

Meeting Date: June 10, 2025**Subject: Bylaw No. 25/017 – Land Use Bylaw Text
Amendment to the GD – Gateway District****Approvals: Amanda Owens**Director
Planning & Development
Services**Jody Butz**

Interim Chief Administrative Officer

Recommendation(s):

THAT Bylaw No. 25/017, being an amendment to Land Use Bylaw No. 99/059 specific to Lot 7, Block 1, Plan 252 0897, be read a first time; and

THAT the required public hearing for Bylaw No. 25/017 be scheduled for June 24, 2025.

Summary | Background:

Planning and Development Services has received an application to amend the Gateway District of Land Use Bylaw 99/059 (“LUB”). The proposed amendment intends to add “Youth Assessment Centre” as a site-specific Permitted Use within the Gateway District for Lot 7, Block 1, Plan 252 0897 (the “Subject Property”). The authority to amend the Land Use Bylaw is vested with Council under the *Municipal Government Act*.

The Subject Property is located in Quarry Ridge, southwest of the Highway 63 and Mackenzie Boulevard intersection (Attachment 2). The current zoning on the property, GD – Gateway District, is primarily intended to accommodate vehicle-oriented commercial developments along high-traffic corridors within the Urban Service Area. While this district does permit some health-related land uses such as medical clinics and personal service facilities, it is not intended for institutional developments that provide long-term care to vulnerable populations.

On April 24, 2025, CASA Mental Health submitted a Land Use Bylaw amendment application to add “Youth Assessment Centre” as a site-specific Permitted Use for the Subject Property. The purpose of the amendment is to facilitate the development of a mental health care facility designed for adolescents aged 12 to 18. As described in the application, the proposed facility would offer two key programs:

1. An outpatient service providing structured, medically based mental health treatment during the day; and



2. A live-in program offering intensive mental health care and therapy for youth requiring longer-term treatment.

The proposed amendment was circulated to internal municipal departments and external stakeholders for feedback. Adjacent property owners within a 300-metre radius of the Subject Property were notified and invited to provide their feedback. No concerns were received. Additionally, the applicant hosted a public engagement open house on May 9, 2025, to gather community feedback. An engagement report submitted by the applicant indicates no concerns regarding the proposed development (Attachment 3).

Alternatives:

The Gateway District includes permitted uses that are incompatible with a Youth Assessment Centre, such as Casinos, Liquor Stores, and Nightclubs. Under the newly adopted Land Use Bylaw No. 26/001, the Gateway District has been replaced by the C4 – Highway Commercial District, which does not consider a Youth Assessment Centre as a compatible use either. As a result, any future developments or changes in the Subject Property would require further amendments to the bylaw.

The use “Youth Assessment Centre” is defined as an institutional development that provides rehabilitation, education, and treatment, including meals, sleeping accommodations, and incidental care, to youth in a supervised environment. The use aligns with the intent of the PS – Public Services District, which supports the development of facilities for educational, health, government, and other institutional services.

As an alternative to the proposed site-specific amendment, Administration recommends that Council consider the following amendments to Land Use Bylaw No. 99/059:

1. Redesignate the Subject Property from “GD – Gateway District” to “PS - Public Services District”; and
2. Add “Youth Assessment Centre” as a Discretionary Use to the PS - Public Services District specific to Lot 7, Block 1, Plan 252 0897.

Budget | Financial Considerations:

There are no anticipated budgetary impacts related to the adoption of this bylaw.

Strategic Plan Alignment | Impact:

The proposed amendment aligns with Council’s Strategic Plan, which identifies support for the Local Economy as a core value.



Rationale for Recommendation(s):

The purpose of the Land Use Bylaw is to promote safe and orderly development through land use districts that allow for compatible uses. The Gateway District is intended for vehicle-oriented commercial developments, including retail stores, service stations, casinos, liquor stores, and nightclubs. It is not intended to accommodate institutional developments such as the one being proposed.

In contrast, the Public Services District is specifically designed to support the development of facilities for education, government and health, including Youth Assessment Centres. To ensure compatibility with neighbouring commercial uses, it is recommended that the Subject Property be redesignated to the PS – Public Services District and that “Youth Assessment Centre” be added as a Discretionary Use for Lot 7, Block 1, Plan 252 0897. This approach aligns with the new Land Use Bylaw No. 26/001, which identifies “Youth Assessment Centre” as a discretionary use in the Public Services District.

Attachment(s):

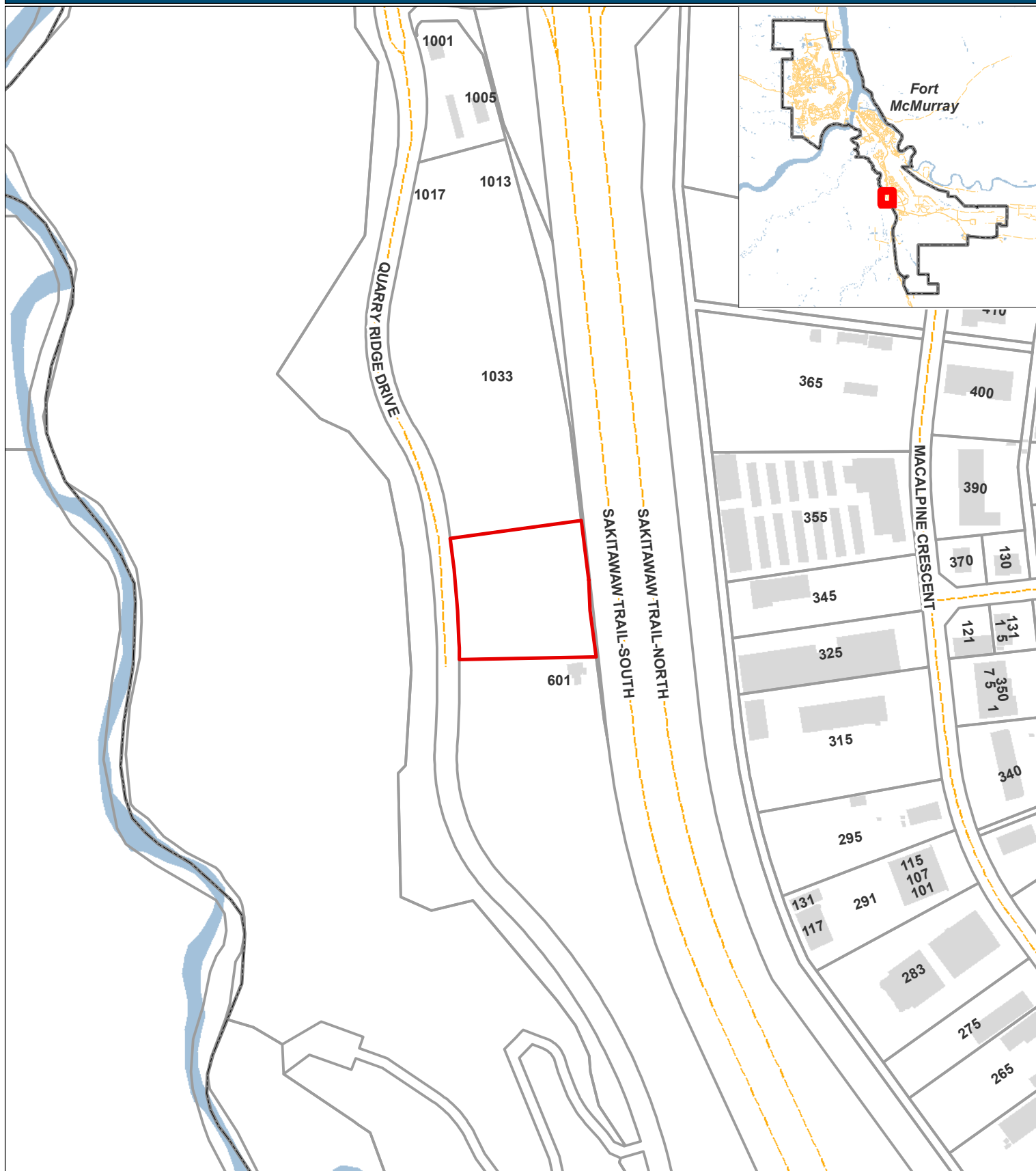
1. Bylaw No. 25/017
2. Subject Area Map
3. CASA Capital Expansion Public Information Meeting Report



SUBJECT AREA MAP

Lot 7, Block 1, Plan 252 0897

Attachment 2



- Building Outlines
- Park
- Roadways
- Subject Area
- Survey Parcels
- Water Bodies

N
1 cm = 50 m



Map Produced by the Geographic Information System Group on 06 May 2025
25050507_Council_Report



Public Information Meeting Report: CASA Capital Expansion

Introduction

A public information meeting regarding the CASA House facility expansion was held on May 9, 2025, from 4:30 PM to 7:00 PM at the Oil Sands Discovery Centre, near the intended development site.

The meeting utilized an open house format, featuring a continuously running presentation. This presentation covered the project's history, the planned site modifications, and preliminary building designs.

Representatives from CASA Capital Expansion attended to guide attendees through the project details and address inquiries.

Project Overview

CASA CapEx Projects strive to create a community where all children, youth, and their families are embraced within CASA's Circle of Care—a supportive ecosystem that connects them with mental health professionals, educators, caregivers, and local community members. As we expand access to CASA services, we must recognize the unique diversity of the communities we serve.

In Fort McMurray, a resource-based population with strong Indigenous ties (Cree, Dene, and Métis) and a growing newcomer population in the energy sector exists. This close-knit yet geographically spread-out community faces challenges in accessing consistent care.

Equitable mental health care must be culturally sensitive, locally relevant, and adaptable to meet young people's needs geographically and emotionally.

The proposed CASA Mental Health development is planned for the Quarry Ridge/Gateway District, an area designated for vehicle-oriented commercial use along major roads. Current permitted uses include medical clinics and personal service facilities, which align with the proposed development.

The development site, legally Lot 7, Block 1, Plan 252 0897, was generously donated by Camgill, a long-time supporter of CASA's mission for accessible mental health care. The publicly funded project by the Government of Alberta is expected to be operational by Summer 2027.

The purpose of this development is to build a mental health facility for adolescents aged 12 to 18, housing two key programs:



- **Adolescent Day Program (ADP):** A daytime outpatient service providing structured, medically based mental health treatment.
- **CASA House:** A live-in program offering intensive, longer-term residential medical mental health treatment and therapy for youth.

The facility will include sleeping accommodations, therapeutic, diagnostic, and rehabilitative care areas, a gymnasium, classrooms, dining spaces, and staff offices to support these programs. This integrated care model will provide both mental health treatment and educational support in a secure, therapeutic environment.

This amendment will enable CASA to develop a crucial, purpose-built mental health facility for vulnerable youth, contributing positively to the community and the broader health care system.

Community Engagement Process

Public notification about the CASA Capital Expansion project included a newspaper posting in Fort McMurray Today, mailings to neighboring residents like Petro-Canada, Tim Hortons, and the Fort McMurray Recovery Centre, and a notice of change sign that is being fabricated for on-site installation.

To ensure public input, a public information meeting was held, and the deadline for submitting comments was extended to one week following the meeting. A notice of the public information meeting was submitted to Fort McMurray Today on April 24, providing residents with a two-week notice. While the formal engagement period concluded on May 16, CASA intends to conduct further engagement sessions throughout the development permitting process to ensure a suitable facility. The notice is attached to this report for reference.

In addition to the public information meeting requirements, CASA held nine engagement sessions with various stakeholders, including the CASA Youth and Family Advisory Council (YFAC), clinical staff, physicians, Inclusivity, Diversity, Equity and Accessibility (IDEA) stakeholders, Indigenous Services staff, and facilities and Information Technology staff. These sessions covered topics such as site planning, building systems, security, the building's aesthetics (both indoor and outdoor), and Trauma-informed and Indigenous-informed designs.

Summary of Public Feedback

No objections or concerns have been received from the public. Camgill Development Corporation and QR Shops Ltd., the developer and current owner of the site respectively, have sent a letter of support for the CASA Capital Expansion project. Public feedback



received during engagement sessions has been largely positive, citing social wellbeing and economic benefits. To date, no public objections or concerns have been raised regarding the proposed development, despite low attendance at the public information meeting.

Summary of Revisions to the Proposal

No significant changes will be made to the site or floor plans at this time, in the absence of public input. Prior to development permitting, the exterior facade will be modified to include an Indigenous-informed design.



Appendix

- Public Information Meeting Notice
- Public Information Meeting Presentation Slides
- Summary of Written Feedback
- Public Information Meeting Attendance List
- Public Information Meeting Handouts



Notice of Public Information Meeting

CASA Mental Health is holding a Public Information Meeting regarding a proposed zoning change in the **Gateway District** of the Regional Municipality of Wood Buffalo. We are seeking to add "**Youth Assessment Centre**" as a permitted use for the property legally described as Lot 7, Block 1, Plan 252 0897.

The purpose of the proposed development is to construct a medical mental health care facility tailored to adolescents aged 13 to 18. The facility will support programs tailored towards providing structured, mental health treatment during the day as well as a live-in program offering medical mental health care and therapy for youth requiring longer-term treatment. This integrated model of care ensures that youth receive both mental health treatment and educational support in a safe, therapeutic environment.

General Property Location: Quarry Ridge Drive, Fort McMurray

Legal Description: Lot 7, Block 1, Plan 252 0897

We invite you to attend our **Public Information Meeting** to learn more and share your feedback:

Date: May 9, 2025

Time: 4pm-7pm

Location: Oil Sands Discovery Centre, 515 MacKenzie Blvd, Fort McMurray, AB T9H 4X3

Everyone is welcome to attend, ask questions, and share their thoughts. If you prefer to submit your comments in writing, please send them to the contact below before May 9, 2025.

Contact Us:

For additional information or to submit your comments in advance, please reach out to:

Jennifer Deltombe

P: 780 984 4861

E: JDeltombe@casaservices.org

We appreciate your input and look forward to the conversation.



CASA Mental
Health

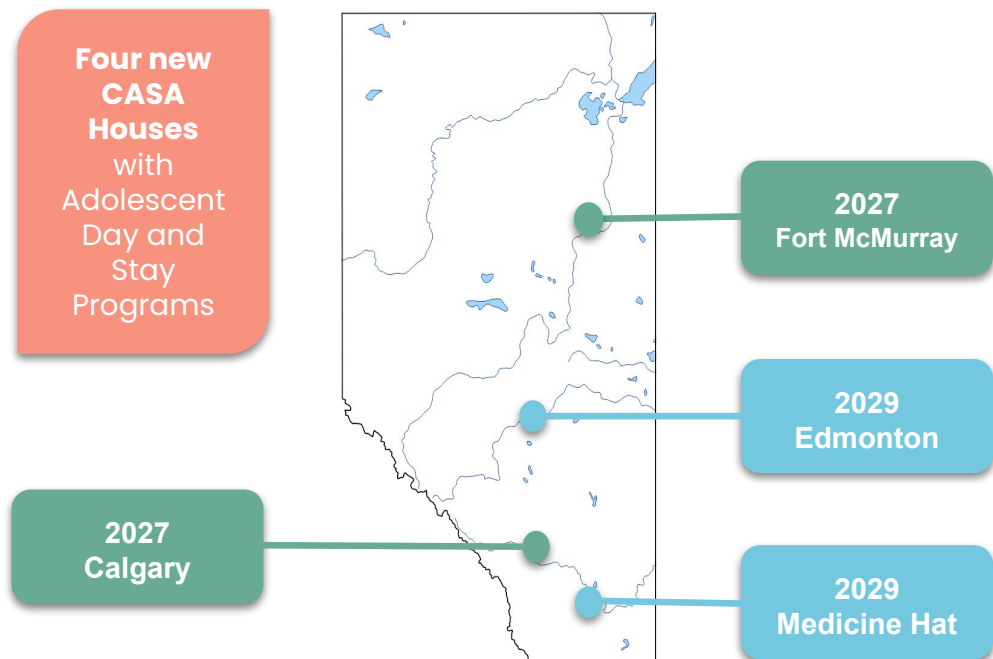
CASA House in Fort McMurray
May 9, 2025

Land Acknowledgement



We humbly acknowledge we are gathered on Treaty 8 Territory, the Traditional Lands and the Unceded Territory of the Métis as well as the Traditional Lands of the Cree & the Dene peoples. Their stewardship, knowledge, and rich cultures have shaped this place for thousands of years. We express our gratitude for the opportunity to live, work, and gather on these lands. We commit to respecting the past, present, and future of Indigenous peoples and to fostering relationships built on trust, mutual respect, and collaboration.

What is CASA CapEx?



CASA Mental Health is expanding its circle of care around the province to provide much needed mental health service to as many families as possible – where they need it, when they need it. This is part of our vision of a community where all children, youth and their families are provided with timely mental health care and are empowered to thrive.

These services are needed more than ever before. Once these expanded services are operational, approximately **2,000 more children, youth and families will receive services per year, in addition to more than 8,900 already served.**

The four CASA Houses will provide medical mental health treatment services to adolescents aged 12-18. The program includes the "Day" Program (Adolescent Day Program, or ADP) and the "Stay" program (CASA House).

Each facility includes sleeping accommodation, preventative, diagnostic, and therapeutic care, a gymnasium, educational spaces, commercial kitchen and dining space.

A Wellness Village



Embrace

The yellow zone symbolizes **Spiritual Wellbeing**; the arrival into a safe space, and the transition back into the world.



Connect

The green zone represents **Social Wellbeing**; designed to embody healing, renewal, and connection.



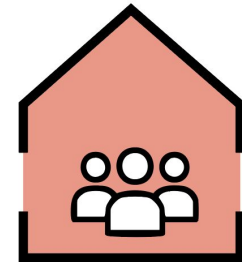
Protect

The blue zone represents **Mental Wellbeing**; designed for quiet reflection, emotional processing, and deep rest.



Energize

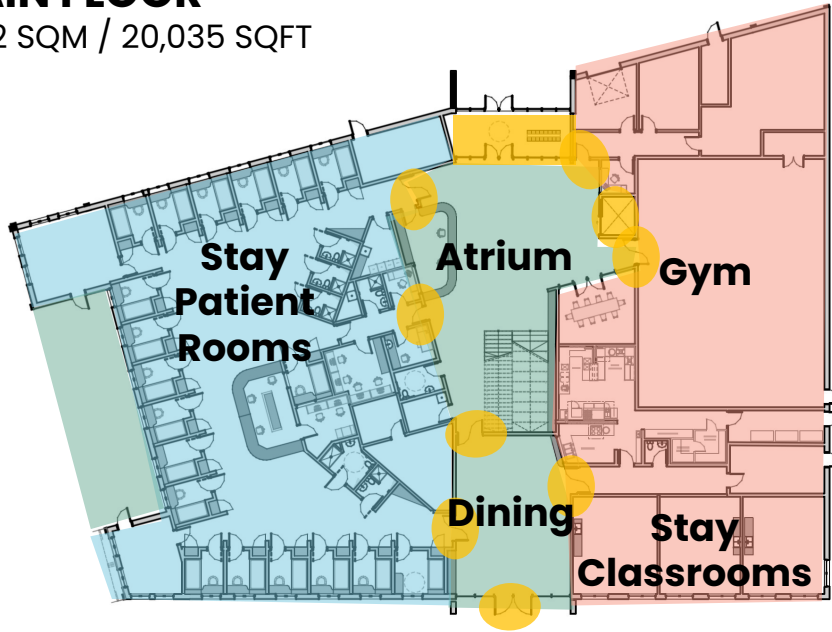
The pink zone represents **Physical Wellbeing**; designed to promote high energy, engagement, learning and movement.



Building Concept

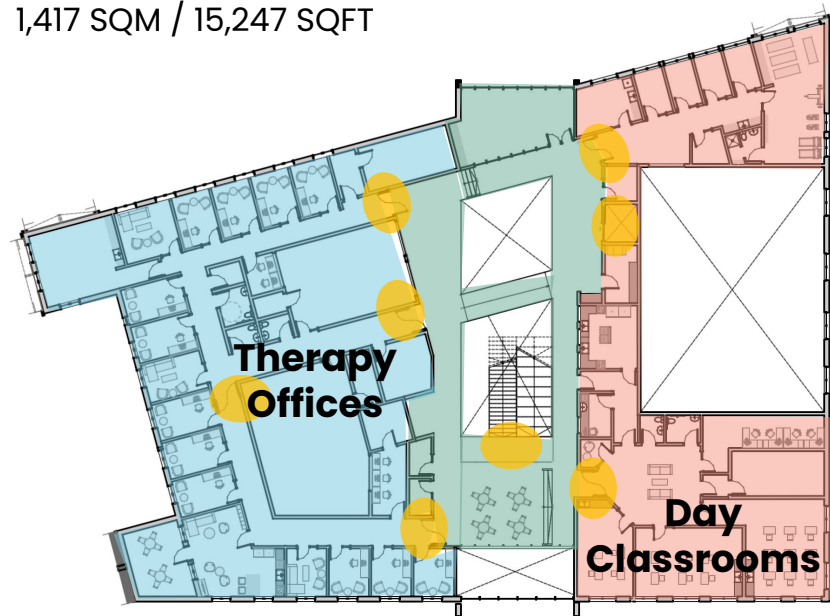
MAIN FLOOR*

1,862 SQM / 20,035 SQFT



SECOND FLOOR*

1,417 SQM / 15,247 SQFT



Embrace



Connect



Protect



Energize

TOTAL BUILDING

3,279 SQM / 35,282 SQFT



Embrace



Connect

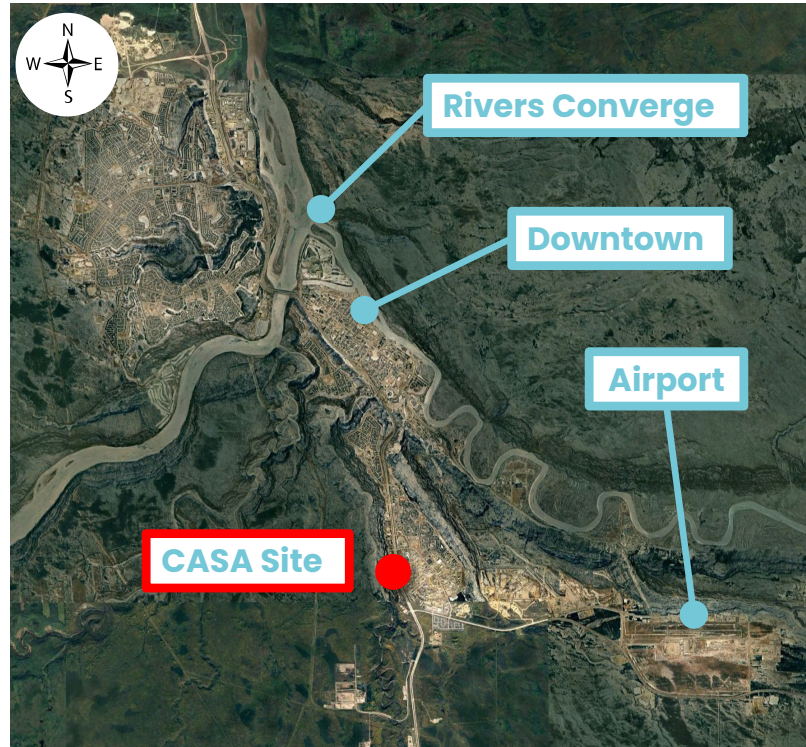


Protect



Energize

Site Location

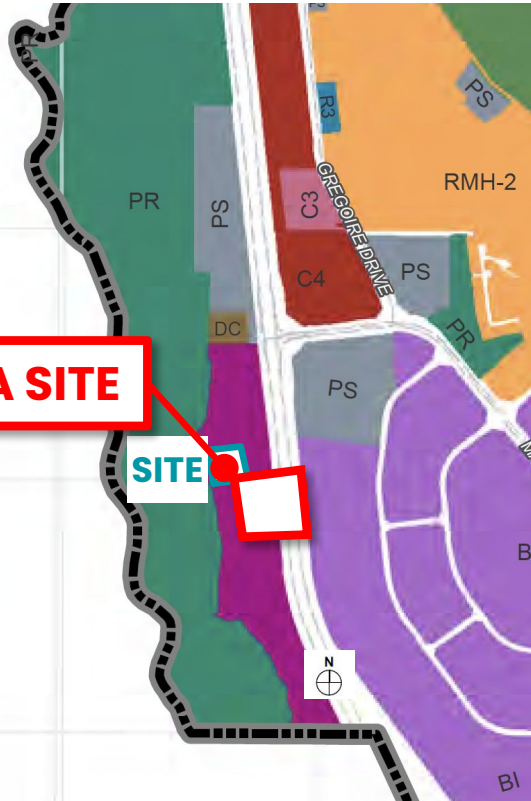


▲ Fort McMurray Area Map

Zoning Bylaw Amendment



▲ Fort McMurray Site Location



▲ Fort McMurray Zoning Map

The CASA Mental Health development is proposed for a site within the Quarry Ridge **Gateway District**, a land-use area intended for vehicle-oriented commercial development along high-volume, high-visibility corridors. Permitted uses within the Gateway District currently include medical clinics and personal service facilities, both of which relate closely to the nature of CASA's proposed development.

CASA Mental Health has submitted a text amendment to add Youth Assessment Centre as a site-specific permitted use to Gateway District.

Site Concept





Casandra Marin <cmarin@reimagine.ca>

Fw: CASA - Quarry Ridge

1 message

Jennifer Deltombe <JDeltombe@casaservices.org>
To: Casandra Marin <cmarin@reimagine.ca>

13 May 2025 at 09:55

Hi Cas,

Below is an email from Will regarding Camgill Development Corporation's support of the CASA text amendment for our engagement report.

Jen

Jennifer Deltombe, PMP, Dipl. Arch. Tech. [she/her]**Project Manager, Capital Expansion**

cell: 780-984-4861

casamentalhealth.org

From: Will Adam <will.adam@camgill.com>**Sent:** Friday, May 9, 2025 4:04 PM**To:** Jennifer Deltombe <JDeltombe@casaservices.org>**Subject:** CASA - Quarry Ridge

Hi Jen,

Camgill Development Corporation and QR Shops Ltd. are supportive of CASA and supportive of the proposed text amendment.

Looking forward to seeing this facility come to life at Quarry Ridge in fort McMurray.

Regards,



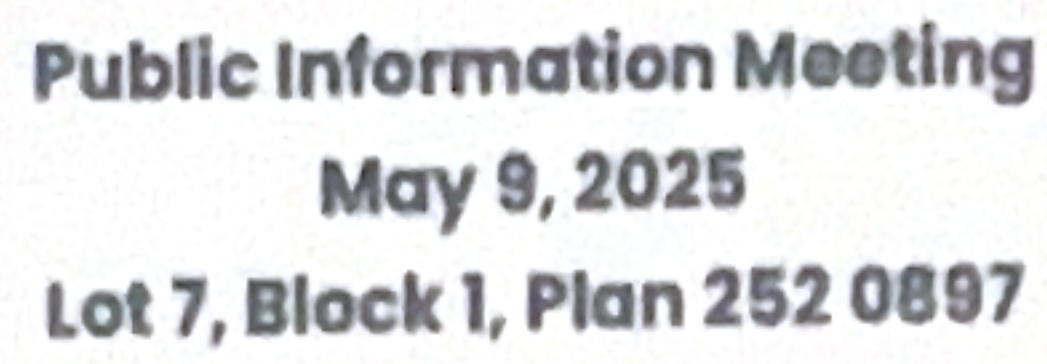
Will Adam, P.Eng., PMP
Development Manager

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Edmonton Alberta T6E 5V5
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Public Information Meeting

May 9, 2025

Lot 7, Block 1, Plan 252 0897

Project Description

The CASA Mental Health development is proposed for a site within the Quarry Ridge Gateway District, a land-use area intended for vehicle-oriented commercial development along high-volume, high-visibility corridors. Permitted uses within the Gateway District currently include medical clinics and personal service facilities, both of which relate closely to the nature of CASA's proposed development.

The site, legally described as Lot 7, Block 1, Plan 252 0897, was generously donated to CASA Mental Health by Camgill, a long-standing philanthropic supporter of CASA's mission and vision. This donation reflects Camgill's commitment to supporting accessible mental health care for children, youth, and families. The proposed project is publicly funded by the Government of Alberta and is anticipated to be operational by Summer 2027.

The purpose of the proposed development is to construct a mental health care facility tailored to adolescents aged 12 to 18. The facility will support two key programs:

- **Adolescent Day Program (ADP):** An outpatient service providing structured, medically based mental health treatment during the day.
- **CASA House:** A live-in program offering intensive mental health care and therapy for youth requiring longer-term residential medical mental health treatment.

To support these programs, the facility will include a combination of clinical and supportive spaces: sleeping accommodations, therapeutic, diagnostic, and rehabilitative care areas, a gymnasium, classrooms, dining spaces, and staff offices. This integrated model of care ensures that young people receive both mental health treatment and educational support in a safe, therapeutic environment.

The development aligns with the **Youth Assessment Centre** use as defined in Land Use Bylaw No. 99/059. As this use is not currently listed as a permitted or discretionary use in the Gateway District, an amendment to the Land Use Bylaw is being requested to allow for its inclusion as a permitted use for the CASA site legally described as Lot 7, Block 1, Plan 252 0897.

All landscaping will adhere to applicable Development Permit requirements, with an emphasis on perimeter landscaping to support both aesthetic integration with surrounding uses and the creation of a welcoming, therapeutic setting for youth and families.

This amendment will allow CASA to move forward with the development of a much-needed, purpose-built mental health facility that will serve vulnerable youth and contribute positively to the community and the broader healthcare system.



**Public Information Meeting
May 9, 2025
Lot 7, Block 1, Plan 252 0897**

Comment Sheet

Name:

Email:

Address:

Phone:

CASA Mental Health has applied to the Regional Municipality of Wood Buffalo to add "Youth Assessment Centre" as a site-specific Permitted Use in the Gateway District. This project is under review by the Development & Planning Department, Regional Municipality of Wood Buffalo.

Given the information you have received regarding this project, do you have any comments or questions?

Please return your comments by May 16, 2025.

Comment sheets can be submitted by one of the following methods:

1. Mail your comment sheet to: ATTN: Jennifer Deltombe, 4th Floor, 10011 109 Street NW, Edmonton, AB T5J 3S8
2. E-mail your comment sheet to JDeltombe@casaservices.org