



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Council Meeting

Jubilee Centre Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, October 28, 2008
6:00 p.m.

Amended Agenda

Call to Order

Opening Prayer

Adoption of Agenda

Minutes of Previous Meetings

1. Regular Meeting – October 14, 2008

Delegations

2. Ms. Tammy Lockyer and Ms. Lynn Rhoddy re: Introduction Prevention Family Violence and Bullying
3. Mr. Brian Lutes, Wood Buffalo Housing and Development Corporation re: Request for Approval to Enter Into Construction Mortgage

Those individuals in attendance at the meeting will be provided with an opportunity to address Council regarding an item on the agenda, with the exception of those items for which a Public Hearing is required or has been held. Consistent with all delegations, each presentation will be allowed a maximum of five minutes.

Business Arising Out of Delegations

4. Introduction Prevention Family Violence and Bullying
5. Wood Buffalo Housing and Development Corporation Request for Approval to Enter Into Construction Mortgages

Public Hearings – None Scheduled

Bylaws

6. Bylaw No. 08/001 – Land Use Bylaw General Text Amendment (1st reading)
7. Bylaw No. 08/043 – License Bylaw Amendment (2nd and 3rd readings)

Reports

8. Funding Request – Music for Life
9. Funding Request – Noralta Skating Club 2008 Ice Show

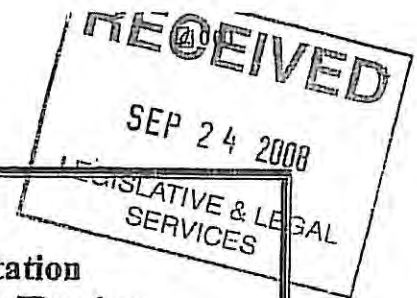
New and Unfinished Business

10. Notice of Motion – Regional Priorities Update (*Councillor Vyboh*)
11. Appointment of Brenda Erskine as Chairperson for Wood Buffalo Housing and Development Corporation
12. Appointment of Nick Sanders as Chairperson for MacDonald Island Park Corporation
13. Fort McMurray Community Development Plan – Capital Funding Agreement

Updates

- Mayor's Update
- Reporting of Councillors on Boards and Committees
- Administrative Update

Adjournment



 REGIONAL MUNICIPALITY OF WOOD BUFFALO	Request To Make A Presentation At A Council Meeting Or Public Hearing
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Requests to make a public presentation must be received by 12:00 noon on the Wednesday immediately preceding the scheduled meeting/hearing. *Presentations are a maximum of 5 minutes in duration.* Additional information may be submitted to support your presentation.

CONTACT INFORMATION	
Name of Presenter:	Tammy Lockyer and Lynn Rhoddy
Mailing Address:	
Telephone Number:	If we cannot confirm your attendance, your request may be removed from the Agenda.
E-Mail Address (if applicable):	
PRESENTATION INFORMATION	
Preferred Date of Presentation:	October 28, 2008
Topic:	Introduction Prevention Family Violence and Bullying Coordinating Council
Please List Specific Points/Concerns: If speaking at a Public Hearing, clearly state your support or opposition to the bylaw along with any related information:	1. Membership and Vision of the Coordinating Council 2. What the Coordinating Council's mandate 3. How the Mayor and councillors can help.
Action Being Requested of Council:	Personal and professional support of our Council in their roles. Council as a whole supporting funding requests.

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

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

Chief Legislative Officer
 Regional Municipality of Wood Buffalo
 9909 Franklin Avenue
 Fort McMurray, AB T9H 2K4
 Telephone: (780) 743-7001
 Fax: (780) 743-7028

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

Prevention of Family Violence and Bullying Coordinating Council



Who We Are

- Alberta Alcohol & Drug Abuse Commission (AADAC)
- Canadian Mental Health Association (CMHA)
- Family and Community Support Services (FCSS)
- Fort McMurray Family Crisis Society
- Mental Health
- Native Counselling
- Region 9 Child and Family Services Authority (CFSA)
- Royal Canadian Mounted Police (RCMP)
- Victim Services
- YMCA - Immigrant Settlement Services

Our History

- Started in May 2005
- Province wide roundtables and World Conference held in Banff October 2005
- Community Incentive Funding (CIF)

Our Vision

COMMUNITY VISION:

- A community striving for healthy relationships amongst all residents and engaging the whole community and its resources to realize safe and caring community.

COORDINATING COUNCIL VISION:

- A strong cohesive partnership channeling energies towards a strategic and coordinated response.

Initiatives

2005/2006

- Community Scan
- Coasters and bank card protectors
- Anti – Bullying books in elementary schools

2006/2007

- Resource Directory
- Displays
- Funded workshops on Family Violence and Bullying for X-PO

2007/2008

- Children Exposed to Family Violence Training
- Toy Exchange
- Free Non-Violent Movie
- Family Safety Day
- Hired Key Point Person
- Website
- Local Statistics

November 2008

- Nov. 3rd – Proclamation Breakfast with Mayor Melissa Blake
- Nov. 4th - Training for Child Care Providers
- Nov. 14th – Safe Visitation Launch
- Nov. 26th – Toy Exchange
- Nov. 28th – Free Non-Violent Movie
- Nov. 29th – Santa Claus Parade

THANK YOU FOR YOUR TIME!



- Questions?
- Comments?

Subject: Bylaw No. 08/001 - Land Use Bylaw General Text Amendment**APPROVALS:**

Dennis Peck, General Manager, Planning and Development
Nasir Qureshi,, Acting Deputy Chief Administrative Officer
Rodney Burkard, Chief Administrative Officer

Administrative Recommendation(s):

THAT Bylaw No 08/001, being a Land Use Bylaw Text Amendment, be read a first time.

Summary:

A number of minor changes are needed in the existing Land Use Bylaw to address inconsistencies, typographical errors, clarifications, and recent judicial decisions.

Background:

Through the day-to-day use of the Land Use Bylaw, the Planning and Development Department discovers inconsistencies, and points that need to be clarified. These stem from amendments to the Land Use Bylaw and recent judicial decisions.

Ideally, minor changes should be brought forward on an annual or bi-annual basis, however due to the increased workload within the Department the last time similar amendments were brought forward was in 2004. The number of changes also reflects the age of the Land Use Bylaw

The four-year gap has resulted in a higher number of changes than normally presented in a simple text amendment.

Covered within the amendments are the following topics:

1. Changes to various definitions and as applicable in the rest of the Land Use Bylaw are proposed. These changes are needed to clarify definitions, to define terms already used in the bylaw or to simplify existing definitions.
2. Removal of several sections is proposed to bring the Land Use Bylaw in line with provincial legislation and recent legal opinions.
3. Proposed amendments also pertain to the variance authority of the Development Officer in order to simplify procedures and reduce the number of appeals.
4. Proposals also pertain to basement suites and boarding houses. Besides improving the definitions and provisions thereof, the proposals will also allow them as discretionary uses in the rural residential districts.
5. Specific proposals are also made regarding the keeping of recreational vehicles on residential lots and to cover some loopholes in the existing wording of the Land Use Bylaw.

6. The Section pertaining to allowable encroachments has also been amended to provide more clarity.
7. Other general amendments have also been added to address inconsistencies and provide better clarity.

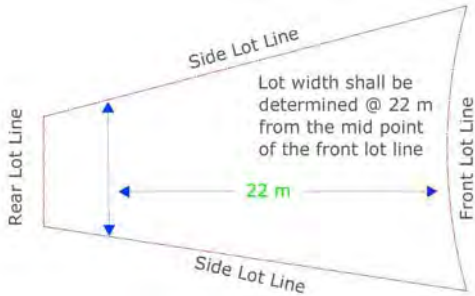
Attachment 1 provides a detailed explanation of each proposed change.

Rationale for Recommendation(s):

The Land Use Bylaw is a living document and regular reviews and adjustments to reflect current legal and planning practices are necessary. Administrative processes are also regularly adjusted to provide the public with the best possible service.

Attachments:

1. Overview of Proposed Amendments
2. Bylaw No. 08/001

#	Proposed amendments to LUB 08/001:	Rationale:
1	<p>Remove the definition of FINANCIAL INSTITUTION in Section 10.1.</p> <p>Remove "other than financial institutions" from the definition of OFFICE in Section 10.1.</p> <p>Remove Bank: 2 stalls/100m² GFA plus minimum 5 stalls for employees from Section 131.5(f) Businesses.</p> <p>Remove Bank: one (1) space per bank unless occupancy survey justify the need for a second parking stall for disabled from Section 136(d).</p>	<ul style="list-style-type: none"> The LUB differentiates between a Financial Institution and an Office. The difference between these two uses is marginal (if any) and should be combined into one. The LUB does not define "Bank" - it is only referred to in the parking requirements. Office uses already require 0.02 stalls/100m² GFA for disabled persons, with a minimum of one (1) space.
2	Remove the words "of wood frame construction" from the definition of DECK in Section 10.1.	<ul style="list-style-type: none"> Decks do not necessarily have to consist of a wood frame construction.
3	<p>Add the following sentence to the definition of RETAIL STORE, GENERAL and RETAIL STORE, CONVENIENCE in Section 10.1:</p> <p>This type of retail store may include food preparation and consumption areas with a maximum capacity of twelve persons.</p>	<ul style="list-style-type: none"> Many convenience stores have a small seating area for food consumption purposes. The LUB needs to be amended to cater for this trend and distinguishing between these facilities and a restaurant.
4	Add the following definition to Section 10.1: LOT DEPTH means the length of a line joining the mid points of the lot frontage and rear lot line.	<ul style="list-style-type: none"> At present "lot depth" is not defined but is referenced in the Land Use Bylaw.
5	<p>Add the following extension of wording and drawing to the existing definition of LOT WIDTH, IRREGULAR in Section 10.1</p> <p>For a reverse pie lot, the lot width is the horizontal distance between the side lot lines measured 22m from the front lot line.</p>  <p>For other lots where the lot width cannot be reasonably calculated by these methods, a Development Officer shall determine the lot width having regard to access, shape and buildable area of the lot, and the lot width and location of buildings on abutting lots.</p>	<ul style="list-style-type: none"> The existing definition of an irregular lot width does not address the width of reverse pie lots and the issues if access is obtained from the rear of the lot via a lane/alleyway.

#	Proposed amendments to LUB 08/001:	Rationale:
6	Add the following definition to Section 10.1: VERANDAH means an entrance consisting of a roof and floor where the front and sides of the structure remains open to the outside elements and is considered to be part of the principal dwelling.	<ul style="list-style-type: none"> The term 'verandah' is used in the Land Use Bylaw as a specific structure and as such requires a definition.
7	Add the following definition to Section 10.1: RECYCLED MATERIALS DROP-OFF CENTRE means a development used for the collection and temporary and outdoor storage of recyclable materials. Recyclable materials include, but are not limited to, cardboard, plastics, paper, metal glass, and similar household goods, but shall not include hazardous materials. Recyclable material left at the drop-off centre shall be periodically removed and taken to a recycling depot for final recycling. Add Recyclable Materials Drop-Off Centre as a Discretionary Use - Development Officer to Sections 105.3, 106.3, 107.3, 108.3, 109.3, 110.3, 113.3, 114.3, 124.3, 204.3, 205.3	<ul style="list-style-type: none"> The Land Use Bylaw only allows for a Recycling Depot. In order to accommodate, encourage and control drop-off centres, this proposed addition is required and added to the various districts.
8	Add the following sentence to the definition of RELIGIOUS ASSEMBLY in Section 10.1: A Religious Assembly may include a single family dwelling for the resident religious leader, provided it is accessory to the principal use.	<ul style="list-style-type: none"> A parsonage/presbytery/ vicarage/rectory/manse/etc. often form part of a church/cathedral/synagogue/chapel/etc. and the Land Use Bylaw should accommodate this need.

#	Proposed amendments to LUB 08/001:	Rationale:
9	<p>Remove the definition of HEALTH SERVICE FACILITY in Section 10.1 and revise the definition of PERSONAL SERVICE FACILITY to read as follows: PERSONAL SERVICE FACILITY means development used for the provision of personal services to an individual which are related to the health, care and appearance of the body, or the cleaning and repair of personal effects and includes barber shops, hairdressers, beauty salons, tanning salons, massage service, shoe repairs shops and dry cleaning establishments. Health services entail the provision of physical and mental health services on an outpatient basis and services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. This use does not include any facilities for patients to overnight, general retail business or adult entertainment facilities.</p> <p>Remove Health Service Facility as a Permitted Use in Sections 105.2, 106.2, 107.2, 109.2, 124.2, 125.2, 204.2 and 207.2.</p> <p>Remove Health Service Facility as a Discretionary Use in Section 99.4.</p> <p>Remove references to Health Service Facilities in Sections 99.5 and 207.4(k).</p> <p>Add Personal Service Facility as a Permitted Use to Section 125.2.</p>	<ul style="list-style-type: none"> The differences and impacts between personal service facilities and health care facilities are marginal. The day to day activities are quite similar whilst the parking requirements are the same. Hence, it is considered appropriate to combine the two definitions into one.
10	<p>Add the following definition to Section 10.1: ON-SITE SECURITY means a secondary building/buildings or portion of a building used solely in order to provide surveillance for the maintenance and safety of the principle development or the natural habitat located on the lands. On-site security can consist of a security suite and/or other secondary buildings necessary to provide the security service.</p>	<ul style="list-style-type: none"> On-site Security is listed as a Permitted Use in the Rural District, but is not defined. This use is considered different to a Security Suite, and separate definition is required.
11	<p>Replace the word "residential" with "dwelling" in the definition for SECURITY SUITE found in Section 10.1.</p>	<ul style="list-style-type: none"> The Land Use Bylaw defines a dwelling unit but not a residential unit.
12	<p>Add the following definition to Section 10.1: STAFF ACCOMMODATION means a residential building or buildings containing dwelling units which are used to house support staff for the operation of a recreational or commercial facility on the same site as that use.</p> <p>Add Staff Accommodation as a Discretionary Use – Development Officer to Section 116.3.</p>	<ul style="list-style-type: none"> Recreational facilities (e.g. golf courses, ski hills, etc) in the rural areas require staff on-site for operation of the facility. The RD - Rural District and the uses allowed in the district does not allow for staff accommodation and should be added as a separate use.

#	Proposed amendments to LUB 08/001:	Rationale:
13	<p>Change the definition of a Boarding House in Section 10.1 as follows:</p> <p>BOARDING HOUSE means development of a dwelling unit where accommodation is provided for compensation, consisting of three or more Sleeping Units without cooking facilities.</p> <p>Add the following definition to Section 10.1</p> <p>SLEEPING UNIT means a habitable room, not equipped with self contained cooking facilities, consisting of a lockable entry and providing accommodation for not more than two persons.</p>	<ul style="list-style-type: none"> The definition of a boarding house has previously been limited to a single detached dwelling, excluding all the other forms of residential accommodation available (semi-detached, duplexes, apartment buildings, etc.) 'Sleeping rooms' have been replaced by 'Sleeping Units' and has been defined, setting the limit of occupants to only two. This will provide development officers the opportunity to legally address overcrowding issues. Also, adding 'lockable rooms' to the definition, will help development officers in providing proof of the existence of a boarding house.
14	Remove Section 20.1(o). (This section exempts all accessory buildings with a floor area less than 92.9m ² and located in the Rural District from obtaining a development permit.)	<ul style="list-style-type: none"> An area of 92.9m² (1000 sq. ft) was considered excessive. By removing this section, only structures with a floor area of less than 10m² located in all districts are exempted from obtaining a development permit.
15	Add to Section 20.1: (z) a deck of up to 0.60 metres in height.	<ul style="list-style-type: none"> By defining that a permit is not needed for a deck of this height, the LUB will coincide with the Safety Codes Regulations for decks that require building permits. This exemption does not preclude this form of development from respecting yard requirements.
16	Remove Section 23. (This Section pertains to Development Approval Letter Requirements.)	<ul style="list-style-type: none"> The MGA only addresses Development Permits as a legal approval for development. No mention is made of a Development Approval Letter or any procedures in that regard.

#	Proposed amendments to LUB 08/001:	Rationale:
17	<p>Add the following paragraph to Section 28.1: (a) a variance is a reasonable response to the physical characteristics of the lot , which are not generally common to other lots in the immediate vicinity of the proposed use;</p> <p>Add the following sentence to Section 28.2 (a) to read as follows: "Development Authority may allow a variance in regard to front, side and rear yard setback requirements of up to fifty percent (50%) for existing or new principal or accessory buildings, decks and signs and up to one hundred percent (100%) for principal buildings existing on the site prior to adoption of Bylaw 99/059"</p> <p>Remove Section 28.2 (a)(i) and (ii).</p> <p>Remove Section 28.2 (f)</p> <p>Renumber Sections accordingly.</p>	<ul style="list-style-type: none"> • Adding paragraph (a) provides a better description of when variances are allowed. • The existing variance authority is quite complicated as e.g. it distinguishes between the urban and rural areas, whether a structure has been built before or after 1999, whether a deck is located inside the front yard setback or the side yard setback, etc. • In order to simplify the authority provisions, the proposal allows for a 50% variance authority by the development authority irrespective when the structure was built, where it is located, what the structure is or what setback is involved. This will also create the opportunity to significantly reduce the number of appeals the SDAB needs to decide upon.
18	<p>Change Section 53.1 to read as follows: "Basement suites shall be restricted to single detached dwellings, semi-detached dwellings and manufactured homes."</p> <p>Add the following section to Section 53. 53.5 A basement suite shall be limited to a maximum of 1 less the number of bedrooms than the principal dwelling on the lot.</p>	<ul style="list-style-type: none"> • A manufactured home can technically be placed on top of a basement and the basement can be converted into a suite. • A limitation needs to be set on the size of a basement suite to ensure that it stays secondary to the principal dwelling.
19	<p>Remove Section 59.3.</p> <p>Add the following section as Section 59.6: A deck shall be limited in height to no more than the main floor level of the principal building.</p>	<ul style="list-style-type: none"> • With item 15 in place, this Section is no longer needed. • Raised decks can impact on the privacy of surrounding properties and it is necessary to limit the height thereof. This additional section will also prevent decks constructed e.g. on top of a detached garage.
20	<p>Remove in Section 60.4(b)(i) the words 'Canada Mortgage and Housing Corporation' and replace by "Industry's general" guidelines for building in flood-susceptible areas.</p>	<ul style="list-style-type: none"> • The CMHC no longer issues guidelines pertaining to building in flood-susceptible areas.
21	<p>Change Section 61.3 to read as follows: "A minimum building setback of 30.0m is required from the high water mark of a water body to which the Public Lands claims ownership, or at a setback specified in an Area Structure Plan approved by Council."</p>	<ul style="list-style-type: none"> • This will bring the Land Use Bylaw in conformity with the recommendations of e.g. the Area Structure Plans for Conklin and Anzac which set a building setback of 100m for Christina and Gregoire Lake respectively.

#	Proposed amendments to LUB 08/001:	Rationale:
22	Change the last sentence in Section 68.1 to read as follows: "Length, height and width of the screening shall be at the discretion of the Development Officer"	<ul style="list-style-type: none"> The inclusion of 'height' in the sentence better defines the issues a Development Officer will be considering in their review.
23	Change the wording in Section 76.1 to read as follows: "No person shall keep or permit in any yard in any district any object or chattel which, in the opinion of the Development Authority is unsafe, unsightly or adversely affects the amenities of the district. This includes but shall not be limited to dismantled or wrecked motor vehicles, and any excavation, stockpiling or storage of materials, explosives, flammable liquids, and diesel fuel and gasoline products."	<ul style="list-style-type: none"> This addition will permit enforcement actions against other aspects that may contribute to unsightly premises.
24	Change the wording of Section 76.3 to read as follows: " Only one recreational vehicle or utility trailer may be kept on a residential lot provided it meets the rear and front yard setback requirements for accessory buildings in that district..."	<ul style="list-style-type: none"> The existing wording needs greater clarity. The issue of the acceptable number of RVs or Utility Trailers that may be parked on a site is under review.
25	Change the wording of Section 76.4 to read as follows: "On a residential site in an urban residential district, the recreational vehicle or utility trailer..."	<ul style="list-style-type: none"> The existing wording could be interpreted that an owner of a residential lot could be allowed have a recreational vehicle in the rear yard as well as another in the front yard.
26	Change the wording of Section 76.6 to read as follows: "No occupant of a principal dwelling in a residential district shall permit a recreational vehicle to be used on their lot for living or sleeping accommodation for longer than a two week period per calendar year ."	<ul style="list-style-type: none"> The existing wording could be interpreted as an indefinite period of successive two week periods separated by a very short time period (e.g. a day's break).
27	Change the content of Section 80.1 to read as follows: 80.1 The following encroachments into required front, side and rear yard setbacks in land use districts may be permitted: (Bylaw No. 00/011) (a) Front Yard: (i) 2.0 m for balconies; (ii) 1.0 m for cantilevers, eaves, gutters, landings, window sills, steps and stairs, and verandahs . (b) Rear Yard: (i) 2.0 m for balconies; (ii) 1.0 m for boxouts, cantilevers, eaves, gutters, landings, window sills steps and stairs, and verandahs . (c) Side Yard (interior): (i) 0.6m for boxouts (maximum width of 2m), eaves, gutters, landings, window sills, steps and stairs, and verandahs .	<ul style="list-style-type: none"> This section has been easily misinterpreted in the past. The various constructions listed in Section 80.1 were not all listed under the following 4 paragraphs, creating the interpretation that a 'non-listed' construction was allowed to encroach fully (instead of the opposite). Hence, all the forms of construction listed in Section 80.1, are all addressed in the appropriate 4 paragraphs. Also, the words 'canopies', 'chimneys', 'gutters' and 'sills' have been removed where applicable. 'Canopies' are covered by the definition of 'verandah', 'chimneys' by 'boxouts', 'gutters' by 'eave' whilst it is doubted if there will ever exist a situation where a window sill will protrude beyond an eave.

#	Proposed amendments to LUB 08/001:	Rationale:
	<p>(d) Side Yard (exterior):</p> <p>(i) 0.9m for landings;</p> <p>(ii) 0.6m for boxouts (maximum width of 2m), cantilevers, eaves, gutters, landings, window sills and steps and stairs. (<i>Bylaw No. 04/012</i>)</p> <p>Change the wording of Section 80.3 to read as follows: "No encroachment will be permitted if, in the opinion of the Development Authority, it may interfere with a loading space, parking area, driveway, pedestrian circulation, and/or other vehicle circulation or access."</p>	<ul style="list-style-type: none"> • Encroachments can affect pedestrian circulation as well.
28	<p>Change the wording of Section 87.3(g) to read as follows: "reclamation measures once the camp is no longer needed, at the discretion of the Development Authority."</p>	<ul style="list-style-type: none"> • Many Project Accommodations are located on crown land and the leases that accompany them address reclamation measures. In these cases, enforcement of reclamation will fall outside the jurisdiction of a development officer.
29	<p>Change the heading of Section 87.4 to read as follows: "Within the Urban Service Area and hamlet boundaries a Project Accommodation must:"</p>	<ul style="list-style-type: none"> • This will ensure that Project Accommodation proposals are treated the same in all the settled areas of the Municipality. Currently the Development Officers use their discretionary power to achieve this result but a text change will ensure clarity of intent.
30	<p>Under Section 96.2, remove Boarding House as a Permitted Use and add it to Section 96.3 as a Discretionary Use – Development Officer.</p>	<ul style="list-style-type: none"> • Boarding houses can have a negative impact on surrounding properties and the Development Authority should have the discretion to apply greater rigor to the review of such applications.
31	<p>Add Basement Suite as a Discretionary Use – Development Officer to Section 98.3.</p>	<ul style="list-style-type: none"> • A Single Detached Dwelling is allowed as a permitted use in this district. No apparent reason exists why a basement suite should not be allowed as a discretionary use.
32	<p>Add to Sections 100.4, 101.5 and 121.4 Basement Suite as a Discretionary Use – Planning Commission.</p> <p>Create a new Section 127.3 and word it as follows: Discretionary Uses – Planning Commission: Basement Suite</p>	<ul style="list-style-type: none"> • It is possible to construct a manufactured home on top of a basement and converting the basement into a separate suite, subject to meeting all the other criteria for basement suites. Hence, this option should be accommodated in the various manufactured home districts.
33	<p>Add to Sections 103.4 and 104.4, Basement Suite and Boarding House as Discretionary Use – Planning Commission.</p>	<ul style="list-style-type: none"> • There is no specific reason why basement suites and boarding houses should not be allowed in the SE – Suburban Estate Residential District and the HR – Hamlet Residential District.
34	<p>Add to Section 104.4 Residential Sales Centre as a Discretionary Use – Planning Commission.</p>	<ul style="list-style-type: none"> • Residential Sales Centres are a common request in most development projects and this reflects industry's needs while retaining control over their location with the Development Authority.

#	Proposed amendments to LUB 08/001:	Rationale:
35	Change Section 105.5(b) to read as follows: Side Yard Interior (minimum): 4.6m Side Yard Exterior (minimum): 6.0m	<ul style="list-style-type: none"> The District has no exterior side yard provision. The exterior side yard normally equals the prescribed front yard setback.
36	Remove in Section 108.5 (c) the words "if abutting a residential district"	<ul style="list-style-type: none"> The existing wording for the rear yard setback in the C4-district implies that the setback is 0m if not abutting a residential district. This is a cause for concern and should remain 4.6m irrespective if abutting a residential district or not.
37	Remove in Section 115.3 the use: Parachute Drop Zone. Remove Section 115.6.	<ul style="list-style-type: none"> This use is regulated by Federal legislation and falls outside the jurisdiction of the Land Use Bylaw. The provisions in Section 115.6(a) pertain to Parachute Drop Zones and are outside of the authority of the Land Use Bylaw to regulate. The provisions in Section 115.6(b) regarding secondary suites are otherwise and more clearly described in Section 85.
38	Combine Sections 116.6 and 116.7 and add them as Section 91 and 91.1 under the General Requirements. Remove Section 116.8 and add it as Section 92 under the General Requirements.	<ul style="list-style-type: none"> These sections contain provisions regarding Intensive Agriculture that should apply to all land use districts that permit this use. Natural Resource Extraction is also allowed in more than just the RD – Rural District and should also be housed under the General Requirements.
39	Add Office as a Discretionary Use – Development Officer to Sections 108.3 and 111.3. Add Office as a Discretionary Use to Section 129.4.	<ul style="list-style-type: none"> The commercial character of the Highway Commercial (C4), Business Industrial (BI), and Airport (A) Districts should allow for office uses.
40	Replace in Sections 204.3, 204.5 and 205.6 "Residential units above ground floor commercial" with "Dwelling units above ground floor commercial".	<ul style="list-style-type: none"> A 'dwelling unit' is defined in the Land Use Bylaw whereas a 'residential unit' is not.
41	Add to Section 136(d) the following parking requirement for disabled persons: Residential: 1 stall/11-25 parking stalls required 2 stalls/26-50 parking stalls required 3 stalls/51-100 parking stalls required 1 additional stall/additional increment of 100 parking stalls required	<ul style="list-style-type: none"> The Land Use Bylaw does not require the provision of parking for disabled persons in residential developments. This proposal will bring the Bylaw requirements into conformance with the Safety Codes.

BYLAW NO. 08/001

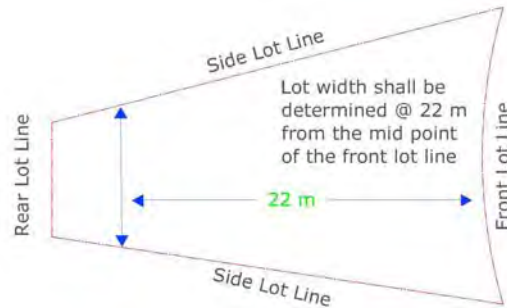
BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059

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:
 - 1.) deleting the definition of FINANCIAL INSTITUTION in Section 10.1.
 - 2.) deleting "other than financial institutions" from the definition of OFFICE in Section 10.1;
 - 3.) deleting "Bank: 2 stalls/100m² GFA plus minimum 5 stalls for employees" from Section 131.5(f) Businesses;
 - 4.) deleting "Bank: one (1) space per bank unless occupancy survey justify the need for a second parking stall for disabled" from Section 136(d);
 - 5.) deleting the words "of wood frame construction" from the definition of DECK in Section 10.1;
 - 6.) adding the following sentence to the definitions of RETAIL STORE, GENERAL and RETAIL STORE, CONVENIENCE in Section 10.1: "This type of retail store may include food preparation and consumption areas with a maximum capacity of twelve persons.";
 - 7.) adding the following definition to Section 10.1: "LOT DEPTH means the length of a line joining the mid points of the lot frontage and rear lot line.";
 - 8.) adding the following wording and drawing to the definition of LOT WIDTH, IRREGULAR in Section 10.1: "For a reverse pie lot, the lot width is the horizontal distance between the side lot lines measured 22m from the front lot line.



For other lots where the lot width cannot be reasonably calculated by these methods, a Development Officer shall determine the lot width having regard to access, shape and buildable area of the lot, and the lot width and location of buildings on abutting lots.”;

- 9.) adding the following definition to Section 10.1: “**VERANDAH** means an entrance consisting of a roof and floor where the front and sides of the structure remains open to the outside elements and is considered to be part of the principal dwelling.”;
- 10.) adding the following definition to Section 10.1: “**RECYCLED MATERIALS DROP-OFF CENTRE** means a development used for the collection and temporary and outdoor storage of recyclable materials. Recyclable materials include, but are not limited to, cardboard, plastics, paper, metal glass, and similar household goods, but shall not include hazardous materials. Recyclable material left at the drop-off centre shall be periodically removed and taken to a recycling depot for final recycling.”;
- 11.) adding “Recyclable Materials Drop-Off Centre” as a Discretionary Use – Development Officer to Sections 105.3, 106.3, 107.3, 108.3, 109.3, 110.3, 113.3, 114.3, 124.3, 204.3, 205.3;
- 12.) adding the following sentence to the definition of **RELIGIOUS ASSEMBLY** in Section 10.1: “A religious assembly may include a single family dwelling for the resident religious leader, provided it is accessory to the principal use.”;
- 13.) deleting the definition of **HEALTH SERVICE FACILITY** in Section 10.1 and revise the definition of **PERSONAL SERVICE FACILITY** to read as follows:
 “**PERSONAL SERVICE FACILITY** means development used for the provision of personal services to an individual which are related to the health, care and appearance of the body, or the cleaning and repair of personal effects and includes barber shops, hairdressers, beauty salons, tanning salons, massage service, shoe repairs shops and dry cleaning establishments. Health services entail the provision of physical and mental health services on an outpatient basis and services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. This use does not include any facilities for patients to overnight, general retail business or adult entertainment facilities.”;
- 14.) deleting “Health Service Facility” as a Permitted Use in Sections 105.2, 106.2, 107.2, 109.2, 124.2, 125.2, 204.2 and 207.2;

- 15.) deleting “Health Service Facility” as a Discretionary Use – Planning Commission in Section 99.4;
- 16.) deleting references to “health service facilities” in Sections 99.5 and 207.4(k);
- 17.) adding “Personal Service Facility” as a Permitted Use to Section 125.2;
- 18.) adding the following definition to Section 10.1: “ON-SITE SECURITY means a secondary building/buildings or portion of a building used solely in order to provide surveillance for the maintenance and safety of the principle development or the natural habitat located on the lands. On-site security can consist of a security suite and/or other secondary buildings necessary to provide the security service.”;
- 19.) deleting the word “residential” from the definition of SECURITY SUITE in Section 10.1 and inserting the word “dwelling”;
- 20.) adding the following definition to Section 10.1: “STAFF ACCOMMODATION means a residential building or buildings containing dwelling units which are used to house support staff for the operation of a recreational or commercial facility on the same site as that use.”;
- 21.) adding “Staff Accommodation” as a Discretionary Use – Development Officer to Section 116.3.;
- 22.) deleting the existing definition of BOARDING HOUSE from Section 10.1 and inserting the following: “BOARDING HOUSE means development of a dwelling unit where accommodation is provided for compensation, consisting of three or more Sleeping Units without cooking facilities.”;
- 23.) adding the following definition to Section 10.1: “SLEEPING UNIT means a habitable room, not equipped with self contained cooking facilities, consisting of a lockable entry and providing accommodation for not more than two persons.”;
- 24.) deleting Section 20.1(o);
- 25.) adding the following to Section 20.1: “(z) a deck of up to 0.6 metres in height.”;
- 26.) deleting Section 23;
- 27.) adding the following paragraph to Section 28.1: “(a) a variance is a reasonable response to the physical characteristics of the lot which are not generally common to other lots in the immediate vicinity of the proposed use.”;
- 28.) deleting Sections 28.2(a), 28.2(a)(i) and 28.2(a)(ii) and inserting the following: “The Development Authority may allow a variance in regard to front, side and rear yard setback requirements of up to fifty percent (50%) for existing or new principal or accessory buildings, decks and signs and up to one hundred percent (100%) for principal buildings existing on the site prior to adoption of Bylaw 99/059.”;

- 29.) deleting Section 28.2(f);
- 30.) deleting the existing text from Section 53.1 and inserting the following: "Basement suites shall be restricted to single detached dwellings, semi-detached dwellings and manufactured homes.";
- 31.) adding the following as Section 53.5: "A basement suite shall be limited to a maximum of 1 less the number of bedrooms than the principal dwelling on the lot.";
- 32.) deleting Section 59.3;
- 33.) adding the following as Section 59.6: "A deck shall be limited in height to no more than the main floor level of the principal building.";
- 34.) deleting from Section 60.4(b)(i) the words "Canada Mortgage and Housing Corporation" and inserting "Industry's general";
- 35.) deleting the existing Section 61.3 and inserting the following: "A minimum building setback of 30.0m is required from the high water mark of a water body to which the Public Lands claims ownership, or at a setback specified in an Area Structure Plan approved by Council.";
- 36.) deleting the last sentence from Section 68.1 and inserting the following: "Length, height and width of the screening shall be at the discretion of the Development Officer.";
- 37.) deleting the existing Section 76.1 and inserting the following: "No person shall keep or permit in any yard in any district any object or chattel which, in the opinion of the Development Authority is unsafe, unsightly or adversely affects the amenities of the district. This includes, but shall not be limited to, dismantled or wrecked motor vehicles, and any excavation, stockpiling or storage of materials, explosives, flammable liquids, and diesel fuel and gasoline products.";
- 38.) deleting the existing Section 76.3 and inserting the following: "Only one recreational vehicle or utility trailer may be kept on a residential lot provided it meets the rear and front yard setback requirements for accessory buildings in that district unless the recreational vehicle or utility trailer is less than 2.0 m in height, then the required setback is 0.0m.";
- 39.) deleting the existing Section 76.4 and inserting the following: "On a residential site in an urban residential district, the recreational vehicle or utility trailer, may be parked in the front yard or, in the case of a corner lot, in the flanking side yard, as long as the following requirements are met:";
- 40.) deleting the existing Section 76.6 and inserting the following: "No occupant of a principal dwelling in a residential district shall permit a recreational vehicle to be used on their lot for living or sleeping accommodation for longer than a two week

- period per calendar year.";
- 41.) deleting the existing Section 80.1 and inserting the following: "The following encroachments into required front, side and rear yard setbacks in land use districts may be permitted:
 - (a) Front Yard:
 - (i) 2.0 m for balconies;
 - (ii) 1.0 m for cantilevers, eaves, gutters, landings, window sills, steps and stairs and verandahs.
 - (b) Rear Yard:
 - (i) 2.0 m for balconies;
 - (ii) 1.0 m for boxouts, cantilevers, eaves, gutters, landings, window sills steps and stairs and verandahs.
 - (c) Side Yard (interior):
 - (i) 0.6m for boxouts (maximum width of 2m), eaves, gutters, landings, window sills, steps and stairs and verandahs.
 - (d) Side Yard (exterior):
 - (i) 0.9m for landings;
 - (ii) 0.6m for boxouts (maximum width of 2m), cantilevers, eaves, gutters, landings, window sills and steps and stairs.";
 - 42.) deleting the existing Section 80.3 and inserting the following: "No encroachment will be permitted if, in the opinion of the Development Authority, it may interfere with a loading space, parking area, driveway, pedestrian circulation and/or other vehicle circulation or access.";
 - 43.) deleting the existing text from Section 87.3(g), and inserting the following: "reclamation measures once the camp is no longer needed, at the discretion of the Development Authority.";
 - 44.) inserting the words "and hamlet boundaries" immediately following "Within the Urban Service Area" in Section 87.4;
 - 45.) deleting "Boarding House" as a Permitted Use from Section 96.2;
 - 46.) adding "Boarding House" as a Discretionary Use – Development Officer to Section 96.3;
 - 47.) adding "Basement Suite" as a Discretionary Use – Development Officer to Section 98.3;
 - 48.) adding "Basement Suite" as a Discretionary Use – Planning Commission to Sections 100.4, 101.5 and 121.4;
 - 49.) adding the following as Section 127.3: "Discretionary Use – Planning Commission" and adding "Basement Suite" as a use;

- 50.) adding “Basement Suite and Boarding House” as Discretionary Use – Planning Commission to Sections 103.3 and 103.4;
 - 51.) adding to Section 104.4 “Residential Sales Centre” as a Discretionary Use – Planning Commission.
 - 52.) deleting the existing Section 105.5(b) and inserting the following:
Side yard Interior (minimum): 4.6m
Side yard Exterior (minimum): 6.0m;
 - 53.) deleting the words "if abutting a residential district" from Section 108.5(c);
 - 54.) deleting “Parachute Drop Zone” from Section 115.3;
 - 55.) deleting Section 115.6;
 - 56.) re-numbering the existing Sections 116.6 and 116.7 as Sections 91 and 91.1;
 - 57.) re-numbering the existing 116.8 as Section 92;
 - 58.) adding “Office” as a Discretionary Use – Development Officer to Sections 108.3 and 111.3;
 - 59.) adding “Office” as a Discretionary Use to Section 129.4;
 - 60.) deleting "Residential units above ground floor commercial" from Sections 204.3, 204.5 and 205.6 and inserting "Dwelling units above ground floor commercial"; and
 - 61.) adding to Section 136(d) the following parking requirement for disabled persons:
“Residential: 1 stall/11-25 parking stalls required
2 stalls/26-50 parking stalls required
3 stalls/51-100 parking stalls required
1 additional stall/additional increment of 100 parking stalls required”.
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 2008.

READ a second time this _____ day of _____, A.D. 2008.

READ a third and final time this _____ day of _____, A.D. 2008.

SIGNED and PASSED this _____ day of _____, A.D. 2008

MAYOR

CHIEF LEGISLATIVE OFFICER

Subject: Bylaw 08/043 - License Bylaw Amendment**APPROVALS:**

Henk van Waas, Regional Assessor

Kevin Greig, Acting Chief Administrative Officer

Administrative Recommendation:

1. That Bylaw 08/043, being an amendment to License Bylaw No. 01/031, be read a second time.
2. That Bylaw 08/043 be read a third and final time.

Summary:

It has been determined that the temporary project accommodation license fee identified in the License Bylaw is outdated and requires revision. As previous rates were set by bylaw, an amending bylaw is required to effect a rate change.

Background:

Project accommodations fall into two categories, temporary and permanent as defined in the License Bylaw. Temporary accommodations are in operation or occupied less than 12 consecutive months and charged a fee, whereas permanent project accommodations are operated or occupied for 12 or more consecutive months and are both assessable and taxable as per the *Municipal Government Act*. The principle behind temporary project accommodation fees is that the fee should compare with current taxation of permanent project accommodations.

The current License Bylaw provides for the licensing control and regulation of all businesses or industry within the Regional Municipality of Wood Buffalo. The temporary project accommodation fee in the bylaw was last reviewed and revised in 1999. Since 1999 property assessment and taxes have increased on permanent project accommodations, therefore a corresponding adjustment should be made to the temporary project accommodation fee.

Financial Implications:

The temporary project accommodation license fee will increase from \$0.26 per bed per day to \$0.95 per bed per day.

Rationale for Recommendation(s):

Administration reviewed 28 permanent project accommodation tax accounts (2008 taxes). Using the median tax derived from the 28 comparables, it is evident that the current temporary project accommodation fee requires revision. The 2008 tax year average tax permanent project accommodations derived from the comparables equates to \$0.95 per bed per day. Adjusting the temporary project accommodation fee from the existing \$0.26 per bed per day to \$.095 will ensure consistency of fees.

Attachments:

1. Bylaw No. 08/043

BYLAW NO. 08/043

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO
AMEND THE LICENSE BYLAW NO. 01/031**

WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to amend Bylaw No. 01/031 providing for the licensing, control and regulation of all business or industry within the Regional Municipality of Wood Buffalo;

AND WHEREAS pursuant to the Municipal Government Act, c.M-26, RSA 2000, the Council of the Regional Municipality of Wood Buffalo may pass a bylaw to amend or repeal a bylaw;

NOW THEREFORE, be it resolved that the Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, here enacts as follows:

1. THAT Bylaw 01/031 is amended by deleting the existing Schedule “A” and inserting the attached Schedule “A”.
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 14th day of October, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

Mayor

Chief Legislative Officer

BUSINESS LICENSE RATES

PART I - RESIDENT BUSINESSES

Save as otherwise provided in this Bylaw, all resident businesses operating within the Regional Municipality of Wood Buffalo will be required to pay an annual fee of \$50.00 for a municipal business license.

PART II - NON-RESIDENT BUSINESSES

SALES - tangible products that are being offered for sale:

- i) Goods selling at \$1,000 or more per item - \$500 per year
- ii) Goods selling at less than \$1,000 per item - \$200 per year

SERVICES - offering to perform or complete specific tasks:

- i) \$500 per year

PART III - TEMPORARY PROJECT ACCOMODATION LICENSE FEE

The Temporary Project Accommodation License Fee will be calculated in accordance with the following formula and shall not be considered an annual business license fee for the purposes of this bylaw:

FORMULA

Number of beds in the work camp X \$0.95 per bed X the number of days occupied and in operation.

PART IV - HANDICRAFT LICENSE

Resident Market Participant - A person selling their handicrafts may obtain a \$10.00 per day license to sell at a market.

Subject: Funding Request - Music for Life**APPROVALS:**

Carol Theberge, General Manager, Community Services
Rodney Burkard, Chief Administrative Officer

Administrative Recommendation(s):

1. THAT a \$10,000.00 be allocated from the Joint Initiatives Fund for the Music for Life fundraiser with the Red Deer Symphony Orchestra featuring Alicia Guilder on June 13, 2009.

Summary:

Music for Life requested Joint Initiative funding and administrative support from the Municipality for their June 13, 2009 event.

Background:

The Music for Life event raises money for the Canadian Cancer Society while bringing a unique cultural experience to the community. This event provides the community with an opportunity to hear the renowned Red Deer Symphony Orchestra featuring Alicia Guilder, a born and raised local resident. A developmental workshop and master classes for local musicians and school children will also be held.

Alternatives:

1. Provide support to Music for Life at the Fortissimo sponsor level.
2. Do not provide support to Music for Life.

Budget/Financial Implications:

The amount requested is currently available through the 2008 Community Services Department's Operational Budget for distribution under the Joint Initiatives Fund. The joint initiative fund is established as part of the regular operating budget for community services. A total of 96,000.00 is available in 2008 from this fund.

The Joint Initiative fund is used by the Regional Municipality of Wood Buffalo to fund community groups, community agencies and community organizations to provide opportunities and initiatives that showcase the accomplishments and capabilities of the residents of the Regional Municipality of Wood Buffalo. In doing these initiatives enhance the quality of life of residents of the Regional Municipality of Wood Buffalo.

Rationale for Recommendation(s):

Music for Life is a unique musical experience for the Regional Municipality of Wood Buffalo. This event will encourage the growth and development of cultural endeavors within the region and all funds raised will go towards the Canadian Cancer Society.

Attachments:

1. Letter of Request
2. Tentative budget for event

Music for Life 2008 Budget

	Approximate Cost
Symphony	\$30,000
Accommodations for Symphony	\$12,000
Transportation	\$5,000
Advertising	\$10,000
Keyano Theatre Rental	\$10,000
Receptions	\$6,000
Programs	\$1,500
Contingency	\$5,000
Total Funds Needed	\$79,5000

Music for Life

Nuccia Guilder
48 Freestone Way
Fort McMurray AB T9H 5B4

August 15, 2008

Ms Carole Theberge
RMWB, Community Services.
3rd Floor, 9909 Franklin Avenue,
Fort McMurray AB T9H 2K4

Dear Ms. Theberge:

Red Deer Symphony Orchestra featuring Alicia Guilder - June 13, 2009

It is my understanding that the Regional Municipality is promoting the Big Spirit campaign to the region. What a wonderful way to demonstrate our Big Spirit by supporting this cultural endeavor in our region and collaborating for a worthy cause.

Enjoy the experience of the Red Deer Symphony Orchestra featuring Alicia Guilder. The RDSO was founded in 1987 as a non-profit organization, is a fully professional Orchestra serving central Alberta. This is their 22nd season, and has been under the direction of Maestro Claude Lapalme since 1990. Alicia was born and raised in Fort McMurray and has performed many chorus/compramario roles with Edmonton Opera in productions such as TURANDOT, MADAMA BUTTERFLY, SOUTH PACIFIC, LAKME, PORGY & BESS, FILUMENA, LA BOHEME, DON GIOVANNI, MACBETH and CARMEN since becoming a full-time chorus member in 2003. She most recently appeared in last season's productions of HMS PINAFORE and REQUIEM.

Funds raised from the Music for Life will make a difference in our community and help the Canadian Cancer Society to fund promising research projects, provide information and support programs to all the residents of the Regional Municipality of Wood Buffalo.


We plan to have a Workshop/Master Class involving local musicians and schoolchildren to fully experience this musical opportunity.

The attached Package outlines the sponsorship levels. Your support is a key component to ensuring that the Music for Life is a success. We greatly appreciate your generosity and any contribution you can provide including cash donations, gifts in kind and silent auction items.

We thank you in advance for your time and consideration. Please feel free to contact me at (780) 791-2789 or nuccia@shaw.ca if you have any questions. Through collaboration, we can make this stellar event a reality.

Together we can provide a place where no Canadian will fear cancer.

Kindest regards,



Nuccia Guilder
Music for Life

The Red Deer Symphony Orchestra and Alicia Guilder Event Sponsorship

Opportunity to:

- Be a key player in promoting a cultural endeavor in our region.
- For sponsor's employees to receive information about cancer and reducing the risks of cancer, to include printed materials for your workplace to have Canadian Cancer Society representation / speakers at health fairs/events

Levels of Sponsorship:

Category	Amount (cash or gift in kind)	What you get!
 Molto Espressivo	\$30,000 and higher (Cash only)	20 tickets, Sponsors choice Special Designation as an "Event Sponsor" LOGO Recognition on: <ul style="list-style-type: none"> ✓ Tickets ✓ Programs ✓ Media Thank You! ✓ PowerPoint Presentation ✓ Posters
Fortissimo	\$10,000 and higher	8 tickets Special Designation as a "Major Sponsor" LOGO Recognition on: <ul style="list-style-type: none"> ✓ Tickets ✓ Programs ✓ Media Thank You! ✓ PowerPoint Presentation ✓ Posters
Forte	\$7,500 - \$9,999	6 tickets LOGO Recognition on: <ul style="list-style-type: none"> ✓ Tickets ✓ Programs ✓ Media Thank You! ✓ PowerPoint Presentation ✓ Posters
Mezzo	\$5,000 - \$7,499	4 tickets LOGO Recognition on: <ul style="list-style-type: none"> ✓ Programs ✓ Media Thank You! ✓ PowerPoint Presentation ✓ Posters
CRESCENDO	\$1,000 - \$4,999	2 tickets Name Recognition on: <ul style="list-style-type: none"> ✓ Programs ✓ Media Thank You! ✓ PowerPoint Presentation
Pianissimo	\$999 and under	Name recognition <ul style="list-style-type: none"> ✓ Programs ✓ Media Thank You! ✓ PowerPoint Presentation

Subject: Funding Request - Noralta Skating Club 2008 Ice Show**APPROVALS:**

Carol Theberge, General Manager, Community Services
Rodney Burkard, Chief Administrative Officer

Administrative Recommendation(s):

1. THAT a \$5,500.00 be allocated from the Joint Initiatives Fund for the Noralta Ice Show.

Summary:

Noralta Skating Club has requested Joint Initiative funding and administrative support from the Municipality for their 2008 Ice Show.

Background:

The Noralta Skating Club coordinates a winter Ice Show every second year in Fort McMurray. This event provides an opportunity to showcase all Club members from the competitive figure skaters to the pre-school CanSkate program. Further, it provides an evening of family entertainment for the community at large. The organizations' 2001 "The Nutcracker on Ice", 2004 "Cinderella on Ice" and the 2006 "Alice in Wonderland" were all successful productions that were historically funded, in part, by the Municipality.

Alternatives:

1. Provide support to Noralta Skating Club as requested.
2. Do not provide support to Noralta Skating Club.

Budget/Financial Implications:

The monies requested are currently available within the 2008 Community Services Departmental Operations Budget for allocation under the Joint Initiatives Fund. A total of 96,000.00 is available in 2008 from this fund.

The Joint Initiative Fund is used by the Regional Municipality of Wood Buffalo to fund community groups, community agencies and community organizations to provide opportunities and initiatives that showcase the accomplishments and capabilities of the residents of the Regional Municipality of Wood Buffalo. These initiatives enhance the quality of life of residents of the Regional Municipality of Wood Buffalo.

Rationale for Recommendation(s):

Enabling Noralta Skating Club to provide this type of community event that recognizes the children in our community for their accomplishments is in keeping with the criteria for

distribution of funds from the Community Joint Initiatives fund.

Attachments:

1. Letter of Request
2. Proposed Budget

**Mr. Alan Grandison
Manager: Recreation, Arts and Leisure
Regional Municipality of Wood Buffalo
Fort McMurray, Alberta**

June 25, 2008

Dear, Mr. Grandison

Noralta Figure Skating Club will be presenting their bi-annual ice show entitled "The Nutcracker: in December of this year. This extravaganza showcases the many talents of the members of the Noralta Figure Skating Club; from entry level CanSkate to Senior Level Competitive and the very successful Synchronized Skate Teams. This will be the fourth such show Noralta has produced and performed in the past eight years. In addition to Noraltas' very talented skaters, a professional guest skater will be a highlight of the performance.

The past success of these shows is in part due to the valuable and very much appreciated support the Regional Municipality of Wood Buffalo (RMWB) and in particular, the Recreation, Arts and Leisure Department have provided to Noralta.

As in the 2001, 2004 and 2006 productions, your staff provided much needed assistance in promotions and marketing, as well as offering invaluable set construction and ice maintenance assistance. THE RMWB, through your department, generously donated ice time at the Thickwood arena complex to house this event. Thickwood Arena Complex is the venue of choice as it offers the largest seating capacity as well as multiple dressing rooms and marshalling areas for costume and cast changes.

I am requesting that a donation of similar support and assistance be considered by your department for the Noralta Figure Skating Club production of "The Nutcracker"

On behalf of the Noralta Figure Skating Club, its executive, coaches and skaters, I wish to thank you for your consideration and support of our endeavours in bringing the art and sport of figure skating to the community of Fort McMurray and surrounding area.

Noralta is a non-profit organization and is a member of Skate Canada.

Yours sincerely,



**Kevin Boyer
President, Noralta Figure Skating Club**

Noralta Skate Club Ice Show Budget

Revenue

Ticket Sales	\$20,000.00
Ice Show Fees	7,500.00
Grants/Sponsorships/gifts in kind	20,000.00
Raffles	2,500.00
Program Sales	800.00

Total	\$50,800.00
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Expenses

Ice Rental	\$6,000.00
Advertising	6,500.00
Office Printing	1,000.00
Reception	1,500.00
Coaching	10,000.00
Guest Skater	5,000.00
Lighting	10,000.00
Costumes	5,000.00
Props	1,000.00
Misc.	500.00

Total	\$46,500.00
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Detailed Ice Rental Costs

40hrs @ \$100.00	\$4,000.00
Glass Removal	500.00
Clean Up	500.00
Power	500.00

Total	\$5,500.00
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Subject: Notice of Motion – Regional Priorities Update**Recommendation:**

THAT Council meet with representatives of the new Federal Government to discuss and provide an update on the status of the priorities of this region which the Municipality presented to the previous government last spring.

Background:

At the Council meeting held on Tuesday, October 14, 2008, Councillor Vyboh served notice that the following motion will be brought forward for Council's consideration on October 28, 2008:

“That Council meet with representatives of the new Federal Government to discuss and provide an update on the status of the priorities of this region which the Municipality presented to the previous government last spring.”

Subject: Appointment of Brenda Erskine as Chairperson for Wood Buffalo Housing and Development Corporation

APPROVALS:

D'arcy Elliott, Deputy CAO, Part 9 Corporations Rodney Burkard, Chief Administrative Officer

Administrative Recommendation(s):

THAT Brenda Erskine be appointed as Chairperson for the Wood Buffalo Housing and Development Corporation.

Summary:

Wood Buffalo Housing and Development Corporation is recommending appointment of Brenda Erskine as their Chairperson following resignation of the previous Chairperson.

Background:

Under the Articles of Association, Section 8.2, Council has authority to appoint the Chair for a term to be determined by the Municipality.

Rationale for Recommendation(s):

Ms. Erskine is being recommended by the Board Members of the Corporation to serve as Chair. Ms. Erskine has served on the Board for almost one year and has been acting Chair for several months and is knowledgeable about the business of the Corporation. As a longtime resident and Director of Community Relations and Communications with Suncor Energy, her insight and understanding of the social housing needs of the Municipality will help her provide valuable direction to the Corporation as Chairperson.

Attachment:

1. Letter requesting approval from David Brady, Secretary, Wood Buffalo Housing and Development Corporation Board.



September 17, 2008

Ms. Surekha Kanzig
Regional Municipality of Wood Buffalo
9909 Franklin Avenue
Fort McMurray, AB T9H 2K4

Dear Ms. Kanzig,

**RE: Wood Buffalo Housing & Development Corporation
Appointment of Chair**

As you are aware, the Regional Municipality of Wood Buffalo retains the right to appoint the chairman and Treasurer for Wood Buffalo Housing & Development Corporation while the Board of Directors appoints the Vice-Chair and Secretary. The appointments are for a term of service set at the discretion of the Municipality.

At our Annual General Meeting held on August 21, 2008 the Board of Directors nominated a slate of candidates as officers of the Board – Chair, Vice-Chair, Treasurer and Secretary. Respectively the nominees were Brenda Erskine, Fred Arbter, Keith Minaker and David Brady.

At a Council Meeting held on Tuesday, April 22, 2008 Council appointed Keith Minaker as Treasurer of Wood Buffalo Housing & Development Corporation for a term of office which ends on December 31, 2010.

We would request that you take forward this recommendation to the next Council meeting to have the Regional Council appoint Brenda Erskine as Chair of the Wood Buffalo Housing & Development Corporation until the next Annual General Meeting of the Members.

Yours truly,



DAVID BRADY, Secretary

Corporate Office
9011 – 9915 Franklin Avenue, Fort McMurray, Alberta T9H 2K4
Telephone: (780) 799-4050 • Fax (780) 799-4025
www.wbhadc.ca

Subject: Appointment of Nick Sanders as Chairperson for MacDonald Island Park Corporation
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APPROVALS:

D'arcy Elliott, Deputy CAO, Part 9 Corporations Rodney Burkard, Chief Administrative Officer

Administrative Recommendation(s):

THAT Nick Sanders be appointed as Chairperson for the MacDonald Island Park Corporation Board of Directors.

Summary:

A letter has been received from MacDonald Island Park Corporation recommending appointment of Nick Sanders as their Chairperson following resignation of the previous Chairperson.

Background:

Under the Articles of Association, Section 8.2, Council has authority to appoint the Chair for a term to be determined by the Municipality.

Attachment:

1. Letter requesting approval from Cameron Donald, Vice Chairman, MacDonald Island Park Corporation



MacDonald Island Park
151 MacDonald Drive
Fort McMurray, Alberta
Canada T9H 5C5

Tel (780) 791-0070
Fax (780) 791-2898
website: www.macisland.ab.ca
e-mail: info@macisland.ab.ca

July 21, 2008

Chief Administrative Officer

RECEIVED

JUL 24 2008

Rodney Burkard, CAO
Regional Municipality of Wood Buffalo
Fort McMurray, AB

Regional Municipality
of Wood Buffalo

Dear Rodney,

Further to the resignation of Lee Nordbye as Chairman of the MacDonald Island Park Corporation ("MIPC") Board of Directors ("Board"), the Board has met and has unanimously accepted the nomination of Nick Sanders as the Chairman. We understand that it is the role of the Municipality to select and confirm the Chairman, and as such the Board requests that you accept this recommendation given the dedication, commitment and business acumen Mr. Sanders has demonstrated.

We would further request an additional two Directors to bring the Board back to the level of Directors under which it was meant to operate. We have enclosed a document outlining the skill sets that we envision will provide MIPC with a robust and meaningful group of leaders.

If you have any questions, please do not hesitate to contact me at 780-799-3234

Best regards,

Cameron Donald
Vice Chairman

**Subject: Fort McMurray Community Development Plan – Capital
Funding Agreement****APPROVALS:**

Rodney Burkard, Chief Administrative Officer

Administrative Recommendation(s):

THAT Administration be authorized to negotiate a funding agreement for capital projects related to the Fort McMurray Community Development Plan, in recognition of a grant from Alberta Transportation in the amount of \$95 million.

Summary:

The Fort McMurray Community Development Plan (CDP) was announced in June 2008. This plan is for the development of the Parsons Creek and Saline Creek communities of up to 20,000 residents each. The funding for the \$95 million is GOA funding with no financial impact to the Regional Municipality of Wood Buffalo. A Capital Funding Agreement from Alberta Transportation is expected shortly.

Background:

To meet the 2010 land development start-up goal, design tender and installation of off-site development must be started in 2008.

The Regional Municipality of Wood Buffalo in collaboration with Alberta Transportation is managing the construction of the required water and sewer trunk services, utility installation and road improvements to ensure that the needed utilities is at the development sites by 2010.

Funding of \$95 million for the off-site infrastructure for Saline Creek and Parsons Creek was approved by GOA Treasury Board in July of 2008. A copy of that approval is attached. The funds will be transferred to the Regional Municipality of Wood Buffalo through a special grant from Alberta Transportation. The initiative has been coordinated by the Oil Sands Secretariat with the cooperation of a number of GOA Departments and the Regional Municipality of Wood Buffalo.

Council approval for a capital budget amendment is required to allow tendering and contract award for off-site services. The funding of \$95 million will be provided in full by the GOA and is for the period ending March 31, 2009. Additional funding approvals will be coordinated with the GOA for future years. The Regional Municipality of Wood Buffalo will administer all aspects of off-site servicing.

Budget/Financial Implications:

A significant capital expenditure is required to install the entire required off-site infrastructure for the Fort McMurray Community Development Plan involving the Saline Creek and Parsons Creek developments. To date the GOA approved funding is \$95 million. Capital budget amendments will be brought to Council for approval in November, 2008. Capital expenditures beyond the \$95 million will require further grant funding from the Government of Alberta.

Rationale for Recommendation(s):

Approving the Capital Funding Agreement will enable the accelerated land development process to continue, with the hope of improving housing availability in future years.

Attachment:

1. Letter of funding approval from Oil Sands Secretariat



Heather Kennedy
Assistant Deputy Minister
Oil Sands Sustainable
Development Secretariat

3rd Floor, Oxbridge Place
9820 – 106 Street
Edmonton, Alberta T5K 2J6

Telephone 780.422.4919
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August 22, 2008

Susan Motkaluk
Regional Municipality of Wood Buffalo
7th Floor 9909 Franklin Avenue
Fort McMurray, AB T9H 2K4

Dear Ms. Motkaluk:

On July 21, 2008, Alberta's Treasury Board approved a \$95 million grant for the Regional Municipality of Wood Buffalo for the 2008-2009 fiscal year, to spend for offsite services for the Community Development Plan, to support timely development of Parsons Creek and Saline Creek.

The grant will be issued to the RMWB through Alberta Transportation. Tom Ross, from the Oil Sands Secretariat is working with Alberta Transportation to expedite the actual transfer of the grant.

Regards,

A handwritten signature in black ink, appearing to read "Heather Kennedy".

Heather Kennedy
Assistant Deputy Minister