

BYLAW NO. 12/010

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

WHEREAS Section 633 of the *Municipal Government Act*, R.S.A., 2000, 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. 99/058 is hereby amended by:
 - a) deleting Map 1 ASP Area and replacing it with Schedule A;
 - b) inserting the following into Section 1.1 after the first paragraph: “The Fort McMurray Regional Airport, a transportation facility of regional importance for commercial air traffic, general aviation, fire fighting, and pilot training, lies in the centre of the plan area, but the policies for land use and development for the airport lands are covered under the Fort McMurray Regional Airport Area Structure Plan and are not part of this ASP”;
 - c) amending the second objective under Section 1.1 to read as follows:
 - “Promote a land use pattern that does not inhibit present and future operations of the Fort McMurray Regional Airport.
 - Ensure that no new residential development is allowed within the areas affected by the Airport’s future Noise Exposure Forecast Contour – NEF 25, as illustrated in the Fort McMurray Regional Airport Area Structure Plan as amended from time to time. Existing and planned residential developments falling within the NEF 25 at the time of this amendment may continue to exist as approved”;
 - d) deleting the following from Section 1.2 Plan Area: “The area is approximately 49 square km (4946 ha) in size,” and adding “The plan area for the ASP is approximately 41.3 square km (4132 ha) in size”;
 - e) deleting the following land holding that falls under the Fort McMurray Regional Airport Area Structure Plan from Section 1.3 Land Holdings: Plan 481RS;
 - f) adding the following to the end of Section 2.3 Community Consultation:
“Public Meeting regarding Amendments to the Highway 69/Clearwater River Valley Area Structure Plan

In accordance with the Municipality’s requirements for public consultation outlined in the Municipality’s Engaging Residents: Guidelines for Public Participation, a Public Meeting was held on May 13, 2011, at the MacDonald

Island Park in Fort McMurray to provide the public and stakeholders with an opportunity to review and comment on the draft amendments to the ASP. The amendment was prepared to delete the airport lands from within the boundaries of the Highway 69/Clearwater River Valley Area Structure Plan and to reflect the Noise Exposure Forecast Contours for the Airport that extend beyond the boundaries of the Fort McMurray Regional Airport Area Structure Plan.

While a large number of attendees visited the presentation boards, fifteen (15) attendees signed in and one of the attendees submitted a completed exit survey. The attendee who submitted the exit survey was generally in agreement with the proposed changes and did not raise any concerns regarding the proposed amendments”;

- g) replacing Map 2 Current Land Use Bylaw Districting with Schedule B;
- h) replacing Map 3 Natural Features with Schedule C;
- i) replacing Section 3.4 with the following:

“3.4 Fort McMurray Regional Airport Area Structure Plan

On December 1, 2009, the new Fort McMurray Airport Authority (Airport Authority) was formed by an Order in Council of the Province of Alberta to take over the governance and operations of the Fort McMurray Regional Airport from the Fort McMurray Regional Airport Commission. Since January 1, 2010, the Fort McMurray Regional Airport is owned and operated by the Fort McMurray Airport Authority.

The Fort McMurray Regional Airport is an essential public service and an exceedingly important economic tool for the Regional Municipality of Wood Buffalo. Since the airport is owned and operated by the Airport Authority, the Municipality has limited jurisdiction over the uses and developments occurring within the airport boundary. The Fort McMurray Regional Airport Area Structure Plan (2011) provides the planning framework for the development of airport lands which is based on the airport’s Airport Development Plan.

Lands surrounding the airport are regulated by the Fort McMurray Airport Zoning Regulations C.R.C., c. 82, which protects the approach and take off area and the outer surface area of the airport and ensures no new development is built in a manner that will threaten the future safe and continued operation of the airport.

The Fort McMurray Regional Airport ASP also proposes new Noise Exposure Forecast (NEF) Contours for the airport. These contours are planning contours that limit certain types of uses ensuring land use conflict arising from exposure to high level of noise from the airport operations. It is a policy of the Fort McMurray Regional Airport ASP to limit new residential development from locating within the NEF 25, at the discretion of the development authority”;

- j) deleting the following uses from Section 4.2 Existing Land Uses:
 - “Fort McMurray Regional Airport

- Keyano College's MacKenzie Campus, used for training on heavy equipment vehicles";
- k) replacing Map 4 Existing Land Use with Schedule D;
 - l) replacing Map 5 Transportation with Schedule E;
 - m) replacing Map 6 Development Concept with Schedule F;
 - n) deleting the following from Section 4.7:
 - under the third paragraph, "The Fort McMurray Airport"
 - under the fifth paragraph, "The Fort McMurray Airport has a sewage collection system, sewage lift station, forcemain, and sewage lagoon on the south side of the runway."
 - o) replacing the wording "Fort McMurray Airport" and "Fort McMurray Municipal Airport" with "Fort McMurray Regional Airport" throughout the Highway 69/Clearwater River Valley Area Structure Plan.
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 is signed by the Mayor and Chief Legislative Officer.

READ a first time this 10th day of April, A.D 2012.

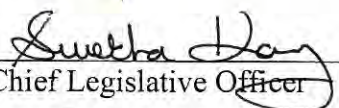
READ a second time this 24th day of April, A.D. 2012.

READ a third and final time this 24th day of April, A.D. 2012.

SIGNED and PASSED this 24th day of April, A.D. 2012.



Mayor



Chief Legislative Officer