

BYLAW NO. 13/037

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 the existing text from Part I, Section 2.0, Plan Area, Area F, and inserting the following:

“Area F

This area includes lands from the southern Boundary of Chipewyan Prairie Dene First Nation Reserve to the southern boundary of Township 78 as shown on Map 2(f). Existing land uses include three trappers’ cabins, GB Holdings project accommodation, Tatem Farm, old Chard railway siding, ATCO communications tower, and a Miscellaneous Lease between Prairie Dene Development Corporation (Lessee) and Alberta Sustainable Resource Development (Lessor) on a 113.3 acre parcel for the purpose of developing a Commercial & Industrial Business Park.”

- b) Adding the following text under Part II, Section 2.6, Area F Issues and Opportunities, on page 22:

“Prairie Dene Commercial Park

Prairie Dene Development Corporation, an entity of Chipewyan Prairie Dene First Nation, entered into a Miscellaneous Lease with Alberta Sustainable Resource Development for the purpose of industrial and commercial development in 2011 on crown land adjacent to Highway 881, approximately 100 kilometres south of Fort McMurray and 3 kilometres from the hamlet of Janvier. The commercial park site (including road access) is located at section 2- township 80- Range 6- W4 and consists of 43 hectares or approximately 113.03 acres. As of June 01, 2013, basic infrastructure development is complete. There are plans for installation of utilities and construction of a highway intersection at entrance is required by Alberta Transportation.

Pursuant to the objectives of the commercial/industrial park, Prairie Dene Development Corporation would like to proceed with the construction and installation of certain developments such as a gas bar and confectionary. Further, there are plans for light industrial uses such as staging of equipment, warehouses, and the potential

of a state of the art lodging facility. A business incubator centre has been in operation at the site since 2012.

Prairie Dene Development Corporation has also identified an additional 200 acres for potential future development adjacent to existing lease area. This would include potential future expansion of 100 acres south and 100 acres west of the existing site.

Proximity and access to Highway 881: The Prairie Dene Commercial Park is located adjacent to Hwy 881, approximately 200 metres from 881 and spans approximately a kilometre, between km 39.2 and km 40.2. The current classification of the highway is Arterial Level II. The 50 year projected highway classification is also Arterial Level II (Urban Systems - Traffic Impact Study). A plan to upgrade the intersection on Highway 881 and the access to the commercial park has been approved by Alberta Transportation.

Services: The Commercial Park will have private onsite water and sanitary services. Prairie Dene Development Corporation will work with the Regional Municipality of Wood Buffalo (RMWB) through the development permit and subdivision approval process to meet or exceed the required standards for water, sanitary, storm water, firefighting, emergency services and other applicable requirements as set out by the RMWB and other relevant provincial agencies to ensure the safe and orderly development of the commercial park.

Consultation: Meetings were held in Chipewyan Prairie First Nations Reserve in 2008 to inform residents of the plans for the commercial/industrial development. As part of the lease application process to SRD, there were also extensive consultation requirements with surrounding First Nation communities, Provincial agencies and departments. General support was expressed with no issues or objections.

Demand for Industrial and Commercial land: On-going development of Steam Assisted Gravity Drainage (SAGD) projects in the region will create strong demand for industrial and commercial land use. This is supported by the Opportunity Studies (Paul Rollo 2009) and Business Case studies (Business Development Band of Canada, 2010)."

- c) Deleting the existing text from Part III, Section 2.0, Land Use Policies for Specific Areas, 2.6 Area F, and inserting the following:

"Area F

Area F includes a proposed Janvier Interpretation Centre, the Halfway Camp, Chard Day Use Areas, and the Prairie Dene Commercial Park. In addition to all policies in Part 3, Section 1, specific policies that apply to Area F are listed here.

Area F Policy

2.6.1 Require residential development to be concentrated in the hamlet of Janvier South where municipal and community services can best be provided in an orderly, efficient, and economical way that is sustainable."

- d) Removing the existing Map 2fa and inserting the new Map 2fa 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 has been signed by the Mayor and Chief Legislative Officer.

READ a first time this 26th day of November, A.D. 2013.

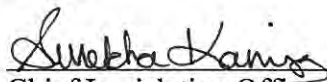
READ a second time this 10th day of December, A.D. 2013.

READ a third and final time this 10th day of December, A.D. 2013.

SIGNED and PASSED this 10th day of December, A.D. 2013.



Mayor



Chief Legislative Officer