



AMENDED Council Meeting

Council Chambers
Municipal Building - Jubilee Centre
9909 Franklin Avenue, Fort McMurray

Tuesday, November 13, 2007 - 6:00 p.m.

Agenda

Call to Order

Opening Prayer

Adoption of Agenda

Minutes of Previous Meetings

- A. Regular Meeting – October 9, 2007
- B. Public Hearing – October 9, 2007
- C. Organizational Meeting - October 29, 2007

Delegations

- A. Mr. Timothy Bovaird re: MacDonald Island Closure and Rink Facilities
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.

Reports

- A. MacDonald Island Park Redevelopment – Immediate Mitigative Measures for Safety and Next Steps for Re-Opening.
- B. MacDonald Island Park Redevelopment Project– Comprehensive Review & Assessment
- C. DELETED
- D. Capital Budget Amendment – MacDonald Island Redevelopment Project – Internal & External Signage Consultation & Fabrication
- E. School Zone Traffic control – Millennium Drive & Parsons Creek Drive Intersection
- F. Regional Economic Development Strategy - Terms of Reference
- G. Community Services User Fee Policy
- H. Capital Budget Amendment - Fort Chipewyan Lift Station # 3 Auxiliary Power Supply
- I. Capital Budget Amendment - Tolen Drive Bridge Rehabilitation
- J. Photo Speed Enforcement
- K. Retention and Recruitment Initiatives – Cost of Living Allowance

Bylaws

- A. Bylaw No. 07/004 - Closure of Undeveloped Road Allowance in Parcel F Area of Timberlea (2nd & 3rd readings)
- B. Bylaw No. 07/045 - Roads & Transportation Bylaw Amendment (2nd & 3rd readings)
- C. Bylaw No. 07/066 - Debenture Borrowing Bylaw – Thickwood Heights/Timberlea Multi-Use Facility (2nd & 3rd readings)

- D. Bylaw No. 07/068 - Utility Rates Bylaw (*1st reading*)

Updates

- A. Reporting of Councillors on Boards and Committees
(*Councillors Allen, Blair, Byron, Chadi and Clarkson*)
- B. Mayor's Update

New and Unfinished Business

Adjournment

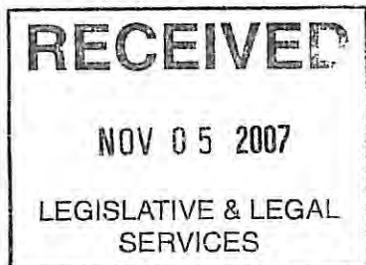
 REGIONAL MUNICIPALITY OF WOOD BUFFALO	<h2 style="margin: 0;">Request To Make A Presentation At A Council Meeting Or Public Hearing</h2>
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Requests to make a public presentation must be received by 12:00 noon on the Wednesday immediately preceding the 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:	Timothy Bovaird / Ice Time Purchaser For 5 Years
Mailing Address:	
Telephone Number:	y) 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:	November 13th
Topic:	MacDonald Island Closure And Rink Facilities
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:	<ol style="list-style-type: none"> 1. <u>MacDonald Island closure, poor management and planning on project.</u> 2. <u>Impact of this disaster on citizens & users</u> 3. <u>Who is responsible for putting us where we are today?</u>
Action Being Requested of Council:	Address concerns of all affected parties, make a plan and publicize it right away, adequate compensation

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.

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Administration
Date:	November 13, 2007
Subject:	MacDonald Island Park Redevelopment Project – Project Management

ISSUE:

To acquire funds to purchase project management services for the MacDonald Island Park Redevelopment Project for the duration of the construction and manage public safety for the entire facility as a result of partial occupancy.

HISTORY:

The MacDonald Island Park Redevelopment Project is complex and has a lengthy history of scope changes. These include things such as a new aquatics facility, library, arena, soccer/multi-sports field house, running track, playground, child mind area and fitness centre, along with improvements to the existing arena, curling rink, and modernization of the second floor in the existing building. The project has been made more complex by the interest in occupancy of the new components as they become available on a partial occupancy permit.

The complexity of the project is further exacerbated by the choice of a construction management system, rather than the traditional design/tender/build. The Region wanted to get the construction of the facility off to a quick start in order to have the additional ice surface ready for use ahead of the rest of the redevelopment. In that situation the architect was asked to prepare the detailed design and specifications by component, which then went out to tender. It was assumed that money would be saved by tendering parts of the facility early. This system requires strong project management on behalf of the owner. These services were not available and the Region has been struggling to provide this service internally, in addition to all of the other projects underway. This hasn't worked.

In endeavoring to open the first of the new components under a partial occupancy permit, the Safety Codes Officer conducted an inspection of the facility on October 26, 2007 to determine if the new ice surface and the renovated curling rink could be opened to the public. The inspection report of October 26, 2007 cited the Alberta Building Code and indicated that it is the Owner's Responsibility to ensure that no unsafe condition exists due to construction. This inspection report also indicated that a number of conditions for occupancy had not been satisfied and that a 24/7 Fire Watch may be considered as fulfilling conditions of partial occupancy. Upon receipt of the October 26, 2007 inspection report, proof of adequate liability insurance coverage and a legal opinion regarding risk was aggressively pursued by administration to determine viability of occupancy.

On October 26, 2007 a security company was immediately employed to provide the 24/7 Fire Watch. The insurance company was queried and responded that due to the seriousness of the

risks, they could not guarantee, should a liability loss occur, the Municipality would be afforded coverage. A legal opinion was sought and we were advised that under the circumstances it would be difficult for the Municipality to establish that it was diligent and exercised reasonable care in opening the facility to the public.

Due to indicators of risk, occupancy conditions not satisfied and receipt of the legal opinion and insurance opinion on Wednesday October 31st at 5 p.m. Administration made the decision to close MacDonald Island Park to the public. It was determined that construction would continue along with the 24/7 Fire Watch to protect the pre-existing asset.

Expert opinion advises that the 24/7 security watch is a prudent step to continue even with public and staff not on site. Budget approval will be required for this effort as additional funding is required.

OPTIONS:

1. Approve the requested budget amendments
2. Status Quo

ANALYSIS:

A full-time, on-site project management team is required, not only due to the complexity of the project and interest in partial occupancy, but to represent the owners interests with regard to contract compliance, risk mitigation, schedule, budget and quality control.

The cost estimates for the project management team, with funding up to April 2008, include a Project Manager, Coordinator, and Safety Officer. Risk mitigation services would include the Fire Watch. There are no dedicated funds for a project manger in the existing budget.

ADMINISTRATIVE RECOMMENDATION:

THAT \$475,000 be utilized from the Public Services Division 2007 operating budget to fund the following:

1. a 24/7 Fire Watch contract with a security company;
2. a Project Manager;
3. a Project Coordinator; and
4. a Safety Officer; and

THAT in the event the entire amount cannot be accommodated with the 2007 Public Services Division 2007 operating budget, the balance to be funded from a 2007 corporate operating surplus; and

THAT in the event a 2007 corporate operating surplus is insufficient or non-existent, the funds be committed from the 2007 Emerging Issues Reserve.

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Administration
Date:	November 13, 2007
Subject:	MacDonald Island Redevelopment Project - Comprehensive Review & Assessment

ISSUE:

To fund a review and assessment of the MacDonald Island Redevelopment project to gain greater assurance of the timelines to completion and final expected cost of the project.

REFERENCE:

October 23, 2007 memo from the Director of Public Services.

HISTORY:

The MacDonald Island Redevelopment Project is a complex project with a lengthy history of scope changes. The proposed facility includes a new aquatics facility, library, arena, soccer/multi-sports field house, running track, playground, child mind area fitness centre, along with improvements to the existing arena, curling rink, and modernization of the second floor in the existing building.

OPTIONS:

1. Have a professional or firm or firms, independent of the firms currently involved in the project, conduct a full review and assessment of the project including but not be limited to the following:
 - a. Overall design
 - b. Construction process
 - c. Project management model
 - d. Overall budget
 - e. Feasibility of partial openings
 - f. Business model
 - g. Project accommodations
2. Continue with the project and the assumption that the current budget and timelines for final completion in 2009 are accurate, as well as attempting to provide partial openings.

ANALYSIS:

The review will determine the project state and provide a greater assurance that the project will move forward with accountability.

Without this review and assessment there will remain uncertainty around the final completion date and total cost of the project.

In addition, the current process of attempting partial openings has led to safety concerns and cancellation of events. The review will provide the Municipality, MIP and the User's some clarity and assurance around the feasibility and future timing of partial openings.

The outcome will be a report detailing the review and assessment results and recommended next steps including any options for partial openings, critical path schedule, design, construction management, and budget amendments as required.

ADMINISTRATIVE RECOMMENDATION:

1. THAT Administration be directed to contract with a qualified firm or firms, independent of the firms currently involved in the project, to provide a thorough and professional review and assessment of the MacDonald Island Park Redevelopment project.
2. THAT a maximum of \$600,000 be allocated from the Public Services Division 2007 operating budget to fund the review and assessment of the MacDonald Island Park redevelopment project; and

THAT in the event the entire amount cannot be accommodated with the Public Services Division 2007 operating budget, the balance be funded from a 2007 Corporate operating surplus; and

THAT in the event a 2007 corporate operating surplus is insufficient or non-existent, the funds be committed from the 2007 Emerging Issues Reserve.

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Administration
Date:	November 13, 2007
Subject:	MacDonald Island Redevelopment Project – Internal, External and Donor Signage Consultation and Fabrication

ISSUE:

Capital budget amendment for the MacDonald Island Redevelopment Project in support of internal, external and donor signage consultation and fabrication.

HISTORY:

The Regional Municipality of Wood Buffalo has identified a fundraising target of \$18,000,000 for the MacDonald Island Park Redevelopment Project. A Sponsor Benefits Package identifying the targets for facility component name sales was approved earlier this year. The Fundraising Committee is now meeting regularly, has an aggressive plan and is in discussion with major corporate sponsors. One of the benefits of entering into a naming contract is sponsor identification signage. The Committee now requires the services of a graphic artist to develop design guidelines.

ALTERNATIVES:

1. Approve a budget amendment to the MacDonald Island Redevelopment Project capital budget for the development of Design Guidelines and signage development consultation.
2. Deny the request.

ANALYSIS:

The project includes initial research, concept formulation & review, material specification, drawings, inventory development, fine tuning the final concepts/documents and cost estimates for fabrication. In addition to the contracted cost of \$58,500, there will be minimal advertising and administrative costs for a total estimated at \$75,000.00.

In addition to sponsor signage, this project will also provide a universal theme for signage throughout the facility, including a full inventory of signage needs and an approximate cost to fabricate and install the way finding, exterior, interior and donor recognition signage throughout the facility. This information will provide an estimate of cost for signage fabrication, which will be brought to council at that time.

ATTACHMENTS:

1. MacDonald Island Redevelopment Project Signage & Recognition System Proposal from Westwind Design and Display Specialty Ltd. – **CONFIDENTIAL** (*pursuant to Section 25 of the Freedom of Information and Protection of Privacy Act*)

ADMINISTRATIVE RECOMMENDATION:

1. THAT the contract for the MacDonald Island Design Guidelines be awarded to Westwind Design and Display Specialty Ltd. For \$58,500.00
2. THAT \$75,000 be utilized from the Public Services Division 2007 operating budget to fund the signage consultation and the development of Design Guidelines; and

THAT in the event the entire amount cannot be accommodated with the 2007 Public Services Division 2007 operating budget, the balance to be funded from a 2007 corporate operating surplus; and

THAT in the event a 2007 corporate operating surplus is insufficient or non-existent, the funds be committed from the 2007 Emerging Issues Reserve

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Administration
Date:	November 13, 2007
Subject:	School Zone Traffic Control - Millennium Drive and Parsons Creek Drive Intersection

ISSUE:

To re-consider installation of a four-way stop at the intersection of Millennium Drive, Parsons Creek Drive and Dominion Drive.

REFERENCE:

1. Engineering Servicing Standards and Development Procedures
2. Transportation Association of Canada Standards

HISTORY:

The Regional Municipality of Wood Buffalo (RMWB) has a total of 27 school zones, and has received concerns related to traffic and parking from four of the affected schools. The remaining 23 schools have not identified any concerns and are managing the school zones by way of education, information programs and crossing guard programs. Each school is responsible for the development and maintenance of programs that fit the individual school.

St. Martha's School, located on Millennium Drive and Parsons Creek Drive, opened for operation in 2006. The entire area east of Millennium Drive is new growth and is under construction. Given the fact that the school was scheduled to open within two days, the Public Works Department undertook installation of school signage in September, 2006. Shortly thereafter, the principal contacted municipal staff to relay safety concerns with respect to the crossing on Millennium Drive. To mitigate these concerns, Public Works staff met with the principal and it was mutually agreed that a message board warning traffic of the new school zone would be put in place for a one-month timeframe. In addition, Public Works staff has worked cooperatively with Bylaw Enforcement and Engineering Services to ensure appropriate setbacks in the construction area along Millennium Drive to maintain the visibility of the posted signage. Increased traffic enforcement initiatives have been undertaken in the area, and it has also been recommended that St. Martha's School establish a crossing guard program to allay some of the concerns expressed by school administration.

Despite best efforts, the school's principal and parents continue to raise safety concerns related to traffic speed and the failure of motorists to recognize the pedestrian crosswalk, resulting in a request for the installation of traffic signals. As a result, a holistic review is being undertaken,

which includes all schools and playground zones in the urban service area. A report was presented to Council on June 26, 2007, at which time Council resolved to apply the Transportation Association of Canada (TAC) Standards for crosswalks until such time as the University of Calgary report is presented to Council. Of further note, a traffic evaluation conducted by Administration in June 2007 concluded that TAC standards are being met and the intersection does not warrant the establishment of further traffic controls.

Millennium Drive is a relatively new road in a major growth area, which will connect to Paquette Drive, and then to Confederation Way. The last section connecting the two roads will be completed later this year. Bunt & Associates continue to conduct reviews on traffic projection flows as the developments proceed. The most recent report indicates that the intersection of Millennium Drive and Rainbow Creek Drive should have a four-way stop, and the developer will be undertaking this installation. Millennium Drive and Powder Drive will be reviewed further when full development occurs for consideration of traffic signals, with Millennium Drive and Parsons Creek Drive being re-evaluated when full build-out occurs for traffic control.

OPTIONS:

1. Install a four-way stop sign at the intersection of Millennium Drive, Parsons Creek Drive and Dominion Drive.
2. Adhere to the June 26, 2007 Council resolution to follow TAC standards and have the University of Calgary review all school zones in Fort McMurray.
3. Pilot Project
4. Retain a qualified traffic engineer to conduct a detailed review of the Millennium Drive/ Parsons Creek Drive intersection, to evaluate traffic flow and public safety.

ANALYSIS:

1. Traffic control is best served by the implementation of a holistic system. The installation of a one-off 4-way stop traffic control device at the intersection of Millennium Drive/ Parsons Creek Drive is contrary to guidelines proposed by the Transportation Association of Canada which have been crafted from many years of research. Installation of a traffic control device should take place only after the proper studies have been done by qualified experts in the field and adherence to today's engineering servicing standards and practices. Sound traffic management is based on technical data which provides a defensible rationale for how control decisions are made. Ad hoc decisions can actually be detrimental to good traffic flow and safety.
2. Millennium Drive is a busy roadway. Traffic flows well at present, although speed enforcement is an issue. Better management of school-related traffic and speed enforcement may be the more effective answer to the problems pointed out by school administration. Crosswalks can also provide a false sense of security to school children, who need to pay attention at all times when crossing a street. The Region has established an agreement with the University of Calgary to conduct a school zone review. It is anticipated that this study will be complete early in the new year.

3. Following the June 26th resolution, members of council continued to receive concerns from St. Martha's School, parents and the public. Administration was requested to review the possibility of conducting a pilot project, to test a 4-way stop at Millennium/ Parsons Creek Drive while the School Zone Study was underway. These complaints were particularly heavy around school start-up in September. It's unlikely the study will be complete prior to the new year. There is no technical basis, no warrant for traffic control at this intersection currently. That would leave council to determine if they wanted to proceed on a values-based decision to install a 4-way stop. If, based on personal perception, feedback from constituents, or a general concern for pedestrian safety council wanted to proceed, that would fall outside of the administrative realm.
4. Administration has retained the services of a consulting engineer to perform a functional study of Millennium Drive, specifically the intersection in question. A McElhanney Traffic Impact Assessment, dated April 2006 for the area concluded that signals should be operating at the intersection of Millennium Drive/ Powder Drive in 2008, based on estimated traffic flows for the populations projected in March 2005. The signals were included in the Powder Drive construction budget, to be constructed in 2007, but due to cost escalation of the roadway, insufficient funds were available in the reserve.

A four-way stop at the intersection of Millennium Drive/ Rainbow Creek Drive has been considered by engineering staff, has been requested of the current developer, and has been recommended in the Bunt Traffic Impact Assessment dated March 2006. This traffic control device will be installed in the very near future.

ATTACHMENTS:

1. Council Report - School Zone Traffic Control, dated June 26, 2007
2. Briefing Note – St. Martha's School, dated October 5, 2007
3. Excerpt of Timberlea Area Structure Plan - Traffic Impact Assessment - Final Report, dated March 2008

ADMINISTRATIVE RECOMMENDATION:

THAT the Municipality continue to follow the Transportation Association of Canada Standards until such time as the consultant's functional study and the University of Calgary report have been presented to Council.

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Operations and Maintenance
Date:	June 26, 2007
Subject:	School Zone Traffic Control

ISSUE:

Standards for traffic control in and around school zones.

HISTORY:

The Regional Municipality of Wood Buffalo has received several requests from school councils for enhancements to school zones in order to ensure the safety of our children.

The enhancements that have been requested include:

- put rumble strips around the school zone, similar to the ones by Composite High School, to deter speeding;
- to enlarge the no-parking and crosswalk signage;
- move the transit bus stops away from the entrance to the school bus loop;
- repaint the existing crosswalks in the spring; and
- add another crosswalk, with flashing lights, just past the entrance to the bus loop.

Administration responded to the five requests:

- **Rumble Strips:** Rumble strips are used as an awareness tool, not a speed deterrent. Because of this, it is not recommended, at this point in time, that rumble strips be installed around the school zone. Many other options can be explored prior to grinding rumble strips into the existing infrastructure.
- **Enlarging Signage:** The currently existing signage met standards of the day when installed. Signage will be assessed to ensure it meets current standards.
- **Transit Stops:** Fleet and Transit Services is currently monitoring and reviewing the locations of transit stops.
- **Crosswalk Painting:** The painting of crosswalks is scheduled for 2007.
- **Flashing Lights Crosswalk:** Installing a new crosswalk and flashing pedestrian lights goes against current standards.

OPTIONS:

1. Follow Transportation Association of Canada Standards.
2. Implement some or all of the suggestions.
3. University of Calgary to prepare research paper.

ANALYSIS:

- **Rumble Strips:** Rumble strips are used as an awareness tool, not a speed deterrent. Alberta Infrastructure and Transportation uses rumble strips extensively to warn motorists of upcoming intersections, and if they are leaving their driving lane. There have been instances in the rural areas where the stop warning application standards have been reduced because of noise complaints so noise has governed over the added safety benefit.

They decrease the life expectancy of the infrastructure. Any kind of depression or hole in the surface reduces the life expectancy by trapping water. The water then penetrates the structure to perpetuate the freeze thaw cycle.

Raised bumps may be a better means of communicating to the motoring public to reduce driving speed. Raised bumps create traffic hazards when speed limits are greater than 15 km/h.

Studies have shown that rumble strips do not slow down traffic. They are a means to wake up the driver from the trance induced from the monotony of driving straight line roads.

- **Enlarging Signage:** The currently existing signage met standards of the day when installed. The visibility issue has been recently addressed through a standards increase. The color and reflectivity properties have been improved and our signage has been upgraded to this new standard. The new standard implemented in 2005 is the new fluorescent green. All elementary school zones are posted with fluorescent green school sign that advise speed limits of 30 km/h during 7:30 – 4:30 h. Several schools have established crosswalk guards during the start and the end of school days.
- **Adding Crosswalks:** Crosswalk locations are determined by warrant according to Transportation Association of Canada.

Reference from Transportation Association of Canada. *“Studies have shown that a significant reduction in collisions involving school children can be achieved when parents and education officials cooperate with police and engineering officials to train children in pedestrian safety and to develop in them a strong sense of personal responsibility. School crosswalks should be installed only at locations where school or municipal authorities have agreed that a proposed school crosswalk will be supervised by either a police officer, school guard or school child safety patrol during locally established time periods. School crosswalk signs must not be installed at intersections where traffic control signals have been installed”.*

There exist 26 schools within the municipality as listed on the municipality website. The capital cost to install pedestrian signals at all these types of facilities is \$6.5 - \$10 million. The operating cost would be an additional \$500,000 per annum. Estimated cost to install one

signalized crosswalk is \$250,000. Some school locations could require three or more if located in areas with two streets abutting the school.

Administration and the University of Calgary have verbally agreed to conduct a research project on school zone standards. The municipality and the university will establish a scope of works to include review of drop off zones, ice fog, width of streets and sidewalks.

ADMINISTRATIVE RECOMMENDATION:

THAT the Transportation Association of Canada Standards be followed until the University of Calgary report is presented to Council.

St. Martha School:

Issue:

Installation of stop signs on arterial road Millennium Drive across from St. Martha School. At a September Workshop, Administration was requested to install a 4 way stop sign.

Background:

RMWB has a total of 27 school zones. RMWB have received traffic and parking concerns from 4 schools. The other 23 schools have not identified any concerns and are managing the school zones by way of education, information programs and crossing guard programs. Each school develops and maintains individual programs that fit the individual school.

St. Martha School is located on Millennium Drive and Parsons Creek Drive. The school opened for operation in 2006. The entire area east of Millennium Drive is new growth area and is under construction. The developer for the subdivision failed to install all the required signage according to his development permit. Since the school zone signs were not installed and it was two days prior to school starting, the Roads and Transportation service area installed the school zone signs September 2006. The principal (Mr. Jeff Clow) then called and was concerned with safety, in particular the crossing on Millennium Drive. His concern was that traffic was not slowing down or stopping when pedestrians were in the crosswalk. Roads and Transportation met with Mr. Clow and after discussions it was agreed upon that Roads and Transportation place a message board warning traffic of the new school zone for a one month timeframe.

Roads and Transportation worked with Bylaw and Engineering Services to ensure that the construction along Millennium Drive was set back to the property line and that visibility of all the signs was maintained. Bylaw and the RCMP did provide additional enforcement in the area as well. Administration also recommended that St. Martha School establish a crossing guard program.

The principal and parents continued to raise the concern on safety and the crosswalk, due to speed of the public and the failure for the motoring public to stop when pedestrians are in the crosswalk. The request to install traffic signals was reviewed. The review was conducted on a holistic approach including all schools and playground zones. A report was presented to Council on June 26, 2007 with the council approved recommendation "That the Transportation Association of Canada Standards be followed until the University of Calgary report is presented to Council." The report is attached as Schedule 1 to this briefing note.

Administration conducted a traffic evaluation in June 2007 and applied all TAC standards to the evaluation process. During this review the intersection did not meet TAC warrant for the establishment of traffic control. This evaluation is also attached. Administration and the University of Calgary have agreed to conduct a research project on school zone standards in Fort McMurray. The review will commence on Oct. 22, 2007.

Millennium Drive is a relatively new road in a major growth area. Millennium Drive will connect to Paquette Drive which will connect to Confederation way. The last section to connect the two roads will be completed later this year. Bunt & Associates have conducted reviews on traffic projected flows as the developments proceed. The most recent report indicates that Millennium Drive and Rainbow Creek Drive should have a 4 way stop. This is presently under way and the developer will be installing the 4 way stop. Millennium Drive and Powder Drive should be reviewed further when full development occurs for consideration of traffic signals. Millennium Drive and Parsons Creek Drive should also be reevaluated when full build out occurs for traffic control.

Options:

1. Install the 4 way stop sign as requested at Council Workshop. This direction was provided at a workshop and not in public council. Administration presently is following the June 26, 2007 council approved recommendation.
2. Adhere to the June 26, 2007 council approved recommendation. Follow TAC standards and have the University of Calgary review all school zones in Fort McMurray.
3. Retain a qualified traffic engineer to conduct a detailed review of Millennium Drive and Parsons Creek intersection, to evaluate traffic flow public safety.

Conclusion/Recommendations:

That Administration retains a qualified traffic engineer to review Millennium Drive and Parsons Creek intersection. The review be presented to public council.

That Administration continues with council June 26, 2007 recommendation.

***Timberlea Area Structure Plan
Traffic Impact Assessment
Final Report***

Prepared For: Alberta Seniors

Date: March 2006

Prepared By: Bunt & Associates

Project No. 3178.01

6.3.2 Traffic Control

A Synchro 6.0 analysis was completed for the internal roadway network using the traffic volumes developed for Scenario C1. The traffic control for each of the intersections initially assumed that the roadway with the higher classification would be free flow and the roadway with the lower classification would be stop controlled. For example, at the intersection of Powder Drive and Paquette Drive, the initial traffic control assumed free flow movements along Paquette Drive and stop signs along Powder Drive.

The analysis identified a number of locations where the assumed traffic control resulted in high delays for some sidestreet movements, and in some cases the analysis indicated that the assumed traffic control would not provide enough capacity for the projected traffic volumes. In these cases SimTraffic was also utilized to supplement the analysis completed in Synchro to further identify the extent of delays given gaps in traffic that may be generated by the adjacent signalized intersections.

If SimTraffic also identified long sidestreet delays and queues at an intersection, the proposed traffic control was reviewed using the Canadian Traffic Signal Warrant Matrix Procedure 2005 issued by the Transportation Association of Canada. As the Traffic Signal Warrant Matrix Procedure utilizes 6 hours of traffic count data (7:00 AM to 9:00 AM, 11:30 AM to 1:30 PM, and 4:00 PM to 6:00 PM), and only the AM and PM peak hour forecasted volumes are available at this time, the AM and PM peak hour volumes were multiplied by 2.6 to reflect a six hour count. This factor was based on a review of the peak six hours of count data collected during the intersection counts completed at Confederation Way and Millennium Drive as well as Confederation Way and Paquette Drive. It is anticipated that this factor provides a conservative estimate of 6 hour data for use in the traffic signal assessments at the planning level.

It should be noted that as the traffic control and roadway geometry analysis is based on forecasted volumes it provides a theoretical estimation of the traffic control required to accommodate these volumes. Regardless of the traffic control identified in the following analysis, the actual traffic control utilized in the field should be confirmed through the completion of traffic counts and delay studies. As well, the actual traffic control should be confirmed upon build out of the neighbourhood so that the intersection can continue to operate effectively once traffic patterns have been firmly established.

6.3.3 Roadway Geometry

Table 6-2 summarizes the intersection geometry at each of the key arterial/collector, or collector/collector intersections assumed in the Synchro Analysis.

6.3.5 Summary of Internal Intersection Analysis

The analysis completed identified the type of traffic control that may be warranted at the internal intersections upon full development of the Timberlea area. The actual traffic control selected should be based on field measurements of traffic volume and delay.

Based on the analysis completed, the majority of the intersections are anticipated to operate well assuming the installation of stop signs on the roadway with the lesser classification. Table 6-17 summarizes the intersections where alternate traffic control may be required upon full build out under Scenario C1.

Table 6-17: Internal Roadway Traffic Control

Intersection	Potential Traffic Control
Millennium Drive and Powder Drive	Traffic Signal
Millennium Drive and Rainbow Creek Drive	All-Way Stop
Paquette Drive and Powder Drive	Traffic Signal
Paquette Drive and Parsons Creek Drive	Traffic Signal
Paquette Drive and Rainbow Creek Drive	All-Way Stop
Arterial Z and Loufit Road	Two-Way Stop with signs on Arterial Z

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Strategic Initiatives
Date:	November 13, 2007
Subject:	Regional Economic Development Strategy - Terms of Reference

ISSUE:

Approve the Terms of Reference for a Regional Economic Development Strategy (REDS)

HISTORY:

The RMWB has recently established an Economic Development office for the purpose of developing and implementing a sound strategy aimed at supporting orderly and planned development of the regional economy. The strategy needs to involve key regional stakeholders and should be reflective of the major economic sectors throughout the region.

The REDS, once developed and approved by Council, will form the basis which guides and focuses the Regional Municipality's efforts in co-operation and collaboration with regional stakeholders as it relates to economic development matters for the period 2009 - 2013.

ALTERNATIVES:

1. Approve the REDS Terms of Reference.
2. Reject the REDS Terms of Reference.

ANALYSIS:

The strategy will identify specific economic development goals for the Wood Buffalo region that are both realistic and attainable. Some of the key components and activities to be undertaken and considered during the process include:

- A review of all relevant plans, economic strategies and relevant studies of the RMWB and the communities within the geographic region.
- The development of vision and mission statements for economic development
- An environmental scan of current and future major economic activity/projects in the region.
- An assessment of the economic drivers for the RMWB region.
- An analysis of relevant trends that would impact economic development in the RMWB.
- The documentation of the anticipated labour challenges related to RMWB growth.
- An assessment of the opportunities for economic diversification in the RMWB.
- The determination of strategic priorities, and the development of strategies and an implementation plan that includes action plans, responsibilities, timing and forecasted costs.
- The identification of potential roles and financial contributions of major players.
- An analysis of the human resources required to implement the strategy.

An Economic Development Strategy requires that the views of the diverse stakeholder groups that make up the region be invited to participate in a comprehensive stakeholder consultation process. Thirteen stakeholder groups attended an orientation on October 16th and were provided with an overview of the initiative and the proposed terms of reference. Stakeholders in attendance were also asked to indicate their interest and willingness to serve as a member of a Working Group. This group will serve as a primary sounding board throughout the planning process and guide the strategy's development. It is proposed that the Stakeholder Working Group be comprised of one 1 representative from each of the following organizations: the RMWB, Alberta Employment, Immigration and Industry, the Athabasca Tribal Council, the region's Métis Locals, the Fort McMurray Chamber of Commerce, Community Futures Wood Buffalo, the Athabasca Regional Issues Working Group, the Northeast Alberta Aboriginal Business Association, the Northern Lights Health Region, the Education sector and the region's Community Associations.

The total estimated cost for this project is \$250,000. The Department of Employment, Immigration and Industry has provided the RMWB with a \$100,000 grant to fund this initiative, and \$150,000 is proposed to be funded from the Regional Municipality's 2008 Operating Budget.

ATTACHMENTS:

1. Economic Development Strategy - Terms of Reference.

ADMINISTRATIVE RECOMMENDATION:

THAT the Regional Economic Development Strategy – Terms of Reference be approved as outlined in Attachment 1 – Request for Proposals (RFP) Terms of Reference for the Preparation of the Regional Municipality of Wood Buffalo Regional Economic Development Strategy 2009-2013, dated November 13, 2007.

REQUEST FOR PROPOSALS (RFP)
“TERMS OF REFERENCE”

For the Preparation of

THE REGIONAL MUNICIPALITY OF WOOD BUFFALO
REGIONAL ECONOMIC DEVELOPMENT STRATEGY
2009-2013



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Inquiries concerning this project are to be directed to:

Mr. Jeff Penney, Manager, Economic Development
Regional Municipality of Wood Buffalo
9909 Franklin Avenue
Fort McMurray, AB T9H 2K4
PH: (780) 799-8699 FAX: (780) 792-5952
Email: Jeff.Penney@woodbuffalo.ab.ca

TABLE OF CONTENTS

<u>Title</u>	<u>Page No.</u>
1.0 BACKGROUND AND INTRODUCTION.....	1
1.1 <i>Background</i>	1
1.2 <i>Purpose</i>	6
1.3 <i>Objectives</i>	6
1.4 <i>Request for Proposals Outline</i>	7
2.0 PROPOSAL SUBMISSION REQUIREMENTS	8
2.1 <i>Submission and Closing Date</i>	8
2.2 <i>Conditions on Proposals Received</i>	8
2.3 <i>Legal Authority</i>	9
2.4 <i>Resource Team and Stakeholder Working Group</i>	10
3.0 PROPOSAL CONTENT REQUIREMENTS AND EVALUATION	11
3.1 <i>Proposal Content Requirements</i>	11
3.2 <i>Evaluation Criteria</i>	12
3.3 <i>Shortlisted Consultants: Process</i>	14
3.4 <i>Term of Agreement</i>	14
4.0 REGIONAL ECONOMIC DEVELOPMENT STRATEGY CONTENT AND PROCESS REQUIREMENTS	15
4.1 <i>Scope of Work</i>	15
4.2 <i>Background Materials</i>	17
4.3 <i>Project Process and Reporting</i>	17
4.4 <i>The Economic Strategy Document</i>	18
4.5 <i>Final Project Deliverables</i>	19
4.6 <i>Project Budget</i>	19
4.7 <i>Payment Schedule</i>	19
4.8 <i>Discontinuation</i>	20

APPENDIX I: MUNICIPAL PROCUREMENT REQUIREMENTS

APPENDIX II: CONDITIONS OF CONTRACTING

APPENDIX III: GENERAL CONTACT LIST OF POTENTIAL STAKEHOLDERS

APPENDIX IV: MAPS OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO

Disclaimer

While all efforts have been made to ensure the information contained in this Request for Proposals and the attached documents provided is accurate and complete, the Regional Municipality of Wood Buffalo does not warrant the accuracy and completeness thereof. The onus is on the Contractor to make the necessary inquiries and to ensure the sufficiency of the information they require.

FOREWORD

The Wood Buffalo Region is undergoing the most rapid period of growth in its history. The huge expansions being witnessed in oil sands development have propelled the region into the international spotlight as being one of the most exciting and dynamic places on the globe in which to live and do business. However, if the region is to reach its fullest potential there is a need to develop a sound regional economic development strategy that not only charts a course for sustained growth, but sets out a plan for economic diversification and overall regional progress. To this end the Regional Municipality of Wood Buffalo is initiating a process to develop such a strategy.

This strategy will identify specific economic development goals for the Wood Buffalo Region that are both realistic and attainable. These goals will take into account the views of the many diverse stakeholder groups that make up the Region's populace. For this reason it has already been established that a crucial component to the success of this initiative is a comprehensive stakeholder consultation process that is ongoing throughout the entire project. The Regional Municipality of Wood Buffalo believes that this strategy will benefit the entire region and as such should reflect the viewpoints of the many different stakeholder groups including First Nations, Métis, Industry, Education, Health and the Business Community among others. From this standpoint it is understood that upon its completion the strategy will not be owned singularly by the Municipality but by all of its stakeholders.

Through the completion of this strategy the Municipality is seeking to establish a clear framework for well planned and sustainable economic development in the Wood Buffalo Region. Such a framework will play an integral role in ensuring that benefits stemming from the development of resources are maximized for the people of this Region, this Province and this Country.

1.0 BACKGROUND AND INTRODUCTION

The Regional Municipality of Wood Buffalo (RMWB) intends to move forward with development of a regional economic development strategy for the region with the support of consulting resources.

1.1 Background

1.1.1 Recent Municipal History

The Regional Municipality of Wood Buffalo (RMWB), one of the largest municipal regions in North America at over 68,000 square kilometers, was established in 1995 through amalgamation of the City of Fort McMurray and Improvement District No. 143. The RMWB has some 65,000 residents living in the urban centre of Fort McMurray and about 4,000 residents living in smaller communities throughout the rural area of the municipality. In addition to this population, there are five First Nations with an on-reserve population of approximately 1,000, and a shadow population of about 18,500 people primarily living in work camps serving the oil sands industry within the RMWB. The shadow population lives in the RMWB on a temporary basis – over 30 days – and whose permanent residence is elsewhere. The total population requiring services is counted at 89,167 in the Municipal Census of 2007.

1.1.2 Communities within the RMWB Area

Core urban communities within the RMWB and their respective 2007 populations include:

Population in RMWB by Area, 2007	
<i>Community/Area</i>	<i>2007 Population</i>
Fort McMurray	65,400
Anzac	714
Conklin	299
Draper	185
Fort Chipewyan	1,007
Fort Fitzgerald	2
Fort Mckay	737
Gregroire Lake Estates	248
Janvier	178
Mariana Lake	9
Saprae Creek	737
Hinterland	43
First Nations Reserves	1,036
Shadow Population (work camps)	18,572
TOTAL	89,167
<i>Source: RMWB Census, 2007</i>	

The reserves and traditional lands of five First Nations are located within the area of RMWB. These autonomous First Nations are not under the jurisdiction of the Regional Municipality of Wood Buffalo, but they are valued stakeholders who are impacted by and participate in the regional economic activity. Their participation in the process is therefore considered important.

- The Athabasca Chipewyan First Nation #463;
- Chipewyan Prairie First Nation #470;
- Fort Mckay First Nation #467;
- Fort McMurray First Nation #468; and
- Mikisew Cree First Nation #461.

Representatives of these First Nations must be interviewed during the study.

The seven Métis Locals are represented by the Métis Nation of Alberta Association (MNAA), and include the following:

- Fort Chipewyan Métis Local #123;
- Willow Lake Métis Local #780;
- Conklin Métis Local #193;
- Fort Mckay Métis Local #63;
- Fort McMurray Métis Local #1935;
- Fort McMurray Métis Local #2020; and
- Janvier Métis Local #214.

Stakeholders from each Métis Local must be interviewed in the process.

In addition to the ward council representative, there are organized community associations in the following communities:

Conklin Community Association

President, Paul Tremblay
 P.O. Box 20005
 Conklin, AB T0P 1H0
 Work: 780-714-1983
 Home: 780-741-7735

Janvier Dene Wood Buffalo Community Association.

Gordon Janvier – President, 780-559-0009 or 780-880-8586
 Vice President – Edna McDonald, 780-559-2004 or 780-559-2251 (w)
 General Delivery
 Chard, AB T0P 1H0

Willow Lake Community Society

Maurice Lizée – President
 107, 4 Christina Drive
 Anzac, AB T0P 1J0

Saprae Creek Residents Society

Murray Paulson
 215 Freestone Way
 Fort McMurray, AB T9H 4B4
 780-791-0518

Draper Road Residents Society

Jim Hiltz – President
 700-11721 MacDonald Drive
 Fort McMurray, AB T9H 4H1
 780-743-1520
jahiltz@shaw.ca

Kewatinok Community Society

Claris Voyageur – President
 P.O. Box 343,
 Fort Chipewyan, AB T0P 1B0
 780-697-3682
kewat@telus.net

These community associations must be interviewed in the process.

1.1.3 Economic Growth of RMWB

The Regional Municipality of Wood Buffalo has seen sustained economic growth since 1999 based on the oil sands extraction investment and operations within the region. It is anticipated this investment will continue for many years to come, and so too will growth of the RMWB. Oil sands investment in the region topped \$37 billion in 2005, and a further \$81 billion is forecast for the region in the coming years. Oil sands investment in the region accounts for more than 35% of all project investment in Alberta as estimated by the Government of Alberta.

Investment in the region means job growth. There were 10,000 new jobs created in the region between 1997 and 2005. This will grow to 25,000 new jobs by 2010 in both operations and construction.

While economic sectors such as forestry, tourism and business services are important in the region, they are dwarfed by oil and gas and oil sands activity. Estimates as of September 2007 suggest that \$81 billion of a total \$88.3 billion in announced projects was attributable to oil, gas and oil sands with another \$4.8 billion in pipelines. Virtually all other projects listed in this chart are related to the economic base activity of oil and gas.

Summary of Projects in Wood Buffalo Regional Municipality of as of September 2007		
<i>Project Sector</i>	<i>Number of Projects</i>	<i>Project Cost</i>
Oil, Gas and Oil sands	36	\$80,977,200,000
Pipelines	10	\$4,786,800,000
Infrastructure	15	\$1,632,400,000
Residential	15	\$364,200,000
Institutional	6	\$223,900,000
Tourism/Recreation	3	\$212,000,000
Mining	3	\$185,600,000
Total	88	\$88,382,100,000
<p>This inventory lists projects in Alberta that have recently been completed, are under construction, or are proposed to start construction. Not all projects are listed due to reasons of confidentiality and/or due to information not being available at the time of printing. Project data is obtained from public information sources, where possible, this data has been verified with the project proponent/developer, users of the Inventory may wish to confirm project data with the proponent/developer. The inventory does not breakdown project expenditures by any given year. The cost of a project is the value of expenditures expected over all phases of project construction, which may span over two or more years. Cost of projects listed in the Inventory is estimated values only.</p> <p>Source: Alberta Employment, Immigration and Industry, from www.alberta-canada.com.</p>		

1.1.4 Forecast Population Growth

New jobs drive population growth. The annual compounded average growth rate between 1999 and 2005 was 8%. Long-term stable population is forecast to be 80,000 in the Fort McMurray area by 2010, and could reach 97,000 by that date if all projects announced move forward. The forecast shadow population will add another 10,000 persons to this forecast. RMWB is forecasting an urban population of 100,000 by 2012, using a more conservative 7% annual growth rate. The population of the RMWB is younger, average age of 31.2 years, working, with more males than females, especially in the 20- to 60-year-old group.

1.1.5 Stress on Service Infrastructure

The service infrastructure of the RMWB has been strained beyond the capacity of the municipality ability to respond. In recent months, three levels of governments have combined to invest in infrastructure supporting this anticipated growth. However, both hard services and social infrastructure are constantly trying to catch up with growth.

The Regional Issues Working Group (RIWG), in its March 2005 Business Case, documented the need for \$1.7 billion in capital infrastructure support for the RMWB to provide the necessary services in this rapidly growing regional municipality:

- Over \$350 million in municipal water, waste water, road and recreation requirements;
- Over \$230 million in education facilities;
- Approximately \$500 million in highway requirements; and
- Over \$130 in health and affordable housing facilities.

While governments have moved forward on some of this infrastructure, the needs are growing faster than the capacity to provide for them.

1.1.6 Need for a Regional Economic Development Strategy

In this highly charged environment, thinking about the longer term future of the RMWB is difficult. However, it is critical to stability in the region over time to have a strategy for economic development that is linked with the other strategies and the planning of the municipality.

The Regional Municipality of Wood Buffalo intends to go forward with preparation of the RMWB Regional Economic Development Strategy, 2009-2013. This strategy will not only anticipate and address major issues in dealing with growth; it will also address the approach to capture supply chain and downstream opportunities within the Wood Buffalo region.

In this RFP we have referred to stakeholders and partners. A **stakeholder** is any organization or person who will be impacted by the regional economic development strategy, and therefore has a stake in its outcome. A **partner** is a person or organization that takes action collaboratively with RMWB in pursuing the goals of the strategy. Virtually all partners therefore are stakeholders.

The RMWB is addressing growth and change on all fronts. There are many parallel planning processes going on as we enter this strategy, including the development of a new Integrated Community Sustainability Plan to replace the existing Municipal Development Plan, the completion of an industrial and commercial land use study and many more. The consultant will work through the RMWB departments to interface with these studies.

The maps in Appendix IV describe the location within the Province of Alberta and the communities and geographical area of the regional economic development strategy.

1.2 Purpose

The purpose of the project is to develop a comprehensive regional economic development strategy for the Regional Municipality of Wood Buffalo for the period 2009-2013.

The overall questions and issues the plan will address include:

- How can the region diversify its economy?
- What rate of managed growth can the RMWB absorb realistically? How resilient is the community under the growth anticipated?
- How can RMWB support diversification while absorbing the existing high growth?
- What elements of economic development should be our focus in the coming five years?

1.3 Objectives

The specific objectives of the regional economic development strategy include the following:

- Assess the economic development opportunities and potential of the RMWB for the period 2009-2013;
- Conduct a comprehensive stakeholder input process in the region and beyond to get stakeholder perspective and input on the opportunities, issues, synergies and possible strategies for economic development;
- Work with a Resource Team (RT) working under the Project Lead (Jeff Penney) to identify and prioritize strategic priorities and key results for the RMWB in economic development;
- Interact with a Stakeholder Working Group (SWG) at milestone stages identified in the consulting process to confirm direction and seek input;
- Ensure that linkages between existing and proposed economic strategies in the region and this regional strategy are addressed;

- Develop strategies and action plans, identify responsibilities and timing, and assess costs and potential resources to implement the plan;
- Based on strategic priorities and key results, recommend the infrastructure priorities to meet the requirements of the Regional Economic Development Strategy;
- Test the plan through community open house processes; and
- Prepare the RMWB Economic Strategy, 2009-2013.

1.4 Request for Proposals Outline

The RFP following is organized in three parts:

- **Proposal Submission Requirements** - outlining the administrative and technical requirements for submission of a proposal to RMWB;
- **Proposal Content Requirements and Evaluation** - outlining what is expected in the proposal document and how it will be evaluated; and
- **Regional Economic Development Strategy Content And Process Requirements** - identifying the scope of the project work and confirming some of the key process elements involved in it.

2.0 PROPOSAL SUBMISSION REQUIREMENTS

2.1 Submission and Closing Date

Sealed proposals from the invited Consultants shall be delivered by mail, in person or by courier to the Regional Municipality of Wood Buffalo offices **no later than 4:00 PM local time XXXXXXXX** (the Proposal closing date). Eight (8) hard copies and one (1) electronic copy in PDF/MSWord format will be required in the Proposal submission package. Proposals are to be addressed to:

Jeff Penney, Manager, Economic Development
Regional Municipality of Wood Buffalo
9909 Franklin Avenue
Fort McMurray, AB T9H 2K4
PH: (780) 799-8699 FAX: (780) 792-5952
Email: Jeff.Penney@woodbuffalo.ab.ca

2.2 Conditions on Proposals Received

- Any proposal received after the specified date and time fixed for receiving proposals will not be considered.
- The consulting organization which proposes to contract with the RMWB is referred throughout this document as the Consultant. The Consultant may withdraw their proposal at any time up to the time fixed for receiving Proposal, but only on a request in writing signed by the Consultant or their Agent. If any Consultant discovers an error or omission in their proposal, they can withdraw their Proposal up to two (2) hours before the Proposal closing date; otherwise their proposal is binding as submitted.
- All Proposals submitted shall be open for acceptance and are irrevocable for a period of sixty (60) days from the Proposal closing date.
- The RMWB reserves the right to **not** accept any of the Proposals submitted and can re-open competition for this contract.

2.2.1 Acceptance or Rejection of Proposal

- All costs to be assumed by the RMWB with respect to this project must be identified in the proposal submission.
- The RMWB is not responsible for any costs related to the RFP process incurred by the Consultant.
- The successful Consultant will be expected to enter into a contract with RMWB within thirty (30) working days of the notification date of acceptance by RMWB of their proposal.

2.2.2 Consultant Questions

- All questions related to this Request for Proposals (RFP) shall be directed to the contact on the RFP cover sheet in writing or via email. Enquiries and responses will be recorded and may be distributed to all vendors at the discretion of the RMWB. Verbal responses to any inquiry are not binding on either party.

2.2.3 Confidentiality

- All documentation including proposals submitted to the RMWB become the property of the RMWB and will be held in confidence subject to the provisions of the Freedom of Information and Protection of Privacy Act (*Please see Appendix I*).
- Any reports and supplementary information furnished by the RMWB to the Consultant in preparation of the Consultant's proposal to this RFP must be returned undamaged to the RMWB.

2.2.4 Proposal Return

- The proposals and accompanying documentation submitted by the Consultant will not be returned.

2.2.5 Proposal Alteration

- Proposals submitted shall be final and may not be altered by subsequent offerings, discussions, or commitments without the mutual consent of both parties in writing.

2.2.6 Modification of Terms

- The RMWB reserves the right to modify the terms of this RFP at any time.

2.2.7 Intellectual Property

- All intellectual property and reports created or acquired from this project remain the property of the RMWB and its associated stakeholders.

2.3 Legal Authority

- The RMWB is the legal entity, sponsor and project manager of this project.

2.4 Resource Team and Stakeholder Working Group

The consultants will work on a day-to-day basis with a Resource Team comprised of senior resources from the various Departments of the RMWB, Alberta Employment Immigration and Industry (AEII), and possibly other organizations. These resources may change over the course of the work, but in all cases will be available to support the consulting team with information and assessment under the direction of the Project Lead, Jeff Penney.

The SWG will be formed of interested stakeholders from regional organizations who the Consultant will work with at strategic milestones in the process to confirm direction, test strategic priorities evolve key results and generally test support and commitment to the strategy. The proposed make up of the SWG is as follows:

- One (1) representative from the RMWB
- One (1) representative from the Alberta Employment, Immigration and Industry
- One (1) representative from the Athabasca Tribal Council
- One (1) representative from the region's Métis Locals
- One (1) representative from the Fort McMurray Chamber of Commerce
- One (1) representative from the Northern Alberta Development Council
- One (1) representative from Community Futures Wood Buffalo
- One (1) representative from the Athabasca Regional Issues Working Group
- One (1) representative from the Northeast Alberta Aboriginal Business Association
- One (1) representative from the Northern Lights Health Region
- One (1) representative from Education sector
- One (1) representative from the region's Community Associations

The lead resource on the consulting team will be referred to as the Project Manager.

3.0 PROPOSAL CONTENT REQUIREMENTS AND EVALUATION

3.1 Proposal Content Requirements

Consultant proposals will be expected to include the following content:

- A transmittal letter clearly identifying the primary Consultant (in legal form) that will be the proposed contractor, with the consultant's project manager identified. The letter must be signed by an authorized representative of the Consultant.
- The names of all consultant personnel involved in the project, and a commitment to the timing proposed.
- A clear indication, in short summary form and plain language, that the consulting team understands the needs of the RMWB in relation to this project.
- An overall approach, research and process methodology, and detailed work plan, including any consultative processes, workshops, and meetings.
- A clear identification and explanation of elements of the RFP that are not met by the consultant's proposal, with an explanation of why they are not or cannot be met.
- Timing of the project, including a list of project milestones as well as a GANTT (or similar) chart for the project.
- Project costs broken out as follows:
 - Professional fees by professional assigned to the project and by phase of the project;
 - The per diem rates of all professional consultants involved in the project;
 - Any support costs the consulting team will charge in addition to professional fees;
 - Out of pocket expenses for travel, accommodations, meals and related costs;
 - A separate identification of the GST payable; and
 - The total confirmed upset cost of the project as proposed by the Consultant.
- Directly related experience of the Consultant personnel and Project Manager assigned to the project. Resumes of project personnel are to be included in an Appendix to the proposal.
- Two current references (name, role, phone number) for directly related assignments are to be provided by the Consultant.

- A clear statement of commitment to meeting the project completion date must be made for the work plan as proposed by the Consultant.
- A clear confirmation that the Consultant's Project Manager will be available to answer questions about the proposal on a reasonable basis after proposal submission. While a telephone interview is anticipated, the consultants may be asked to participate in a proposal presentation and meeting with the Resource Team and/or the SWG during this period.

The successful Consultant will be required to obtain a business license to operate in the RMWB, as a condition to entering into a project contract. Commitment to this requirement must be indicated in the proposal.

3.2 Evaluation Criteria

Proposals will be evaluated by the Resource Team and/or the SWG and a recommendation will be forwarded to the Regional Municipality's Project Lead, Mr. Jeff Penney, Manager, Economic Development. The RMWB Project Lead will present the recommendation for contract award to the General Manager, Strategic Initiatives and/or the RMWB Chief Administrative Officer for final review, confirmation and approval of the recommended Consultant.

The evaluation criteria for proposal evaluation will be as follows:

Evaluation Criteria	Weighting
<p>Demonstrated Understanding of Project Scope and Deliverables (to be measured/evaluated/assessed based on the following criteria):</p> <ul style="list-style-type: none"> ➤ Clear and concise project statement; ➤ Clear statement of objectives to be achieved; ➤ Clear identification of deliverables; and ➤ Brief (one paragraph) summary of benefits to be derived/realized from the outcome that is produced. 	5%
<p>Comprehensive Project Work Plan (which addresses the following elements):</p> <ul style="list-style-type: none"> ➤ Research framework; ➤ Methodology by which the project work plan will be guided and implemented; ➤ Activities plan; ➤ Project communication plan; ➤ Consultation process; and ➤ Identifiable milestones of all aspects of the project requirements from launch to final deliverables. 	35%

Evaluation Criteria	Weighting
<p>Readiness and Ability of Personnel (to be measured/evaluated/assessed based on the following criteria):</p> <ul style="list-style-type: none"> ➤ Identification of Project Manager and summary of relevant experience as it relates to leading the development of Economic Development Strategies/Plans; ➤ Identification of other assigned project personnel and summary of relevant experience in supporting the development of Economic Development Strategies/Plans; ➤ Identification of time commitment for which the Project Manager and other personnel will be assigned to the project; ➤ Established procedures for information management; ➤ Demonstrated ability to meet timeframe and project schedules and manage resources; and ➤ Experience in presentation of final product(s) to elected bodies for consideration of approval/adoption. 	25%
<p>Relevant Experience and Knowledge (to be measured/evaluated/ assessed based on the following criteria):</p> <ul style="list-style-type: none"> ➤ Knowledge of the Wood Buffalo Region and its key economic sectors; ➤ Demonstrated successful project management experience with projects which are similar in scope; ➤ Demonstrated experience in development of strategic business and operational plans for economic development authorities/alliances in large diverse regions; ➤ Demonstrated ability to analyze and synthesize input and develop realistic and workable implementation plans; ➤ Demonstrated experience in economic strategy development with diverse client groups including First Nations, Métis, Municipalities and multiple stakeholder interests; ➤ Knowledge of and demonstrated application of current economic development best practices in Alberta; ➤ Strong familiarity with the strategic direction, activities, and resources associated with Alberta Employment, Immigration and Industry and the Regional Municipality of Wood Buffalo; ➤ Demonstrated knowledge of land use planning and its linkage to/interdependency with economic development; and ➤ Demonstrated success in achieving targeted results. 	20%
<p>Price and Cost Effectiveness</p> <ul style="list-style-type: none"> ➤ Total cost estimate, including incidentals and disbursements to be incurred in relation to meeting schedule, achieving desired results, and producing the required deliverables; and ➤ Feasibility of proposed payment schedule in relation to milestones, key target dates and overall deliverables. 	15%

4.0 REGIONAL ECONOMIC DEVELOPMENT STRATEGY CONTENT AND PROCESS REQUIREMENTS

4.1 Scope of Work

The scope of the consulting work would include, but not be limited to the following:

- Review all relevant plans, economic strategies and relevant studies of the RMWB and the communities within the geographic region.
- Assess the economic drivers for the RMWB region, and the opportunities for economic development of key industry sectors in the coming five years. The economic drivers are thought to include oil sands, conventional oil and gas, forestry, tourism, and mining. Industry sectors to be examined include pipelines, construction, wholesale and retail services, transportation and warehousing, professional financial services, government services (to include education and health) and public infrastructure. Further advice from the Consultant is anticipated.
- Working with relevant RMWB and Provincial Departments and the Resource Team, consider the full range of public infrastructure component of economic development anticipated by 2013. It is anticipated that this will include, but not be limited to transportation (road, rail, and air), water, wastewater, solid waste management, power, and land availability.
- Working closely with relevant RMWB and Provincial Departments and the Resource Team, document the anticipated labour challenges related to RMWB growth, including availability, transience, housing issues, training and development, and other labour-related issues for the region.
- Assess the opportunities for economic diversification in the RMWB region related to the supply chain and downstream aspects of oil sands and the oil and gas sectors.
- Working closely with the Planning and Development Department and Provincial Departments responsible for administration of lands in the RMWB, consider land use, availability, servicing and land needs for economic development.
- Research the key issues and economic opportunities for the region through secondary research and interviews with corporations operating in the region, regional support organization, government representatives, and others.
- Execute a community/stakeholder consultation process that incorporates face-to-face interviews utilizing the list of stakeholders identified in Appendix III and others identified during the process.

- Conduct an Environmental Scan and prepare a report for the SWG, including an initial SWOT and suggested strategic priorities.
- Develop a Vision and Mission statement for economic development by working with the SWG and ensure that it is integrated with the RMWB vision and mission.
- Integrate strategic priorities, key results and strategies identified with those of the Government of Alberta as and when appropriate.
- Work closely with the SWG to identify the regional economic development goals, determine the strategic priorities, and develop strategies and an implementation plan including action plans, responsibilities, timing and costs for execution of a comprehensive Regional Economic Development Strategy, 2009-2013. Identify key results and performance measures for each action item (measurable outputs/outcomes) and an overall evaluation process for the Regional Economic Development Strategy.
- Identify the potential roles, responsibilities and anticipated financial contributions of the major players responsible to support, execute and/or implement the Regional Economic Development Strategy.
- Assess capital requirements and availability for major key result areas of the plan.
- Meet with the SWG up to seven times during the course of the process.
- Obtain the input of the RMWB Regional Council members to ensure their views are incorporated.
- Conduct seven community open house sessions, two in Fort McMurray and five in the communities (see section 4.3.3), on the draft strategy and adjust where required and as determined appropriate by the SWG.
- Identify the framework and methods for measuring outcomes of the strategy.
- Prepare the final strategy document to complete the assignment.
- In conjunction with the SWG, present the Regional Economic Development Strategy 2009-2013 to the RMWB Regional Council for their consideration and approval.

4.2 Background Materials

The region is changing so rapidly that background materials quickly become dated. There are several references which can provide background to the economic potential and the issues in RMWB:

- Wood Buffalo Business Case 2005, Regional Issues Working Group (RIWG);
- RMWB Municipal Census 2007;
- Statutory Plans including Land Use Bylaws, Municipal Development Plans and Area Structure Plans for various areas within RMWB;
- Fringe Area Development Assessment – Urban Service Area (2007);
- Eco Industrial Park Development (2007);
- Integrated Community Sustainability Plan (in Progress);
- Industrial Commercial Land Use Study (proposed for 2007);
- Future Forward: Fort McMurray 2030 (2007);
- Background materials under development by the Manager of Economic Development, RMWB;
- Wood Buffalo Regional Economic Indicators, 2007 (Alberta Employment, Immigration and Industry); and
- Background information may also be obtained by reviewing the Alberta Energy and Utilities Board Interventions submitted by RMWB since June, 2006, which are available on the RMWB website at www.woodbuffalo.ab.ca.

4.3 Project Process and Reporting

4.3.1 Progress Work Schedule, Reporting and Meetings

The Project Manager will provide monthly written progress reports to the Project Lead in an agreed format. Frequent verbal communication between the Project Lead and the Consultant Project Manager is anticipated and required. A project work schedule with specific timelines and target dates for major tasks and reports, a meeting schedule for the Resource Team and SWG, and a schedule for delivery of interim reports will be agreed on at the first project meeting.

The Consultant will conduct regular face-to-face meetings with the Resource Team and with the full SWG at milestones in the process. Some SWG and Resource Team meetings with the Consultant may be held by conference call or video conference. The Consultant will identify the type of meeting for each meeting proposed. Summary reports of the outcomes of meetings will be prepared by the Consultants.

All face-to-face progress meetings will be held in Fort McMurray.

4.3.2 Stakeholder Interview Process

A comprehensive interview process will be designed and executed by the Consultant, referencing the list of key stakeholders identified in Appendix III. A large sample of the key stakeholders will be interviewed, and the Project Lead will work with the Consultant to select which stakeholders from the list attached and from other sources.

Representatives from communities, First Nations, Métis organizations, and community associations will be contacted as part of the stakeholder interview process. Face-to-face meetings, telephone interviews, and email contact is anticipated to be the range of methods. Small group interviews are encouraged where possible, and wherever possible input sessions will be coordinated with the other studies being conducted by RMWB so that concern over public consultation burnout is minimized.

4.3.3 Community Open House Sessions

Community open house sessions to validate the Draft Plan will be held in Fort McMurray (2) and in the communities of Conklin, Anzac, Fort Chipewyan, Fort Mckay and one other community to be named. Costs for room bookings and food service will be the responsibility of the RMWB. All other costs will be the responsibility of the Consultant.

4.4 The Economic Strategy Document

The RMWB Regional Economic Development Strategy document would include, *but not be limited to*, the following sections:

- Executive Summary;
- Background and map of the region;
- Vision and mission statements for economic development;
- Environmental scan of current and future major economic activity/projects;
- Analysis of relevant trends that would impact strategies in the five-year period of the plan (2009-2013);

- Strategic analysis of key provincial economic development strategies and plans that may impact the RMWB plan;
- Strategic analysis of the region's economy including key economic drivers;
- Analysis of the regional strategic economic direction in relation to the plans of communities within the region, considering synergies and complementary opportunities. A short section on each community in relation to the overall plan will be incorporated into the report;
- Strategic priorities, key results and strategies for the period 2009-2013;
- Implementation strategies with action plans for each of the key priorities, including timing resources, financial implications, and measurable results;
- Financial plan including identified fiscal resources in place or reasonably accessible by the RMWB; and
- Human resources required to implement the plan, and recommendations for organization and structuring to support execution of the strategy.

4.5 Final Project Deliverables

- Thirty (30) color copies of the final Strategy document;
- Two (2) CD copies of the Strategy document in MS Word and PDF format; and
- Electronic copies, in PDF format, of presentations used in public and SWG meetings during the project.

4.6 Project Budget

The total consulting budget allocated for the project as presented is \$250,000 inclusive of all costs: professional fees, support costs, expenses, and GST.

When calculating the expenses to be incurred by the Consultant in undertaking this project, the Consultant must take into account the need for travel to the region, seasonal availability of accommodations and meeting space, and printing costs.

4.7 Payment Schedule

Payments will be made within 30 days of receipt of by the RMWB of a proper invoice from the Consultant. Invoicing will be accepted based on specific and agreed Phases from the Consultant proposal. Professional time, support costs, out of pocket expenses, and GST will be identified separately on each invoice.

Invoicing will not exceed the budget for each phase of the project. Once the phase outcomes are approved by the Project Lead, invoicing to the end of the phase will be paid.

At the project conclusion, a hold back of 10% of professional fees will be applied until the final project deliverables (as outlined in Section 4.5) have been provided to the satisfaction of the RMWB.

4.8 Discontinuation

If the Consultant is not meeting the terms of the project contract, RMWB reserves the right to discontinue the Consultant's work at each stage of reporting, up to and including the final report and deliverables.

APPENDIX I:
MUNICIPAL PROCUREMENT REQUIREMENTS

APPENDIX II:

CONDITIONS OF CONTRACTING

Evaluation criteria are implicit in the request for proposals. In selecting an appropriate contractor, ready, willing and able factors must be clearly stated. In the proposal, a Contractor must demonstrate how these would be addressed. Prior to signing the final contract, the following factors must be in place.

1. Ready, Willing and Able to Deliver the Services

Requires:

- Liability insurance;
- Infrastructure to manage the service and administer the contract; and
- Compliance with FOIPP;
- Acquisition of an RMWB business license by the successful consultant;

2. Staffing Skills

- Recruit and employ individuals with appropriate backgrounds, competencies and/or credentials; and
- Ensure the quality and integrity of service is maintained.

3. Termination Clauses

- Will be included in the contract.

APPENDIX III

GENERAL CONTACT LIST OF POTENTIAL STAKEHOLDERS

The list following suggests some of the major stakeholders in the region. It is not exhaustive. The Consultant is expected to derive a large sample of contacts from the list, and to supplement this input with contacts not listed below. The Project Lead and the Project Manager will discuss and revise the approach to the interview process on a regular basis during the project.

Local Government

Regional Municipality of Wood Buffalo
9909 Franklin Avenue
Fort McMurray, AB T9H 2K4
1-780-743-7000

Communities

- Anzac
- Conklin
- Draper
- Fort Chipewyan
- Fort Fitzgerald
- Fort MacMurray
- Fort Mckay
- Gregoire Lake Estates
- Janvier
- Mariana Lake
- Saprae Creek

Rural Community Associations in Conklin, Janvier, Anzac, Saprae Creek , Draper and Fort Chipewyan must also be included in the consultation process.

First Nations

Athabasca Tribal Council
9206 McCormick Drive
Fort McMurray, AB T9H 1C7
780-791-6538

- The Athabasca Chipewyan First Nation
Box 366 Fort Chipewyan, AB T0P 1B0
780-697-3730
- Chipewyan Prairie First Nation
General Delivery Chard, AB T0P 1G0
780-559-2259
- Fort McKay First Nation
P.O. Box 5360
Fort McMurray, AB T9H 3G4
780-828-4221
- Fort McMurray No.4689 First Nation
P.O. Box 6130
Fort McMurray, AB T9H 4W1
780-334-2293
- Mikisew Cree First Nation
Allison Bay Indian Reserve #219
P.O. Box 90
Fort Chipewyan, AB T0P 1B0
780-697-3740

Métis Organizations

- Fort Chipewyan Métis Local #125
P.O. Box 406
Fort Chipewyan, AB T0P 1B0
780-697-3926
- Willow Lake Métis Local #780
107-5 Christina Drive
Anzac, AB T0P 1J0
780-334-2461

- Conklin Métis Local #193
Box 38
Conklin, AB T0P 1H0
780-559-2268

- Fort Mckay Métis Local #63
General Delivery
Fort Mckay, AB T0P 1C0
780-828-2441

- Fort McMurray Métis Local #1935
441 Sakitawaw Trail
Fort McMurray, AB T9H 4P3
780-743-3649

- Fort McMurray Métis Local #2020
129 Alberta Drive
Fort McMurray, AB T9H 1R2
780-838-0967

- Janvier Métis Local #214
P.O. Cox 150
Chard, AB T0P 1H0
780-559-2429

Other Aboriginal Organizations

Nistawoyou Association Friendship Society
8310 Manning Avenue
Fort McMurray, AB T9H 1W1
780-791-0478

Non Status Descendants of Fort McMurray Band
John Malcolm
780-792-4085

Community Associations

Conklin Community Association

Paul Tremblay

President

P.O. Box 20005

Conklin, AB T0P 1H0

Work: 780-714-1983

Home: 780-741-7735

Janvier Dene Wood Buffalo Community Association

Gordon Janvier, President

Tel.: 780-559-0009 or 780-880-8586

Edna McDonald, Vice President

Tel.: 780-559-2004 or Work: 780-559-2251

General Delivery

Chard, AB

Willow Lake Community Society

Maurice Lizee, President

107, 4 Christina Drive

Anzac, AB T0P 1J0

Saprae Creek Residents Society

Murray Paulson

215 Freestone Way

Fort McMurray, AB T9H 4B4

780-791-0518

Draper Road Residents Society

Jim Hiltz, President

700-11721 MacDonald Drive

Fort McMurray, AB T9H 4H1

780-743-1520

jahiltz@shaw.ca

Kewatinok Community Society

Claris Voyageur, President

P.O. Box 343

Fort Chipewyan, AB T0P 1B0

780-697-3682

kewat@telus.net

Economic Base Sectors

Forestry

Alberta Environment
Main Floor
Petroleum Plaza South Tower
9915 - 108 Street
Edmonton, AB T5K 2G8
780-427-2800

Alberta Sustainable Resource Development
Main Floor
9920 - 108 Street
Edmonton, AB T5K 2M4
780-427-2739

Northland Forest Product
P.O. Box 5306
Fort McMurray, AB T9H 3G4
780-743-3773

Millar Western Forest Products Ltd Boyle Wood Products Division
Boyle, AB
780-699-3030

Alberta-Pacific Forest Industries (ALPAC)
Box 8000
Boyle, AB T0A 0M0
1-800-661-5210

Gordon Armitage Forest Consulting
145 Beaton Place
Fort McMurray, AB T9K 2B7
780-799-7347

Mining and Oil and Gas

Athabasca Regional Issues Working Group
613A - 8600 Franklin Avenue
Fort McMurray, AB T9H 4G8
780-790-1999

Albian Sands Energy Inc.
400 - 4th Avenue SW
Calgary, AB T2P 2H5
403-691-2023

Albian Sands Energy Inc.
Muskeg River Mine Site
Fort McMurray, AB T9H 4W1
780-713-4400

Albian Sands Energy Inc.
Suite 105 - 9912 - Franklin Avenue
Fort McMurray, AB T9H 5B4
780-793-2533

ATCO Group of Companies
1600, 909 - 11th Avenue SW
Calgary, AB T2R 1N6
403-245-7701

ATCO Group of Companies
299B 121 - Signal Road
Fort McMurray, AB T2H 4N6
780-791-3586

Birch Mountain Resources
Ste. 300, 250 - 6th Avenue SW
Calgary, AB T2P 3H7
403-262-1838

Birch Mountain Resources
132-200 Richard Street
Fort McMurray, AB T9H 5H6
780-714-6925

Canadian Association of Petroleum Producers
2100 - 350 - 7th Avenue SW
Calgary, AB T2P 3N9
403-267-1100

Canadian Energy Pipeline Association
1860 - 205 5th Street SW

Calgary, AB T2P 1V5
403-221-8777

Canadian Natural Resources Limited (CNRL)
2500, 855 - 2 Street SW
Calgary, AB T2P 4J8
403- 517-6700
Fort McMurray Gas Plant
780-559-2291
Foreman - 780-713-6837

Deer Creek Energy Limited
Dome Tower, 1900 - 333 7th Avenue SW
Calgary, AB T2P 2Z1
403-264-3777
1-888-264-3777
Deer Creek Energy Limited
Box 5058
Fort McMurray, AB T9H 3G2
403-538-6318

Devon Energy
2000, 400 - 3rd Ave SW
Calgary, AB T2P 4H2
403-232-7100

Devon Energy
P.O. Box 83
Conklin, AB T0P 1H0
403-213-8300

Enbridge Inc
3000 Fifth Avenue Place
425 - 1st Street SW
Calgary, AB T2P 3L8
403-231-3900

EnCana Corporation
1800, 855 - 2nd Street SW
P.O. Box 2850
Calgary, AB T2P 2S5
403-645-2000

Exxon Mobil Canada
237 - 4th Avenue
Calgary, AB T2P 3M9
403-232-5300

Husky Oil Operations
707 - 8th Avenue SW
Box 6525, Station "D"
Calgary, AB T2P 3G7
403-298-6111

Imperial Oil Resources
Imperial Oil Limited
237 - 4th Avenue SW
Calgary, AB T2P 3M9
403-237-4452

Japan Canada Oil Sands Limited
P.O. Box 5120
Fort McMurray, AB T9H 3G2
780-799-4000

Kinder Morgan Canada Inc.
2700, 300 - 5th Avenue SW
Calgary AB T2P 5J2
403- 514-6400

Long Lake Office
Anzac Community Office
244 Stony Mountain Road
Anzac, AB T0P 1J0
780-334-2850

MEG Energy Corp
910, 734 - 7th Avenue SW
Calgary, AB T2P3T8
403-770-0446

MEG Energy Corp
Mildred Lake Plant Site
PO Bag 4009
Fort McMurray AB T9H 3L1
780-790-5911

Nexen Inc
2900, 801 - 7th Avenue SW
Calgary, AB T2P 3P7
403-699-4000

Nexen Inc
P.O. Box 5658
Fort McMurray, AB T9H 3G2
780-334-3400

OPTI Canada Inc/Nexen Inc
OPTI Canada Inc.
Suite 2100, 555 - 4th Avenue SW
Calgary, AB T2P 3E7
403-249-9425
Long Lake Project
224 Stoney Mountain Road
Anzac, AB T0P 1J0
780-334-2850

PETRO Canada
9902 Franklin Avenue
Fort McMurray, AB T9H 2K5
780-714-5672

Shell Canada Limited
400 - 4th Avenue SW
Calgary, AB T2P 0J4
403-691-3111

Shell Canada Limited
P.O. 5670
Fort McMurray, AB T9H 4W1
780-713-4400

Suncor Energy Oil Sands
P.O. Box 4001
Fort McMurray, AB T9H 3E3
780-743-6411

Syncrude
PO Bag 4023
Fort McMurray, AB T9H 3H5
780-790-5911

Synenco Energy
Suite 1000, 715 – 5th Avenue SW
Calgary, AB T2P 2X6
403-261-1990 - 1-866-796-3626

Synenco Energy
10019 -Franklin Avenue
Fort McMurray, AB T9H 2K7
780-788-1500 – 780-410-3000

Total E&P – (Conoco Phillips Canada)
P.O Box 130, 401-9th Avenue S.W.
Calgary, AB T2P 2H7
403-233-4000

Total E&P – (Conoco Phillips Canada)
Site 914 – Mod 4 Comp RR2
Anzac, AB T0P 1J0
780-334-2750

TransAlta Energy Corporation
110 – 12th Avenue SW
Calgary, AB T2R 0G7
403-267-7110

TransCanada Pipelines Ltd
450 – 1st Street SW
Calgary, AB T2P 5H1
403-920-2000

TransCanada Pipelines Ltd
4-340 MacAlpine Crescent
Fort McMurray, AB T9H 4A8
780-791-5361

UTS Energy Corporation
1000, 350 – 7th Avenue SW
Calgary, AB T2P 3N9
403-538-7030

Western Oil Sands Inc.
Suite 2400, Ernst & Young Tower
440 Second Avenue SW
Calgary, AB T2P 5E9
403-233-1700

Williams Energy Canada Inc.
Box 5450
Fort McMurray, AB T9H 3G4
780-792-2511

Tourism

Air Mikisew
Box 2 Compartment 2 RR1
Fort McMurray, AB T9H 5B5
780-743-8210

Fort McMurray Tourism Association
400 Sakitawaw Trail
Fort McMurray, AB T9H 4Z3
780-791-4336

Oil Sands Discovery Centre
515 MacKenzie Boulevard
Fort McMurray, AB T9H 4X3
780-743-7197

Points North Adventure
P.O. Box 6066
Fort McMurray, AB T9H 4W1
780-743-9350

Agriculture

Alberta Agriculture
7000 - 113th Street
Edmonton, AB T6H 5T6
780-427-2727

Dunvegan Gardens
384 Gregorie Drive
Fort McMurray, AB T9H 3R2
780-791-4363

Transportation

Air

Air Canada
Site #1 Box 4 RR 1
Fort McMurray T9H 3B4
1-800-667-1729

Westjet
Site 1, Box 9, RR1
Fort McMurray, AB T9H 3M6
1-800-538-5696

Air Mikisew
Box 2 Compartment 2 RR1
Fort McMurray, AB T9H 5B5
780-743-8210

Corporate Express Airline
21 Moberly Crescent
Fort McMurray, T9H 1H1
403-216-4050

Darryl Wightman
CEO/Airport Manager
Fort McMurray Regional Airport Commission
Site 1, Box 9, RR #1
Fort McMurray, AB T9H 5B4
780-790-3910

McMurray Aviation
Site 1, Box 5, RR1
Fort McMurray, AB T9H 5B4
780-791-2182

Northwestern Air Lease Ltd
PO Box 23
Fort Smith, NWT X0E 0P0
1-877-872-2216

Canadian Helicopters
Box 7 Site 1 RR 1
Fort McMurray, AB T9H 5B5
780-743-4888

Aurora Helicopters (formerly Wood Buffalo Helicopters)
Fort McMurray Airport
780-743-5580

Phoenix Heli-Flight
RR1, Site 1, Box 6
Fort McMurray, AB T9H 5B4
780-799-00141

Highland Helicopters
Fort McMurray Airport
Site 1 Box 2
Fort McMurray, AB T9H 5B5
780-791-0039

Fort McMurray Regional Airport Commission
RR1, Site 1, Box 9
Fort McMurray, AB T9H 5B4
780-790-3900

Edmonton Airports
P.O. Box 9860
Edmonton, AB T5J 2T2
780-890-8055

Rail

Canadian National Railways
2585 - 167th Avenue NW
Edmonton, AB T5B 4K3
780-478-7717

Athabasca Northern Railway
P.O. Box 179
9804 - 99 Avenue
Lac La Biche, AB T0A 2C0
780-623-2410

Water

NorTerra
2000 Commercial Place - 10155 - 102 Street
Edmonton, AB T5J 4G8
780-425-6900

Canadian North
300, 5201 - 50 Avenue
Yellowknife, NT X1A 3S9
1-867-669-4000

Northern Transportation
42003 Mackenzie Highway
Hay River, NT X0E 0R9
1-867-874-5100

Road

Canadian Clearing Inc.
P.O. Box 5178
Fort McMurray, AB T9H 1G3
780-598-2372

E Construction Ltd.
Box 5210
Fort McMurray, AB T9H 3G3
780-743-3822

H. Wilson Industries Ltd
P.O. Box 5660
Fort McMurray, AB T9H 3G6
780-743-1881

Mikisew Energy Services Group
345 MacAlpine Crescent
Fort McMurray, AB T9H 4Y4
780- 791-1020

NEC Contractor Ltd
P.O. Box 2100
Lac La Biche, AB T0A 2C0
780-623-4643

Rickard Excavation Ltd
Box 5057
Fort McMurray, AB T9H 3G2
780-791-2867

Sumac Fabrication Co. Ltd
316 MacKay Crescent
Fort McMurray, AB T9H 4E4
780-791-5477

Trucking

Environmental Refueling Systems Inc
780-747-1145

Big Eagle Hydro Vac Services
780-714-1004

Byers Transportation System Inc.
780-743-3456

DB Kidd Transport
780-743-0153

Duke's Transport
780-791-1478

Fort McKay Development Ltd
780-713-3430

Kem Enterprises
780-790-0279

McMurray Serv-U Expediting Ltd.
780-791-3530

Newalta
780-715-0059

Oil Sands Expediting
780-792-0190

Premay Equipment
780-743-6214

R3 Mechanical
890-598-5491

Wood Buffalo Oilfield Services
780-792-0032

Utilities and Transmission

Electrical

ATCO Electric
190 MacKay Crescent
Fort McMurray, AB T9H 4W8
780-799-8710

EPCOR Power Development Corporation
11th Floor, 10065 Jasper Avenue
Edmonton, AB T5J 3B1
1-877-930-3337

EPCOR Power Development Corporation
P.O. Box 5625
Fort McMurray, AB T9H 3G5
780-714-1664

Gas

ATCO Gas
262 MacDonald Crescent
Fort McMurray, AB T9H 4B4
780-799-7949

Water

Regional Municipality of Wood Buffalo
9909 Franklin Avenue
Fort McMurray, AB T9H 2K4
Utility Billing
780-743-7825

Worley Parsons Komex
9908 Franklin Avenue
Fort McMurray, AB T9H 2K5
780-790-2851

Borle's Fresh Water Hauling Inc.
85 Freestone Way
Fort McMurray, AB T9H 5B4
780-715-8347

Flint Energy Services
115 - 190 MacAlpine Crescent
Fort McMurray, AB T9H 4A6

Everready Industrial Services Corp.
230A MacKay Crescent
Fort McMurray, AB T9H 5C6
780-743-0222

TUC's Contracting
283 McAlpine Crescent
Fort McMurray, AB T9H 4Y4
780-743-8115

Communications/Fiber Optic/Internet

TELUS Communication Incorporated
9716 Hardin Street
Fort McMurray, AB T9H 3J9
780-742-9506

Fisher Powerline Construction Ltd
113 Barber Drive
Fort McMurray, AB T9K 2E3
780-598-6546

SHAW Cable
200-208 Beacon Hill Drive
Fort McMurray, AB T9H 2R1
780-714-5355
Corporate Office - Calgary - 403-750-4500

Tridon Communications
10017 Queen Street
Fort McMurray, AB T9H 4Y9
780-791-1002

Pipeline Transmission Companies

Enbridge Inc.
P.O. Box 5330
Fort McMurray, AB T9H 3G3
780-788-2051

Terasen Pipelines
Building W75
Fort McMurray Airport
Fort McMurray, AB T9H 5B4
1-800-535-7219

Willbros MSI Canada Inc.
425 Gregoire Drive
Fort McMurray, AB T9H 4K7
780-743-6247

Business Organizations

Community Futures Wood Buffalo
102, 9816 Hardin Street
Fort Mc Murray, AB T9H 4K3
780-791-0330

Fort McMurray Chamber of Commerce
304, 9612 Franklin Avenue
Fort McMurray, AB T9H 2J9
780-743-3100

Northeastern Alberta Aboriginal Business Association
Suite#100, 425 Gregoire Drive
Fort McMurray, AB T9H 4V9
780-791-0478

Fort McMurray Construction Association
304, 9612 Franklin Avenue
Fort McMurray, AB T9H 2J9
780-791-9288

Urban Development Institute Wood Buffalo
Debbie McGlenen
108, 9908 Franklin Avenue
Fort McMurray, AB T9H 2K9
udiwb@telus.net
780-743-2900

Fort McMurray City Centre Business Revitalization Zone
9924 Biggs Avenue
Fort McMurray, AB T9H 1S1
(780) 791 6665

Western Economic Diversification Canada
Canada Place
1500, 9700 Jasper Avenue
Edmonton, AB T5J 4H7
780-495-4164

Wood Buffalo Housing & Development Corporation
Corporate Office
9011-9915 Franklin Ave
Fort McMurray, AB T9H 2K4
780-799-4050

Health Authorities

Northern Lights Health Region
780-791-6161
7 Hospital Street
Fort McMurray, AB T9H 1P2

Education Institutions and Authorities

Fort McMurray Catholic School District #32
9809 Main Street
Fort McMurray, AB T9H 1T7
780-799-5700

Fort McMurray Christian School
 190 Tamarack Way
 Fort McMurray, AB T9K 1A1
 780-743-1079

Fort McMurray Islamic School
 7211 Bulyea Avenue
 Fort McMurray, AB T9H 1B2
 780-799-8412

Fort McMurray Public School District #2833
 231 Hardin Street
 Fort McMurray, AB T9H 2G2
 780-799-7900

Centre Communautaire Scolaire Boreal (Fort McMurray)
 (K-12) 95 Students
 312 Abasand Drive
 780-791-0200

Northland School Division #61
 9809 - 77th Avenue
 Peace River, AB
 780-624-2060

Second Chance School
 190 Tamarack Way
 Fort McMurray, AB
 780-714-3434

Post Secondary

Keyano College
 Clearwater Campus
 8115 - Franklin Avenue
 Fort McMurray, AB T9H 2H7
 780-791-4800

- Fort Chipewyan Campus - 780-799-8600
- Suncor Energy Industrial Campus - 780-799-8600

Athabasca University
 1 University Drive
 Athabasca, AB T9S 3A3
 780-421-8700

Regional Learning Centres:

- Conklin: 780-559-2048
- Fort Mckay: 780-828-4433
- Gregoire Lake: 780-334-2559
- Janvier: 780-559-2047

Financial Services

ATB Financial
11 Haineault Street
Fort McMurray, AB T9H 3G2
780-790-3300

Bank of Montreal
9920 Franklin Avenue
Fort McMurray, AB T9H 2K5
780-743-5384

CIBC
8553 Manning Avenue
Fort McMurray, AB T9H 3N7
780-743-3312

The Mortgage Centre
104 Alderwood Drive
Fort McMurray, AB T9J 1A7
780-790-1202

RBC Financial Group
8540 Manning Avenue
Fort McMurray, AB T9H 5G2
780-790-3202

Servus Credit Union Ltd
9804 Morrision Street
Fort McMurray, AB T9H 5B8
780-799-4565

Scotia Bank
9541 Franklin Avenue
Fort McMurray, AB T9H 3Z7
780-743-3386

TD Canada Trust
504, 8600 Franklin Avenue
Fort McMurray, AB T9H 4G8
780-743-2261

Business Development Bank of Canada
200, 10665 Jasper Ave
Edmonton, AB T5J 3S9
780-490-2517

Provincial Government Departments

MLA
Guy Boutilier
102, 9925 Biggs Avenue
Fort McMurray, AB T9H 1S2
780-790-6014

Alberta Agriculture
7000 - 113th Street
Edmonton, AB T6H 5T6
780-427-2727

Alberta Environment
Main Floor
Petroleum Plaza South Tower
9915 - 108 Street
Edmonton, AB T5K 2G8
780-427-2800

Alberta Sustainable Resource Development
Main Floor
9920 - 108 Street
Edmonton, AB T5K 2M4
780-427-2739

Alberta Tourism, Parks, Recreation & Culture
7th Floor, 10405 Jasper Avenue
Edmonton, AB T5J 4R7
780-427-6530

Alberta Advanced Education and Technology
Apprenticeship & Industry Training Division (North)
10155 - 102 Street
Edmonton, AB T5J 4L5
780-422-1643

Alberta Employment, Immigration & Industry
5th Floor, Commerce Place
10155 - 102 Street
Edmonton Alberta T5J 4L6
780-427-5922

Alberta Environment
9915 - 108 Street
Edmonton, AB T5K 2G8
780-427-2739

Alberta Finance
Terrace Building
9915 - 107 Street
Edmonton, AB T5K 2C3
780-427-3035

Alberta Infrastructure and Transportation
Twin Atria Building
4999-98 Avenue
Edmonton, AB T6B 2X3
780-427-2731

Municipal Affairs and Housing
18th Commerce Place
10155 - 102 Street
Edmonton, AB T5J 4L6
780-427-2732

Northern Alberta Development Council (NADC)
2056 Provincial Building
9621 – 96 Avenue
Postal Bag 900 – 14
Peace River, AB T8S 1T4
780-624-6274

Seniors and Community Supports
320 Standard Life Building
10405 Jasper Avenue
Edmonton, AB T5J 4R7
780-415-9950

Federal Government Departments

Member of Parliament
Brian Jean, MP
102, 9912 Franklin Avenue
Fort McMurray, AB T9H 2K5
780-743-2201

Western Economic Diversification Canada
Canada Place
1500, 9700 Jasper Avenue
Edmonton, AB T5J 4H7
780-495-4164
1-888-338 WEST (9378)

Department of Finance
Room P-135 West Tower
300 Laurier Avenue West
Ottawa, Ontario K1A 0G5
613-995-2855
Prairie and Northern Region
344 Edmonton Street
Winnipeg, Manitoba R3C 0P6
204-983-3152

Transport Canada
Tower C Place de Ville, 330 Sparks Street
Ottawa, Ontario K1A 0N5
613-990-2309

Indian Northern Affairs Canada
Alberta Region
630 Canada Place
9700 Jasper Avenue
Edmonton, AB T5J 4G2
780-495-2773

Business Development Bank of Canada
Alberta Branch
First Edmonton Place
200, 10665 Jasper Avenue
Edmonton, AB T5J 3S9
780-495-2277

Environment Canada
1000, 10810 - 101 Street
Edmonton, AB T5J 3S4
780-702-5233

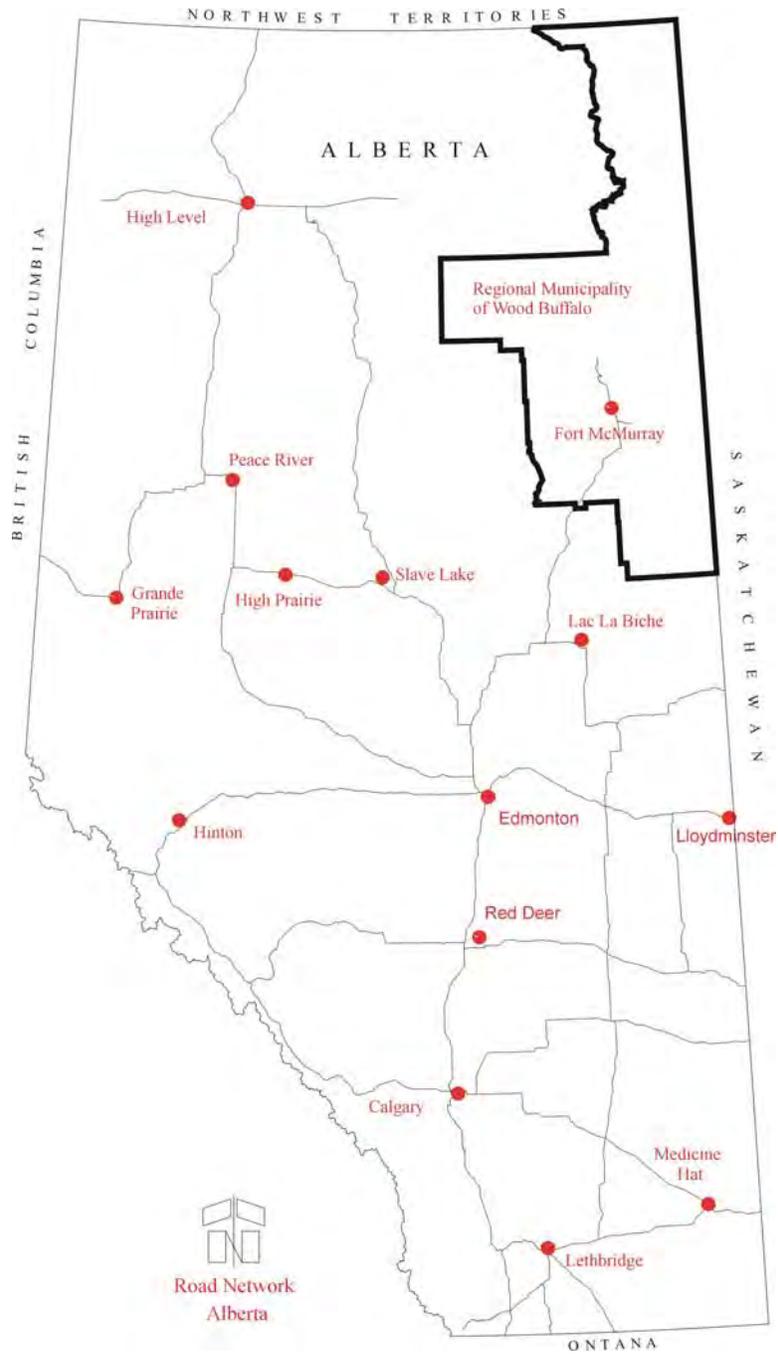
National Energy Board
444 - 7th Avenue SW
Calgary, AB T2P 0X8
403-292-4800

Natural Resources Canada
580 Booth Street
Ottawa, Ontario I1A 0E4
613-995-0947

Parks Canada
Wood Buffalo National Park of Canada
Box 38
Fort Chipewyan, AB
T0P 1B0
780-697-3662

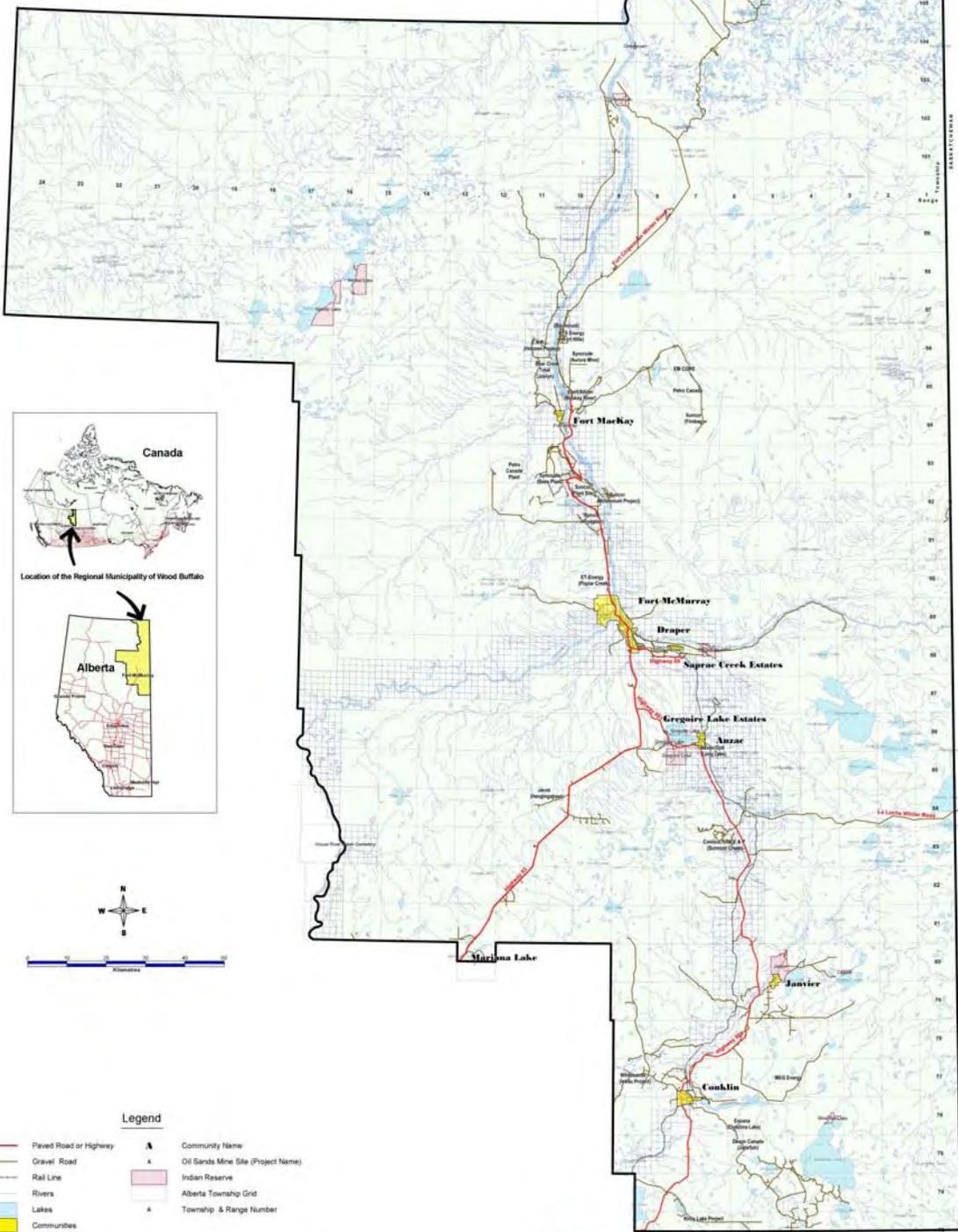
APPENDIX IV

MAPS OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO

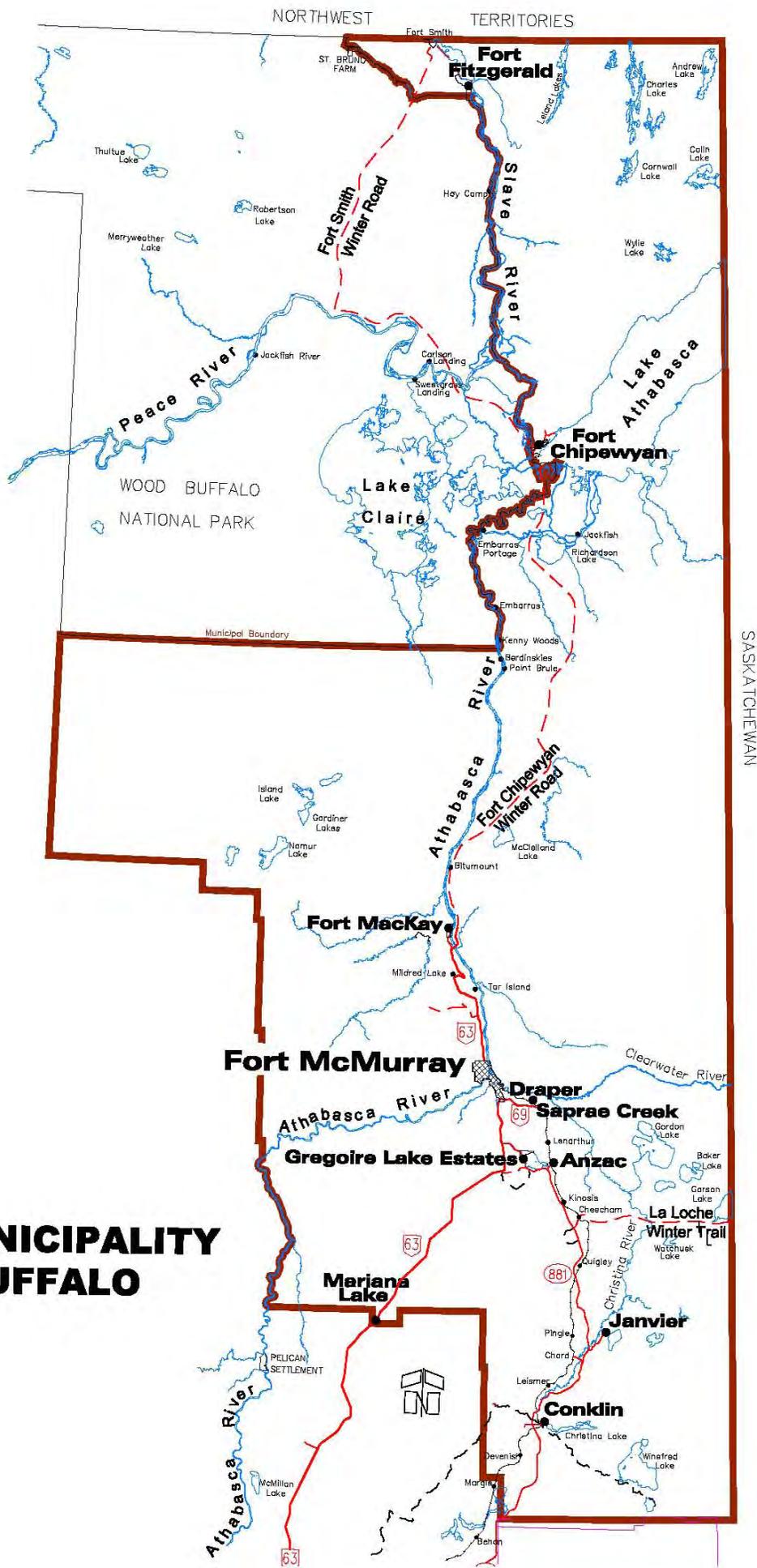




REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**



REGIONAL MUNICIPALITY OF WOOD BUFFALO



REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Community Services Department
Date:	November 13, 2007
Subject:	Community Services User Fee Policy

ISSUE:

The cost recovery criteria and rate structure outlined in the current Community Services User Fee Policy requires enhancement to better allow Administration to set user fees within the urban service area.

REFERENCE:

Community Services User Fee Policy (Policy No.: FIN – 110)
Chief Administrative Officer (CAO) Bylaw No. 01/090

HISTORY:

In March 2001, the Community Services User Fee Policy was adopted by Council. The Policy applies to specific facilities and services under the management of the Community Services Department and establishes the review process and criteria to allow Administration to set user fees. As Council may be aware, Administration is currently undertaking a review of Municipal policies and recommending improvements.

ALTERNATIVES:

1. Update the Community Services User Fee Policy dated March 13, 2001.
2. Continue to operate under the direction of the current Community Services User Fee Policy.

ANALYSIS:

Upon reviewing the User Fee Policy, Administration has identified the following areas for improvement:

1. The criteria and rate structure for establishing and setting fees has been updated with the intent to reduce operational subsidies and to better reflect “user pay” principles. The proposed amendments also provide clearer procedures for Administration to establish and set user fees within the urban service area, as authorized by Council through the Chief Administrative Officer Bylaw.
2. General enhancements to the definitions and policy objectives have been made for improved clarity.

Community Services Administration reviewed the proposed revisions to the User Fee Policy with the facility users and the operators of Frank Lacroix Arena, Thickwood Heights Community Centre, and MacDonald Island Park, in June and August, 2007. Public input was also gathered and incorporated in the draft policy update.

As authorized through the Chief Administrative Officer Bylaw, Administration shall use the criteria outlined in the policy to review and adjust fees as required. Any fee changes would then be communicated to the public and highlighted to Council through the annual budget deliberations.

Should Council choose not to adopt the revised policy, the Municipality should expect increased general funding requests to sustain programs, services and facility operations.

ATTACHMENTS:

1. Community Services User Fee Policy

ADMINISTRATIVE RECOMMENDATION:

THAT the Community Services User Fee Policy dated March 13, 2001 be replaced by the Community Services User Fee Policy dated November 13, 2007.

Council Policy



Policy Name: Community Services User Fee Policy
Policy No.: FIN - 110
Effective Date: November 13, 2007

STATEMENT:

The Community Services User Fee Policy will provide principles for Administration to establish, review and set user fees for recreational facilities within the urban service area.

PURPOSE AND OBJECTIVE:

The objective of this policy is to:

1. Provide clear and transparent procedures for the Community Services Department to establish, review and determine user fees within the urban service area.
2. Align user fees so they are consistent with Municipal corporate values, strategic plans, and industry standards.
3. Develop a user fee policy that addresses funding requirements for sustaining arenas, aquatic facilities, sports fields and other services offered through the Community Services Department within the urban service area.

PROCEDURE:

01 Definitions

- 01.01 Adult Rate – shall be defined as any person between the ages of 18-59.
- 01.02 Base Rate – refers to adult rate.
- 01.03 Comparable Community – a community with a similar population based on the Municipal Census in the Province of Alberta.
- 01.04 Facility (ies) – a Municipal owned area of land, building, or piece of equipment designed specifically to assist in the provision of services to individual citizens or groups.
- 01.05 Fee – a fixed charge related to the use of a facility or the purchase of goods or services provided by the Regional Municipality of Wood Buffalo or on its agents.
- 01.06 Municipality – means the Regional Municipality of Wood Buffalo.
- 01.07 Not for Profit Organization – any group, club or organization incorporated as a not for profit organization for charitable, educational or humanitarian purposes.

- 01.08 Operating Costs – shall refer to the direct (hydro, instructor fees, materials, etc.) and indirect (administration, general marketing) operational costs attributed to a specific service but shall not include capital life cycle requirements.
- 01.09 Prime Time (Ice) – shall refer to ice which is available for public use during operating hours.
- 01.10 School – any educational institution within the urban service area.
- 01.11 Urban Service Area – means Fort McMurray.
- 01.12 User Fee(s) – a fee paid directly by the service user to gain access to a specific service.
- 01.13 Youth/Senior Rate – shall be defined as any person under the age of 18 years, or 60 years and above.

02 Responsibilities

02.01 Regional Council:

- (a) approve any amendments to this policy.

02.02 Chief Administrative Office (CAO):

- (a) set and approve any changes to user fees.

02.03 Senior Management Team:

- (a) support the implementation of this policy; and
- (b) support and recommend any amendments to this policy.

02.04 Chief Financial Officer:

- (a) ensure the policy is enforced and is consistent with the Municipality’s accounting procedures.

02.05 General Manager:

- (a) ensure annual budgets are prepared using all guidelines within this policy; and
- (b) ensure recommendations from any reviews are submitted for approval and implementations; and
- (c) ensure that all operating/lease agreements for Municipal recreational facilities are consistent with the provisions of this policy.

02.06 Staff:

- (a) compare user fees to a minimum of (6) six comparable municipal communities in Alberta at least (1) one time every (3) three years from the effective fee implementation date.
- (b) ensure that the user fee guidelines are adhered to through review of the policy (5) five years from its effective date.

03 General

03.01 Rate Setting Criteria:

The following criteria are key considerations in the establishment, review and setting of user fees:

- (a) **Accessibility:** User fees are established to achieve maximum levels of participation by minimizing potential barriers to participation in programs and services;
- (b) **Sustainability:** User fees are established in consideration of the long term capital investment required to ensure the sustainability of Municipal facilities and services for present and future generations;
- (c) **Cost Recovery:** User fees are established in consideration of the direct and indirect operating costs required to support these facilities and services and the other sources of revenue streams that are available;
- (d) **Reinvestment:** Revenues collected from user fees are directly used to support the respective facilities or program;
- (e) **Reflective:** User fees are tailored to be reflective of the unique challenges and values of our urban service area;
- (f) **Supportable:** Changes to the user fee rate structure and formulas are established following consultation with the public and the agencies that operate Municipal facilities and coordinate related programs;
- (g) **Consistent:** User fees are benchmarked against a minimum of (6) six comparable communities with similar size population based on Municipal census in the Province of Alberta.

03.02 Eligibility:

- (a) User fees shall only apply to recreational facilities that are owned and/or operated directly by the Municipality, or owned by the Municipality and operated by a separate organization as approved through an operating/lease agreement; and
- (b) Burial services and Family Community Support Services offered through the Community Services Department.

03.03 In-eligible Facilities:

- (a) All other facilities and programmed uses not falling under section 03.02 shall not be covered under this user fee policy. Examples of programs include dry use of ice surface for trade shows, gatherings, etc. These facilities may however be governed under separated user fee procedures and policies, through alternate agreements, determined on a case by case basis, and/or allocated through the Municipal Facility Booking Coordinator.

03.04 Rate Structures:

- (a) Adult Rate (Base Rate) – Where applicable, the Adult Rate for artificial ice surfaces and aquatics facilities shall be set as the base rate for all other rate calculations and shall not exceed the average of the top (3) three of (6) six comparable communities within the Province of Alberta that have a similar population size based on the annual census report.
- (b) Youth/Senior Rate – Where applicable, the Youth/Senior Rate will be set at a maximum 80% of the Adult Rate or the average of the top (3) three similar communities within the Province of Alberta; which ever is lowest.
- (c) School Rate – Rates for school usage shall be provided at the rates as identified in the approved Joint–Use Agreement between the School Boards and the Municipality. School Rates shall only be permitted during regular school hours, as administered through an approved and appropriately supervised school event or activity, and shall be subject to availability.
- (d) Special Rates – The Municipality reserves the right to establish special rates, surcharges, or donate use of specific facilities for special events as approved through the Manager of the Recreation, Arts and Leisure Division and/or Council. Arena and facility operators may also establish special promotional rates (different from section 03.04) to encourage public swim and public skating usage.
- (e) Exception: Current rates set above the average of the top (3) three of (6) six comparable communities will not be modified.

03.05 Rate Increases:

- (a) Users will be consulted prior to determining changes in user fees.
- (b) User fees may be reviewed as required but shall be updated every (3) three years from the effective date to reflect the Municipal budget cycle with the provision to amend as necessary based on market conditions.
- (c) As a result of different operational programs for arenas and aquatic facilities, the following dates will be established for implementing user fee rate changes:
 - (i) Jan 1 of each year for aquatic facilities
 - (ii) September 1 of each year for arenas as per the user fee policy.

03.06 Monitoring:

- (a) The Community Services Department will compare local user fees to other comparable municipalities across the Province of Alberta, a minimum of (1) one time every (3) three years from the effective date to provide benchmark data. This information will be summarized and form part of the formalized review of the user fee policy which will be reported to Council at budget presentation.

03.07 Coordination:

- (a) This policy is intended to be used in conjunction with other Municipal policies, procedures, agreements, leases and contracts.

APPROVAL, MANAGEMENT AND REFERENCES:

This policy shall be accessed in five (5) years from its effective date to determine its effectiveness and appropriateness. This policy may be accessed before that time as necessary to reflect organizational change.

Approving Authority: Council
Approval Date: November 13, 2007

Revision Approval Dates:
Review Due: November 13, 2012

Policy Manager: Manager, Recreation, Arts and Leisure – Community Services
Department

Department Contact: General Manager, Community Services Department

Legal References:
Cross References:

Mayor

Chief Legislative Officer

Date

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To: Mayor and Council
From: Public Works
Date: November 13, 2007
Subject: Capital Budget Amendment - Fort Chipewyan Lift Station # 3 Auxiliary Power Supply

ISSUE:

Emergency replacement and associated approval of Capital Budget amendment for the auxiliary power supply at Lift Station #3 in Fort Chipewyan.

HISTORY:

In 1983, Lift Station #3 was built in Fort Chipewyan. Lift stations utilize electric pumps to mechanically lift waste water to permit gravity sewer lines to move the effluent to the waste water treatment plant. Sewer back up into residences can occur if the pumps fails. To reduce the chance of failures, an auxiliary power supply was installed at Lift Station #3 at the time of construction.

Approximately 8 years ago, the pumps at Lift Station #3 were replaced, but the auxiliary power supply was not.

On July 31, 2007 there was a total failure to Lift Station #3 auxiliary power supply. ATCO Power provides power to the community; however, failures in Fort Chipewyan are a common occurrence. During a power failure, if no back up power is available to run the pumps, sewage will overflow from a nearby manhole within 1 hour and backup into residential basements within 3-4 hours.

Although a vacuum truck may be available during a power outage, with no alarm system available, the Municipality has considerable liability.

ALTERNATIVES:

Rent a unit for a cost of \$2,500 per month plus shipping and installation.

Purchase and install a new unit for a cost of approximately \$100,000. The cost of the unit is about \$30,000 with the balance of about \$70,000 being engineering, transportation, design and installation costs.

ANALYSIS:

Prices for rental and purchased units have been obtained. The pay back for rental versus purchase is about 18 months. Another disadvantage of renting versus purchasing is the rental unit would have to be installed outside of the building. This may reduce reliability during cold weather conditions.

In Fort Chipewyan, Indian and Northern Affairs Canada (INAC) generally fund water and sewer capital and operating expenditure at a 50% level. The funding is typically negotiated one to three years in advance of the projects going ahead. Negotiations to recover INAC portion of this emergency expenditure will be pursued.

ATTACHMENTS:

1. Capital Budget Amendment Request, 2007
2. Cost analysis
3. Summary of 2007 Emerging Issues Reserve

ADMINISTRATIVE RECOMMENDATIONS:

1. THAT the 2007 Capital Budget be amended as outlined in Attachment 1 - 2007 Capital Budget Amendment Request – Fort Chipewyan Lift Station # 3 Auxiliary Power Supply, dated November 13, 2007.
2. THAT \$100,000 be utilized from the Public Services Division 2007 operating budget to fund the Fort Chipewyan Lift Station #3 Auxiliary Power Supply;

THAT in the event the entire amount cannot be accommodated with the Public Services Division 2007 operating budget, the balance be funded from a 2007 Corporate operating surplus; and

THAT in the event a 2007 Corporate operating surplus is insufficient or non-existent, the funds be committed from the 2007 Emerging Issues Reserve.

**Regional Municipality of Wood Buffalo
Capital Budget Amendment Request
2007**

CURRENT PROJECT NAME: Fort Chipewyan Lift Station #3 Auxillary Power Supply

AMENDED PROJECT NAME:

SPONSOR DEPARTMENT: Operations & Maintenance

New Project

SPONSOR DIVISION: Fort Chipewyan Operations

CURRENT PROJECT BUDGET

Select current funding status

Current Priority Score

XX

<i>Year</i>	<i>Annual Cost</i>	<i>Fed Grants</i>	<i>Prov Grants</i>	<i>Reserves</i>	<i>Operating Budget</i>	<i>Other Sources</i>	<i>Debenture Financed</i>
<i>Prior</i>	-						
<i>2007</i>	-						
<i>2008</i>	-						
<i>Thereafter</i>	-						
<i>TOTAL</i>	-	-	-	-	-	-	-

DESCRIPTION/REASONS FOR BUDGET AMENDMENT

A total failure to Lift Station #3 power supply has occurred, therefore a replacement system must be purchased to avoid sewage overflow. The auxilliary system was originally proposed in the 2008 capital budget, but due to the failure, the purchase must be made immediately. Funding for the project is recommended from the Public Services operating budget, but in the event the entire amount cannot be accommodated, the balance be funded from the 2007 corporate operating surplus. In the event that a corporate operating surplus is insufficient or non-existent, the funds be committed from the 2007 Emerging Issues Reserve. INAC (50%) will be pursued, but due to the urgency of the request, the purchase of the auxillary power supply cannot be withheld pending INAC funding approval.

AMENDED PROJECT BUDGET (Only required if project is new, deferred, or amended)

Select amended funding status

Amended Priority Score

72

<i>Year</i>	<i>Annual Cost</i>	<i>Fed Grants</i>	<i>Prov Grants</i>	<i>Reserves</i>	<i>Operating Budget</i>	<i>Other Sources</i>	<i>Debenture Financed</i>
<i>Prior</i>	-						
<i>2007</i>	100,000				100,000		
<i>20__</i>	-						
<i>Thereafter</i>	-						
<i>TOTAL</i>	100,000	-	-	-	100,000	-	-

ADDITIONAL INFORMATION

Fort Chipewyan Operations

Sponsor Department

Supervisor, Fort Chipewyan Operations

Project Lead

PLEASE NOTE: Deferred projects must follow the budget process. Deferring a project to a future year does not grant pre-budget approval for that project.



Quotation

Cummins Western Canada
11751-181 St
Edmonton Alberta T5S 2K5 Canada
Direct: 780-455-2151

May 28, 2007

Project Name: Fort Chip Sewage Pumping Station #3

Quotation: 33900000018164

CWC Ref. # 2007 – 058

Rev. 2

Thank you for your inquiry. We are pleased to quote as follows:

Item	Description	CAD Qty
	Diesel Genset: 60Hz-35/32kW 50Hz-28/25kW	
Install-OutsideUS	Installation-Outside USA	1
35DGBB	Genset-Diesel,60Hz,35kW-Standby Rating	1
A331-2	Duty Rating-Standby Power	1
L097-2	Emissions-NotCertified,EPA,Tier1,Nonroad Levels CI	1
R098-2	Voltage-120/208,3 Phase,Wye,4 Wire	1
B268-2	Alternator-60Hz,12 Ld,Broad Rng,Full 1Ph Outp,105C	1
H643-2	SET CONTROL-PCC 2100	1
B184-2	Exciter/Regulator-Pmg, 3 Phase Sensor	1
A366-2	Engine Governor-Electronic, Isochronous Only	1
H536-2	Display Language-English	1
K631-2	Relays-Genset Status, User Configured	1
KA08-2	Alarm-Audible, Engine Shutdown	1
KP60-2	Interface-CommunicationsNtwk,FTT-10	1
KM65-2	Circuit Breaker Mtg-Single Brkr,Left of Control	1
KS64-2	Circuit Breaker-125A,3P,600/525V,TM,80%,UL/IEC	1
C167-2	Fuel Tank-Dual Wall Subbase, 12 Hour Capacity	1
C169-2	Switch-Annunciator, Liquid In Rupture Basin	1
F179-2	Skidbase-Housing Ready	1
E074-2	Engine Cooling-Radiator, 50C Ambient	1
H389-2	Shutdown-Low Coolant Level	1
E089-2	Extension-Engine Coolant Drain	1
F013-2	Duct Adaptor-Radiator Outlet	1
H036-2	Coolant Heater-120 Volt Ac, Single Phase	1
A299-2	Exhaust Connector-NPT	1
L028-2	Genset Warranty-1 Year Base	1

F065-2	Rack-Battery	1
H268-2	Extension-Oil Drain	1
SPEC-L	Product Revision - L	1
0300-5878-01	Batt Chrgr-Stand Alone-15A-(12V)/12A(24V)-120V-240V	1
0155-2342-07	Critical Muffler-Side Inlet End Outlet-3"NPT	1
0155-2707	Exhaust Pipe Package-Side Inlet-3"NPT to 3"NPT	1
001	Battery	1
007	Programming of expansion cards	1
011	Shop Testing	1
012	Shipping to Fort McMurray	1
013	Startup and Commissioning, labor only	1

Transfer Switch-Power Command: 40A/70A/125A

OTPC125	Transfer Switch-Onan,PwrCmd,125 Amp	1
A028-7	Poles-3	1
A035-7	Application-Utility To Genset	1
A046-7	Listing-UL 1008/CSA Certification	1
A044-7	Frequency-60 Hertz	1
A042-7	System-3 Phase,3 Wire Or 4 Wire	1
R021-7	Voltage-208 Vac	1
B001-7	Cabinet-Type 1	1
C024-7	Control-Transfer Switch,Level 2	1
M018-7	Display-Digital	1
M022-7	Monitoring-Load	1
M023-7	Module-Relay Signal	1
M031-7	Interface-Communications Network,FTT-10	1
L202-7	Auxiliary Relay-Switch In Emergency Position-12VDC	1
L203-7	Auxiliary Relay-Switch In Normal Position-12VDC	1
G002-7	Transfer Switch Warranty-1 Yr Basic	1
SPEC-A	Product Revision - A	1

Commercial Accessories

0541-0771	Control Kit - (DIM) Base	1
0541-0772	control Kit - (DIM) Expansion	1
0415-0828-01	Pump & Control Kit (C149)-w/8.00" Float Switch	1
A0998-0004-01	Literature Package-DGGD/HE-w/PCC2100-E nglish	4
A0999-0024	Literature Package-OTPC-English	4

Eng & Doc	Engineering & documentation	3
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Grand Total 28,490.00 CAD

Pricing: good for 30 days
Delivery: 8 – 10 weeks
Taxes: Not Included
FOB Fort McMurray Branch
Terms: 30 Days on Approved Credit
Cancellation Fees Will Apply

Submitted by

Sinisa Kuzmanovic , PG sales
sinisa.kuzmanovic@cummins.com
Mobile: 780-913-8665
Fax: 780-452-9887

**Regional Municipality of Wood Buffalo
Summary of 2007 Emerging Issues Reserve
Updated October 16, 2007**

Emerging Issue	Resolution No.	Date	<u>Funding Source</u>	
			Departmental/ Corporate Surplus/EIR*	Emerging Issues Reserve
RCMP Staff Realignment	07-034	27-Feb-07	\$ 400,000	
RCMP COLA & Wellness Initiative	07-205	8-May-07	800,000	
911 Operators/Dispatch positions (6)	07-325	10-Jul-07	236,652	
Total Emerging Issues			\$ 1,436,652	-
2007 Beginning balance, Emerging Issues Reserve **				\$ 14,096,237.03
LESS:				
Items approved for funding from Emerging Issues Reserve				-
Commitment in the event Corporate Savings/Surplus is not achieved*				1,436,652.00
Uncommitted Emerging Issues Reserve				\$ 12,659,585.03
Emerging Issues - pending approval ***				100,000.00
Uncommitted Emerging Issues Reserve including pending				\$ 12,559,585.03

* The items identified under the funding source "Departmental/Corporate Surplus\EIR" have been approved by Council to be managed within the 2007 Operating Budget. In the event that the item cannot be accommodated within the 2007 budget, it will be funded from the Emerging Issues Reserve.

** The beginning balance in the Emerging Issues Reserve includes the 2007 budgeted reserve addition of \$1,100,00 and the 2006 year end operating surplus of \$12,996,237.03.

*** Emerging Issues that are currently following the approval process but have not been formally tabled with Council to date.

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Public Works
Date:	November 13, 2007
Subject:	Tolen Drive Bridge Rehabilitation

ISSUE:

A capital budget amendment is required to complete the Tolen Drive Bridge Rehabilitation in 2007.

REFERENCE:

1. 2007 Capital Budget
2. Bylaw No. 07/019 – Debenture Borrowing Bylaw – Tolen Drive Bridge Rehabilitation

HISTORY:

On December 12, 2006 Regional Council approved the 2007 Capital Budget, which included a provision for the Tolen Drive Bridge Rehabilitation. A debenture borrowing bylaw in the amount of \$1.5 million was approved on March 13, 2007. Expectations at that time were that \$200,000 would be expended in 2007, with the remaining balance of the debenture to be drawn in 2008.

Upon completion of engineering analysis, it was noted that the actual scope of the project was much less complex than originally anticipated; therefore, the total cost of the project is now expected to be approximately \$600,000. The project was tendered and one bid was received in the amount of \$441,950 (plus GST). The additional costs were incurred by the initial engineering analysis. In order to proceed with awarding the tender, a capital budget amendment is required to move the project forward to 2007, although the actual work will not begin until 2008.

ALTERNATIVES

1. Move the project forward from 2008 to 2007 by:
 - a. amending the 2007 capital budget,
 - b. increasing funding from \$200,000 to \$600,000; and
 - c. removing a requirement for further funding.
2. Do not increase funding and risk losing the tender price of \$441,950.

ANALYSIS:

A delay in awarding the contract may result in a postponed start date as well as increased costs.

The approved debenture borrowing bylaw will cover the cost of this project in 2008; however, in order for work to begin as early as possible the contract must be awarded in 2007. To award the contract, an amendment to the 2007 Capital Budget is required to reflect an increase in value for 2007; however no additional funds would be required in future years.

The reason for the decreased cost of this project is a result of a change in scope. When this project was originally approved the extent of the rehabilitation was thought to be greater. After the analysis was completed, Administration determined that the substructure of the bridge was not in need of more costly extensive repairs. The change in scope also takes into consideration the completion of the new Hangingstone Creek Bridge, as part of the Clearwater Loop road. The new Hangingstone Creek Bridge will service the majority of the traffic through this area and the current Tolen Drive Bridge will service mainly local traffic.

This project can be funded by amending the 2007 Capital Budget to increase the funding from \$200,000 to \$600,000 with a cash flow projection of \$50,000 required in 2007, and \$550,000 required in 2008. The additional funds can be accommodated by the current debenture bylaw. If this request is approved it will eliminate a need for future funding.

The tender expires 120 days after August 14, 2007. If the tender is not awarded by that date or the project is retendered in 2008 when additional funding becomes available the result may be an increase in project cost due to delays, escalating construction costs, or a postponement of the project.

ATTACHMENT

1. Capital Budget Amendment

ADMINISTRATIVE RECOMMENDATION:

THAT the 2007 Capital Budget be amended as outlined in Attachment 1 – 2007 Capital Budget Amendment Request – Tolen Drive Bridge Rehabilitation, dated November 13, 2007..

**Regional Municipality of Wood Buffalo
Capital Budget Amendment Request
2007**

CURRENT PROJECT NAME: Tolen Drive Bridge Rehabilitation

AMENDED PROJECT NAME:

SPONSOR DEPARTMENT: Public Works Department

Project Amendment

SPONSOR DIVISION: Infrastructure

CURRENT PROJECT BUDGET

Funded capital project

Current Priority Score

75

<i>Year</i>	<i>Annual Cost</i>	<i>Fed Grants</i>	<i>Prov Grants</i>	<i>Reserves</i>	<i>Operating Budget</i>	<i>Other Sources</i>	<i>Debtenture Financed</i>
<i>Prior</i>	-						
<i>2007</i>	200,000						200,000
<i>2008</i>	1,300,000						1,300,000
<i>Thereafter</i>	-						
TOTAL	1,500,000	-	-	-	-	-	1,500,000

DESCRIPTION/REASONS FOR BUDGET AMENDMENT

This project requires a Capital budget amendment in order to secure funds in 2007 to award the tender; however work will not begin until 2008. The total overall cost of the project has also been reduced to a total of \$500,000

AMENDED PROJECT BUDGET (Only required if project is new, deferred, or amended)

Funded capital project

Amended Priority Score

72

<i>Year</i>	<i>Annual Cost</i>	<i>Fed Grants</i>	<i>Prov Grants</i>	<i>Reserves</i>	<i>Operating Budget</i>	<i>Other Sources</i>	<i>Debtenture Financed</i>
<i>Prior</i>	-						
<i>2007</i>	50,000						50,000
<i>2008</i>	550,000						550,000
<i>Thereafter</i>	-						
TOTAL	600,000	-	-	-	-	-	600,000

ADDITIONAL INFORMATION

The cashflow will begin in 2007 but in order to award the tender in 2007 the funds must be in place.

Public Works, General Manager Wes Holodniuk
Sponsor Department

Darcy Elder, Manager Infrastructure Branch
Project Lead

PLEASE NOTE: Deferred projects must follow the budget process. Deferring a project to a future year does not grant pre-budget approval for that project.

CAPITAL PRIORITY SCORE

Tolen Drive Bridge Rehabilitation

HIGH PRIORITY - Project has incurred costs or will need to start in the first year of the 5-year capital plan
MEDIUM PRIORITY - Project does not need to start until the second or third year of 5-year capital plan
LOW PRIORITY - Project does not need to start until the fourth or fifth year of 5-year capital plan
NOT APPLICABLE - Criterion does not apply to this capital project

		High Yr 1	Medium Yr 2 or 3	Low Yr 4 or 5	N/A	Score
		6	3	1	0	
Criteria						
Health or Safety Issue	7	x				42
Legislation Changes	6					0
Maintain Existing Assets	5	x				30
Maintain Current Service Levels	4					0
Increase Efficiencies	3					0
Increase Level of Existing Service	2					0
New Service	1					0
Total Priority Score						72

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	RCMP
Date:	November 13, 2007
Subject:	Photo-Speed Enforcement

ISSUE:

Approval to fund the acquisition of a Hand Held Portable Digital Laser Photo Speed Enforcement System from the 2007 RCMP Operating Budget.

HISTORY:

The R.C.M.P. Fort McMurray Detachment has operated a Photo Radar Enforcement program within the urban service area of Fort McMurray since 2000. The program utilizes an unmarked van equipped with the necessary hardware and is operated by employees contracted through the Fort McMurray Association for Community Living. Presently there are three employees.

In 2006 the photo Enforcement van monitored 408,347 vehicles. 17,970 violations were detected and 10,050 Violation Notices were issued from 20 identified sites. The Photo Enforcement vehicle is presently tasked to the maximum during the most demanding times. As well as becoming more populated Fort McMurray is also becoming geometrically larger. Therefore, more areas are being identified requiring Photo Enforcement and it takes a longer travel time to move from site to site. In 2006 the Association for Community Living supplied 4493 man hours in the van (does not include Court or training time). Only 1947 hours of actual enforcement time was recorded. This leaves 2546 hours of relocation time. Should any new sites be added, there will be further erosion in enforcement time.

A need has been identified to look at further enhancing photo laser speed enforcement options.

OPTIONS:

A) Add an additional Photo-Radar Van to the program thereby splitting the Fort McMurray Area and reducing the amount of travel time and increasing enforcement time.

B) Add a portable digital laser speed enforcement system.

ANALYSIS:

The addition of a Photo-Radar Van would require the purchase of a second vehicle including costs of fuel and maintenance. There would be the necessary expense of contracting and training two or three additional operators. There would be lengthy time delay in implementation in order to acquire acceptable employees and the training process.

Portable laser photo speed enforcement system can be operated by existing Bylaw Officers from existing Bylaw enforcement vehicles or free hand. It can be assigned temporarily to specific sites that are not conducive to conventional speed enforcement techniques. A portable laser photo speed enforcement unit can be operated with greater latitude than a Photo Radar van because the system does not have to be parallel to the road. This creates opportunities to access sites that previously have precluded the use of photo enforcement. There would be no additional expenses for a specialized vehicle or additional employees at this time. Bylaw Officers are already trained in the use of laser speed enforcement equipment. This option would also assist in the ability to patrol more than one geographical site at a time (specifically school zones).

The cost of the system is \$20,000 and is currently used in Fort Saskatchewan with very positive results. The expenses of the equipment and ticket processing would be underwritten from income generated by the program as has been the case in Fort Saskatchewan.

It has been confirmed that the system could be in place within 4 weeks after receiving approval.

ADMINISTRATIVE RECOMMENDATION:

THAT \$20,000 be utilized from the 2007 RCMP Operating Budget for the purchase of a Portable Digital Laser Photo Speed Enforcement System;

THAT in the event the entire amount cannot be accommodated within the 2007 RCMP Operating Budget, the balance be funded from a 2007 Corporate operating surplus; and

THAT in the event a 2007 Corporate operating surplus is insufficient or non-existent, the funds be committed from the 2007 Emerging Issues Reserve.

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To: Mayor and Council
From: Administration
Date: November 13, 2007
Subject: Retention and Recruitment Initiatives – Cost of Living Allowance

ISSUE:

Based on payments by other public employers in the region, we are not providing an adequate cost of living allowance for our employees.

REFERENCE:

Government of Alberta news release, June 19, 2007.
Fort McMurray Labour Market Information.

HISTORY:

In January 2006, the Municipality approved an increase to the cost of living allowance for all permanent employees from \$100 to \$200 biweekly. Since January 2006, the cost of accommodations in our region increased by approximately 36 percent. Currently full time permanent employees receive a cost of living allowance of \$433.33 monthly and \$350 monthly as a wellness payment. The combined monthly total is \$783.33. All part time permanent employees are pro-rated based on hours worked.

In June of this year, the Government of Alberta extended a cost of living allowance to all employees of provincially funded organizations in Fort McMurray. Currently, the provincial government is providing an allowance of \$1,040 per month to all provincial government employees, healthcare and daycare workers, employees who work for organizations funded by the provincial government, teachers, school board employees, college staff and community support workers in our region.

ALTERNATIVES:

1. Maintain the status quo of a \$200 per pay period for the cost of living allowance and \$350 per month for the wellness bonus to permanent employees.
2. Increase the cost of living allowance to \$318 per pay period, and maintain the wellness bonus of \$350 per month, including temporary and relief employees.

ANALYSIS:

To remain competitive as a public employer, we need to consider adjusting our cost of living allowance to a level that equals that offered by our competitors. In addition, extending the allowance to temporary and relief employees will assist the organization with its recruitment efforts.

Increasing our cost of living allowance from \$433 per month (\$200 per pay period) to \$690 per month (\$318 per pay period) enables all employees to receive \$1,040 per month, including our wellness payment of \$350 per month. The financial impact for 2007, based on a November 23rd start date, would be approximately \$300,000. This includes calculation of RCMP members (\$52,000) and temporary and relief staff. No budget increase is required in 2007 to accommodate this initiative, given the projected surplus.

In the past, cost of living allowance has been linked to both Collective Agreements, with a sunset clause. In order to allow for greater flexibility in administering this allowance, it is appropriate to have this incentive contained within an administrative directive. The administrative directive would be reviewed annually to ensure it is meeting our operational needs.

The full impact of this initiative exceeds \$3 million dollars; however, no increase in the 2008 budget will be made for this initiative. Departments will be expected to accommodate the increase within their requested 2008 budget. The above noted cost estimate is based on all existing positions plus requested 2008 positions being on the payroll for 12 months. This will not be the case in 2008, and therefore the cost will be considerably less.

ATTACHMENTS:

1. Government of Alberta News Release, June 19, 2007
2. Fort McMurray Labour Market Information
3. 2007 – 2008 Summary of Costs

ADMINISTRATIVE RECOMMENDATION:

THAT Council support an increase in the cost of living allowance from \$200 per pay period to \$318 per pay period, while retaining the wellness bonus of \$350 per month, effective the pay period beginning November 23, 2007.

THAT Council support using the administrative directive process for dealing with cost of living allowances, separate from the Collective Agreements bargaining process.

THAT Council support amending the Contract for Service with the RCMP to reflect the cost of this initiative (2007: \$39,000 and 2008: \$400,000).



Manage growth pressures

June 19, 2007

Cost of living allowances extended to all employees of provincially funded organizations in Fort McMurray

Fort McMurray... The Alberta government is providing an allowance of \$1040 per month to all employees working for provincially funded organizations in Fort McMurray to help them cope with the high cost of living in the region.

Approximately 170 provincial government employees and some 900 healthcare and daycare workers in the region already receive the allowance. Effective June 1, 2007, the allowance has been extended to more than 1500 other employees who work for organizations that are funded by the provincial government, including teachers and other school board employees, college staff and community support workers.

"This allowance will assist workers with the high cost of living in Fort McMurray and bring consistency to living allowances for teachers, instructors and support staff who work for organizations that receive provincial funding," said Guy Boutilier, Minister of International, Intergovernmental and Aboriginal Relations and MLA for Wood Buffalo.

"The services provided by these individuals are critical to the Fort McMurray community and government recognizes that employees working for the organizations it funds should receive the same living allowance as their provincial government counterparts."

Government is extending the cost of living allowance to all employees who work for organizations that are provincially funded in response to a recommendation from the *Radke Report: Investing in Our Future: Responding to the Rapid Growth of Oil Sands Development*, released earlier this year. The recommendation called for attraction and retention allowances and benefits for government employees and its agencies to be consistent and for the Alberta government to increase funding to public sector agencies to address this issue.

"This funding creates a level playing field for all provincially funded organizations in Fort McMurray and will help in the attraction and retention of workers to this high-growth region," said President of Treasury Board Lloyd Snelgrove. "Government recognizes that these employees should receive assistance given Fort McMurray's isolated location, lack of any satellite communities to increase capacity and sustained high population growth over the last 10 years."

The total cost of extending the allowance is \$19.1 million for the remainder of the 2007-08 fiscal year. This will be drawn from funding previously approved in response to the Radke Report. The allowance will be reviewed and adjusted on an annual basis to ensure that the amount provided reflects the current cost of living in Fort McMurray and the cost differential in comparison to the cost of living in the rest of the province.

Addressing the needs of high growth communities is part of Premier Ed Stelmach's plan to manage growth pressures. Other priorities for the government are to: govern with integrity and transparency, build a stronger Alberta, improve Albertans' quality of life and provide safe and secure communities.

-30-

Backgrounder: List of eligible organizations attached

Media enquiries may be directed to:

Bart Johnson,
Communications,
Treasury Board,
(780) 427-6699

Backgrounder

June 19, 2007

Cost of living allowances extended to all employees who work provincially funded organizations in Fort McMurray

Employees who work for the following provincially funded organizations or programs will receive the provincial \$1,040 monthly living allowance:

Keyano College
McMan Youth, Family and Community Association Group Home
McMan Youth, Family and Community Association Downtown Programs
McMan Youth, Family and Community Association Youth Treatment Centre
McMan Youth, Family and Community Association Administration
St. Adien's
Family Crises
Some Other Solutions
Children's Centre
Wood Buffalo Educare
Dr. Clark School
Fort McMurray Public School Board
Fort McMurray Catholic School Board
North Central Francophone School Board
Northlands School Division
Northern Lights Health Region
AADAC
Salvation Army START Program
WJS (W J Stemaschuk)
Blue Heron Support Services

Media enquiries may be directed to:

Bart Johnson,
Communications,
Treasury Board,
(780) 427-6699

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Housing

[Intro](#)

[Vacancy Rate](#)

February 2007 0.00%

[Housing](#)

[Other Accommodations](#)

[Other Costs](#)

Rental Rates

Apartment Rental Rates - Fort McMurray		
Damage Deposit is usually one month's rent		
February 2007 Survey	High end	Average (\$/month)
Bachelor suite	\$1,390	\$1,298
1 Bedroom	\$1,850	\$1,400
2 Bedroom	\$2,600	\$1,543
3 Bedroom	\$2,300	\$1,722
4 Bedroom	\$2,150	\$2,050
Suites at the low end of the scale are rarely available.		
Information courtesy Fort McMurray Landlord and Tenants Advisory Board		

Rooms and Houses for Rent

Room rates range from \$600 to \$1000 per month. Amenities vary. Ads are posted for rooms and houses in the [Fort McMurray Today](#).

Real Estate Prices

Housing Prices in Fort McMurray*			
September 2007		Average Prices in 2006 (range)	
Type of Home	Average Price	Minimum \$	Maximum \$
Single Family	\$662,704	\$429,250	\$486,962



PH
Hc

Multi Family	\$401,380	\$250,038	\$311,670
Duplex	\$507,150	\$307,367	\$349,667
Mobile Home	\$97,000	\$47,800	\$169,167
Mobile Home/Land	\$388,898	\$271,182	\$302,937
Information courtesy of the Fort McMurray Real Estate Board			

Average selling price of a single-family dwelling:

- Increased 4.75% from August 2007 to September 2007
- Increased 26.97% September 2006 to September 2007
- Average selling price for 2006 was \$459,140
- Tripled from 1995 to 2006 (overall for year)

Property Taxes

	2006	2007
Urban Residential Rate	0.00650	0.004162
Urban based on \$500,000	\$3,250	\$2,081
Rural Residential Rate	0.00325	0.002437
Rural based on \$500,000	\$1,625	\$1,218.50
More about municipal tax rates		

Utilities

- [Direct Energy Regulated Electricity \(ATCO Electric\)](#)
- [Direct Energy Regulated Gas \(ATCO Gas\)](#)
- [Shaw Cable](#)
- [Water, Sewer and Garbage services \(RMWB\)](#)

*Costs vary depending on construction methods, lifestyle and many other factors.

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	2007	2007
	Active FTE	Increased Cost \$\$
Permanent (active as of Oct. 2007)	621	206,178
RCMP	117	38,845
Temp	41	54,907
December cost of Increased COLA		299,930

Calculation based on 2.79 pay periods remaining in 2007
(i.e. to be paid beginning the first full pay period in December)

2007 increased cost is calculated based on active current employees as it is unrealistic to cost the approved 2007 positions with only 8 weeks remaining in the year.

Increased cost of temp is higher as they are currently not eligible for any COLA/Wellness payment

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Planning and Development
Date:	November 13, 2007
Subject:	Bylaw No. 07/004 - Closure of Undeveloped Road Allowance in Parcel F Area of Timberlea

ISSUE:

Rescinding of Bylaw No. 06/015 that was executed to close part of an undeveloped government road allowance located within the Parcel F area of Timberlea due to ambiguity in the legal description, and adoption of a replacement bylaw.

REFERENCE:

Municipal Government Act

HISTORY:

On May 9, 2006 Council passed Bylaw No. 06/015 to close a 1.01 ha portion of land within an undeveloped government road allowance between NW 6-90-9-W4M and NE 1-90-10-W4M, for the Parcel F area of Timberlea. When the Bylaw was submitted to Land Titles for registration, it was noted that the legal description is ambiguous and the application was subsequently rejected. Land Titles has since provided the proper legal description and requested that existing bylaw be rescinded and a new bylaw adopted to effect the closure. This will necessitate the scheduling of a further public hearing and obtaining ministerial approval before proceeding with second and third readings, and it is anticipated that this process may take several months to complete.

ALTERNATIVES:

1. Rescind Bylaw No. 06/015 and adopt a new bylaw to close the portion of road allowance.
2. Do nothing.

ANALYSIS:

The Land Management Division supports the closure of the undeveloped road allowance that falls within the subject area as it would allow the 1.01ha to be included in the Parcel F development area.

The public hearing for Bylaw No. 07/004 was held on May 8, 2007, following which the bylaw was forwarded to the Minister of Transportation and Infrastructure for approval. Ministerial approval was granted on October 15, 2007, therefore, the second and third readings of the bylaw may now be considered.

ATTACHMENTS:

1. Proposed Bylaw No. 07/004
2. Subject Area Map
3. Standing Committee Report dated April 18, 2006
4. Letter of Request from FOCUS Corporation on behalf of ASHC
5. Aerial Photo property identification.

ADMINISTRATIVE RECOMMENDATIONS:

1. THAT Bylaw No. 07/004, being a bylaw to close an undeveloped road allowance in the Parcel F area of Timberlea, be read a second time.
2. THAT Bylaw No. 07/004 be read a third and final time.

BYLAW NO. 07/004

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

WHEREAS application has been made to Council to have the road allowance closed;

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo deems it expedient to provide for a bylaw for the purpose of closing certain roads, or portions thereof, situated in the said municipality, and thereafter disposing of same;

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

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

NOW THEREFORE BE IT RESOLVED that the Council of the Regional Municipality of Wood Buffalo in the Province of Alberta does hereby close for the purpose of creating title to the following described road allowances, subject to the rights of access granted by other legislation:

1. All that portion of road, generally, as shown on schedule 'A', described as follows:

"Meridian 4 Range 9 Township 90, all that portion of original government road allowance adjoining the west boundary of NW 6-90-9-4 lying south of the production northwesterly of the north boundary of Lot 10 Block 1 Plan 0625818 across said road allowances and lying north of the production southwesterly of the south boundary of the said lot across said road allowance, excepting thereout all mines and minerals."

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

READ a first time in Council this 24th day of April, 2007.

APPROVED this _____ day of _____, 2007.

Minister of Infrastructure & Transportation

READ a second time in Council this _____ day of _____, 2007.

READ a third time in Council and passed this _____ day of _____, 2007.

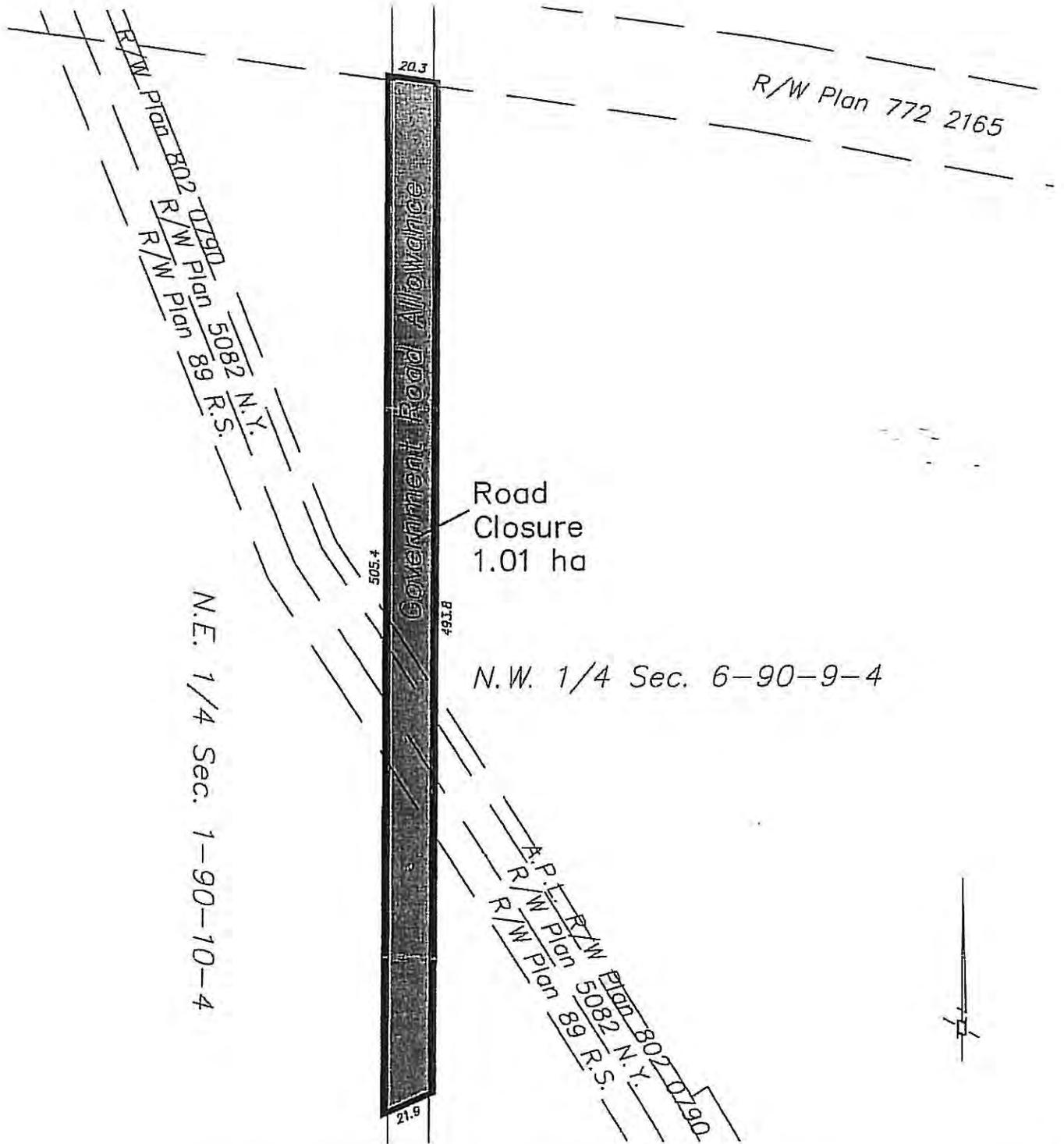
SIGNED and PASSED this _____ day of _____, 2007.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER



Area of Road to be Closed

TIMBERLEA
"North Parsons"

REGIONAL MUNICIPALITY OF WOOD BUFFALO STANDING COMMITTEE REPORT

To:	Planning and Development Standing Committee
From:	Administration
Date:	April 18 th , 2006
Subject:	Closure of Undeveloped Road Allowance in Parcel F Area of Timberlea.

ISSUE:

Closure of Undeveloped Road Allowance is required to facilitate the sale and development of land in the North Parsons Creek area within Parcel F.

REFERENCE:

1. Road Closure Request
2. Map

HISTORY:

Alberta Social Housing Corporation (ASHC) is in the process of acquiring approximately 76.15 hectares from Sustainable Resources Development (SRD) in NW 6-90-9-W4M and NE 1-90-10-W4M – North Parsons Creek area. There is a government road allowance within that area, and they are requesting to close a portion that is about 1.01 hectares. Section 18 of the Municipal Government Act states that a municipality has direction, control and management of all roads within the municipality, however, Section 16 of the MGA states that title to all roads in a municipality, other than a city, are vested in the Crown in right of Alberta. Therefore, a municipality maintains administrative control over them, but ownership still lies with the Crown. Upon closure of the road allowance, title would remain vested in the Crown, but administration would be transferred from the Minister of Infrastructure to the Minister of Sustainable Resource Development. This will allow this portion of the undeveloped road allowance to be incorporated into the lands ASHC is acquiring from SRD.

ALTERNATIVES:

1. Approve closure of the portion of road allowance application by ASHC.
2. Deny closure of the portion of road allowance application by ASHC.

ANALYSIS:

The closure of the road allowance that falls within NW 6-90-9-W4M and NE 1-90-10-W4M is required so that the 1.01ha will be included in the Parcel F development area.

ADMINISTRATIVE RECOMMENDATION:

THAT Bylaw 06/015 to close the road in Parcel F be brought forward under the bylaw process.

ATTACHMENTS:

1. Proposed Bylaw.
2. Schedule “A” (Air photo overlay)
3. Schedule “B” Road Closure Request with Map

BYLAW NO. 06/015

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF CLOSING AND CREATING TITLE TO UNDEVELOPED GOVERNMENT ROAD ALLOWANCES IN ACCORDANCE WITH SECTION 22 OF THE MUNICIPAL GOVERNMENT ACT, CHAPTER M26.1, REVISED STATUTES OF ALBERTA 2000, AS AMENDED

WHEREAS application has been made to Regional Council to have the road allowance closed, and

WHEREAS the Regional Council of the Regional Municipality of Wood Buffalo deems it expedient to provide for a bylaw for the purpose of closing certain roads, or portions thereof, situated in the said municipality, and thereafter disposing of same, and

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

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

NOW THEREFORE BE IT RESOLVED that the Regional Council of the Regional Municipality of Wood Buffalo in the Province of Alberta does hereby close for the purpose of creating title to the following described road allowances, subject to the rights of access granted by other legislation:

A 1.01ha portion of land within Undeveloped Government Road Allowance between NW 6-90-9-W4M and NE 1-90-10-W4M, **excepting thereout all mines and minerals.**

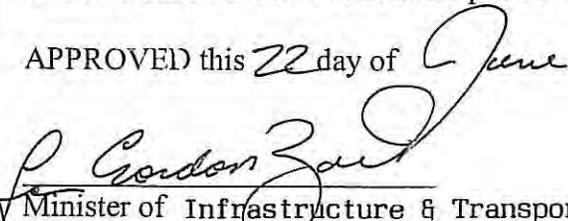
This Bylaw shall become effective when it has received third and final reading and has been signed by the Mayor and Chief Legislative Officer.

READ a first time in Council this 25th day of April, 2006.

READ a second time in Council this 9th day of May, 2006.

READ a third time in Council and passed this 9th day of May, 2006.

APPROVED this 22 day of June, 2006.


Minister of Infrastructure & Transportation

CERTIFIED A TRUE COPY

CHIEF LEGISLATIVE OFFICER


MAYOR



CHIEF LEGISLATIVE OFFICER



Experience the Value

The FOCUS Corporation Ltd.
Suite 1000, 9925 - 109 Street
Edmonton, AB, Canada T5K 2J8
Main: 780.466.6555
Fax: 780.421.1397
www.focus.ca



August 2, 2005

File No.:101117-11

Sally Hilton
Land Management
Regional Municipality of Wood Buffalo
9909 - Franklin Avenue
Fort McMurray, AB.
T9H 2K4

Dear Sally:

**RE: 'Government Road Allowance' Road Closure Application
North Parsons, Timberlea**

On behalf of our client, Alberta Social Housing, please accept this letter as an application for road closure within the above-mentioned area.

The Government Road Allowance area lies within the developable area of North Parsons and is located between N.E. ¼ Sec. 1-90-10-4 and N.W. ¼ Sec. 6-90-9-4. The total area consists of 1.01 ha. A map indicating the subject area is attached for your reference.

As discussed in our telephone conversation, the application and road closure fees can not be determined at this time. Once the Regional Municipality Wood Buffalo has determined the fee, payment will be forwarded to your offices.

We trust this letter of application and the attached to be satisfactory, however should you have any questions or concerns then please do not hesitate to contact me.

Yours truly,

THE FOCUS CORPORATION LTD.

Michelle Hartlaub, Community Planner

MH/mh
encl.

cc: Ray Riou, Alberta Social Housing



N.W ¼ Sec 6-90-9-W4M

N.E. ¼ Sec 1-90-10-W4M

**APPROXIMATE AREA
OF ROAD ALLOWANCE
TO BE CLOSED**

FORT McMURRAY URBAN BOUNDARY



REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Public Works
Date:	November 13, 2007
Subject:	Bylaw No. 07/045 - Roads & Transportation Bylaw Amendment

ISSUE:

Update and amend sections of the Roads and Transportation Bylaw.

REFERENCE:

Roads & Transportation Bylaw No. 02/079
Alberta Traffic Safety Act
Dangerous Goods Transportation and Handling Act

HISTORY:

The Roads and Transportation Bylaw was approved by Council on November 21, 2002. General improvements as well as clarifications to meet current highway legislation, including the Dangerous Goods Transportation and Handling Act, and current growth are required from time to time.

The Bylaw Department has requested several changes to assist them with administering the bylaw. This change consists of clarifying wording in various sections of the bylaw.

Some items our Bylaw Officers are being asked to enforce are contained in the Traffic Safety Act. This act requires an officer to be a Special Constable. Not all Bylaw Officers are Special Constables and so the items are being added into the bylaw to make them enforceable by all Bylaw Officers.

There is no prohibition in any bylaw or provincial statute prohibiting the use of chains on motor vehicle tires while operating on highways. A statement specific to the usage of chains was requested to protect municipal roads and highways.

The parade permitting process is being moved from Mayor and Council to the Chief Administrative Officer. The CAO will have authority to approve the parade applications and issue the permit.

ALTERNATIVES:

1. Bylaw to remain as-is.
2. Adopt the proposed amendments to the Roads & Transportation Bylaw through the bylaw process.

ANALYSIS:

Adoption of the proposed changes will provide the necessary controls to ensure the safety of pedestrians and motorists, while allowing for the orderly and efficient movement of traffic. The mentioned changes will prove to be effective control and regulation in the use of highways and public places within the Urban and Rural Service Areas of the Regional Municipality of Wood Buffalo, the traffic and pedestrians moving thereon and the parking of vehicles on the highways.

The Roads and Transportation Bylaw has to be signed off by the Minister for Infrastructure and Transportation or his designate because of the Transportation of Dangerous Goods aspect of the bylaw. Conversations did take place regarding that process and the necessary changes required are proposed for the Minister to sign off on this bylaw amendment.

The Public Works Department sought legal advice prior to bringing the Roads and Transportation Bylaw forward to Council. The Regional Municipality of Wood Buffalo’s Roads and Transportation Bylaw was compared to the bylaws residing in several other municipalities to determine any gaps and provide suggestions.

Key changes include:

- Update definitions of “Dangerous Goods” and “Passenger Loading or Unloading Space”.
- Update areas in which persons are not permitted to stop or park their vehicle.
- Include “chains on tires” as non-operable on highway unless by permit.
- Add or remove wording in several sections for clarity.
- Fine amounts increased in Schedule 5.
- Include the Traffic Safety Act graduated scale for speeding within the Municipality.

ATTACHMENTS:

1. Bylaw No. 07/045 – Roads and Transportation Bylaw Amendment

ADMINISTRATIVE RECOMMENDATIONS:

1. THAT Bylaw No. 07/045, being a bylaw to amend the Roads and Transportation Bylaw, be read a second time.
2. THAT Section 1(e) of Bylaw No. 07/045 be deleted and replaced with the following: “When signaled or directed to stop by a peace officer, a driver shall forthwith bring the vehicle to a stop, furnish to the peace officer any information respecting the driver or the vehicle that the peace officer requires and shall remain stopped until permitted by the peace officer to leave.”; and

THAT Section 1(z) of Bylaw No. 07/045 be deleted and replaced with the following: “No person shall drive or operate a motor vehicle on or across any boulevard, sidewalk, municipal park, utility lot, utility right-of-way, Municipal Reserve, or other publicly owned lands, not designated for vehicular use, without the written permission of the Chief Administrative Officer or his delegate.”

3. THAT Bylaw No. 07/045 be read a third and final time.

BYLAW NO. 07/045

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND ROADS AND TRANSPORTATION BYLAW NO. 02/079

WHEREAS the Traffic Safety Act, R.S.A. 2000, Chapter T-6, and the Municipal Government Act, R.S.A. 2000, Chapter M-26.1, empowers the Municipal Council to pass bylaws dealing with the regulation, control and management of vehicles;

AND WHEREAS Section 191 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.1, provides that Council may amend or repeal a bylaw;

AND WHEREAS the *Dangerous Goods Transportation and Handling Act*, R.S.A. 2000, c.D-4, as amended, provides that a local authority may make bylaws with respect to Highways under its direction, control and management, designating the route and time of travel of Vehicles transporting dangerous goods, prohibiting the carriage of dangerous goods, and specifying restrictions or conditions to ensure the safe transportation in or by a means of transport, safe storage and controls necessary for public safety;

AND WHEREAS Council deems it expedient and in the public interest to pass this bylaw;

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

1. THAT Bylaw No. 02/079 is hereby amended by.
 - a) deleting the existing text from Section 3.01.G. and inserting the following:

““Dangerous Goods” means any product, substance or organism specified in or included by its nature in any of the classes listed in the Regulations under the *Dangerous Goods Transportation and Handling Act*, R.S.A. 2000, c.D-4, as amended, for which a placard is required to be displayed in accordance with Part 4 of the said Regulations”;
 - b) deleting the existing text from Section 3.01.T. and inserting the following:

““Passenger Loading or Unloading Space” shall mean a space on the vehicle portion of a highway posted with a traffic control device authorized by the Chief Administrative Officer permitting parking therein of a period necessary to load or unload passengers, provided such period is fifteen (15) minutes or less, except in front of a hotel when only ten (10) minutes parking may be allowed and the traffic control device shall indicate the time or times when the space is restricted to these purposes”;
 - c) deleting the existing text from Section 3.01.EE. and inserting the following:

““Transit Vehicle” shall mean a bus designed to carry more than 15 passengers, including the driver, and equipped with facilities to allow extended travel without stopping.”;

- d) inserting the following as 3.01.Z1:

““Service Station” shall mean any facility that carries on the business of servicing or repairing automobiles.”;

- e) adding the following as Section 4.01.1:

“When signaled or directed to stop by a peace officer who is readily identifiable as a peace officer, a driver shall forthwith bring the vehicle to a stop, furnish to the peace officer any information respecting the driver or the vehicle that the peace officer requires and shall remain stopped until permitted by the peace officer to leave.”;

- f) deleting the words “Rural Service Area roadway” from Section 5.01 and inserting “Highway”;

- g) deleting the words “at a greater speed than” from Sections 5.09 and 5.10 and inserting “in excess of”;

- h) inserting the following as Section 5.11: “Speeding Offences:

A. No person shall operate a vehicle in contravention of sections 115(2)(p), (p.1) or (r) of the *Traffic Safety Act* or sections 53(5)(c) or 70 of the *Use of Highway and Rules of the Road Regulation*. The specified penalties payable in respect of such contraventions are set out in Schedule 5.

B. Proceedings with respect to a contravention of the provisions referred to in section 5.11.A. may be commenced by a violation ticket issued under either Part II or Part III of the *Provincial Offences Procedure Act*.

C. Where a person exceeds the speed limits referred to in the sections referred to in section 5.11.A. by more than 50 kilometres per hour, the person is required to appear before a justice without the alternative of making a voluntary payment.”

- i) deleting “roadway” from Section 6.01, 6.03.A. and 6.03.B, and inserting “highway” in its place.

- j) adding the following to Section 7.03:

“E. on a sidewalk or boulevard;

F. facing oncoming traffic; or

- G. on any bridge or approach to any bridge.”
- k) deleting the existing text from Section 7.26 and inserting the following:
“No person shall park or permit to be parked a vehicle on any highway for more than forty-eight (48) consecutive hours unless otherwise permitted by the Chief Administrative Officer or his delegate in writing.”
- l) deleting the existing text from Section 7.32 and inserting the following:
“No person shall park or permit to be parked, a vehicle in a transit zone except a transit vehicle.”
- m) inserting the following as Section 7.37:
“No person shall park or permit to be parked, a vehicle or trailer on any highway unless the subsisting license plate issued for that vehicle is displayed on that vehicle in accordance with the regulations of the Act.”
- n) deleting “8.10” from Section 8.10 and inserting “8.09” in its place.
- o) adding the following to Section 8.13:
“C. Any vehicle or trailer having chains attached to the tires.”
- p) deleting “Mayor or Council” from Sections 10.01, 10.02, 10.03, 10.04 and inserting “Chief Administrative Officer”.
- q) deleting the existing text from Section 10.09 and inserting the following:
“A peace officer, Parade Marshall or person designated to control traffic by the Parade Marshall may regulate and direct traffic in the vicinity of any parade or procession and all persons shall obey the orders and directions of the peace officer, Parade Marshall or person designated to control traffic by the Parade Marshall. The person controlling traffic must be identifiable as a person designated to control traffic in accordance with all applicable legislation. ”
- r) adding the words “and urban park trail systems” to Section 11.02;
- s) deleting the existing text from Section 11.16 and inserting the following:
“The Chief Administrative Officer or his delegate is hereby authorized to post truck routes or dangerous goods routes as approved by the Council and described in Schedules 2 and 3 attached to and forming part of this Bylaw.”;
- t) inserting the following as Section 11.27:

“The Chief Administrative Officer or his delegate is hereby authorized to require security for performance in an acceptable form on any and all work that affects highways. Such security shall be in the amount to fully recover the cost or repair for unacceptable or sub-standard performance.”;

- u) inserting the following as Section 12.04:

“Notwithstanding any other provision in this Bylaw, no person shall operate a vehicle in excess of the posted weight on any ice bridge.”;

- v) deleting the words “or other street furniture” from Section 13.16.D.;

- w) adding the following as subsection D.1 to Section 13.16:

“No person shall remove any street furniture.”;

- x) deleting the words “issued by the Chief Administrative Officer or his delegate” from Section 13.19;

- y) inserting the following as Section 13.26.1:

“All owners, occupants or tenants of land or premises with any land use designation other than a commercial designation under the Land Use Bylaw, shall remove or cause to be removed and cleared away snow, ice, dirt, debris or other obstruction from any municipal sidewalk abutting on the front or flank of his property within forty-eight (48) hours of the time when the snow, ice, dirt, or other obstruction was formed or deposited thereon.”

- z) deleting the existing text from Section 13.39 and inserting the following:

“No person shall drive or operate a motor vehicle on or across any boulevard, sidewalk, municipal park, utility lot, utility right-of-way, Municipal Reserve, or other publicly owned lands, not designated for vehicular use, without the permission of the Chief Administrative Officer or his delegate.”

- aa) deleting the fine amount “\$85.00” from Section 14.01 and inserting “\$120.00”;

- bb) deleting the text “Part II” from Section 14.13 and inserting “Part III”;

- cc) adding “or Part III” immediately following the phrase “Part II” in Section 14.14;

- dd) deleting “Regional Manager” from Section 14.17 and inserting “Chief Administrative Officer”;

- ee) deleting the word “not” from Section 15.11 as it appears immediately following the words “No person shall”;
 - ff) removing the existing Schedule 5 and inserting the revised Schedule 5, attached hereto.
2. Notwithstanding Section 3 of this Bylaw, the provisions pertaining to Dangerous Goods shall only become effective upon receiving Ministerial approval, regardless of the effective date established in accordance with Section 3.
 3. THAT the Chief Administrative Officer shall be authorized to consolidate this bylaw.
 4. THAT this Bylaw shall come into full force and effect on the 1st day of January, A.D. 2008.

READ a first time this 9th day of October, A.D. 2007.

READ a second time this _____ day of _____, A.D. 2007.

READ a third and final time this _____ day of _____, A.D. 2007.

SIGNED and PASSED this _____ day of _____, 2007.

MAYOR

CHIEF LEGISLATIVE OFFICER

APPROVED by the Minister responsible for Alberta Infrastructure and Transportation, or delegated representative, this _____ day of _____, 2007.

Minister
Alberta Infrastructure and Transportation

PENALTIES AND FINES

<u>SECTION NO.</u>	<u>OFFENSE</u>	<u>FINE (\$)</u>
4.02	Obstructing traffic without authority	\$120.00
4.04	Passing transit buses on right contrary to buses turn signal	\$120.00
4.06	Passing vehicles going the same direction on bridge	\$120.00
4.08	Driving or walking over thermal inlay or painted line in posted "Work Zone"	\$200.00 + repair cost
5.01	Operation of vehicle greater than 50 km/per hr. on any Winter Road or Highway with no posted speed	\$500.00
5.03	Operating a vehicle within a school zone, on any day in which school is held, in excess of thirty (30) kilometers per hour between the hours of 07:30 and 16:30.	\$120.00
5.04	Operating a vehicle within a playground zone in excess of thirty (30) kilometers per hour between the hours or 08:30 and 20:30.	\$120.00
5.11	Speeding	Table 1– Speeding Offences

Table 1 – Speeding Offences – Specified Fines

Kilometres over limit	Amount of specified penalty (in dollars)	Kilometres over limit	Amount of specified penalty (in dollars)
1	\$50	26	\$136
2	\$52	27	\$140
3	\$54	28	\$145
4	\$56	29	\$150
5	\$58	30	\$154
6	\$60	31	\$163
7	\$62	32	\$169
8	\$64	33	\$177
9	\$66	34	\$184
10	\$68	35	\$191
11	\$70	36	\$199
12	\$72	37	\$206
13	\$74	38	\$215
14	\$76	39	\$222
15	\$78	40	\$230
16	\$90	41	\$238
17	\$96	42	\$245
18	\$99	43	\$253
19	\$105	44	\$260
20	\$108	45	\$267
21	\$113	46	\$275
22	\$119	47	\$283
23	\$122	48	\$290
24	\$128	49	\$298
25	\$131	50	\$306

6.01	Jaywalking	\$120.00
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<u>SECTION NO.</u>	<u>OFFENSE</u>	<u>FINE (\$)</u>
6.02	Walking across where traffic control device prohibits	\$120.00
7.05, 7.06, 7.07	Parking a vehicle in a posted area indicating “No Parking” or “Street Maintenance”	\$120.00
7.10(A)	Parking a vehicle in a posted “Passenger Loading Zone”	\$120.00
7.10(B)	Parking a vehicle in a posted “No Parking Zone”	\$120.00
7.11	Parking a vehicle on any Alley	\$120.00
7.13	Parking a vehicle in excess of posted Time Limits	\$120.00
7.15	Parking a vehicle on Private Property	\$120.00
7.16	Parking on Private Property used for Industrial and commercial purposes	\$120.00
7.17	Parking a vehicle in a Municipal Reserved Stall	\$120.00
7.18	Parking vehicle contrary to prohibitions posted at a Municipal Parking Lot	\$120.00
7.19	Parking a vehicle on Municipal Property	\$120.00
7.20	Parking an Unattached Trailer on Highway	\$120.00
7.21	Occupancy of Mobile Unit on Highway or Municipal Property	\$120.00
7.22	Parking vehicle in a posted “Taxi Zone”	\$120.00
7.27	Parking in a posted “Fire Lane”	\$120.00
7.29	Service stations parking vehicles on street	\$500.00
7.30	Parking vehicle in stall posted for a Disabled Person(s) Vehicle	\$500.00
7.31	Parking vehicle in a Restricted Residential area	\$120.00
7.32	Parking vehicle in a “Transit Zone”	\$120.00
7.33	Parking vehicle in an “Emergency Exit”	\$120.00
7.34	Parking in the entrance to Fire Hall and/or Ambulance.	\$120.00
7.35	Parking in a “Fire Lane”	\$120.00
8.02	Parking vehicle and/or vehicle with trailer in excess of 6 meters on roadway.	\$120.00
8.07	Vehicles carrying Dangerous Goods.	\$1000.00
8.12	Overweight vehicles.	\$500.00/1000 kg
8.14	Use of engine retarder brakes near residential property.	\$120.00
9.02	Operating heavy vehicles off specified “Truck Routes”.	\$200.00
9.05	Violation of provisions of route permit.	\$200.00

<u>SECTION NO.</u>	<u>OFFENSE</u>	<u>FINE (\$)</u>
10.01	No valid parade permit.	\$120.00
10.10	Breaking through ranks of a funeral procession.	\$120.00
10.10	Breaking through the ranks of any authorized parade or procession.	\$120.00
12.03	Driving road when prohibited/contravening winter Road bulletin.	\$500.00 + replacement cost
12.03	Driving an over weight vehicle on an ice bridge.	\$1000.00 + replacement cost
13.01	Placement of cable or electrical cord on Highway (includes a sidewalk).	\$120.00
13.02	Improper suspension of electrical cable.	\$120.00
13.03, 13.07	Construction of driveway without a permit.	\$500.00
13.08	Damage to any street furniture.	\$500.00 + repair/ replacement cost
13.09	Littering (general)	Min \$500.00 + clean-up cost
13.09	Littering where the amount of litter exceeds 50 lbs in weight or 0.5 cubic meters in volume.	Min \$1000.00 + clean-up cost
13.10	Any load or portion of a load becomes loose or detached or blows, drops, spills or falls from any vehicle onto any highway.	\$500.00 + clean-up cost
13.13	Tracking onto Municipality streets or land.	Min \$500.00 + clean-up cost
13.14	Transport of material where there is less than 75 millimetres from the top edge of the containment structure.	\$500.00 + clean-up cost
13.15	Transport of unsecured load.	\$500.00 + clean-up cost
13.16(A)	Defacing highway or street furniture.	Min \$1000.00 + repair cost
13.16(D)	Remove any stop sign, yield sign, speed control sign or other traffic control device.	\$1000.00 + replacement cost
13.16(D1)	Remove any other street furniture.	\$500.00 + replacement cost
13.17	Place or construct encroachments or obstruction to highway or public place.	Min \$500.00 + repair cost
13.19	Operating without excavation permit.	Min \$5000.00 + repair cost

<u>SECTION NO.</u>	<u>OFFENSE</u>	<u>FINE (\$)</u>
13.23	Fence constructed wholly of barb wire along highway.	\$120.00
13.24	Plants Overhanging Highway.	\$120.00
13.26	Failure to clean sidewalk (commercial)	\$120.00
13.27	Failure to clean sidewalk (other than commercial designation).	\$120.00
13.31	Failure to clean snow from eaves/awnings.	\$120.00
13.32	Failure to clear snow and ice of awning extending over a highway	\$120.00
13.33	Failure to prevent ice from forming from water drips.	\$120.00
13.36	Failure to post shopping cart restrictions.	\$120.00
13.37	Failure to identify shopping cart ownership.	\$120.00
13.39	Driving/operating a motor vehicle on or across any publicly owned lands not designated for vehicular use.	\$500.00 + repair costs
15.01	Fence erected too close to intersection.	\$120.00 + Removal cost
15.04	Loading/unloading across sidewalk when other facilities are available.	\$120.00
15.10	Commercial business not cleaning sidewalks and/or crossing.	\$120.00
15.11	Repairing vehicles on roadway.	\$500.00
15.12	Non operative motor vehicle parked on highway.	\$500.00

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Community Services
Date:	November 13, 2007
Subject:	Bylaw No. 07/066 - Debenture Borrowing Bylaw – Thickwood Heights/ Timberlea Multi-Use Facility

ISSUE:

Debenture financing in the amount of \$8,800,000 is required for the expansion of the Thickwood Heights/Timberlea Multi-Use Facility.

REFERENCE:

1. Municipal Government Act Section 251(1)
2. 2007 Capital Budget

HISTORY:

The Thickwood Heights/Timberlea Multi-Use Facility project was approved in the 2007 Capital Budget and a portion of the financing requires debenture borrowing. The debenture funds will be accessed as required.

Approval is required before administration can proceed with the Thickwood Heights/Timberlea Multi-Use Facility Feasibility and Economic Assessment Study.

ANALYSIS:

On December 12, 2006 Regional Council approved the 2007 Capital Budget. Part of this budget included the Thickwood Heights/Timberlea-Multiuse Facility. Section 251(1) of the Municipal Government Act requires that a bylaw be passed approving debenture financing for this capital projects.

ATTACHMENTS:

1. Bylaw No. 07/066
2. Amortization Schedule
3. 2007 Capital Budget Request Sheet

ADMINISTRATIVE RECOMMENDATION:

1. THAT Bylaw No. 07/066, being a debenture borrowing bylaw for the Thickwood Heights/Timberlea Multi-Use Facility, be read a second time.
2. THAT Bylaw No. 07/066 be read a third and final time.

BYLAW NO. 07/066

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO INCUR AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF EIGHT MILLION EIGHT HUNDRED THOUSAND DOLLARS (\$8,800,000.00) FOR THE PURPOSE OF THE THICKWOOD HEIGHTS/TIMBERLEA MULTIUSE FACILITY.

WHEREAS the Council of the Regional Municipality of Wood Buffalo has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the financing, undertaking and completion of the Thickwood Heights/Timberlea Multiuse Facility;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Thickwood Heights/Timberlea–Multiuse Facility is \$35,300,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$8,800,000.00, for a period not to exceed fifteen (15) years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred in this bylaw.

WHEREAS the principal amount of the outstanding debt of the Regional Municipality of Wood Buffalo at December 31, 2006 is \$201,896,286.00 and no part of the principal or interest is in arrears;

WHEREAS the estimated lifetime of the project financed under this bylaw is equal to, or in excess of fifteen (15) years;

AND WHEREAS all required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta;

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

1. That for the purpose of the Thickwood Heights/Timberlea – Multiuse Facility the sum of EIGHT MILLION EIGHT HUNDRED THOUSAND DOLLARS (\$8,800,000.00) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Regional Municipality of Wood Buffalo at large, of which amount the full sum of \$8,800,000.00 is to be paid by the Regional Municipality of Wood Buffalo at large.
2. The proper officers of the Municipality are hereby authorized to issue debentures on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the Thickwood Heights/Timberlea Multiuse Facility.

3. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual equal payments of combined principal and interest installments not to exceed fifteen (15) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed fourteen (14) percent.
4. The Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.
7. This bylaw shall become effective when it has received third reading and been signed by the Mayor and Chief Legislative Officer.

READ a first time this 25th day of September, 2007.

READ a second time this _____ day of _____, 2007.

READ a third and final time this _____ day of _____, 2007.

SIGNED and PASSED this _____ day of _____, 2007.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Thickwood Heights/Timberlea - Multiuse Facility

Principal	\$8,800,000.00
Interest	6.00%
Term	15
Payments	\$906,072.32

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$8,800,000.00
1	\$8,800,000.00	\$528,000.00	\$906,072.32	\$378,072.32	\$8,421,927.68
2	\$8,421,927.68	\$505,315.66	\$906,072.32	\$400,756.66	\$8,021,171.02
3	\$8,021,171.02	\$481,270.26	\$906,072.32	\$424,802.06	\$7,596,368.95
4	\$7,596,368.95	\$455,782.14	\$906,072.32	\$450,290.19	\$7,146,078.77
5	\$7,146,078.77	\$428,764.73	\$906,072.32	\$477,307.60	\$6,668,771.17
6	\$6,668,771.17	\$400,126.27	\$906,072.32	\$505,946.05	\$6,162,825.12
7	\$6,162,825.12	\$369,769.51	\$906,072.32	\$536,302.82	\$5,626,522.30
8	\$5,626,522.30	\$337,591.34	\$906,072.32	\$568,480.98	\$5,058,041.32
9	\$5,058,041.32	\$303,482.48	\$906,072.32	\$602,589.84	\$4,455,451.47
10	\$4,455,451.47	\$267,327.09	\$906,072.32	\$638,745.23	\$3,816,706.24
11	\$3,816,706.24	\$229,002.37	\$906,072.32	\$677,069.95	\$3,139,636.29
12	\$3,139,636.29	\$188,378.18	\$906,072.32	\$717,694.15	\$2,421,942.15
13	\$2,421,942.15	\$145,316.53	\$906,072.32	\$760,755.79	\$1,661,186.35
14	\$1,661,186.35	\$99,671.18	\$906,072.32	\$806,401.14	\$854,785.21
15	\$854,785.21	\$51,287.11	\$906,072.32	\$854,785.21	\$0.00
	Total	Interest	Payment	Principal	
		\$4,791,084.84	\$13,591,084.84	\$8,800,000.00	



PROJECT NAME Thickwood Heights/Timberlea - Multiuse Facility \$ **35,000,000**

PROJECT LOCATION Fort McMurray
SPONSOR DEPARTMENT Community Services
SPONSOR DIVISION Parks
MUNICIPAL FUNCTION 72 - Recreation Bldg & Facility
TYPE OF PROJECT Building/Facility

Type of Cost Estimate

Detailed (+/-15%)

Preliminary (+/-30%)

Conceptual (+/- 50%)

Strategic (+/- 100%)

Project Timeline

Pre-Design		Design		Construction or Purchase	
Start (mm-yy)	Finish (mm-yy)	Start (mm-yy)	Finish (mm-yy)	Start (mm-yy)	Finish (mm-yy)
Jun-07	Sep-07	Sep-07	Feb-08	Jan-09	Sep-10

Description of Project

Future population growth projections, and projected community organization growth clearly indicate the need for the development of an additional leisure facility. Facility components include two ice surfaces, gymnasium, aquatics pool, child play/minding area, and running track. The pre-design phase in 2007 will determine actual facility components.

Additional Funding Information

Debenture, Reserves

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debenture Financed
Prior	500,000						500,000
2008	250,000						250,000
2009	8,050,000						8,050,000
2010	26,200,000			26,200,000			
2011	-						
2012	-						
TOTAL	35,000,000	-	-	26,200,000	-	-	8,800,000

Operating Costs (Savings)

	2008	2009	2010
Select cost type			
Have operating impacts been budgeted for?	No		

Accountability Roles

Sponsor Department Contact: Stephen Clarke, Manager, Community Services

Project Lead Contact: John Mulhall, Superintendent, Recreation Arts & Leisure

Business Case Contact: John Mulhall, Superintendent, Recreation Arts & Leisure

Priority Score

48

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Public Works
Date:	November 13, 2007
Subject:	Bylaw No. 07/068 - Utility Rates Bylaw

ISSUE:

The Utility Rates Bylaw requires revision to meet Council's direction in achieving full cost recovery for municipal utility services.

REFERENCE:

- Council Resolution # 217/06 - Utility Rates Strategy
- Campbell Ryder Consulting Group Rate Review & Analysis – April 20, 2006
- Utility Rates Bylaw No. 06/034

HISTORY:

On June 27, 2006 Council approved the 7-Year Utility Rate Strategy. This strategy contained a 5-year rate strategy for the urban service area and a 7-year rate strategy for the rural areas, and works toward full cost recovery for the entire Regional Municipality by the year 2014.

The Utility Rates Bylaw was amended on August 8, 2006. This amendment was the first of a series of annual amendments to continue this program and achieve full cost recovery.

ANALYSIS:

Due to significant changes with the structure of current Utility Rates Bylaw, Administration is recommending that it is repealed and replaced with a new Utility Rates Bylaw. The proposed bylaw is necessary to implement the Utility Rates Strategy, as approved by Council in June 2006, and is the second in a series of rate increases that will bring the Municipality's utility rates into full cost recovery. Any modification or a denial of this amendment will also require that the current adopted strategy be revisited and altered.

ATTACHMENTS:

Bylaw No. 07/068

ADMINISTRATIVE RECOMMENDATION:

THAT Bylaw No. 07068, being the Utility Rates Bylaw, be read a first time.

BYLAW NO. 07/068

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO ESTABLISH UTILITY RATES FOR SEWER, WATER AND SOLID WASTE UTILITIES.

WHEREAS, section 145 of the *Municipal Government Act*, S.A. 1994, C.M-26., 1 as amended, provides that a Council may pass bylaws in relation to the establishment of Utility Rates.

WHEREAS, the Municipal Council wishes to establish a bylaw outlining a scale of charges and fees for distribution, collection and treatment of solid waste, water and sanitary sewage and for compelling the payment of the charges so fixed, and for imposing penalties for failure to take appropriate action in an approved manner;

AND WHEREAS, the Council of the Regional Municipality of Wood Buffalo wishes to establish the rates required for commercial and residential sewer, water and residential solid waste collection.

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

SHORT TITLE

1. THAT this Bylaw shall be referred to as the “Utility Rates Bylaw”.

DEFINITIONS

2. THAT for purposes of this bylaw, the following definitions shall apply:
 - (a) “Account Deposit” means a non-interest bearing refundable sum paid to the Regional Municipality by:
 - (i) a customer who is a renter of property, who has not previously held a utility billing account with the Regional Municipality;
 - (ii) a customer who is a renter of the property, who is seeking to have a utility billing account established in his or her name, but does not have a credit history with the Regional Municipality of a minimum of six (6) consecutive non-default payments for a previous utility billing account;
 - (iii) the “account deposit” will be refunded to the customer within twenty-one (21) days after processing the termination of the account.
 - (b) “Application Fee” means a non-refundable sum paid to the Regional Municipality by a consumer upon application for a municipal utility account;
 - (c) “Commercial Waste” means any waste that is generated on any parcel of land where commercial or industrial activity is conducted;
 - (d) “Consumption Charge” means a levy based on actual consumption;

- (e) “Dwelling Unit” means any building or place occupied or used as an abode, residence, or place of living by not more than four families, and shall include side by side condominium units having individual collection points, while excluding stacked condominiums. This definition shall not include any apartment house, hotel, licensed rooming house, licensed boarding house, tourist cabins or any room or suite of rooms in any building containing trade premises;
- (f) “Inert Material” means non-toxic, non-degradable materials, including demolition and construction refuse, and similar waste material but excluding uncontaminated soils.
- (g) “Meter” means the individual or compound meter and all other equipment and instruments supplied and used by the Regional Municipality to calculate and register the amount of water consumed.
- (h) “Meter Charge” means the cost of installing each new water service meter required to record water usage. This charge shall be billed to the first consumer who will benefit from the use of the water meter.
- (i) “Multi-Family Residential” means any building containing more than one dwelling unit on a taxed parcel as determined from assessment records.
- (j) “Re-connection” means the turning off and turning on of the water after it has been shut-off.
- (k) “Re-connection Fee” means a non-refundable sum paid to the Regional Municipality of Wood Buffalo by a consumer who has had service disconnected for non-payment, prior to a re-connection.
- (l) “Remote Reader” means the device attached to the exterior of a building enabling the Regional Municipality, its officers, agents or employees to determine water consumption without entering the building.
- (m) “Service Connection Fee” means the cost incurred by the Regional Municipality of Wood Buffalo, which shall be borne by the contractor, developer or owner for either a water service or branch line connection.
- (n) “Single Family Residential” means:
 - (i) any building containing one dwelling unit on a taxed parcel as determined from assessment records; or
 - (ii) any permanent mobile home as determined from assessment records.
- (o) “Soil” means any soil classification, excluding soil materials which contain free liquid contaminants in concentrations exceeding applicable federal and provincial legislation and regulations and municipal landfill operations guidelines, or which is unacceptable under the paint filter test requirement; any material which fails to meet the requirements of a paint filter test will be considered liquid waste.

- (p) “Waste” or “Waste Material” means ashes, refuse, trade refuse, inert material or industrial waste as herein defined and includes any other matter or materials suitable for disposal by sanitary land-filling.
- (q) “Waste Receptacle” means a watertight container of rust resistant construction, of circular design, having a smooth rim, rigid fixed handles, a watertight cover and complies with the following specifications:
 - (i) between 40 cm and 50 cm (16” and 20”) in diameter at the top and tapered to a smaller diameter at the bottom;
 - (ii) between 50 cm and 80 cm (20” and 32”) in height;
 - (iii) a total capacity of between 60 and 110 litres;
 - (iv) a gross weight of not more than 20.5 kg (45 lb); or
 - (v) alternately, a non-returnable weather proof plastic bag, securely tied at the top when ready for collection, being no more than 80 cm in height, no more than 50 cm in width, weighing no more than 20.5 kg (45 lb) when filled, and with adequate strength to withhold all of its contents when lifted and handled; or
 - (vi) such other kinds of containers as may be approved by the Chief Administrative Officer, from time to time.

SOLID WASTE SERVICES

- 3. THAT rates charged for Solid Waste Services shall be set as identified in Schedule “A” – Solid Waste Disposal Rates.
- 4. THAT there shall be a minimum charge of \$50.00 per month payable by any customer who has arranged for monthly billings for landfill disposal. The minimum charge will apply only in a month where the service is used. Customers with overdue accounts may be refused entry until outstanding arrears are paid.
- 5. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or a home business situated therein, or an occupant of a dwelling unit in a multiple family building where the owner or agent does not pay charges directly to the Regional Municipality, the charge for basic residential collection shall be \$9.01 per month per dwelling unit for Urban Service Area and \$5.17 per month per dwelling unit for Rural Service Area for the collection of a maximum of four (4) waste receptacles or garbage per week.

WATER SERVICES

- 6. THAT rates charged for Water Service shall be set as identified in Schedule “B” –Water Rates - Monthly.
- 7. THAT all new residential accounts shall be required to pay an account deposit of \$400.00.
- 8. THAT all new commercial accounts shall be required to pay a deposit equal to four (4) months of the minimum water charge based on meter size plus four (4) months of the

average consumption for the account in question multiplied by the commercial consumption charge, or a minimum of \$400.00.

9. THAT a fee of \$30.00 be charged for all water service applications.
10. THAT where the water supply to a building/residence cannot be shut off by means of a curb box, the utility account shall be in the name of the property owner.

SEWER SERVICES

11. THAT rates charged for Sewer Services shall be set as identified in Schedule "C" – Sewer Rates - Monthly.

GENERAL

12. THAT an account for which a cheque has been returned due to insufficient funds shall be levied a fee of \$15.00 for each such occurrence.
13. THAT any utility bill which remain unpaid after the specified due date is subject to a penalty of 1.5% monthly calculated on the total amounts in arrears. No new customer accounts will be authorized until outstanding balances of all past accounts are current.
14. THAT Utility Rates Bylaw No. 01/060 and all amendments thereto are hereby repealed.

EFFECTIVE DATE

15. THAT this Bylaw shall become effective as of January 1, 2008.

READ a first time this _____ day of _____, A.D. 2007.

READ a second time this _____ day of _____, A.D. 2007.

READ a third and final time this _____ day of _____, A.D. 2007.

SIGNED and PASSED this _____ day of _____, A.D. 2007.

MAYOR

CHIEF LEGISLATIVE OFFICER

PART 1 – Landfill Disposal Rates – Fort McMurray Regional Site

ITEM	RATE
Construction & Demolition Material	\$58.83/tonne
Commercial Waste	\$48.71/tonne
Special Handling	\$147.07/tonne
Acceptable Contaminated Soil	\$73.54/tonne
Tires	No Charge
Household Refuse	\$48.71/tonne
Composting	No Charge
CFC Appliances with Gas	\$39.05/unit
Appliances without Gas	\$0.00
Large Commercial Appliances	\$112.00/tonne (special handling)
Clean Wood	No cost
Soil (clean fill)	\$0.00 (testing may be required)
Recyclables	No Charge
Mobile Home Disposal	\$882.42
Scale Usage Charge	\$30.00 per visit
Sump Pit sludge material	\$25.00 per axle – minimum \$100.00 charge

PART 2-A – Monthly Waste Disposal Charges – Urban Service Area

ITEM - Type of Dwelling	UNIT COST – Fixed Monthly Service Charge
Single Family Residential	<ul style="list-style-type: none"> ▪ \$9.01 per unit ▪ Maximum 4 waste receptacles per unit per week at 20.50 kg (45 lb) per waste receptacle. ▪ The charge for garbage tags for waste receptacles in excess of the basic collection services shall be \$1.00 per garbage tag.
Multi Family Residential	<ul style="list-style-type: none"> ▪ \$9.01 per unit ▪ Maximum 4 waste receptacles per unit per week at 20.50 kg (45 lb) per waste receptacle. ▪ The charge for garbage tags for waste receptacles in excess of the basic collection services shall be \$1.00 per garbage tag.

PART 2-B – Monthly Waste Disposal Charges – Rural Service Area

ITEM - Type of Dwelling	UNIT COST – Fixed Monthly Service Charge
Single & Multi Family Residential	<ul style="list-style-type: none"> ▪ \$5.17 per unit ▪ Maximum 4 waste receptacles per unit per week at 20.50 kg (45 lb) per waste receptacle. ▪ The charge for garbage tags for waste receptacles in excess of the basic collection services shall be \$1.00 per garbage tag.

PART 1 – Water Rates – Urban Service Area

Meter Size Class	Residential Fixed	Commercial Fixed	Residential Commodity (m ³)	Commercial Commodity (m ³)
Class 1 (5/8" & 3/4")	\$22.79	5/8"-\$8.35	\$0.6000	\$1.3329
		¾"-12.61		\$1.3329
Class 2(1", 1 ¼", 1 ½")	\$53.41	1"-\$19.03	\$0.6000	\$1.3329
		1¼"-\$28.82		\$1.3329
		1½"-\$43.54		\$1.3329
Class 3 (2" & 3")	\$172.66	2"-\$65.75	\$0.6000	\$1.3329
		3"-\$99.37		\$1.3329
Class 4 (4", 6", 8 & 10")	\$1,516.33	4"-\$150.17	\$0.6000	\$1.3329
		6"-\$226.89		\$1.3329
		8"-\$351.61		\$1.3329

- Apartment Buildings (per unit rate plus meter size charge) \$3.12
- Gregoire Mobile Home Park (per unit rate plus meter size charge) \$4.11
- Cartier Park (per unit) – non metered \$48.63

PART 2 - Water Rates - Rural Service Area

Residential		
Meter Size	Fixed (monthly charge)	Commodity (m ³)
Class 1 (5/8" & 3/4")	\$11.87	\$0.6000
Class 2 (1", 1 ¼" & 1 ½")	\$27.81	\$0.6000
Class 3 (2" & 3")	\$89.91	\$0.6000
Class 4 (4", 6", 8" & 10")	\$789.38	\$0.6000

Commercial

Commercial rural water rates will be equal to the Urban Service Area commercial rates in Part 1 of this Bylaw.

PART 3 – Fees for Special Services

ITEM	UNIT PRICE
Bulk Water Sales	\$4.81 per cubic metre
Meter Charge – the cost of installing each new meter required to record water usage shall be as follows: <ul style="list-style-type: none"> ▪ Residential: up to 1" meter ▪ Residential: in excess of 1" 	<ul style="list-style-type: none"> ▪ \$260.00 includes meter installation, AMR, supplies and labour ▪ Meter & all commercial meters charges will be actual cost of meter, AMR, supplies, administrative costs and labour
Meter test – up to 1" diameter	\$45.00
Meter test – 1" to 2" diameter	\$125.00
Meter test over 2" diameter, meter repairs, meter	Actual cost of service based on labour, material

PART 1 - Sewer Rates - Urban Service Area

Residential & Commercial		
Meter Size	Fixed	Commodity (m3)
Class 1 (5/8" & 3/4")	\$9.89	\$0.3500
Class 2 (1", 1 1/4" & 1 1/2")	\$16.95	\$0.3500
Class 3 (2" & 3")	\$133.82	\$0.3500
Class 4 (4", 6", 8" & 10")	\$936.74	\$0.3500

- Apartments (per occupied unit plus line charges) \$2.87
- Gregoire Mobile Home Park (per occupied unit plus line charges) \$5.94
- Cartier Park (per unit) – non metered \$22.97

PART 2 - Sewer Rates - Rural Service Area

Residential and Commercial		
Meter Size	Fixed	Commodity (m3)
Class 1 (5/8" & 3/4")	\$5.20	\$0.35
Class 2 (1", 1 1/4" & 1 1/2")	\$8.90	\$0.35
Class 3 (2" & 3")	\$164.60	\$0.35
Class 4 (4", 6", 8" & 10")	\$1151.85	\$0.35

PART 3 - Special Services

ITEM	UNIT PRICE
Rate for Un-metered Consumption	The sewer service rate shall be charged based on 27m ³ per month for the duration of the unmetered water servicing. Following the installation of a water meter & upon request from the customer, the customer's actual sewer servicing will be calculated based on three actual monthly readings. The customer's account will be adjusted based on the results of the three readings.
Sewage Lagoon	Domestic Truck Haul Disposal contractors must establish an account and obtain coded access card to Lagoon. Replacement Card Cost is \$20.00 Domestic Sewage Disposal Fee by type of carrier as follows: \$15.00 per vehicle axle. Vehicles with holding tanks not exceeding 5m3 shall be charged a flat rate fee of \$5.00