



Council Meeting

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

Tuesday, September 19, 2006

Agenda

Call to Order – 7:00 p.m.

Opening Prayer

Adoption of Agenda

Minutes of Previous Meetings

- A. Regular Meeting – September 5, 2006

Delegations

- A. No presentations scheduled

(The Chair will provide an opportunity for those attending the meeting and wishing to address an item on the agenda to identify themselves and come forward to speak to Council. Consistent with all delegations, each presentation will be allowed a maximum of five minutes.)

Public Hearings

- A. Bylaw No. 06/036 – Text Amendment to Highway 63 North Area Structure Plan – Graymont and Bylaw No. 06/037 – Text Amendment to the Land Use Bylaw – Graymont

Updates

- A. Reporting of Councillors on Boards and Committees
(Councillors Germain, Meagher, Rebus, Clarkson and Flett)
- B. Mayor's Update
- C. Updates from Administration
 - Community Services - Timberlea Athletic Park
- Father Mercredi Sportsfield
 - Human Resources - Workforce Statistics
 - Operations and Maintenance - Wastewater Treatment Plant
- Water Treatment Plant
 - Planning and Development - Population Projection Scenarios
 - RCMP - Hardin Street Retrofit
- Regional Policing Needs Assessment

Reports

No reports scheduled

Bylaws

- A. Bylaw No. 06/036 – Text Amendment to Highway 63 North Area Structure Plan – Graymont (2nd and 3rd readings)
- B. Bylaw No. 06/037 – Text Amendment to the Land Use Bylaw – Graymont (2nd and 3rd readings)

New and Unfinished Business

Adjournment



Public Hearing

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

Tuesday, September 19, 2006 - 7:00 p.m.

Agenda

1. **Call to Order**
2. **Public Hearing re: [Bylaw No. 06/036](#) – Text Amendment to Highway 63 North Area Structure Plan and [Bylaw No. 06/037](#) – Text Amendment to Land Use Bylaw**
 - A. **Opening Statement**
 - Dennis Peck, Superintendent of Current Planning
 - B. **Written Presentations**
 - No presentation received
 - C. **Verbal Presentations**
 - [Jim Rogers](#) - supporting
 - [Grant Henry](#) - opposing
 - D. **Other Verbal Presentations (Time Permitting and with Consent of Council)**
 - E. **Questions of Council**
 - F. **Closing Statement**
 - Dennis Peck, Superintendent of Current Planning
3. **Closure of Public Hearing**



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

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

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

CONTACT INFORMATION

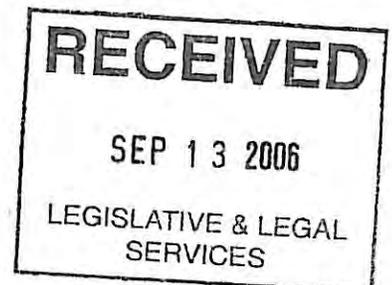
Name of Presenter:	VIM ROGERS,	
Mailing Address:	7215 Rockwood AVE	
Telephone Number:	743-3963 (machine) (Day) 715-7934 (cell)	If we cannot confirm your attendance, your request may be removed from the Agenda.
E-Mail Address (if applicable):	-	

PRESENTATION INFORMATION

Preferred Date of Presentation:	Sept 19 2006	
Topic:	Proposed Amendment to area shut-in plan	
Please List Specific Points/Concerns:	1. impact AT&T network	
If speaking at a Public Hearing, clearly state your support or opposition to the bylaw along with any related information:	2. favour with care +	
	mechanism for future	
	tweaking	
Action Being Requested of Council:		

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

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



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

RECEIVED

SEP 13 2006

LEGISLATIVE & LEGAL
SERVICESREGIONAL MUNICIPALITY
OF WOOD BUFFALO**Request To Make A Presentation
At A Council Meeting Or Public Hearing**

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

CONTACT INFORMATION	
Name of Presenter:	GRANT HENRY.
Mailing Address:	152 COTE BAY FORT McMURRAY, AB T9H 4R9
Telephone Number:	wk 791-4951 (Day) If we cannot confirm your attendance, your Hu 791-2730 request may be removed from the Agenda.
E-Mail Address (if applicable):	granthenry@shaw.ca
PRESENTATION INFORMATION	
Preferred Date of Presentation:	SEPTEMBER 19 th .
Topic:	PROPOSED AMENDMENTS 06/30 & 06/37
Please List Specific Points/Concerns: If speaking at a Public Hearing, clearly state your support or opposition to the bylaw along with any related information:	1. <u>RMWB SUBMISSION TO A.E.U.B.</u> <u>RE: SUNCOR VOYAGEUR APPLICATION</u> 2. <u>SUPPLY/DEMAND VS LOSS OF</u> <u>RECREATION/WILDLIFE POTENTIAL/HABITAT</u> 3. <u>LINKAGE BETWEEN AGGREGATE/LIMESTONE</u> <u>EXTRACTION PROPOSALS & IMPACTS.</u>
Action Being Requested of Council:	<u>REJECT PROPOSED AMENDMENTS</u>

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

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REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Interoffice Memo

Date: September 13, 2006

To: Mayor & Council

Subject: **COUNCIL UPDATE – TIMBERLEA ATHLETIC PARK & FATHER
MERCREDI SPORTSFIELD**

Timberlea Athletic Park

The Timberlea Athletic Park expansion project began in 2005. One of the existing slow pitch ball diamonds was completely renovated to create a championship diamond by enlarging the field, replacing the root zone material, and adding an irrigation system. The amenities new to the park consist of four soccer pitches, a baseball diamond, a slowpitch diamond, a boarded hockey rink, a sledding hill, a skate park, a playground, and a cricket pitch. Some of the other amenities include additional parking, trails, benches and trash receptacles. Each of the new sportsfields was constructed on a sand base amended with organic material and a zeolite product. They all include an automatic irrigation system and were seeded with improved turf varieties. The construction of all of these amenities will be completed in 2006. The outdoor rink will be ready for play this winter and the sportsfields will open for play in the spring of 2007.

The finishing touches of the park are nearing completion and will be done by November. This work encompasses parking lot and field lighting, park furnishings, and completion of the common areas.

The final phase of the construction will be the addition of a maintenance facility, a concession, and a clubhouse. This work will start this fall and be completed in 2007. The 700 square meter clubhouse will include change rooms, a concession, office space, meeting space, washrooms and an open gathering area. It will also serve as a changing/warm up area for the outdoor rink. The versatility in the design of this building will complement a four season programming schedule by the Community Development Division. This work is scheduled to be completed by the summer of 2007 and the grand opening will likely be later that year in September.

Timberlea Athletic Park Aerial View 1:



Timberlea Athletic Park Aerial View 2:



Father Mercredi Field / Corless Field

Both of these fields were renovated in 2005. They were also constructed on a sand base amended with organic material and a zeolite product. They both have an automated irrigation system and were seeded with improved turf varieties. Both fields opened for play this September and the user groups have been very complimentary of the renovation results.

Other work completed as part of these renovations was the addition of lighting and new sound system by the Trapper's Football organization at Father Mercredi. The track surrounding Corless Field was also upgraded and was opened for use in the spring.

Father Mercredi / Corless Field Aerial View 1:



Father Mercredi / Corless Field Aerial View 2:



Stephen Clarke
Manager
Community Services Department

xc: Bill Newell, Regional Manager
Kevin Greig, Chief Legislative Officer

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To: Council
From: Human Resources Department
Date: September 19, 2006
Subject: Workforce Planning Statistics –For information

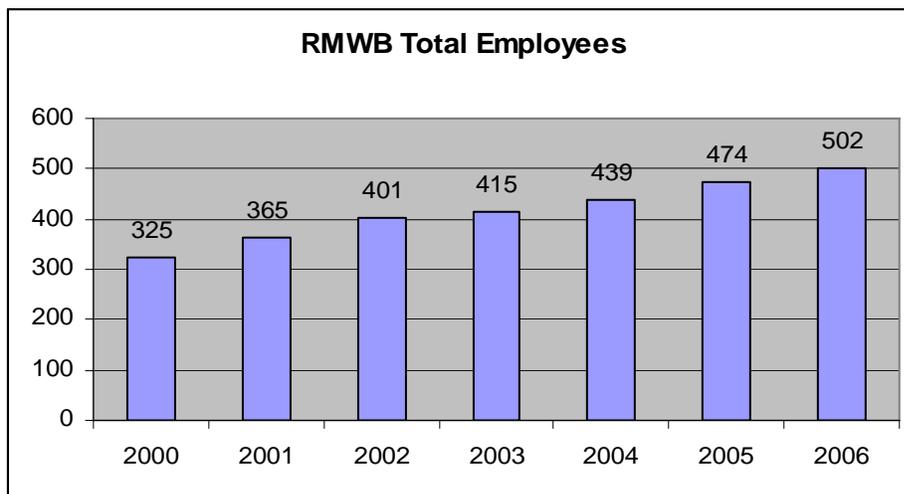
HISTORY:

The statistics contained in this report are intended to summarize the demographics of our ever changing workforce as well as highlight the recruitment activity for the second quarter of 2006. Information in this report is to July 31, 2006.

ANALYSIS OF STATISTICAL DATA:

Workforce Demographics:

- The number of permanent employees has increased from 474 in December 2005 to 502 on July 31, 2006. This represents a 6% increase.



- 53% of the permanent workforce comes from two departments: Operations & Maintenance (135 Employees – 27%) and the Fire Department (130 Employees – 26%)
- In 2006 there were 114 new permanent employees hired (23% of our current workforce).

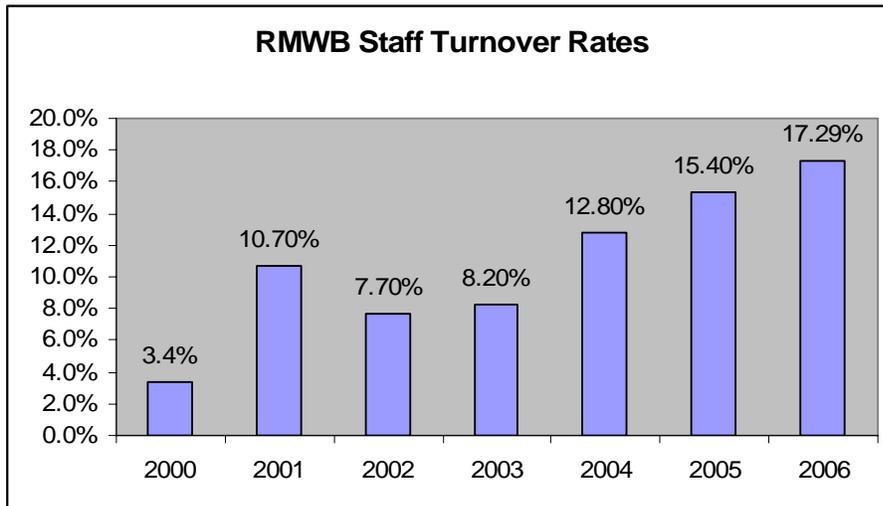
Workforce Affiliation:

- Approx. 80% of the permanent staff belongs to one of the two bargaining units.
 - 55% CUPE
 - 25% IAFF

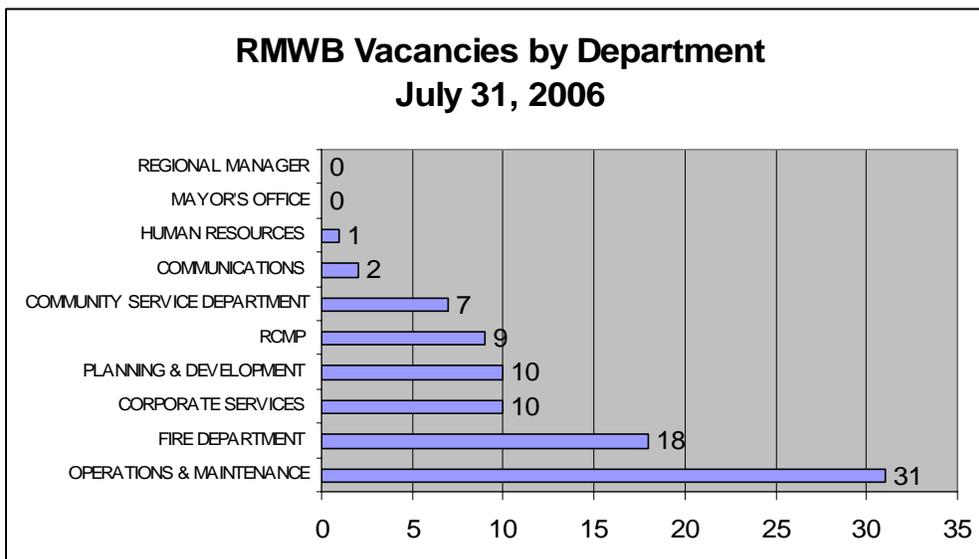
- 20% Exempt

Workforce Turnover and Vacancies:

- The turnover rate for the period January 1 – July 31, 2006 is 7.63% however this is not reflective of a full year and therefore is naturally higher towards the end of the year.
- The annualized turnover in staff has steadily increased since 2002, reaching an annualized rate for the period August 1, 2005 – July 31, 2006 of 17.3%.

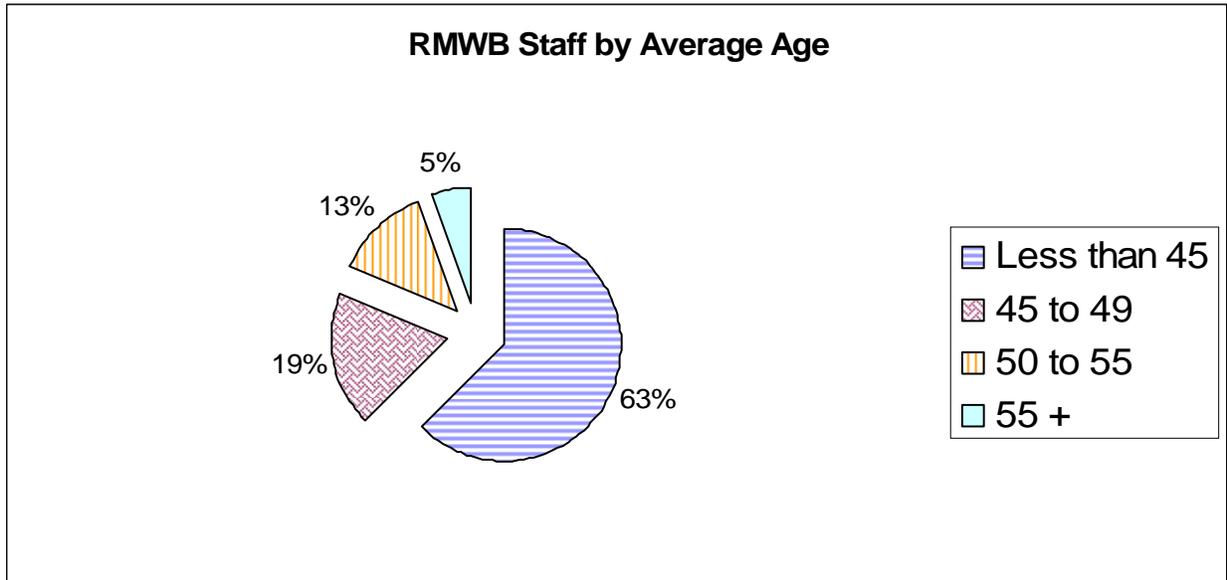


- The largest number of vacancies was in Operations and Maintenance (31) and the Fire Department (18).



Staff Tenure:

- As of July 31, 2006, the average year of service, for all permanent employees was 6.9 years.
- This relatively low average years of experience is reflected in the age breakdown of the organization as illustrated below:



ATTACHMENT:

July 31, 2006 Recruitment Statistics Report

Regional Municipality of Wood Buffalo
 Workforce Planning Statistics
 January 1 – July 31/06

TOTAL APPROVED POSITIONS BY DEPARTMENT

Department Name	Approved FTE	# of Positions	(FTE)% of Workforce
MAYOR'S OFFICE	1	1	0.17%
REGIONAL MANAGER	3	3	0.51%
OPERATIONS AND MAINTENANCE	166	166	28.46%
CORPORATE SERVICES	81.5	85	13.98%
COMMUNICATIONS	6	6	1.03%
COMMUNITY SERVICES DEPARTMENT	69.6	73	11.94%
PLANNING & DEVELOPMENT	52	52	8.92%
FIRE DEPARTMENT	148	148	25.38%
RCMP	44	44	7.55%
HUMAN RESOURCES	12	12	2.06%
Grand Total	583.1	590	100%

AVERAGE AGE AND YEARS OF SERVICE

Department Name	Age	2006 Yrs of Service
MAYOR'S OFFICE	39	8.0
OPERATIONS AND MAINTENANCE	44	8.3
REGIONAL MANAGER	44	0.7
CORPORATE SERVICES	41	6.8
COMMUNICATIONS	41	2.0
COMMUNITY SERVICES DEPARTMENT	39	5.5
PLANNING & DEVELOPMENT	40	4.0
FIRE DEPARTMENT	36	7.9
RCMP	39	6.1
HUMAN RESOURCES	40	6.4
Grand Average	40	6.9

Regional Municipality of Wood Buffalo
 Workforce Planning Statistics
 January 1 – July 31/06

AGE 55 IN 2006, 2011 & 2016 BY DEPARTMENT

Department Name	2006 Over 55	2011 Over 55	2016 Over 55
MAYOR'S OFFICE	0	0	0
OPERATIONS AND MAINTENANCE	9	37	71
REGIONAL MANAGER	1	1	2
CORPORATE SERVICES	5	19	33
COMMUNICATIONS	0	1	2
COMMUNITY SERVICES DEPARTMENT	3	10	26
PLANNING & DEVELOPMENT	4	8	14
FIRE DEPARTMENT	8	19	33
RCMP	4	6	10
HUMAN RESOURCES	0	2	5
TOTAL	34	103	196
Real increase		69	93

JAN – JULY 31 2006 TURNOVER RATES (actual and true)

Department Name	# of Employees	Actual Terminations	True¹ Terminations	Actual Turnover	True Turnover
MAYOR'S OFFICE	1				
REGIONAL MANAGER	3				
OPERATIONS AND MAINTENANCE	166	11	7	6.62%	4.22%
CORPORATE SERVICES	85	7	5	8.23%	5.88%
COMMUNICATIONS	6	3	3	50.00%	50.00%
COMMUNITY SERVICES DEPARTMENT	73	12	9	16.43%	12.33%
PLANNING & DEVELOPMENT	52	4	4	7.69%	7.69%
FIRE DEPARTMENT	148	18	15	12.00%	10.13%
RCMP	44	3	2	6.81%	4.54%
HUMAN RESOURCES	12				
Grand Total	590	58	45	9.83%	7.63%

¹ True terminations exclude retirements, deaths and company initiated terminations.

Regional Municipality of Wood Buffalo
 Workforce Planning Statistics
 January 1 – July 31/06

July 31/06 VACANCY RATE²

Department Name	# of Employees	Vacancies	Vacancy Rate
MAYOR'S OFFICE	1		0%
REGIONAL MANAGER	3		0%
OPERATIONS AND MAINTENANCE	166	31	18.67%
CORPORATE SERVICES	85	10	11.76%
COMMUNICATIONS	6	2	33.33%
COMMUNITY SERVICES DEPARTMENT	73	7	9.59%
PLANNING & DEVELOPMENT	52	10	19.23%
FIRE DEPARTMENT	148	18	12.16%
RCMP	44	9	20.45%
HUMAN RESOURCES	12	1	8.33%
Grand Total	590	88	14.91%

RMWB Staff Turnover Rate (July 2005 – July 2006)	
	<u>Jul-06</u>
MAYOR'S OFFICE	0.0%
REGIONAL MANAGER	66.7%
OPERATIONS AND MAINTENANCE	11.5%
CORPORATE SERVICES	24.7%
COMMUNICATIONS	50.0%
COMMUNITY SERVICES DEPARTMENT	28.8%
PLANNING & DEVELOPMENT	15.4%
FIRE DEPARTMENT	16.2%
RCMP	9.1%
HUMAN RESOURCES	0.0%
TOTAL	17.3%

² Vacancies only include those of which have been requisitioned through staffing actions.

Regional Municipality of Wood Buffalo
 Workforce Planning Statistics
 January 1 – July 31/06

COMPETITION SUMMARY

Permanent

Total Permanent competitions				116 ³
Total Permanent positions				159
Total positions filled				114
	• Internal	64	56%	
	• External	50	44%	
# of Multiple offers				4
Average days to fill a position ⁴ (closing date to offer acceptance date)				42.4 calendar days
Percent of positions filled				72%

Department Name	# of permanent Competitions	#of Perm Positions	# of permanent hires
MAYOR'S OFFICE			
REGIONAL MANAGER			
OPERATIONS AND MAINTENANCE	38	49	40
CORPORATE SERVICES	23	23	20
COMMUNICATIONS	3	3	3
COMMUNITY SERVICES DEPARTMENT	20	21	17
PLANNING & DEVELOPMENT	16	17	16
FIRE DEPARTMENT	3	29	9
RCMP	13	17	9
HUMAN RESOURCES	0	0	0
Grand Total	116	159	114

³ May be for multiple positions

⁴ 'Average days to fill a position' is only tracked once the position has been filled.

Regional Municipality of Wood Buffalo
 Workforce Planning Statistics
 January 1 – July 31/06

Non permanent

Total Non permanent competitions 44
 Total Non permanent positions 122
 Total positions filled 109

Average days to fill a position 42.54 calendar days
 (closing date to acceptance date)

Departmental breakdown:

Department Name	# of Non permanent Competitions	# of Non permanent hires
MAYOR'S OFFICE	1	1
REGIONAL MANAGER		
OPERATIONS AND MAINTENANCE	8	23
CORPORATE SERVICES	10	14
COMMUNICATIONS	1	1
COMMUNITY SERVICES DEPARTMENT	18	75
PLANNING & DEVELOPMENT	1	1
FIRE DEPARTMENT		
RCMP	3	5
HUMAN RESOURCES	2	2
Grand Total	44	122

REGIONAL MUNICIPALITY OF WOOD BUFFALO STANDING COMMITTEE REPORT

To:	Mayor & Council
From:	Operations & Maintenance Department
Date:	September 19 th , 2006
Subject:	Project Update

ISSUE:

To provide Council with an update on the Wastewater Treatment Plant & Water Treatment Plant Capital projects.

HISTORY:

1. Wastewater Treatment Plant Upgrade

The following is a list of the highlights that reflect the progress of the Fort McMurray Wastewater Treatment Plant upgrading:

- Project Management is addressing the following areas; reviewing requirements for Commissioning, developing RMWB staffing requirements, addressing scope changes with Earth Tech, investigating new locations for grit disposal from trucks currently being disposed of in Cell #1 & investigating the sludge levels in Cell #5
- Monitoring and optimizing of chemical dosing to address the wastewater effluent CBOD results that have been below the target of 25 mg/L for the past month.
- LEED Certification current evaluation is 35 points with another 9 possible points pending as of August 9, 2006. A total of 33 points is required to achieve Silver Status. The objective is to submit at 36 – 38 points to provide a buffer for any credits that may be rejected.
- Construction
 - Contract 1: Desludging and Clearing Contract – Complete
 - Contract 2: Pregrading and Piling Contract – Complete
 - Contract 3: Main Contract. Items to note are:
 - Progress to August 31, 2006 is approximately \$21,653,474. This represents 73% of Bird's cash flow projection of \$29,840,000 to August 31, 2006 (about one month behind schedule).
 - Number of employees on site as of September 9 was 112 including 105 contractor workers & miscellaneous personnel such as engineering, RMWB staff and geo technical personnel

2. Water Treatment Plant Upgrade

The following is a list of the highlights that reflect the progress of the Fort McMurray Water Treatment Plant upgrading:

- Pilot Testing for the Actiflow Treatment process is scheduled to commence in September. Results from the testing are expected to be completed in November with a Final report on the findings completed by the end of 2006
- Plant Filtration improvements are to be tendered in mid September and awarded in October with construction anticipated to begin in December. Completion of the Deep Bed Filters is expected to be during the end of the first Quarter of 2007
- Disinfection component of the plant upgrade is scheduled to commence and completed in 2007. In addition, chemical feeds and the clarifiers will need upgrading to ensure that the water treatment plant capacity can achieve its basic population design needs.
- Waste Handling and chemical feed issues are scheduled to be addressed in 2008. The system upgrades are necessary to ensure that there are no restrictions within the treatment process that will adversely affect treatment capacity
- Performance of the water plant following the clarifier and filter upgrading and the population growth will determine the timing of the river intake, high lift pumping and plant waste management upgrading requirements. The schedule of this work will commence in 2011 and will be phased through a 5 year period.
- During the 2006 – 2008 calendar years we anticipate that the contractor peak staff level will be 10.

ATTACHMENTS:

1. Project Cost Estimate – Dated September 11, 2006
2. Power Point Presentation – Dated September 19, 2006

ADMINISTRATIVE RECOMMENDATION:

To accept the Wastewater Treatment Plant & Water Treatment Plant Capital projects update as information.

Table 1.1
RMWB - Fort McMurray WWTP
Project Cost Estimate Report
11-Sep-06

Item	Feb 14, 2006 Council Project Approval	Budget Adjustments	Revised Budget	Spent to Date August 31, 2006	Estimated Final Expenditure	Projected Variance Amount	Comments
Construction							
1 Desludging & Clearing Contract	\$ 1,362,000	\$ -	\$ 1,362,000	\$ 1,362,000	\$ 1,362,000	\$ -	Work complete
2 Pre-grading & Piling Contract	\$ 5,300,000	\$ (449,755)	\$ 4,850,245	\$ 4,850,245	\$ 4,850,245	\$ -	Work complete
3 Main WWTP Contract	\$ 127,952,693	\$ -	\$ 127,952,693	\$ 21,653,474	\$ 127,952,693	\$ -	Based on Low Tender (Bird Construction)
Equipment Pre-purchase Contracts	\$ 5,695,015	\$ -	\$ 5,695,015	\$ 290,104	\$ 5,695,015	\$ -	All Contracts awarded. Storage allowance required
Utilities & Equipment supply	\$ 1,001,000	\$ -	\$ 1,001,000	\$ -	\$ 1,001,000	\$ -	
Contingency	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	
Phase 2 Fermenter 2 & electrical feed	\$ -	\$ 935,000	\$ 935,000	\$ -	\$ 935,000	\$ -	
4 Pre-purchase equipment storage	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	
5 Other Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Scada & PLC supply	\$ 300,000	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	
						\$ -	
						\$ -	
Total Construction	\$ 142,610,708	\$ 485,245	\$ 143,095,953	\$ 28,455,823	\$ 143,095,953	\$ -	
Other Costs							
1 Engineering	\$ 7,286,000	\$ -	\$ 7,286,000	\$ 4,830,500	\$ 7,286,000	\$ -	Additional year of construction
Cost saving scope	\$ -	\$ 525,124	\$ 525,124	\$ -	\$ 525,124	\$ -	
2 Project Management	\$ 900,000	\$ -	\$ 900,000	\$ 475,000	\$ 900,000	\$ -	
3 Approvals & Liciencing	\$ 200,000	\$ -	\$ 200,000	\$ 30,000	\$ 200,000	\$ -	
4 Waste Water Characterization	\$ 200,000	\$ -	\$ 200,000	\$ 50,000	\$ 200,000	\$ -	
5 Flow Monitoring	\$ 150,000	\$ -	\$ 150,000	\$ 45,000	\$ 150,000	\$ -	
6 RMWB Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
- Concept report & VE review	\$ 80,680	\$ -	\$ 80,680	\$ 80,680	\$ 80,680	\$ -	
- RM misc. expenses	\$ 400,000	\$ -	\$ 400,000	\$ 27,994	\$ 400,000	\$ -	
Total Other Costs	\$ 9,216,680	\$ 525,124	\$ 9,741,804	\$ 5,539,174	\$ 9,741,804	\$ -	
Project Contingency	\$ 8,172,612	\$ (1,010,369)	\$ 7,162,243		\$ 7,162,243		
Total Project Contingency	\$ 8,172,612	\$ (1,010,369)		\$ -	\$ 7,162,243	\$ -	
Total Project	\$ 160,000,000	\$ -	\$ 160,000,000	\$ 33,994,997	\$ 160,000,000	\$ -	



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Anzac, Conklin, Draper, Fort Chipewyan, Fort Fitzgerald, Fort MacKay, Fort McMurray,
Gregoire Lake Estates, Janvier, Mariana Lake, Sapræ Creek Estates

Water Plant Project Upgrade





WATER TREATMENT PLANT UPGRADING STATUS - 2006

- **Approved Budget - \$6,800,000**
- **Projects Scheduled for 2006**
 - **Pilot test for Actiflow Treatment alternative-
September**
 - **Filter upgrading - November**



WATER TREATMENT PLANT UPGRADING STATUS - 2007

- **Budget - \$10,000,000**
- **Projects Scheduled for 2007**
 - **Ultraviolet Disinfection**



WATER TREATMENT PLANT UPGRADING STATUS - 2008

- **Budget - \$7,998,000**
- **Projects Scheduled for 2008**
 - **Waste Handling improvements**
 - **Chemical Feed System Upgrade**



WATER TREATMENT PLANT UPGRADING STATUS - 2011

- **Budget - \$10,200,000**
- **Projects Scheduled for 2011**
 - **Raw Water Transfer Pumping**



WATER TREATMENT PLANT UPGRADING STATUS - 2016

- **Approved Budget - \$10,100,000**
- **Projects Scheduled for 2016**
 - **High Lift Pumps**
 - **River Intake**
 - **Plant waste filter systems**

Water Treatment Plant Upgrading Summary

YEAR	BUDGET	POP.	IMPROVEMENTS
2006	\$6.80M	70k	•Filters
2007	\$10.00M	75k	•Disinfection •Clarifiers
2008	\$7.99M	85k	•Waste Handling •Chemical Feed
2011	\$10.20M	100k	•Raw Water Transfer Equip.
2016	\$10.10M	133k	•High Lift System

Wastewater Treatment Plant Upgrade Project



Water Truck Fill Facility



2006/09/06 15:32

Wastewater Treatment Plant Upgrade Project Headworks Building



2006/08/01 14:30

Wastewater Treatment Plant Upgrade Project Solids Handling concrete slab



2006/09/06 15:49

Wastewater Treatment Plant Upgrade Project Fermenter & Bio-Reactor facilities



2006/08/24 15:05

Wastewater Treatment Plant Upgrade Project Headworks Building Pipe



Wastewater Treatment Plant Upgrade Project Looking West



Wastewater Treatment Plant Upgrade Project looking south-west



Wastewater Treatment Plant Upgrade Project looking south-east





Wastewater Treatment Plant **Project Management**

- Investigation for location of grit disposal
- Investigation of Sludge Levels
- Development of Staffing Needs
- Wastewater effluent quality
- Monitoring of chemical dosage



Wastewater Treatment Plant **Construction**

- Contract 1 Desludging – Complete
- Contract 1 Site Clearing – Complete
- Contract 2 Site Pregrading – Complete
- Contract 2 Piling Contract – Complete
- Contract 3 Main Contract – 17% Complete (Approximately 1 month behind schedule)



Wastewater Treatment Plant

Financial Status - Budget

- Total Construction Approved Cost \$142,610,708
- Budget Adjustments \$485,245
- Revised Construction Budget \$143,095,953
- Engineering - \$7,286,000
- Project Management - \$900,000
- Project misc. costs - \$1,030,680
- Project Contingency \$8,172,612
- Total Approved Project \$160,000,000

Wastewater Treatment Plant
FINANCIAL STATUS

ITEM	BUDGET	ACTUAL
Construction	143,095,953	28,455,823
Engineering	7,286,000	4,830,500
Management	900,000	475,000
Misc. costs	1,030,680	233,674
Contingency	8,172,612	N/A
TOTAL	160,000,000	33,994,997



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Presentation to Wood Buffalo Builders' Association
August 17, 2006

Beth Sanders ACP MCIP

Anzac, Conklin, Draper, Fort Chipewyan, Fort Fitzgerald, Fort MacKay, Fort McMurray,
Gregoire Lake Estates, Janvier, Mariana Lake, Sapræ Creek Estates



Fort McMurray Developments

- Population trend scenarios
- Development areas
- Sense of what where developments may happen
- Residential, commercial, industrial



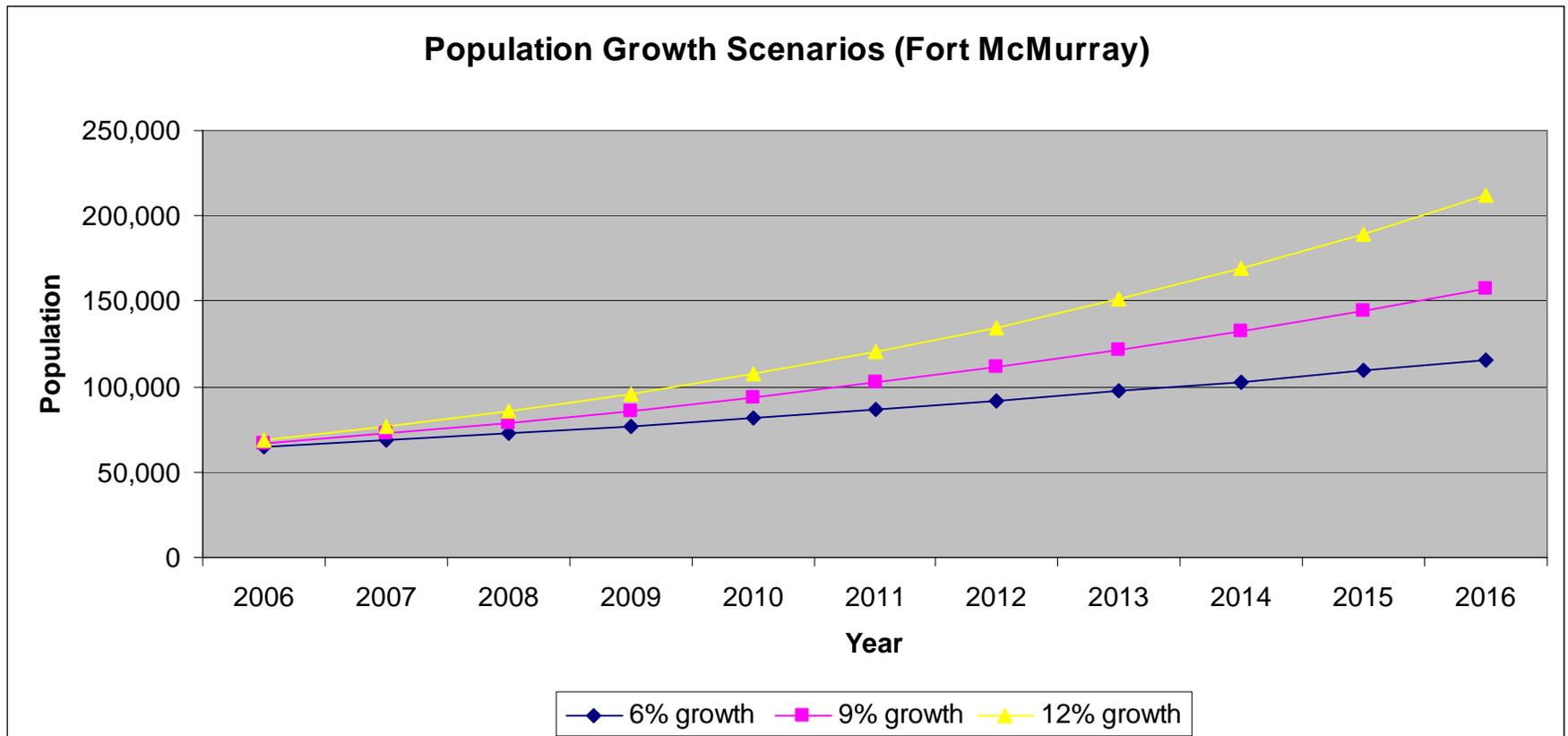
Population Growth Rate

- Fort McMurray

Y e a r	G r o w t h R a t e
1 9 9 9 - 2 0 0 0	1 5 . 6 %
2 0 0 0 - 2 0 0 1	6 . 0 5 %
2 0 0 1 - 2 0 0 2	6 . 0 5 %
2 0 0 2 - 2 0 0 3	9 . 4 %
2 0 0 3 - 2 0 0 4	9 . 4 %
2 0 0 4 - 2 0 0 5	8 . 7 %
2 0 0 5 - 2 0 0 6	5 . 7 %
A v e r a g e :	8 . 7 %



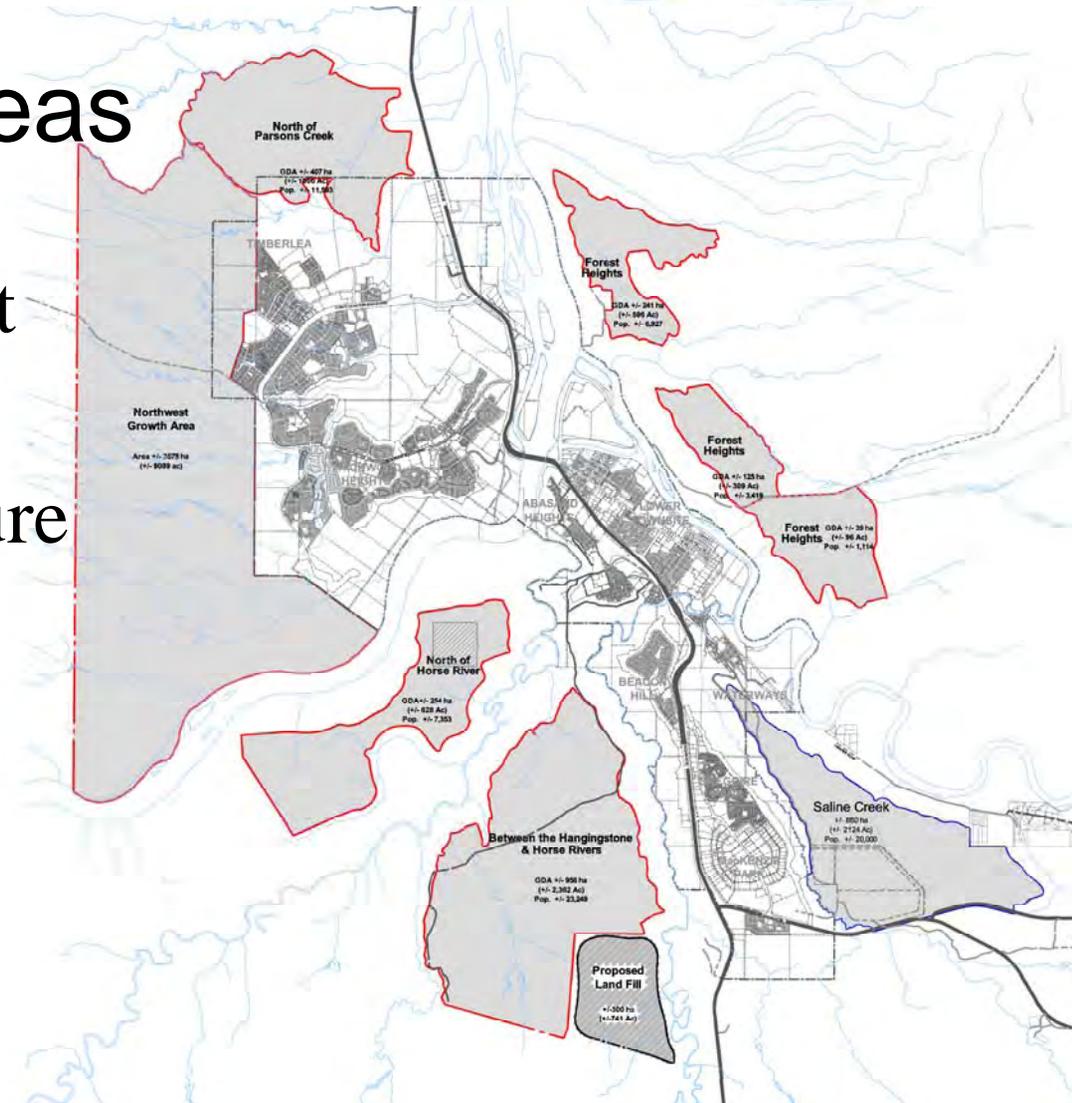
Population Projections





Development Areas

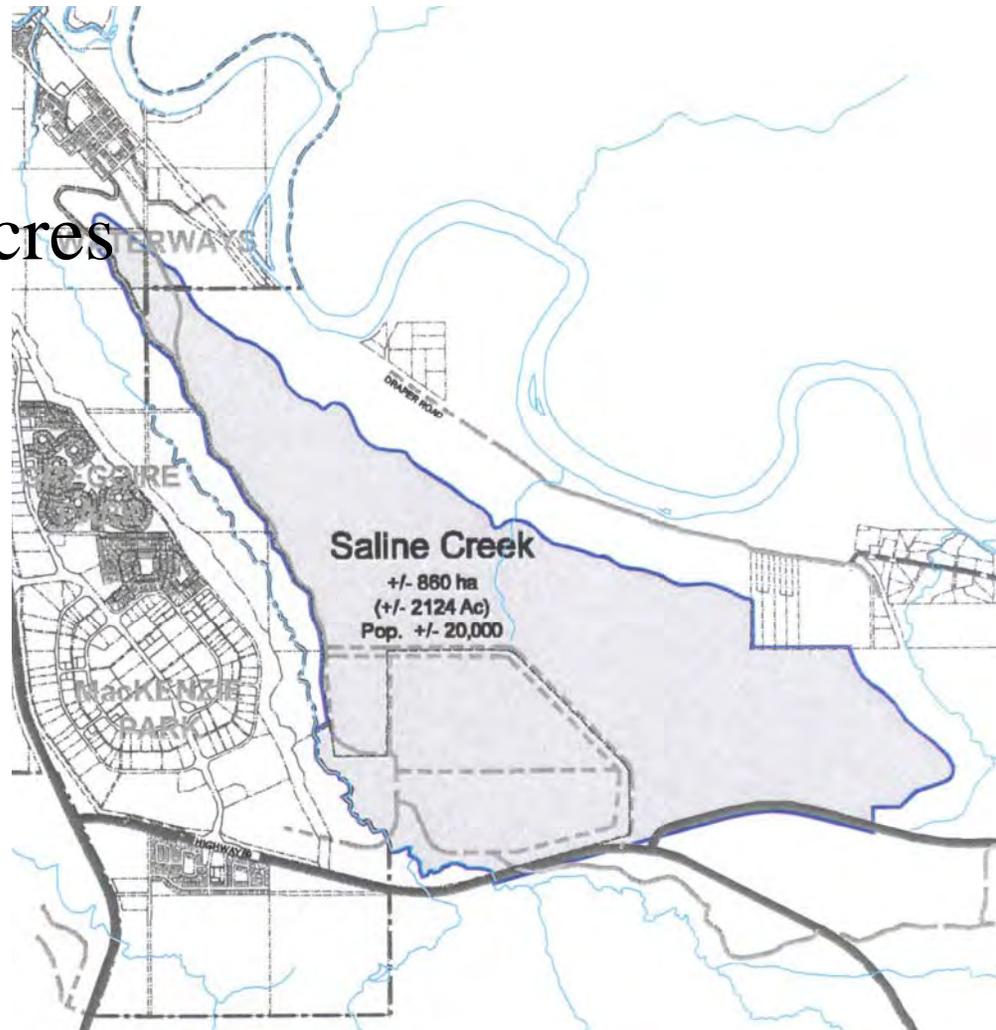
- Define development areas
- Identify infrastructure costs
- Determine appropriate phasing





Saline Creek

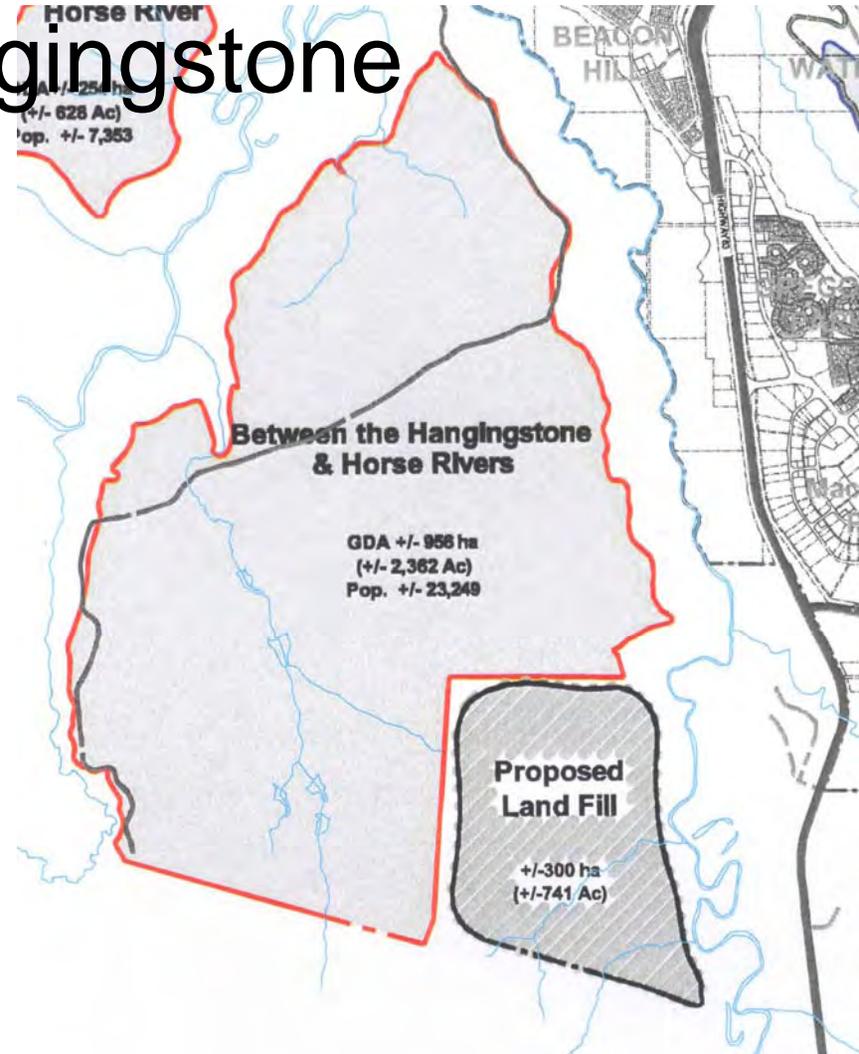
- +/- 880 ha, +/- 2124 acres
- +/-20,000 people





Between Horse / Hangingstone

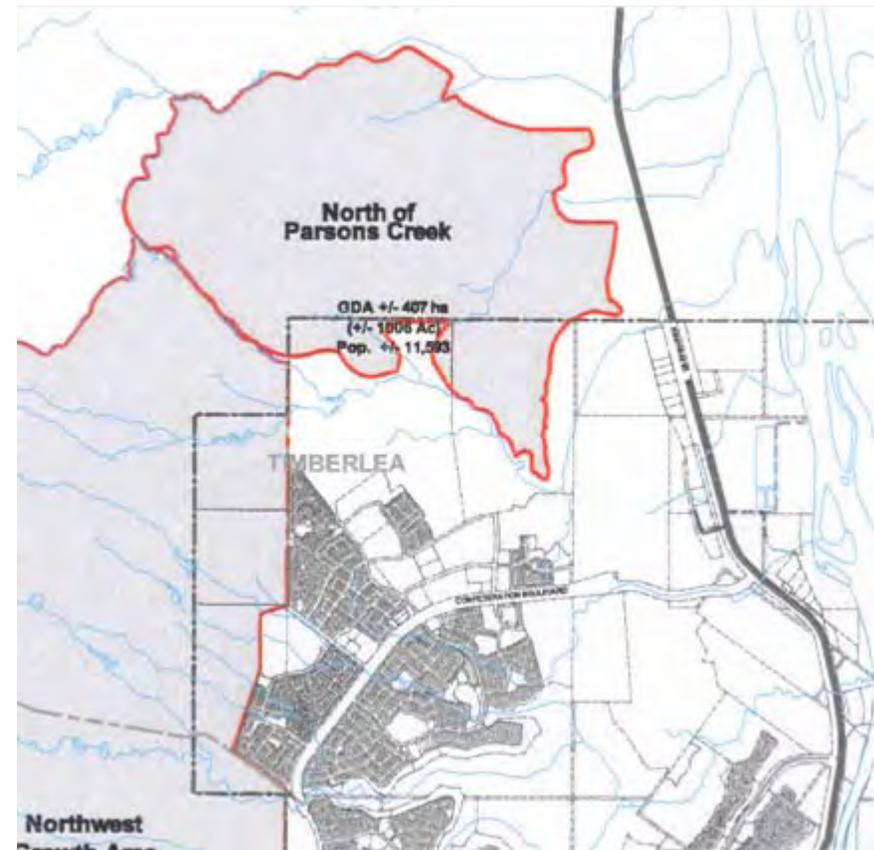
- +/-958 ha, +/-2362 acres
- +/-23,249 people





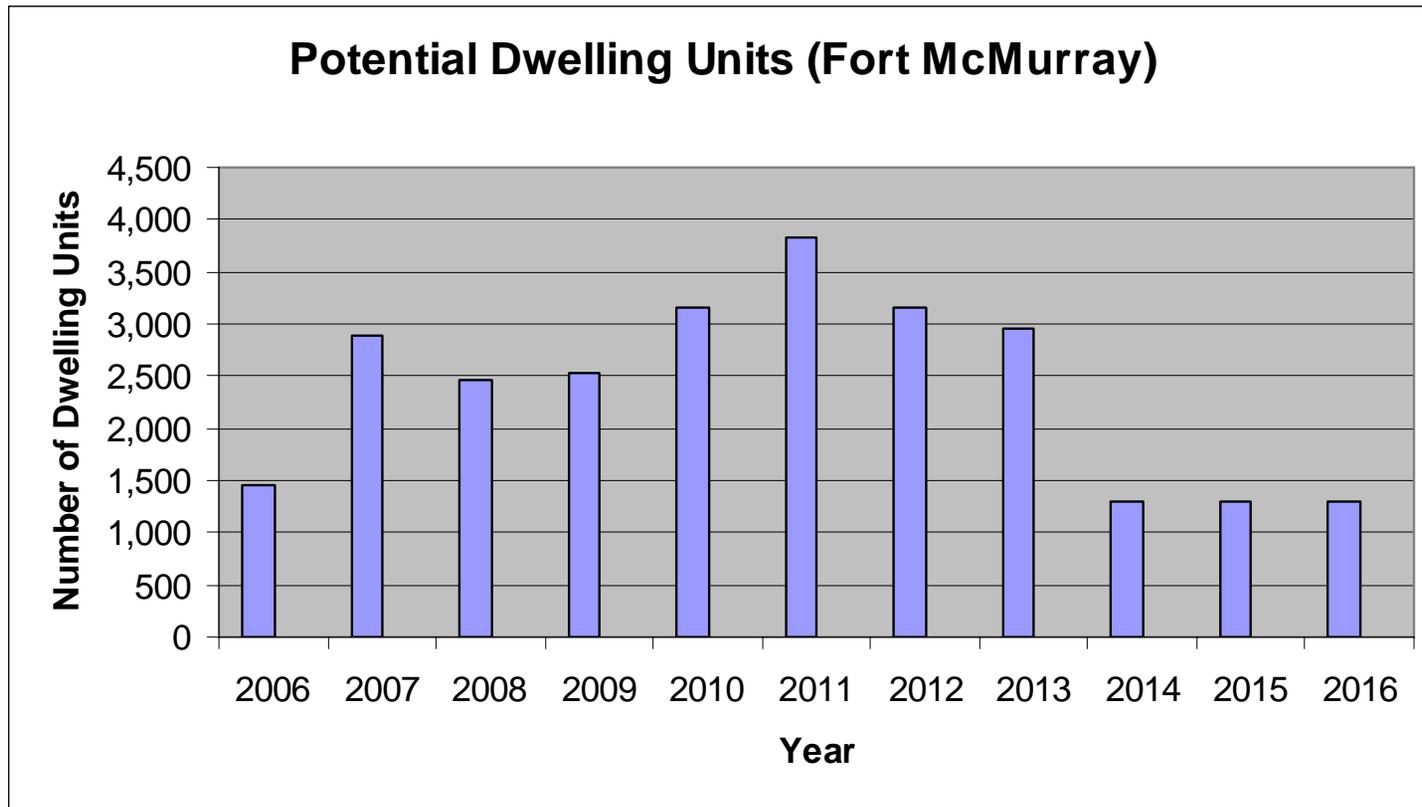
North of Parsons Creek

- +/-407 ha, +/- 1006 acres
- +/-11593 people





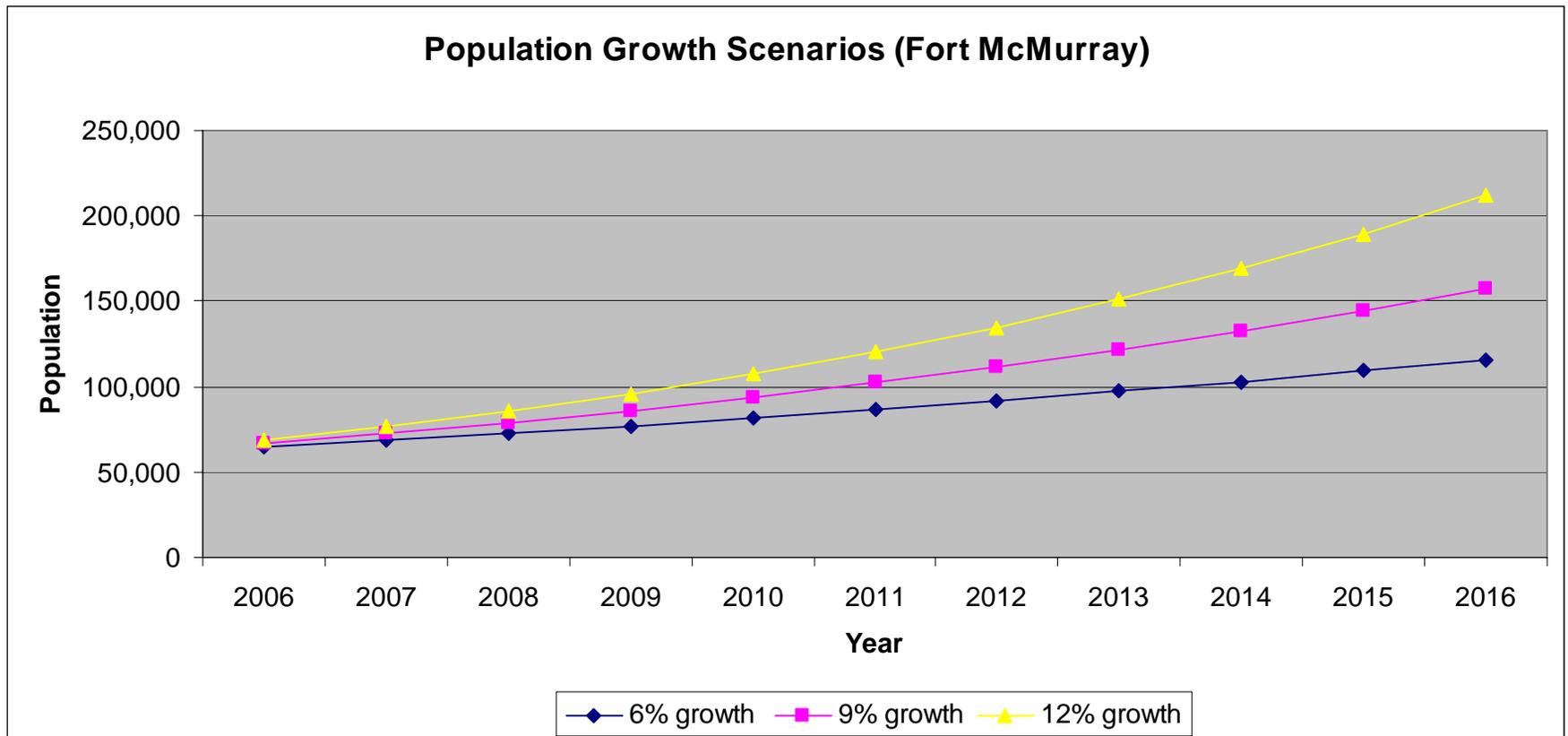
Potential Dwelling Units



Includes build out of Timberlea, Parcels D and F, Saline Creek, between Horse and Hangingstone, North Parsons Creek, Long Boat Landing, Spruce Valley Estates

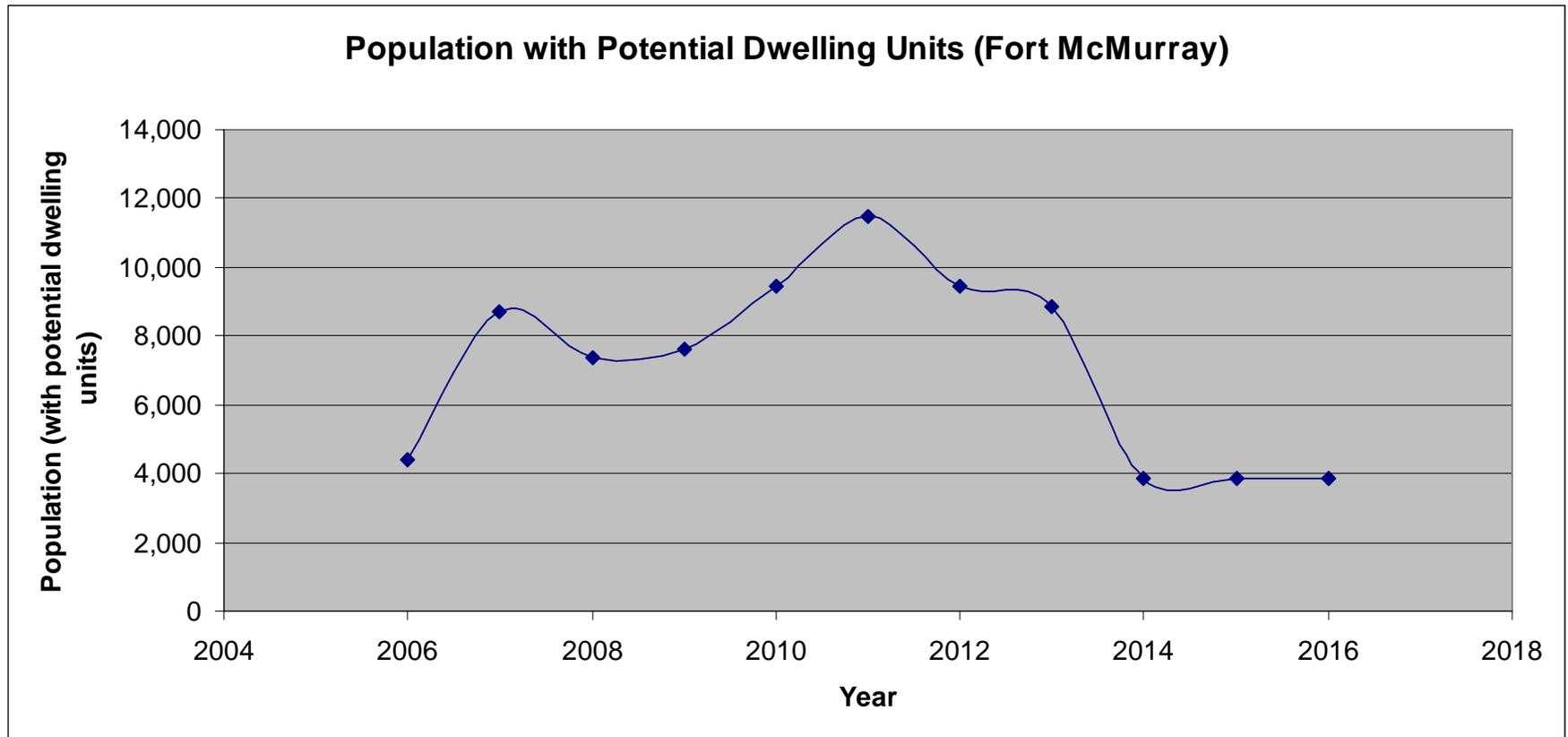


Population Projections





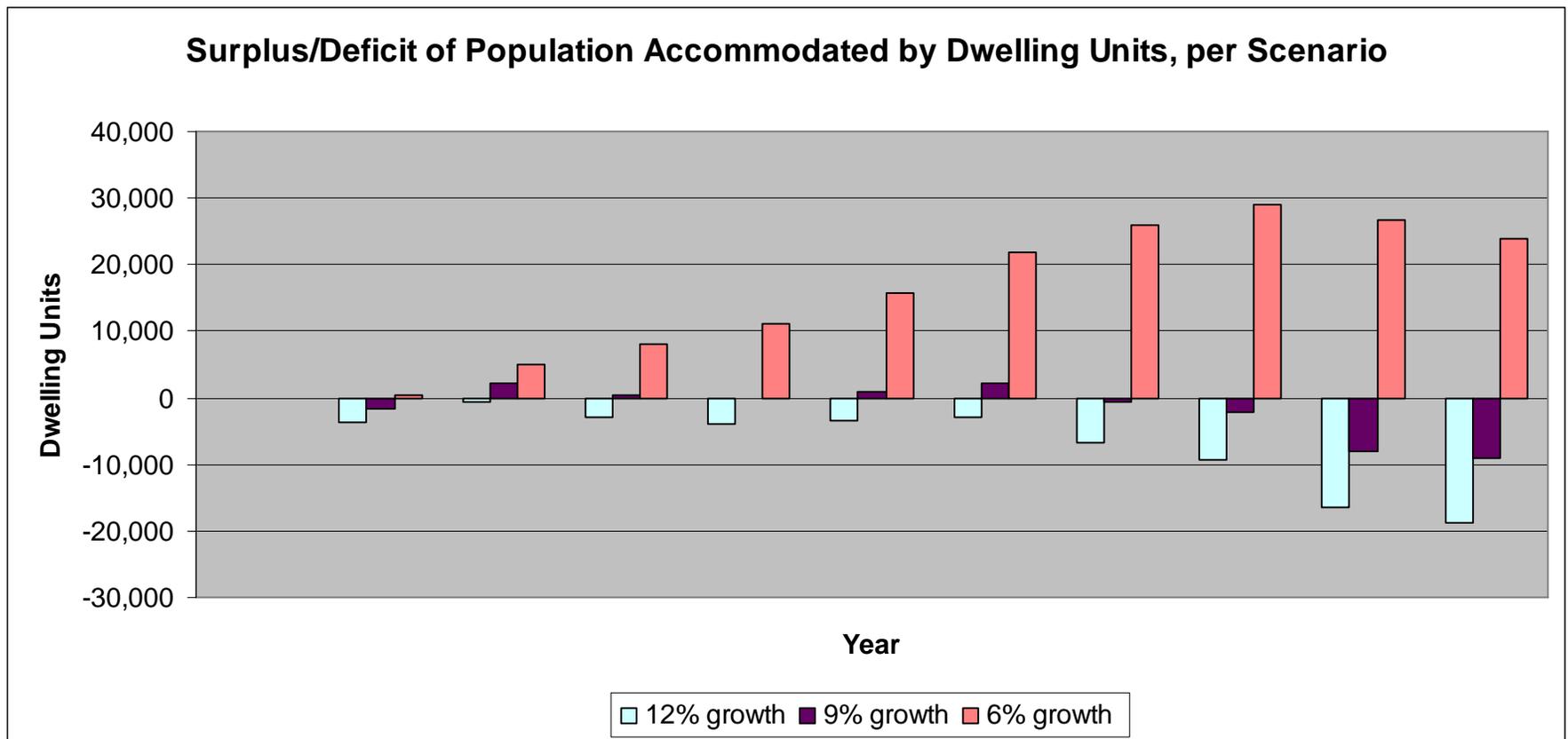
Population Projection with DUs



Includes build out of Timberlea, Parcels D and F, Saline Creek, between Horse and Hangingstone, North Parsons Creek, Long Boat Landing, Spruce Valley Estates



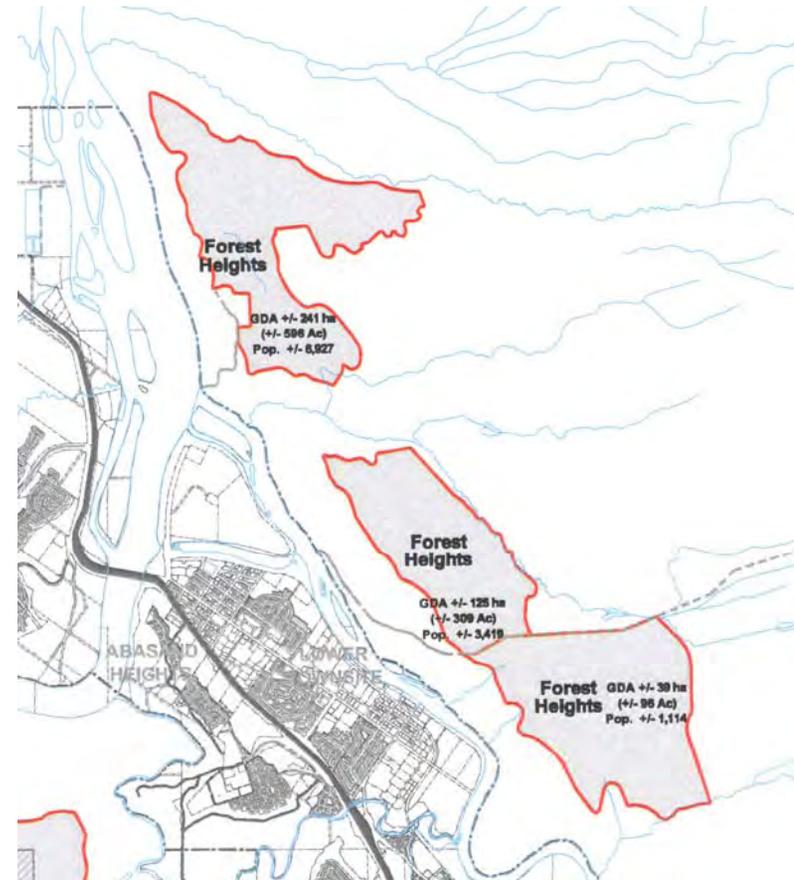
Cumulative Accommodation of Population





Not in Scenario - Forest Heights

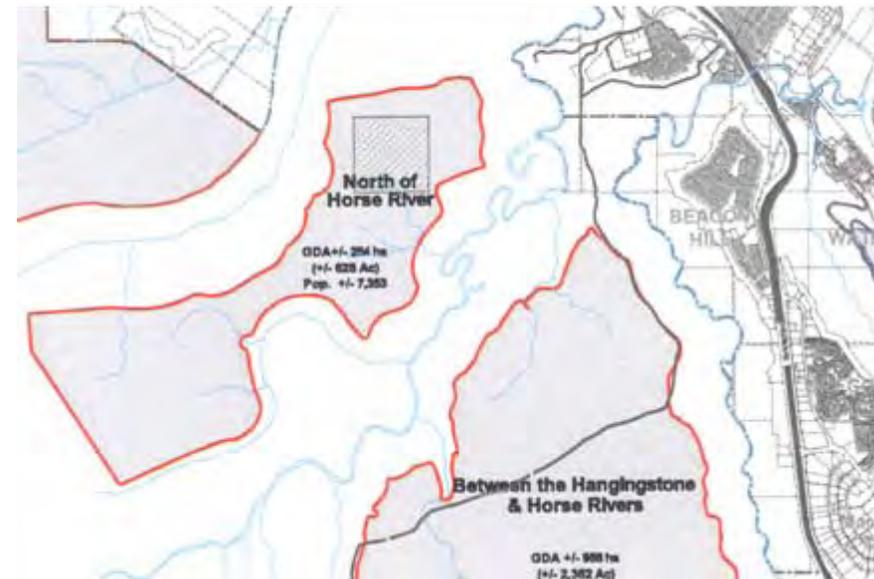
- +/- 292 ha, +/- 1001 acres
- +/- 11,460 people





Not in Scenario - North of Horse River

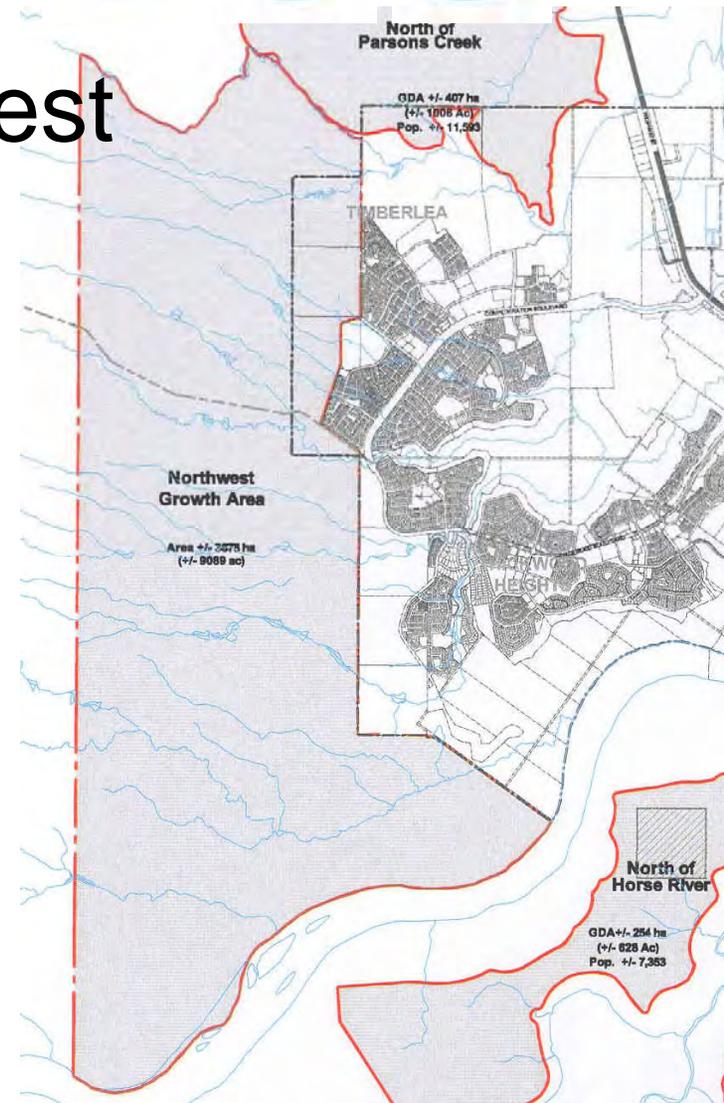
- +/- 254 ha, +/- 628 acres
- +/- 7353 people





Not in Scenario - Northwest

- 3678 ha, 9089 acres



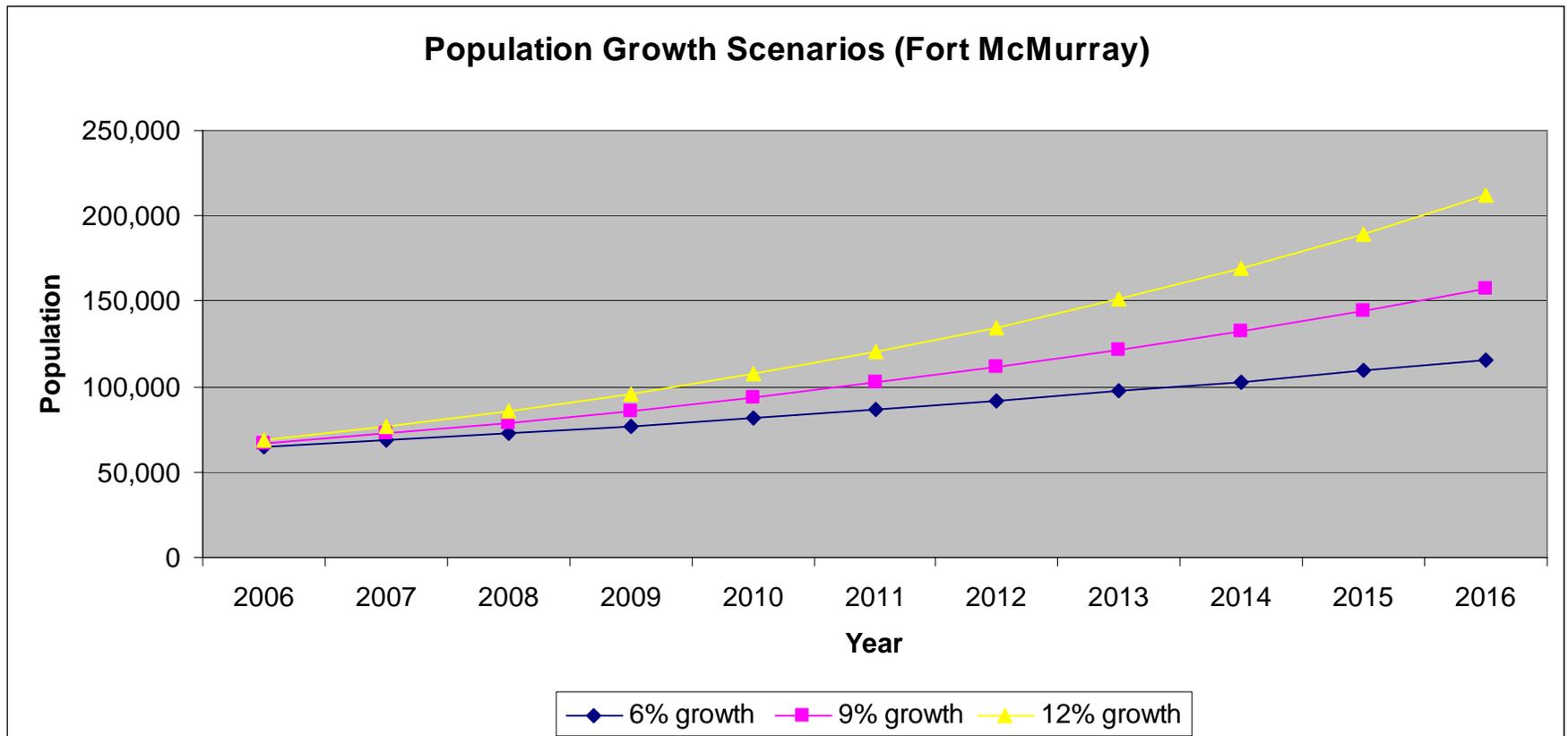


Population and Land Supply

- Scenario includes additional 79,000 people
- Which takes us to 143,000

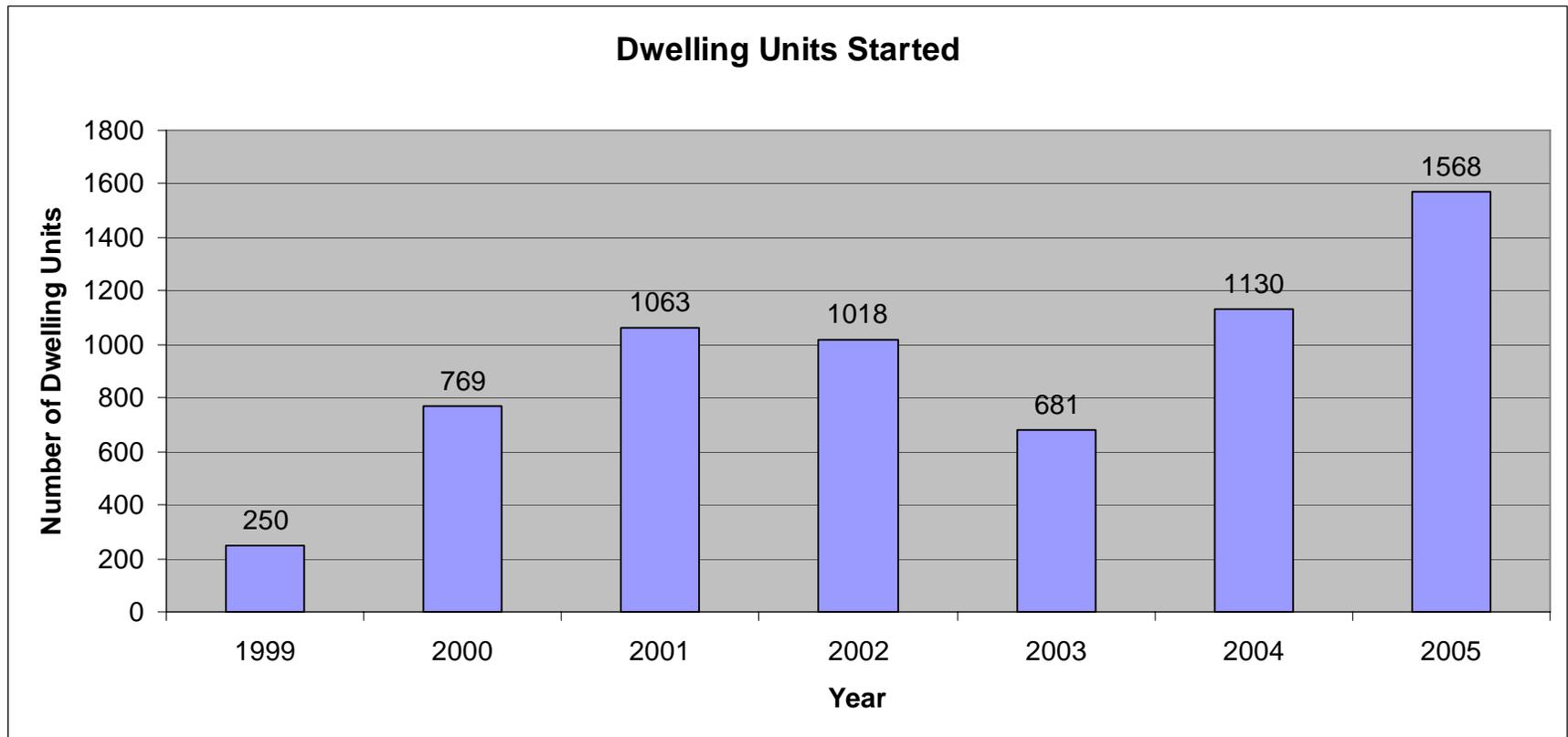


Population Projections





Dwelling Unit Starts

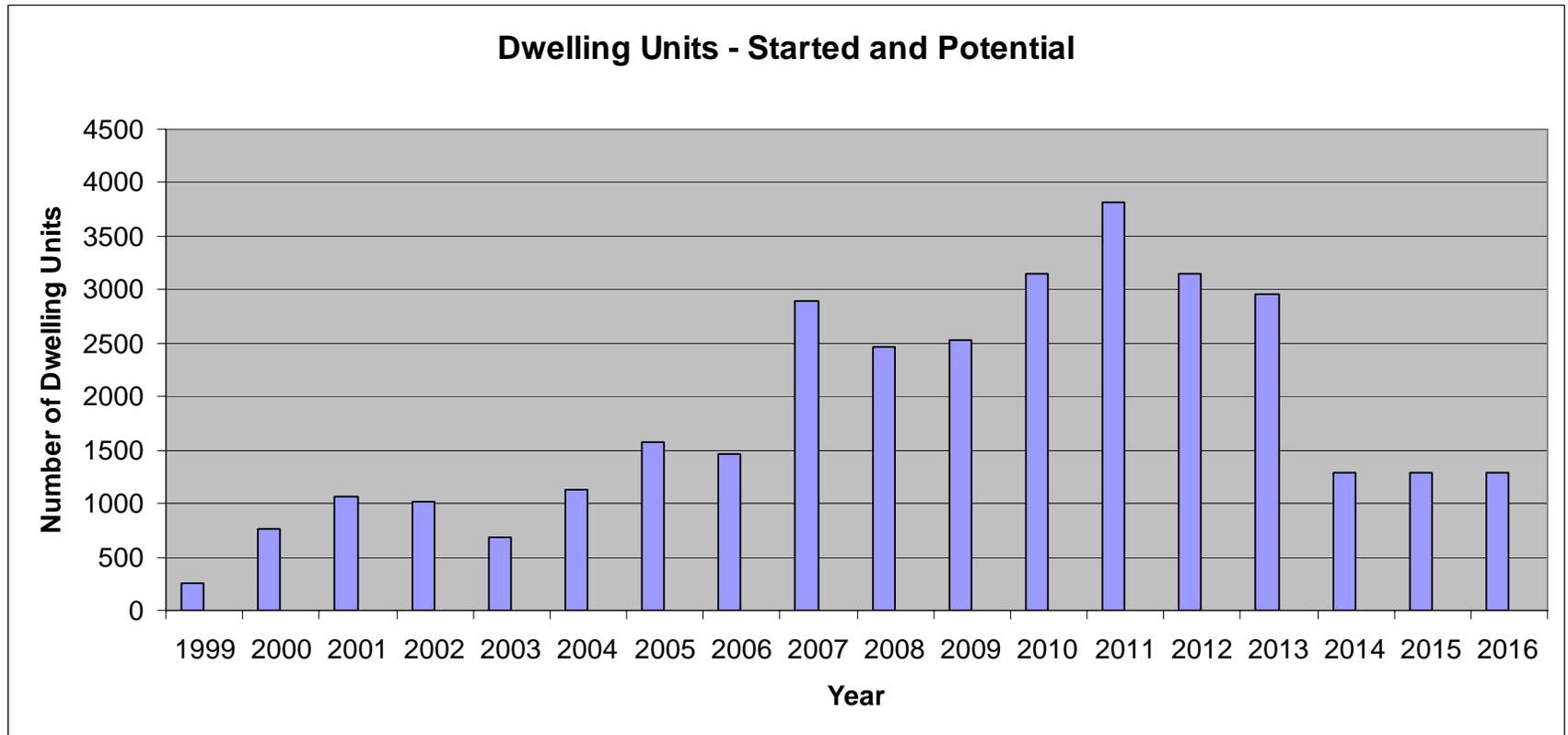


Note - 694 starts, June 2006



The Challenge Before Us

- 2006-2016: Potential



Note - 694 starts, June 2006



Industrial Development

- 65 acre eco-industrial development on Hwy 63 North
- Eco-Industrial Solutions Ltd. to develop Master Development Plan
 - conceptual and business planning;
 - site-rezoning, and integrated design management
 - distributed, green infrastructure;
 - efficient, multimodal transportation; and
 - other eco-industrial networking strategies
- Schedule
 - commence → August 24, 2006
 - conceptual Design Plan → November 1, 2006
 - subdivision and Rezoning → February 1, 2007
 - costing and Marketing Strategy → March 1, 2007
 - lot Draw → April 1, 2007
 - servicing and Road Construction → August 1, 2007



Commercial

- Challenges with supply and demand



Next Steps

- Integrated Community Sustainability Plan
(Municipal Development Plan)
- Supply and demand – residential, commercial,
industrial
- Continue to share information



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Interoffice Memo

Date: September 13, 2006

To: Mayor & Council

Subject: **COUNCIL UPDATE – HARDIN STREET RETROFIT AND
REGIONAL POLICING NEEDS ASSESSMENT**

Hardin Street Retrofit

Regional Municipality of Wood Buffalo Council approved in November 2005, the RCMP moving into the Hardin Street location. At the time of approval, a detailed design still needed to be developed. Work on the design started immediately and in early 2006 the contract was awarded.

Currently, most of the renovations and retrofit of the Hardin Street have taken place. There are a few items that the contractor is waiting for delivery. RCMP plan to move approximately 50 persons into the space by the end of October 2006.

This will provide space for the anticipated arrival of our new municipal and rural members and support staff.

Regional Policing Needs Assessment

The Regional Municipality of Wood Buffalo engaged consultants Deloitte to conduct a study to develop a policing plan for the region. The extensive study includes consultation with residents and addresses the current and forecasted trends and issues, police and staff level requirements and optional policing models.

In July and August 2006, Deloitte conducted several community consultations with Fort McMurray stakeholders and citizens as well as rural communities in the region. There are two final consultations that will take place: Draper/Saprae Creek community consultation is set for September 26, 2006 and Ft. MacKay community consultation consultants are hoping to set up during the same week.

Once all consultations are complete, a draft report will be presented to Regional Council in October.

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To: Mayor and Council
From: Administration, Manager of Planning and Development
Date: September 19, 2006
Subject: Text Amendment to Highway 63 North Area Structure Plan – Graymont

ISSUE:

An application to amend the Highway 63 North Area Structure Plan (ASP) has been received to allow natural resource extraction within the “Industrial Land Use” policies section of the ASP, on a strip of land located between the Athabasca River and Highway 63, adjacent to the north of the Urban Service Area.

REFERENCE:

1. Municipal Government Act (MGA)
2. Municipal Development Plan (MDP) Bylaw 00/005 as amended by Bylaw 06/025
3. Highway 63 North Area Structure Plan (ASP) Bylaw 99/037
4. Land Use Bylaw (LUB) Bylaw 99/059
5. Discussion Paper-Natural Resource Extraction in Parks and Recreation District (June 2006)

HISTORY:

Graymont Western Canada Inc. and Inland Aggregates Ltd. have been working together since March 2004 to develop the Parson’s Creek Resources Project on portions of Section 5, 6, 7, 8, 18, 19, 30, and 31 of 90-9-W4 and also NE 36 of 90-10-W4. The project is to extract the rich resources of sand, gravel and limestone in phases.

The Provincial Government has stated that without municipal support (as expressed through to MDP and ASP) leases to permit development will not be issued. The proposed ASP Amendment covers both the Surface Materials Lease (SML) and Metallic and Industrial Materials Lease (MAIM) areas which are approximately 66.36 hectares (164 acres) and 820 hectares (2026.26 acres) respectively.

The amendment process began with MDP and ASP proposals submitted to the Municipality on April 4, 2006. The proponent held an open house on May 31, 2006 to present the project and gather public comments on the project prior to Council review. The meeting was attended by 25 people. The open house provided a valuable opportunity to share information and significant support for the project was noted in the discussions. The MDP amendment proposal has been approved by the Regional Council on July 11, 2006. A related LUB amendment application has also been received and if approved would allow for sand and gravel extraction within the 66.36 hectares (164 acres) SML area.

ALTERNATIVES:

1. Proceed with the amendment to the Highway 63 North Area Structure Plan.
2. Modify the proposed amendment to the Highway 63 North Area Structure Plan.
3. Deny the application

ANALYSIS:

To permit Natural Resource Extraction activity in Parks and Recreation District, the ASP needs to be amended. The MDP was amended to allow Natural Resource Extraction in Major Recreational Policy Areas under certain conditions. The subject land falls both in “Recreation and Open Space” and “Environmental Protection” areas in the ASP. The LUB designates the subject land as “Parks and Recreation District”. The ASP does not allow Natural Resource Extraction activity in these zones. ASP does not define “Natural Resource Extraction”, although it includes supportive policies for this kind of activity.

The subject property is in the Rural Service Area of the Municipality and adjacent to the Urban Service Area. An eventual large scale recreational use is proposed for the site. However, this land, being along the Athabasca River also provides significant potential for aggregate and limestone. Allowing extraction activities under certain conditions can create a flexibility in use and meet MDP and ASP objectives. This will allow land and resources to be utilized to their full potential. LUB Section 116.8. requires natural extraction area to be reclaimed after completion of the activity. The Provincial lease procedures, as well, protect the land after extraction. Reclamation of land after the activity fully saves the land for future recreational needs of the community.

Detailed text can be added to the Land Use Policies Section of the ASP such that only the subject land can be available for extraction activities. Approval of the ASP amendment will permit the applicant to proceed with the SML application. The company plans to develop sand, gravel and eventually limestone extraction activities in phases following the SML approval. A Conservation and Reclamation Business Plan (CRBP) is a requirement of lease approval. A CRBP will indicate in detail what is to be undertaken to reclaim the site to meet the ASP’s long term objective. A limestone extraction additionally requires an Environmental Impact Assessment (EIA) as a condition of lease approval. This amendment will provide a more flexible and efficient use of the subject land.

ATTACHMENTS:

1. Proposed Bylaw
2. Subject Map

ADMINISTRATIVE RECOMMENDATION:

1. THAT Bylaw No. 06/036, being a bylaw to amend the Highway 63 North Area Structure Plan (ASP) to allow natural resource extraction within the Industrial Land Use Policies section, within Sections 5, 6, 7, 8, 18, 19, 30 and 31 of Twp 90-Rge 9-W4M and NE 36 of Twp 90-Rge 10-W4M, be read a second time.
2. THAT Bylaw No. 06/036, being a bylaw to amend the Highway 63 North Area Structure Plan (ASP) to allow natural resource extraction within the Industrial Land Use Policies section, within Sections 5, 6, 7, 8, 18, 19, 30 and 31 of Twp 90-Rge 9-W4M and NE 36 of Twp 90-Rge 10-W4M, be read a third time.

BYLAW NO. 06/036

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 99/037 BEING THE HIGHWAY 63 NORTH AREA STRUCTURE PLAN FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO.

WHEREAS Section 633 of the Municipal Government Act, R.S.A., 2000, Chapter M-26 and amendments thereto authorizes Council to enact a bylaw adopting a Land Use Bylaw.

AND WHEREAS Section 191(1) of the Municipal Government Act, R.S.A., 2000, Chapter M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw.

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

THAT the Highway 63 North Area Structure Plan (Bylaw 99/ 037) is hereby amended by adding the following text as a new policy (# 5.2.5.a) within the Industrial Land Use Policies section of the ASP:

“Sand and gravel extraction and limestone extraction activities may be appropriate within Sections 5, 6, 7, 8, 18, 19, 30 and 31 of Twp 90-Rge 9-W4M and NE 36 of Twp 90-Rge 10-W4M where operating and reclamation plans effectively retain and enhance the end use capability of the land. Prior to municipal land use or development approval for limestone extraction, appropriate authorizations must be obtained pursuant to the Alberta Environmental Protection and Enhancement Act (AEPEA) and Public Lands Act.”

READ a first time this 5th day of September, A.D. 2006

READ a second time this day of , A.D. 2006

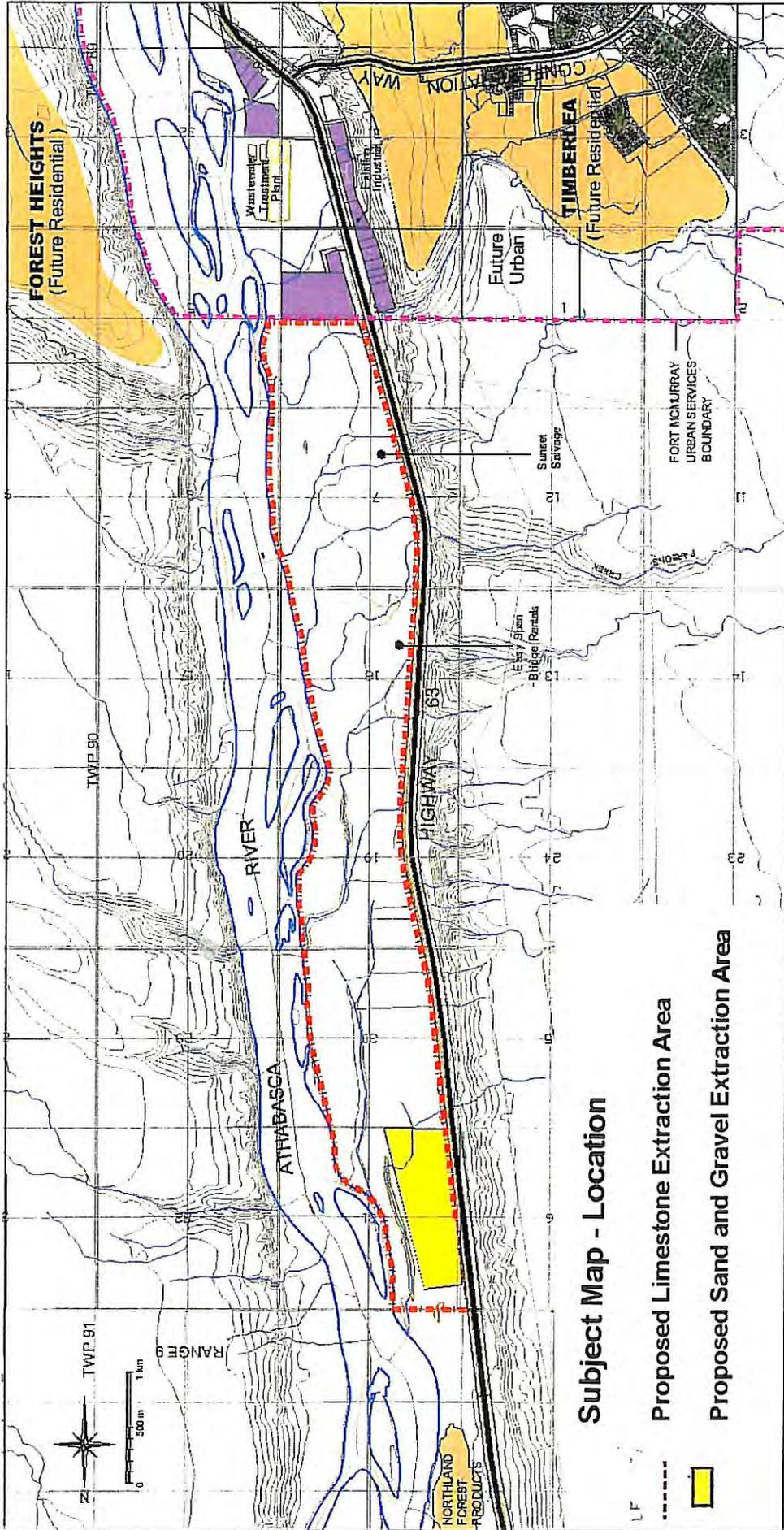
READ a third time this day of , A.D. 2006

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER



Subject Map - Location

- Proposed Limestone Extraction Area
- Proposed Sand and Gravel Extraction Area

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To: Mayor and Council
From: Administration, Manager of Planning and Development
Date: September 19, 2006
Subject: Text Amendment to the Land Use Bylaw – Graymont

ISSUE:

An application to amend the Land Use Bylaw has been received to allow sand and gravel extraction in the Parks and Recreation District, on a property located between the Athabasca River and Highway 63, approximately 8 km north of the Urban Service Area.

REFERENCE:

1. Municipal Government Act (MGA)
2. Municipal Development Plan (MDP) Bylaw 00/005 as amended by Bylaw 06/025
3. Highway 63 North Area Structure Plan (ASP) Bylaw 99/037
4. Land Use Bylaw (LUB) Bylaw 99/059
5. Discussion Paper-Natural Resource Extraction in Parks and Recreation District (June 2006)
6. The Council Report for the ASP Amendment; PD-049-2006.

HISTORY:

The proposed amendment to the LUB covers 5 separate Surface Material Leases (SML) covering 66.36 hectares (164 acres). This amendment, if approved, allows for sand and gravel extraction within the West ½ of Section 31, Township 90, Range 9, W4M.

The amendment process began with proposed amendments to the MDP and the ASP submitted on April 4, 2006. The proponent held an open house on May 31, 2006 to present the project and gather public comments on the project prior to Council review. The meeting was well attended by 25 people. Significant support for the project was noted in the discussions. The MDP amendment proposal has been approved by the Regional Council on July 11, 2006.

Alberta Sustainable Resource Development (ASRD), as the land owner, has given the Municipality written consent to process an LUB amendment application. Graymont will eventually also need the Regional Council's approval on the proposed amendments to proceed with its SML applications which it submitted to ASRD on February 15, 2005.

ALTERNATIVES:

1. Proceed with the amendment to the Land Use Bylaw.
2. Modify the proposed amendment to the Land Use Bylaw.
3. Deny the application.

ANALYSIS:

The LUB designates the subject land as "Parks and Recreation District". The LUB does not allow natural resource extraction activity in this zone. It defines Natural Resource Extraction as "*The development of oil, gas, gas facilities, sand and gravel operations and logging operations.*" It is only permitted in the Urban Expansion and Rural District as a discretionary use.

A large scale recreational use for future is prescribed for the site by the ASP and the LUB. However, allowing extraction activities under certain conditions can create a flexibility in use and meet more than one plan objectives. If approved, this amendment allow land and resources to be utilized to their full potential. The LUB and Provincial lease procedures require reclamation and allows the land to be eventually developed for future recreational needs of the community.

Detailed text can be added to Section 114.3 of the LUB such that only the subject land within “Parks and Recreation District” can be available for sand and gravel extraction activities as long as the MDP, the ASP and the LUB requirements are met. Spot developments will be prevented. Approval of the plan amendments will permit the applicant to proceed with its 5 SML applications. In case the land use has not been amended, the subject land will remain underutilized until the community needs a large scale recreational use in the outskirts of the community.

ATTACHMENTS:

1. Proposed Bylaw
2. Subject Map

ADMINISTRATIVE RECOMMENDATION:

1. THAT Bylaw No. 06/ 037, being a bylaw to amend the Land Use Bylaw (LUB) to allow sand and gravel extraction within the Parks and Recreation District prescribed in Section 114.3 of the LUB, within West ½ of Section 31, Township 90, Range 9, W4M, be read a second time.
2. THAT Bylaw No. 06/ 037, being a bylaw to amend the Land Use Bylaw (LUB) to allow sand and gravel extraction within the Parks and Recreation District prescribed in Section 114.3 of the LUB, within West ½ of Section 31, Township 90, Range 9, W4M, be read a third time.

BYLAW NO. 06/037

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

WHEREAS Section 633 of the Municipal Government Act, R.S.A., 2000, Chapter M-26 and amendments thereto authorizes Council to enact a bylaw adopting a Land Use Bylaw.

AND WHEREAS Section 191(1) of the Municipal Government Act, R.S.A., 2000, Chapter M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw.

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

THAT the Land Use Bylaw (Bylaw 99/ 059) is hereby amended by adding the following text to the Discretionary Uses of the Parks and Recreation District prescribed in Section 114.3 of the LUB:

“Sand and gravel extraction and associated processing and shipping activities within the West ½ of Section 31, Township 90, Range 9, W4M.”

READ a first time this 5th day of September, A.D. 2006

READ a second time this day of , A.D. 2006

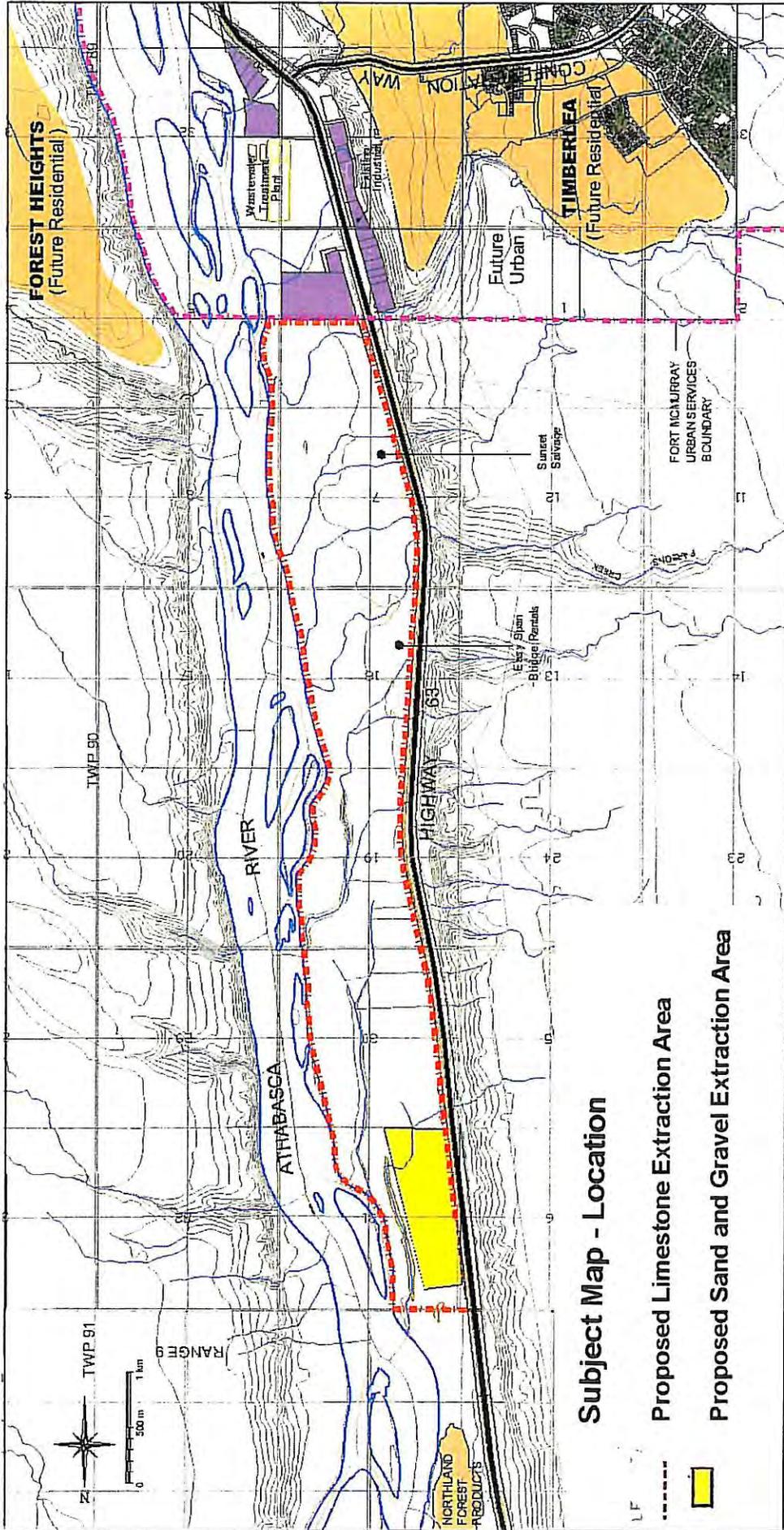
READ a third time this day of , A.D. 2006

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER



Subject Map - Location

- Proposed Limestone Extraction Area
- Proposed Sand and Gravel Extraction Area