

BYLAW NO. 12/022

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND THE HIGHWAY 63/881 CORRIDOR AREA STRUCTURE PLAN BYLAW NO. 07/050

WHEREAS Section 633 of the *Municipal Government Act*, R.S.A., 2000, Chapter c.M-26 and amendments thereto authorizes Council to enact a bylaw adopting an Area Structure Plan.

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 an Area Structure Plan;

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

1. Bylaw No.07/050 is hereby amended by:
 - a) Deleting Map 2b and replacing it with the attached Schedule A.
 - b) Deleting Maps 2b-1 and 2b-2.
 - c) Deleting the following from Section 2.0 Plan Area: “ It excludes water bodies, provincial parks, First Nation Reserve Lands, and the Plan Area identified in Ministerial Order No. 477/91 Gregoire Lake Area Structure Plan”, and inserting the following: “It excludes water bodies, provincial parks, First Nations Reserve Lands, the Plan area identified in Ministerial Order No. 477/91 Gregoire Lake Area Structure Plan and the Plan Area identified in the Anzac Area Structure Plan Bylaw No. 12/018.”
 - d) Deleting the following from Section 2.2 - Area B Issues and Opportunities: “**Anzac South Business/ Industrial park** - Plans for the provision of water, sanitary and stormwater management servicing will be required as part of any application for development within the site area. Future upgrades to service the hamlet of Anzac should consider the potential for extension of servicing to this site.” and replacing it with the following: “**Anzac South Industrial (Commercial) Area** - An area immediately south of the hamlet of Anzac on the east side of the Highway 881 has been identified for future industrial (commercial) uses in the 2012 Anzac Area Structure Plan.”
 - e) Deleting the following under Section 2.2 - Area B Issues and Opportunities: **Anzac Community Recreation Area**: “The Willow Lake Community Association is interested in leasing land on the south side of Highway 881 from the Alberta Sustainable Resource development to develop a community recreation area. Refer to Map 2 (b).”

f) Deleting the following points under Section 2.2 - Area B Issues and Opportunities:
Anzac Community Recreation Area:

- "This site consists of rolling hills, with both treed cleared areas. Its scenic properties make it well suited for recreational development. With a growing population there will be a need to expand recreational opportunities for residents. The Hamlet of Anzac Area Structure Plan (2002) identifies a portion of this area as a staging area for Winterfest. The feasibility of this location as a future community recreation complex needs to be examined as part of the Regional Municipality of Wood Buffalo Parks and Outdoor Recreation Master Plan.
- Access could be provided from Highway 881 opposite the existing access points to the Hamlet of Anzac. Average annual daily traffic volume past this site is 1,635 vehicles.
- This site's location, in close proximity to Gregoire Lake Estates and the Hamlet of Anzac ensures that this amenity is within easy access to existing and future user groups.
- No existing development is located directly adjacent to this site.
- Intersection improvements to Highway 881 and the Opti-Nexen Road, as well as the proposed Anzac South Business/Industrial Park, are situated immediately to the south east of the site.
- Fire fighting services, based out of the Hamlet of Anzac, will be available within the response time standard. Medical response will be provided from Hawkins Hall #1 and will not achieve the response standard time."

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 has been signed by the Mayor and Chief Legislative Officer.

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

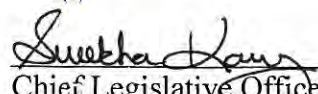
READ a second time this 28th day of August, A.D. 2012.

READ a third and final time this 28th day of August, A.D. 2012.

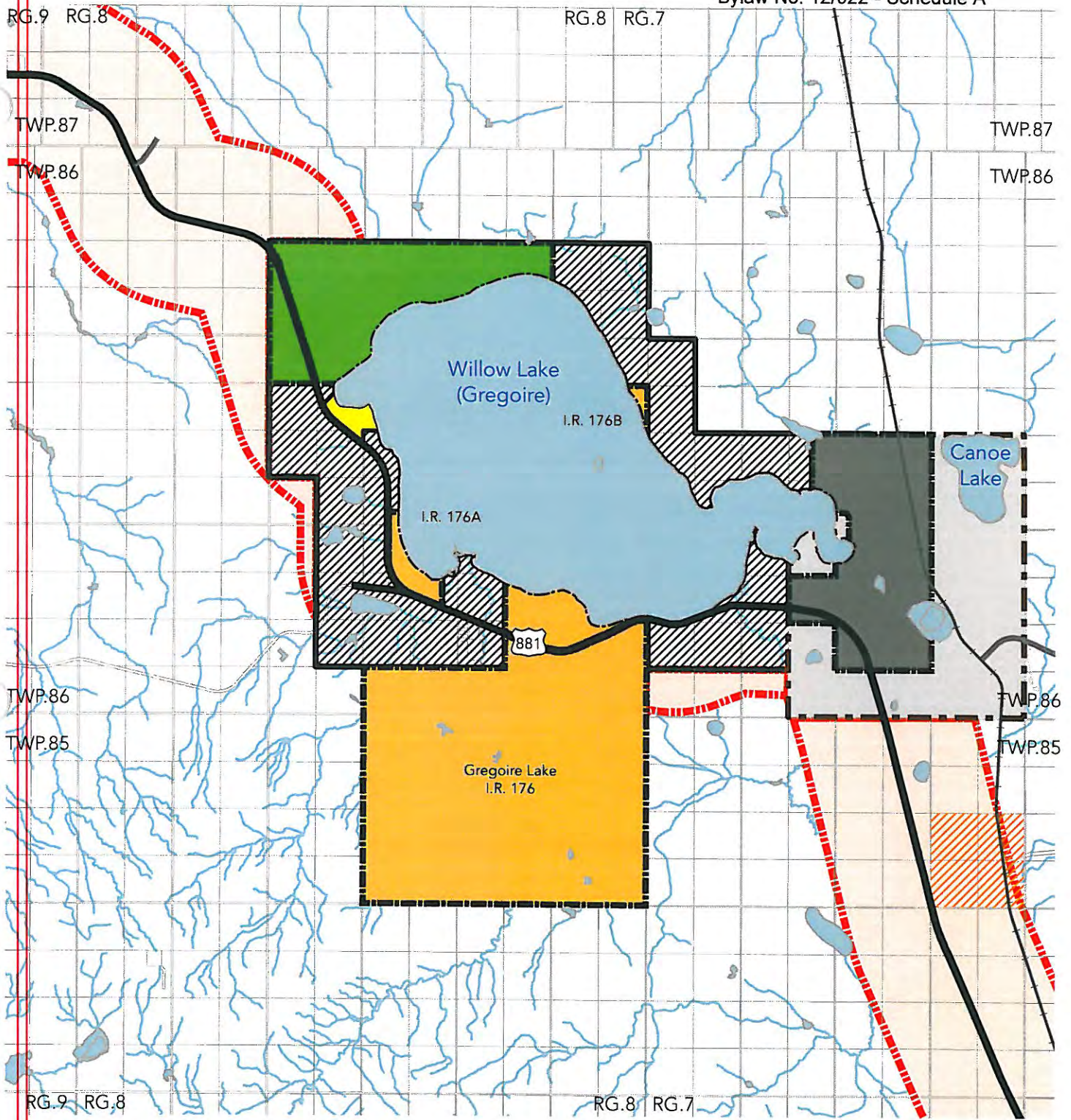
SIGNED and PASSED this 28th day of August, A.D. 2012.



Mayor



Chief Legislative Officer

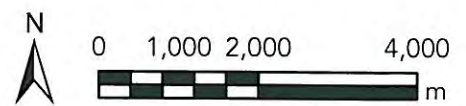


- Hamlet of Anzac
- Hamlet of Gregoire Lake Estates
- Anzac ASP Area (2012)
- Provincial Park
- First Nation Reserve
- Gregoire Lake ASP Area (1991)
- Highway 63/881 Corridor ASP Area* (2007)
- Historic / Archeological Resource Site

- Highway
- Collector Road
- Railway

Map 2b Future Land Use Concept

Highway 63/881 Corridor Area Structure Plan



*Highway 63/881 Corridor ASP area excludes both the Gregoire Lake ASP area and Anzac ASP area