

BYLAW NO. 07/028

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND HIGHWAY 69/CLEARWATER RIVER VALLEY AREA STRUCTURE PLAN BYLAW NO. 99/058

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

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

1. THAT Bylaw No. 99/058 is hereby amended by rescinding references to the following Saline Creek Plateau lands from the Plan area, as indicated in Schedule "A", attached hereto and forming part of this bylaw:
 - a. Keyano College Heavy Equipment Campus lands consisting of 247 hectares (Plan 8421771, Lot 2)
 - b. Adjacent lands north and east of Keyano Campus site as bounded by Saline Creek valley to the west; Clearwater River valley and Draper Road to the northeast; Highway 69 to the south; and proposed parks and recreation areas east of the lands
 - c. Rotary Park Campground site located north of Highway 69
2. THAT Bylaw No. 99/058 is hereby amended by removing all text references to the aforementioned Saline Creek Plateau lands as indicated below:
 - a. Reducing the Plan area size in Section 1.2 and Section 5.2 from approximately 58 square kilometers (5,808 hectares) to 49 square kilometers (4,946 hectares).
 - b. Deleting Keyano College lands, Plan 8421771, Lot 2 from the Land Holdings in Section 1.3
 - c. Deleting the following from Section 2.3 Community Consensus Workshop:
 - i. *"Keyano College's MacKenzie Campus site and the lands to the north of it would be desirable for residential development at urban densities should they become available for reuse"*
 - ii. *"Rotary Campground and stocked ponds along Highway 69 are good location for new camping facilities with full R.V. hook-ups."*

- d. Deleting Section 5.2.5 Future Urban Residential Development of Keyano College Heavy Equipment Campus
 - e. Deleting Section 5.2.10 Village Commercial/Community Center
 - f. Deleting Section 5.4.2 Campground Development
 - g. Deleting Section 5.4.6 Impact on Schools
 - h. Deleting Section 5.5.2 Maintaining Aesthetics and Gateway Function - Airport Road and Highway 69
 - i. Deleting Section 5.7.4 Transfer to Crown Land to the RMWB
 - j. Deleting Saline Creek Plateau lands from the ASP Plan Boundary in Maps 1 to 6.
3. THAT the Chief Administrative Officer shall be authorized to consolidate this bylaw.
4. THAT this bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

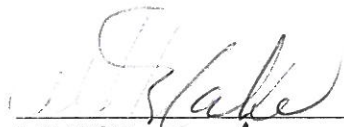
READ a first time this 10th day of April, 2007.

READ a second time this 24th day of April, 2007.

READ a third time this 24th day of April, 2007.

SIGNED and PASSED this 24th day of April, A.D. 2007.

CERTIFIED A TRUE COPY



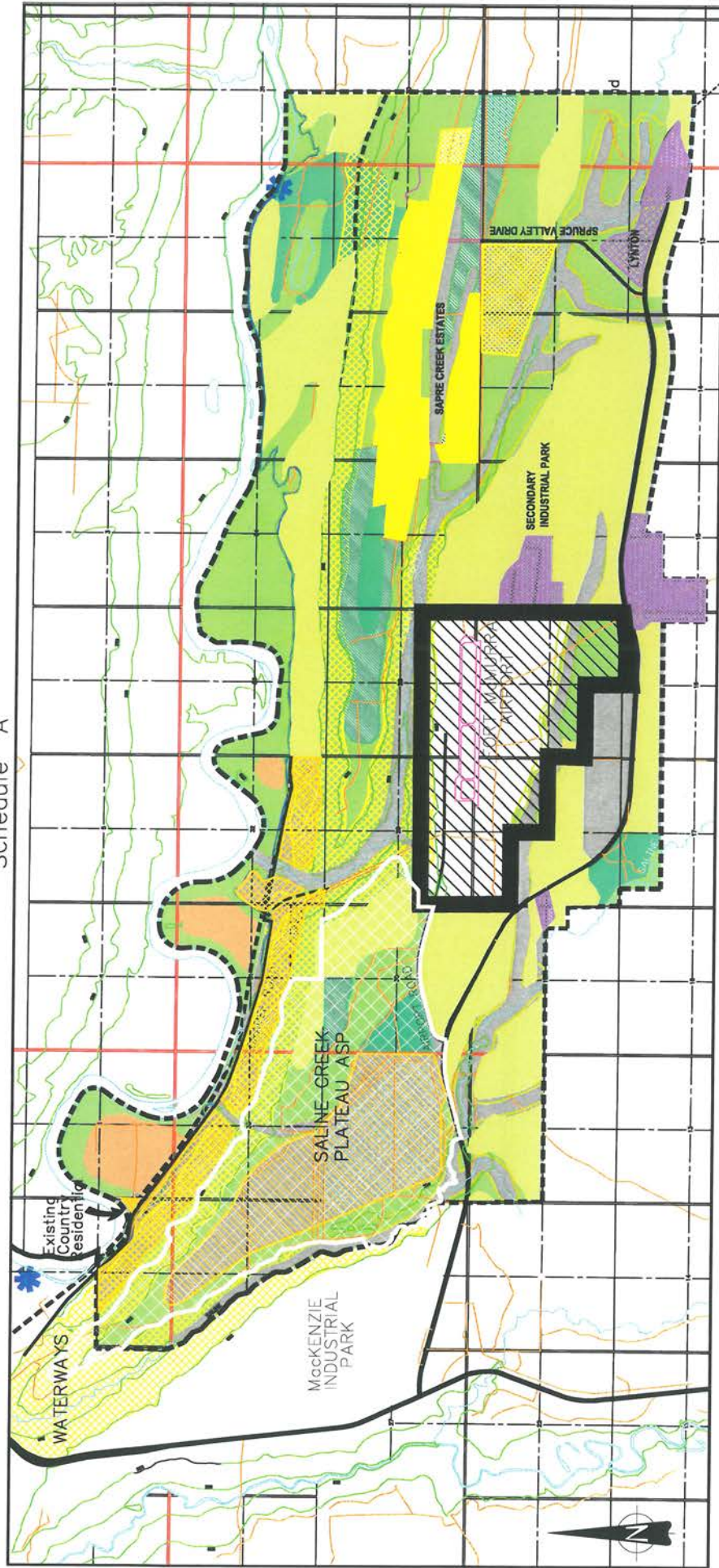
MAYOR

CHIEF LEGISLATIVE OFFICER



CHIEF LEGISLATIVE OFFICER

Schedule "A"



Map 6

Development Concept

Legend

ASP Boundary	Existing Country Residential	Existing Parks and Recreation	Trail Development
ASP Boundary (F.M. Airport)	Proposed Country Residential	Proposed Parks and Recreation	100 Year Flood Line
F.M. Airport ASP	Existing Business Industrial	Existing Agriculture	Possible Boat Launch
Proposed Urban Residential	Proposed Business Industrial	Environmental Protection	Village Commercial/Community Centre
Existing Hamlet Residential	Open Space		
Proposed Hamlet Residential			

NOTE:
This is a conceptual land use framework. Areas have been generalized and are only approximate. All information should be verified.

