

**Subject: Bylaw No. 12/040 – Land Use Bylaw Amendment –  
MacDonald Island Park – Lots 1-3, Block 1, Plan 1897 TR**

**APPROVALS:**

Samuel Alatorre, Director  
Carol Theberge, Executive Director  
Glen Laubenstein, Chief Administrative Officer

**Administrative Recommendations:**

1. THAT Bylaw No. 12/040, being a Land Use Bylaw Amendment for Lots 1-3, Block 1, Plan 1897 TR (MacDonald Island Park), be read a second time.
2. THAT Bylaw No. 12/040 be read a third and final time.

**Summary:**

An application has been received to amend the Land Use Bylaw to redesignate Lots 1-3, Block 1, Plan 1897 TR from Parks and Recreation District (PR) to Direct Control MacDonald Island District (DC-MI). The authority to amend the Land Use Bylaw is vested with Council under the Municipal Government Act.

**Background:**

MacDonald Island Park (the Park) is the primary recreational facility in Fort McMurray. Following extensive renovations, the Park reopened in phases throughout 2009 and 2010, making it the largest community recreational facility in Canada.

The 1999 Land Use Bylaw (99/059) designated MacDonald Island as Parks and Recreation District (PR). In 2011, the site was designated as Major Recreation District in the Municipal Development Plan (MDP) (No. 11/027), which stated that the area was to be the region's premier recreation destination. In 2012, the site was designated as the MacDonald Island District within the Recreation Zone in the City Centre Area Redevelopment Plan. The purpose of this was to encourage the development of large-scale recreational and sports facilities.

Currently, MacDonald Island Park is in the planning stages of a proposed outdoor expansion. Based on community input, the proposed expansion will include an outdoor performance stadium, a shared space community facility, and a baseball/softball stadium, among other features.

**Rationale for Recommendations:**

By establishing the subject property as Direct Control MacDonald Island District (DC-MI), Council will have control over the use and future development of the site. Under the new designation, MacDonald Island Park will be able to enhance and expand sport, recreational, event, leisure, and cultural facilities and services at the Park, and provide better services to a growing residential population.

It is recommended that the development officer have authority to approve small scale development permits, as well as minor changes to plans approved by Council, when required. Changes to plans may be required because of construction error and/or physical limitations on the site.

Designating Council as the development authority for the subject property will allow greater flexibility for future developments at MacDonald Island Park. The continued expansion and development of MacDonald Island Park will provide the community with enhanced recreational amenities, as identified in the Municipal Development Plan (MDP). Specifically, the Park's proposed developments will contribute to achieving the following MDP directions: 4.1 create complete, livable communities; 4.4 build caring communities that support wellness; 5.2 support vibrant arts and culture; and 5.3 promote a culture of the outdoors.

Administration supports the proposed amendment to the Land Use Bylaw, as it will allow Council to facilitate developments planned for MacDonald Island Park.

**Attachments:**

1. Bylaw No. 12/040