



REGIONAL MUNICIPALITY  
OF **WOOD BUFFALO**

## **Council Meeting**

Jubilee Centre Council Chamber  
9909 Franklin Avenue, Fort McMurray

Tuesday, June 14, 2011  
6:00 p.m.

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### **Agenda**

#### **Call to Order**

#### **Opening Prayer**

#### **Adoption of Agenda**

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

1. Regular Meeting – May 24, 2011

#### **Delegations**

*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.*

#### **Presentations**

2. Wes Holodniuk, Divisional Manager, Public Infrastructure re: Transportation Matters within the Urban Services Area

#### **Bylaws**

3. Bylaw No. 11/016 – Land Use Bylaw Amendment Lot 1, Block 1, Plan 102 7102 (Abrams Land) (1<sup>st</sup> reading)

4. Sapræ Creek (East) – Lot 1, Block 1, Plan 082 1583 (1<sup>st</sup> readings)
  - Bylaw No. 11/017 – Municipal Development Plan Amendment
  - Bylaw No. 11/018 – Area Structure Plan Amendments
  - Bylaw No. 11/019 – Land Use Bylaw Amendments
5. Sapræ Creek (Southwest) – Lot 1, Block 5, Plan 082 1581(1<sup>st</sup> readings)
  - Bylaw No. 11/020 – Municipal Development Plan Amendment
  - Bylaw No. 11/021 – Area Structure Plan Amendments
  - Bylaw No. 11/022 – Land Use Bylaw Amendments

### **Reports**

6. Delivery of Safety Code Services
7. Development Permit Application 2011-DP-00408 - Lot 3, Block 2, Plan 072 2934 (Gas Bar)

### **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, May 24, 2011, commencing at 6:00 p.m.**

**Present:** D. Scott, Deputy Mayor  
M. Allen, Councillor  
D. Blair, Councillor  
L. Flett, Councillor  
S. Germain, Councillor (arrived 6:28 p.m.)  
D. Kirschner, Councillor  
P. Meagher, Councillor  
J. Stroud, Councillor  
R. Thomas, Councillor  
A. Vinni, Councillor (via teleconference)

**Absent:** M. Blake, Mayor

**Administration:** G. Laubenstein, Chief Administrative Officer  
S. Kanzig, Chief Legislative Officer  
L. Kotyk, Legislative Assistant/Recorder  
M. Laing, Legislative Assistant/Voting Machine Operator

**Call to Order**

Deputy Mayor Scott called the meeting to order at 6:05 p.m.

**Opening Prayer**

Deputy Mayor Scott invited those so inclined to join him in Prayer.

**Agenda**

11-141 Moved by Councillor Meagher that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

**Minutes**

**1. Council Meeting – May 10, 2011**

11-142 Moved by Councillor Thomas that the minutes of the Council meeting held on May 10, 2011 be approved as presented.

CARRIED UNANIMOUSLY

**Delegations****2. Scott Clements, President and CEO and Jeff Fitzner Board Member, Fort McMurray Airport Authority – Proposal for Public Sector Partnership**

Mr. Scott Clements and Mr. Jeff Fitzner of the Fort McMurray Airport Authority made a presentation to Council regarding a proposed public sector partnership between the Municipality and the Airport Authority.

**Arrival**

Councillor Germain arrived at 6:28 p.m.

11-143 Moved by Councillor Stroud that the Municipality match the Fort McMurray Airport Authority's funding of \$25 Million, to provide civil works to support the development of the new airport terminal building; and that the Municipality partner with the Fort McMurray Airport Authority to pursue matching funds from both the Government of Canada and the Government of Alberta.

CARRIED UNANIMOUSLY

**3. Nolan Palmquist, Board Chair; Jim Palmer, Vice Chair and Franco Savoia, President and CEO, YMCA Wood Buffalo – YMCA Request for Funding**

Mr. Jim Palmer, Mr. Nolan Palmquist and Mr. Franco Savoia of YMCA Wood Buffalo presented to Council regarding the YMCA Funding Request.

11-144 Moved by Councillor Allen that the presentation made by the YMCA of Wood Buffalo be received as information.

CARRIED UNANIMOUSLY

**4. Business Arising out of Delegation – YMCA Funding Request**

11-145 Moved by Councillor Thomas that \$150,000 from the Community Initiatives Reserve be allocated to the YMCA of Wood Buffalo to fund 2011 operations.

CARRIED UNANIMOUSLY

11-146 Moved by Councillor Thomas that Administration research and explore the potential for partnerships between the YMCA of Wood Buffalo and key stakeholders in reference to building a new recreation facility.

CARRIED UNANIMOUSLY

**Presentations****5. John Stelter, KPMG – 2010 Audited Consolidated Financial Statements**

Mr. John Stelter, KPMG provided a presentation regarding the 2010 Audited Consolidated Financial Statements.

**6. Business Arising out of Presentation – 2010 Audited Consolidated Financial Statements**

11-147 Moved by Councillor Thomas that the audited consolidated financial statements of the Regional Municipality of Wood Buffalo for the year ended December 31, 2010 be accepted as information.  
CARRIED UNANIMOUSLY

**Public Hearings and Related Reports****7. Bylaw No. 11/010 – Road Closure and Authorization to Sell**

11-148 Moved by Councillor Meagher that Council move into a Public Hearing for Bylaw No. 11/010.  
CARRIED UNANIMOUSLY

**Marcel Ulliac, Director, Land Administration, Regional Municipality of Wood Buffalo**, gave an introduction regarding Bylaw No. 11/010.

11-149 Moved by Councillor Meagher that the Public Hearing for Bylaw No. 11/010 be closed.  
CARRIED UNANIMOUSLY

The Public Hearing regarding Bylaw No. 11/010 was held between 7:57 p.m. and 7:59 p.m.

11-150 Moved by Councillor Allen that Bylaw No. 11/010, being a bylaw to close a road allowance, be read a second time.  
CARRIED UNANIMOUSLY

11-151 Moved by Councillor Meagher that Bylaw No. 11/010 be read a third and final time.  
CARRIED UNANIMOUSLY

**8. Bylaw No. 11/011 – Land Use Bylaw Amendment (7313 Hughes Avenue)**

11-152 Moved by Councillor Thomas that Council move into a Public Hearing for Bylaw No. 11/011.  
CARRIED UNANIMOUSLY

**William Czaban, Planner II, Regional Municipality of Wood Buffalo**, introduced Bylaw No. 11/011.

**Larry LeMesurier, resident**, spoke in opposition to Bylaw No. 11/011.

**Fred Mindl, resident**, spoke in opposition to Bylaw No. 11/011.

**Mark Bibeau, resident**, spoke in opposition to Bylaw No. 11/011.

**John Brey, resident**, spoke in opposition to Bylaw No. 11/011.

**Kari Leibl, representative of the property owner**, spoke in support of Bylaw No. 11/011.

**Randy McNaught, resident**, spoke in opposition to Bylaw No. 11/011.

**Jim Rogers, resident**, spoke in opposition to Bylaw No. 11/011

11-153 Moved by Councillor Meagher that the Public Hearing for Bylaw No. 11/011 be closed.

CARRIED UNANIMOUSLY

The Public Hearing regarding Bylaw No. 11/011 was held between 8:01 p.m. and 8:48 p.m.

11-154 Moved by Councillor Kirschner 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 second time.

DEFEATED UNANIMOUSLY

### **Recess**

A recess occurred from 9:06 p.m. to 9:22 p.m.

### **9. Bylaw No. 11/014 – Land Use Bylaw Amendment (Longboat Landing)**

11-155 Moved by Councillor Meagher that Council move into a Public Hearing for Bylaw No. 11/014.

CARRIED UNANIMOUSLY

**Claire Woodside, Planner I, Planning and Development**, gave an introduction regarding Bylaw No. 11/014.

11-156 Moved by Councillor Blair that the Public Hearing for Bylaw No. 11/014 be closed.

CARRIED UNANIMOUSLY

The Public Hearing regarding Bylaw No. 11/014 was held between 9:24 p.m. and 9:26 p.m.

11-157 Moved by Councillor Meagher that Bylaw No. 11/014, being a Land Use Bylaw amendment specific to the Longboat Landing District (LBL-R4), be read a second time.

CARRIED UNANIMOUSLY

11-158 Moved by Councillor Thomas that Bylaw No. 11/014, be read a third and final time.

CARRIED UNANIMOUSLY

**10. Recreational Lease Assignment – REC 850024 (Fort McMurray Golf Course)**

11-159 Moved by Councillor Meagher that subject to Alberta Sustainable Resource Development approval, the Recreational Lease REC 850024, which consists of 51.89 acres, be assigned to the Fort McMurray Golf Club.

CARRIED UNANIMOUSLY

**11. The Fort McMurray Boys and Girls Club – Bridging Loan**

11-160 Moved by Councillor Stroud that the remaining amount of the bridging loan to the Fort McMurray Boys and Girls Club be forgiven as per the terms and conditions outlined in Bylaw No. 05/021.

CARRIED UNANIMOUSLY

**Exit**

Councillor Thomas declared a pecuniary interest regarding the next business item and exited the Council Chamber at 9:35 p.m.

**12. Keyano College Huskies Athletics Hockey Sponsorship**

Councillor Meagher put forward the following recommendation: “THAT \$60,000 be allocated to Keyano College from the Community Initiatives Reserve for the purpose of providing start-up funding for the Huskies Hockey Program”.

It was suggested that the motion should reflect sponsorship as opposed to providing start-up funding. It was agreed that the motion originally presented by Cr. Meagher would read as follows: “THAT \$60,000 be allocated to Keyano College from the Community Initiatives

Reserve for the purpose of sponsorship for the Huskies Hockey Program”.

Councillor Blair then put forward the following amendment:

11-161 Moved by Councillor Blair that the motion be amended by changing the sponsorship amount from \$60,000 to \$20,000, until a policy is set.

# DEFEATED

For: Blair, Germain, Kirschner,  
Stroud

Against: Allen, Flett, Meagher,  
Scott, Vinni

Voting then occurred on the original recommendation:

11-162 Moved by Councillor Meagher that \$60,000 be allocated to Keyano College from the Community Initiatives Reserve for the purpose of sponsorship for the Huskies Hockey Program.

CARRIED UNANIMOUSLY

## Return

Councillor Thomas returned to the Council Chamber at 10:12 p.m.

11-163 Moved by Councillor Blair that the meeting be extended beyond 10:00 p.m.

CARRIED UNANIMOUSLY

### 13. Regional Municipality of Wood Buffalo 10 – Year Plan to End Homelessness Funding Allocation

11-164 Moved by Councillor Allen that \$2,555,247 of 2011/2012 federal and provincial grant funding for the 10-Year Plan to End Homelessness be allocated as follows:

- Fellowship Baptist Church, Centre of Hope (Extended Hours)  
-\$112,320
- Fellowship Baptist Church, Centre of Hope (Housing First)  
-\$667,318
- Fellowship Baptist Church, Centre of Hope (Cecile's Place)  
-\$ 86,855
- Fort McMurray Association for Community Living (Employment Counsellors)  
-\$162,322
- McMan Youth Family and Community Services Association (Housing First)  
-\$359,195
- The Salvation Army (Housing First)                         -\$230,181



- Wood Buffalo HIV & AIDS Society (Housing First)  
-\$937,056  
Total: -\$2,555,247  
CARRIED UNANIMOUSLY

**14. 2011 Council Expense Summary for the Period January 1 – March 31, 2011**

11-165 Moved by Councillor Thomas that the attached 2011 Council Expense Summary for the Period January 1 – March 31, 2011, be received as information.

CARRIED UNANIMOUSLY

**New and Unfinished Business**

There was no new or unfinished business.

**Reports on Boards and Committees**

There were no updates.

**Adjournment**

11-166 Moved by Councillor Thomas that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:18 p.m.

\_\_\_\_\_  
Mayor

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

**Subject: Bylaw No. 11/016 – Land Use Bylaw Amendment  
Lot 1, Block 1, Plan 102 7102 (Abrams Land)****APPROVALS:**

Kelly Kloss, Acting Chief Administrative Officer  
Carol Theberge, Divisional Manager  
Samuel Alatorre, Director

**Administrative Recommendation:**

THAT Bylaw No. 11/016, being a Land Use Bylaw amendment specific to Lot 1, Block 1, Plan 102 7102 (Abrams Land) and an amendment to the Public Services District, be read a first time.

**Summary:**

An application has been received to amend the Land Use Bylaw specific to Lot 1, Block 1, Plan 102 7102 (Attachment 2) to allow for development with a maximum height of 39.0 metres (from the current 12.2 metres) in the Public Services District.

Additionally, the application proposes an amendment to the Land Use Bylaw, Section 113.2 Permitted Uses (Attachment 3), to delete “(hamlets only)” after Community Recreation Facility in the Public Services District.

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

**Background:**

On May 25, 2010, Council approved two bylaws (No. 10/014 and No. 10/015) to amend the land use designation of the subject area. These amendments were intended “to support the development of faith centres, a continuing care facility and a municipal recreation facility.”

Located across from Dickinsfield on the west side of Thickwood Boulevard, the total development area is 62.3 ha, and the applicant has proposed to develop two churches, a mosque and a multi-use recreational centre.

**Rationale for Recommendation:**

Administration supports the proposed amendments to the Land Use Bylaw to allow for a maximum height of 39.0 metres in the subject area and the amendment to the Permitted Uses in the Public Services District. These proposals align with the objectives of the Real Martin West Area Structure Plan and the Land Use Bylaw.

As stated in the Land Use Bylaw, the purpose of the Public Services District is “*to provide for the development of buildings and uses for the delivery of educational, health, government and other institutional services.*”

The parcel sizes for the proposed individual developments range from 3.43 ha to 12.77 ha, and the proposed building sizes range from approximately 7,900 m<sup>2</sup> to 34,200 m<sup>2</sup>. Given the size of the developable area (62.3 ha) and the large scale of the proposed buildings, the 39.0 metre maximum height is complementary to the proposed developments.

Administration also supports amending the Land Use Bylaw, Section 113.2 to delete “(hamlets only)” after Community Recreational Facility, which is found in the list of Permitted Uses in the Public Services District. Currently this provision limits building community recreational facilities to rural hamlets only. Removing “(hamlets only)” after Community Recreational Facility in the Public Services District (Section 113.2) will allow for development of the proposed community recreational facility and also allow the option to provide such facilities in all Public Services Districts in the region.

If approved, the applicant will be required to prepare a detailed outline plan and enter into a development agreement prior to obtaining subdivision approval or development permits for individual structures.

A Traffic Impact Assessment for the area has been completed to the satisfaction of Administration. Administration is also satisfied by the preliminary outline plans that show onsite parking for the individual developments.

Administration supports the proposed amendment and recommends that Bylaw No. 11/016 be given first reading to allow for the scheduling of a public hearing.

**Attachments:**

1. Bylaw No. 11/016
2. Subject Area Map
3. Excerpt from the Land Use Bylaw – Section 13.3 Discretionary Uses

**BYLAW NO. 11/016**

**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 requires Council to enact 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) allowing for a maximum height of 39.0 metres in the Public Services District (PS) on Lot 1, Block 1, Plan 102 7102; and
  - b) by removing “(hamlets only)” after Community Recreation Facility in Section 113.2 of the Land Use Bylaw.
2. THAT the Chief Administrative Officer be 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



**Excerpt from the Land Use Bylaw – Section 113.2 Permitted Uses**

**113.2 Permitted Uses\***

The following are permitted uses:

Community Recreation Facility (hamlets only)

Community Service Facility

Educational Service Facility

Essential Public Service

Religious Assembly

Park

Parking Lot/Structure

Public Use/Utility

**Accessory Building (*Bylaw No. 01/043*)**

**\* The uses listed as Permitted Uses apply only to those areas of the Regional Municipality of Wood Buffalo which lie outside of the Urban Service Area or those areas within the Urban Service Area to the North and West of the Athabasca River. In those parts of the Urban Service Area to the South and East of the Athabasca River all uses listed as Permitted Uses under this section shall be considered Discretionary Uses – Development Officer and shall not be considered as Permitted Uses. (*Bylaw No. 07/036*)**

**Subject:      Saprae Creek (East) – Lot 1, Block 1, Plan 082 1583**  
**Bylaw No. 11/017 – Municipal Development Plan Amendment**  
**Bylaw No. 11/018 – Area Structure Plan Amendments**  
**Bylaw No. 11/019 – Land Use Bylaw Amendments**

**APPROVALS:**

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

**Administrative Recommendation(s):**

1. THAT Bylaw No. 11/017, being an amendment to the Municipal Development Plan to change the designation of Lot 1, Block 1, Plan 082 1583 from Future Residential to Country Residential and from Rural to Country Residential, be read a first time.
2. THAT Bylaw No. 11/018, being an amendment to the Highway 69/Clearwater River Valley Area Structure Plan and Fort McMurray Municipal Airport Area Structure Plan to change the designation of Lot 1, Block 1, Plan 082 1583 from Proposed Country Residential and Environmentally Sensitive Areas to Existing Suburban Estate Residential, and an amendment to the Saprae Creek Area Structure Plan to reduce the minimum lot size within the Hamlet of Saprae Creek Estates from 1.0 hectares to 0.8 hectares on Lot 1, Block 1, Plan 082 1583, be read a first time.
3. THAT Bylaw No. 11/019, being a site specific amendment to the Land Use Bylaw to reduce the minimum lot size on Lot 1, Block 1, Plan 082 1583 from 1.0 hectare to 0.8 hectares, and change the designation from Rural District (RD) to Suburban Estate Residential District (SE), be read a first time.

**Summary:**

An application has been made to amend the Municipal Development Plan, the Highway 69/Clearwater River Valley Area Structure Plan, the Fort McMurray Municipal Airport Area Structure Plan, the Saprae Creek Area Structure Plan, and the Land Use Bylaw to permit residential development on Lot 1, Block 1, Plan 082 1583 in Saprae Creek.

The authority to amend the Municipal Development Plan, Area Structure Plans, and the Land Use Bylaw is vested with Council under the Municipal Government Act.

**Background:**

On June 8, 2010, the applicant held a public open house for a development proposal. At that time, the applicant proposed high density, multi-family units with large open spaces. The community, however, expressed that this design concept does not meet the general identity of the community and therefore did not support the proposal.

Based on feedback from the open house, the amendment application was submitted in November 2010 with new design concepts for single family residential. The updated proposal to expand the residential area of Saprae Creek will add approximately 33 residential lots to the community.

**Rationale for Recommendation(s):**

Administration supports the proposed amendments as they will allow for the development of additional residential lots in a manner that is compatible with the Saprae Creek community.

As Saprae Creek is an existing community, the residential expansion will utilize current infrastructure. Administration has reviewed geotechnical reports and is satisfied that all requirements will be met by the developer.

The minimum lot size proposed is 0.8 ha and will not meet current requirements (1.0 ha) as stipulated in the Land Use Bylaw. Although this is below the current requirements, there are already portions of the community that have lot sizes of 0.8 ha. Amendments to the Saprae Creek Area Structure Plan and the Land Use Bylaw will, therefore, align statutory documentation with current development in the area.

Administration supports the amendments and recommends that the proposed bylaws be given first reading to allow for the scheduling of a public hearing.

**Attachments:**

1. Bylaw No. 11/017
2. Bylaw No. 11/018
3. Bylaw No. 11/019
4. Subject Area Map



**BYLAW NO. 11/017**

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO  
AMEND THE MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 00/005**

**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 Municipal Development Plan.

**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 Municipal Development Plan.

**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. 00/005 is hereby amended by redesignating Lot 1, Block 1, Plan 082 1583 from Future Residential to Country Residential and from Rural to Country Residential, as shown in Schedule A.
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.

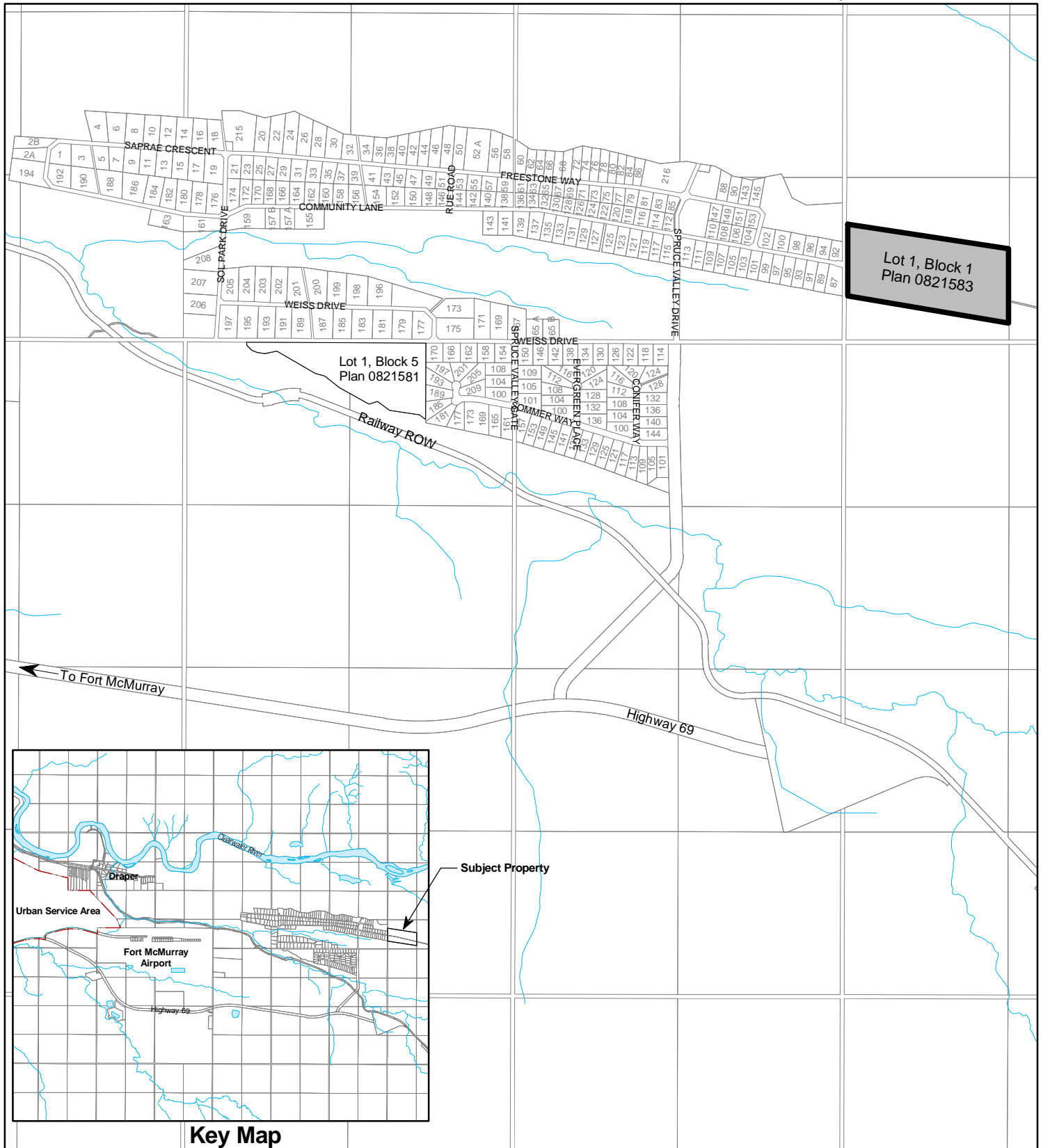
READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011.

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



## Municipal Development Plan Amendment

 From Future Residential To Country Residential and  
 From Rural To Country Residential  
 Lot 1, Block 1, Plan 082 1583



**BYLAW NO. 11/018**

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND THE HIGHWAY 69/CLEARWATER RIVER VALLEY AREA STRUCTURE PLAN BYLAW NO. 99/058, THE FORT MCMURRAY MUNICIPAL AIRPORT AREA STRUCTURE PLAN BYLAW NO. 03/062, AND THE SAPRAE CREEK AREA STRUCTURE PLAN ORDER NUMBER FM 19-94**

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

**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 an Area Structure Plan;

**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. 99/058 is hereby amended by redesignating Lot 1, Block 1, Plan 082 1583 from Environmentally Sensitive Areas to Existing Suburban Estate Residential and from Proposed Country Residential to Existing Suburban Estate Residential, as shown in Schedule A.
2. THAT Bylaw No. 03/062 is hereby amended by redesignating Lot 1, Block 1, Plan 082 1583 from Proposed Country Residential to Existing Suburban Estate Residential and from Environmentally Sensitive Areas to Existing Suburban Estate Residential, as shown in Schedule B.
3. THAT Order Number FM 19-94 is hereby amended by reducing the minimum lot size from 1.0 hectares to 0.8 hectares on Lot 1, Block 1, Plan 082 1583.
4. THAT the Chief Administrative Officer is authorized to consolidate this bylaw.
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 this \_\_\_\_\_ day of \_\_\_\_\_, A.D 2011.

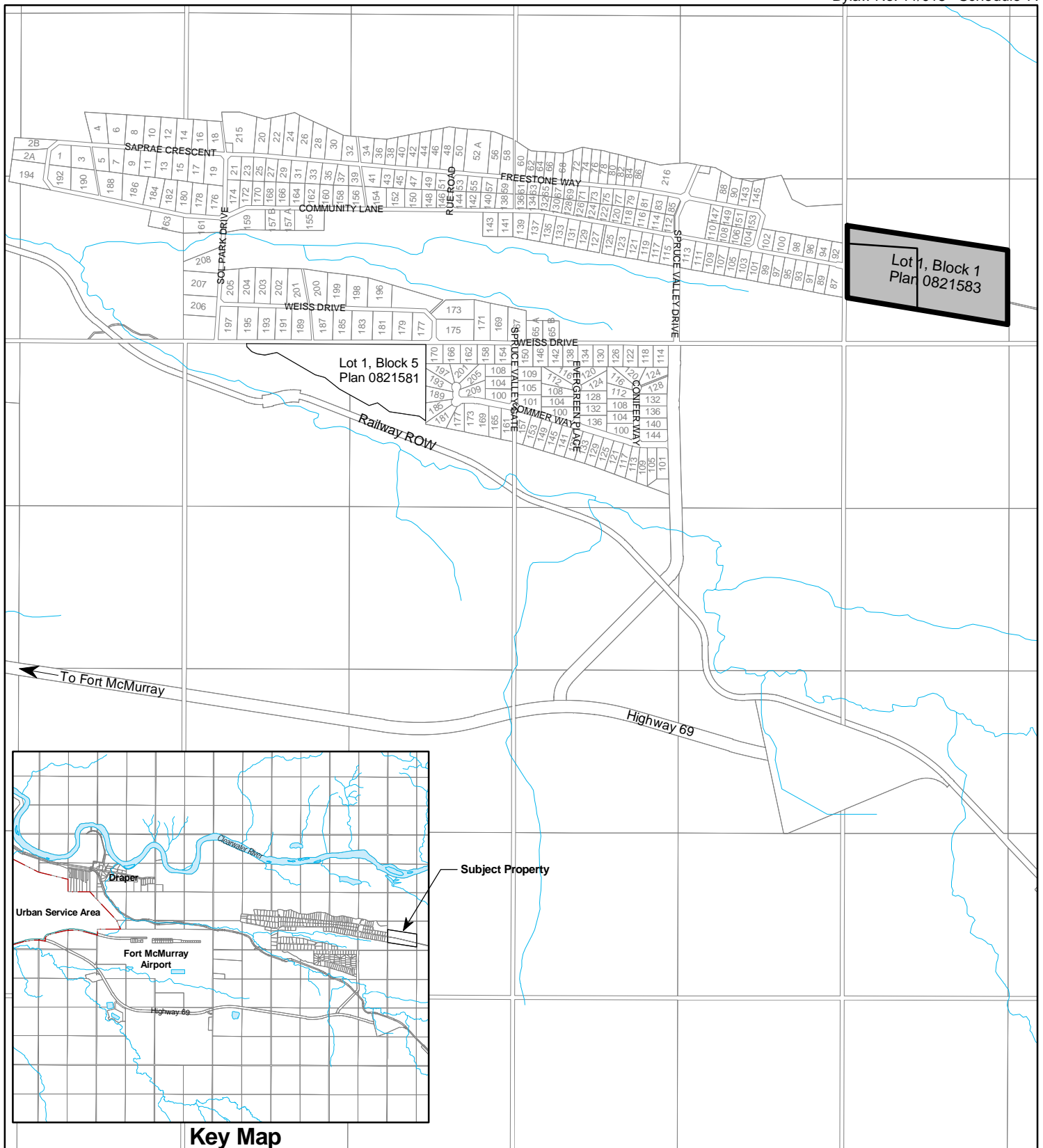
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SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011.

\_\_\_\_\_  
Mayor

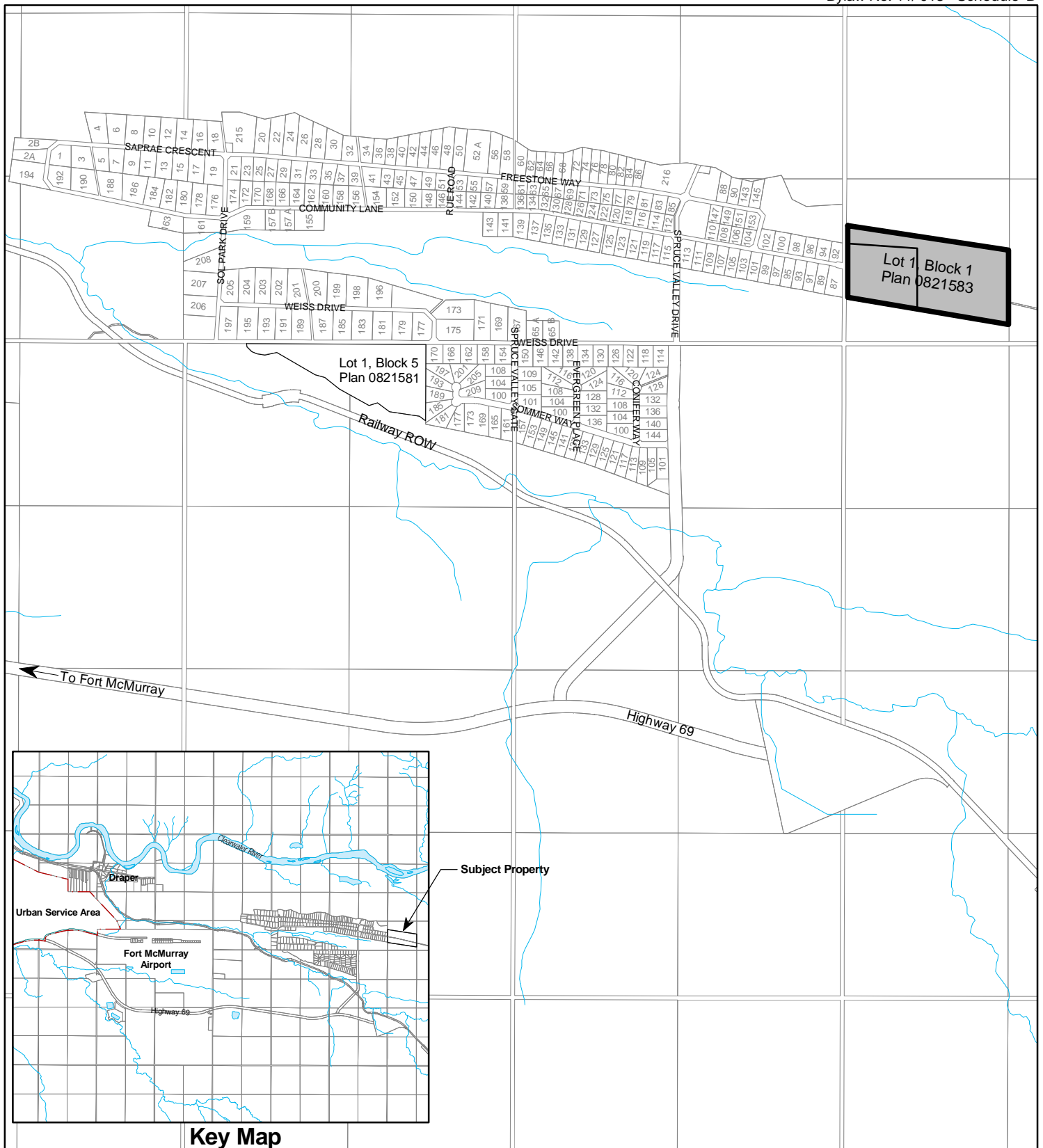
\_\_\_\_\_  
Chief Legislative Officer



## Highway 69/Clearwater River Valley Area Structure Plan Amendment

 From Environmentally Sensitive Areas and Proposed Country Residential  
 To Existing Suburban Estate Residential  
 Lot 1, Block 1, Plan 082 1583





**Key Map**

## Fort McMurray Municipal Airport Area Structure Plan Amendment



From Proposed Country Residential and Environmentally Sensitive Areas  
To Existing Suburban Estate Residential  
Lot 1, Block 1, Plan 082 1583



**BYLAW NO. 11/019**

**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) redesignating Lot 1, Block 1, Plan 082 1583 from Rural District (RD) to Suburban Estate Residential District (SE), as shown in Schedule A; and
  - b) reducing the minimum lot size from 1.0 hectares to 0.8 hectares within the Hamlet of Sapræ Creek Estates.
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.

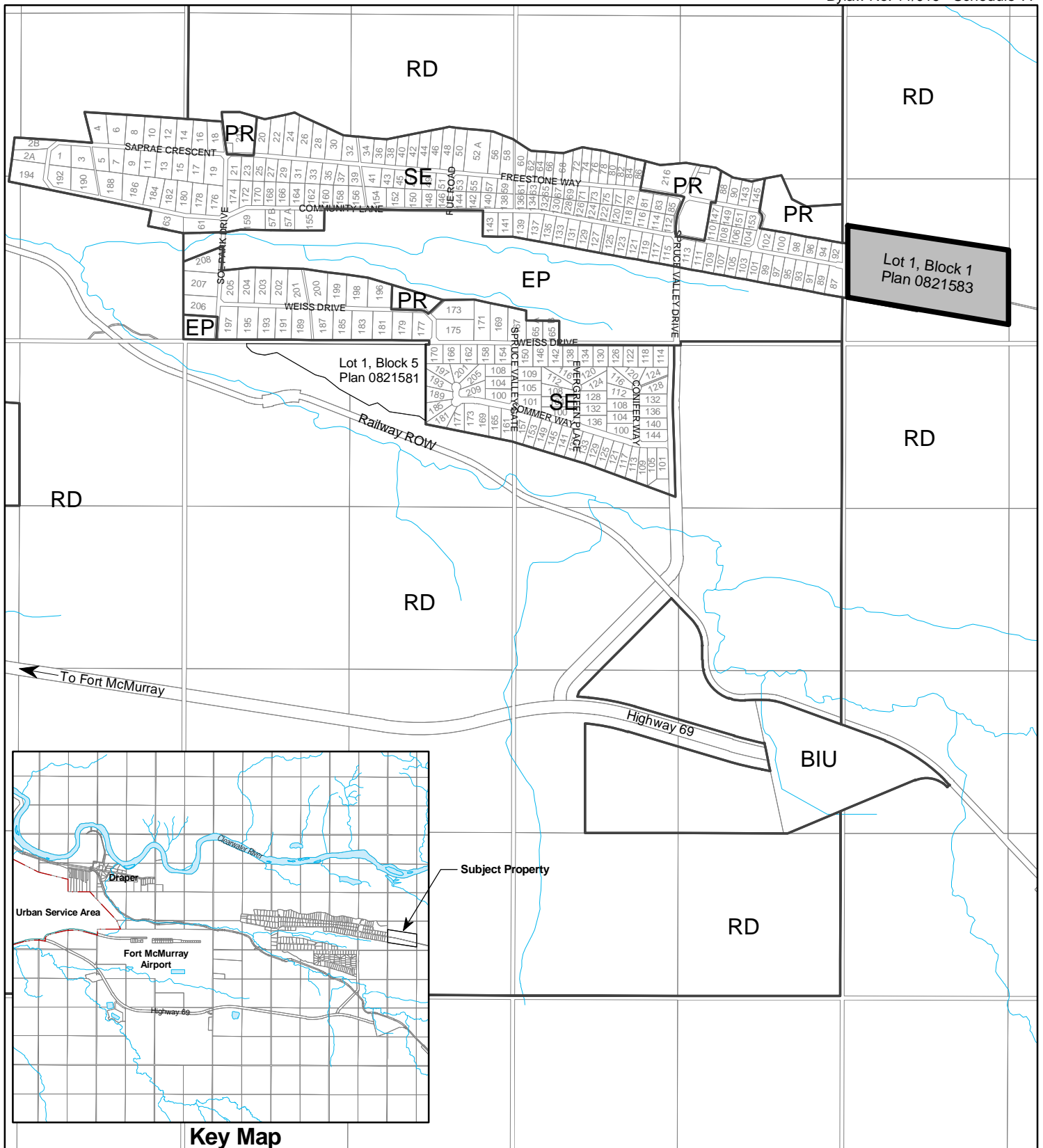
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READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011.


SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011.

\_\_\_\_\_  
Mayor

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



## Land Use Bylaw Amendment

 From Rural District (RD) To Suburban Estate Residential District (SE)  
Lot 1, Block 1, Plan 082 1583





Subject Property - Lot 1, Block 1, Plan 082 1583 (Saprae Creek Estates)





**Subject:      Saprae Creek (Southwest) – Lot 1, Block 5, Plan 082 1581**  
**Bylaw No. 11/020 – Municipal Development Plan Amendment**  
**Bylaw No. 11/021 – Area Structure Plan Amendments**  
**Bylaw No. 11/022 – Land Use Bylaw Amendments**

**APPROVALS:**

Kelly Kloss, Acting Chief Administrative Officer  
Carol Theberge, Divisional Manager  
Samuel Alatorre, Director

**Administrative Recommendation(s):**

1. THAT Bylaw No. 11/020, being an amendment to the Municipal Development Plan to change the designation of Lot 1, Block 5, Plan 082 1581 from Rural to Country Residential, be read a first time.
2. THAT Bylaw No. 11/021, being an amendment to the Highway 69/ Clearwater River Valley Area Structure Plan to change the designation of Lot 1, Block 5, Plan 082 1581 from Environmentally Sensitive Areas to Existing Suburban Estate Residential, and the Fort McMurray Municipal Airport Area Structure Plan to change the designation of Lot 1, Block 5, Plan 082 1581 from Environmentally Sensitive Areas to Existing Suburban Estate Residential, and an amendment to the Saprae Creek Area Structure Plan to change the designation of Lot 1, Block 5, Plan 082 1581 from Recreation to Country Residential and reduce the minimum lot size from 1.0 hectare to 0.8 hectares within the Hamlet of Saprae Creek Estates, be read a first time.
3. THAT Bylaw No. 11/022, being an amendment to the Land Use Bylaw to reduce the minimum lot size within the Hamlet of Saprae Creek Estates from 1.0 hectare to 0.8 hectares, and to change the designation from Urban Expansion District (UE) to Suburban Estate Residential District (SE) on Lot 1, Block 5, Plan 082 1581, be read a first time.

**Summary:**

An application has been made to amend the Municipal Development Plan, the Highway 69/ Clearwater River Valley Area Structure Plan, the Fort McMurray Municipal Airport Area Structure Plan, the Saprae Creek Area Structure Plan, and the Land Use Bylaw to permit residential development on Lot 1, Block 5, Plan 082 1581 in Saprae Creek.

The authority to amend the Municipal Development Plan, Area Structure Plans, and the Land Use Bylaw is vested with Council under the Municipal Government Act.

**Background:**

On June 8, 2010, the applicant held a public open house for a development proposal. At that time, the applicant proposed high density, multi-family units with large open spaces. The community, however, expressed that this design concept does not meet the general identity of the community and therefore did not support the proposal.

Based on feedback from the open house, the amendment application was submitted in November 2010 with new design concepts for single family residential. The updated proposal to expand the residential area of Sapræ Creek will add approximately 19 residential lots to the community.

**Rationale for Recommendation(s):**

Administration supports the proposed amendments as they will allow for the development of additional residential lots in a manner that is compatible with the Sapræ Creek community.

As Sapræ Creek is an existing community, the residential expansion will utilize current infrastructure. Administration has reviewed geotechnical reports and is satisfied that all requirements will be met by the developer.

The Airport Authority has confirmed that there will not be a conflict between the existing airport or the proposed expansion to the airport and the proposed residential expansion of Sapræ Creek. However, it has been advised that due to the proximity of the development to the level 30 Noise Exposure Forecast Contour, there could be noise from the aircraft movement in the area. They encourage developers and builders to familiarize themselves with aircraft noise regulations.

The minimum lot size proposed is 0.8 ha and will not meet current requirements (1.0 ha) as stipulated in the Land Use Bylaw. Although this is below the current requirements, there are already portions of the community that have lot sizes of 0.8 ha. Amendments to the Sapræ Creek Area Structure Plan and the Land Use Bylaw will, therefore, align statutory documentation with current development in the area.

Administration supports the amendments and recommends that the proposed bylaws be given first reading to allow for the scheduling of a public hearing.

**Attachments:**

1. Bylaw No. 11/020
2. Bylaw No. 11/021
3. Bylaw No. 11/022
4. Subject Area Map

**BYLAW NO. 11/020**

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 00/005**

**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 Municipal Development Plan.

**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 Municipal Development Plan.

**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. 00/005 is hereby amended by redesignating Lot 1, Block 5, Plan 082 1581 from Rural to Country Residential, as shown in Schedule A.
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.

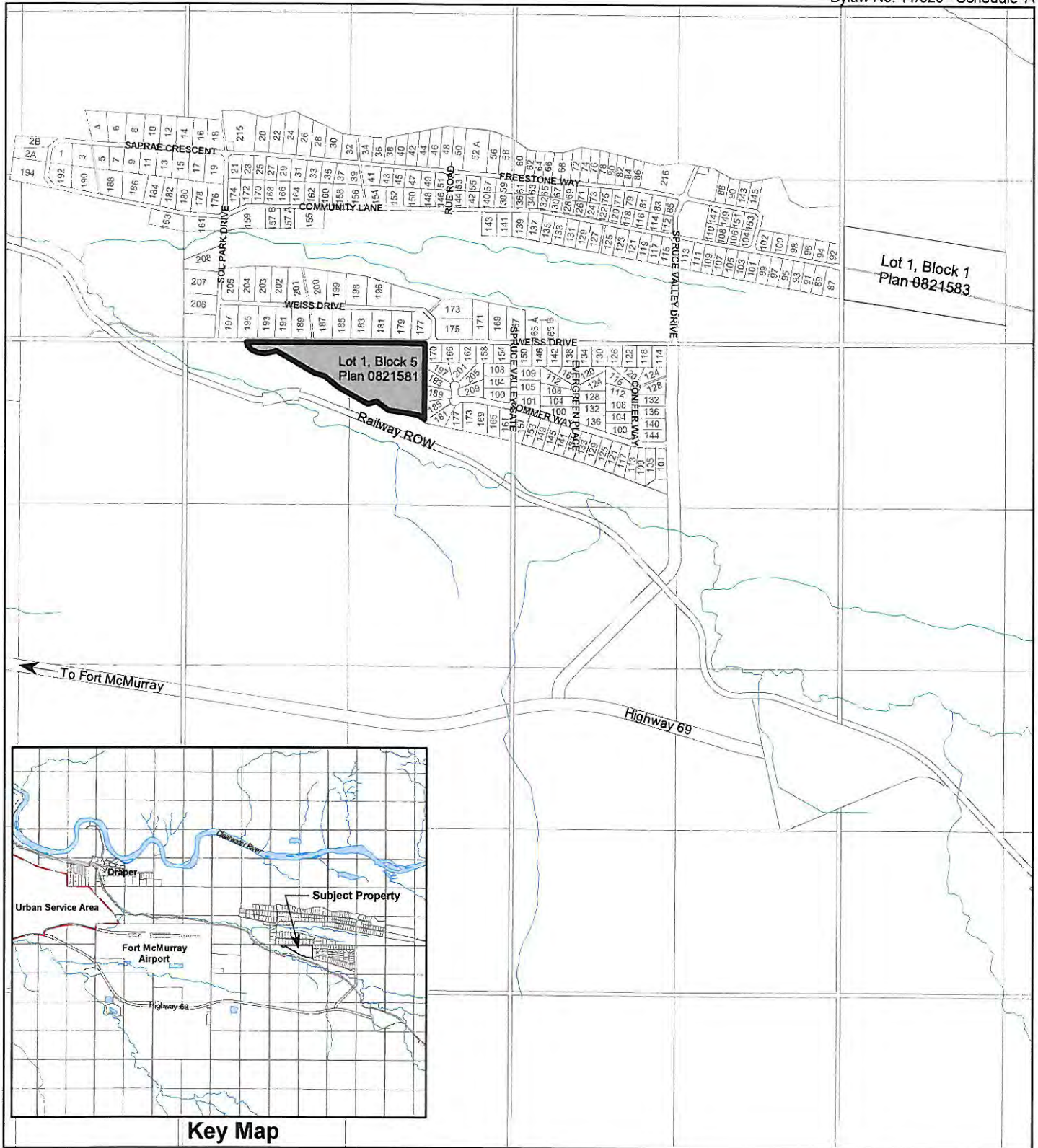
READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011.

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



## Municipal Development Plan Amendment

 From Rural To Country Residential  
Lot 1, Block 5, Plan 0821581



**BYLAW NO. 11/021**

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND THE HIGHWAY 69/CLEARWATER RIVER VALLEY AREA STRUCTURE PLAN BYLAW NO. 99/058, THE FORT MCMURRAY MUNICIPAL AIRPORT AREA STRUCTURE PLAN BYLAW NO. 03/062, AND THE SAPRAE CREEK AREA STRUCTURE PLAN ORDER NUMBER FM 19-94**

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

**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 an Area Structure Plan;

**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. 99/058 is hereby amended by redesignating Lot 1, Block 5, Plan 082 1581 from Environmentally Sensitive Areas to Existing Suburban Estate Residential, as shown in Schedule A.
2. THAT Bylaw No. 03/062 is hereby amended by redesignating Lot 1, Block 5, Plan 082 1581 from Environmentally Sensitive Areas to Existing Suburban Estate Residential, as shown in Schedule B.
3. THAT Order Number FM19-94 is hereby amended by:
  - a) redesignating Lot 1, Block 5, Plan 082 1581 from Recreation to Country Residential, as shown in Schedule C; and
  - b) reducing the minimum lot size from 1.0 hectare to 0.8 hectares.
4. THAT the Chief Administrative Officer is authorized to consolidate this bylaw.
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 this \_\_\_\_\_ day of \_\_\_\_\_, A.D 2011.

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

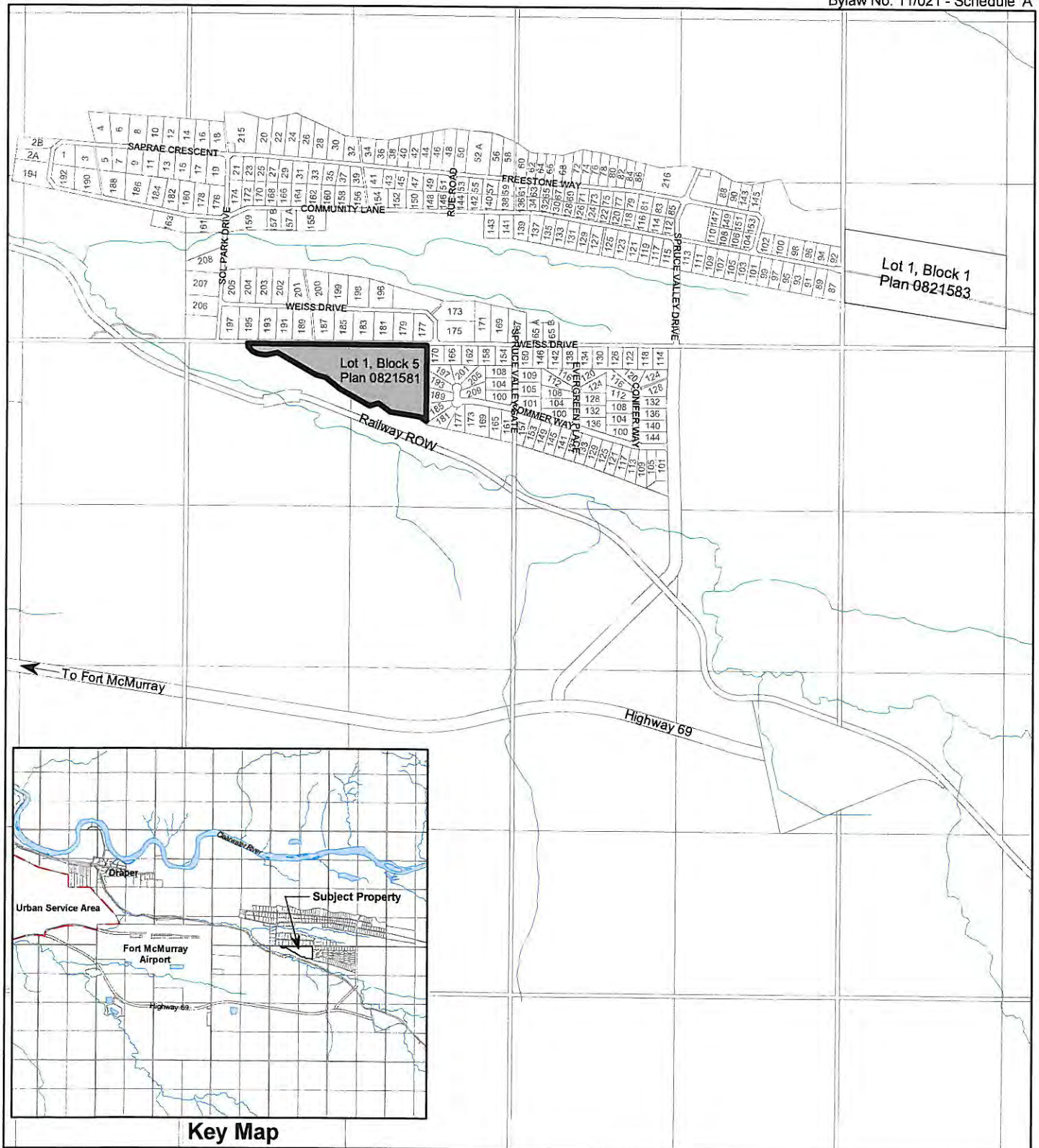
READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011.

\_\_\_\_\_  
Mayor

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



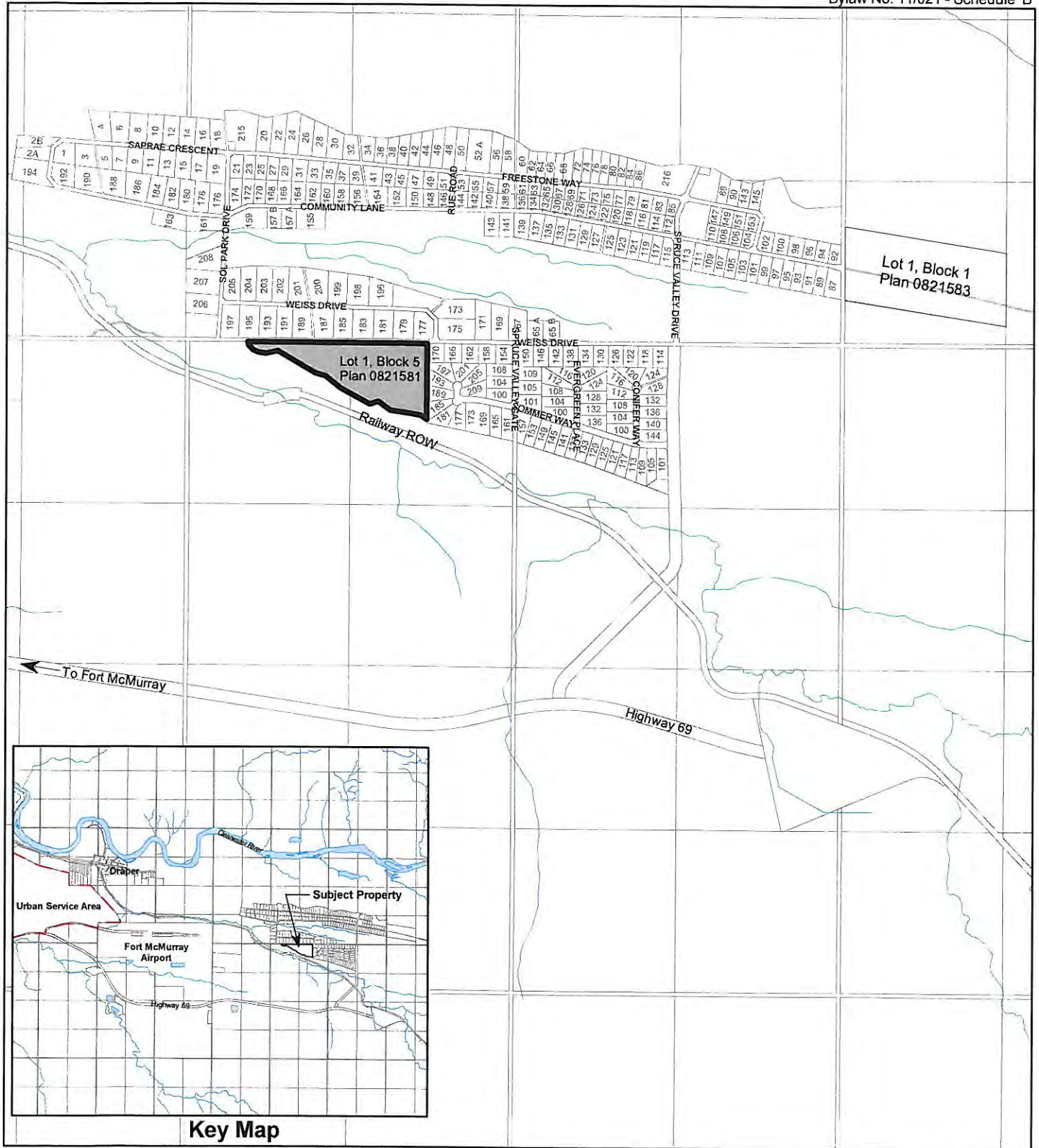


# Highway 69/Clearwater River Valley Area Structure Plan Amendment



From Environmentally Sensitive Areas To Existing Suburban Estate Residential  
Lot 1, Block 5, Plan 0821581





**Key Map**

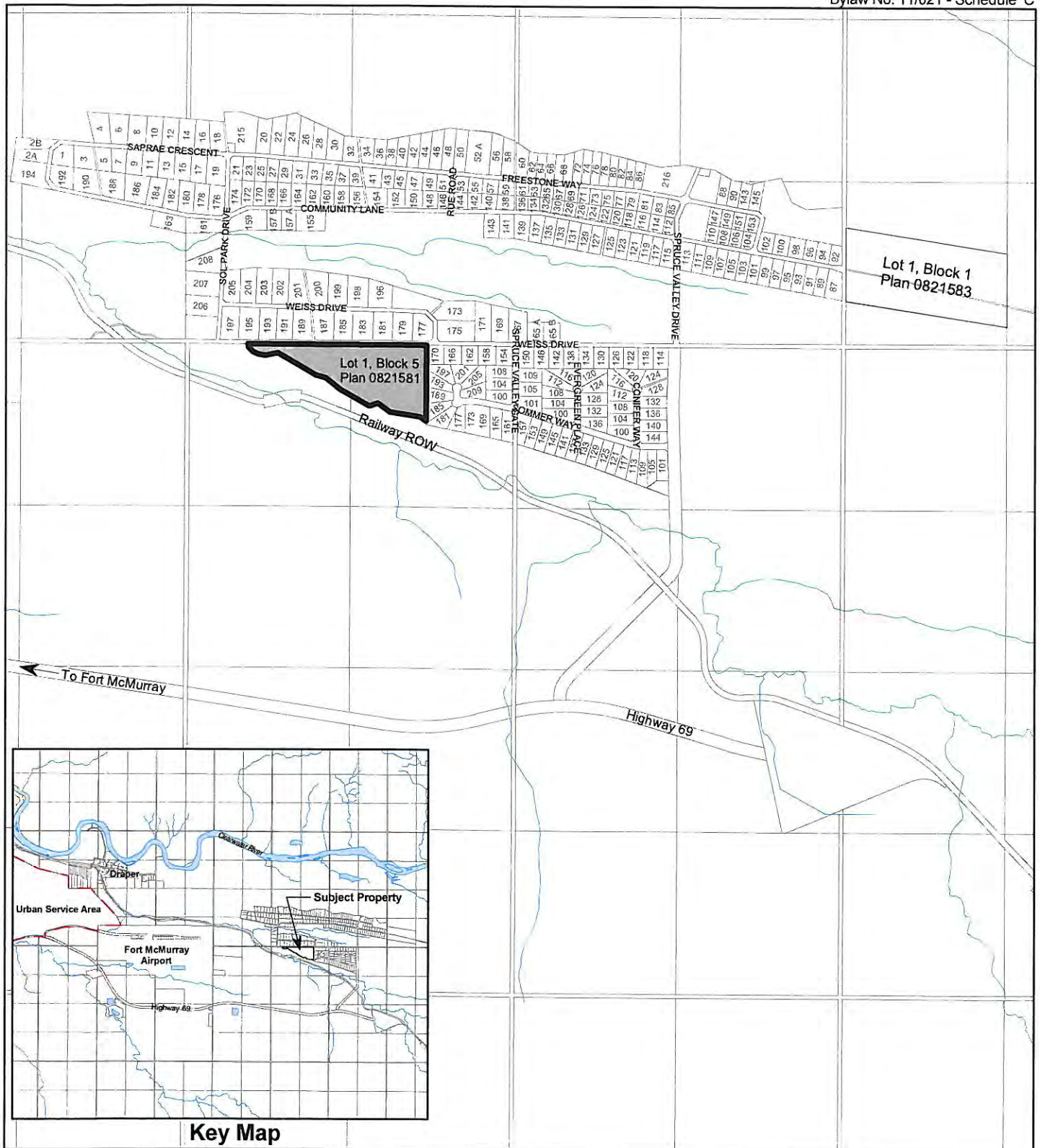
## Fort McMurray Municipal Airport Area Structure Plan Amendment




From Environmentally Sensitive Areas To Existing Suburban Estate Residential  
Lot 1, Block 5, Plan 0821581







# Saprae Creek Area Structure Plan Amendment

 From Recreation To Country Residential  
Lot 1, Block 5, Plan 0821581





**BYLAW NO. 11/022**

**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) redesignating Lot 1, Block 5, Plan 082 1581 from Urban Expansion District (UE) to Suburban Estate Residential District (SE), as shown in Schedule A; and
  - b) reducing the minimum lot size from 1.0 hectare to 0.8 hectares within the Hamlet of Saprae Creek Estates.
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.

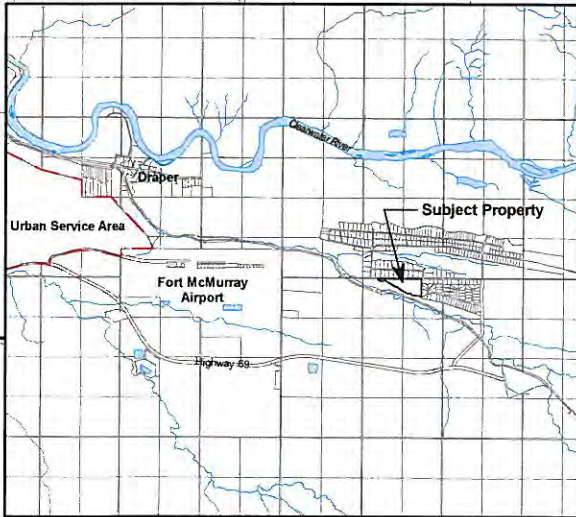
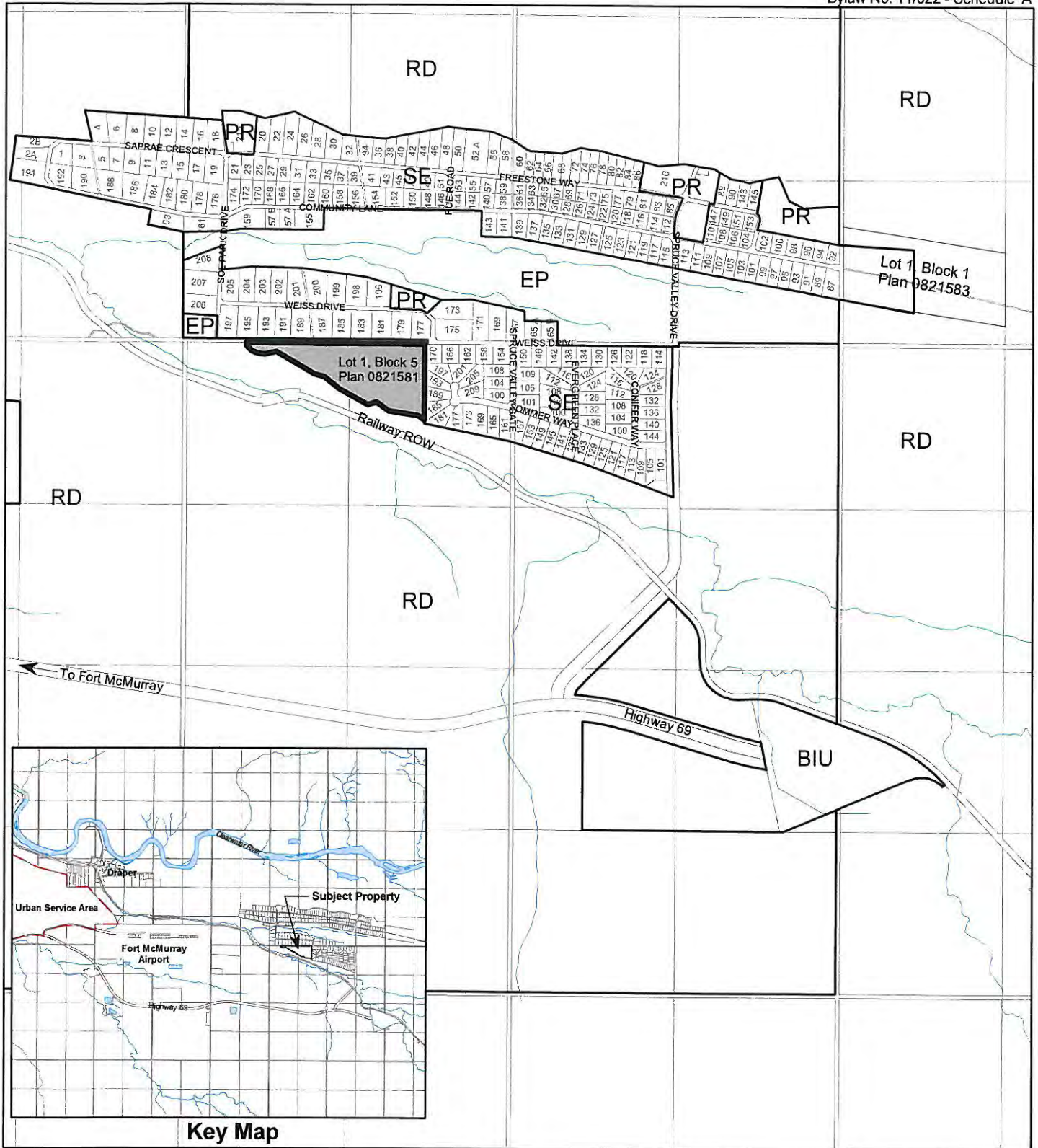
READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011.

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



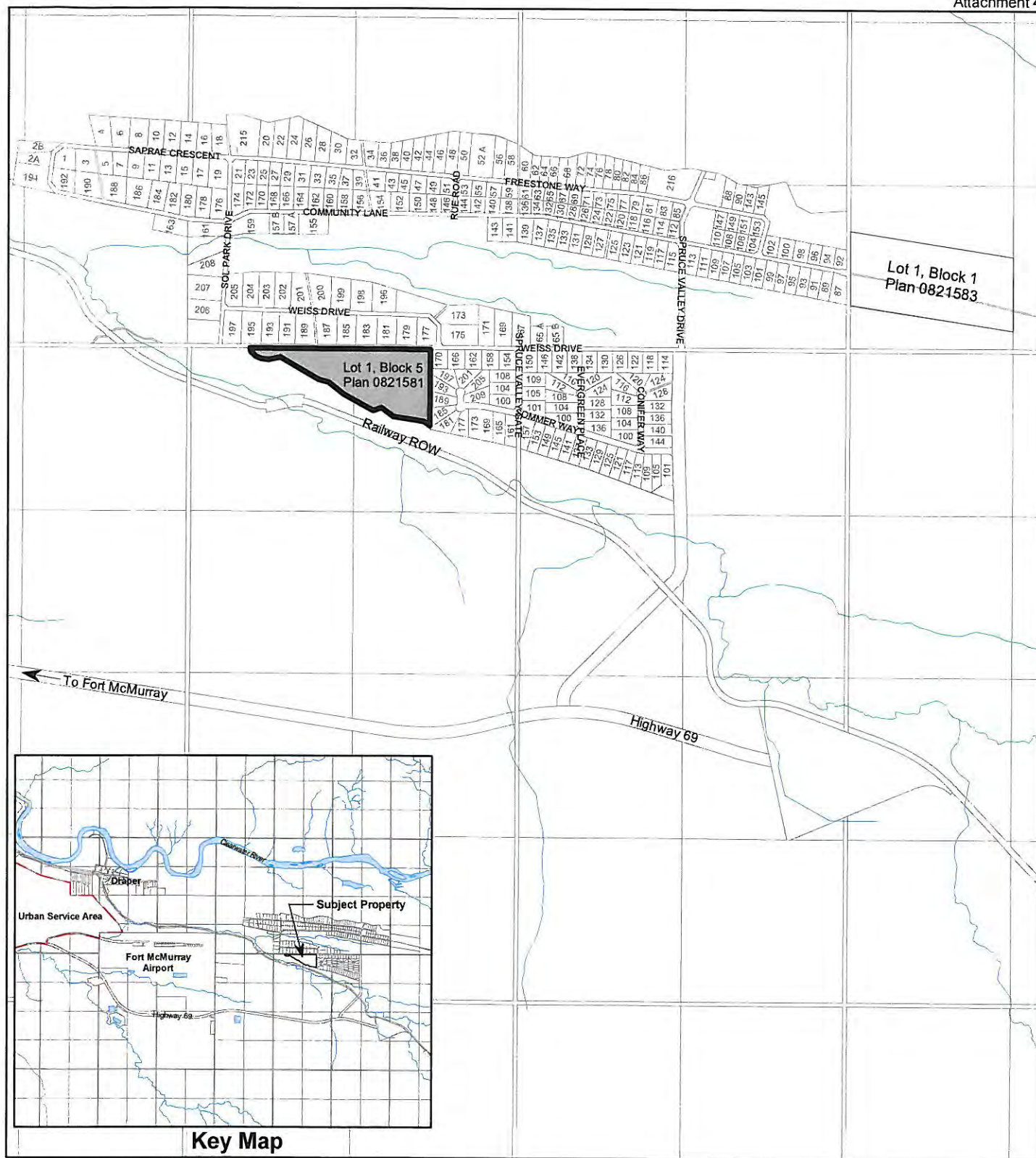
Key Map

## Land Use Bylaw Amendment

 From Urban Expansion District (UE) To Suburban Estate Residential District (SE)  
Lot 1, Block 5, Plan 0821581







Key Map

Subject Area Map



Subject Property - Lot 1, Block 5, Plan 082 1581 (Saprae Creek Estates)



**Subject: Delivery of Safety Code Services****APPROVALS:**

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

**Administrative Recommendation(s):**

THAT the Regional Municipality of Wood Buffalo retain its accreditation and provide safety code services within the Regional Municipality of Wood Buffalo; and

THAT the Regional Municipality of Wood Buffalo surrender its first rights to delivery of safety code services when requested to do so by an accredited corporation; and

THAT a high level monitoring and reporting program be implemented to scrutinize the process of delivering safety code services and to ensure strong adherence to the Municipality's Uniform Quality Management Plans; and

THAT the Regional Municipality of Wood Buffalo be a responsive participant in any review of the safety codes as conducted by the Province.

**Summary:**

Since 1997 the Regional Municipality of Wood Buffalo has maintained its accreditation to deliver safety code services. At the same time, a number of accredited corporations such as Syncrude and Suncor deliver safety code services on their respective project sites. The Municipality has also received requests to surrender its first rights to allow additional accredited corporations to do the same (e.g., Imperial Oil and CNRL).

**Background:**

A review of the safety codes function was undertaken with the objective of developing a revised long term strategy for its delivery. Attachment 1 provides background on this review.

**Alternatives:**

1. **The Regional Municipality of Wood Buffalo continue to be an accredited municipality and surrender first rights to accredited corporations.** This is the recommended course of action as it enables corporations that do have the resources and desire to pursue accreditation. The Municipality would continue to deliver safety code services to the public.
2. **The Regional Municipality of Wood Buffalo continue to be an accredited municipality and not surrender any first rights.** This option will put the Municipality on a path of continual conflict with industry and is not recommended. There are examples of accredited

corporations in the municipality that provide the safety codes service and meet the Safety Codes Council's requirements for accreditation.

3. **The Regional Municipality of Wood Buffalo surrender accreditation.** This is not recommended as the delivery of safety code services should be viewed as a core municipal function.

**Budget/Financial Implications:**

In surrendering first rights to accredited corporations, the impact in 2011 budget will be negligible since permitting funds have already been collected for the majority of large projects scheduled to occur in 2011. For 2012 it is anticipated to realize \$2.3M less net income. This reduction in income will be reflected in the 2012 budget.

**Rationale for Recommendation(s):**

The delivery of safety code services should be seen as a core municipal service that aligns with the Municipality's other development control functions (i.e. General Municipal Plan, Land Use Bylaw and Engineering Servicing Standards). Therefore the Municipality needs to maintain its accreditation.

In addition, where a corporation wishes to assume the delivery of safety code services and the Safety Codes Council of Alberta is satisfied that the corporation can meet accreditation standards, the Municipality should surrender its first rights to that corporation. This will not impact the delivery of the core municipal service (Safety Code Services) to the wider community.

**Attachment(s):**

1. Safety Codes – Background Overview

## **Safety Codes – Background Overview:**

A municipality has the “first right” to seek accreditation to deliver safety code services within its corporate boundary. Corporations seeking to provide safety code services to themselves within the boundaries of an accredited municipality must first obtain accreditation from the Provincial Safety Codes Council and then seek a surrendering of those first rights by the affected municipality before offering services. Accredited agencies (companies that provide safety code services to a third party) must also have a municipality’s permission to operate within a municipality that has prior accreditation.

Any accredited body must also have a Uniform Quality Management Plan (UMQP) to prescribe the type and level of safety code service that will be provided. The language and details of a Uniform Quality Management Plan are established by the Safety Codes Council (SCC); however, the SCC also requires an accredited municipality to adopt its UMQP by a Council resolution as an expression of commitment to the Plan.

The Regional Municipality of Wood Buffalo covers its accreditation for the disciplines of building, electrical, gas, plumbing and private sewage within one plan; while the processes related to fire codes are accredited under a second and separate plan.

Since 1997, the Municipality has contracted an accredited agency to deliver safety code services for the building, electrical, gas, plumbing and private sewage disciplines within the municipality, and has engaged municipal staff to deliver the fire code services.

In addition:

- Syncrude has its own accreditation for all disciplines engaged on their sites. Their accreditation predates the creation of the Regional Municipality of Wood Buffalo.
- Suncor and CNRL have accreditation for only some of the disciplines on their sites.
- The Municipality has been asked by CNRL to surrender its first rights to permit them to manage more accredited services on their project sites.
- Suncor has also asked that the Regional Municipality of Wood Buffalo surrender its first rights for plumbing and gas.
- Imperial Oil has obtained full accreditation from the Safety Codes Council and stated its intention to begin providing full safety code services on its project site as of March 2011. Imperial Oil is appealing the Safety Codes Council’s condition that the Regional Municipality of Wood Buffalo must surrender its first rights before Imperial Oil can deliver its own safety codes services. The results of that appeal are not known at the date of drafting this report. The Safety Codes Branch of the Municipality is discussing the logistics of the transition on the condition that it is without prejudice to any future decision on surrendering of first rights by the Municipality.
- Shell Oil has indicated an interest in obtaining full accreditation.

As more oil sands projects move through the approval process, it is anticipated that requests to surrender first rights will increase and, if Imperial Oil's appeal is successful, accreditations may even be granted without reference to a municipality.

The current contract to provide safety code services (which ends December 31, 2011) was entered into with the anticipation that a review of options for the future delivery of services will be undertaken. This course of action was established in a 2008 analysis of options to deliver safety code services. At that time, the recommendation was that the Municipality delivers safety codes services through an accredited agency, and that:

- The Municipality assume greater control of the sale and administration of safety code permits and records to ensure that the Municipality's Uniform Quality Management Plan standards were being met and that there was adequate contract due diligence; and
- A more detailed business case for the long-term delivery of safety code services is undertaken (both recommendations were undertaken).

In 2010, an operational business case recommended that safety codes service be viewed as a core municipal service. The rationale being:

- The Municipality is in the business of land use and development control as mandated by the Municipal Government Act; and
- Safety codes services are important development control functions consistent with the other development control functions in which the Municipality is engaged.

The business case noted that all cities and most large urban municipalities in the province accept safety codes services as a core municipal responsibility.

In late 2010 to early 2011, a risk assessment of the safety codes service delivery models was also conducted by the Municipality. The assessment was undertaken in recognition of the changing environment in which the major oil companies are increasingly seeking their own accreditation.

The assessment identified several inherent risks to delivering the service, and that the risks increased with a surrendering of first rights (e.g., an inability to compete with the oil companies for staff and potential major interruptions in the delivery of service as a result, and the Municipality being left with only the most challenging and costly part of the business).

A full surrendering of accreditation mitigates certain risks associated with delivering the service, but it will take time to disengage. The Municipality is responsible for permits it sells, and will have to provide a level of service until all permit files are closed, which can take several years. Full surrendering of accreditation also creates additional risks:

- The general public may consider the delivery of safety code services as a core municipal function and there is the potential for a political backlash to the decision to surrender; and
- The Alberta Government and the Safety Codes Council currently do not support this option. It can be anticipated that they will both lobby for it not to happen and

may even change the legislation that will require the Municipality to retain some level of accreditation.

While it has been suggested that once surrendered, there is always the opportunity to bring the provision of Safety Code services back in the future if conditions change. This may prove very challenging once agencies become established in the region and business relationships have been established.

Finally, as to the actual delivery of safety code services; the Municipality has made significant progress with improving the delivery of safety code services that prompted the initial reviews. In 2010, Alberta Municipal Affairs conducted a review of the Regional Municipality of Wood Buffalo's safety code services. The review is a regular requirement to retain accreditation to confirm that a municipality could offer an appropriate level of service. Municipal Affairs commended the Safety Codes Branch *"on their commitment to improve the level of services to the citizens of the RMWB. The improvement shown since the last review, in 2007, was significant and demonstrates that the processes in place and those proposed will continue to improve the level of service. This review found no major deficiencies with the scope of your Quality Management Plan. . ."* The concerns identified in the review were minor and have since been addressed. The present contract includes provisions for monitoring of compliance and processes are now in place and being refined to permit regular reporting on adherence to the Uniform Quality Management Plans.

There are both business and political cases to continue to deliver safety code services. It is recommended that, notwithstanding the risks identified, the Regional Municipality of Wood Buffalo retain its accreditation. Safety code services should be viewed as a core service that is part of the development regulatory process.

Where corporations have obtained accreditation, the surrendering of first rights presents no challenge to the principle of the safety code services as a core municipal service to the citizens of the region. The Municipality will still retain its development control responsibilities over the areas of its principle interest.

#### Summary:

Industrial corporations which are able to achieve accreditation through the Provincial Government will be responsible for their own administration of building and safety codes. For all others, the Regional Municipality of Wood Buffalo will retain its accreditation and deliver safety code services.



**Subject: Development Permit Application 2011-DP-00408  
Lot 3, Block 2, Plan 072 2934 (Gas Bar)**

**APPROVALS:**

Kelly Kloss, Acting Chief Administrative Officer

Carol Theberge, Divisional Manager

Samuel Alatorre, Director

**Administrative Recommendation(s):**

THAT Development Permit 2011-DP-00408 for Lot 3, Block 2, Plan 072 2934 be approved.

**Summary:**

A Development Permit application has been received for an addition to a commercial use at 145 TaigaNova Crescent, Suncor Cardlock (Gas Bar) (Attachment 1). The subject property is within a Direct Control District and Council is the approving authority under the Municipal Government Act and the Land Use Bylaw.

**Background:**

On March 22, 2005, Council approved Development Permit Application 2004-0752 for the Suncor Cardlock (Gas Bar).

Development Permit 2004-0752 allowed for four pump service stations with an overhead canopy, three above ground tanks, and a washroom facility. The development has provided fueling services for commercial transport trucks and the Diversified bus fleet.

This current development permit application proposes an additional pump service station and an additional above ground tank.

**Alternatives:**

1. Approve the development permit.
2. Refuse the development.
3. Approve the development permit with conditions.

**Rationale for Recommendation(s):**

Administration supports the intent of the development permit as it allows the applicant to upgrade the previously approved development – subject to Council's approval. The proposed development is appropriate as the use is suitable for either of the abutting land use districts: Highway Commercial District (C4) and Business Industrial District (BI).

Although there are no specific site regulations in the Direct Control District, the proposed improvements meet typical commercial building provisions to the satisfaction of the Planning and Development Department.

Administration recommends that Development Permit Application 2011-DP-00408 be approved.

**Attachments:**

1. Subject Area Map

