

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, SEPTEMBER 19, 2006.

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

CALL TO ORDER

Deputy Mayor Carbery called the Public Hearing to order at 7:04 p.m.

PUBLIC HEARING RE: BYLAW NO. 06/036 – TEXT AMENDMENT TO HIGHWAY 63 NORTH AREA STRUCTURE PLAN – GRAYMONT, AND BYLAW NO. 06/037 – TEXT AMENDMENT TO THE LAND USE BYLAW - GRAYMONT

A. Opening Statement

Mr. Ron Wrigley, applicant on behalf of Inland Aggregates and Graymont Western Canada was present to address Council. Mr. Wrigley spoke to the two applications before Council being an amendment to the Area Structure Plan (ASP) and an amendment to the Land Use Bylaw.

The ASP amendment will provide the developers with a reasonable basis to move forward with extensive Environmental Impact Assessment studies. The Land Use Bylaw amendment will allow for sand and gravel production to serve the immediate Fort McMurray market needs and the proximity to Fort McMurray urban development will minimize trucking distance, thereby reducing transportation costs.

Mr. Wrigley elaborated on the concept plan for the sand and gravel extraction operation which involves some of the following: treed setback areas along the river and highway, limited size of the active operating area, coordination of access with Alberta Infrastructure and Transportation, reclamation as

natural and recreations areas, stockpiles to be located outside flood risk areas, dust control measures to be implemented, re-use of wash water – no discharge to the river.

A traffic study has been prepared and submitted to Alberta Infrastructure and Transportation who will be commenting on it at the permitting stage. A Fish and Fish Habitat Baseline Report prepared shows that setbacks provide a natural corridor along the river, small operating areas mitigate impacts, setbacks from Pond 1 ensure protection of the fish habitat and the potential for an end-use lake would enhance fisheries and wildlife habitat.

Reference was made to the consultation activities which occurred to date, including distribution of newsletter, meetings with stakeholders, open houses and meetings with First Nation and aboriginal groups.

Mr. Wrigley concluded his presentation by noting that approval of these amendments will allow the companies to proceed with provincial Surface Material Lease approval process for short-term sand and gravel extraction in the West ½ of Section 31 as well as proceed with the Environmental Impact Studies process for a future limestone quarry.

B. Written Presentations

There were no written presentations

C. Verbal Presentations

Mr. Jim Rogers, resident, spoke in support of the operation, noting this is a highly sophisticated operation, the people involved are very responsive to the input from stakeholders and are working together to make sure that everybody's needs are met.

Mr. Grant Henry, resident, spoke in opposition of the proposed amendment. He referred to the quality of life issue, specifically referring to the Municipality's position being offered to the Alberta Energy and Utilities Board relative to the oil sand development in the region. He is concerned with the impact on fish and wildlife in the area, suggesting that once the habitat is gone, it is virtually impossible to replace. He questioned the validity of the supply and demand issue factor for this development. He suggested the following be looked at: impact assessment, loss of habitat, disturbance of land adjacent to urban service area, discharge of effluents, steam, and proximity of industrial development to the Parsons Creek residential area.

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

Mr. Dennis Peck, Superintendent of Current Planning, was present to put forward Administration's position on this application. He noted Administration has supported the application from the start. With proper plans in place, the Municipality could end up with a good end product. Having the opportunity to work with the developer early allowed the opportunity to have a land use that meets the long term vision of the Municipality.

E. Questions of Council

The following issues/questions were discussed:

- Environment Impact Assessment – noise and dust studies to be completed as part of this assessment
- Expected time line for environmental assessment – approximately two years
- Communication plan for keeping stakeholders updated on progress of studies and development – newsletters, open houses, meetings with stakeholders
- Tree buffers around the operation – intended 30 m from the highway
- Requirements relative to land reclamation processes – all levels of government have tough processes in terms of land reclamation
- Municipality’s long term vision for the area in question
- Staging/Phasing of land clearing and time lines associated with the sand and gravel operation – approximately 10 years
- Impacts study regarding wind and potential for dust blowing on highway, creating traffic hazards - dust/atmosphere specialist hired for the Environmental Impact Assessment phase and dust control measures are implemented on the site
- Time lines of development (40-50 years for the limestone operation)
- Smoke release and natural emissions from truck exhaust
- Migration patterns of animals
- Proximity of development to the urban service area and residential areas
- Noise level and sound abatement program – provincial noise standards to be met

F. Closing Statement

In closing, Mr. Wrigley suggested this proposed development is different in terms of scope and impact versus oil sand projects as referred to earlier. The various issues raised are being addressed through Sustainable Resource Development, Alberta Environment and Alberta Energy and Conservation Board as well as by separating the sand and gravel from the limestone operation.

CLOSURE OF PUBLIC HEARING

Resolution # 311/06

MOVED by Councillor Clarkson that the Public Hearing be closed.

CARRIED UNANIMOUSLY

The public hearing closed at 8:04 p.m.

MAYOR

CHIEF LEGISLATIVE OFFICER