

**MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO HELD IN THE COUNCIL CHAMBERS AT THE MUNICIPAL OFFICES IN FORT McMURRAY, ON TUESDAY, APRIL 10, 2007, COMMENCING AT 6:00 P.M.**

**PRESENT:**

MAYOR	M. BLAKE
DEPUTY MAYOR	P. MEAGHER
COUNCILLORS	S. CLARKSON L. FLETT S. GERMAIN R. REBUS C. SLADE J. VYBOH
REGIONAL MANAGER	B. NEWELL
CHIEF LEGISLATIVE OFFICER	K. GREIG
LEGISLATIVE OFFICER	A. ROGERS

**ABSENT:**

COUNCILLORS	J. CARBERY J. CHADI L. WILTZEN
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**CALL TO ORDER:** Mayor Blake called the meeting to order at 6:08 p.m.

**PRAYER:** The Mayor asked everyone to join her in Prayer.

**AGENDA:** Resolution # 07-121  
MOVED by Deputy Mayor Meagher that the agenda be adopted as presented.  
CARRIED UNANIMOUSLY

**MINUTES:** **Council Meeting – March 27, 2007**

Resolution # 07-122  
MOVED by Councillor Vyboh that the Minutes of the Regular Meeting held on March 27, 2007 be approved as presented.  
CARRIED UNANIMOUSLY

**Public Hearing – March 27, 2007**

Resolution # 07-123  
MOVED by Councillor Vyboh that the Minutes of the Public Hearing held on March 27, 2007 be approved as presented.

CARRIED UNANIMOUSLY

**DELEGATIONS:**

**Mr. Ray Purdy, Brownlee LLP re: Impact of AEUB Interventions**

Mr. Ray Purdy was in attendance to provide an update on the Alberta Energy & Utilities Board (AEUB) intervention process dealing with the approval of oil sands projects in the region. He provided a brief history of the process, noting that the interventions came about as a result of the Municipality's concern over the negative impacts of rapid oil sands development, huge infrastructure and housing deficits, and deterioration of the quality of life for residents.

Mr. Purdy indicated that, to a large extent, the Municipality has achieved the goals it set out. A greater public awareness exists as a result of the Municipality going on record to illustrate the detrimental effects of rapid development, specifically with respect to infrastructure and housing. The interventions also generated much more political debate and an increased level of media coverage about the negative aspects of the rapid development in the region. The AEUB now has a much greater acceptance of the Municipality's position and recognizes that the arguments and facts put forth need to be addressed in some fashion. In addition, the Provincial Government now recognizes that this region is unique and has serious ongoing concerns with respect to quality of life issues, huge infrastructure deficits, and housing shortages. The recent \$400 Million grant from the Province can be directly attributed to the Municipality's involvement in the intervention process.

Mr. Purdy concluded by noting that there will clearly need to be follow-up with government to find out its commitments with respect to answering the challenges that this community is facing.

Resolution # 07-124

MOVED by Councillor Clarkson that the AEUB Intervention Update presentation be received as information.

CARRIED UNANIMOUSLY

**Jeff Carlisle, Regional Fire Chief, and Kevin Weinberger,  
Director, Emergency Management re: Flood Risk and  
Preparedness – River Break-Up 2007**

The Regional Fire Chief and Director of Emergency Management provided an overview of the activities that have taken place to date to prepare for river break-up. Mr. Weinberger advised that the Regional Emergency Operations Centre (REOC) will be activated on Monday,

April 16<sup>th</sup> as a proactive measure. He noted that ice jams do occur every year, however, the actual location of the jams is the deciding factor on whether or not flooding occurs.

Resolution # 07-125

MOVED by Deputy Mayor Meagher that the River Break-Up 2007 presentation be received as information.

Mr. Weinberger explained that the Government of Alberta and University of Alberta have partnered to undertake a study of ice and it is hoped that the data collected will help determine what the ice will do, whether jams will occur, and where they may occur. He also noted that contingency plans are in place to deal with issues associated with transportation and evacuation in the event of a flood.

CARRIED UNANIMOUSLY

**PUBLIC HEARINGS:**

Resolution # 07-126

MOVED by Deputy Mayor Meagher that the meeting move into Public Hearing.

CARRIED UNANIMOUSLY

A public hearing was held from 6:41 p.m. to 7:23 p.m., following which the regular meeting reconvened.

**COUNCIL UPDATES:**

**Reporting of Councillors on Boards and Committees**

Deputy Mayor Meagher reported on the following:

- Communities In Bloom Committee

Councillor Clarkson reported on the following:

- Syncrude 2006 Aboriginal Review
- Leadership Wood Buffalo
- AUMA Community Infrastructure Committee
- Municipal Sponsorship of Al Hancock Everest Expedition

Councillor Flett reported on the following:

- Multi-Stakeholder Committee on Oil Sands Development
- Meeting with Wood Buffalo Housing & Development representatives

### **Mayor's Update**

Mayor Blake reported on the following:

- Meeting with Minister of Infrastructure, Hon Luc Ouellette
- Meeting with Solicitor General, Hon. Fred Lindsay
- Community Planning Association of Alberta Conference

### **CONDOLENCES**

Mayor Blake extended condolences to Councillor Chadi, who was absent due to the passing of his father.

### **APOLOGIES**

Mayor Blake extended apologies on behalf of Councillors Carbery and Wiltzen who were away on business and unable to attend this evening's meeting.

### **REPORTS:**

#### **Non-Smoking Bylaw Options**

##### Resolution # 07-127

MOVED by Councillor Vyboh:

- THAT Administration be directed to develop and bring forward a bylaw for Council's consideration which would require all public places within the Regional Municipality of Wood Buffalo to become 100% smoke-free by September 1, 2007; and
- THAT a non-statutory public hearing be held on the proposed bylaw to allow citizens an opportunity to communicate their support and/or opposition for the bylaw.

It was clarified that there is no legislated requirement for a public hearing for a bylaw of this nature, and that any decision to hold a hearing is left to Council's discretion.

CARRIED UNANIMOUSLY

#### **Fringe Area Development Assessment – Urban Service Area Plan**

##### Resolution # 07-128

MOVED by Deputy Mayor Meagher that the document entitled "Fringe Area Development Assessment – Urban Service Area", dated March 22, 2007, be approved and used as a guide for future growth planning for the Urban Service Area and to guide discussions with the Province of Alberta for all areas related to infrastructure development and land release.

Mr. Armin Preiksaitis, Armin Preiksaitis & Associates Ltd., and Mr.

Herb Kuehne, Associated Engineering Ltd., were in attendance to provide an overview of the Fridge Area Development Assessment – Urban Service Area. The presenters provided an overview of the plan objectives, the amount of favourable land and the potential population capacity of each of the subject areas. Several factors were used to prioritize each of the areas, including front end costs, costs per unit and potential for immediate development. Based on this evaluation, it is recommended that development of Parsons Creek and Saline Creek could proceed concurrently. Although Forest Heights was given a fairly high priority in the 1986 Fringe Study, the area has extensive muskeg and it is recommended that development be pursued as the lowest priority because of the associated cost of providing services across the Clearwater River.

Mr. Preiksaitis concluded the presentation with a list of recommendations, which included Municipal Development Plan Amendments, creation of Area Structure Plans, creation of master plans for water distribution, stormwater and sewage collection and treatment. In addition, the plan provided recommendations for the Province which include timely release of crown lands, development of alternatives to the existing land release strategy and development of a regional ring road.

Mr. Kuehne clarified that the first phase of Parsons Creek can be undertaken without development of a ring road, as it will have direct access to Highway 63. Confederation Way will have reached maximum capacity with the development of Parcels D and F, therefore, alternative access via a ring road is needed. The Manager of Planning and Development also explained that a roadway is designed to run from the consortium lands north to Parsons Creek. The design and phasing that will take place with Parsons Creek will impact any future roadway development.

It was suggested that, in future, the Municipality should consider the development of bedroom communities through the building of new urban centres to the north and south of the existing urban service area. Doing so could create competition and provide choices for residents.

CARRIED UNANIMOUSLY

**RECESS**

A recess was held from 8:13 p.m. until 8:38 p.m.

**BYLAWS:**

**Bylaw No. 07/023 – Timberlea Area Structure Plan Amendment – Part of Lot 1A, Plan 012 3208 and Part of Lot 9, Block 1, Plan 062 5817 – Parcel “F”**

Bylaw No. 07/023, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND TIMBERLEA AREA STRUCTURE PLAN BYLAW NO. 01/020, was presented to receive second and third readings.

Resolution # 07-129

MOVED by Councillor Slade that Bylaw No. 07/023, being a Timberlea Area Structure Plan Amendment - Part of Lot 1A, Plan 012 3208 and Part of Lot 9, Block 1, Plan 062 5817 (Parcel F), be read a second time.

Concern was expressed with respect to water management and servicing capacity, and it was clarified that discussions have taken place with developers about ways to reduce demand.

CARRIED UNANIMOUSLY

Resolution # 07-130

MOVED by Deputy Mayor Meagher that Bylaw No. 07/023 be read a third and final time.

CARRIED UNANIMOUSLY

**Bylaw No. 07/024 – Land Use Bylaw Amendment – Part of Lot 1A, Plan 012 3208 and Part of Lot 9, Block 1, Plan 062 5817 – Parcel “F”**

Bylaw No. 07/024, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059, was presented to receive second and third readings.

Resolution # 07-131

MOVED by Councillor Rebus that that Bylaw No. 07/024, being a Land Use Bylaw Amendment - Part of Lot 1A, Plan 012 3208 and Part of Lot 9, Block 1, Plan 062 5817 (Parcel “F”), be read a second time.

Concern was expressed relative to the proposed number of units per hectare and the servicing capacity. Mr. Peck explained that the available service capacity is based on a standard in terms of the number of residents per household. The proposed multi-family sites all have lower densities than allowed by zoning. Mr. Peck indicated

that full development of Parcel F will basically consume the remaining service capacity of the Timberlea area. The Municipality is looking at ways to reduce usage throughout the community and, if successful, this will allow some flexibility in terms of capacity.

CARRIED UNANIMOUSLY

Resolution # 07-132

MOVED by Deputy Mayor Meagher that Bylaw No. 07/024 be read a third and final time.

CARRIED UNANIMOUSLY

**CONFLICT OF INTEREST**

Councillor Germain declared a pecuniary interest relative to bylaw No. 07/033 and Bylaw No. 07/034, and excused himself from the meeting at 8:56 p.m.

**Bylaw No. 07/033 – Municipal Development Plan Amendment-  
Campground Regulations**

Bylaw No. 07/033, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 00/005, was presented to receive second and third readings.

Resolution # 07-133

MOVED by Councillor Rebus that Bylaw No. 07/033, being a Municipal Development Plan Amendment, be read a second time.

A lengthy discussion ensued in which concern was expressed with respect to supporting campgrounds as an option for year-round accommodations. It was noted that supporting campground development alleviates the Province from its responsibility to release lands for development in response to identified need, and also with respect to the provision of funds for needed infrastructure, as a large portion of the workforce will be housed in work camps or campgrounds.

Several Councillors expressed similar concern, and it was pointed out that the circumstances of growth have been thrust upon the Municipality and must be dealt with. The Municipality has grown too big, too quickly and there are no alternative housing options to offer to residents. The bylaw being proposed will remove campgrounds from the urban service area and establish regulations for future developments. It was also suggested that the bylaw be reviewed

within a few years to ensure that it does not go on in perpetuity and is appropriate to address the housing situation at that time.

CARRIED

For: Blake, Clarkson, Flett, Meagher,  
Rebus

Opposed: Slade, Vyboh

Resolution # 07-134

MOVED by Councillor Clarkson that Bylaw No.07/033 be read a third and final time.

CARRIED

For: Blake, Clarkson, Flett, Meagher,  
Rebus

Opposed: Slade, Vyboh

**Bylaw No. 07/034 – Land Use Bylaw Amendment – Campground Regulations**

Bylaw No. 07/034, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059, was presented to receive second and third readings.

Resolution # 07-135

MOVED by Councillor Clarkson that Bylaw No.07/034, being a Land Use Bylaw Amendment, be read a second time.

CARRIED

For: Blake, Clarkson, Flett, Meagher,  
Rebus

Opposed: Slade, Vyboh

Resolution # 07-136

MOVED by Councillor Rebus that Bylaw No. 07/034 be read a third and final time.

CARRIED

For: Blake, Clarkson, Flett, Meagher,  
Rebus

Opposed: Slade, Vyboh

Resolution # 07-137

MOVED by Councillor Clarkson that Bylaw No. 07/034 be reviewed by Council prior to April, 2010.

CARRIED UNANIMOUSLY

**RETURN**

Councillor Germain returned to the meeting at 9:17 p.m.

**Bylaw No. 07/018 – Debenture Borrowing Bylaw – Hangingstone Bridge Rehabilitation**

Bylaw No. 07/018, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF TWO MILLION DOLLARS (\$2,000,000) FOR THE HANGINGSTONE BRIDGE REHABILITATION, was presented to receive second and third readings.

Resolution # 07-138

MOVED by Deputy Mayor Meagher that Bylaw No. 07/018, being a borrowing bylaw for the Rehabilitation of the Hangingstone Bridge, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-139

MOVED by Councillor Slade that Bylaw No. 07/018 be read a third and final time.

CARRIED UNANIMOUSLY

**Bylaw No. 07/019 - Debenture Borrowing Bylaw – Tolen Drive Bridge Rehabilitation**

Bylaw No. 07/019, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000) FOR THE TOLEN DRIVE BRIDGE REHABILITATION, was presented to receive second and third readings.

Resolution # 07-140

MOVED by Councillor Clarkson that Bylaw No. 07/019, being a borrowing bylaw for the Rehabilitation of the Tolen Drive Bridge, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-141

MOVED by Deputy Mayor Meagher that Bylaw No. 07/019 be read a third and final time.

CARRIED UNANIMOUSLY

**Bylaw No. 07/020 - Debenture Borrowing Bylaw – Urban Roadway Rehabilitation 2007**

Bylaw No. 07/020, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000) FOR THE URBAN ROADWAY REHABILITATION 2007, was presented to receive second and third readings.

Resolution # 07-142

MOVED by Councillor Vyboh that Bylaw No. 07/020, being a borrowing bylaw for the Urban Roadway Rehabilitation 2007 Program, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-143

MOVED by Deputy Mayor Meagher that Bylaw No. 07/020 be read a third and final time.

CARRIED UNANIMOUSLY

**Bylaw No. 07/021 - Debenture Borrowing Bylaw – Rural Street Rehabilitation 2007**

Bylaw No. 07/021, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF ONE MILLION FIVE HUNDRED FORTY SIX THOUSAND SEVEN HUNDRED ELEVEN DOLLARS (\$1,546,711) FOR RURAL STREET REHABILITATION 2007, was presented to receive second and third readings.

Resolution # 07-144

MOVED by Councillor Rebus that Bylaw No. 07/021, being a borrowing bylaw for the Rural Street Rehabilitation 2007 Program, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-145

MOVED by Deputy Mayor Meagher that Bylaw No. 07/021 be read a third and final time.

CARRIED UNANIMOUSLY

**Bylaw No. 07/022 - Debenture Borrowing Bylaw – Thickwood Boulevard Retaining Wall & Sidewalk Replacement**

Bylaw No. 07/022, BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE INCURRENCE OF AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF ONE MILLION DOLLARS (\$1,000,000) FOR THE THICKWOOD BOULEVARD RETAINING WALL AND SIDEWALK REPLACEMENT, was presented to receive second and third readings.

Resolution # 07-146

MOVED by Councillor Vyboh that Bylaw No. 07/022, being a borrowing bylaw for the Replacement of the Thickwood Boulevard Retaining Wall and Sidewalk, be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-147

MOVED by Councillor Vyboh that Bylaw No. 07/022 be read a third and final time.

CARRIED UNANIMOUSLY

**Bylaw No. 07/030 – Regional Manager Bylaw Amendment**

Resolution # 07-148

MOVED by Deputy Mayor Meagher that Bylaw No. 07/030, being an Amendment to the Regional Manager Bylaw, be read a first time.

CARRIED UNANIMOUSLY

Resolution # 07-149

MOVED by Councillor Rebus that Bylaw No. 07/030 be read a second time.

CARRIED UNANIMOUSLY

Resolution # 07-150

MOVED by Councillor Clarkson that Bylaw No. 07/030 be considered for third reading.

CARRIED UNANIMOUSLY

Resolution # 07-151

MOVED by Councillor Slade that Bylaw No. 07/030 be read a third and final time.

CARRIED UNANIMOUSLY

Resolution # 07-152

MOVED by Councillor Vyboh that the following be added to Procurement Policy No. PUR-080 as Section 06.17(d):

“Notwithstanding the above, the Chief Administrative Officer or designate is authorized to award and enter into all tenders that meet the following criteria:

- (i) the tender has followed a competitive bid process; and
- (ii) the project or service which has been tendered was included in the approved Operating or Capital Budgets; and
- (iii) the tender is being awarded to the lowest qualified bidder.”

Resolution # 07-153

MOVED by Councillor Rebus that Section 10.03 of Procurement Policy PUR-080 be amended by increasing the Chief Administrative Officer’s signing authority from \$500,000 to FULL, as provided for in the Chief Administrative Officer Bylaw No. 01/090, as amended.

CARRIED UNANIMOUSLY

**Saline Creek Plateau Area Structure Plan**

- **Bylaw No. 07/027 – Municipal Development Plan Amendment**
- **Bylaw No. 07/028 – Highway 69/Clearwater River Valley Area Structure Plan Amendment**
- **Bylaw No. 07/029 – Saline Creek Plateau Area Structure Plan**

Bylaw Nos. 07/027, 07/028 and 07/029, BEING BYLAWS OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 00/005, AMEND HIGHWAY 69/CLEARWATER RIVER VALLEY AREA STRUCTURE PLAN BYLAW NO. , AND ADOPT THE SALINE CREEK PLATEAU AREA STRUCTURE PLAN, respectively, were presented to receive first reading.

Resolution # 07-154

MOVED by Deputy Mayor Meagher:

- THAT Bylaw No. 07/027, being a Municipal Development Plan Amendment to include Saline Creek Plateau in the Urban Service Area boundary of Fort McMurray, be read a first time;
- THAT Bylaw No. 07/028, being a Highway 69/Clearwater River Valley Area Structure Plan to rescind references to Keyano College Heavy Equipment Campus lands and adjacent lands to the north and Rotary Park Campgrounds, be read a first time; and
- THAT Bylaw No. 07/029, being the Saline Creek Plateau Area Structure Plan, be read a first time.

CARRIED UNANIMOUSLY

**Bylaw No. 07/009 – Debenture Borrowing Bylaw - Fort McMurray Fire Department Replacement Tanker**

Resolution # 07-155

MOVED by Councillor Clarkson that Bylaw No. 07/009, being a debenture borrowing bylaw for the Fort McMurray Fire Department Replacement Tanker, be read a first time.

CARRIED UNANIMOUSLY

**NEW BUSINESS:**

None scheduled.

**ADJOURNMENT:**

Resolution # 07-156

MOVED by Deputy Mayor Meagher that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:43 p.m.

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MAYOR

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CHIEF LEGISLATIVE OFFICER

**MINUTES OF A PUBLIC HEARING OF THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO HELD IN THE COUNCIL CHAMBERS AT THE MUNICIPAL OFFICES IN FORT McMURRAY, ON TUESDAY, APRIL 10, 2007.**

PRESENT:	MAYOR	M. BLAKE
	DEPUTY MAYOR	P. MEAGHER
	COUNCILLORS	S. CLARKSON L. FLETT S. GERMAIN R. REBUS C. SLADE J. VYBOH
	REGIONAL MANAGER	B. NEWELL
	CHIEF LEGISLATIVE OFFICER	K. GREIG
	LEGISLATIVE OFFICER	A. ROGERS
ABSENT:	COUNCILLORS	J. CARBERY J. CHADI L. WILTZEN

**CALL TO ORDER**

Mayor Blake called the Public Hearing to order at 6:41 p.m.

**PUBLIC HEARING RE: BYLAW NO. 07/023 – TIMBERLEA AREA STRUCTURE PLAN AMENDMENT – PART OF LOT 1A, PLAN 012 3208 AND PART OF LOT 9, BLOCK 1, PLAN 062 5817 – PARCEL “F”; AND BYLAW NO. 07/024 – LAND USE BYLAW AMENDMENT – PART OF LOT 1A, PLAN 012 3208 AND PART OF LOT 9, BLOCK 1, PLAN 062 5817 – PARCEL “F”**

**A. Opening Statement**

**Mr. Dennis Peck, Superintendent, Current Planning**

Mr. Peck advised that the proposed bylaws are necessary for the initial development of the area referred to as Parcel F. He noted that he is not aware of any objections to the amendments and that the Planning and Development Department supports the designs, as presented.

**Mr. Jodie Wacko, Beaverbrook Developments (applicant)**

Mr. Wacko advised that Parcel F is approximately 89 hectares in size and represents the last portion of Timberlea to come on stream. The Area Structure Plan amendment proposes seven changes resulting from detailed planning and engineering exercises, including maximization of densities, revising density mixes, inclusion of a small commercial site, a mixed use area, addition of a stormwater management facility, consolidation/relocation of the school/parks site, and revisions to the internal collector road

system to ensure appropriate access and egress. The proposed changes will provide an opportunity to develop a more sustainable community and provide for a variety of housing types. The proposed amendments are reflective of good design practices to create a mixed use community offering a variety of housing types. The design was impacted by two significant factors, being the shape and topography of the site and municipal policies and input received throughout the design process. Mr. Wacko concluded by noting that the proposed design meets the technical challenges of the site and presents an equitable distribution of parks, roads and services to enable the orderly and timely development of Parcel F lands.

**B. Written Presentations**

There were no written presentations

**C. Verbal Presentations**

No verbal presentation requests were received.

**D. Other Verbal Presentations (Time Permitting and with Consent of Council)**

There were no requests to address Council.

**E. Questions of Council**

In response to questions from Council, Mr. Peck clarified that the development proposes a mix of housing types. The area is basically constrained by the existing sewage capacity, and that determines the total number of housing units on the site. Once the number of units has been determined, the appropriate mix of houses is addressed.

Mr. Wacko explained that the issue of on-street parking, snow removal and emergency vehicle access will be addressed by ensuring ample road widths are used and determining where it is appropriate to implement parking bans on one or both sides of the roadways.

Mr. Peck explained that there is presently adequate servicing for 5000 residents on the Parcel F site. The issue of secondary suites was not contemplated in the impact of the proposed design. He also noted that land use zoning must be in place before Administration is able to deal with engineering design issues.

Mr. Wacko advised that where possible, original tree growth has been maintained to minimize soil erosion. Administration will likely impose other measures, such as silt fences, to minimize erosion. When the site is fully developed, erosion should not be an issue. Mr. Wacko also advised that Beaverbrook had undertaken extensive geotechnical studies on the site before purchasing, and has since retained the same geotechnical consultant that has been working on the site for a number of years.

**F. Closing Statement**

There was no closing statement.

**CONFLICT OF INTEREST**

Councillor Germain declared a pecuniary interest relative to Bylaws 07/033 and 07/034, and excused himself from the meeting at 7:21 p.m.

**PUBLIC HEARING RE: BYLAW NO. 07/033 – MUNICIPAL DEVELOPMENT PLAN AMENDMENT- CAMPGROUND REGULATIONS; AND BYLAW NO. 07/034 – LAND USE BYLAW AMENDMENT – CAMPGROUND REGULATIONS**

**A. Opening Statement**

**Ms. Beth Sanders, Manager, Planning & Development**

Ms. Sanders explained that the proposed amendments will remove all references to the urban service area for campgrounds within the Municipality. Campgrounds would no longer be permitted inside the urban service area, but would be permitted in the rural service area in areas zoned as RD-Rural District or SH-Small Holdings. In addition, the proposed Land Use Bylaw amendment creates a standard under which campgrounds could be established. The Planning and Development Department supports the proposed amendments.

**B. Written Presentations**

There were no written presentations

**C. Verbal Presentations**

No verbal presentation requests were received.

**D. Other Verbal Presentations (Time Permitting and with Consent of Council)**

There were no requests to address Council.

**E. Questions of Council**

In response to questions from Council, Ms. Sanders explained that existing campgrounds in the urban service would be grandfathered, but the amendments would have implications for any proposed expansion.

**RETURN**

Councillor Germain returned to the meeting at 7:22 p.m.

**CLOSURE OF PUBLIC HEARING**

Resolution # 07-157

MOVED by Councillor Meagher that the public hearing be closed.

CARRIED UNANIMOUSLY

The public hearing closed at 7:23 p.m.

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MAYOR

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CHIEF LEGISLATIVE OFFICER