure monitoring requirements found in industry approvals



WBEA Science Team



- **WBEA Scientists**
Science Staff
Science Advisors
Data, Technical, QA/QC
- **WBEA Contracted Scientists**
Canada (3)
United States (16)
Europe (2)
- **14 more scientists actively collaborating and/or advising**





Innovative Science



- We are calculating “real world” emission factors for emissions of mine heavy haulers
- We are studying the fate of emissions over the landscape – i.e. where heavy metal deposits come from and where they end up





WBEA to Host International Science Meetings



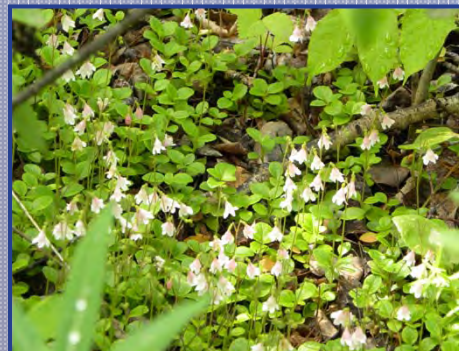
- **International Symposium - “Alberta Oil Sands: Energy, Industry and the Environment”**
 - May 23rd 2011, Sawridge Inn & Conference Centre
 - Book (circa. 18 chapters) to be published in Elsevier “Developments in Environmental Science Series”
- **43rd Air Pollution Workshop (www.apw.org)**
 - May 24-25th, Sawridge Inn & Conference Centre
 - 80-100 scientists attending



WBEA's Good News



- WBEA is the most integrated and intensive focus on air and terrestrial monitoring in any one area, anywhere in Canada
- Our monitoring model is being adopted by others, such as the Alberta Strategic Monitoring Plan, Alberta Environment 2009
- WBEA has built a unique, multi-disciplinary science team here in the RMWB





Wood Buffalo Environmental Association



<http://www.wbea.org>

#100-330 Thickwood Blvd, Fort McMurray AB T9K 1Y1
P: 780.799.4420 F: 780.715.2016 E: info@wbea.org

Subject: Bylaw No. 11/012 – 2011 Property Tax Rate Bylaw**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Patty King, Acting Chief Financial Officer

Administrative Recommendation(s):

1. THAT Bylaw No. 11/012, being the 2011 Property Tax Rate Bylaw, be read a second time.
2. THAT Bylaw No. 11/012 be read a third and final time.
3. THAT in the event the anticipated property taxation revenues are not realized, the 2011 Operating Budget shall be adjusted by reducing the contribution to the Capital Infrastructure Reserve by the same amount as the shortfall.

Summary:

In accordance with the *Municipal Government Act*, the Regional Municipality of Wood Buffalo is required, annually, to pass a Property Tax Rate Bylaw for the purpose of completing the work set out in the approved Operating and Capital budgets.

Background:

A Tax Rate Bylaw establishes the rates at which various property classes are to be taxed and is calculated based on the total assessment value of all properties within each of the property classes throughout the Municipality (Urban and Rural Service Areas).

Assessment valuation methods are prescribed by the Provincial Government and vary between property types. The tax levied on all residential and commercial properties is calculated by applying the tax rate against the individual property's market value assessment as of July 1st of the previous year. Machinery and equipment and linear property are assessed based on a regulated cost approach.

Property taxes are levied to raise revenue to fund municipal expenditures and external requisitions from Alberta Education, and seniors' housing (Ayabaskaw and Rotary House). With respect to requisitions for provincial education and seniors' housing, the requisitioning authority's tax rates are calculated based on the amounts they request. In imposing this necessary tax levy, it is important to note that the Municipality simply acts as a collector of the funds and has no authority to refuse or change the amount requested by external requisitions.

A typical residential property tax notice will consist of three components: a municipal levy, an Alberta Education requisition levy, and a levy for seniors' housing. The total amount of property

taxes paid will vary based on the actual assessment value, and the respective tax rate applied against the various property classes.

In order to assist with the understanding of the following 2011 Property Tax Rate recommendations, the following clarifications are provided:

- Property tax remaining tax revenue neutral simply means that the Municipality will collect the same municipal tax revenue for the 2011 tax year as it did in the 2010 tax year on properties which existed in 2010.
- The residential property tax class has experienced differing market value increases due to factors such as location influences, size, and as such, individual properties may experience differing increases or decreases in taxes.
- The other-residential property class has experienced differing market values decreases due to factors such as vacancy, rents and as such, individual properties may experience differing increases or decreases in taxes.
- Market values in the non-residential property class experienced increases and decreases due to factors such as vacancy, availability, rents and as such, individual properties may experience differing increases or decreases in taxes.
- The overall total tax revenue collected for the residential, other residential and non-residential property classes will increase as a result of new properties being taxed for the first time in the 2011 taxation year. New properties are referred to as “new construction growth”.

In establishing tax rates for the 2011 Property Tax Bylaw, Administration has used the “tax revenue neutral plus new construction growth” approach for all property classes.

Since Council approval of the 2011 Operating Budget in late 2010, taxation revenue estimates for the 2011 taxation year based on tax revenue neutral plus new construction growth have been exceeded. It is recommended that this additional revenue be allocated to the Capital Infrastructure Reserve.

For more information see Attachment 2 – 2011 Property Tax Rate Bylaw Questions and Answers

Budget/Financial Implications:

The 2011 property tax revenue budget was determined based on property tax revenue neutral methodology for all property classes (properties existing in 2010), with additional tax revenue budgeted for estimated new construction growth. The finalized assessment roll will generate approximately \$38.5M more than the estimated 2011 property tax revenue budget. The additional property tax revenue represents more construction growth than originally budgeted, not a property tax increase. This additional revenue has been incorporated into the fiscal management strategy and will aid in maintaining the “revenue neutral plus new construction growth” strategy for the years 2012 – 2014.

Assessment notices were sent out on March 1, 2011 and the deadline for assessment complaints is May 2, 2011. In the event that any assessment complaints are successful and exceed the budgeted provision, the transfer to Capital Infrastructure Reserve will be reduced accordingly.

Rationale:

The proposed property tax rates represent a change from the strategy proposed in the original fiscal management strategy. The previously adopted strategy included a 2% inflation increase which, based on current conditions and assumptions is no longer required because it would lead to uncommitted fiscal reserves in excess of recommended levels.

The new 2011 – 2014 fiscal management strategy has also validated that the best course of action is to proceed with the “property tax revenue neutral plus new construction growth” approach.

Attachments:

1. Bylaw No. 11/012 – 2011 Property Tax Rate Bylaw
2. 2011 Property Tax Rate Bylaw Questions and Answers.

BYLAW NO. 11/012

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE SEVERAL RATES OF TAXATION TO BE IMPOSED FOR THE RURAL AND URBAN SERVICE AREAS FOR THE 2011 FISCAL YEAR.

WHEREAS sections 353 and 354 of the *Municipal Government Act*, c.M-26, RSA 2000, requires that a municipality adopt a property tax bylaw annually and establishes guidelines for the setting of tax rates;

WHEREAS operating expenditures for the Regional Municipality of Wood Buffalo as approved in the 2011 Operating Budget total \$528,974,848;

WHEREAS Local Improvement Program levies total \$200,000;

WHEREAS operating revenues for the Regional Municipality of Wood Buffalo from sources other than taxation levies total \$85,985,578;

WHEREAS Section 357 (1) of the *Municipal Government Act* provides that the Municipal Tax Bylaw: “may specify a minimum amount payable as property tax ...” and the Regional Municipality of Wood Buffalo has resolved to establish a minimum tax;

WHEREAS the Alberta School Foundation has issued the following requisitions to the Regional Municipality of Wood Buffalo, namely:

(i)	for residential and farm land	\$ 17,040,896.22
(ii)	for non-residential	\$ 19,500,039.04

WHEREAS the Fort McMurray R.C.S.S.D. #32 has made the following requisitions to the Regional Municipality of Wood Buffalo, namely:

(i)	for residential and farmland	\$ 805,919.74
(ii)	for non-residential	\$ 131,368.20

WHEREAS the Ayabaskaw House has made the following requisition to the Regional Municipality of Wood Buffalo, namely:

(i)	for all property types	\$ 0.00
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WHEREAS the Rotary House Senior Lodge has made the following requisition to the Regional Municipality of Wood Buffalo, namely:

(i)	for all property types	\$ 1,642,000.00
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WHEREAS Section 10 of the Order in Council No. 817-94 regarding the amalgamation of Improvement District 143 and the City of Fort McMurray, which became effective on the 1st day of April, 1995, allows the Municipality, by Bylaw, to establish different rates of taxation for the Fort McMurray Urban Service Area and the Rural Service Area for each assessment class or sub-class referred to in Section 297 of the Municipal Government Act;

WHEREAS the net annual tax levy requirements of the Regional Municipality of Wood Buffalo for 2011 are estimated to be:

MUNICIPAL PURPOSES

\$485,573,306

WHEREAS the total Regional Municipality of Wood Buffalo Rural Service Area assessment of land, buildings, and improvements from which tax levy requirements may be raised totals \$24,090,372,242;

WHEREAS the total Regional Municipality of Wood Buffalo Urban Service Area assessment of land, buildings, and improvements from which tax levy requirements may be raised totals \$14,773,020,567;

AND WHEREAS it is deemed necessary to impose several rates of taxation for the 2011, as hereinafter set out, against those properties from which the tax levy requirements may be raised;

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

1. THAT the Director of Assessment and Taxation shall be authorized and required to levy the rates of taxation as shown following against the assessed value of all lands, buildings, and improvements as shown upon the Municipal Assessment Roll.

EDUCATION

- Alberta School Foundation Fund	
Rural and Urban Service Area	
- Residential and Farmland	0.0013735
- Non-Residential	0.0029169
- Fort McMurray R.C.S.S.D. # 32	
- Residential and Farmland	0.0013735
- Non-Residential	0.0029169

SENIORS' FACILITIES

- Ayabaskaw Home	0
- Rotary House	0.0000422

MUNICIPAL PURPOSES - RURAL SERVICE AREA

- Residential and Farmland	0.0014172
- Non-Residential	0.0185713

MUNICIPAL PURPOSES - URBAN SERVICE AREA

- Residential and Farmland	0.0024774
- Other Residential	0.0061184
- Non-Residential	0.0057792

2. All properties not otherwise exempt from taxation subject to assessment shall be subject to a minimum tax of \$50.00. Where the application of the tax rates established by this Bylaw to the assessment of any taxable property would result in a total tax payable of less than \$50.00, the total tax shall be assessed at \$50.00, with the tax allocated to pay firstly the amount of Education, the Rotary House tax payable, and the balance paid and deemed to be the municipal tax payable.
3. This Bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this 26th day of April, A.D. 2011.

READ a second time this _____ day of _____, A.D. 2011.

READ a third and final time this _____ day of _____, A.D. 2011.

SIGNED and PASSED this _____ day of _____, A.D. 2011.

Mayor

Chief Legislative Officer

2011 Property Tax Rate Bylaw Questions and Answers

What do we mean by “Tax Revenue Neutral”?

Property taxes’ remaining tax revenue neutral simply means that the Municipality will collect the same tax revenue for the 2011 tax year as it did in the 2010 tax year on properties which existed in 2010. In context to the recommended 2011 Tax Rate Bylaw, residential, other residential and non-residential properties are recommended to remain tax revenue neutral. Market values in the residential property tax classes experienced differing market value decreases due to market influences. Although the Municipality is collecting the same tax revenue in 2011 from all classes of properties “which existed in 2010”, there will be both tax increases and decreases within the property classes. The overall total tax revenue collected for all property classes will increase as a result of new properties (new construction) being taxed for the first time in the 2011 taxation year.

How do property taxes in Fort McMurray compare to municipal residential taxes in other urban centers with a population of 50,000 or greater?

As of 2010 the Municipality has the 3rd lowest residential property taxes in comparison to 9 Alberta urban centers with a population of 50,000 or greater.

How do property taxes in Fort McMurray compare to municipal non-residential taxes in other urban centers with a population of 50,000 or greater?

As of 2010 the Municipality has the lowest non-residential property taxes in comparison to urban centers with a population of 50,000 or greater.

Has the Provincial Education Requisition levy (school taxes) changed?

The 2011 Provincial Education property requisition and resulting school taxes for both non-residential and residential properties has increased. For the average residential home, the 2011 school tax increase is 7.5% which translates into a \$59 increase.

Is the potential \$38.5M additional tax revenue enough to address future capital requirements?

The municipality currently has a strong financial position. The 2011 – 2014 Fiscal Management Strategy outlines short and mid-term operating and capital funding requirements. The \$38.5M additional tax revenue will allow the Municipality to proceed with funding short and mid-term operating and capital budgets without increasing property taxes.

Subject: Bylaw No. 11/010– Road Closure and Authorization to Sell**APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Wes Holodniuk, Divisional Manager
Marcel Ulliac, Director

Administrative Recommendation(s):

1. THAT Bylaw No.11/010, being a bylaw to close a road allowance, be read a first time (Attachment 1).
2. THAT subject to the final road closure, Administration be authorized to proceed with the sale of closed road allowance to the adjacent land owners in accordance with the terms and conditions outlined in Attachment 2 (Summary Land Sale – Terms and Conditions dated April 7, 2011).

Summary:

The Municipality received an unsolicited offer to purchase the undeveloped road allowance that lays adjacent to the properties legally described as Plan 0740469, Block 1, Lots 5 and 6 and Plan 9122620, Lots 1 and 2 (Attachment 3).

Road closure is required in order to facilitate a land sale agreement, as road allowances do not carry title. As the subject road is within the Fort McMurray Urban Service Area, Council has the authority to close the road by endorsing the proposed bylaw, thereby creating title for the road. Along with placing advertisements announcing the proposed road closure, the Municipality is also obligated to hold a Public Hearing on the matter.

Background:

The road allowance, consisting of 1.55ha (3.85 acres) more or less was established in 1999 under Plan of Subdivision 9122620. To date it has not been developed, and does not serve as physical access to adjacent lots. Instead, a service road, which runs parallel to Highway 63 and was constructed after the establishment of the road allowance, provides both legal and physical access to adjacent lots.

A site visit revealed that adjacent land owners use part of the undeveloped road allowance for storage purposes. As such, the property owners have offered to purchase that portion of the road allowance that borders their respective lots.

Sale of the respective portions of the closed road allowances will enable a consolidation with the adjoining lots.

An independent market appraisal was done in order to establish a sale price, and the adjoining property owners are prepared to purchase their respective portions based on the appraisal value.

The Land Titles Office has reviewed the legal description of the proposed road closure to ensure accuracy.

Information on the proposed closure and sale of the road allowance was sent for comments to internal municipal departments, Alberta Transportation, Alberta Sustainable Resources Development, franchise and utility companies, and adjacent property owners. No objections were raised regarding the proposed road closure and sale.

Rationale for Recommendation:

Administration supports the proposed road closure and sale as the road allowance is undeveloped and does not provide physical access to adjoining lots. A service road, which runs parallel along the easterly boundary, provides the required legal and physical access to the adjacent lots. Further, the adjacent land owners have been using the undeveloped road allowance for storage purposes. Therefore, a closure and sale of the road allowance will permit the purchasers to consolidate their respective portion with their adjacent lot and incorporate the additional land base as part of their operations.

Attachments:

1. Bylaw No. 11/010
2. Summary Land Sale Terms and Conditions
3. Subject Area Map – Proposed Road Closure and Sale

BYLAW NO. 11/010

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF CLOSING AND CREATING TITLE TO AN UNDEVELOPED ROAD

WHEREAS application has been made to the Council of the Regional Municipality of Wood Buffalo to close an undeveloped 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 the purpose of closing certain roads, or portions thereof, situated in the said municipality, and thereafter disposing of same;

WHEREAS, notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the *Municipal Government Act*; and

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

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

1. The following described road allowances are hereby closed for the purpose of creating title subject to the right of access granted by other legislation:

For the road adjoining Plan 0740469 Block 1 Lot 6.

“Plan 0226729

All that portion of Road which lies north of the production south westerly of the south east boundary of Lot 6 Block 1 Plan 0740469

Excepting thereout all mines and minerals.”

For the road adjoining Plan 0740469 Block 1 Lot 5.

“Plan 0226729

All that portion of Road which lies south of the production south westerly of the north west boundary of Lot 5 Block 1 Plan 0740469.

Excepting thereout all mines and minerals.”

For the road adjoining Plan 9122620 Lot 2

“ Plan 9122620

All that portion of Road which lies north of the production south westerly of the south east boundary of Lot 2 Plan 9122620.

Excepting thereout all mines and minerals.”

For the road adjoining Plan 9122620 Lot 1

Plan 9122620

All that portion of Road which lies between the productions south westerly of the north west and south east boundaries of Lot 1 plan 9122620.

Excepting thereout all mines and minerals.”

2. This bylaw shall become effective when it has received third and final reading and has been signed by the Mayor and Chief Legislative Officer.

READ a first time this _____ day of _____, 2011.

READ a second time this _____ day of _____, 2011.

READ a third and final time this _____ day of _____, 2011.

SIGNED and PASSED this _____ day of _____, 2011.

Mayor

Chief Legislative Officer

**Summary
Land Sale – Terms and Conditions**

Legal Description:

For that portion of the road adjoining Plan
0740469 Block 1 Lot 6:
Plan 0226729

All that portion of Road, which lies north of
the production and south-westerly of the
southeast boundary of Lot 6 Block 1 Plan
0740469, excepting thereout all mines and
minerals.

For that portion of the road adjoining Plan
0740469 Block 1 Lot :.
Plan 0226729

All that portion of Road, which lies south of
the production and south-westerly of the
northwest boundary of Lot 5 Block 1 Plan
0740469, and excepting thereout all mines
and minerals.

For that portion of the road adjoining Plan
9122620 Lot 2:
Plan 9122620

All that portion of Road, which lies north of
the production south-westerly of the
southeast boundary of Lot 2 Plan 9122620,
and excepting thereout all mines and
minerals.

For that portion of the road adjoining Plan
9122620 Lot 1:
Plan 9122620

All that portion of Road, which lies between
the productions south-westerly of the
northwest and southeast boundaries of Lot 1
plan 9122620, and excepting thereout all
mines and minerals.

Sale Price:

Sale of the closed road allowance lands is based on an independent market value appraisal that was conducted on November 8, 2010.

1. 68,000 sq. ft. (6,317.2 sq. m.) portion as an assemblage to 825 Memorial Drive (Plan 0740469, Block 1, Lot 5 and 6) is valued at **\$ 1,200,000.00**. (one million two hundred thousand dollars)
2. 41,836 sq. ft. (3,886.6 sq. m.) portion as an assemblage to 785 Memorial Drive (Plan 9122620, Lot 2) is valued at **\$500,000.00** (five hundred thousand dollars)
3. 57,957 sq. ft. (5,384.2 sq. m.) portion as an assemblage to 745 Memorial Drive (Plan 9122620, Lot 1) is valued at **\$540,000.00** (five hundred and forty thousand dollars)

Environmental Considerations:

The subject lands will be sold on an “as is – where is” basis.

Survey and Consolidation:

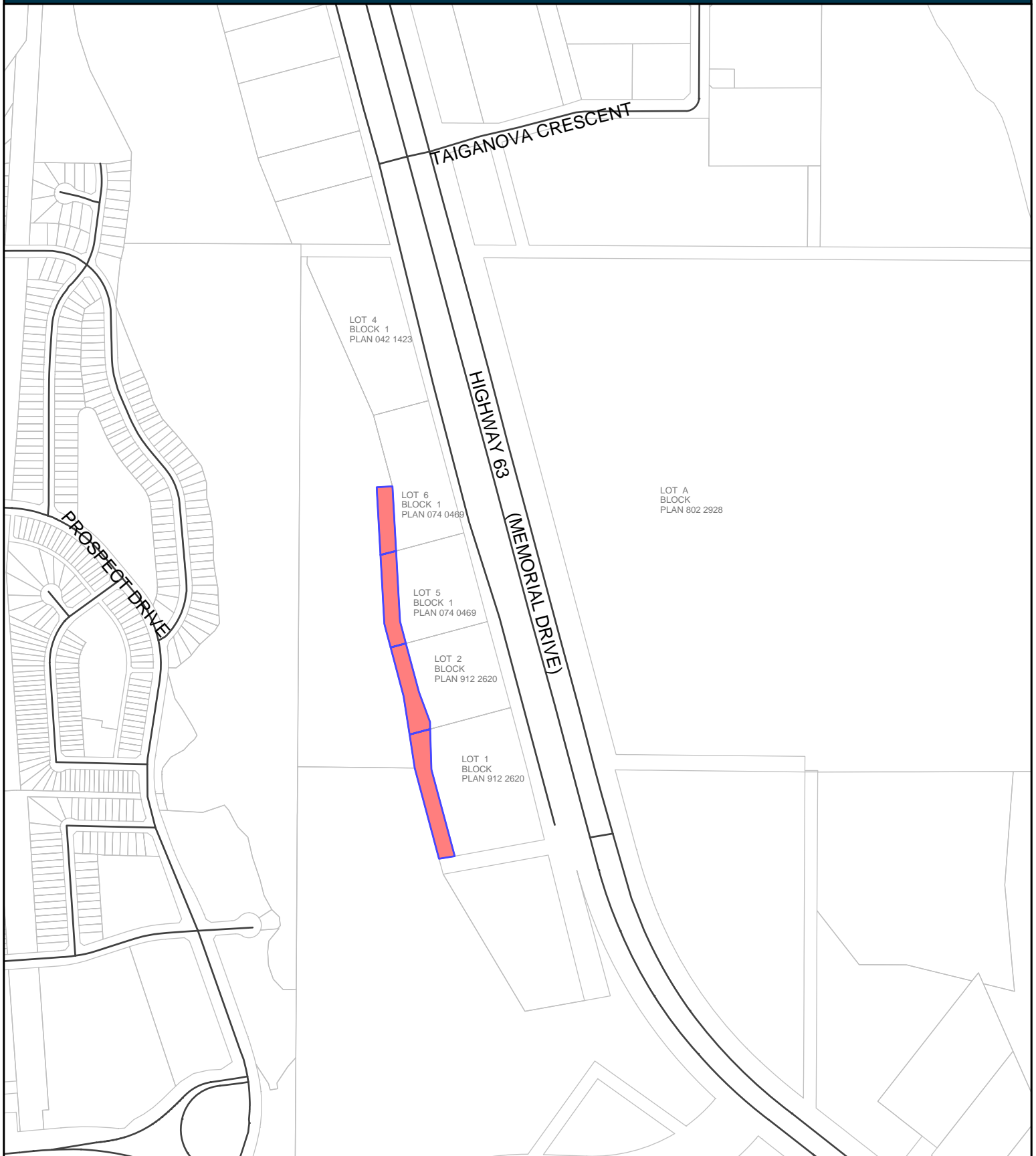
The purchaser(s) shall be responsible for preparation of a legal survey plan that will consolidate those portions of the closed road allowance with their respective lots.

The purchaser(s) shall be responsible for applying and submitting the consolidation plan to the Municipality for subdivision approval.

Upon approval, the Subdivision Approval Authority shall submit the plan(s) to Alberta Land Titles Office for registration

Fees and Disbursements

The purchaser(s) shall be responsible for all legal and registration fees associated with the transactions.



Road

A

Area (sq. ft.)



Survey Parcel

A

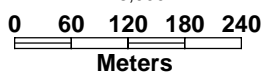
Length (m)

A

Legal Description



1:8,000



PROPOSED ROAD CLOSURE AND SALE



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Map updated by the Geographic Information
Systems Branch on April 7, 2011

S10504

Subject: Bylaw No. 11/011 – Land Use Bylaw Amendment
Lot 6, Block 8, Plan 3969 ET (7313 Hughes Avenue)

APPROVALS:

Glen Laubenstein, Chief Administrative Officer
Glen Smith, Acting Divisional Manager
Samuel Alatorre, Director

Recommendation:

THAT Bylaw No. 11/011, being a Land Use Bylaw amendment for Lot 6, Block 8, Plan 3969 ET (7313 Hughes Avenue), be read a first time.

Summary:

An application has been received to amend the Land Use Bylaw to redesignate Lot 6, Block 8, Plan 3969 ET (7313 Hughes Avenue) from Mixed Form Single Detached Residential District (R1M) to Low Density Residential District (R2). If adopted, the amendment will also modify the site provisions for lot depth and lot area within the Low Density Residential District (R2) to facilitate and support infill development on the property.

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

Background:

The subject property is at the corner of Tomlinson Street and Hughes Avenue in Waterways (Attachment 2) and has an existing single detached dwelling. The immediate neighbourhood is designated Mixed Form Single Detached Residential (R1M) in the Land Use Bylaw; however, a number of other properties in the surrounding community are designated Low Density Residential (R2). One such property in the Low Density Residential District has been developed as a fourplex, similar to the development proposed by the owner of the subject property.

In July 2010, the applicants held a public open house for the proposed amendment, and five people attended. Comments were submitted both in support of and against the proposal. The Planning and Development Department also fielded calls and emails after the open house and throughout review of the application. Concerns were raised that the proposed increase in density would not fit on the subject property, would not match the character of the surrounding area, and that the neighbourhood would be impacted by increased parking (vehicles not fitting on the property, and therefore parking on the street).

Rationale for Recommendation(s):

The proposed amendments to the Land Use Bylaw will allow for the development of a fourplex on the subject property. The Land Use Bylaw sets out several requirements for the development of fourplexes, but the proposed development does not meet the requirements for lot dimensions (specifically, depth and area). Therefore, to permit this development, reductions are needed in the Land Use Bylaw for minimum lot dimensions.

The applicant has demonstrated (in conceptual plans submitted with the application) that a fourplex on the subject property can meet all other development requirements as set out in the Land Use Bylaw, including parking. This will be confirmed through the development permit application process before any construction can be initiated.

The subject property is not affected by environmental constraints (slope stability and flood risk) which impact most of the surrounding community. As a result this property can be considered for redevelopment without the additional engineering requirements that would be needed in other areas of the community.

Administration supports this amendment to the Land Use Bylaw as it will provide greater flexibility in development options, more efficient use of developable land, and a greater diversity in land uses and housing forms in the area.

Providing for more flexible building forms and different residential land uses in the area follows the policies in the Waterways Area Redevelopment Plan (Bylaw No. 86/09), which states that *“Future residential development in Waterways will, where possible, provide a mix of unit types as defined by size, amenity, space, and access.”*

The proposal is also consistent with the principles of Envision Wood Buffalo, which emphasize efficient use of resources, diversity in the housing market (with varying types, densities, and sizes), and a reduced ecological footprint by providing opportunities for redevelopment to meet the needs of the community.

Administration supports the proposed amendment and recommends that Bylaw No. 11/011 be given first reading to allow for the scheduling of a public hearing.

Attachments:

1. Bylaw No. 11/011
2. Subject Area Map

BYLAW NO. 11/011

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 Land Use Bylaw No. 99/059 is hereby amended by:
 - (a) Redesignating Lot 6, Block 8, Plan 3969 ET from Mixed Form Single Detached Residential District (R1M) to Low Density Residential District (R2);
 - (b) Adding the words “except 13.7m for Lot 6, Block 8, Plan 3969 ET” to Section 97.5(g) – Lot Depth (minimum);
 - (c) Adding the words “except 130.0m² per unit for Lot 6, Block 8, Plan 3969 ET” to Section 97.5(h)(ii) – Lot Area (minimum): Triplex, Fourplex;
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 2011.

READ a second time this _____ day of _____, A.D. 2011.

READ a third and final time this _____ day of _____, A.D. 2011.

SIGNED and PASSED this _____ day of _____, A.D. 2011

Mayor

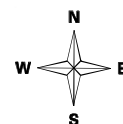
Chief Legislative Officer



Subject Area Map



Subject Property -7313 Hughes Avenue (Lot 6, Block 8, Plan 3969 ET)



**Subject: Bylaw No. 11/014 – Land Use Bylaw Amendment
– Longboat Landing****APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Carol Theberge, Divisional Manager
Samuel Alatorre, Director

Administrative Recommendation:

THAT Bylaw No. 11/014, being a Land Use Bylaw amendment specific to the Longboat Landing District (LBL-R4), be read a first time.

Summary:

An application has been made to amend the Land Use Bylaw for the Longboat Landing District (LBL-R4) by deleting Section 209.5 (f), which relates to maximum density.

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

Density issues in the downtown will be further clarified when the new Land Use Bylaw is presented to Council in the fall of 2011.

Background:

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

The proponent and Administration have since reviewed the land use district and identified that the density maximums set out in Section 209.5 (f) Density (maximum) (Attachment 3) are too restrictive and will not allow for development on the site that is in line with the vision for Longboat Landing.

Rationale for Recommendation:

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

Approved by Council in May 2009, the Lower Townsite Area Redevelopment Plan is the Municipality's guide for future development in the Lower Townsite. In the Plan, the subject

area is designated Medium Density Residential and also marked “as a prime area for more intensive residential development.”

The maximum densities currently outlined in Section 209.5 (f) of the Land Use Bylaw will not allow for development that aligns with the vision in the Lower Townsite Area Redevelopment Plan (LTS ARP) for the subject area. The Plan states that this area is a prime area for more intensive residential development, and proposes medium density buildings between five and eight stories. Therefore, the proposed amendment will not only allow for intensification in the area, it will also align the Land Use Bylaw with the Lower Townsite Area Redevelopment Plan.

Although Bylaw No. 11/014 would remove the provision for maximum density in the Longboat Landing District (LBL-R4), development on the site is already regulated by the use, setbacks, building separation, building height, and lot areas as outlined in the Land Use Bylaw. Density will also be managed in the development agreements and constrained by specific threshold capacities for infrastructure in the area.

Administration supports the proposed amendment and recommends that Bylaw No. 11/014 be given first reading to allow for the scheduling of a public hearing.

Attachments:

1. Bylaw No. 11/014
2. Subject Area Map
3. Excerpt from Land Use Bylaw – Longboat Landing District (LBL-R4), 209.5 (f) Density (maximum)

BYLAW NO. 11/014

**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 Land Use Bylaw No. 99/059 is hereby amended by deleting Section 209.5 (f).
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 2011.

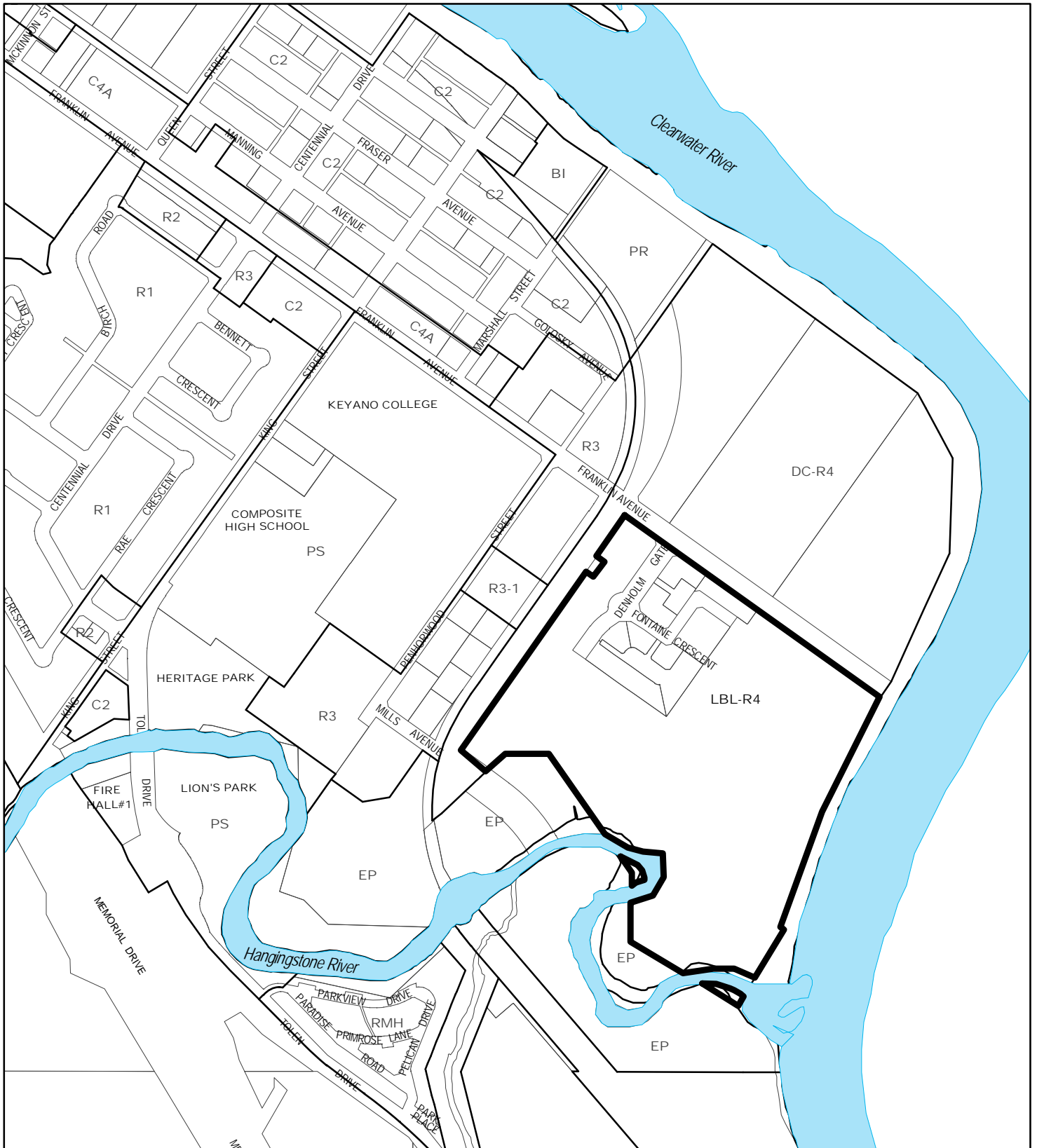
READ a second time this _____ day of _____, A.D. 2011.

READ a third and final time this _____ day of _____, A.D. 2011.

SIGNED and PASSED this _____ day of _____, A.D. 2011.

Mayor

Chief Legislative Officer



Subject Area Map



Longboat Landing District (LBL-R4)



Excerpt from Land Use Bylaw (Bylaw No. 99/059)

209. LBL – R4 Longboat Landing District

209.5 Site Provisions

- (f) Density (maximum):**
 - (i) Cluster Housing,
Townhousing: 60 units / ha**
 - (ii) Apartment Building: 90 units/ ha, except the
Approving Authority may
allow additional density
where site landscaping
exceeds 30 percent of the
lot area or site area,
(additional density will be
proportionate to the
amount of additional
landscaping), or where it
is of the opinion that the
amenity of the development
benefits the community.**

**Subject: Expropriation - Utility Right of Way and Temporary
Workspace within NW1/4 Section 2, Township 89, Range 9,
W4th (Saline Creek Water and Sewer Lines)**

APPROVALS:

Glen Laubenstein, Chief Administrative Officer
Wes Holodniuk, Divisional Manager
Marcel Ulliac, Director

Administrative Recommendation(s):

THAT an expropriation be initiated to secure a Utility Right of Way (URW) and Temporary Workspace within NW1/4 Section 2, Township 89, Range 9, W4th, from Highridge Developments Ltd.

Summary:

Over the past six months, repeated attempts have been made to communicate with the landowner (Highridge Developments Ltd) to discuss and address the Municipality's requirements for a URW and Temporary Workspace within NW1/4 Section 2, Township 89, Range 9, W4th (Attachment 1).

Regrettably those efforts and attempts have been unsuccessful. The noted land dispositions are required in order to enable the construction of water and sewer lines that will service the proposed Saline Creek Plateau development. The infrastructure is scheduled for construction in 2011. While expropriation is a last resort for the Municipality, it is the only option remaining at this time.

Background:

The Saline Creek Plateau, once fully developed, will accommodate upwards of 20,000 residents. In order to service the area, water and sewer lines need to be constructed from Mills Avenue (in the vicinity of the King Street Booster and Lift Station) along Saline Creek and onto the Saline Creek Plateau.

Several potential alignments were identified and analyzed during the preliminary design phase. The geotechnical analysis identified major slope stability challenges with the potential alternatives. The proposed alignment, which necessitates crossing Highridge Developments' property, minimizes the construction risks. The water and sewer lines will be located below the unstable soils. There will be minimal impact on the subject lands as the water and sewer lines will be installed at considerable depth. This activity will be guided by a surface line, hence the requirement for a temporary surface workspace. However, the Municipality must acquire a permanent URW for the water and sewer lines.

Attempts to secure the required URW and Temporary Workspace requirements have been ongoing since the Fall of 2010. The Municipality arranged for the URW and the Temporary Workspace to be valued by an independent appraiser. Based on that valuation, an offer was made to Highridge Developments Ltd. However, to date, the offer has not been acknowledged by the land owner and no counter-offer has been submitted for the Municipality's consideration.

Alternatives:

Due to geotechnical limitations, construction risks and cost factors, there is no suitable alternative but to proceed with the acquisition of the URW and Temporary Workspace from within the NW1/4 Section 2, Township 89, Range 9, W4th.

Budget/Financial Implications:

Based on the independent market appraisal that was undertaken by the Municipality, the value of the URW and Temporary Workspace is considered to be minimal. However, it is recognized that the Municipality must appropriately compensate the land owner for the land rights that are required. As such, the expropriation process will establish what is considered to be fair and reasonable.

As result of having to proceed with an expropriation, the Municipality will incur costs associated with the preparation for and attendance at an Expropriation Hearing, if required. However, by initiating a formal expropriation, the matter may be resolved outside of the expropriation process, thus precluding the need for an Expropriation Hearing. Therefore, the cost impact to the Municipality would be limited to the legal fees incurred up to that point and the compensation paid to the land owner for securing the required land rights. If the matter proceeds to an Expropriation Hearing and possible subsequent appeals, the cost will increase. The net financial impact is not known at this time.

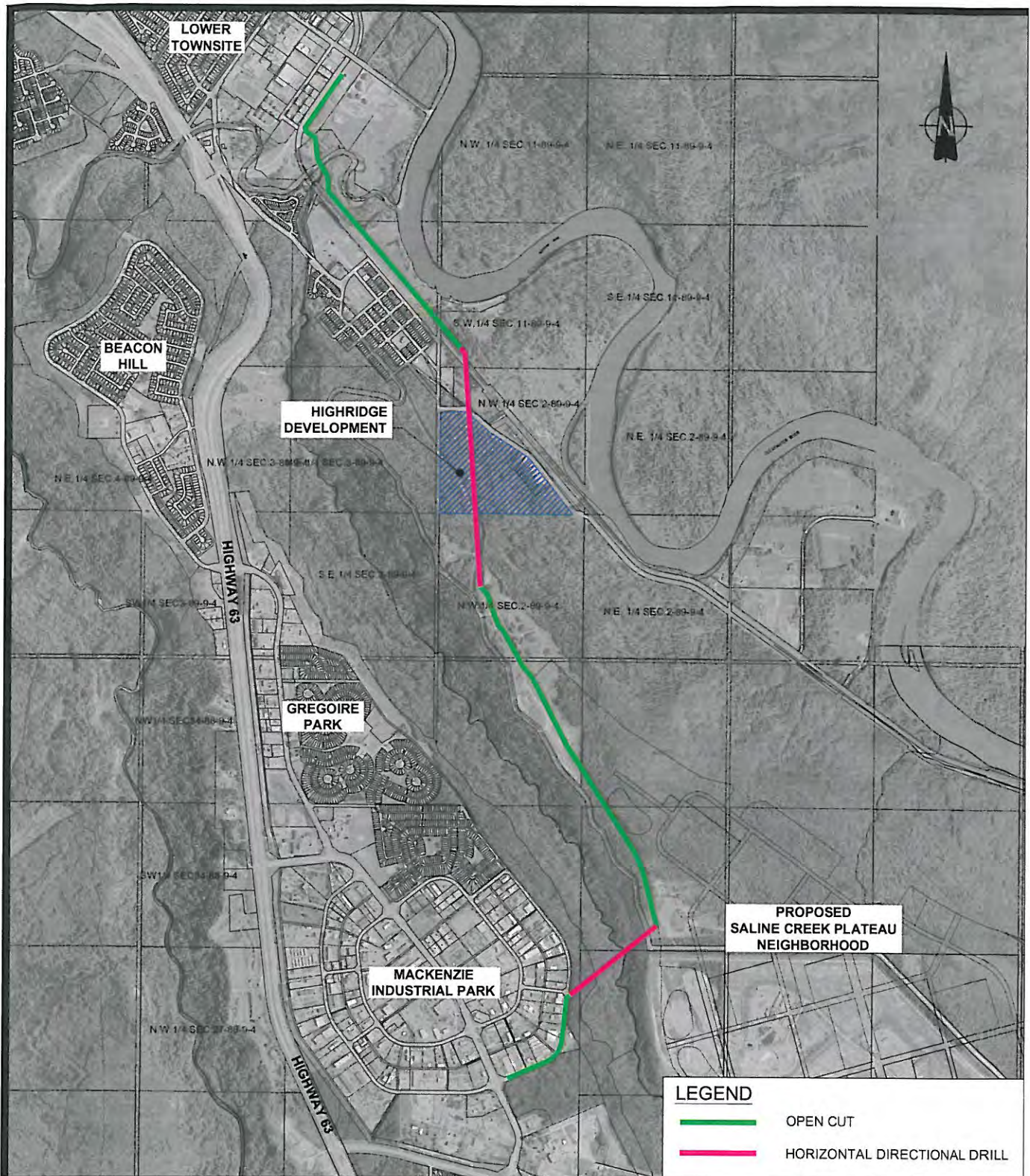
The cost of securing the URW and the Temporary Work Space land rights will be funded as part of the capital costs incurred relative to the "Saline Creek Supply Line – King Street to MacKenzie Reservoir" and the "Saline Creek Outfall Sewer to Mills Avenue" Capital Projects.

Rationale for Recommendation(s):

The URW and Temporary Workspace are required to effect construction of the water and sewer lines that will service the Saline Creek Plateau. The Municipality has endeavored to secure the required land rights, using a negotiated approach, for over six months without any success. Further, timing is of the essence as construction must commence in 2011 in order for the Saline Creek offsite utilities to be complete by the Fall of 2012.

Attachments:

1. Map – Saline Creek Sanitary Outfall Sewer, Water Supply and Water Distribution Mains



P:\20083679\00_SCP05_Water\Working_Dwgs\100_Civil\Sketches\083679-SK19.dwg
 DATE: 4/5/2011 11:18:50 AM, Rodger Par



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Saline Creek Sanitary Outfall Sewer, Water Supply and Water Distribution Mains

Overall Alignment

SCALE 1 : 30,000



Associated
Engineering

MAP 1

**Subject: Land Transfer – The West Half of Block X Plan 616 AO
(Riverview Heights Developments Inc. – Abasand)****APPROVALS:**

Glen Laubenstein, Chief Administrative Officer
Wes Holodniuk, Divisional Manager
Marcel Ulliac, Director

Administrative Recommendation(s):

THAT ownership of the property legally described as the west half of Block X, Plan 616AO, as described by Land Identification Numeric Code (LINC) 0029 561 173, be transferred to the Municipality.

THAT the accumulated property taxes in the amount of \$3,045.89 be cancelled.

Summary:

On March 27, 2001, the Municipality approved a subdivision plan that resulted in the creation of 147 residential lots in the Abasand Neck.

Based on a geotechnical investigation, those lands that were deemed unsuitable for development were earmarked for dedication as Environmental Reserve. Ownership of those lands was to be vested with the Municipality at the time that the subdivision plan was registered. Although title for all other undevelopable properties was registered in the Municipality's name, transfer of ownership for the subject property (west half of Block X Plan 616 AO) did not occur. As such it was not included as part of the overall Environmental Reserve designation and has remained on the Municipality's assessment roll as a privately owned taxable property.

Background:

In 2001 when the Riverview Heights Developments Inc. subdivision was initiated, all of the undevelopable, unstable or environmentally sensitive land was excluded from the residential subdivision. In keeping with Section 664 (1) (a) of the *Municipal Government Act* and standard municipal practice, those lands were to be vested with the subdivision authority (Municipality). However, for unknown reasons, when the subdivision was approved and registered at Alberta Land Titles Office, all of the dedicated properties that were to be vested with the Municipality were transferred except ownership of the subject property. As a result, title to the subject property has remained in the developer's ownership, and the municipality has continued to levy annual property taxes against it.

The developer has made several previous inquiries into this matter; however, to date the situation remains unresolved. Therefore, in order to correct the technical oversight, Administration proposes that the Municipality accept ownership of subject property. Further, considering that ownership of the subject property has continued to be vested with the developer in error, and considering that the subject property is undevelopable, the outstanding property taxes that have

accumulated against the subject property should be cancelled. Council approval is required to authorize acceptance of the land transfer and cancellation of the accumulated property taxes.

Budget/Financial Implications:

In order to facilitate transfer of ownership of the subject property from the current registered owner (developer) to the Municipality, the Municipality shall be required to cancel \$3,045.89 in outstanding property taxes and penalties.

Rationale for Recommendation(s):

At the time of subdivision, the subject property was deemed to be undevelopable. As such it should have been part of the overall environmental reserve dedication and ownership should have been vested with the Municipality when the subdivision plan was registered with Alberta Land Titles Office.

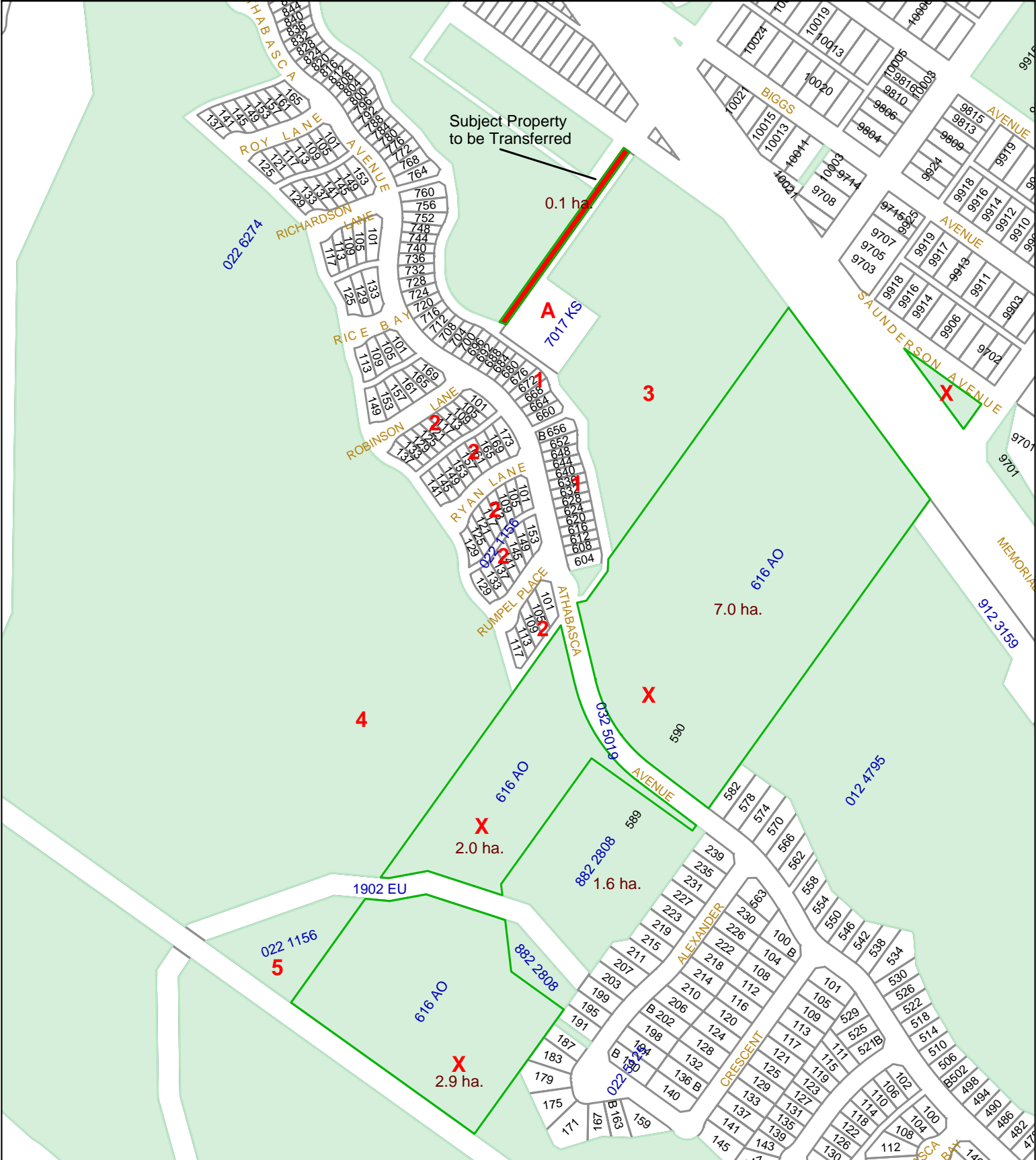
This technical oversight has resulted in the erroneous levy of property taxes which would not have otherwise occurred if the matter had been properly addressed.

The property owner (developer) does not have any need for the subject property, and supports having ownership transferred to the Municipality.

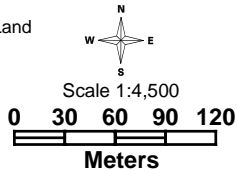
Attachments:

1. Attachment 1 – Subject Area Map dated March 24, 2011
2. Attachment 2 – Land Title

ATTACHMENT I: SUBJECT AREA MAP



-  Riverview Heights Development Land
 Plan 616 AO; Block X
 Municipal Land
 Survey Parcels



BLOCK X, PLAN 616 A0

REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Map updated by the Geographic Information Systems Branch on March 24, 2011

Map SI 0488



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0029 561 173 616AO;X 022 385 675 +99

LEGAL DESCRIPTION

PLAN 616AO
 THE WEST HALF OF BLOCK X
 EXCEPTING THEREOUT:

		HECTARES	(ACRES)	MORE OR LESS
A) PLAN 1902EU	ROAD	0.336	0.83	
B) PLAN 7017KS	SUBDIVISION	0.486	1.20	
C) PLAN 5081LZ	ROAD	0.142	0.35	
D) PLAN 0221156	SUBDIVISION	13.677	33.80	
E) PLAN 0226274	SUBDIVISION	0.434	1.07	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;9;89;21;S
 ESTATE: FEE SIMPLE

MUNICIPALITY: REGIONAL MUNICIPALITY OF WOOD BUFFALO (FORT MCMURRAY)

REFERENCE NUMBER: 022 082 148 +53

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

022 385 675 11/10/2002 SUBDIVISION PLAN

OWNERS

RIVERVIEW HEIGHTS DEVELOPMENTS INC..
 OF C/O 706, 10216 124 ST
 EDMONTON
 ALBERTA T5N 4A3

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

022 385 675 +99

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
012 037 553	02/02/2001	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ATCO ELECTRIC LTD.. ATTENTION: LAND & PROPERTIES, 10035-105 STREET EDMONTON ALBERTA T5J2V6 AGENT - TRISHA BASSENDALE
022 082 146	08/03/2002	RESTRICTIVE COVENANT
022 082 147	08/03/2002	RESTRICTIVE COVENANT
022 385 673	11/10/2002	RESTRICTIVE COVENANT
022 385 674	11/10/2002	RESTRICTIVE COVENANT
052 437 653	07/10/2005	CAVEAT RE : TRANSFER OF LAND CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE AND TRANSPORTATION THE REGIONAL DIRECTOR, NORTH CENTRAL REGION ALBERTA INFRASTRUCTURE AND TRANSPORTATION BOX 4596, 4513-62 AVE. BARRHEAD ALBERTA T7N1A5 AGENT - MARTIN M DRIESSEN
082 179 806	30/04/2008	TAX NOTIFICATION BY - REGIONAL MUNICIPALITY OF WOOD BUFFALO. 9909 FRANKLIN AVENUE FORT MCMURRAY, ALBERTA T9H2K4

(CONTINUED)

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 29 DAY OF MARCH, 2011 AT 11:40 A.M.

ORDER NUMBER:18614944

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE
SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS
SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR
OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL
PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR
THE BENEFIT OF CLIENT(S).

Subject: Appointments to Council Committees**Selection Committee Recommendation:**

THAT the following appointments be approved, as of May 10, 2011:

- **Landlord and Tenant Advisory Board**
 - to December 31, 2011
 - to December 31, 2012
- **Subdivision and Development Appeal Board**
 - to December 31, 2013

Summary:

The Selection Committee, which is comprised of the Mayor and Councillors Blair, Germain and Kirschner, have made recommendations pertaining to existing vacancies on the Landlord and Tenant Advisory Board and the Subdivision and Development Appeal Board. In keeping with the established bylaws, the appointment of individuals to Council committees must be approved by Council.

Background:

In April 2011 the Selection Committee was made aware of vacancies on the Landlord and Tenant Advisory Board and the Subdivision and Development Appeal Board. Due to the extensive number of applications received during the annual recruitment the Committee felt it was not necessary to proceed with another campaign and convened on April 26 to review the applications on file to recommend the above appointments.

Rationale for Recommendation:

The appointments of the members are necessary to ensure the continued viability of the Boards.