

**Subject: Bylaw No. 13/023 – Land Use Bylaw Amendment –
Real Martin Drive Cemetery – Portion of NE ½ 14-89-10 W4M**

APPROVALS:

Bruce Irvine, Director
Brian Makey, Chief Operating Officer

Administrative Recommendations:

1. THAT Bylaw No. 13/023, being a Land Use Bylaw Amendment for a portion of NE ½ 14-89-10 W4M, be read a second time.
2. THAT Bylaw No. 13/023 be read a third and final time.

Summary:

An application has been received to amend the Land Use Bylaw to redesignate a portion of NE ½ 14-89-10 W4M from Environmental Preservation District (EP) to Public Services District (PS). The purpose of the amendment is to allow for the development of a municipal cemetery.

The authority to amend the Land Use Bylaw is vested with Council under the *Municipal Government Act*.

Background:

The Cemetery Master Plan approved by Council in 2009 identified the need for a new urban cemetery by 2013. The Real Martin Drive site (Schedule A) was identified for a new cemetery after a lengthy site selection process, and analysis of potential sites. A number of technical studies have been completed to support the development of the cemetery in this location. A geotechnical analysis was completed to confirm that the soil and groundwater are acceptable for the purposes of cemetery, and a traffic study was undertaken to determine if traffic access could be provided off Real Martin Drive and the impact it would have on traffic on Real Martin Drive. The site has been reviewed and approved by the local Environmental Health office as suitable for cemetery development.

In May 30, 2013 the Municipality acquired the subject property from the Government of Alberta. Three public engagements have been held regarding the new cemetery site, the most recent on January 17, 2013. One concern identified was the potential loss of the natural area facing residents; however, a wooded buffer will be maintained between the cemetery and Real Martin Drive to visually block the cemetery from Wood Buffalo Estates. There have also been some concerns raised on the suitability of this site; however, technical studies have determined that the site is suitable for the development of a cemetery.

This property is currently designated as Public Open Space/Natural Area in the Real Martin West Area Structure Plan (Bylaw 05/003), and as Open Space in the Municipal Development Plan (11/027). Both the Area Structure Plan and Municipal Development Plan support the development of a cemetery in this location.

Rationale for Recommendations:

Administration supports the proposed amendment to the Land Use Bylaw, as it will allow for the development of a municipal cemetery that will meet the needs of the community for the next 30 to 60 years. The cemetery will offer a local place of interment, and will contribute to the quality of life in the community by providing a park-like environment, integrated into the community's open space system.

Attachment:

1. Bylaw No. 13/023