

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, JULY 8, 2008, COMMENCING AT 6:00 P.M.

Present: M. Blake, Mayor
M. Allen, Councillor
D. Blair, Councillor
S. Clarkson, Councillor
L. Flett, Councillor
R. Rebus, Councillor
J. Vyboh, Councillor

Absent: M. Byron, Councillor
S. Germain, Councillor
G. Janvier, Councillor
P. Meagher, Councillor

Administration: R. Burkard, Chief Administrative Officer
K. Greig, Deputy CAO – Corporate
W. Holodniuk, Acting Deputy CAO – Operations
S. Kanzig, Chief Legislative Officer
A. Rogers, Legislative Officer
B. Broomfield, Legislative Assistant

Call to Order: Mayor Blake called the meeting to order at 6:00 p.m.

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

Agenda: Resolution No. 08-179
MOVED by Councillor Vyboh:

- THAT the agenda be amended by adding:
 - Under Delegations, Item A – Business Arising Out of Presentations – 2007 Uncommitted Emerging Issues Reserve Transfer;
 - Under Delegations, Item B – Mr. Cliff Maron, President, UDI-Wood Buffalo – Commercial/Industrial Land Shortage; and
 - Under Reports, Item E – Appointment of Acting Mayor, and
- THAT the agenda be adopted as amended.

CARRIED UNANIMOUSLY

Minutes: **Council Meeting – June 24, 2008**

Resolution No. 08-180

MOVED by Councillor Clarkson that the Minutes of the Regular Meeting held on June 24, 2008 be approved as presented.

CARRIED UNANIMOUSLY

Public Hearing – June 24, 2008

Resolution No. 08-181

MOVED by Councillor Allen that the Minutes of the Public Hearing held on June 24, 2008 be approved as presented.

CARRIED UNANIMOUSLY

Delegations:

Mr. John Stelter, External Auditor, KPMG re: 2007 Audited Consolidated Financial Statements

Mr. Stelter advised that the consolidated financial statements have been audited by KPMG and are available to the public by way of this Council meeting and through the Municipality's website. He is able to provide an unqualified opinion, which is subject to Council review and discussion, on the consolidated financial statements of the Regional Municipality of Wood Buffalo for the year ended December 31, 2007.

The consolidated financial statements include the activities of the Regional Municipality, and separate reports for Municipal Financial Information Returns, Family and Community Support Services, Local Authorities Pension Plan, and certain Provincial grant compliance reports. Separate audit reports are also provided for MacDonald Island Park Corporation, Regional Municipality of Wood Buffalo Library Board, and Wood Buffalo Housing and Development Corporation.

The financial statements reflect continued growth. The amount of debt is increasing and is expected to continue to increase because of demands on the Municipality. Operating revenues have increased 48% over the past year, and expenditures have increased by approximately 25% due to increasing development and growth. The majority of the operating and capital reserves have been committed to fund future projects.

In conclusion, Mr. Stelter advised that the challenges faced by the Municipality are similar to previous years, which is the ability to sustain growth, staffing challenges, maintaining infrastructure and services, and the significant activities of its subsidiaries.

Mr. Cliff Maron, President, UDI-Wood Buffalo and Mr. Jack Bonville, President, Fort McMurray Chamber of Commerce re: Commercial/ Industrial Land Shortage

Mr. Maron, speaking on behalf of UDI-Wood Buffalo, and Mr. Jack Bonville, speaking on behalf of the Fort McMurray Chamber of Commerce, were both in attendance to make a presentation to address the acute shortage of industrial and commercial land, and to address short-term solutions to the critical shortages versus waiting for long-term planning solutions. Mr. Maron expressed concern that over the past three years the price of raw land for commercial and industrial development has increased, and there has been a dramatic increase in commercial and industrial rents.

Mr. Bonville expressed concern with regard to the critical shortage of commercial and industrial land and noted that the Regional Municipality must implement a short-term strategy to address this shortage. He noted that inadequate business services are available, such as only one dry cleaning service available to serve approximately 75,000 people, that grocery shopping is inadequate, and that goods are not available to shoppers on weekends.

A discussion ensued regarding the concerns outlined by Mr. Maron and Mr. Bonville. It was noted that the Municipality recognizes these concerns, and the biggest challenge in terms of establishing new businesses is that there is little land available outside of the urban service area.

Councillor Vyboh presented the following motion: “That the presentation presented by UDI-Wood Buffalo and the Fort McMurray Chamber of Commerce be accepted as information and that Administration continue dialogue with UDI-Wood Buffalo and the Fort McMurray Chamber of Commerce.”

Mr. Dennis Peck, General Manager, Planning and Development, was in attendance and in response to a question from Council, provided an update on the status of development on the south side of the river, and discussion ensued regarding this. An engineering report from Planning and Development will be provided to Council.

Voting then occurred on Councillor Vyboh’s motion, which reads as follows:

Resolution No.08-182

MOVED by Councillor Vyboh that the presentation presented by UDI-Wood Buffalo and the Fort McMurray Chamber of Commerce be accepted as information and that Administration continue dialogue with UDI-Wood Buffalo and the Fort McMurray Chamber of Commerce.

CARRIED UNANIMOUSLY

**Business Arising out
of Presentations:**

2007 Audited Consolidated Financial Statements

Resolution No.08-183

MOVED by Councillor Allen that the audited consolidated financial statements of the Regional Municipality of Wood Buffalo for the year ended December 31, 2007 be received as information.

CARRIED UNANIMOUSLY

2007 Uncommitted Emerging Issues Reserve Transfer

Resolution No.08-184

MOVED by Councillor Clarkson that \$15,304,586.66, representing the uncommitted balance in the 2007 Emerging Issues Reserve as at December 31, 2007 be transferred to the Capital Infrastructure Reserve.

CARRIED UNANIMOUSLY

Public Hearings:

Resolution No. 08-185

MOVED by Councillor Vyboh that the meeting move into Public Hearing.

CARRIED UNANIMOUSLY

A public hearing was held from 6:55 p.m. to 8:19 p.m., following which the regular meeting reconvened.

Recess

A recess occurred from 8:20 p.m. to 8:38 p.m.

Bylaws:

Bylaw No. 08/042 – Gregoire Lake Area Structure Plan Amendment

Resolution No.08-186

MOVED by Councillor Allen that Bylaw No. 08/042, being an amendment to the Gregoire Lake Area Structure Plan, be read a second time.

A discussion ensued with regard to land use designations and environmental concerns. Concerns were expressed with regard to environmental issues and if any follow-up processes exist to safeguard against this. Mr. Peck provided clarification with regard to land use designations and discretionary uses. After some further discussion, it was suggested that future applications for potential development projects within the Gregoire Lake Area Structure Plan be looked at cumulatively, and not on an individual site basis.

Voting then occurred on Councillor Allen's motion.

CARRIED UNANIMOUSLY

Resolution No.08-187

MOVED by Councillor Clarkson that Bylaw No. 08/042 be read a third and final time.

CARRIED UNANIMOUSLY

**Bylaw No. 08/034 – Debenture Borrowing Bylaw – Regional
Emergency Services Mobile Fire Training Tower and Vehicle**

Resolution No.08-188

MOVED by Councillor Vyboh that Bylaw No. 08/034, being a debenture borrowing bylaw for the Mobile Fire Training Tower and Vehicle, be read a second time.

Mr. Brian Makey, Acting Regional Fire Chief, was in attendance and provided clarification with regard to equipment storage.

CARRIED UNANIMOUSLY

Resolution No.08-189

MOVED by Councillor Clarkson that Bylaw No. 08/034 be read a third and final time.

CARRIED UNANIMOUSLY

**Bylaw No. 08/038 – Debenture Bylaw Amendment – MacDonald
Island Park Redevelopment Project**

Resolution No.08-190

MOVED by Councillor Clarkson that Bylaw No. 08/038, being a debenture borrowing bylaw amendment for the MacDonald Island Park Redevelopment Project, be read a second time.

Following a short discussion with regard to provincial grant funding, it was noted that an application has been initiated for this.

CARRIED UNANIMOUSLY

Resolution No.08-191

MOVED by Councillor Vyboh that Bylaw No. 08/038 be read a third and final time.

CARRIED UNANIMOUSLY

**Bylaw No. 08/040 – Wood Buffalo Communities in Bloom Committee
Bylaw**

Resolution No.08-192

MOVED by Councillor Clarkson that Bylaw No. 08/040, being the Communities In Bloom Committee Bylaw, be read a first time.

CARRIED UNANIMOUSLY

Resolution No.08-193

MOVED by Councillor Rebus that Bylaw No. 08/040 be read a second time.

Ms. Carol Theberge, General Manager, Community Services, and Ms. Karen Puga, Community Development Coordinator, were in attendance and provided clarification as to the length of consecutive terms of office for the Chairperson, and to the selection of a Chairperson in the event that both the Chairperson and Vice-Chairperson are absent for a meeting.

CARRIED UNANIMOUSLY

Resolution No.08-194

MOVED by Councillor Allen that Bylaw No. 08/040 be considered for third reading.

CARRIED UNANIMOUSLY

Resolution No.08-195

MOVED by Councillor Clarkson that Bylaw No. 08/040 be read a third and final time.

CARRIED UNANIMOUSLY

Bylaw No. 08/039 – Debenture Borrowing Bylaw – In Vehicle Computers

Resolution No.08-196

MOVED by Councillor Allen that Bylaw No. 08/039, being a debenture borrowing bylaw for the In Vehicle Computers, be read a first time.

CARRIED UNANIMOUSLY

Bylaw No. 08/041 – Off-Site Levy Bylaw Amendment

Resolution No.08-197

MOVED by Councillor Clarkson that Bylaw No. 08/041, being an Off-Site Levy Bylaw Amendment, be read a first time.

CARRIED UNANIMOUSLY

Reports:

Capital Budget Amendment – Timberlea Schools Site Preparation

The following motion was presented by Councillor Vyboh: “THAT the

2008 Capital Budget be amended as identified in Attachment 1- Capital Budget Amendment request – Timberlea Schools Site Preparation, dated July 8th, 2008; and THAT a written commitment be obtained from the Government of Alberta or the School Boards for repayment of site preparation funds to the Regional Municipality of Wood Buffalo prior to initiation of site preparation work”.

Concern was expressed regarding the cost being requested for site preparation for the two schools. Ms. Carol Theberge provided clarification relative to the cost of the land clearing. She explained that funds for site development are not included in the provincial grant from the Province that both the Fort McMurray Public School Board and the Fort McMurray Catholic Board of Education received to construct the schools, which makes this situation unique in that in this instance only, there is no land developer. Because of this situation, the Regional Municipality would be considered the developer and as such, would be responsible for site preparation. Ms. Theberge indicated that she was recently informed by the Fort McMurray Catholic Board of Education that they and the Fort McMurray Public School Board will be entering into negotiations for apportionment of their share of the site development costs. It was noted that the funds being requested are available from the Capital Infrastructure Reserve Fund.

Resolution No.08-198

MOVED by Councillor Allen that the motion be amended by deleting the wording “prior to initiation of site preparation work” from the end of the last sentence.

CARRIED UNANIMOUSLY

Voting then occurred on the amended motion, which reads as follows:

Resolution No.08-199

MOVED by Councillor Vyboh:

- THAT the 2008 Capital Budget be amended as identified in Attachment 1- Capital Budget Amendment request – Timberlea Schools Site Preparation, dated July 8th, 2008; and
- THAT a written commitment be obtained from the Government of Alberta or the School Boards for repayment of site preparation funds to the Regional Municipality of Wood Buffalo.

CARRIED UNANIMOUSLY

Rural Service Delivery and Service Standards Review

Mr. Marcel Ulliach, General Manager, Strategic Initiatives, provided a review of the request for proposal for the Regional Municipality of Wood

Buffalo Rural Service Delivery and Standards Review and responded to questions from Council.

Resolution No.08-200

MOVED by Councillor Rebus:

- THAT Request for Proposal No. QU2069, being the RMWB Rural Service Delivery & Service Standards Review project, be approved;
- THAT \$250,000 be utilized from the Strategic Initiatives Operating Budget to fund the RMWB Rural Service Delivery and Service Standards;
- THAT in the event the entire amount cannot be accommodated with the Strategic Initiatives Operating Budget, the balance be funded from the 2008 Corporate operating surplus; and
- THAT in the event a 2008 corporate operating surplus is insufficient or non-existent, the funds be committed from the 2008 Emerging Issues Reserve.

CARRIED UNANIMOUSLY

Funding and Support Request for 2008 Junior AA Provincial Baseball Championship

Resolution No.08-201

MOVED by Councillor Vyboh that \$15,000.00 be allocated from the Joint Initiatives Fund for the Fort McMurray Little League Baseball in support of the 2008 Junior AA Provincial Baseball Championship.

CARRIED UNANIMOUSLY

2008 Capital Budget Amendment – MacDonald Island Park Redevelopment

Mr. Bryan Smith, Conestoga Rovers and Associates, presented a short overview of the background history of the MacDonald Island Park Ice Surfaces, and of the mitigation measures required if the ice surfaces are to open in October 2008. The recommendation being proposed by Administration is the response following a resolution adopted at the June 24, 2008 regular Council meeting.

The following motion was presented by Councillor Allen: “THAT the 2008 Capital Budget be amended as identified in Attachment 1 – Capital Budget Amendment - MacDonald Island Park Redevelopment, dated July 8, 2008; THAT Administration implement mitigation measures as contained in Alternative B, to allow two arenas, the mini-ice, and six sheets of curling ice to temporarily open from October 1, 2008 until March 31, 2009 at the MacDonald Island Recreation Complex; and THAT in the event other factors do not allow all of the ice surfaces to

open in October 2008, Administration proceed with the Alternative Facility Usage Plan, as outlined in Attachment 3 – Alternative Facility Usage Plan for Limited Ice Closure, dated June 24, 2008, for the period October 1, 2008 – March 31, 2009 to minimize the impact to ice users.”

In response to a question from Council, Mr. Smith explained how the amount being requested would be applied between the 24/7 fire watch and the fire separation walls. A discussion ensued during which it was realized that the capital budget amount of \$1.3 million being requested included capital budget costs that were previously included as part of the 2008 construction costs incurred to keep the facility open; therefore, it was suggested that the amount of \$1.3M be changed to \$950K.

Resolution No.08-202

MOVED by Councillor Allen that Attachment 1 – Capital Budget Amendment – MacDonald Island Park Redevelopment, dated July 8, 2008, be amended from \$1.3M to \$950K.

CARRIED UNANIMOUSLY

Voting then occurred on the motion as amended, which reads as follows:

Resolution No.08-203

MOVED by Councillor Allen:

- THAT the 2008 Capital Budget be amended as identified in Attachment 1 – Capital Budget Amendment - MacDonald Island Park Redevelopment, dated July 8, 2008, as amended;
- THAT Administration implement mitigation measures as contained in Alternative B, to allow two arenas, the mini-ice, and six sheets of curling ice to temporarily open from October 1, 2008 until March 31, 2009 at the MacDonald Island Recreation Complex; and
- THAT in the event other factors do not allow all of the ice surfaces to open in October 2008, Administration proceed with the Alternative Facility Usage Plan, as outlined in Attachment 3 – Alternative Facility Usage Plan for Limited Ice Closure, dated June 24, 2008, for the period October 1, 2008 – March 31, 2009 to minimize the impact to ice users.

CARRIED UNANIMOUSLY

Appointment of Acting Mayor

Resolution No.08-204

MOVED by Councillor Allen that Councillor Vyboh be appointed as Acting Mayor for the period July 9-31, 2008.

CARRIED UNANIMOUSLY

New Business: None scheduled.

Council Updates: **Reporting of Councillors on Boards and Committees**

Councillor Clarkson reported on the following:

- Canada Day Parade Celebrations

Councillor Allen reported on the following:

- Wood Buffalo Housing and Development Corporation Meeting
- High School Graduation Ceremonies

Councillor Blair reported on the following:

- Fort MacKay Treaty Days

Councillor Flett reported on the following:

- Fort Mackay Meeting
- Fort Chipewyan Parade

Mayor's Update

Mayor Blake reported on the following:

- High School Graduation Ceremonies
- Canada Day Parade
- Squirts "C" Provincial Softball Championships
- Grand Opening of Wood Buffalo Water Park

Adjournment:

Resolution No. 08-205

MOVED by Councillor Vyboh that the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:36 p.m.

MAYOR

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, JULY 8, 2008.

Present: M. Blake, Mayor
M. Allen, Councillor
D. Blair, Councillor
S. Clarkson, Councillor
L. Flett, Councillor
R. Rebus, Councillor
J. Vyboh, Councillor

Absent: M. Byron, Councillor
S. Germain, Councillor
G. Janvier, Councillor
P. Meagher, Councillor

Administration: K. Greig, Acting Chief Administrative Officer
W. Holodniuk, Acting Deputy CAO – Operations
S. Kanzig, Chief Legislative Officer
A. Rogers, Legislative Officer
B. Broomfield, Legislative Assistant

CALL TO ORDER

Mayor Blake called the Public Hearing to order at 6:55 p.m.

PUBLIC HEARING RE: BYLAW NO. 08/042 – Gregoire Lake Area Structure Plan Amendment

A. Opening Statement

Mr. Dennis Peck, General Manager, Planning and Development

Mr. Peck advised that Administration does not support the removal of lands from the boundaries of the area designated as Restricted Development Area as any future development may impact the quality of Gregoire Lake. Correspondence received from Alberta Environment and the UMA Engineering Ltd. both indicated this concern. The Planning and Development Department is planning to initiate an update of the Anzac and Gregoire Lake Area Structure Plans in the last quarter of this year, which would then require six to eight months to prepare the plans once a consultant has been engaged. It is therefore being recommended to undertake this process before any modification is made to the current land designation.

B. Written Presentations

It was noted that correspondence, dated July 2, 2008 had been received from Mr. Matthew Eisentraut.

C. Verbal Presentations

Mr. Jack Tobin, Applicant

Mr. Tobin advised that he is the owner of approximately 39.27 acres of property on Highway 881, and is requesting an amendment to the Gregoire Lake ASP (GLASP). When he purchased his property there were no restrictions on it. When the GLASP was approved, he was not consulted nor notified of this process. After being granted approval of an application for commercial residential development, at no time during the application or approval process was he informed that he was in a no development zone and no such restriction was listed in the development permit approval. He continued his presentation with further background information relative to his property and the amendment to the GLASP. In conclusion, Mr. Tobin requested that Council approve Bylaw No. 08/042 to lift the no development restriction from his property.

Mr. David Platt, Applicant

Mr. Platt advised that both he and Mr. Tobin are the applicants that brought this amendment forward, and provided a brief history of the area. His property was purchased in 1992 and at no time did he receive any information from the Municipality indicating that his property was part of a no development zone. He noted that his tax notices indicate his land is zoned as rural residential, and does not mention anything about his land being in a restricted development area. Since applying for this amendment, he and Mr. Tobin were made aware that their properties are within a restricted development area.

Ms. Bernadette Dumais, Councillor, and Ms. Marie Cheecham, Fort McMurray No. 468 First Nation

Ms. Dumais and Ms. Cheecham were both in attendance to speak to the proposed Gregoire Lake Area Structure Plan Amendment. Ms. Cheecham indicated that copies of her presentation and the First Nation traditional land use study will be submitted to Planning and Development for their records. The Fort McMurray No. 468 First Nation has traditionally used Willow Lake and the lands around Willow Lake, called Gregoire Lake. The decline in the fishery in the lake has had a negative effect on the First Nation and it is hoped that, in the future, the quality of the lake can be brought back to its former levels.

Ms. Cheecham indicated that the proposed development for this area is not the preferred planning method for this area. Ms. Cheecham indicated that a community planning process has recently been initiated, and the potential effects of development so close to their Reserves would be detrimental to their plans. First Nations are becoming more like municipal governments in that they are responsible for development and planning decisions within their jurisdictions, which overlap the lands that the Regional Municipality regulates. This proposal should be planned together between the First Nation and the Regional Municipality. This courtesy should be extended before any further plan is undertaken and land designations changed. The First Nation would extend the same courtesy to the Municipality for its plan.

The development being proposed is along the only major source of water into the lake, and this area is extremely important to the health of the lake. The First Nation is opposed to the change of designation because it is likely that this proposed development will significantly affect the quality of the lake water. The Fort McMurray No. 468 First Nation has a right to be consulted anytime a proposal is introduced that might significantly affect their rights. If this application is approved without proper consultation it would be an unjustified infringement upon their rights. In conclusion, Ms. Cheecham advised that the First Nation opposes any changes in the area until a proper review of the area structure plan occurs.

Mr. Matthew Eisentraut, Applicant

Mr. Eisentraut was in attendance to request that the restrictions on his property be lifted in order that he be able to apply for a development permit to build a campground. During his presentation, Mr. Eisentraut refuted Administration's comments with regard to his property and to the location of his property, that his property has been successfully used for agriculture in the past, that his property is not prone to flooding, and he has never contemplated constructing residential units along Surmont Creek. Mr. Eisentraut outlined his plans for a proposed campground and explained that his proposed campground will offer modern full services, thereby reducing the risk of contamination to the lake, have the appropriate setbacks from the lake, and will be designed to fit into existing open space. Mr. Eisentraut noted that his campground plans do not involve any area in and around Surmount Creek. Also in Administration's report, reference is made to an environmental impact assessment and geotechnical survey. Mr. Eisentraut noted that if sewage and garbage are properly disposed of, if there is no chemical use, no surface runoff into the creek, and the riparian zone around the creek is left intact, there is no need for an environmental impact on the lands in question. A geotechnical survey is also not required as he and his neighbours properties have been inhabited for many years and they are familiar with the composition of their properties. He and his neighbours have been unfairly constrained by an area structure plan that was supposed to be reviewed in 1996. In conclusion, Mr. Eisentraut commented now is not the time for more delays.

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

Mr. Larry Avery, Resident

Mr. Avery was in attendance to express opposition to the proposed area structure plan amendment. Mr. Avery advised he has lived in Anzac for 32 years, and has looked after the lake during this time. Mr. Avery provided the background information regarding previous environmental shutdowns with regard to a dump site and sewage lagoon leeching into the lake, and the removal of abandoned vehicles on the Reserve, and noted there is nothing leeching into the lake at this time. Mr. Avery expressed his concern that the lake is full of weeds because of untreated sewage flowing into the lake, and his concern that septic tanks installed in the ground in the area in question will be ineffective due to the sand and water soil composition and winter freezing/spring thaws.

Ms. Yvette Simon, Applicant

Ms. Simon advised she has been a property owner in the area since 1989 and is one of the applicants in favour of the proposed area structure plan amendment. The GLASP was initiated because of the perception that the lake's water was deteriorating. The GLASP background report acknowledges that available information at the time indicates that Gregoire Lake is generally in good condition, and this is reiterated in a sanitary system feasibility study in the Gregoire Lake region. Since the inception of the GLASP, two lake studies referenced in her application have given no indication of water quality deterioration in spite of a 200% increase in population in the area over the last twenty years. The results of three studies that have been conducted on the quality of the Gregoire Lake water have disproved the perception that water quality is worsening. Ms. Simon continued to refute each of Administration's concerns related to the lifting of the no development restriction. In an attempt to obtain information from Alberta Environment regarding flooding, she indicated they had no such information. With regard to an environmental impact assessment and geotechnical survey Ms. Simon questioned how this can be conducted when there is no definition of what type of development the land might be expected to support. In closing, Ms. Simon stated it is her hope that Council will approve the amendment.

Mr. Jim Rogers, Resident

Mr. Rogers approached and stated that he has conducted some legal research and advised of the possible ramifications resulting from the cancellation or modification of some area that is believed to be open for development in the future. He advised that Council should seek legal opinion before unilaterally cancelling the opportunity in this area.

E. Questions of Council

Concern was expressed with regard to an environmental impact assessment and discussion occurred relative to this. Mr. Peck indicated that Administration cannot support the amendment to the GLASP until an environmental impact assessment and geotechnical survey have been conducted and it may be sometime in 2009 before a consultant can be engaged to conduct these surveys and report back to Council. Concern was also expressed that if the proposed development does occur, and over time, changes into something other than the intended use, and it was questioned what safeguards, if any, are in place to ensure that if this application were approved that the Municipality would have the ability to protect the environment. Mr. Peck indicated that the Land Use Bylaw has a number of provisions that allows Development Officers to ask for information of the proponent to prove what they are doing meets certain requirements, and clarification was provided for permitted, discretionary and direct control uses. Discussion continued relative to these concerns. In response to a question from Council, Mr. Peck indicated that he is not sure what obligations will be applied to a development permit at this time as other considerations will have to be applied, such as environmental concerns and First Nations' consultation.

F. Closing Statements

Mr. Tobin, Mr. Platt and Mr. Eisentraut provided brief closing statements in favour of the GLASP amendment.

CLOSURE OF PUBLIC HEARINGS

Resolution # 08-206

MOVED by Councillor Vyboh that the public hearings be closed.
CARRIED UNANIMOUSLY

The public hearing closed at 8:19 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER