

3. Public Hearing re: Bylaw No. 12/026 – Land Use Bylaw Amendment (Quarry Ridge Golf Course)

- A. Introduction from Administration
- B. Opening Statement from Applicant, Michael Gourley
- C. Written Presentations – none received
- D. Verbal Presentations – none received
- E. Other Verbal Presentations (Time Permitting and with Consent of Council)
- F. Questions of Council
- G. Closing Statement from Applicant
- H. Closing Statement from Administration

Subject: Bylaw No. 12/026 – Land Use Bylaw Amendment (Quarry Ridge Golf Course)**APPROVALS:**

Samuel Alatorre, Director
Carol Theberge, Executive Director
Brian Makey, Acting Chief Administrative Officer

Administrative Recommendations:

1. THAT Bylaw No. 12/026, being a land use bylaw amendment, be read a second time.
2. THAT Bylaw No. 12/026, be read a third and final time.

Summary:

An application has been received to amend the Land Use Bylaw to allow for a 40-acre mixed use development to be located at the southern entranceway of the urban service area on the Quarry Ridge Golf Course site (Schedule A). Currently the site is designated Parks and Recreation District (PR) and Direct Control District (DC). Administration recommends redesignating the subject property to Gateway District and Parks and Recreation District to permit the land uses put forward by the developer. The authority to amend the Land Use Bylaw is vested with Council under the Municipal Government Act.

First reading for this amendment was given on June 26, 2012. The technical items identified at first reading have been resolved to Administration's satisfaction, and this item is ready to be brought forward for second and third reading and a public hearing.

Background:

The purpose of this district is to provide for a vibrant mixed use commercial and residential development at the entranceway of the urban service area. On July 10, 2012, Council adopted the Gateway District as a new district in the Land Use Bylaw. The Gateway District was not just written for the Quarry Ridge site, but could also be applied to other gateway nodes in the urban service area.

The proposed development includes an estimated 232,200 ft² of commercial and retail space, 387,600 ft² of offices, and 539 residential units. To accommodate the land uses and buffer the development from traffic on Highway 63, the Gateway District includes architectural design guidelines intended to enhance the arrival experience into Fort McMurray. In addition, the design guidelines for this development will ensure there is safe and convenient access between buildings, as well as connectivity to public trails, amenity areas, and open space that will accompany this development. The project will be developed over three phases.

Rationale for Recommendations:

At the time of first reading for the proposed amendment, Administration identified three technical issues to resolve regarding (i) approval of the Traffic Impact Assessment (TIA), (ii) legal access, and (iii) phasing of the development. From June through August 2012, Administration worked closely with the applicant to resolve these issues. First, the TIA was approved by Alberta Transportation and the Municipality. This was critical to identify improvements required specifically for the Quarry Ridge Phase I and II. The second and third issues related to access and phasing have also been resolved to Administration's satisfaction.

The proposed amendment will create opportunities to develop within the urban service area. With the airport expansion and development of the Saline Creek Plateau, the infrastructure is already underway. The municipal Engineering Department has worked closely with the applicant to ensure capacity of infrastructure as the development progresses in this location. By integrating commercial and retail spaces within residential developments at a higher density, the developer offers residents the ability to live, work, and play in one location. These concepts are strongly supported in the Municipal Development Plan by making use of existing infrastructure, concentrating development, and emphasizing the transportation networks.

Attachments:

1. Bylaw No. 12/026

BYLAW NO. 12/026

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

WHEREAS Section 639 of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to enact a bylaw adopting a Land Use Bylaw.

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

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

1. Land Use Bylaw No. 99/059 is hereby amended by redesignating S.W. ¼ SEC 34-88-9-4; Plan 982 3157 Lot 3; Parcel A, Plan 782 0070; N.W. ¼ SEC 27-88-9-4; N.E. ¼ SEC 27-88-9-4; Lot 3, Plan 982 3157 from Direct Control District (DC) to Gateway District (GD); Parks and Recreation District (PR) to Gateway District (GD); Direct Control District (DC) to Parks and Recreation District (PR), as depicted in Schedule A.
2. The Chief Administrative Officer is authorized to consolidate this bylaw.
3. This bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this 26th day of June, A.D 2012.

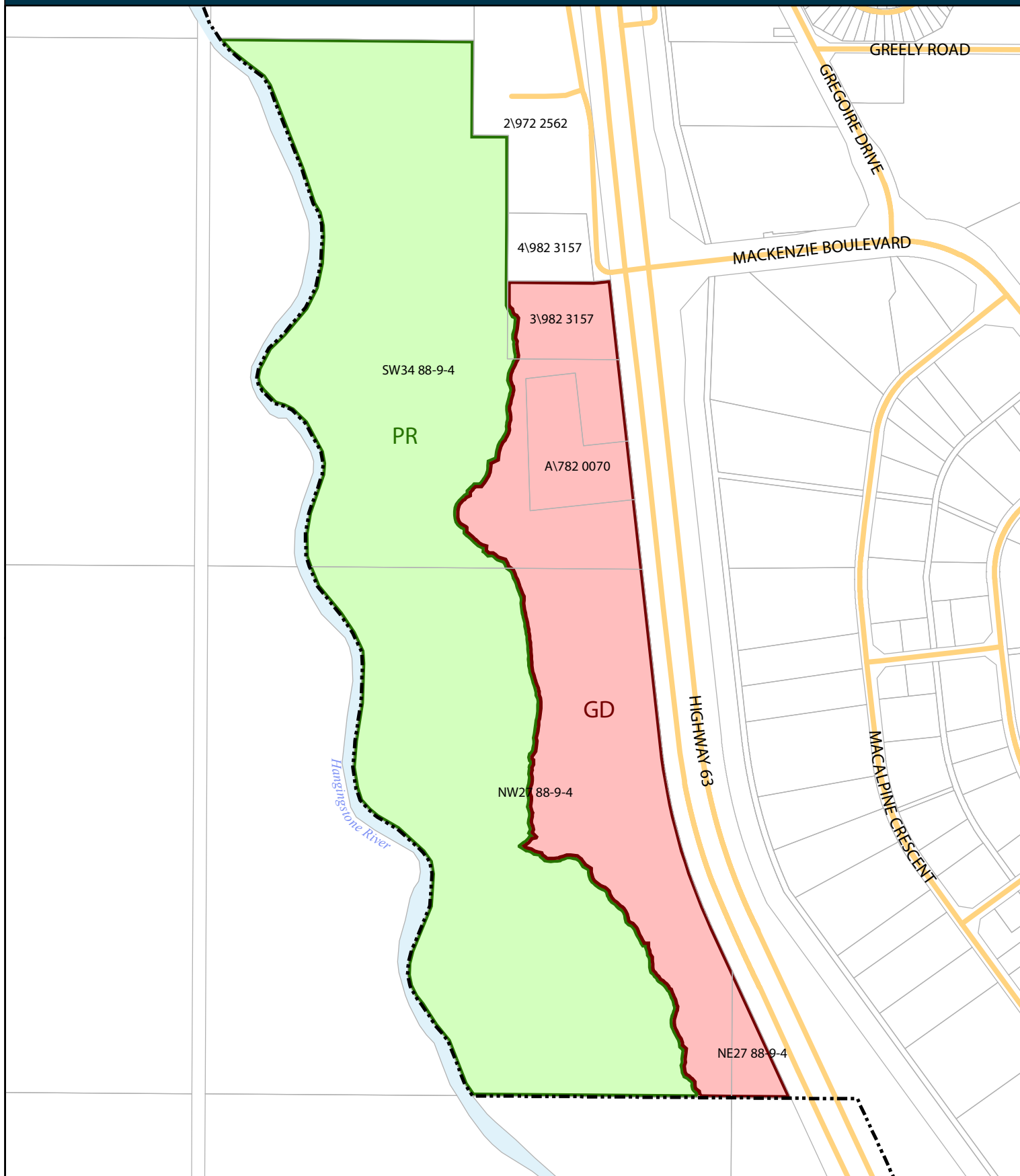
READ a second time this _____ day of _____, A.D. 2012.

READ a third and final time this _____ day of _____, A.D. 2012.

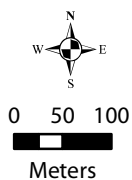
SIGNED and PASSED this _____ day of _____, A.D. 2012.

Mayor

Chief Legislative Officer



- Gateway District (GD)
- Parks and Recreation (PR)
- Survey Parcel
- Urban Service Area Boundary
- Road



Land Use Bylaw Amendment



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

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