

SMOKY LAKE COUNTY

AGENDA: **MUNICIPAL PLANNING COMMISSION** to be held on
Monday, November 7, 2022, at 1:00 p.m.

In County Council Chambers, or virtually, via Zoom Platform:

<https://us02web.zoom.us/j/89287387978?pwd=SURJSGI6QTNIZXplLzBaREcweFhnZz09>

or, by phone: 1-780-666-0144, Meeting ID: 892 8738 7978, Passcode: 565988

1. CALL TO ORDER

2. AGENDA

3. MINUTES

3.1 Adopt Minutes of October 26, 2022.

4. REQUEST FOR DECISION

4.1 **Development Permit(s) to be Considered:**

4.1.1 DP 007-22: Campground, Recreational Vehicle

5. ISSUES FOR INFORMATION

5.1 Nil.

6. CORRESPONDANCE

6.1 Nil.

7. DELEGATON(S)

7.1 Nil.

8. ADJOURNMENT

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Wednesday, October 26, 2022**, held in County Council Chambers and Virtually online through Zoom Meeting.

The meeting was Called to Order at 3:39 p.m. by the Chief Administrative Officer, Gene Sobolewski, in the presence of the following persons:

Attendance:

Dan Gawalko, Deputy Reeve	Councillor Div. 1	Present in Chambers
Linda Fenerty	Councillor Div. 2	Present in Chambers
Dominique Cere	Councillor Div. 3	Present in Chambers
Lorne Halisky, Reeve	Councillor Div. 4	Present in Chambers
Jered Serben	Councillor Div. 5	Present in Chambers
Gene Sobolewski	CAO	Present in Chambers
Lydia Cielin	Assist. CAO	Absent
Jordan Ruegg	P&D Manager	Virtually Present
Kyle Schole	Planning Technician	Virtually Present
Patti Priest	Recording Secretary	Virtually Present
Amanda Kihn	Acting Ag. Fieldman	Virtually Present
Tate Murphy	Bylaw Enforcement	Virtually Present

.....
One Member of the Public was present.
No Members of the Media were present.

Election of Chairperson

The Chief Administrative Officer called first (1) time for nominations for Chairperson.

MPC22.001: Halisky

That Councillor Dominique Cere be nominated as the Chairperson of the Municipal Planning Commission.

The Chief Administrative Officer called second (2) time for nominations for Chairperson.

The Chief Administrative Officer called third (3) time for nominations for Chairperson.

HEARING NO FURTHER NOMINATIONS.

The Chief Administrative Officer declared Nominations for Chairperson Ceased.

Ms. Dominique Cere was declared elected by acclamation by the Chief Administrative Officer as the Chairperson of the Municipal Planning Commission for the ensuing year and assumed the Chair.

Election of Vice-Chairperson

The Chairperson called first (1) time for nominations for Vice-Chairperson.

MPC22.002: Gawalko

That Councillor Lorne Halisky be nominated as the Vice-Chairperson of the Municipal Planning Commission.

The Chairperson called second (2) time for nominations for Chairperson.

The Chairperson called third (3) time for nominations for Chairperson.

HEARING NO FURTHER NOMINATIONS.

The Chairperson declared Nominations for Vice-Chairperson Ceased.

Mr. Lorne Halisky was declared elected by acclamation by the Chairperson as the Vice-Chairperson of the Municipal Planning Commission for the ensuing year.

2.0 ADOPTION OF AGENDA

MPC22.003: Halisky

That the Agenda for the Municipal Planning Commission meeting for Wednesday, October 26, 2022, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC22.004: Halisky

That the Minutes of Municipal Planning Commission meeting held on Thursday, September 22, 2022, be adopted as presented.

CARRIED.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP 024-22: Construction of a Dwelling, Single Detached – Variance Requested to Rear Yard Setback Exceeding 25%

MPC22.005: Serben

That the Municipal Planning Commission **APPROVE** Development Permit No. 024-22: **PLAN 7520851, BLOCK 1, LOT A**, with the following conditions:

1. The proposed Dwelling, Single Detached, shall be sited and constructed as per the Site Plan, dated June 17, 2022, attached to, and forming part of, this Development Permit.
 - a. **Minimum Front Yard Setback (from property line adjacent to Victoria Trail): 23.1 meters (75.78 feet).**
 - b. **Minimum Side Yard Setbacks: 7.6 meters (24.93 feet).**
 - c. **Minimum Rear Yard Setback (from top of bank of North Saskatchewan River): 13.72 meters (45.0 feet).**
2. The proposed Dwelling, Single Detached, shall be sited and constructed in accordance with the Slope Stability Analysis (Project No. 22027 PRYCO), conducted and prepared by Pryco Global Inc., dated October 11, 2022. The proposed Dwelling, Single Detached, shall be sited and constructed as per the following recommendations made in the Slope Stability Report:
 - a. No excavation shall be allowed within the setback distance of 45.0 feet from the crest of the slope of the river bank to the edge of the front line of the concrete slab on grade.
 - b. No gardening and soil digging are allowed along the riverbank within the setback distance.
 - c. A concrete slab on grade is recommended for the proposed residential house without a basement.
 - d. There is no need for any pile for supporting concrete slab on grade.
 - e. Following the subgrade preparation by removing topsoil, a 200 mm thick layer of crushed gravel (for making a gravel pad) shall be placed over the geotextile. This base course (gravel pad) material shall be compacted to 100% Standard Proctor Maximum Dry Density with moisture content +/- 2% or 3% of the optimum. A vapour barrier shall be installed beneath the concrete slab on grade prior to the placement of the rebar and fresh concrete.

- f. The minimum thickness of the concrete slab shall be 150mm, with minimum rebar spacing of 15M @ 350mm c/c spacing in both directions.
3. The proposed Dwelling, Single Detached, shall be a minimum of 37.16 square meters (400.00 square feet) in ground floor area.
4. The proposed dwelling shall not exceed a maximum height of 11.0 meters (36.09 feet).
5. The proposed Dwelling, Single Detached, shall not cause the total site coverage to exceed 45%, of which, a total of 15% of the site may be covered by Accessory Buildings.
6. Construction of the proposed Dwelling, Single Detached shall commence within twelve (12) months of the date of issuance of this Development Permit and be completed within five (5) years of the date of issuance.
7. Lot grade elevations must ensure that the subject site does not drain onto any adjacent site.
8. The Developer shall keep the lands subject to this Development Permit in a neat and tidy manner, free from rubbish and non-aggregate debris. Upon completion of construction, the Developer shall remove all building materials and aggregate from the subject site.
9. The Developer shall obtain any and all necessary approvals, permits, authorizations and licenses from any and all agencies, departments and authorities as may be required.
10. The Developer shall apply for and obtain a Building Permit for the proposed Dwelling, Single Detached.
11. Upon completion of construction of the proposed Dwelling, Single Detached, the existing mobile home shall be removed from the site.

CARRIED UNANIMOUSLY.

5.0 ISSUES FOR INFORMATION

5.1 Nil.

6.0 CORRESPONDENCE

6.1 Nil.

7.0 DELEGATION

7.1 Nil.

NEXT MEETING

MPC22.006: Fenerty

That the next Municipal Planning Commission Meeting be scheduled for **Monday, November 7, 2022, at 1:00 p.m.** in Smoky Lake County Council Chamber and/or virtually through Zoom.

CARRIED.

8.0 ADJOURNMENT

MPC22.006: Halisky

That the Municipal Planning Commission Meeting of October 26, 2022, adjourn at 3:51 p.m.

CARRIED.

Dominique Cere, Chairperson

S E A L

Gene Sobolewski, CAO

**MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT**



AGENDA ITEM 4.1.1

MEETING DATE	NOVEMBER 7, 2022
FILE NO.	DP 007-22
LEGAL DESCRIPTION	NE-35-57-14-W4M
LOT AREA	160 ACRES
APPLICANT	KIMMITT, RICHARD
LANDOWNER	KIMMITT, RICHARD
PROPOSED DEVELOPMENT	DEVELOPMENT OF A 400-STALL RECREATIONAL VEHICLE PARK (AND ASSOCIATED FACILITIES INCLUDING WASHROOMS/SHOWER FACILITIES, SWIMMING POOLS, PLAY AREAS, VOLLEYBALL/PICKLEBALL COURTS, SECURITY OFFICE, RV STORAGE & ON-SITE PARKING FACILITIES, & ASSOCIATED SIGNAGE)
ZONING	AGRICULTURE (AG) DISTRICT
MUNICIPAL DEVELOPMENT PLAN LAND DESIGNATION	AGRICULTURE AREA
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	14573540
DIVISION	2

RECOMMENDATION

That the Municipal Planning Commission **APPROVE** Development Permit No. 007-22: **NE-35-57-14-W4M**, subject to the following conditions:

1. The proposed Recreational Vehicle Park shall be sited and constructed as per the Site Plan (titled “RV Site Layout”), prepared by Stamped Engineering Corporation, **dated March 31, 2022**.
2. All RV sites and associated infrastructure approved by this Development Permit shall be setback a minimum distance of 7.62 meters (25.0 feet) from any property line. *(Should Alberta Transportation require a greater setback distance from the property line adjacent to Highway 652, Alberta Transportation’s required setback distance shall prevail.)*
3. Prior to the issuance of a Development Permit by the Development Authority for Smoky Lake County, the Developer shall be required to provide a **storm water management plan**. Copies of the design, signed and sealed by a Professional Engineer, will be forwarded to the Development Authority prior to issuance of a Development Permit. *(Should Alberta Environment and Protected areas require review, this approval may also be required).*
4. Prior to the issuance of a Development Permit by the Development Authority for Smoky Lake County, the Developer shall be required to provide **plans for potable water servicing**, to the satisfaction of the Development Authority, including:
 - a. the proposed phasing and ultimate configuration of the water system;
 - b. the ultimate design population for the water system, including allowances for ancillary water usage such as showers, toilets, wash facilities, splash park, pool and any other facility expected to use water;
 - c. the ultimate design flow (ADD, MDD and Peak Hour) values, as well as the storage requirements of the potable water tank; and
 - d. identification of the water source(s).
5. The potable water system shall be designed and certified as constructed in accordance with the design completed by a Professional Engineer (Civil) licensed to practice in the Province of Alberta. Copies of the

design, signed and sealed by a Professional Engineer, will be forwarded to the Development Authority prior to issuance of a Development Permit.

6. The Developer shall utilize **FireSmart, and fire-resistant building techniques** wherever possible throughout the Development.
7. The Developer shall provide sufficient volumes of **on-site potable water for firefighting purposes**, to the satisfaction of the Smoky Lake County Fire Chief.
8. Fires shall be permitted only in designated firepits, and other such facilities designated by the Development Authority for such use.
9. The Developer shall provide a fire plan that includes the provision for muster points in the event of an emergency and identify the location of said muster points with appropriate signage, to the satisfaction of the Development Authority and the Smoky Lake County Fire Chief.
10. Prior to the issuance of a Development Permit by the Development Authority for Smoky Lake County, the Developer shall be required to provide, to the satisfaction of the Development Authority, **plans for on-site private sewage disposal servicing**, including the following:
 - a. the proposed phasing and ultimate configuration of the private sewage disposal system;
 - b. the ultimate design flow (ADD, Peak Hour) values, including inflow and infiltration, as well as the location(s) and storage capacities of holding tanks; and
 - c. certification of the proposed private sewage disposal system from an accredited inspector.
11. The on-site private sewage disposal system shall be designed and certified as constructed in accordance with the design completed by a Professional Engineer licensed to practice in the Province of Alberta. Copies of the design, signed and sealed by a Professional Engineer, will be forwarded to the Development Authority prior to issuance of a Development Permit.
12. Prior to the issuance of a Development Permit by the Development Authority for Smoky Lake County, the Developer shall be required to obtain a **Roadside Development Permit from Alberta Transportation**.
13. Prior to the issuance of a Development Permit by the Development Authority for Smoky Lake County, the Developer shall be required to **enter into a Development Agreement** with Smoky Lake County. The development agreement shall include provisions requiring the developer to construct, upgrade, or pay to construct or upgrade the necessary County roads to access the development when determined necessary by the Development Authority.
14. A **maximum of 400 RV sites** shall be developed within the Recreational Vehicle Park.
15. Each of the RV sites shall be serviced by an internal road.
16. Each RV site shall be a minimum of 10.0 meters (32.8 feet) wide and shall have a minimum area of 250.0 square meters (2,691 square feet).
17. The developer shall designate an area equivalent to a minimum of ten (10%) percent of the total recreational vehicle campground area as a **playground**. This area is to be clearly marked and free from all traffic hazards.
18. Spaces for **day use, picnicking and similar activities** shall be suitably organized, clearly marked, and constructed to the satisfaction of the Development Authority.
19. **Each RV site shall contain a maximum of one (1) picnic table, and one (1) fire pit. The design and placement of all fire pits shall be approved by the Smoky Lake County Fire Chief.**
20. All camping stalls shall be cleared identified with stakes or markers, with a stall number or other identification system.
21. A single security/site-operator suite/dwelling unit shall be permitted on site.
22. The site shall be kept in a neat and tidy condition in accordance with **Smoky Lake County Bylaw No.1169-08: Nuisance and Unsightly Premises**, as amended.
23. The Developer shall provide for a **method of collection and disposal of solid waste** to the satisfaction of the Development Authority, including identifying the number and location of solid waste bins.
24. **The construction and future maintenance of accesses to said lands and all internal roads located on said lands shall be the responsibility of the Developer.** Development of all internal roads shall be at the discretion of, and to the satisfaction of, the Development Authority. To this end, all internal roads shall have a minimum of a 6.0 meter (20.0 foot) usable top, except for one-way roads, which shall have a minimum of a 3.7 meter (12.0 foot) usable top and shall be hard surfaced.

25. The Developer shall comply with the provisions of **Smoky Lake County Bylaw No. 1342-19: Noise Bylaw**, as amended.
26. The Developer shall identify the location of any existing or abandoned oil and/or natural gas wells located on the property and abide by any setbacks prescribed by the Alberta Energy Regulator.
27. The proposed Development shall be designed and landscaped to the satisfaction of the Development Authority, to minimize disturbance to the natural environment and to protect heavy use areas from damage.
28. The Developer shall provide a sufficient quantity of on-site parking for visitors and employees, to the satisfaction of the Development Authority.
29. Any development involving pipeline and/or power line rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation and regulations. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate Provincial legislation and regulations and any regulations established by the Alberta Energy and Utilities Board.
30. **The Developer shall be required to obtain any and all required applicable Safety Codes Act Permits, including Building, Plumbing, Electrical, Gas and Private Sewage Disposal System (PSDS).**
31. Prior to the construction of any access/approach from a municipal road, the Developer shall be required to enter into an Approach Agreement with Smoky Lake County. The location of any access/approach from a Municipal road shall be at the discretion of the Smoky Lake County Road Foreman, and shall be constructed to the specifications of **Smoky Lake County Policy 03-05: Approaches**.
32. The Developer may install **one (1) freestanding sign** for each 90.0 meters (295.27 feet) of frontage. Approval from Alberta Transportation may also be required.
33. All freestanding signs shall not exceed a maximum of 9.0 meters (29.52 feet) in height.
34. The face of all freestanding signs shall not exceed a maximum of 8.0 square meters (86.11 square feet) in area.
35. The area around a freestanding sign shall be kept free of litter and overgrown vegetation.
36. No sign, billboard or advertising structure shall resemble or conflict with a traffic sign, nor shall they be a traffic hazard.
37. No sign shall be of such a size, design or located in a manner that, in the sole opinion of the Development Authority, obstructs the vision of persons using roads abutting the subject property.
38. Flashing, illuminated or animated signs shall not be permitted where, in the sole opinion of the Development Authority, it might be objectionable to nearby residents or interfere with the safe movement of traffic.

BACKGROUND

1. The reason this application is being referred to the Municipal Planning Commission is that a "Recreational Vehicle Park", is listed as a Discretionary Use, under Section 1.7 – Interpretation/Definitions, of Smoky Lake County Land Use Bylaw No. 1272-14.
2. Section 2.11.1.B – Decisions on Development Permit Applications, of Smoky Lake County Land Use Bylaw No. 1272-14, states that the Development Authority Officer shall refer their recommendations to the Municipal Planning Commission for its consideration and decision regarding all applications for a Discretionary Use.
3. On March 13, 2022, the Applicant submitted a Development Permit Application for a 400 serviced stall campground and associated facilities (washrooms/showers swimming pools, play areas, volleyball/pickleball courts, security office, RV storage & on-site parking facilities).
4. Subsequently, on March 16, 2022, outstanding Development Permit fees of \$10,000.00 (based on a \$1.00 /\$1,000.00 of construction value, pursuant to Smoky Lake County Bylaw No. 1387-20: *Planning & Development Fees*, with the applicant estimating a total project cost of \$10,000,000.00, as per the Development Permit Application), were paid by the Applicant in full.
5. Section 2.4.1.J - General Development Permit Application Requirements, of Smoky Lake County Land Use Bylaw No. 1272-14, states that an application for a Development Permit shall be made to the Development

Authority in writing, on the application form provided by the municipality and shall be accompanied by an application fee as established by a resolution of Council.

6. On April 5, 2022, the Development Authority issued a Notice to the Applicant deeming the Application **incomplete** and requesting additional information from the Applicant with respect to the proposed stormwater management plan as the information that had been provided by the Applicant was insufficient for the Development Authority to determine whether the stormwater management plan would be suitable for the proposed use on the subject lands. The Applicant was given until April 15, 2022, to resolve the outstanding deficiencies.
7. On April 11, 2022, the Development Authority sent an email to the Applicant informing him again of the deficiencies in the proposed stormwater management plan.
8. On April 13, 2022, representatives from Smoky Lake County administration met virtually with the Applicant and his engineers to discuss the deficiencies with the stormwater management plan, and also with concerns that the Development Authority had regarding the provision of water and wastewater systems for the proposed Development.
9. On April 15, 2022, the Development Authority issued a Notice to the Applicant, acknowledging that some additional information had been provided by the Applicant, but that deficiencies remained respecting the water system and stormwater management. The Development Authority extended the deadline to provide the outstanding information to the Development Authority to May 30, 2022, to allow the Applicant to have sufficient time to prepare the necessary documentation.
10. On June 15, 2022, after having not received the additional information requested in the Notice dated April 15, 2022, the Development Authority issued a Notice to the Applicant informing him that the outstanding information had not been received, and further extending the submission deadline to July 29, 2022.
11. On July 29, 2022, the Development Authority sent a Notice to the Applicant that the submission deadline had passed at the Application was deemed **incomplete**, and also informing the Applicant of their right to appeal said decision.
12. On August 3, 2022, representatives from Smoky Lake County administration met with the Applicant's agent to discuss the outstanding deficiencies with the Application. Subsequently, on August 9, 2022, a Notice was sent to the Applicant's agent outlining the deficiencies and establishing a deadline for receiving the outstanding information by September 30, 2022.
13. On October 3, 2022, the Development Authority sent a Notice to the Applicant that their Application had been deemed **complete**.

LAND USE BYLAW NO. 1272-14 – RELEVANT PROVISIONS

Section 1.7 – Interpretations/Definitions

216. “**Recreational Vehicle Park**” means the planned development used for the seasonal short-term use of recreational vehicles with a higher level of service provided than in a campground. The recreational vehicle park shall not be used as year-round storage, or accommodation for residential use. A Recreational Vehicle Park may be developed in association with related recreational activities; such as hiking or riding trails, picnic grounds, boating facilities and playgrounds.

Section 2.4 – General Development Permit Application Requirements

1. An application for a development permit shall be made to the Development Authority in writing, on the application form provided by the municipality and ***shall*** be accompanied by:
 - A. a site plan, to scale, showing the legal description; north arrow; location and dimensions of property lines; existing utility rights-of-way and easements; fences; driveways; paved areas; proposed front, rear, and side yard setbacks, if any; any provisions for off-street loading and vehicle parking; access and egress points to the site; and any encumbrance such as rights-of-way;
 - B. existing and proposed building dimensions;
 - C. the location of abandoned wells (if applicable), location of water bodies (if applicable), and the location of developed and undeveloped roads (if applicable);
 - D. the type and location of water supply and sewage and waste water disposal facilities;
 - E. a statement of uses;
 - F. a statement of ownership of the land and the interest of the applicant therein;
 - G. the signatures of at least one of the registered landowners listed on the Certificate of Title;
 - H. the estimated commencement and completion dates;
 - I. the estimated cost of the project or contract price;
 - J. an application fee as established by resolution of Council;
 - K. a letter from the registered owner authorizing the right-of-entry by the Development Authority to such lands or buildings as may be required for investigation of the proposed development;
 - L. in the case of an application for a development permit on Crown Land Provincial authorization for the development; and
 - M. any other information as required by the Development Authority.

2. The Development Authority ***may*** also require additional information in order to assess the conformity of a proposed development with this Bylaw before consideration of the development permit application shall commence. Such information ***may*** include:
 - A. floor plans;
 - B. elevations and sections or any proposed buildings;
 - C. a Real Property Report, or other documentation indicating the exact location of all structures on the property (prepared within the last five (5) years), in a form that is acceptable to the Development Authority;
 - D. drainage, grading and landscaping plans which provide pre and post-construction site elevations;
 - E. a storm water management plan approved by Alberta Environment and Sustainable Resource Development (or other appropriate provincial authority);
 - F. a geotechnical report prepared, stamped and signed by a qualified professional registered in the Province of Alberta in potentially hazardous or unstable areas;
 - G. a biophysical assessment prepared, stamped and signed by a qualified professional, registered in the Province of Alberta, on the impacts of the proposed development on wildlife habitat or natural environments;
 - H. a reclamation plan for aggregate extraction or site grading and excavation;
 - I. an environmental assessment to determine potential contamination and mitigation;
 - J. in the case of the placement of on already constructed or partially constructed building on a parcel of land, information relating to the age and condition of the building and its compatibility with the District in which it is to be located;

- K. a hydro-geological assessment, prepared, stamped and signed by a registered professional engineer or hydro-geologist, registered in the Province of Alberta, of any potential flooding or subsidence hazard that may, in the sole opinion of the Development Authority, affect the subject site;
- L. a site plan detailing how vegetation, topography disturbance or erosion is to be minimized;
- M. an environmental impact assessment describing a development's potential environmental effects;
- N. within the Garner Lake Area Structure Plan area, a landscaping plan;
- O. a Cumulative Effects Assessment;
- P. the identification of all right-of-ways and easements within or abutting the subject property; and/or

any additional information as the Development Authority deems necessary.

- 3. When, in the opinion of the Development Authority, sufficient details of the proposed development have not been included with the application for a development permit, the Development Authority may, at its sole discretion, either return the application to the applicant for further details or make a decision on the application with the information it has available. An incomplete application shall be deemed to not have been submitted until all required details have been provided to the satisfaction of the Development Authority.
- 4. The Development Authority may make a decision on an application for a development permit notwithstanding that any information required or requested has not been submitted.

Section 2.6 – Commercial & Recreation Development Permit Application Requirements

- 1. In addition to the information requirements indicated in Section 2.4 of this Bylaw, the Development Authority **shall** require each application for a commercial or recreational development to be accompanied by the following information:
 - A. physical suitability of site with respect to soils, slopes and drainage;
 - B. the size and number of parcels and proposed phasing (if any);
 - C. infrastructure and utility servicing requirements and provisions for meeting them;
 - D. potential long term costs of proposed costs associated with providing new or upgraded municipal services associated with the development;
 - E. the requirements and provisions for employee and customer parking and for site access;
 - F. a landscaping plan;
 - G. cross-sections and elevations for each building; and
 - H. a list of proposed uses.

Section 2.11 – Decisions on Development Permit Applications

- 1. The Development Authority Officer shall:
 - A. receive and review all applications for development permits;
 - B. refer their recommendations to the Municipal Planning Commission for its consideration and decision regarding all applications for a discretionary use.

2. In making a decision, the Development Authority may approve the application unconditionally, approve the application subject to those conditions he/she considers appropriate, approve the application permanently or for a limited period of time, or refuse the application.

5. The Development Authority may approve an application for a development permit even though the proposed development does not comply with the regulations of this Bylaw, or if the development is to be a rebuilding, an enlargement, or an addition, or a structural alteration of a non-conforming building, if, in the opinion of the Development Authority:
 - A. the proposed development would not:
 - i. unduly interfere with the amenities of the neighbourhood; or
 - ii. materially interfere with or affect the use, enjoyment or value of the neighbouring parcels of land; and

 - B. the proposed development conforms with the use prescribed for that land or building in this Bylaw.

Section 2.13 – Validity of Development Permits

1. When a development permit has been granted by the Development Authority, it shall not be valid unless and until the conditions of the permit, save for those of a continuing nature, have been fulfilled and no notice of appeal has been served on the Subdivision and Development Appeal Board within the appeal period.

Section 2.16 – Developer’s Responsibility

1. A person to whom a development permit has been issued shall obtain from the appropriate authority where applicable, permits relating to building, grades, sewers, sanitary and storm water disposal, water mains, electricity, and all other permits required in connection with the proposed development.

Section 2.17 – On-Site and Off-Site Services and Improvements

1. Where any on-site services or improvements, or any off-site local improvements are required to service a proposed development, a developer shall not begin work nor commence the development until the Development Authority is satisfied that such services or improvements will be undertaken according to the standards and specifications of the County.

2. No development permit shall be issued for a development to be serviced by private sewer and water systems until the systems have been approved by the appropriate agency.

Section 6.6 – Development and Access Permit Requirements Adjacent to Municipal Roads and Highways

1. No development permit shall be issued for development within 800.0 m (0.5 miles) of the boundary of the right-of-way of a primary highway until any necessary permits for the development have been issued by Alberta Transportation.
2. Prior to any new approach being developed, the landowner or authorized person acting on the owner's behalf shall enter into an approach agreement with the County as required by County policy.
3. Development permits are required for a development within 23.1 m (92.0 ft.) from the property line of a road.

Section 6.7 – Development Near Intersections and Road Curves

5. Where a local road intersects a highway, the Highway Development Control Regulations shall apply to development adjacent to the highway where it intersects.

Section 6.13 – Parking and Loading Regulations

1. In all Districts, vehicular entrances and exits onto roads shall only be allowed at locations approved by the Development Authority in consultation with the municipality's Public Works Department. A permit shall be obtained from Alberta Transportation for access onto all Highways.
2. In all Districts, an off-street parking space shall be provided in accordance with the minimum requirements of each use as determined by the Development Authority.
 - A. An off-street parking area:
 - i. shall be designed to the satisfaction of the Development Authority with regard to the dimensions, and layout of parking stalls and maneuvering isles; and
 - ii. shall have street access and curb cuts (where required) located to the Development Authority; and
 - iii. shall be graded, drained, compacted and surfaced to the satisfaction of the Development Authority.
 - B. All parking areas shall conform to the minimum parking standards set out in the following pages.
3. Required Number of Off-Street Parking Spaces

All developed parcels are required to provide a minimum number of parking stalls based on the use of the parcel. In determining the parking requirement for a parcel:

- A. if a specific use is not mentioned below, the requirement shall be the same as for a similar use, as determined by the Development Authority; and

- B. if a parcel consists of multiple uses, the required parking shall be the sum of the requirements for each use, unless it is demonstrated to the satisfaction of the Development Authority that a shared parking facility with a reduced number of spaces will be sufficient. The required parking may be combined or shared parking provided that a legal agreement is entered into between the users or land owners, and further that the parking arrangements are acceptable to the Development Authority.

Section 6.14 – Pipeline and Other Utility Corridor Setbacks

- 1. Any development involving pipeline and/or power line rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation and regulations. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate Provincial legislation and regulations and any regulations established by the Alberta Energy and Utilities Board.

Section 6.16 – Sign Regulations

- 1. General Sign Regulations
 - A. All signs, erected on land or affixed to the exterior of a building or structure, require a development permit unless specifically exempted by this Bylaw.
 - B. No sign or advertising structures, requiring a development permit, shall be erected or affixed to private property without the prior written consent of the property owner or tenant.
 - C. No signs, billboards or advertising structures, requiring a development permit, shall be erected or affixed to public property with the prior written consent of the appropriate public body.
 - D. No signs, billboards or advertising structures shall resemble or conflict with a traffic sign, nor shall be a traffic hazard.
 - E. The Development Authority may order removal of any sign which, in his/her opinion, is unsightly or in such a state of disrepair as to constitute any other kind of hazard.
 - F. No sign shall be of such a size or design as to, in the opinion of the Development Authority, obstruct the vision of persons using the roads abutting the parcel.
 - G. Quality, aesthetic character and finishing of sign construction shall be to the satisfaction of the Development Authority.
 - H. Except as otherwise specified in this Bylaw, the maximum area of any sign shall be 3 sq. m (32.29 sq. ft.).
 - J. A flashing, animated or illuminated sign shall not be permitted where, in the opinion of the Development Authority, it might be objectionable to nearby residents or interfere with the safe movement of traffic.

- K. The area around sign structures shall be kept clean and free of overgrown vegetation and free from refuse material.
 - L. The Development Authority may require an engineer-approved plan prior to the issuance of a permit in order to ensure that a sign does not threaten public safety.
3. Freestanding Signs
- A. Within all land use districts, except residential, one freestanding sign may be allowed per parcel as follows:
 - i. Where a parcel has more than 90.0 m (295.27 ft.) of frontage, one additional freestanding sign may be erected for each additional 90.0 m (295.27 ft.) or portion thereof.
 - ii. Where a parcel is double fronting or flanking, subsection 7.7(3)(a) applies to each frontage and/or flanking side.
 - iii. The height of a freestanding sign shall not exceed 9.0 m (29.5 ft.) above grade.
 - iv. The face of a freestanding sign shall not exceed 8.0 sq. m (86.11 sq. ft.) in area.
 - v. A freestanding sign shall not project within 0.6 m (1.9 ft.) of a property line, or within 2.0 m (6.56 ft.) of overhead utility lines.
 - vi. The area around a freestanding sign shall be kept free of litter and overgrown vegetation.

Section 6.17 – Site Conditions & Buffering Requirements

1. The proponent for a development may be required to submit a site drainage plan and/or elevation plan to ensure that finished grades on the site shall prevent drainage from one site to adjacent sites except where drainage conforms to an acceptable local standard or a subdivision drainage plan.
2. The Development Authority may prescribe setback and/or buffering requirements for uses, which may be physically or visually incompatible with nearby land uses.
3. The Development Authority may require or approve screening for uses, which involve the outdoor storage of goods, machinery, vehicles, building materials, waste materials, and other similar materials.
4. In considering the approval of an application, the Development Authority may require the retention of trees or additional planting of such type and extent as considered necessary for the purpose of ensuring buffering, erosion and/or dust control.
8. The County will require development setbacks adjacent to bodies of water and lands containing significant environmental features.

9. Normally, no buildings of any kind shall be allowed within required setback areas.
10. However, notwithstanding (9) the width of the required development setback shall be at the sole discretion of the Development Authority who will normally base setback requirements on the following:
 - A. The Guidelines for Environmental Reserves and Environmental Reserve Easements established by Sustainable Resource Development; or
 - B. If this setback amount is disputed by the proponent of a development then the developer may provide the Approving Authority with a biophysical, engineering and/or geotechnical study which indicates that an alternative setback amount is appropriate for the subject site. If the report from the engineer indicates that a lesser setback would be suitable and/or provides mitigation recommendations which, if followed would allow for a lesser setback then the Approving Authority may, at their sole discretion, approve the development with a lesser reserve/easement area.
12. If the report from the engineer indicates that a lesser setback would be suitable and/or provides mitigation recommendations which, if followed would allow for a lesser setback then the Development Authority may, at their sole discretion, approve a development with a lesser setback.
13. If the development is approved with the lesser setback, the Development Authority may require, as a condition of the approval of the permit, that the developer construct those works or abide by those conditions necessary to ensure the stability of the soils and slopes as determined in the assessment.

Section 7.24 – Recreational Vehicle Parks

1. Each recreational vehicle parking stall shall be a minimum width of 10.0 m (32.8 ft.) and a minimum area of 250.0 sq. m (2,691.0 sq. ft.).
2. As a condition of approval, the Development Authority shall require the developer to obtain any necessary permits and approvals from all regulatory authorities and agencies having jurisdiction, including any necessary approvals pursuant to the Alberta Safety Codes Act that may be applicable.
3. As a condition of approval, the Development Authority may require that the developer construct, upgrade, or pay to construct or upgrade any necessary municipal infrastructure to service to the development.
4. All internal roads shall be the responsibility of the developer for both construction and future maintenance. Also, internal roads shall have a minimum of a 6.0 m (20.0 ft.) usable top, except for one-way roads, which shall have a minimum of a 3.7 m (12.0 ft.) usable top.
5. The developer shall provide on-site potable water supply which meets all applicable provincial water requirements.
6. The developer shall provide sewage disposal facilities in accordance with the County's servicing requirements as well as all applicable provincial regulations.

7. As a condition of approval, the Development Authority shall require the developer to obtain any necessary permits and approvals from all regulatory authorities and agencies having jurisdiction over this type of development.
8. The developer shall be required to enter into a development agreement with the county as a condition of development approval. The development agreement will include provisions requiring the developer to construct, upgrade, or pay to construct or upgrade the necessary County roads to access the development when determined necessary by the Development Authority.
9. The developer shall designate an area equivalent to ten (10%) percent of the total recreational vehicle campground area as a playground. This area is to be clearly marked and free from all traffic hazards.
10. All stalls shall maintain a minimum setback of 30.0 m *98.4 ft.) from the shoreline of any body of water.
11. The maximum number of recreational vehicles permitted per stall shall be one (1).
12. A site plan detailing the protection of existing treed areas and site topography is required prior to issuance of a development permit.
13. Spaces for day use, picnicking and similar activities shall be suitably organized, clearly marked and constructed to the satisfaction of the Development Authority.
14. All other site requirements shall be as required by the Development Authority.
15. Minimum Yard Setbacks:
 - A. Front, side, corner and rear yard setbacks shall be 7.6 m (25.0 ft.) or 10% of the lot width, whichever is lesser.

MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 1249-12 – RELEVANT PROVISIONS

Section 1.4.1 – Philosophical Principles

Smoky Lake County's philosophy for managing growth and its land base is reflected by this Municipal Development Plan. The philosophy comprises three principles:

Principle #1: Land uses and development activities must respect and maintain the integrity of Smoky Lake County's land base, which varies throughout the County.

Principle #2: Growth must be managed and directed in a compatible, equitable manner that recognizes the diverse needs and aspirations of all County residents.

Principle #3: Smart growth principles will be applied in maintaining the integrity of the land base and to promote sustainable development such that the needs of the present generation are met without compromising the ability of future generations to meet their own needs.

Section 1.4.2 – Planning Principles

The Municipal Development Plan policies also recognize three fundamental planning principles that are embodied in the Municipal Government Act and the Provincial Land Use Policies.

Principle #1: In carrying out their planning responsibilities, municipalities are encouraged never to lose sight of the rights of individual citizens and landowners. Municipalities must assess the impact of any planning decision on individuals having regard to the purpose statement of the planning legislation.

Principle #2: Municipalities should establish land use patterns which make efficient use of land, infrastructure, public services and public facilities and which contribute to the development of healthy, safe, and viable communities by encouraging appropriate mixes of all land use types and a wide range of economic opportunities.

Principle #3: Planning activities are carried out in a fair, open, consistent, and equitable manner.

Section 1.5 – Goals

The Municipal Government Act, R.S.A. 2000 provides considerable municipal discretion concerning the contents of a Municipal Development Plan. Beyond the specific requirements of the Act, Smoky Lake County's Municipal Development Plan program has been used to develop, insofar as is possible, objectives and policies that will achieve the following goal statements:

- 1.5.1 Facilitate sustainable growth and development in the County by balancing economic growth, environmental protection and the preservation of recognized historic resources.
- 1.5.2 Encourage economic development and renewal by supporting new and existing economic assets within the community including traditional and regional economic drivers.
- 1.5.3 Encourage growth of the County's economic development capacity by providing opportunities for commercial and industrial development.
- 1.5.4 Maintain and enhance the County's Agricultural and forest-based economy.
- 1.5.9 Maintain a physical separation between incompatible land uses.
- 1.5.10 Establish sustainable and equitable land use planning standards that will minimize adverse impacts on working landscapes¹ and significant natural features for future generations without placing an unreasonable burden on individual land owners

Section 3.2 – Environmental Management

Smoky Lake County includes a range of valuable and unique environmental features which support not only the County's ecosystem but also the economic, social and cultural systems throughout the County. Recognizing that a successful and sustainable future is dependent on the vitality of all of the interconnected systems (built and natural environment, economic, social and cultural) the County has adopted a strong approach, for environmental management.

Low Net Negative Environmental Impact

The County recognizes that the goal of environmental protection cannot mean total ecological integrity. Simply put, a municipality cannot reasonably expect to maintain the full structure of the ecosystem and still have roads and buildings. Rather the goal must be the achievement of a healthy environment or one that does not show symptoms of stress such as:

- I. decreased water quality; and/or
- II. significantly reduced biodiversity.

The County supports a Low Net Negative Environmental Impact approach to environmental management that will help to ensure that over all, the County's natural and built heritage and the processes that connect them will prosper well into the future. The goal is to ensure that the cumulative impact of development decisions affecting the ecological, social and heritage assets of the County will be mitigated to ensure that any negative environmental impacts are as low as is reasonably possible. Adopting a low net environmental impact approach to environmental management allows the County to encourage sustainable development in all areas without unduly impacting ecosystem health, working landscapes or the County's cultural landscapes.

The following objective and polices have been adopted by the County relating to environmental management:

Objective 3.2.1 Identify and preserve significant ecological sites throughout the County

Policy 3.2.1.3 The Development Authority and/or Subdivision Authority **may** require developers to submit a Cumulative Effects Assessment with proposed subdivision and development applications.

Policy 3.2.1.4 The County **may** require an environmental impact assessment or evaluation related to a proposed development which may have an impact on an identified natural or environmentally sensitive feature.

Objective 3.2.2 Development should only occur on lands that do not have critical development constraints

Policy 3.2.2.1 Groundwater of sufficient quantity and quality shall be available to support the proposed development. No development shall occur in areas where reserves of potable water are inadequate.

Policy 3.2.2.2 Development shall not be allowed in areas characterized by wetlands, swamps, muskeg, or saturated soils. Development shall also be prohibited in valleys, ravines, or seasonal draws.

Section 3.4 – Emergency Preparedness

The County requires that emergency preparedness be a consideration in the approval of new developments throughout the County. Requiring emergency preparedness measures to be a consideration in the design and approval of new developments will best ensure the safety of all County residents.

The following objective and policies have been adopted by the County relating to emergency preparedness:

Objective 3.4.1 New developments shall be designed to ensure high levels of emergency preparedness within a rural context

- Policy 3.4.1.1** The County shall encourage the use of effective wildfire prevention techniques and the development of on-site firefighting measures to reduce the risk of wildfires resulting from development.
- Policy 3.4.1.2** The County may refer applications for subdivision and development to the appropriate provincial department and/or the local fire department for comment in evaluating the suitability of a site in forested land for development.
- Policy 3.4.1.3** The County shall consider the following as conditions for approval for development which is too remote to be adequately serviced by existing firefighting services:
- (a) the provision of a suitable on-site water supply for firefighting purposes;
 - (b) the use of fire resistant building methods;
 - (c) the installation of spark arrestors on chimneys; and/ or
 - (d) the removal of trees, shrubs, and fuels.
- Policy 3.4.1.4** The County shall discourage the development of forested lands in significant wildfire hazard areas.
- Policy 3.4.1.5** The County may ask developers to provide for appropriate fire protection measures in an application for development, subdivision or an Area Structure Plan.

Section 3.5 – Recreation

As the demand for recreational land for both public and private use continues to increase, so does the need for planned recreational facilities and areas. The intent of this Plan is to recognize and encourage local recreational uses based on the capabilities of an area to sustain intensive or extensive development. Recreation development shall be located in areas and under circumstances where it does not adversely affect the agricultural economy and community, or the natural environment.

Recreation also forms an important component of the tourism potential of the region, and is to be encouraged as much as possible within the term of this Plan, provided, of course, that the tourist activities or facilities do not threaten the potential itself, the agricultural economy and community, or the natural environment.

The following objectives and policies have been adopted by the County relating to recreation in the County:

Objective 3.5.1 To encourage the recreational developments in areas which will not impact working landscapes

Policy 3.5.1.1 Council shall encourage the development of public serving recreational facilities/uses within the Agricultural Use Area and within hamlets:

(a) if they are compatible with the capabilities of a site or surrounding areas;

(b) on lower capability agricultural lands, unless Council decides that the benefits to the community justify the use of higher capability agricultural lands; and/or

(c) near or adjacent to a lake or river if the proponent can demonstrate, to the satisfaction of the Development Authority, that the proposal is compatible with the lake/river environment.

Objective 3.5.2 To ensure that recreational uses are compatible with the environment and surrounding land uses

Policy 3.5.2.1 Recreational development shall only be allowed where it can be demonstrated to the satisfaction of the County's Development Authority that the development will generate a low net environmental impact.

Objective 3.5.3 To minimize municipal costs associated with recreational developments

Policy 3.5.3.1 The County shall require the proponent of a recreational activity to identify all municipal costs associated with the development. The assignment of these costs shall be the basis for an agreement to be entered into as a condition of subdivision approval or the issuance of a development permit. Normally, however, all development servicing costs associated with the development will be carried by the proponent.

Policy 3.5.3.2 Subdivision and development for recreational purposes shall occur in accordance with the following design principles:

(a) the density of development shall be directly related to the development capability of the land resource;

(b) the design shall be directly related to the site's topography, vegetation, soil, and drainage characteristics. In this regard, the development proposal shall include a detailed analysis of the environmental constraints of the site and the means by which the proposal will protect and harmonize with the natural environment;

(c) the design shall protect wildlife habitat; and

(d) the design shall protect, maintain and re-establish, where appropriate, tree cover and maximize the quality of the natural features.

Section 3.6 – Tourism

Smoky Lake County supports tourism initiatives and wishes to promote local hospitality operations, museums, churches, cultural centers, golf courses, and special events.

Bed and breakfast establishments and guest ranches are becoming a more significant component of our tourism industry. The Land Use Bylaw should recognize that such establishments are not typical home-based businesses but should be recognized as a separate use category.

The following objectives and policies have been adopted by the County relating to tourism in the County:

Objective 3.6.2 To cooperate with regional partners to encourage local and regional tourism

Policy 3.6.2.1 Smoky Lake County will co-operate with area tourism groups, municipal neighbours, and tourism zones in promoting local tourism linkages with neighbouring communities.

Policy 3.6.2.2 The County shall encourage private sector developers to facilitate tourism development, and may assist in accessing government funding programs to develop new, or upgrade existing, tourism attractions.

Section 3.7 – Transportation and Municipal Servicing Policy

The development of transportation and utility systems can have a significant impact on land use within Smoky Lake County. Although the County does not have the authority to regulate Provincial Highways, pipelines, transmission lines and similar installations that are under provincial control in many instances Council is given an opportunity to comment on the proposed locations of these facilities. It is Council's intention to encourage the appropriate authorities to have regard for the policies of this Plan.

The following objectives and policies have been adopted by the County relating to transportation and municipal servicing in the County:

Objective 3.7.5 To ensure that municipal services and utilities are provided in an economical and efficient manner and are reflective of need, environmental constraints, land use considerations and existing infrastructure

Policy 3.7.5.2 The County shall require that land use adjacent to Provincial Highways and their associated accesses conform to the Access Management Guidelines as outlined by Alberta Transportation. As well, the County's system of major local roads shall be afforded a similar level of protection from encroachment and proliferation of direct access.

Policy 3.7.5.5 Direct access from private property onto Provincial Highways shall be discouraged and limited wherever possible, especially where access onto local roads is available. Application for subdivision in the Agricultural Use Area will be specifically designed to minimize accesses onto Provincial Highways and local arterial roads through the use of service roads or redesigning the subdivision boundaries to redirect accesses onto local roads. The cost of consolidation or service

roads and the costs of resolving all of Alberta Transportation's concerns with respect to access to the Provincial Highway will be the responsibility of the developer.

Section 4.1 – Agriculture Policy

The County's most enduring resource is its working landscapes; the agricultural, forestry and resource lands which generate approximately 29% of all employment for County Residents. Working landscapes are irreplaceable and contribute to the high quality of life enjoyed by all Smoky Lake County residents. Working landscapes within the County must be carefully and equitably managed in order to retain the integrity and value of these areas for the benefit of future generations while supporting economic growth within the agricultural community.

In order to encourage the future viability of a diverse range of agricultural operations within the County the Municipal Development includes objectives and policies to not only protect, where appropriate, but also enhance the agri-based economy and rural lifestyle.

The following objectives and policies have been adopted by the County relating to agriculture areas within the County:

Objective 4.1.1 To ensure that working landscapes remain an integral and viable component of the regional economy and rural social structure

Policy 4.1.1.1 The Agricultural Use Area is to be, for the most part, conserved for working landscapes; the agricultural, forestry and resource uses.

Policy 4.1.1.2 While the primary use of the Agricultural Use Area is for extensive agriculture and confined feeding operations involving the production of feed grains, cereal grains, forage crops, specialty crops, livestock and other animals on a commercial basis, other uses which, in the opinion of Council, do not adversely affect present or future agricultural pursuits may also be permitted on a discretionary basis provided that the development will not adversely affect the agricultural community.

Section 4.4 – Commercial Policy

The intent of the Plan is to accommodate commercial facilities, primarily adjacent to the highway, secondary road systems, within established hamlets, and in appropriate location within multi-lot recreation residential developments. Commercial developments provide service to the agricultural community, local residents, the highway traveling public, and tourist to the region. The County will not support commercial developments that adversely affect the standard of safety or convenience, or the functional integrity of any highway or road. The Plan also recognizes that specific commercial uses may require unique site locations in order to serve the rural community.

Objective 4.4.1 To minimize the impacts of commercial activities on working landscapes and cultural landscapes

Policy 4.4.1.1 The County shall consider proposals for commercial development:

- (a) that will not unnecessarily fragment the working landscape; and

(b) that do not conflict with adjacent land uses.

Policy 4.4.1.2 Commercial uses shall be encouraged to avoid locating in areas of critical wildlife habitat wherever possible.

Objective 4.4.2 To minimize conflicts with adjacent land uses

Policy 4.4.2.2 The Development Authority shall require the developer to construct and/or maintain an appropriate buffer, as determined by the Development Authority, between the development and nearby lands.


Objective 4.4.3 To minimize municipal servicing costs associated with commercial development

Policy 4.4.3.1 The Development Authority shall require the developer of a commercial development to identify all municipal servicing costs associated with the development. The assignment of these costs between the County and the developer will be the basis of an agreement to be entered into prior to a subdivision approval or upon the issuance of a development permit. Normally, however, all development servicing costs associated with the development will be carried by the developer.

SUPPORTING DOCUMENTS

APPENDIX A	LAND USE BYLAW NO 1272-14: SECTION 8.2: AG DISTRICT	PAGE 20
APPENDIX B	DEVELOPMENT PERMIT APPLICATION	PAGE 26
APPENDIX C	ROADSIDE DEVELOPMENT PERMIT RSDP038680	PAGE 32
APPENDIX D	CORPORATE EMERGENCY RESPONSE PLAN	PAGE 36
APPENDIX E	SITE-SPECIFIC EMERGENCY RESPONSE PLAN	PAGE 49
APPENDIX F	PHASE I ENVIRONMENTAL SITE ASSESSMENT	PAGE 50
APPENDIX G	RESORT RULES AND REGULATIONS	PAGE 172
*APPENDIX H	PROPOSED DEVELOPMENT PROJECT PLAN	PAGE 184

*addition to package on November 3,2022

Prepared by: 
Jordan Ruegg

November 2, 2022
Date

**APPENDIX A – LAND USE BYLAW NO 1272-14: SECTION 8.2
AGRICULTURE (A1) DISTRICT**



8.2 AGRICULTURE (AG) DISTRICT

1. Purpose

The general purpose of this District is to allow a range of activities associated with working landscapes including agricultural uses and resource extraction uses that support the rural economy, rural lifestyle and discourage the fragmentation of the County's land base.

2. Permitted Uses

- A. Art, Craft and Photographic Studios
- B. Agricultural Support Service
- C. Basement Suite
- D. Bed and Breakfast Establishment
- E. Buildings and Uses Accessory to Permitted Uses
- F. Community Hall
- G. Day Home
- H. Dwelling, Single Detached
- I. Dwelling, single detached, tiny
- J. Extensive Agriculture
- K. Garage Suite
- L. Garden Suite
- M. Guest House
- N. Home Occupation, Major
- O. Home Occupation, Minor
- P. In-law Suite
- Q. Manufactured Home
- R. Modular Home
- S. Natural Area
- T. Public Utility
- U. Secondary Suite
- V. Shipping Container
- W. Solar Energy Collection Systems
- X. Wind Energy Conversion System, Micro

3. Discretionary Uses

- A. Animal Breeding and/or Boarding Facility
- B. Animal Clinic
- C. Animal Hospital
- D. Animal Hospital, Large
- E. Boarding Facility
- F. Buildings and Uses Accessory to Discretionary Uses
- G. Campground, minor
- H. Campground, intermediate
- I. Campground, major
- J. Cemetery
- K. Child Care Facility
- L. Day Care Facility

- M. Duplex (Vertical and Side-by-Side)
- N. Family Care Facility
- O. Intensive Agriculture
- P. Kennel
- Q. Natural Resource Extraction Industry
- R. Place of Worship
- S. Public and Quasi-Public Building and Use
- T. Public Utility
- U. Recreational Use
- V. Recreational vehicle park
- W. Relocated Building
- X. Secondary Commercial
- Y. Sign
- Z. Surveillance Suite
- AA. Transfer Station
- BB. Utility Building
- CC. Wind Energy Conversion System, Small
- DD. Wind Energy Conversion System, Large
- EE. Workcamp, Short-Term
- FF. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Subdivision Regulations

A maximum of five (5) parcels per quarter section may be subdivided for agricultural, or residential uses including the subdivision of fragments. The following chart presents information by use type regarding the maximum number of parcels allowed per quarter section.

	Maximum Parcel Density Per Quarter Section By Use Type	Minimum Parcel Size	Maximum Parcel Size
Agricultural Use	2 parcels per quarter section	Normally 32.0 ha (80.0 ac.) however a single 16.0 ha (40.0 ac.) parcel may be subdivided if the proposed parcel conforms to 4(A)(ii)	At the Discretion of the Subdivision Authority
Residential Use	4 parcels per quarter section	0.8 ha (2.0 ac.)	8.0 ha (20.0 ac.)
Commercial Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority
Community/ Institutional Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority
Industrial Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority

A. Lot Area – Agricultural Use

- i. The **minimum** parcel size for extensive agricultural uses shall normally be 32.0 ha (80.0 ac.) less any approved subdivisions.
- ii. Notwithstanding (A)(i) above, the subdivision of a single 16.0 ha (40.0 ac.) parcel for agricultural use may be permitted out of an **un-subdivided** quarter section if the following criteria are met to the satisfaction of the County:
 - a. Legal and year round physical access to the proposed parcel and the remainder are developed to County standards;
 - b. The proposed use of the parcel will not adversely impact adjacent agricultural uses;
 - c. The parcel is should normally be located:
 - I. adjacent to or near quarter section boundaries;
 - II. in close proximity to existing residential parcels or farmsteads on adjacent quarter sections;
 - III. along a designated rural residential collector road;
 - d. The applicant demonstrates that the parcel can be serviced on-site as per provincial regulations;
 - e. If the parcel is to be used for an intensive agricultural operation or a value added agricultural industry¹, the use and size of the parcel is supported by a business plan that may include:
 - I. a financial plan to the satisfaction of the County;
 - II. a detailed site plan of the proposed operation including the required land area, expansion possibilities and possible effects on adjacent landowners, uses and municipal infrastructure;
 - III. information regarding potential traffic generation which may include a Traffic Impact Assessment;
 - IV. potential nuisance factors and any mitigation measures necessary to reduce nuisance factors; and
 - V. where necessary, a detailed site assessment which indicates the

¹ Value added industry in this context means: an industry which economically adds value to a product by changing it from its current state to a more valuable state.

location, character and parcel coverage percentages of the environmentally sensitive areas and/or heritage features on the site.

B. Lot Area – Residential Use

- i. Normally, a **maximum** of 8.0 ha (20.0 ac.) per quarter section will be allowed for residential subdivisions.
- ii. Normally, the minimum lot area allowed for vacant residential parcels or for farmstead separations will be 0.8 ha (2.0 ac.) and the maximum lot area will be 8.0 ha (20.0 ac.).

C. Lot Area - Other Uses

The minimum parcel size for other uses shall be as provided for elsewhere in this Bylaw, in the County's Municipal Development Plan, in any relevant Area Structure Plan, or as required by the Subdivision Authority.

5. Development Regulations

A. Minimum Yard Dimensions

It should be noted that adjacent to Provincial Highways, Alberta Transportation may require greater setbacks for development. Contact Alberta Transportation regarding their requirements in this regard.

i. Minimum Front Yards

From Municipal Road Allowances	23.1 m (92.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

ii. Minimum Side Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line
-----------------------------------	--

iii. Minimum Rear Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line
Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line

iv. Notwithstanding **subsections (A), (B), and (C)** above, where there is an intersection or sharp curve, the minimum yard requirements shown on **Figures 20 and 21** of this Bylaw shall apply.

B. Minimum Floor Area

- i. Single detached dwellings – 69.7 sq. m (750.0 sq. ft.)
- ii. Manufactured and modular home units – 65.0 sq. m (700.0 sq. ft.)
- iii. All others uses at the discretion of the Development Authority

C. Maximum Site Coverage - 45%

Of the 45% site coverage, a maximum of 15% of the total site may be covered by accessory buildings

D. Maximum Height

- i. 11.0 m (36.1 ft.)
- ii. In the case of buildings which are accessory to extensive agriculture and for discretionary uses, the maximum height shall be at the discretion of the Development Authority.

6. Other Regulations

- A. Residential parcels in the Agriculture District will not be allowed:
 - i. within required setbacks from a sewage treatment plant or lagoon or solid waste

- disposal site as specified by the appropriate guidelines or authority;
 - ii. within required setbacks from sour gas wells, pipelines and ancillary facilities;
 - iii. within an area likely to be subject to high levels of noise or emissions from industry, transportation facilities, or other sources; or
 - iv. within a 1 in 100 year flood plain.
- B. A development permit for a dwelling shall be issued only on condition that approval of the proposed sewage disposal system is received in accordance with provincial regulations.
- C. Development proposals adjacent to a primary highway shall comply with any relevant provincial regulations.
- D. Fences shall be developed in accordance with **Section 7.7** of this Bylaw.
- E. Landscaping shall be provided in accordance with **Section 6.11** of this Bylaw.
- F. The keeping of recreational vehicles shall be provided in accordance with **Section 7.23** of this Bylaw.
- G. Shipping containers shall be developed in accordance with **Section 7.31** of this Bylaw
- H. Accessory buildings shall be developed in accordance with **Section 6.1** of this Bylaw.

DEVELOPMENT PERMIT APPLICATION FORM

Internal Use Only

Our File Number: _____ Roll Number: _____ Your File Number: _____

Applicant Information

Applicant/Agent: Richard Kimmitt Phone: _____
 Address: 135 Hampshire Circle Cell Phone: (780) 622-8284
 City/Prov. Calgary/AB Postal Code: T3A 4Y3 Fax: _____
 Email address: rjk99@hotmail.com Signature: *RJKimitt*

Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

Registered Landowner Information

Owner same as applicant

Registered Owner: _____ Phone: _____
 Address: _____ Fax: _____
 City/Prov. _____ Postal Code: _____ Signature: _____

Section A - Property Information

Legal: Lot _____ Block _____ Plan _____ and Part of NE ¼ Sec 35 Twp 57 Division _____ Rge 14 W4M

Subdivision Name (if applicable) or Area of Development N/A

Rural Address/Street Address 14125 HWY 652 AB Parcel Size 160 acres

Number of existing dwellings on property (please describe)

1 dwelling - 1,800 sq. ft. two story house

Has any previous application been filed in connection with this property? Yes No

If yes, please describe the details of the application and file number:

Campground Development Application #038-09 File Number 14573540

- Is the subject property near a steep slope (exceeding 15%)? Yes No
 - Is the subject property near or bounded by a body of water? Yes No
 - Is the subject property within 800m of a provincial highway? Yes No
 - Is the subject property near a Confined Feeding Operation? Yes No Distance: _____
 - Is the subject property within 1.5km of a sour gas facility? Yes No Distance: _____
 - Is the subject property within 1.5km of a sewage treatment plant/lagoon? Yes No Distance: _____
 - Is the subject property immediately adjacent to the County boundary? Yes No
- If yes, the adjoining municipality is: _____

Section B – Proposed Development InformationEstimated Cost of Project \$ 10,000,000Estimated Commencement Date Spring 2022 Estimated Completion Date 2026

Dwelling:

Floor Area N/A sq. ft. % of Lot Occupied - Height of Dwelling - ft / m

Accessory Building:

Floor Area N/A sq. ft. % of Lot Occupied - Height of Acc. Bldg - ft / mParking: # of Off-Street Parking Stalls (if applicable) 77Land Use District (Zoning) of Property: Agriculture (AG) District / Campground

Description of Work:

Development of an RV Resort and family leisure area**Section C – Preferred Method of Communication**

When a decision has been made on your file, do you wish for us to:

 call you for pick up mail the decision email the decisionSection 608(1) of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended states:**608(1)** Where this *Act* or a regulation or bylaw made under this Section requires a document to be sent to a person, the document may be sent by electronic means if

- a) the recipient has consented to receive documents from the sender by those electronic means and has provided an e-mail address, website or other electronic address to the sender for that purpose.

I/we grant consent for the Development Authority to communicate information and/or the decision electronically regarding my/our application. YES NO

OFFICE USE ONLYType of Payment: DEBIT CASH CHEQUE

Fee \$ _____

Receipt # _____

Receipt Date _____

Date Received _____

*and deemed complete by Development Authority.

 Entered into MuniSight PD # _____**Authorization:** Permitted Use Discretionary Use

Issuing Officer's Name _____

Issuing Officer's Signature _____

Date of Approval _____

Date Issued _____

Comments and/or Variances _____

DEVELOPMENT PERMIT APPLICATION FORM

Our File Number: _____

Roll Number: _____

DEVELOPMENT PERMIT SITE PLAN

Refer to the accompanying Design Grading Plan



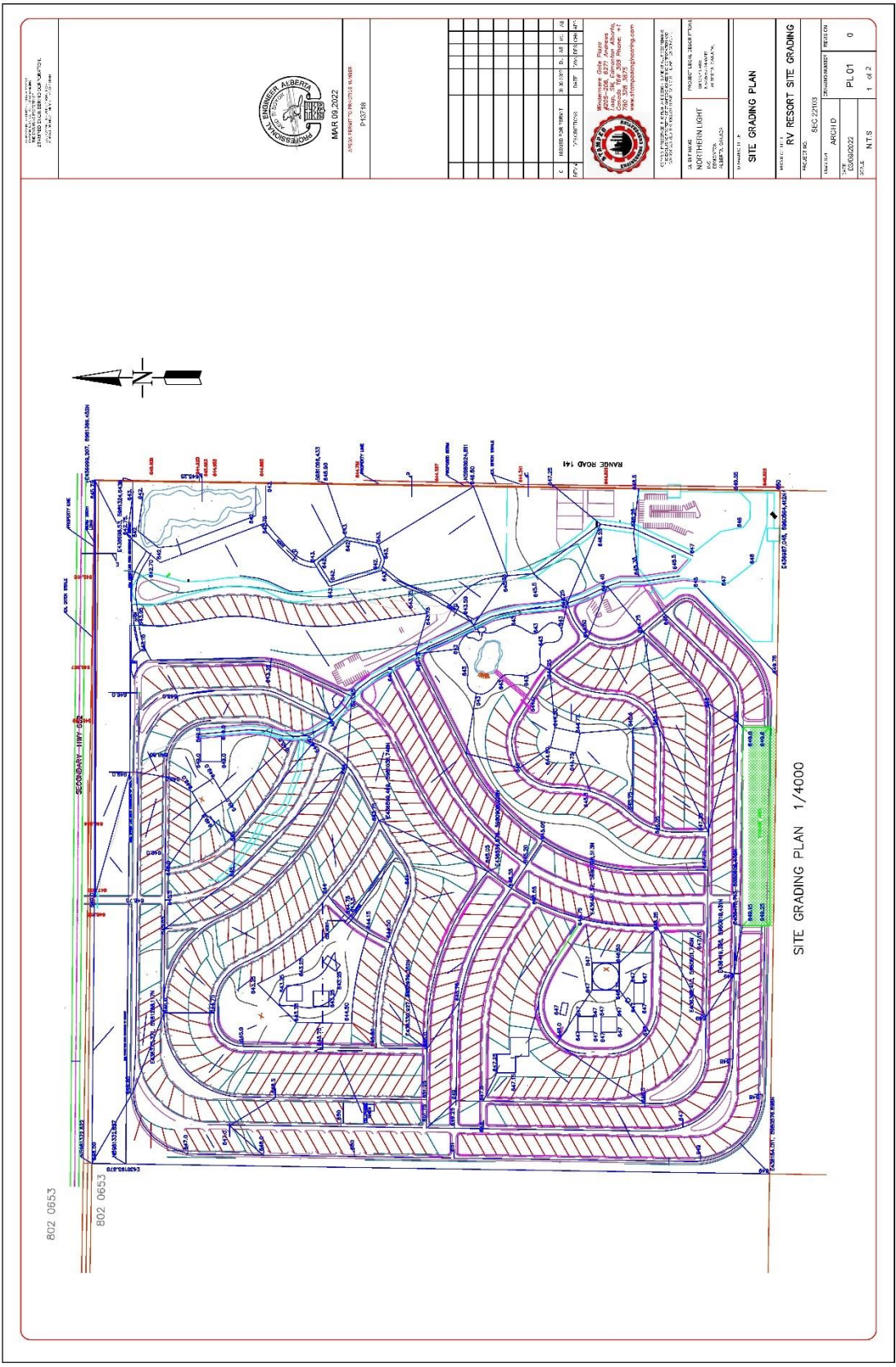
DATE: March 13, 2022

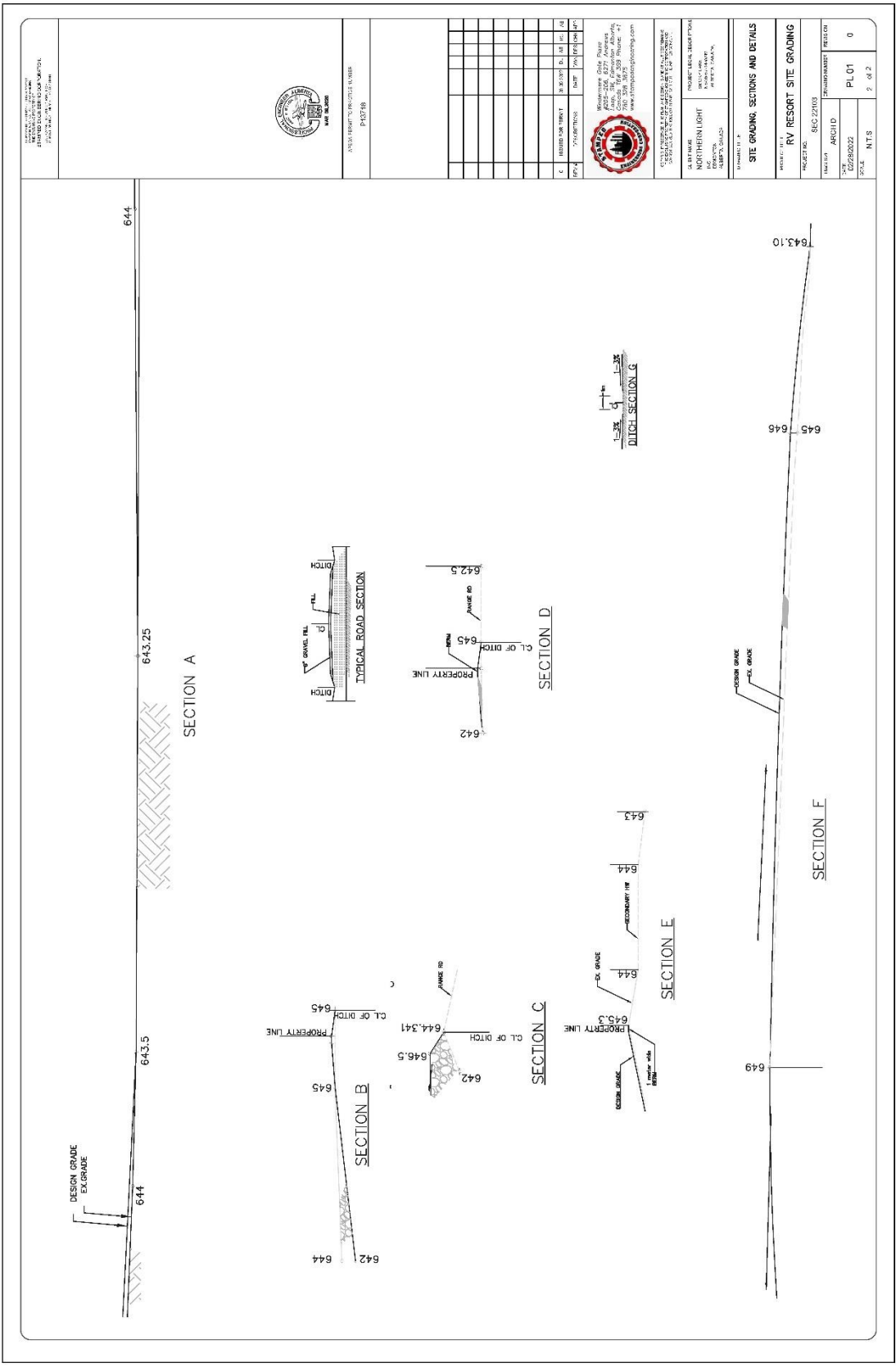
SIGNATURE OF APPLICANT:
RJKinnitt

DATE:

DEVELOPMENT AUTHORITY:







APPENDIX C – ROADSIDE DEVELOPMENT PERMIT RSDP038680



Delivery Services, Transportation
North Central Region, Athabasca District
Room 223, 4709-44th Avenue
Stony Plain, Alberta T7Z 1N4

Permit No.: RSDP038680
File Number: 2511/NE35-57-14-4

January 18, 2022

Richard Kimmitt
135 Hampshire Circle NW
Calgary, Alberta T3A 4Y3
Email: Rijk99@hotmail.com

Attention Richard Kimmitt

Subject: Approval for the items identified below within Smoky Lake County ("Municipality")

Regarding application for the following:

Construct a Commercial Campground

Permit / File Number	Description	Location
RSDP038680-1 Development	Develop campground; 400 serviced sites, access roads, indoor showers, toilets, laundry, swimming pool, hot tubs, indoor activity centers and play ground.	Highway 652 NE-35-57-14-4

Alberta Transportation Permit No. **RSDP038680** is issued to Richard Kimmitt (Permittee) under the Highways Development and Protection Regulation authorizing the above noted development(s). Issuance of this permit does not excuse violation of any regulation, bylaw or act which may affect the proposed project. This permit is subject to the conditions shown and should be carefully reviewed.

1. This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act (Chapter H-8.5 2004), amendments thereto, and the Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto.
2. Wherever herein the "Permittee" is referred to, the same shall extend to include their heirs, executors, administrators, or assigns, and the successors and assigns of the Permittee.
3. The Permittee must undertake the development in accordance with the design, standards and construction/placement process attached to this permit as permitted.
4. This permit approves only the development contained herein. Any proposed addition and / or change to the design, standards and / or construction/placement process attached to this permit requires a separate approval from Alberta Transportation prior to commencing the addition and / or change.
5. The Department is under no obligation to reissue a permit if the development is not completed before expiry of this permit.

6. All highway accesses are to be considered temporary. No compensation shall be payable to the Permittee or their assigns or successors when the Department removes or relocates the temporary access or if highway access is removed and access provided via service road.
7. **Direct highway access is not permitted. All access must be via the local municipal road.**
8. **Construction of any additional highway access is not permitted.**
9. The Department accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof.
10. The Permittee must not place any signs contrary to Alberta Regulation 326/2009. The separate "SIGN APPLICATION" form must be submitted for any proposed sign.
11. The proposed internal roads, camp stalls and other fixed developments must be set back minimum 40.0 metres from the highway property line (60.0 metres from highway centerline).
12. This permit is issued subject to the approval of the local municipality.
13. Failure to comply with any condition of this permit may result in a stop work order until the non-compliance is corrected.

Permission is hereby granted to Richard Kimmitt to carry out the development in accordance with the plan(s) and specifications attached hereto and subject to the conditions shown above.

If the development has not been carried out by **January 18, 2024** this permit expires and the Permittee must reapply for a new permit if they wish to proceed.

If you have any questions about the permit or any of the conditions, please contact the undersigned Development and Planning Technologist.

Signed:

Robert Lindsay

Robert Lindsay
Development and Planning Technologist
Robert.Lindsay@gov.ab.ca

 Digitally signed by Robert Lindsay
DN: cn=Robert Lindsay, o=Alberta Transportation, ou=North/Central Region,
email=robert.lindsay@gov.ab.ca, c=CA
Date: 2022.01.18 13:43:39 -07'00'

cc: Development Officer, Smoky Lake County

Applicant's Name Richard Kimmitt
 Mailing Address 135 Hampshire Circle NW
 City Calgary Province AB Postal Code T3A 4Y3
 Phone # 780-622-8284 Fax # n/a Email rjjk99@hotmail.com
 Landowner's Name Richard Kimmitt
 (if different from above) same
 Mailing Address _____
 City _____ Province _____ Postal Code _____
 Phone # _____ Fax # _____ Email _____

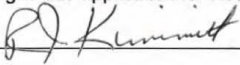
APPLICATION IS HEREBY MADE TO: (Please provide a description of the proposed development including all proposed above and below ground installations. Attach a written report if necessary.)

Develop a campground with approximately 400 serviced sites, indoor Showers, toilets, laundry facilities, swimming pool, hot tubs, indoor activity centers, and play ground equipment.

NOTE: 1: Attach a plan showing in detail the location of all existing and proposed development.
2: Include the GPS Coordinates for any access installation proposals. (Decimal degrees, WGS-1984)

Property Information	<u>35</u>	<u>57</u>	<u>14</u>	<u>W4M</u>
NE	Section	Township	Range	West of Meridian
(NE, NW, SE, SW ¼)			160 acres	
Lot	Block	Plan Number	Parcel size (acres or hectares)	
<u>Hwy 652</u>	<u>40m</u>	<u>12km East of Hwy</u>		
Highway No.	Distance of the proposed development to the highway right of way boundary.	General property location in relation to an urban municipality or other highway. (ie: 2 km east of ...)		
<u>County of Smoky Lake</u>	<u>Ag - campground</u>	<u>\$2.75m</u>		
Name of Municipality	Existing / Proposed Land Use	Estimated cost of proposed development		

It is understood that all works will be constructed, altered, maintained or operated at the sole expense of the undersigned, and that any work must not begin before a permit has been issued by Alberta Transportation. In consideration of any permit issued in respect to this application, the Applicant shall indemnify and hold harmless Alberta Transportation, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized. The Applicant also consents to a person designated by Alberta Transportation to enter upon land for the purpose of inspection during the processing of this application.

I Richard Kimmitt hereby certify that I am the registered owner
 (print full name) I am authorized to act on the owner's behalf
 and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of facts relating to this application for Roadside Development.
 (Signed)  (Date) Oct 6, 2021

NORTHERN LIGHTS RV RESORT
PROPOSED OVERALL DESIGN
2021-10-06
WITHIN NE 35-67-14 W4M

32 0653

1187 652

802 0653





Corporate Emergency Response Plan

14125 AB-652
Hamlin, Alberta
T0A 3L0

14-35-57-14 W4

March 2, 2022: Version 2

Contents

Objectives of the Emergency Response Plan.....	3
Goals of the Emergency Response Plan.....	3
Priorities During an Emergency	3
Types of Potential Emergencies.....	3
Emergency Procedures	4
Worker Responsibilities	4
Supervisor Responsibilities	4
Accounting for Manpower (Daily Check-In).....	5
Muster Points.....	5
Emergency Communications	5
Transporting Ill or Injured Personnel	6
Working Alone	6
Motor Vehicle Incident	7
Personal Injury	7
Equipment Fire.....	8
Spills / Releases.....	8
Adverse Weather	9
Contact with Overhead/Underground Utilities	10
First Aid Requirements	11
Fire Protection Requirements.....	11
Emergency Response Training Requirements	12
Reportable Workplace Incidents	12
Northern Lights RV Resort	12
Occupational Health and Safety	12
Occupational Health and Safety Incident Investigation Requirements.....	12
Alberta Environment.....	13
APPENDIX A – Emergency Notification List.....	14

Objectives of the Emergency Response Plan

1. To safeguard people and to minimize loss or destruction to the environment and equipment.
2. To ensure a coordinated, effective response by Northern Lights RV Resort, its' contractors, members, and the public for all types of emergencies

Goals of the Emergency Response Plan

1. To ensure a timely, competent response to emergency situations and prevent injuries to rescuers.
2. To provide an effective means of contacting emergency services, deliver immediate treatment to the ill or injured, and facilitate transport to a medical facility
3. To understand all hazards present and prepare for the unexpected.

Priorities During an Emergency

1. Life Safety – protect the lives of injured and prevent injury to emergency response personnel. This may be done by evacuating, sheltering in place, sheltering nearby, or lock down.
2. Incident Stabilization – minimize further injury or damage if safe to do so

Types of Potential Emergencies

The purpose of this section is to identify the potential emergencies based on the tasks being performed throughout the project.

Potential emergencies include the following:

- ✓ Motor vehicle incident
- ✓ Personal injury
- ✓ Equipment fire
- ✓ Spills / Releases
- ✓ Adverse weather such as lightning, blizzards, extreme cold/windchill
- ✓ Natural disasters such as wildfires and tornadoes
- ✓ Contact with overhead/underground utilities
- ✓ H₂S Exposure

Emergency Procedures

Worker Responsibilities

- Check in with your supervisor prior to starting your shift and before ending your shift.
- Upon discovery of an emergency protect yourself and freeze the scene by: stopping all work, shutting down equipment, and notifying all individuals in the area.
- If first aid is required, contact the designated first aider and obtain first aid supplies. **If medical aid is required dial 9-1-1**
- Identify any additional hazards – if its' safe to do so eliminate them or notify emergency response personnel upon their arrival.
- Notify your supervisor and the on-site emergency contacts as soon as possible.
- Follow the directions of authorities which may include shelter-in-place, alerts, or evacuation orders.
- Wait for an "all clear" communication from your supervisor before resuming work.

Supervisor Responsibilities

- Upon discovery of an emergency protect yourself and freeze the scene by: stopping all work, shutting down equipment, and notifying all individuals in the area.
- If first aid is required, contact the designated first aider and obtain first aid supplies. **If medical aid is required ensure 9-1-1 has been contacted.** Supervisors are responsible for: returning workers to regular duties, placing the worker on modified work or light duties if required, or facilitating the transport of injured personnel to a medical facility when required
- Identify any additional hazards – if its' safe to do so eliminate them or notify emergency response personnel upon their arrival.
- Maintain control of the scene including evidence and do not allow any individuals to enter the scene except emergency response personnel or authorities
- Initiate the appropriate emergency response procedures based on the nature of the incident
- Account for all workers, notify any other work crews on site, and report the incident to the on-site emergency contacts as soon as possible.

- Coordinate with emergency response personnel and the appropriate authorities. Follow the directions of authorities which may include shelter-in-place, alerts, or evacuation orders.
- Confirm the scene is “all clear” with emergency personnel or required authorities prior to allowing work to resume.

Accounting for Manpower (Daily Check-In)

- **Prevention** – All individuals attending Northern Lights RV Resort are required to check in at the office upon arrival and prior to departure.
- **Procedure**
 1. All workers are required to report to their supervisor or site office at the beginning their shift and prior to ending their shift
 2. The prime contractor is responsible for ensuring everyone is clear of the worksite each day and is accountable for notifying Northern Lights RV Resort of any changes to work locations, contractors, or work crews on a regular basis
 3. If an individual is not accounted for a search will be initiated

Muster Points

- **Prevention** – Northern Lights RV Resort has established **three muster points**:
 - Designated parking area located 50m south of the office
 - On the grassy area across from the bulletin board at the Adult Center
 - At the entrance to the Rodeo Grounds adjacent to the main loop
- **Important Information** – The prime contractor is responsible for determining the location of any additional muster point(s) required and maintaining the Site-Specific Emergency Response Plan as required.

Emergency Communications

- **Prevention** – All workers must ensure they have effective means of communications (cellular phone, radio, or other electronic communications). Know which radio channel covers your work area and ensure all employees can operate radios and dialing systems.
- **Procedure**
 1. At the start of each shift perform an on-site radio and/or cell phone check to confirm that your communication devices are working.

2. If your communication devices are not working notify your supervisor prior to starting work
- **Important Information** – In addition to including an up-to-date list of emergency contacts on your daily toolbox, a copy of the **Site-Specific Emergency Response Plan, including emergency contact information is posted:**
 - In the office
 - On the bulletin board at the Adult Center

Transporting Ill or Injured Personnel

- **Prevention** – Minor injuries or illnesses can be assessed on site and treated by the designated first aider. All injuries and illnesses must be reported to your supervisor.
- **Procedure**
 1. When transporting workers to the hospital: ensure they are accompanied by another worker or supervisor
 2. Notify the individuals emergency contact
 3. Ensure the accompanying worker or supervisor remains with the injured worker until they have been admitted to the hospital or released from medical care and have been safely returned to the worksite or end of shift location

Working Alone

- **Prevention** – Anyone working alone must have approval and an established check-in procedure
- **Procedure**
 1. When working alone: identify the activity on your toolbox and notify your supervisor of:
 - Your work location/destination and route
 - Your planned work activities
 - When you expect the work to be completed
 - The established time intervals for checks ins
 2. If it becomes apparent that more time will be required to complete the planned activities, call back your supervisor with a revised estimate
 3. After you complete the work inform your supervisor
 4. If you do not report within the estimated time of completion, your supervisor will attempt to contact you. If they cannot reach you, they will immediately initiate a search.

Motor Vehicle Incident

- **Prevention** – complete a circle check of your vehicle prior to getting inside, make sure your vehicle has an up-to-date emergency kit, drive to road conditions, remain alert and stop if you feel tired, practice defensive driving, and avoid traveling in adverse conditions when possible.
- **Response Procedure**
 1. Check for injuries
 2. Move vehicles out of the flow of traffic if its' safe to do so
 3. Call for help if required
 4. Take pictures of any damage and exchange information
 5. Immediately report the incident to your supervisor
- **Important Information** – the safest place is inside your vehicle with your seatbelt on. Never leave your vehicle to search for help unless assistance is visible and within 100m. Do not transport hazardous or flammable goods in the passenger compartment of your vehicle, never leave your vehicle during adverse weather conditions, if you must idle your vehicle for warmth ensure the area around the tailpipe is clear of snow/debris.

Personal Injury

- **Prevention** – maintain good housekeeping, wear appropriate personal protection equipment and footwear, keep your mind on task, never place yourself within the line of fire.
- **Response Procedure**
 1. Check for injuries and call for help
 2. Assess the scene for danger by looking up, down, and all around for hazards
 3. Always protect yourself – wear personal protective equipment, never place yourself in harms' way, do not approach if its' unsafe to do so
 4. Provide first aid if you are trained to do so or notify the first aider and obtain first aid supplies
 5. If you suspect serious injuries don't move the casualty unless there is an immediate danger to yourself or them
 6. Provide assistance - ask the casualty or first aider how you can help and keep the casualty warm until more advanced help arrives
 7. Report the injury to your supervisor as soon as possible

- **Important Information** – remember the “Three P’s” of first aid: preserve life, prevent further injury, and promote recovery. The Good Samaritan Law offers protection from liability to people who give necessary help to anyone injured or ill. Familiarize yourself with the most common medical conditions that occur in the workplace – asthma, choking, allergic reactions, heart attacks, shock, seizure, burns/cuts/scrapes, and fractures.

Equipment Fire

- **Prevention** – maintain equipment in good working condition, perform regular maintenance and remove debris build-up, complete circle check prior to entering your equipment
- **Response Procedure**
 1. Exit the equipment and call for help
 2. Use a fire extinguisher to put out the fire if its’ safe to do so
- **Important Information** – Always use the **PASS** method: **Pull** the pin, **Aim** at the base of the fire, **Squeeze** the lever slowly, and **Sweep** from side to side

Spills / Releases

- **Prevention** – regularly monitor secondary containment systems to ensure they are in place and of sufficient size, protect drains to ensure harmful liquids are not able to enter, capture sediment and debris, and ensure spill response equipment is readily available
- **Response Procedure**
 1. Identify the substance and determine the risk
 2. Protect yourself – ensure you wear the required personal protective equipment, have reviewed the Safety Data Sheet, and are suitably trained
 3. Stop the spill at the source if its safe to do so
 4. Contain the spill to as small an area as possible
 5. Minimize the risk including neutralizing the spill if possible
 6. Clean up the spill
 7. Decontaminate the area, any equipment used, and yourself
 8. Report the spill to your supervisor
- **Important Information** – spills may give off ignitable or poisonous vapors so always approach from upwind, prevent spill from entering water using effective barriers and sorbents such as snow, clay, hay, dirt, and sorbents within spill kits.

Adverse Weather

- **Prevention** – always dress for the weather, keep an up-to-date emergency kit and grab-and-go bag, and sign up for weather notifications
- **Response Procedure**
 - a) Lightning – follow the 30/30 rule: when you see lightning, count the time until you hear thunder. If the time is 30 seconds or less stop work and seek shelter. Wait 30 minutes after hearing the last thunder before resuming work. When seeking shelter keep as many walls as possible between you and the outdoors and stay away from doors, windows, and anything that will conduct electricity. Use battery operated appliances only.
 - i. If you must seek shelter in a vehicle: ensure the vehicle is fully enclosed , do not park near trees or other objects, and keep the windows rolled up and do not touch any part of the metal frame.
 - ii. When seeking shelter in a building or structure: **building or structures without electricity or plumbing are unsafe and do not provide any lighting protection**, including covered picnic and BBQ shelters, tents or wood frame units, and small non-metal buildings such as outhouses. **Safe structures to seek shelter in at NLRVR include the campground office, the Adult Center, and RV's with steel or aluminum frames.**
 - iii. If you are trapped outdoors during lightning: stay away from tall trees or posts, water, or metal objects and take shelter in low-lying areas such as valleys or ditches. Crouch down on the ball of your feet and place your arms around your knees to be the smallest target possible while minimizing your contact with the ground.
 - b) Blizzards – wear layers of loose-fitting, lightweight, warm clothing. Stay inside, remain off the roads, and prepare to wait out the storm. Follow local news and emergency notifications. Eat regularly and drink warm fluids – avoid caffeine and alcohol as they can cause dehydration. Conserve fuel and lower your thermostat.
 - i. If you must go outside: wear layered clothing with a wind resistant outer layer, gloves, and a hat. Cover your mouth to protect your lungs from cold air – avoid taking

First Aid Requirements

As per the Occupational Health and Safety Code, Table 6 – first aid requirements for **medium hazard work**:

<i># of workers per shift</i>	<i>Distant work site (20-40 minutes)</i>
1	Type P First Aid Kit
2 – 9	1 Standard First Aider No. 2 First Aid Kit 3 blankets
10 – 19	1 Emergency First Aider 1 Standard First Aider No. 2 First Aid Kit 3 blankets
20 – 49	1 Emergency First Aider 1 Standard First Aider No. 2 First Aid Kit 3 blankets

Fire Protection Requirements

- **Prevention** – ensure all fire extinguishers are secured and up-to-date, confirm the pin is securely in place, know where your nearest fire extinguisher is located, ensure all fires remain within the designated fire pit, are never left unattended, and are completely put out – douse with water, gently stir, and douse again with water or cover with sand before leaving the area.
- **Response Procedure**
 1. Locate the nearest fire extinguisher - **P**ull the pin, **A**im at the base of the fire, **S**queeze the lever slowly, **S**weep from side to side
 2. If the fire does not immediately go out, or if the fire is too large to put out with a single fire extinguisher notify the onsite emergency contacts to deploy the portable fire suppression water supply located on site (150 gallon tank)
- **Important Information** – prior to commencing any burning a fire permit will be obtained from Smoky Lake County and notification provided to the Bonnyville Fire Department.

Emergency Response Training Requirements

The prime contractor is responsible for ensuring all employees have reviewed the Emergency Response Plan and have received training in emergency response procedures and the operation of emergency equipment required.

Reportable Workplace Incidents

Northern Lights RV Resort

- Northern Lights RV Resort requires that all injuries, illnesses, spills, and releases are reported to the onsite emergency contact as soon as possible, regardless of severity.

Occupational Health and Safety

- The employer or prime contractor must call the OHS Contact Center at 1-866-415-8690 if:
 - a) a worker has died at work or from an illness connected to the work site
 - b) a worker has been, or will be, admitted to a hospital as a result of a workplace injury, illness or incident (*note that hospital admission does not include treatment at an emergency room or urgent care center)
 - c) any of the following incidents have occurred, whether it resulted in any injury or illness:
 - i. an unplanned or uncontrolled explosion, fire, or flood
 - ii. the collapse or upset of a crane, derrick, or hoist
 - iii. the collapse or failure of any component of a building or structure
- **Important Information** – In the event of an incident listed above, you cannot disturb the scene of any injury, illness or incident, or alter, move, or remove equipment, documentation or other related information except if:
 - a) an OHS officer or police officer gives you permission to do so
 - b) you need to attend to a person who is ill, injured or killed
 - c) you need to prevent further injuries, illnesses, or incidents
 - d) you need to protect property endangered by the incident

Occupational Health and Safety Incident Investigation Requirements

- The employer or prime contractor must investigate any reportable injury or incident, involve the joint health and safety committee or

health and safety representative if one exists, and prepare a written report which includes:

- a) the circumstances of the incident and what, if anything, can be done to prevent another incident
- b) provide the report to the health and safety committee or representative if there is one. If there is no committee or representative, the report must be made available to workers
- c) the report must be provided to an OHS officer, if requested

Alberta Environment

- The *Environmental Protection and Enhancement Act* requires that:
 - a) any spill, release or emergency that may cause, is causing or has caused an adverse effect to the environment must be reported to Alberta Environment at 1-800-222-6514 (*to be reportable, the release must be into the environment. For example, a spill that is fully contained within a building, including odors, is not considered a release into the environment).
 - b) the person who releases, causes, or permits the release of the substance, or anyone becoming aware of the release must notify Alberta Environment
 - c) the report must include:
 - i. the location and time of the release
 - ii. a description of the circumstances leading to the release
 - iii. the type and quantity of the substance released
 - iv. the details of any action proposed or taken at the release site
 - v. a description of the immediate surrounding area
 - d) a reference number will be issued by Alberta Environment to confirm that the report was made

APPENDIX A – Emergency Notification List

Emergency Numbers:			
Police		9-1-1	
Fire			
Emergency Medical Services			
Onsite Emergency Contacts:			
Richard Kimmitt, NLRVR Owner		780-622-8284	
Daniel Trodden, Prime Contractor		403-339-9527	
Non-Emergency Numbers:			
Health Link:	811 (1-866-408-5465)	AB Forest Fire:	310-FIRE (310-3473)
Smoky Lake RCMP:	780-656-3550	AB One Call:	1-800-242-3447
St. Paul RCMP:	780-645-8870	Poison Control:	1-800-332-1414
Occupational H&S:	1-866-415-8690	AB Environment:	1-800-222-6514
Smoky Lake Hospital:	780-656-3034	St. Paul Hospital:	780-645-3331

APPENDIX E – SITE-SPECIFIC EMERGENCY RESPONSE PLAN



Site Specific Emergency Response Plan

EMERGENCIES: DIAL 9-1-1

Location: 14125 AB-652, Hamlin, Alberta TOA 3L0

Legal Land Description: 14-35-57-14 W4

Muster Points:

1. Designated parking area 50m south of the office
2. Grassy area adjacent to the bulletin board at the Adult Centre
3. Entrance to the Rodeo Grounds off the main loop

Emergency Equipment

First Aiders	4	
Safety Station	1	Park Office
First Aid Kit	1	Park Office
Eye Wash	2	Park Office & Adult Centre
Fire Extinguisher	2	Park Office & Adult Centre

Non-Emergency Numbers:

Health Link:	811 (1-866-408-5465)	AB Forest Fire:	310-FIRE (310-3473)
Smoky Lake RCMP:	780-656-3550	AB One Call:	1-800-242-3447
St. Paul RCMP:	780-645-8870	Poison Control:	1-800-332-1414

On-site Emergency Contacts:

Richard Kimmitt	780-622-8284	
Daniel Trodden	403-339-9527	

Smoky Lake Hospital

George McDougall Healthcare Centre:
4212 55 Avenue, Smoky Lake, Alberta
Phone: 780-656-3034

Directions (51.2 km – 31 minutes):

- Head west on AB-652 for 11.9km
- Turn right onto AB-857 North, drive 16.4km
- Turn left onto AB-28 West, drive 22.5km
- Turn left onto W Railway Drive, travel 260m
- Turn right onto 55 Ave, Hospital on the right

St. Paul Hospital

St. Therese Healthcare Centre
4713 48 Avenue, St. Paul, Alberta
Phone: 780-645-3331

Directions (46.3 km – 33 minutes):

- Head east on AB-652 for 28.2km
- Turn left onto AB-29/AB-36 North, drive 1.6km
- Turn right onto Alberta 29 E, drive 16.2km
- Turn right onto 48 St, drive 230m
- Turn left onto 48 Ave, Hospital on the right

Reviewed 01MAR2022

APPENDIX F – PHASE I ENVIRONMENTAL SITE ASSESSMENT



Report To:
Northern Lights RV Resort
135 Hampshire Circle NW
Calgary, Alberta
T3A 4Y3

Phase I Environmental Site Assessment
NE-35-057-14 W4M
14125AB – 652
Hamlin, Alberta
T0A 3L0

Prepared by:
STRATIS ENVIRONMENTAL INC.
Suite 575, 9768 – 170 Street
Edmonton, Alberta
T5T 5L4

Project No. PR21-062
January 12, 2022



File #PR21-062
Phase I ESA
Northern Lights RV Resort
14125AB – 652 Hamlin, AB

EXECUTIVE SUMMARY

Stratis Environmental Inc. was authorized by North Lights RV Resort to conduct a Phase I Environmental Site Assessment (ESA) for the subject site, located at 14125AB – 652 Hamlin, Alberta. The purpose of this assessment was to determine and document the likelihood of contamination to the site and adjacent properties resulting from the existing and previous land uses and site activities. Furthermore, the Phase I ESA was to provide a baseline for the environmental condition of the property at the time of the assessment. The site investigation was performed on January 10, 2021, at which time all areas of the site were accessed.

The Phase I ESA was conducted in accordance with the Canadian Standards Association documents CZ768-01(R2016) and CSA Designated Z768 *Phase I Environmental Site Assessments*, and the Alberta Environment and Parks document entitled "Alberta Environmental Site Assessment Standard", dated February 24, 2016. The Phase I ESA consisted of a review of historical information, a site inspection with interview, as well as the preparation of a report summarizing the methodology and findings.

During the site investigation, there were no offsite areas of potential environmental concern identified falling within a 300m radius of the subject site.

Two onsite areas of potential environmental concern were identified during the assessment. However, both onsite areas of potential concern were considered to have a low environmental risk and not to be of any environmental concern to the subject property at this time.

This site is found to meet all applicable Phase I ESA requirements and no further investigation is recommended at this time.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca



Table of Contents

1.0 Introduction 4

 1.1 Background 4

 1.2 Scope of Work 4

2.0 Historical Records Review 5

 2.1 Land Titles 5

 Table 2.1.1 Historical Land Title Summary for NE-35-057-14 W4M..... 5

 2.2 Previous Environmental Reports 5

 2.3 Aerial Photographs 5

 2.4 Historical Records Review Summary 7

3.0 Regulatory Information 7

 3.1 Subject Site Regulatory Information 7

 3.2 ERIS Database 8

 3.2 Fire Insurance Records..... 8

 3.3 Alberta Environment and Parks Historical Environmental Enforcement Search 8

 3.4 Municipal Records 8

 3.5 Water Well Records..... 9

 3.6 Alberta Safety Codes Authority (ASCA) 9

 3.7 Abacus Datagraphics Database 9

 3.8 Alberta Environment and Parks – Hazardous Waste Handling..... 9

 3.9 Alberta Environment and Parks – Environmental Protection & Enhancement/Water Act 9

 3.10 National Pollutant Release Inventory..... 10

 3.11 Regulatory Information Summary 10

4.0 Site Interview 10

5.0 Site Investigation 11

 Table 5.1 Property Description Summary 11

 Table 5.2 Topographic, Geologic and Hydrogeologic Summary..... 12

 Table 5.3 Hazardous Materials and Chemicals Summary..... 12

 5.4 Site Investigation and Interview Summary 13

6.0 Investigation of Adjacent Properties 13



File #PR21-062
Phase I ESA
Northern Lights RV Resort
14125AB – 652 Hamlin, AB

Table 6.1 Adjacent Property Use Summary 14
7.0 Conclusion and Recommendations 14
8.0 Limitations 15
9.0 Qualifications..... 16
10.0 References..... 17

List of Appendices

- Appendix A Site Diagrams**

- Appendix B Site Photographs**

- Appendix C Aerial Photographs**

- Appendix D Site Maps**

- Appendix E Regulatory Searches**

- Appendix F Additional Information**

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca



1.0 Introduction

1.1 Background

Stratis Environmental Inc. was authorized by North Lights RV Resort Tire to conduct a Phase I ESA for the subject site, located at 14125AB – 652 Hamlin, Alberta. The purpose of this assessment was to determine and document the likelihood of contamination to the site and adjacent properties resulting from the existing and previous land uses and site activities. Furthermore, the Phase I ESA was to provide a baseline for the environmental condition of the property at the time of the assessment. The site investigation was performed on January 10, 2021, at which time all areas of the site were accessed.

The Phase I ESA was conducted in accordance with the Canadian Standards Association documents CZ768-01(R2016) and CSA Designated Z768 *Phase I Environmental Site Assessments*, and the Alberta Environment and Parks document entitled "Alberta Environmental Site Assessment Standard", dated February 24, 2016. The Phase I ESA consisted of a review of historical information, a site inspection with interview, as well as the preparation of a report summarizing the methodology and findings.

Northern Lights RV Resort has been operating at the subject property since 2012. There is one house, an entertainment lodge, an outdoor picnic building, outdoor washrooms, little log cabins, storage sheds, two storage sea cans, an entrance booth, and an old unusable log cabin. The subject site is 160 acres in size and located within an agricultural area. The legal land description is NE-35-057-14 W4M.

1.2 Scope of Work

The work performed as part of this investigation included the review of historical information pertaining to the subject site and adjacent properties, a site inspection of the subject property to identify potential environmental concerns, and the preparation of a report summarizing the findings. This Phase I ESA report will determine whether further site-specific investigations are required beyond the scope of this Phase I ESA.

The scope of work for this assessment was as follows:

- Conducted a historical information search starting with the current and historical land titles;
- Searched historical archives to collect information and aerial photography regarding the site's and surrounding properties' land development and land uses;
- Reviewed previous reports provided by the client, or obtained from the ESAR database or the Smokey Lake County FOIP Department, in order to obtain historical environmental information for the subject site and surrounding properties;
- Government databases such as Alberta Environment and Parks and the National Pollution Release inventory were searched in order to obtain any environmental information on the site and surrounding properties;
- Abacus Datagraphics (Abadata) website was searched for information on spills, oil and gas wells, pipelines, soil information, landfill and any additional information;
- Searched the registration of active and abandoned tanks through the Alberta Safety Codes Authority (ASCA);



- Search requests were submitted to the Alberta Environment and Parks historical environmental enforcement search for any environmental information regarding enforcement actions;
- Conducted a records review of the historical search information prior to a site inspection from Environmental Research Information Services (ERIS), Aerial Photographs, Alberta Environment and Parks Environmental Enforcement Search, Alberta Safety Codes Authority (ASCA), ESAR, Alberta Energy Regulator, Abadata, Smokey Lake County FOIP Department, and land titles;
- Conducted a physical inspection of the subject property to identify any potential onsite and offsite environmental concerns and concluded with an interview with the client; and
- Prepared a report summarizing the provided historical information and site inspections findings.

2.0 Historical Records Review

2.1 Land Titles

Stratis Environmental Inc. requested a current and historical land titles search from the Government of Alberta Spin II online registry for NE-35-057-14 W4M in Hamlin, Alberta. Please refer to Appendix D for current and historical land title certificates.

Table 2.1.1 Historical Land Title Summary for NE-35-057-14 W4M

Land Owner	Date
Richard Kimmitt	24/08/2021

2.2 Previous Environmental Reports

According to the landowner, no previous environmental reports or documents were available for review.

Searches were also conducted through the ESAR under the Alberta Township System (ATS) legal land description NE-35-057-14 W4M for the subject site and no previous environmental reports or documents were available for review.

An additional search was conducted through the ESAR for offsite areas of potential environmental concern falling within a 300m radius of the subject site and no previous environmental reports or documents were available for review.

2.3 Aerial Photographs

Aerial photographs from 1974, 1982, 1991, 2010, 2012, 2017, and 2020 of the site and surrounding area were obtained from the Alberta Sustainable Resource Development’s (ESRD) Aerial Photographic Records System (APRS). These aerial photographs were reviewed by Stratis Environmental Inc. personnel to



determine the historic land use/activities and land development sequence of the site and surrounding area. A summary of information obtained with respect to the site is provided below. Please refer to the aerial photographs in Appendix C for additional information.

1974; Scale 1:31,680

- **Subject Property:** The property appears to be undeveloped. There is, however, an old cabin located in the southeast corner of the subject site.
- **Adjacent Properties:** The surrounding properties appear to be agricultural properties. A residential homestead is present east of the subject property. A dugout is located directly north of the subject site.

1982; Scale 1:30,000

- **Subject Property:** The property appears to have been developed. There appears to be a gravel road and a homestead now present onsite. A dugout is located in the northeast corner of the subject site. The old cabin is still present in the southeast corner of the subject site.
- **Adjacent Properties:** The surrounding properties appear to be agricultural properties. A residential homestead is present east of the subject property. Dugouts are located north and northeast and east of the subject site.

1991; Scale 1:20,000

- **Subject Property:** There appears to be a gravel road and a homestead present onsite. Dugouts are located in the northeast corner as well as the southeast area of the subject site. The old cabin is still present in the southeast corner of the subject site.
- **Adjacent Properties:** The surrounding properties appear to be agricultural properties. A residential homestead is present east of the subject property. A dugout is located north and east of the subject site.

2010; Scale 1:7,404

- **Subject Property:** The property appears to have been developed into a campground. There appears to be a gravel road and campsites. Dugouts are located in the northeast corner as well as the southeast area of the subject site. The old cabin is still present in the southeast corner of the subject site.
- **Adjacent Properties:** The surrounding properties appear to be agricultural properties. A residential homestead is present east of the subject property. A dugout is located north of the subject site.



2012; Scale 1:7,404

- **Subject Property:** The property appears to be a campground. There appears to be a gravel road, campsites, and a new recreational lodge. Dugouts are located in the northeast corner as well as the southeast area of the subject site. The old cabin is still present in the southeast corner of the subject site.
- **Adjacent Properties:** The surrounding properties appear to be agricultural properties. A residential homestead is present east of the subject property. Dugouts are located north and of the subject site.

2017; Scale 1:3,702

- **Subject Property:** The property appears to be a campground. There appears to be a gravel road, campsites, and a recreational lodge. Dugouts are located in the northeast corner as well as the southeast area of the subject site. The old cabin is still present in the southeast corner of the subject site.
- **Adjacent Properties:** The surrounding properties appear to be agricultural properties. A residential homestead is present east of the subject property. Dugouts are located north and of the subject site.

2020; Scale 1:3,702

- **Subject Property:** The property appears to be a campground. There appears to be a gravel road, campsites, and a recreational lodge. Dugouts are located in the northeast corner as well as the southeast area of the subject site. The old cabin is still present in the southeast corner of the subject site.
- **Adjacent Properties:** The surrounding properties appear to be agricultural properties. A residential homestead is present east of the subject property. Dugouts are located north and of the subject site.

2.4 Historical Records Review Summary

Based on the historical review findings, there are no onsite or offsite areas of potential environmental concern.

3.0 Regulatory Information

3.1 Subject Site Regulatory Information

Copies of approvals, registrations, and permits from the property representatives were requested upon project approval. No regulatory information with respect to the subject site was available for review.



3.2 ERIS Database

A search request was submitted through Environmental Risk Information Services Ltd. (ERIS). ERIS provides current and historical information from government and private databases as they pertain to the subject site and surrounding properties.

The following information was obtained from the database sources:

- There is one Alberta Water Well site within a 250m radius of the subject site, registered to Well ID# 201652.

The search documentation conducted by ERIS is included in Appendix D.

3.2 Fire Insurance Records

A search request was submitted through Opta Enviro Scan. No Fire Insurance information was available for Stratis' review.

The search documentation conducted by ERIS is included in Appendix D.

3.3 Alberta Environment and Parks Historical Environmental Enforcement Search

A search was conducted through the Alberta Environment and Parks historical environmental enforcement search for the current landowner's name and company, Richard Kimmitt, and Northern Lights RV Resort. This search includes issues with respect to environmental protection orders, emergency environmental protection orders, water quality control orders, emission, chemical control orders, stop orders, prosecutions, administrative penalties, tickets, warnings, enforcement orders, and enforcement orders concerning waste. According to the search results, there were no enforcement actions issued against Northern Lights RV Resort or Richard Kimmitt at the time of the investigation.

The Alberta Environment and Parks Historical Environmental Enforcement Search documentation is included in Appendix D.

3.4 Municipal Records

Stratis Environmental Inc. conducted an information search request for NE-35-057-14 W4M Hamlin, Alberta with Smoky Lake County. The search request was submitted for potential site contamination, spills/releases, underground/aboveground storage tanks, emergency responses/environmental incidents, current or past fires, presence of landfills, releases or spills for the property, septic systems, bylaw infractions, and environmental site assessment reports to determine if any outstanding violations or environmental concerns exist with respect to the subject property. Based on the letter provided by Smoky Lake County, no records were found pertaining to the information requested for the subject site. However, the letter did state that two 1,000 gallon underground septic holding tanks are located at the subject site, which were in compliance with the Safety Codes Act.



The Smoky Lake County search documentation is included in Appendix D.

3.5 Water Well Records

There are two onsite water wells, ID#s 201653 and 201652. Well ID# 201652 is owned by Shapka, Nick W, was drilled to a depth of 247ft and has a static water depth of 100ft. Well ID# 201653 is owned by Wilk, Ron, was drilled to 162ft and has a static water depth of 50ft.

Water well search documentation is included in Appendix D.

3.6 Alberta Safety Codes Authority (ASCA)

A search was conducted through the ASCA to identify any active or abandoned underground storage tanks or aboveground storage tanks located at the subject property. No records were found for the addresses requested.

The ASCA search documentation is included in Appendix D.

3.7 Abacus Datagraphics Database

AbaData was utilized to identify any spills, soil data, bodies of water as well as current or historic oil and gas wells and pipelines present onsite or directly adjacent to the subject site.

The nearest body of water is a dugout, located 35m north of the subject site.

No spills, oil wells, and pipelines were present within 300m of the subject site.

The AbaData search documentation is included in Appendix D.

3.8 Alberta Environment and Parks – Hazardous Waste Handling

All companies that are carriers, generators, or receivers of hazardous waste are required to be registered with Alberta Environment and Parks. According to the most recent online list of hazardous waste carriers, generators, and receivers, the subject property is not registered with Alberta Environment and Parks.

3.9 Alberta Environment and Parks – Environmental Protection & Enhancement/Water Act

Alberta Environment and Parks provides a database containing information for sites that have approvals under the Environmental Protection and Enhancement Act (EPEA) and the Water Act. The subject property has no approvals registered with the Environmental Protection and Enhancement Act (EPEA) or the Water Act.

The Alberta Environment and Parks search documentation is included in Appendix D.



3.10 National Pollutant Release Inventory

The National Pollutant Release Inventory (NPRI) requires facilities that are under the authority of the Canadian Environment Protection Act to report to the NPRI. The NPRI provides an inventory of pollutant releases to the air, water and land, as well as the disposal, transferring, and recycling of chemicals. The NPRI search results did not indicate any chemical releases, transferring, disposal or recycling of chemicals for the registered owner of the subject property, or surrounding properties.

The NPRI search documentation is included in Appendix D.

3.11 Regulatory Information Summary

Based on the regulatory review results, no offsite or onsite areas of potential environmental concern were identified.

4.0 Site Interview

On January 10, 2022, Stratis Environmental Inc. conducted an interview with the land owner, Richard Kimmitt. Mr. Kimmitt explained the subject property has been operating as an RV Resort for the last 10 years and that he had purchased the site in 2021.

As a result of the environmental investigation being conducted in the winter months and the site being covered in snow, there was no surface staining identified. However, Stratis was reassured by the landowner that no spills or releases have occurred onsite, and that no surface stains were present onsite. The landowner further stated that no previous remedial excavations had occurred onsite.

Stratis Environmental Inc. was informed by Mr. Kimmitt that no sandblasting or welding was done onsite. There is lawn and snow maintenance equipment onsite.

According to Mr. Kimmitt, there are two 1,000 gallon underground septic holding tanks. One holding tank is for the main house and the other is for the entertainment lodge. The main house is the only building that has a septic field. All of the outhouses and camping site washrooms also have smaller underground septic holding tanks.

During the site assessment three aboveground propane tanks were present. Two were used for the main house and one for the entertainment lodge.

One plastic empty water tank was present onsite and used to haul water for the campsite.

Several wood piles from site maintenance were present. However, these wood piles do not cause any potential environmental concerns at the time of the assessment.

No transformers were present during the onsite assessment.

Household cleaning chemicals were present in the main house and entertainment lodge.



A battery, new oil jugs, empty jerry cans and paint cans were found on shelving and on the metal floor of the sea can. No surface staining associated with any of the aforementioned items was noted on any of the surfaces.

Another empty jerry can was found on the gravel driveway adjacent to the two main house aboveground propane storage tanks. No surface staining associated with the jerry can was present.

During the site assessment, no sumps were present onsite.

Two dugouts were present on the subject site at the time of the assessment. One dugout is located in the northeast corner and the other in the southeast area of the site.

The landowner mentioned that whitetail deer, moose and grouse are often present onsite. Mr. Kimmitt also mentioned that Blue Jays, Grosbeak, Sparrows and Chickadees are present onsite year round.

5.0 Site Investigation

Stratis Environmental Inc. conducted a site inspection on January 10, 2022. During the site visit, the landowner, Mr. Kimmitt, provided site access as well as the walkthrough of the site. The following tables provide information and observations made during the site visit:

Table 5.1 Property Description Summary

Subject	Findings
Size of Buildings	Main house is 3,800 ft ² , entertainment lodge is 1,440 ft ² .
Renovations	Some minor building renovations and painting over the years.
Basements	None
Floods	According to the landowner, there have been no floods.
Sumps	None
Onsite Debris	Several wood piles from site maintenance.
Subsidence	No subsided areas observed during the site visit.
Underground/Aboveground Storage Tanks	Two 1000 gallon underground septic tanks, an empty water tank, several smaller washroom septic holding tanks, three aboveground propane tanks.
Spills/Surface Staining	None according to the landowner. No surface staining was visible due to winter conditions during the site assessment.
Onsite Vegetation	Pine trees and willows.
Onsite Stressed Vegetation	None visible due to winter conditions during the site assessment.
Noxious/Restricted Weeds	None visible due to winter conditions during the site assessment.

Table 5.2 Topographic, Geologic and Hydrogeologic Summary

Subject	Findings
Surrounding Topography	The surrounding topography was level with a surface elevation that is approximately 644m above sea level (Abadata, 2021).
Site Drainage	The subject site was rolling with onsite drainage towards the northeast corner dugout.
Soil Characteristics	Soils are part of the Black Dark Gray Soil zone (Abadata, 2021); they typically belong to the Chernozemic soils.
Fill Materials	None onsite.
Groundwater Depth	No information was available to determine groundwater depth.
Water Wells	None observed during the site visit. The landowner also mentioned that none were present onsite.
Domestic Water Wells	There are two onsite domestic water wells onsite, Well ID#s 201653 and 201652.
Site Water Use	Used for household purposes.
Groundwater Direction	No information was available to determine groundwater depth.
Nearest body of Water	The nearest body of water is a dugout, located 35m north of the subject site.
Water Courses, Ditches and standing water	Two dugouts were present during the assessment. One dugout is located in the northeast corner and the other is in the southeast area of the site.
Geology & Hydrogeology	Based on information from the Research Council of Alberta, local gravel, sand and silt lenses occur with the till forming local aquifers (Stein, 1976). Geology in the area is characterized by thin Quaternary deposits overlying Upper Cretaceous shales, siltstones, sandstones and coals. The bulk of the surficial material within the region is till, which underlies more recent till deposits within the area (Shetsen, 1990).

Table 5.3 Hazardous Materials and Chemicals Summary

Subject	Findings
Asbestos Containing Materials	Asbestos could be present onsite. Asbestos is particularly found in buildings constructed prior to 2006. Prior to 2006, friable and non-friable asbestos was used in building materials (Asbestos Abatement, 2015). Friable asbestos can be found in fireproofing building material while non-friable asbestos was used pipe wrap, insulation and ceiling tiles.
PCB's	PCB's could be present in the lighting present onsite. PCB's are found in commercial products, such as transformers and fluorescent light ballasts up until the 1980's. Products containing PCB's with concentrations between 50-500ppm area are to be eliminated by December 31, 2025. (Minister of Justice, 2008).
Lead Based Paints	It is unlikely that lead based paints would be present. Lead based paints are found in various commercial paints produced in the 1970's (Health Canada, 2009).
Radon	According to the background concentrations in Canadian homes, radon is considered a low risk in the province of Alberta (McGregor, R.G., 1979).



Ozone Depleting Substances	During the site investigation, no ozone depleting substances were found.
Urea Formaldehyde Foam Insulation (UFFI)	No UFFI was present during the site investigation. UFFI was banned in Canada in December 1980. UFFI insulation was found to off-gas releasing formaldehyde gas.
Mold	None observed or reported at the time of the site visit.
Hazardous Waste	None observed or reported at the time of the site visit.
Non-Hazardous Waste	Household garbage.
Waste Bins	None observed or reported at the time of the site visit.
Other Chemicals	New oil, propane, paint and cleaning chemicals.

5.4 Site Investigation and Interview Summary

Based on the January 5, 2022 site visit and interview findings, there were two onsite areas of potential environmental concern identified:

- The battery, new oil jugs, empty jerry cans and paint cans stored in the sea can are considered to present a low environmental risk since there was no associated surface staining, and all products were either stored on, or shelved above a metal surface. However, it is recommended that they be stored within secondary containment.
- The empty jerry can be found on the gravel driveway adjacent to the two main house aboveground propane storage tanks is considered to present only a low environmental risk at this time since there was no surface stains adjacent to it. It is recommended that the empty jerry can be placed on secondary containment.

Based on the January 5, 2022 site visit and interview findings, there were no offsite areas of potential environmental concern identified.

6.0 Investigation of Adjacent Properties

The subject property is located within an agricultural area. At the time of this assessment, the surrounding properties bordering the site are provided in the table below.

Table 6.1 Adjacent Property Use Summary

Direction Relative to Site	Current Property Use
North	Highway 652 then agricultural land.
East	Range Road 141 then agricultural land.
South	Agricultural land
West	Agricultural land.

Based on the above adjacent properties, no offsite areas of potential environmental concern were identified.

7.0 Conclusion and Recommendations

Northern Lights RV Resort has been operating at the subject property since 2012. There is one house, an entertainment lodge, an outdoor picnic building, outdoor washrooms, little log cabins, storage sheds, two storage sea cans, an entrance booth, and an old unusable log cabin. The subject site is 160 acres in size and located within an agricultural area. The legal land description is NE-35-057-14 W4M.

During the site investigation, there were no offsite areas of potential environmental concern identified. Two onsite areas of potential environmental concern were identified:

- The battery, new oil jugs, empty jerry cans and paint cans stored in the sea can are considered to present a low environmental risk since there was no associated surface staining, and all products were either stored on, or shelved above a metal surface. However, it is recommended that they be stored within secondary containment.
- The empty jerry can be found on the gravel driveway adjacent to the two main house aboveground propane storage tanks is considered to present only a low environmental risk at this time since there was no surface stains adjacent to it. It is recommended that the empty jerry can be placed on secondary containment.

This site is found to meet all applicable Phase I ESA requirements and no further investigation is recommended at this time.

Sincerely,



Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca



*File #PR21-062
Phase I ESA
Northern Lights RV Resort
14125AB – 652 Hamlin, AB*

8.0 Limitations

The investigation undertaken for this project was conducted in compliance with existing government regulations in place at the time of this project; this report prepared in accordance with generally accepted environmental practice. It must be noted that the report is limited to the information available at the time of the assessment, to the scope of work agreed upon, and also by budgetary constraints. Some information in this report was provided by third parties, and unless otherwise stated in the report, Stratis Environmental Inc. has not conducted any independent verification of this information.

Any conclusions or recommendations presented in this report represent the best judgement of Stratis Environmental Inc. based on the site conditions encountered at the time of the assessment, and no warranty against undiscovered liabilities can be made. Should conditions change, or new information become available, Stratis Environmental Inc. reserves the right to reassess its conclusions.

The information provided by this report is solely intended for the use of Northern Lights RV Resort. Any use which a third party makes of this report, or reliance on decisions made based on it, are the responsibility of such third parties. Stratis Environmental Inc. accepts no responsibility for damages suffered by any third party as a result of decisions or actions made based on this report.



File #PR21-062
Phase I ESA
Northern Lights RV Resort
14125AB – 652 Hamlin, AB

9.0 Qualifications

This Phase I ESA report was completed by Ken Lopes of Stratis Environmental Inc. Ken has over 13 years of professional experience as an Environmental Consultant in both the private and public sectors. An additional, final review of the report was conducted by Jalon Leenderste. Jalon has over 12 years of experience in remediation, Phase I and II ESAs.

**Ken Lopes, B.Sc., P.Ag., EP.
President**

Ken holds a Bachelor of Science in Environmental Conservation Sciences with a major in Land Reclamation from the University of Alberta. In addition, he received a Bachelor of Science with a Major in Biological Science and a Minor in Agricultural studies. Ken has extensive experience with contaminated sites, project management, consulting, client relations, business development and technical expertise for insitu and exsitu remediation projects, risk management, contaminated site assessments, and the remediation of soil and groundwater for various sites within Alberta, Saskatchewan and British Columbia. Ken also has experience in groundwater monitoring programs, air monitoring, impact assessments, water recycling programs, soil monitoring programs, soil management programs, soil monitoring programs, Phase I & II ESAs, post disposal sampling, spill investigations, clean up responses, remediation applications and confirmatory sampling projects. Ken's strong analytical skills, with his academic specialization focused on environmental issues, is an asset to any environmental project.

Ken has received his professional designation (P.Ag) with the Alberta Institute of Agrologists as well as the British Columbia Institute of Agrologists. In addition, Ken has received an Environmental Professional designation (EP) with ECO Canada. Ken has also achieved his Applied Project Management certification.

**Jalon Leenderste P.Biol., B.Sc., P.Ed
Project Manager/Environmental Scientist**

Jalon graduated from the University of Alberta with Distinction in Biology with a minor in Mathematics. He has a professional designation with the Alberta Society of Professional Biologists (ASPB) as a Professional Biologist. Jalon has over 12 years of experience in environmental assessments and remediation projects. He has designed and implemented in-situ and ex-situ bioremediation projects, excavations, release assessments and complex remediation projects. Jalon has performed and managed numerous Phase I, II and III ESAs on commercial, residential, parkland, agricultural, industrial, upstream, and government operated sites in Alberta. Jalon is responsible for implementing reporting protocol, conducting peer report reviews, signing off on reports, and project management.



10.0 References

- Abacus Datagraphics Limited Website: <http://www.abacusdatagraphics.com/abadata.asp>
- Alberta Environment and Parks. *Aerial Photographic Record System*:
<https://securexnet.env.gov.ab.ca/aprs/index.html>
- Alberta Environment and Parks (AEP), 2016. *Alberta Environmental Site Assessment Standard*. March 1, 2016.
- Alberta Environment and Parks. *Environmental Site Assessment Repository (ESAR)*:
<http://www.esar.alberta.ca/esarmain.aspx>
- Alberta Environment and Parks. *Hazardous Waste Manifest System*:
<http://aep.alberta.ca/waste/hazardous-waste-management/hazardous-waste-manifest-system/default.aspx>
- Alberta Environment and Parks. *Authorization Viewer*: <https://avw.alberta.ca/ApprovalViewer.aspx>
- Alberta Environment and Parks Flood Hazard Map Application: <http://maps.srd.alberta.ca/FloodHazard/>
- Alberta Government. (2002). *Spin 2 Spatial Information System*. Website:
<https://alta.registries.gov.ab.ca/spinii/logon.aspx>
- Alberta Human Resources and Employment. (2006). *Alberta Asbestos Abatement Manual*. Edmonton, AB.
- Alberta Safety Codes Authority (ASCA) website: www.safetycodes.ab.ca
- Asbestos Abatement Website: <http://www.asbestos-abatement.com/friable-vs-nonfriableasbestos.html>
- Canadian Council of Ministers of the Environment. (1995). *PCB Transformer Decontamination, Standards and Protocols*. December, 1995.
- Canadian Standards Association (CSA) Standard. *CSA Z768-01, Phase I Environmental Site Assessment*, Canadian Standards Association International, 2016.
- Enviro Scan. *Fire Inspection Report*. 14125AB - 652 Hamlin, AB. ERIS Project #21123000109. January 5, 2022.
- Environment and Climate Change Canada Facility Search: <http://ec.gc.ca/inrp-npri/donnees-data/index.cfm?lang=En>
- Environmental Law Centre website: <http://www.elc.ab.ca/home/index.cfm>



File #PR21-062
Phase I ESA
Northern Lights RV Resort
14125AB – 652 Hamlin, AB

ERIS Report. Northern Lights RV Resort. *Phase I Environmental Site Assessment*. 14125AB - 652 Hamlin, AB. ERIS Project #21123000109. January 5, 2022.

McGregor, R.G., Vasudev, P., Letourneau, E.G., McCullough, R.S., Pranti, F.A., and Taniguchi, H. *Background Concentrations of Radon and Radon Daughters in Canadian Homes*. Department of National Health and Welfare Canada, November 1979.

Shetson, I. 1990. *Quaternary Geology*, Central Alberta. Research Council of Alberta.

Stein, R. 1976. *Hydrology in the Edmonton Area (northeast segment), Alberta*. Research Council of Alberta. Report 76-1.



*File#PR21-062
Phase I ESA
Northern Lights RV Resort
14125AB – 652 Hamlin, AB*

APPENDIX A

Site Diagrams

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca



Legend
 Site Location

STRATIS
 ENVIRONMENTAL

Client: Northern Lights RV Resort
 Location: 14125AB - 652 Hamlin, AB
 NE-35-057-14 W4M

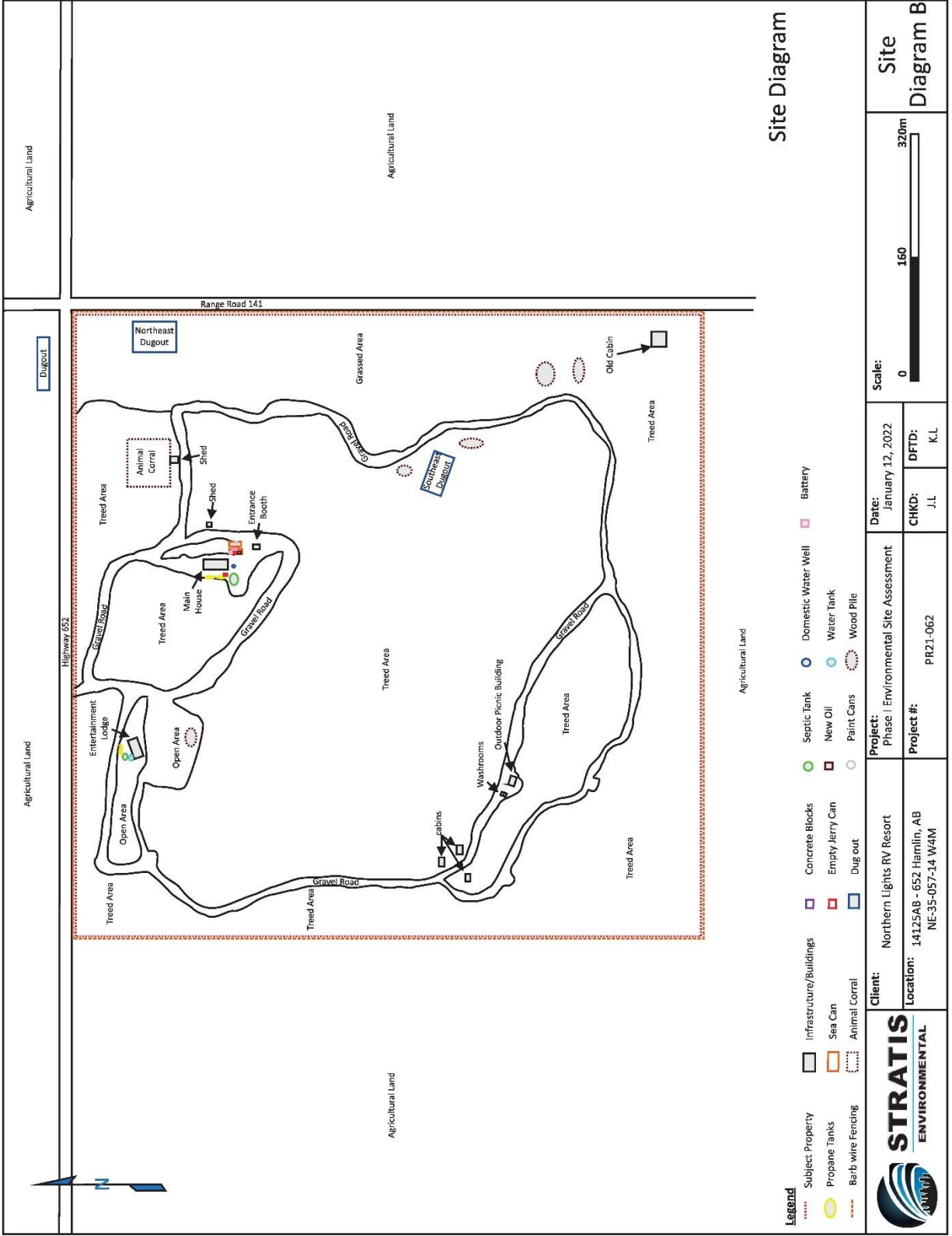
Project: Phase I Environmental Site Assessment
 Project #: PR21-062

Date: January 12, 2022
 CHKD: J.L. DFTD: K.L.

Scale:  0 265 530m

Aerial Overview of Site Location

Site
 Diagram A





*File # PR21-062
Phase I ESA
Northern Lights RV Resort
14125AB – 652 Hamlin, AB*

APPENDIX B

Site Photographs

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

Client: Northern Lights RV Resort
Site: 14125AB – 652 Hamlin, AB

Project #: PR21-062
Date: January 12, 2022



Photo 1 – Subject site entrance, facing south.



Photo 2 – Subject site entrance, facing south.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

Client: Northern Lights RV Resort
Site: 14125AB – 652 Hamlin, AB

Project #: PR21-062
Date: January 12, 2022



Photo 3 – Subject site entrance, facing east.



Photo 4 – Storage shed, facing southeast.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

Client: Northern Lights RV Resort
Site: 14125AB – 652 Hamlin, AB

Project #: PR21-062
Date: January 12, 2022



Photo 5 – Residential main house and driveway, facing south.



Photo 6 – Main house domestic water well.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

Client: Northern Lights RV Resort
Site: 14125AB – 652 Hamlin, AB

Project #: PR21-062
Date: January 12, 2022



Photo 7 – Main house septic field and tank area.



Photo 8 – Two aboveground propane tanks for main household.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

Client: Northern Lights RV Resort
Site: 14125AB – 652 Hamlin, AB

Project #: PR21-062
Date: January 12, 2022



Photo 9 – Empty jerry can adjacent to the two main house aboveground propane tanks.



Photo 10 –Basement kitchen in the main house.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

Client: Northern Lights RV Resort
Site: 14125AB – 652 Hamlin, AB

Project #: PR21-062
Date: January 12, 2022



Photo 11 –Movie room in the main house.



Photo 12 –Washroom in the main house.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

Client: Northern Lights RV Resort
Site: 14125AB – 652 Hamlin, AB

Project #: PR21-062
Date: January 12, 2022



Photo 13 – Upstairs kitchen in the main house.



Photo 14 – Corral area and storage shed.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

Client: Northern Lights RV Resort
Site: 14125AB – 652 Hamlin, AB

Project #: PR21-062
Date: January 12, 2022



Photo 15 – Onsite wood pile, facing southwest.



Photo 16 – Onsite wood pile, facing northwest.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

Client: Northern Lights RV Resort
Site: 14125AB – 652 Hamlin, AB

Project #: PR21-062
Date: January 12, 2022



Photo 17 – Southeast dugout, facing west.



Photo 18 – Wood pile, facing southeast.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

Client: Northern Lights RV Resort
Site: 14125AB – 652 Hamlin, AB

Project #: PR21-062
Date: January 12, 2022



Photo 19 – Campsite, facing west.



Photo 20 – Campsite outhouse, facing south.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

Client: Northern Lights RV Resort
Site: 14125AB – 652 Hamlin, AB

Project #: PR21-062
Date: January 12, 2022



Photo 21 – Campsite washrooms, facing southwest.



Photo 22 – Outdoor picnic building, facing southeast.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

Client: Northern Lights RV Resort
Site: 14125AB – 652 Hamlin, AB

Project #: PR21-062
Date: January 12, 2022



Photo 23 – Little campsite cabins, facing southwest.



Photo 24 – Entertainment lodge, facing northwest.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

Client: Northern Lights RV Resort
Site: 14125AB – 652 Hamlin, AB

Project #: PR21-062
Date: January 12, 2022



Photo 25 – Entertainment lodge’s propane tank, facing west.



Photo 26 – Entertainment lodge’s water tank, facing southwest.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

Client: Northern Lights RV Resort
Site: 14125AB – 652 Hamlin, AB

Project #: PR21-062
Date: January 12, 2022



Photo 27 – Entertainment lodge’s septic tank, facing south.



Photo 28 – Entertainment lodge kitchen and bar.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

Client: Northern Lights RV Resort
Site: 14125AB – 652 Hamlin, AB

Project #: PR21-062
Date: January 12, 2022



Photo 29 – Entertainment lodge mechanical room.

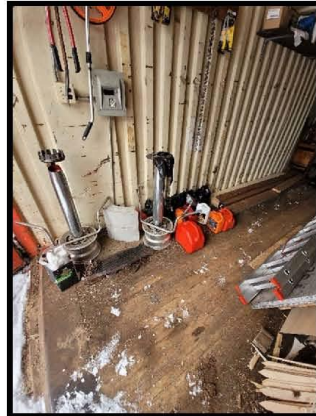


Photo 30 – Storage sea can. Note the empty jerry cans and new oil jugs.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

Client: Northern Lights RV Resort
Site: 14125AB – 652 Hamlin, AB

Project #: PR21-062
Date: January 12, 2022



Photo 31 – Storage sea can. Note the empty jerry can, paint cans and battery.



Photo 32 – Storage sea can. Note the paint cans on shelving.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

Client: Northern Lights RV Resort
Site: 14125AB – 652 Hamlin, AB

Project #: PR21-062
Date: January 12, 2022



Photo 33 – Water tank for supplying water to campsites.



Photo 34 – Northeast corner dugout, facing southwest.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

Client: Northern Lights RV Resort
Site: 14125AB – 652 Hamlin, AB

Project #: PR21-062
Date: January 12, 2022



Photo 35 – Northeast corner dugout, facing west.

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

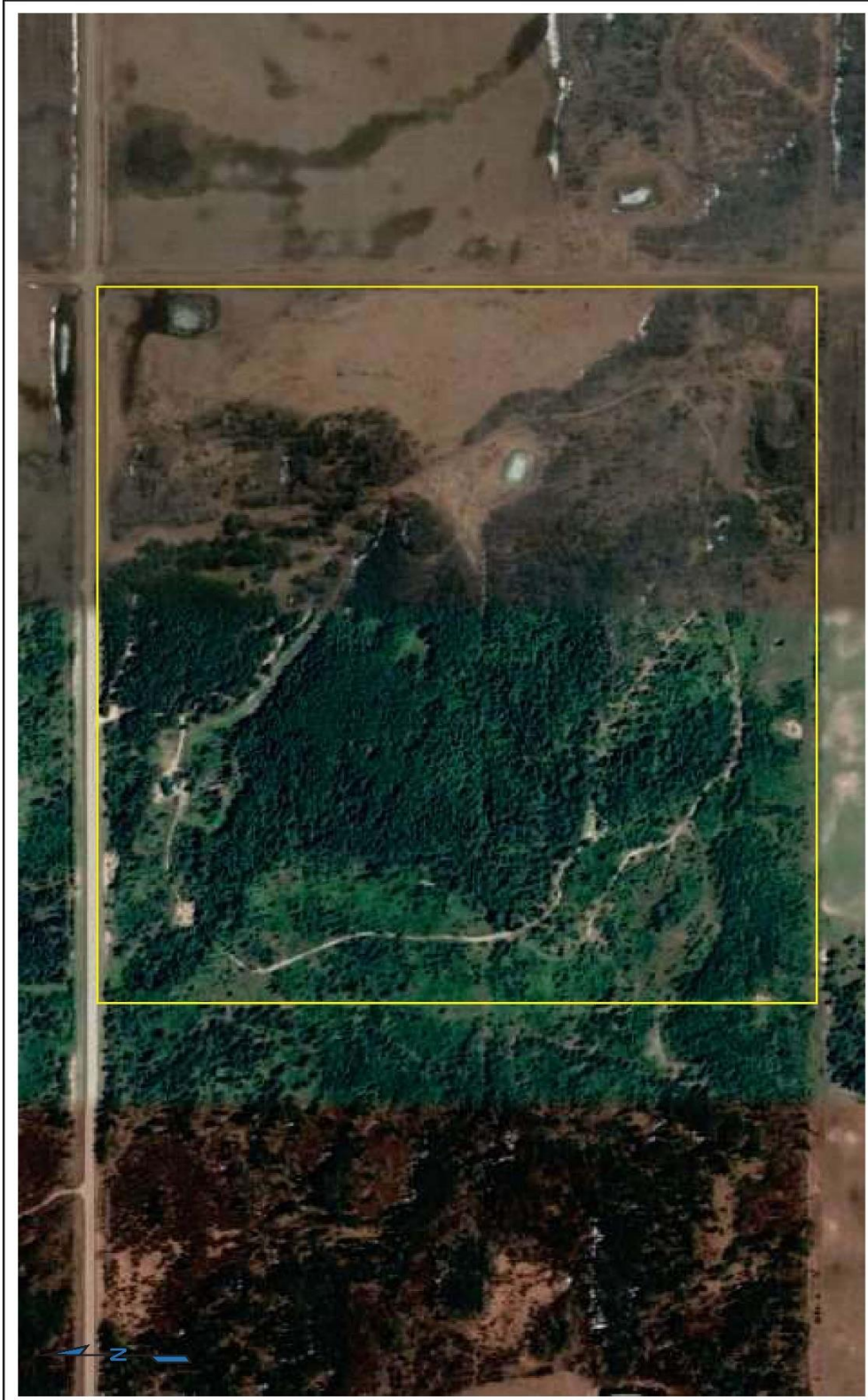


*File #PR21-062
Phase I ESA
Northern Lights RV Resort
14125AB – 652 Hamlin, AB*


APPENDIX C

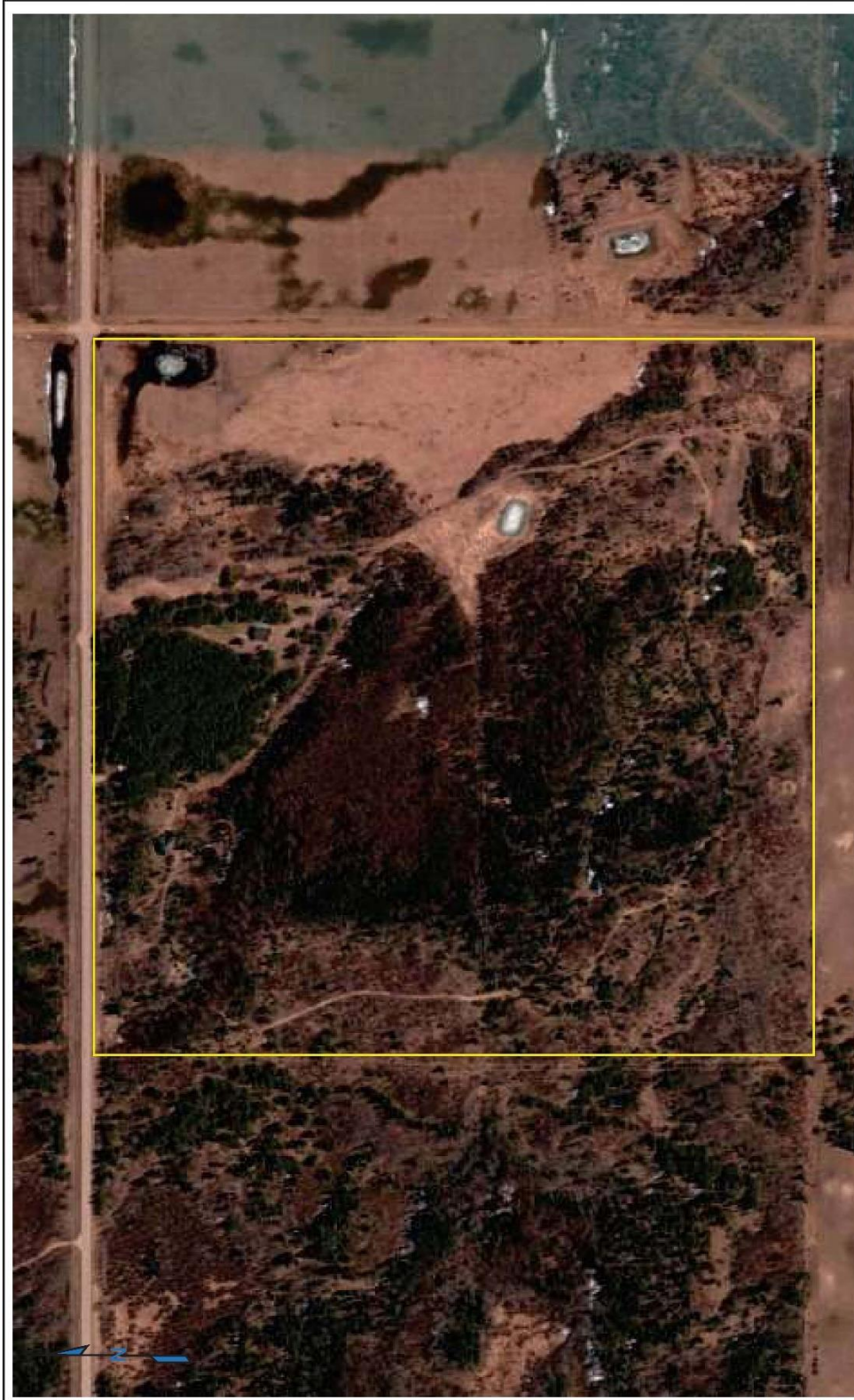
Aerial Photographs

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca



Legend
 Site Location

	Client: Northern Lights RV Resort Location: 14125AB - 652 Hamlin, AB NE-35-057-14 W4M	Project: Phase I Environmental Site Assessment Project #: PR21-062	Date: January 12, 2022 <table border="1"> <tr> <td>CHKD: J.L</td> <td>DFTD: K.L</td> </tr> </table>	CHKD: J.L	DFTD: K.L	Scale: 1:3,702	2020 Aerial Map
	CHKD: J.L	DFTD: K.L					



Legend



Site Location



STRATIS
ENVIRONMENTAL

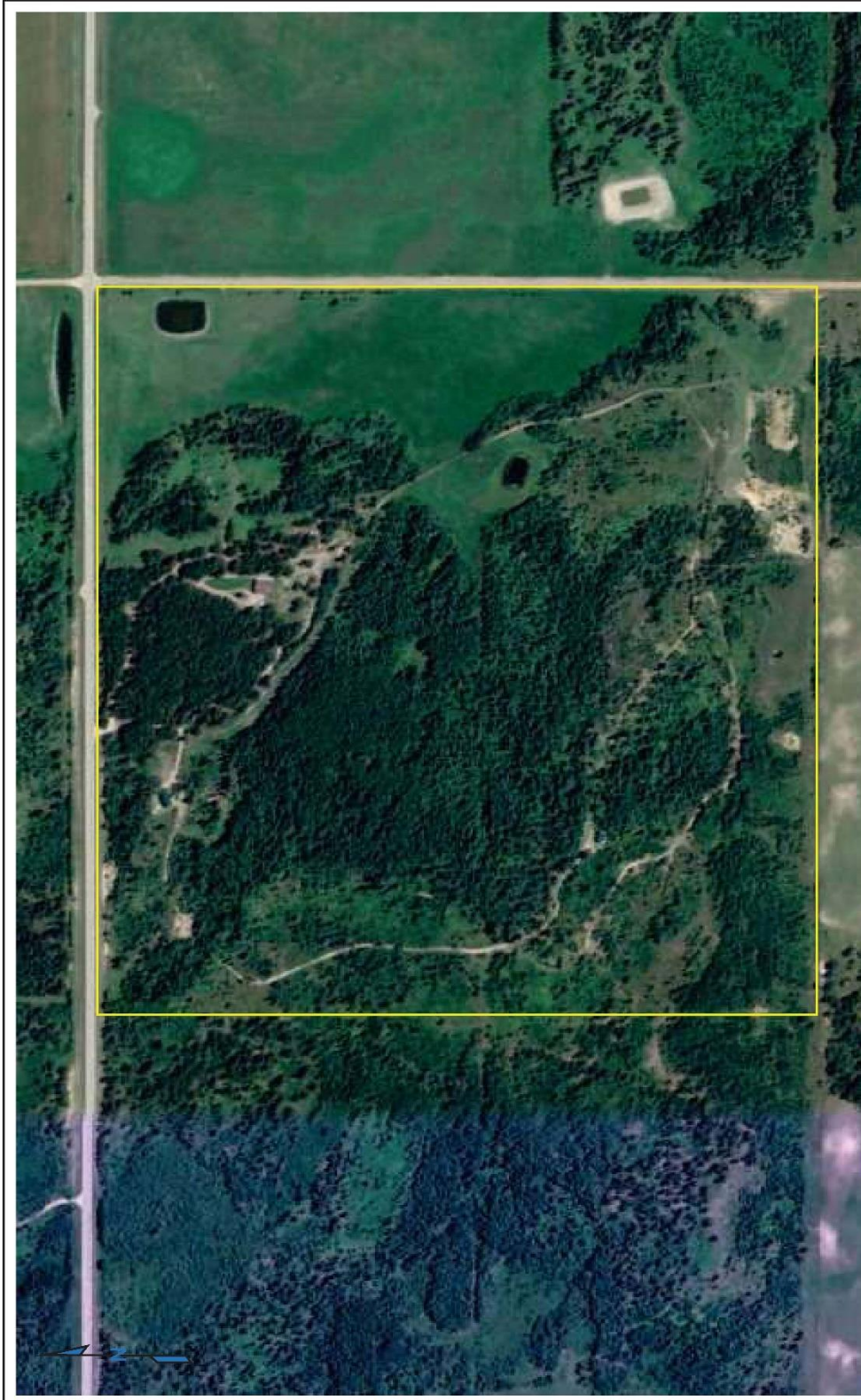
Client: Northern Lights RV Resort
Location: 14125AB - 652 Hamlin, AB
NE-35-057-14 W4M

Project: Phase I Environmental Site Assessment
Project #: PR21-062


Date: January 12, 2022
CHKD: J.L.
DFTD: K.L.

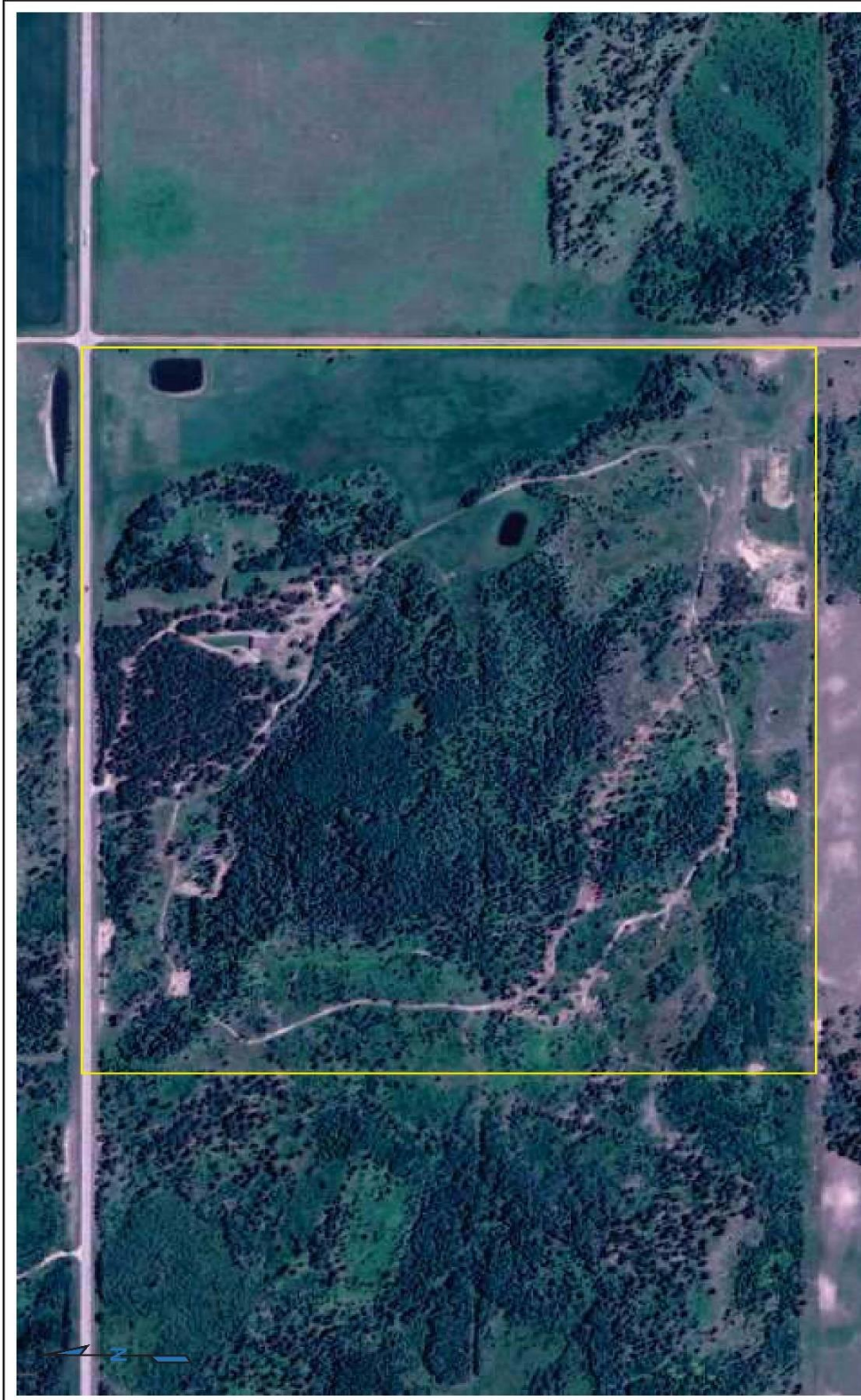
Scale: 1:3,702

2017 Aerial Map




Legend
 Site Location

	Client: Northern Lights RV Resort Location: 14125AB - 652 Hamlin, AB NE-35-057-14 W4M	Project: Phase I Environmental Site Assessment Project #: PR21-062	Date: January 12, 2022 CHKD: J.L. DFTD: K.L.	Scale: 1:7,404	2012 Aerial Map
---	---	---	---	-----------------------	------------------------




Legend
 Site Location

	Client: Northern Lights RV Resort Location: 14125AB - 652 Hamlin, AB NE-35-057-14 W4M	Project: Phase I Environmental Site Assessment Project #: PR21-062	Date: January 12, 2022 CHKD: J.L. DFTD: K.L.	Scale: 1:7,404	2010 Aerial Map
---	---	---	---	-----------------------	------------------------




Legend
 Site Location

	Client: Northern Lights RV Resort Location: 14125AB - 652 Hamlin, AB NE-35-057-14 W4M	Project: Phase I Environmental Site Assessment Project #: PR21-062	Date: January 12, 2022 CHKD: J.L. DFTD: K.L.	Scale: 1:20,000	1991 Aerial Map
---	---	---	---	------------------------	------------------------




Legend
 Site Location

	Client: Northern Lights RV Resort Location: 14125AB - 652 Hamlin, AB NE-35-057-14 W4M	Project: Phase I Environmental Site Assessment Project #: PR21-062	Date: January 12, 2022 CHKD: J.L. DFTD: K.L.	Scale: 1:30,000	1982 Aerial Map
---	---	---	---	------------------------	------------------------



Legend
 Site Location

	Client: Northern Lights RV Resort Location: 14125AB - 652 Hamlin, AB NE-35-057-14 W4M	Project: Phase I Environmental Site Assessment Project #: PR21-062	Date: January 12, 2022 CHKD: J.L. DFTD: K.L.	Scale: 1:31,680	1974 Aerial Map
---	---	---	---	------------------------	------------------------



*File #PR21-062
Phase I ESA
Northern Lights RV Resort
14125AB – 652 Hamlin, AB*

APPENDIX D

Historical and Regulatory Search Information

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 847 272 4;14;57;35;NE 212 181 765

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 14 TOWNSHIP 57
SECTION 35
QUARTER NORTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.
EXCEPTING THEREOUT: A) 0.206 HECTARES (0.51 ACRES) MORE OR LESS,
FOR ROAD, AS SHOWN ON ROAD PLAN 5524MC
B) 0.393 HECTARES (0.97 ACRES) MORE OR LESS, FOR ROAD, AS SHOWN
ON ROAD PLAN 8020653
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: SMOKY LAKE COUNTY

REFERENCE NUMBER: 092 261 365

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
212 181 765	24/08/2021	TRANSFER OF LAND	\$625,000	\$625,000

OWNERS

RICHARD KIMMITT
OF 135 HAMPSHIRE CIRCLE NW
CALGARY
ALBERTA T3A 4Y3

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
092 261 366	29/07/2009	MORTGAGE MORTGAGEE - CIBC MORTGAGES INC. SUITE 700, 33 YONGE ST TORONTO

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
212 181 765

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		ONTARIO M5E1G4 ORIGINAL PRINCIPAL AMOUNT: \$293,977
102 220 408	24/06/2010	MORTGAGE MORTGAGEE - COMMUNITY FUTURES ST. PAUL - SMOKY LAKE REGION. P.O. BOX 1484 4802-50 AVE ST. PAUL ALBERTA T0A3A0 ORIGINAL PRINCIPAL AMOUNT: \$166,000
102 220 409	24/06/2010	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - COMMUNITY FUTURES ST. PAUL - SMOKY LAKE REGION. C/O TREVOR R. LEE LAW OFFICE BOX 1840,4904-49 STREET ST. PAUL ALBERTA T0A3A0 AGENT - TREVOR R LEE
112 133 199	09/05/2011	MORTGAGE MORTGAGEE - COMMUNITY FUTURES ST. PAUL - SMOKY LAKE REGION. P.O. BOX 1484 4802-50 AVE ST. PAUL ALBERTA T0A3A0 ORIGINAL PRINCIPAL AMOUNT: \$72,000
112 133 200	09/05/2011	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - COMMUNITY FUTURES ST. PAUL - SMOKY LAKE REGION. C/O TREVOR R. LEE LAW OFFICE BOX 1840,4904-49 STREET ST. PAUL ALBERTA T0A3A0 AGENT - TREVOR R LEE
152 207 670	13/07/2015	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ATCO ELECTRIC LTD. ATTENTION: LAND & PROPERTIES, 10035-105 STREET EDMONTON ALBERTA T5J2V6
212 181 766	24/08/2021	MORTGAGE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
212 181 765

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

MORTGAGEE - ROYAL BANK OF CANADA.
10 YORK MILLS ROAD
3RD FLOOR
TORONTO
ONTARIO M2P0A2
ORIGINAL PRINCIPAL AMOUNT: \$468,000

TOTAL INSTRUMENTS: 007

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
C0068N0	04/10/2021	FIELDING & COMPANY LLP 780-672-8851 CUSTOMER FILE NUMBER: C1592-M0001 (ANDERSON/LD)	
001		DISCHARGE	0021 847 272
002		DISCHARGE	0021 847 272
003		DISCHARGE	0021 847 272
004		DISCHARGE	0021 847 272
005		DISCHARGE	0021 847 272

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 30 DAY OF
DECEMBER, 2021 AT 09:59 A.M.

ORDER NUMBER: 43375562

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

(CONTINUED)

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



**HISTORICAL LAND TITLE CERTIFICATE
CURRENT TITLE WITH HISTORICAL DATA**

S		
LINC	SHORT LEGAL	TITLE NUMBER
0021 847 272	4;14;57;35;NE	212 181 765

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 14 TOWNSHIP 57
SECTION 35
QUARTER NORTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.
EXCEPTING THEREOUT: A) 0.206 HECTARES (0.51 ACRES) MORE OR LESS,
FOR ROAD, AS SHOWN ON ROAD PLAN 5524MC
B) 0.393 HECTARES (0.97 ACRES) MORE OR LESS, FOR ROAD, AS SHOWN
ON ROAD PLAN 8020653
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: SMOKY LAKE COUNTY

REFERENCE NUMBER: 092 261 365

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
212 181 765	24/08/2021	TRANSFER OF LAND	\$625,000	\$625,000

OWNERS

RICHARD KIMMITT
OF 135 HAMPSHIRE CIRCLE NW
CALGARY
ALBERTA T3A 4Y3

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION			
NUMBER	DATE (D/M/Y)	PARTICULARS	
092 261 366	29/07/2009	MORTGAGE MORTGAGEE - CIBC MORTGAGES INC. SUITE 700, 33 YONGE ST TORONTO	

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
212 181 765

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		ONTARIO M5E1G4 ORIGINAL PRINCIPAL AMOUNT: \$293,977
102 220 408	24/06/2010	MORTGAGE MORTGAGEE - COMMUNITY FUTURES ST. PAUL - SMOKY LAKE REGION. P.O. BOX 1484 4802-50 AVE ST. PAUL ALBERTA T0A3A0 ORIGINAL PRINCIPAL AMOUNT: \$166,000
102 220 409	24/06/2010	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - COMMUNITY FUTURES ST. PAUL - SMOKY LAKE REGION. C/O TREVOR R. LEE LAW OFFICE BOX 1840,4904-49 STREET ST. PAUL ALBERTA T0A3A0 AGENT - TREVOR R LEE
112 133 199	09/05/2011	MORTGAGE MORTGAGEE - COMMUNITY FUTURES ST. PAUL - SMOKY LAKE REGION. P.O. BOX 1484 4802-50 AVE ST. PAUL ALBERTA T0A3A0 ORIGINAL PRINCIPAL AMOUNT: \$72,000
112 133 200	09/05/2011	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - COMMUNITY FUTURES ST. PAUL - SMOKY LAKE REGION. C/O TREVOR R. LEE LAW OFFICE BOX 1840,4904-49 STREET ST. PAUL ALBERTA T0A3A0 AGENT - TREVOR R LEE
142 364 666	29/10/2014	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - RS GALBRAITH LAW PROFESSIONAL CORPORATION. 17318-106 AVE NW EDMONTON ALBERTA T5S1H9 AGENT - STAN GALBRAITH

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
212 181 765

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

152 207 670 13/07/2015 CAVEAT
 RE : UTILITY RIGHT OF WAY
 CAVEATOR - ATCO ELECTRIC LTD.
 ATTENTION: LAND & PROPERTIES, 10035-105 STREET
 EDMONTON
 ALBERTA T5J2V6

192 152 417 03/07/2019 WRIT
 CREDITOR - THE BANK OF NOVA SCOTIA.
 C/O DUNCAN CRAIG LLP
 2800 - 10060 JASPER AVENUE NW
 EDMONTON
 ALBERTA T5J3V9
 DEBTOR - LESLIE C ANDERSON
 PO BOX 492
 VILNA
 ALBERTA T0A3L0
 AMOUNT: \$14,776 AND COSTS IF ANY
 ACTION NUMBER: 1914 00113

212 181 766 24/08/2021 MORTGAGE
 MORTGAGEE - ROYAL BANK OF CANADA.
 10 YORK MILLS ROAD
 3RD FLOOR
 TORONTO
 ONTARIO M2P0A2
 ORIGINAL PRINCIPAL AMOUNT: \$468,000

212 202 211 20/09/2021 DISCHARGE OF CAVEAT 142364666

212 232 096 21/10/2021 DISCHARGE OF WRIT 192152417

TOTAL INSTRUMENTS: 011

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
C0068N0	04/10/2021	FIELDING & COMPANY LLP 780-672-8851 CUSTOMER FILE NUMBER: C1592-M0001 (ANDERSON/LD)	
001		DISCHARGE	0021 847 272
002		DISCHARGE	0021 847 272
003		DISCHARGE	0021 847 272
004		DISCHARGE	0021 847 272
005		DISCHARGE	0021 847 272

(CONTINUED)

PENDING REGISTRATION QUEUE

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

PAGE 4
212 181 765
LAND ID

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 30 DAY OF
DECEMBER, 2021 AT 09:59 A.M.

ORDER NUMBER: 43375562

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



Smoky Lake County

P.O. Box 310
4612 McDougall Drive
Smoky Lake, Alberta T0A 3C0
Phone: 780-656-3730
1-888-656-3730
Fax: 780-656-3768
www.smokylakecounty.ab.ca

January 11, 2022

STRATIS ENVIRONMENTAL
ATTN: KEN LOPES
EDMONTON, AB

Email: ken@stratisenviro.ca

Via E-Mail

Re: Background Information for Phase I ESA - NE-35-57-14-W4M

This letter serves to provide background information regarding the lands legally described as NE-35-57-14-W4M, located within Smoky Lake County. The following information pertaining to the environmental/development history of the subject lands is as follows:

Underground/Aboveground Storage Tanks

- There are two 1,000 gallon underground septic holding tanks located on the property that were installed and passed inspection in 2010. I am not aware of the existing condition of either system but the County does have the initial PSDS permits that were issued at the time of installation that show that the tanks were in full compliance with the *Safety Codes Act*.
- Richard has indicated that there are no fuel storage tanks located on site.

Emergency Responses/Environmental Incidents

- The County does not have any records that indicate that there has been an environmental incident nor an emergency response at the property in question.

Current or Past Fires

- I have spoken with the County's Fire Chief who has been with the County since 2008 and he confirms that to his knowledge there has not been a fire at the site and there is currently no ongoing fire on site.

Presence of Landfills

- I have spoken with the County's Environmental Operations Department and they have confirmed that there has never been a landfill on the subject site.
- The Certificate of Title for the subject site does **not** contain a "nuisance ground" notation which would suggest the presence of a historic landfill, thus confirming the information provided by the Env. Ops. Department.

Page 1 of 2

Releases or Spills on the Property

- The County does not have any records that would suggest that there have been any releases or spills on the property.

Bylaw Infractions

- There is no record of bylaw infractions at the subject site.

Environmental Site Assessment Reports

- The County's records do not show that an Environmental Site Assessment has been conducted for the site in the past.

If you have any further questions or concerns, please contact the undersigned at 780-656-3730 or 780-650-5207.

Sincerely,



Jordan Ruegg

Planning & Development Manager, Smoky Lake County



4612 - McDougall Drive, PO Box 310
Smoky Lake, Alberta T0A 3C0
e: jruegg@smokylakecounty.ab.ca
p: (780) 656-3730 / c: (780) 650-5207
w: <http://www.smokylakecounty.ab.ca/>

b"b<Cu 4b^Δg<P (kaskapatau sakahigan / Smoky Lake) on Treaty 6 Territory, and Homeland of the Metis Nation

cc: Kyle Schole, Planning, Development & Heritage Assistant, Smoky Lake County kschole@smokylakecounty.ab.ca



A Division of the Safety Codes Council

January 7, 2022

Mr. Ken Lopes
Stratis Environmental Inc.
575 9768 170 St
Edmonton AB T5T 5L4

EMAIL: ken@stratisenviro.ca

Re: ASCA Storage Tank Search – Your File No. PR21-062

Dear Mr. Lopes,

As per your search request dated December 30, 2021, Alberta Safety Codes Authority (ASCA) has searched the storage tank database for existing and former installations of storage tank systems, as defined by the Fire Code, including those known to be inside structures at the following address:

1. 14125 AB-652, NE-35-57-14-4, Hamlin AB

The search of the storage tank database determined no records were available for the address requested.

The Freedom of Information and Protection of Privacy Act governs the information provided. Please note that the database is **not** complete. The main limitation of the database is that it only includes information reported through registration and permitting or a survey of abandoned sites completed in 1992 and should not be considered a comprehensive inventory of all past or present storage tank sites. ASCA's storage tank systems database is solely maintained based on information provided by owners and operators of storage tank systems; therefore, the database may not reflect information related to all existing or former storage tank systems in Alberta. Further information on storage tank systems or investigations involving a spill/release or contamination may be filed with the local fire service or Alberta Environment.

Regards,

Gerry Letendre
ASCA Tanks
Alberta Safety Codes Authority
Safety Codes Council | safetycodes.ab.ca
Tel. 780.413.0099 | Toll-Free 1-888-413-0099

#500, 10405 Jasper Avenue
Edmonton, AB Canada T5J 3N4

Phone 780.413.0099 / 1.888.413.0099
Fax 780.424.5134

www.safetycodes.ab.ca

Notifications

Government offices closed Dec. 24 to Jan 3. [See list of services available during this time.](#)

[COVID-19 Updates](#): Protecting Albertans from the Omicron variant.

- [Public health restrictions](#) to reduce transmission remain in effect.
- [Book your vaccine](#): Albertans 5+ can get vaccinated now. Get booster when eligible.

□



□

[Environmental compliance enforcement](#)

Historical environmental enforcement search

Find historical enforcement records taken against a company or individual related to Alberta Environment and Parks' legislation.

On this page:

- [Suggestions for searching](#)
- [Search enforcements](#)
- [Search Results](#)
- [Legend: Act codes and names](#)

Search historical compliance enforcement records taken against a company or individual related to Alberta Environment and Parks' current and past legislation.

Alberta Energy Regulator (AER) enforcement actions are not included in this database. To access AER enforcement records, visit the AER website at:

- [Compliance Dashboard](#)

Suggestions for searching

The Accountable Party field in the lookup tool is not case specific.

To improve search results on Accountable Party(s), note the following tips:

- When searching for corporations ending in Limited, Ltd, Incorporated and/or Inc, type only the first portion of the corporate name to capture possible variations. (Example: ABC Company)
- If you are unsure of the exact title of a company or individual, type partial spellings to improve search results. (Example: ABC Company - type only ABC, or John Smith – type only Smith, J)
- Use the name when a Municipality is the accountable party: (Example: City of Lethbridge – type Lethbridge, City or Municipal District of Opportunity – type Opportunity No. 17, Municipal District)

The enforcement search tool summarizes data collected at different points in time and does not necessarily represent the most current information available. This information is provided without warranty of any kind, and the department disclaims any liability for losses or damages resulting from the use of or reliance on this information.

Search Results

We found 0 matches using the following search criteria:

Accountable Party: "Richard Kimmitt"

Action: All

Date range: From 12/30/2021 To 12/30/1960

Search completed on 12/30/2021

Legend: Act codes and names

Act code	Act name
ACA	Agricultural Chemicals Act
AEPEA, AEPEA(R)	Environmental Protection and Enhancement
BCA	Beverage Container Act
CAA	Clean Air Act
CC	Criminal Code of Canada
CCEMA	Climate Change and Emissions Management Act
CEPA	Canadian Environmental Protection Act
CWA	Clean Water Act
DEA	Department of the Environment Act
DGTHA	Dangerous Goods Transportation and Handling Act
EMCRA	Emissions Management and Climate Resilience Act
FA, FEDFISH, FFA	Fisheries Act (Canada)
FRSTA	Forests Act
HCA	Hazardous Chemicals Act
LA	Litter Act
MBCA	Migratory Birds Convention Act, 1994
OH&S	Occupational Health and Safety Act
PCPA	Pest Control Products Act
PLA	Public Lands Act
TDGA	Transportation of Dangerous Goods Act
TDGCA	Transport of Dangerous Goods Control Act
WA	Water Act
WRA	Water Resources Act

Contact
<https://www.alberta.ca/lookup/environmental-historical-enforcement-search.aspx>

2/3

12/30/21, 10:47 AM

Historical environmental enforcement search | Alberta.ca

If you have questions about the enforcement actions records search, or require assistance with a search, contact the Environmental Enforcement Branch, Environmental Investigations at:

Email: AEP.EEB-EnvironmentalInvestigations@gov.ab.ca

© 2021 Government of Alberta
Alberta.ca



Notifications

[COVID-19 Updates](#): Protecting Albertans from the Omicron variant.

- [Public health restrictions](#) to reduce transmission remain in effect.
- [Book your vaccine](#): Albertans 5+ can get vaccinated now. Get booster when eligible.

□



□

[Environmental compliance enforcement](#)

Historical environmental enforcement search

Find historical enforcement records taken against a company or individual related to Alberta Environment and Parks' legislation.

On this page:

- [Suggestions for searching](#)
- [Search enforcements](#)
- [Search Results](#)
- [Legend: Act codes and names](#)

Search historical compliance enforcement records taken against a company or individual related to Alberta Environment and Parks' current and past legislation.

Alberta Energy Regulator (AER) enforcement actions are not included in this database. To access AER enforcement records, visit the AER website at:

- [Compliance Dashboard](#)

Suggestions for searching

The Accountable Party field in the lookup tool is not case specific.

To improve search results on Accountable Party(s), note the following tips:

- When searching for corporations ending in Limited, Ltd, Incorporated and/or Inc, type only the first portion of the corporate name to capture possible variations. (Example: ABC Company)
- If you are unsure of the exact title of a company or individual, type partial spellings to improve search results. (Example: ABC Company - type only ABC, or John Smith – type only Smith, J)
- Use the name when a Municipality is the accountable party: (Example: City of Lethbridge – type Lethbridge, City or Municipal District of Opportunity – type Opportunity No. 17, Municipal District)

The enforcement search tool summarizes data collected at different points in time and does not necessarily represent the most current information available. This information is provided without warranty of any kind, and the department disclaims any liability for losses or damages resulting from the use of or reliance on this information.

Search Results

We found 0 matches using the following search criteria:

Accountable Party: "Northern Lights RV Resort"

Action: All

Date range: From 1/11/2022 To 1/11/1960

Search completed on 1/11/2022

Legend: Act codes and names

Act code	Act name
ACA	Agricultural Chemicals Act
AEPEA, AEPEA(R)	Environmental Protection and Enhancement
BCA	Beverage Container Act
CAA	Clean Air Act
CC	Criminal Code of Canada
CCEMA	Climate Change and Emissions Management Act
CEPA	Canadian Environmental Protection Act
CWA	Clean Water Act
DEA	Department of the Environment Act
DGTHA	Dangerous Goods Transportation and Handling Act
EMCRA	Emissions Management and Climate Resilience Act
FA, FEDFISH, FFA	Fisheries Act (Canada)
FRSTA	Forests Act
HCA	Hazardous Chemicals Act
LA	Litter Act
MBCA	Migratory Birds Convention Act, 1994
OH&S	Occupational Health and Safety Act
PCPA	Pest Control Products Act
PLA	Public Lands Act
TDGA	Transportation of Dangerous Goods Act
TDGCA	Transport of Dangerous Goods Control Act
WA	Water Act
WRA	Water Resources Act

Contact

If you have questions about the enforcement actions records search, or require assistance with a search, contact the Environmental Enforcement Branch, Environmental Investigations at:

Email: AEPEEB-EnvironmentalInvestigations@gov.ab.ca

<https://www.alberta.ca/lookup/environmental-historical-enforcement-search.aspx>

2/3

1/11/22, 7:19 PM

Historical environmental enforcement search | Alberta.ca

© 2021 Government of Alberta
Alberta.ca





—
DATABASE
REPORT

Project Property: *Phase I Environmental Site Assessment -
Northern Lights RV Resort
14125 AB - 652
Hamlin AB T0A 3L0*

Project No: *PR21-062*

Report Type: *Standard Report*

Order No: *21123000109*

Requested by: *Stratis Environmental Inc*

Date Completed: *January 5, 2022*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Table of Contents

Table of Contents.....	2
Executive Summary.....	3
Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	7
Executive Summary: Site Report Summary - Surrounding Properties.....	8
Executive Summary: Summary By Data Source.....	9
Map.....	10
Aerial.....	11
Topographic Map.....	12
Detail Report.....	13
Unplottable Summary.....	17
Unplottable Report.....	18
Appendix: Database Descriptions.....	19
Definitions.....	28

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a database review of environmental records.

License for use of Information In Report: No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

Your Liability for misuse: Using this Service and/or its reports in a manner contrary to this Notice or your agreement will be in breach of copyright and contract and ERIS may obtain damages for such mis-use, including damages caused to third parties, and gives ERIS the right to terminate your account, rescind your license to any previous reports and to bar you from future use of the Service.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Limited Partnership ("ERIS") using various sources of information, including information provided by Federal and Provincial government departments. The report applies only to the address and up to the date specified on the cover of this report, and any alterations or deviation from this description will require a new report. This report and the data contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein and does not constitute a legal opinion nor medical advice. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Trademark and Copyright: You may not use the ERIS trademarks or attribute any work to ERIS other than as outlined above. This Service and Report (s) are protected by copyright owned by ERIS Information Limited Partnership. Copyright in data used in the Service or Report(s) (the "Data") is owned by ERIS or its licensors. The Service, Report(s) and Data may not be copied or reproduced in whole or in any substantial part without prior written consent of ERIS.

Executive Summary

Property Information:

Project Property: *Phase I Environmental Site Assessment - Northern Lights RV Resort
14125 AB - 652 Hamlin AB T0A 3L0*

Project No: *PR21-062*

Coordinates:

Latitude: *53.973521*
Longitude: *-111.967509*
UTM Northing: *5,981,008.94*
UTM Easting: *436,540.91*
UTM Zone: *12U*

Elevation: *2,116 FT
645.00 M*

Order Information:

Order No: *21123000109*
Date Requested: *December 30, 2021*
Requested by: *Stratis Environmental Inc*
Report Type: *Standard Report*

Historical/Products:

Insurance Products *Fire Insurance Maps/Inspection Reports/Site Plans*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AERW	Well Licenses	Y	0	0	0
AGR	Agriculture and Fisheries - Certificates of Approval	Y	0	0	0
AOGW	Alberta Oil and Gas Wells	Y	0	0	0
AUTH	Authorizations	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
CAWD	Waste Management Facilities - Certificates of Approval	Y	0	0	0
CBL	Commercial Activity Risk - City of Calgary Business Licenses	Y	0	0	0
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFO	Confined Feeding Operations	Y	0	0	0
CHEM	Chemical Processing Operations - Certificates of Approval	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COMPOST	Compost Facilities	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CTNK	Fuel Sales and Storage	Y	0	0	0
DRWD	Approved Oilfield Waste Management Facilities	Y	0	0	0
EAS	Enforcement Action Summary	Y	0	0	0
EBL	Commercial Activity Risk - City of Edmonton Business Licenses	Y	0	0	0
ECMP	Environmental Compliance Prosecutions	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	0	0
EIIS	Environmental Issues Inventory System	Y	0	0	0
EPST	Alberta Environment & Parks Storage Tanks	Y	0	0	0
EPWN	Environment Protection & Enhancement Act and Water Act Public Notices	Y	0	0	0
ESAR	Environmental Site Assessment Repository	Y	0	0	0
FAC	Facility List	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FIS	AER Incidents & Spills	Y	0	0	0
FOOD	Food Processing Operations - Certificates of Approval	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tanks	Y	0	0	0
FUEL STATION	Edmonton Vehicle Fueling Stations	Y	0	0	0
GEN	Waste Generators Summary	Y	0	0	0
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
GPP	Gas Processing Plants	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
HELP	<i>Alberta Environment's H.E.L.P. (Help End Landfill Pollution) Program Database</i>	Y	0	0	0
HORW	<i>Horizontal Wells</i>	Y	0	0	0
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0
LANDFILLS	<i>Landfill Registrations</i>	Y	0	0	0
LDS	<i>Identification and Verification of Active and Inactive Land Disposal Sites</i>	Y	0	0	0
LDSI	<i>Land Disposal Sites on Indian Reserves</i>	Y	0	0	0
LUM	<i>Lumber Related Operations - Certificates of Approval</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MMB	<i>Metals, Minerals and Building Materials Operations - Certificates of Approval</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NCST	<i>PTMAA Non-Compliant Storage Tanks</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OAM	<i>Operating and Abandoned Mines</i>	Y	0	0	0
OGF	<i>Oil and Gas Facilities - ST102 & ST50</i>	Y	0	0	0
OGWW	<i>Oil and Gas Wells</i>	Y	0	0	0
ORDERS	<i>Enforcement Orders</i>	Y	0	0	0
ORP	<i>Alberta Orphan Wells</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PCG	<i>Petrochemical, Coal and Gas Operations - Certificates of Approval</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	0	0
PITS	<i>Conglomerate and Waste Management Facilities</i>	Y	0	0	0
PSP	<i>Alberta Private Sewage Disposal Permits</i>	Y	0	0	0
PTAP	<i>PTMAA Approved (Open) Permits</i>	Y	0	0	0
REC	<i>Hazardous Waste Receivers Summary</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	0	0
SPEC	<i>Special Operation Classifications - Certificates of Approval</i>	Y	0	0	0
WDS	<i>Inventory of Waste Disposal Sites</i>	Y	0	0	0
WSTE	<i>Wastewater Operations</i>	Y	0	0	0
WWIS	<i>Alberta Water Well Information Database</i>	Y	0	1	1

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
		<hr/>			
		<i>Total:</i>	0	1	1

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

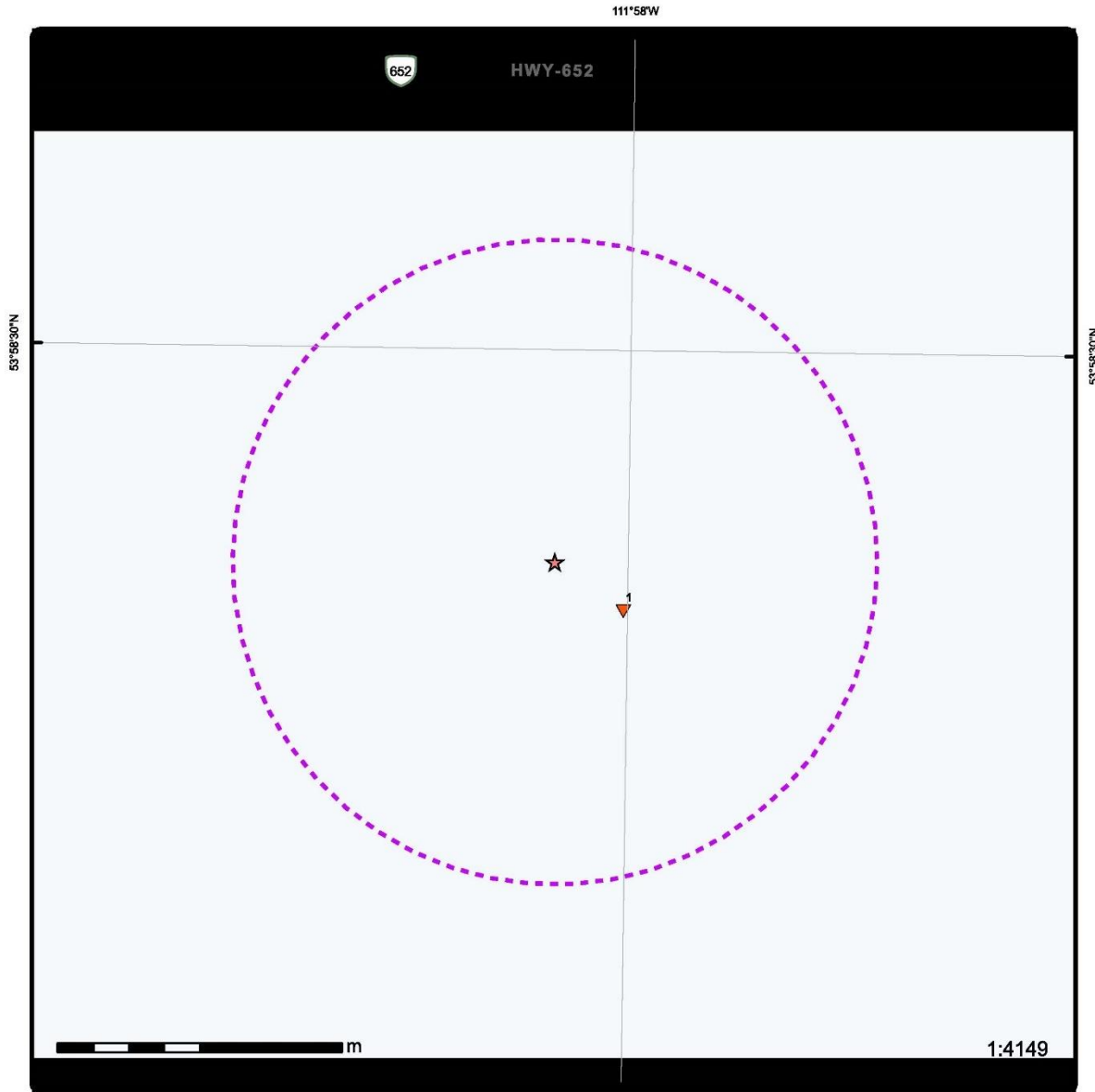
<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
1	WWIS		AB Well ID: 201652	ESE/65.5	-1.00	13

Executive Summary: Summary By Data Source

WWIS - Alberta Water Well Information Database

A search of the WWIS database, dated 1880-Jul 31, 2021 has found that there are 1 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	AB <i>Well ID: 201652</i>	ESE	65.46	1



Map: 0.25 Kilometer Radius

Order Number: 21123000109

Address: 14125 AB - 652, Hamlin, AB

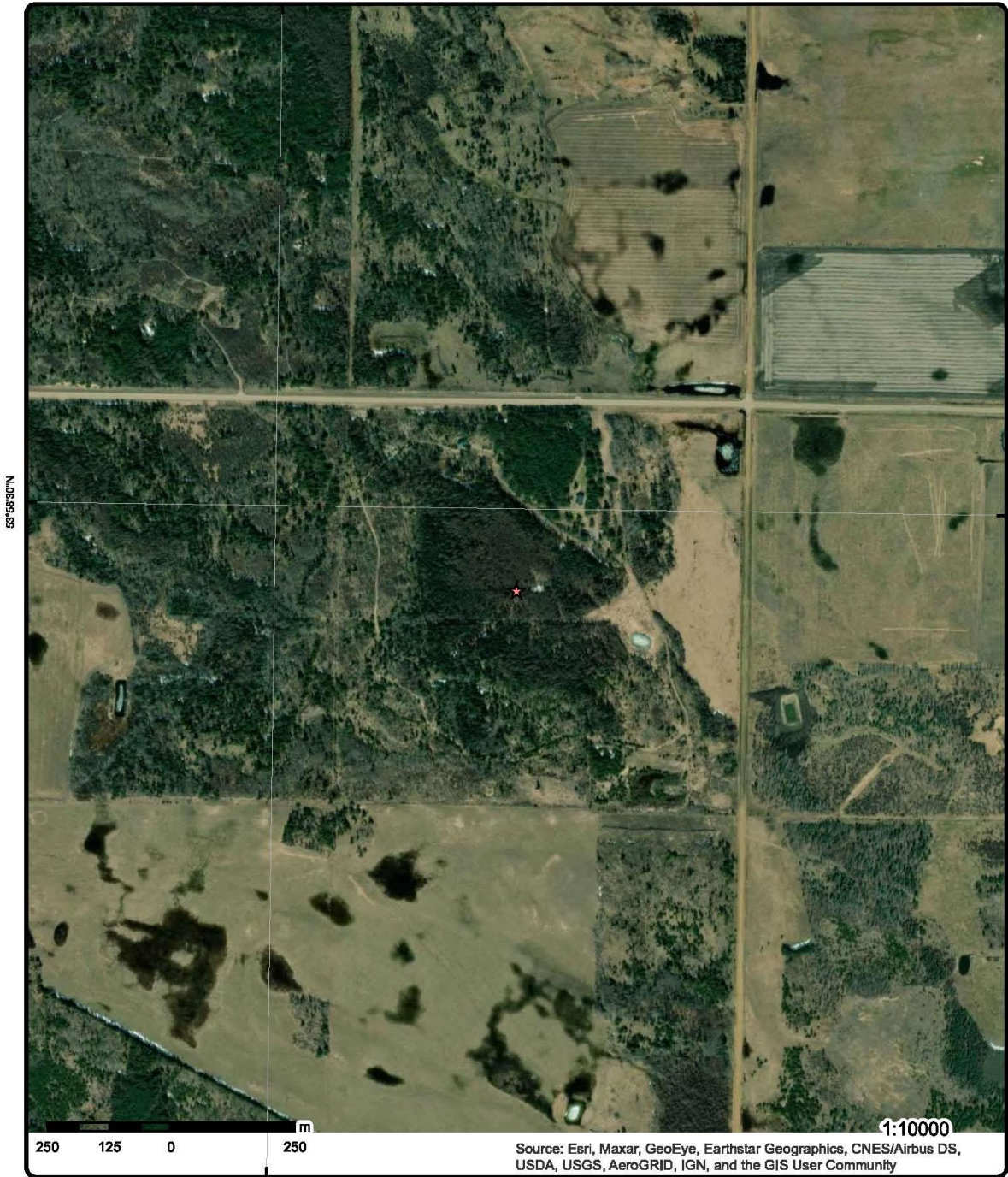


★ Project Property	Freeways; Highways	Beach	Shopping & Sports Area
⬜ Buffer Outline	Traffic Circle; Ramp	Airport	University/College
▲ Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
◻ Eris Sites with Same Elevation	Local Road	Military Base	Park (National)
▼ Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
○ Eris Sites with Unknown Elevation	Rail	Native Reservation	Hospital

Source: © 2021 ESRI StreetMap Premium.

© ERIS Information Limited Partnership

111°58'30"W



250 125 0 250 m

1:10000

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Aerial Year: 2017

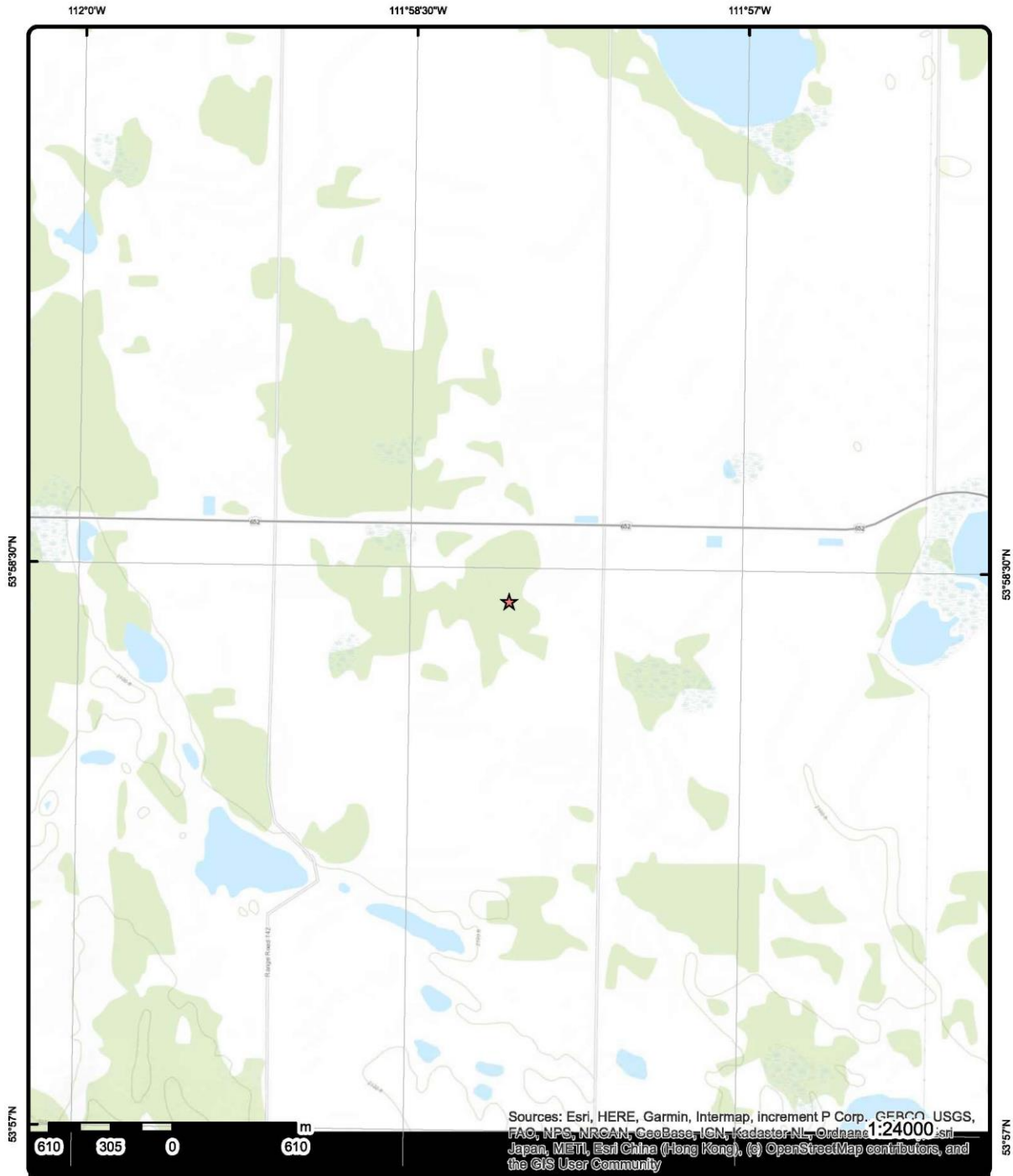
Order Number: 21123000109

Address: 14125 AB - 652, Hamlin, AB



Source: ESRI World Imagery

© ERIS Information Limited Partnership



Topographic Map

Address: 14125 AB - 652, AB

Source: ESRI World Topographic Map

Order Number: 21123000109



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 1	ESE/65.5	644.0 / -1.00	AB	WWIS

Well ID:	201652	Elevation Source:	Not Obtained
Driller ID:	11110	Method of Drilling:	
Licence No:		GPS Obtained:	Not Verified
GIC Well ID:	201652	Boundary From:	
GOA Well Tag No:		Distance North:	
Elevation (ft):		Distance South:	
Depth (ft):		Distance East:	
Date Completed:		Distance West:	
Proposed Use:		Additional Desc:	
Lot:		Validated?:	TRUE
Block:		Submitted?:	TRUE
Plan:		Location Locked?:	TRUE
Type of Work:		Longitude:	-111.96669100
Flowing Well:		Latitude:	53.97318400
Date Started:		LSD:	NE
Water Req Per Day:		Section:	35
Gas Present:		Township:	57
Oil Present:		Range:	14
Flow Rate:		Meridian:	4
Drilling Company:		DLS Coordinates:	NE-35-57-14-4
Owner Mailing Address:			
Driller Mailing Address:			

Chemical Analysis

Chem Analysis ID:	2069392
Well Report ID:	201652
Sample No:	5573
Sample Date:	23-May-1975 00:00:00
Analysis Date:	16-Jun-1975 00:00:00
Laboratory:	AE
Water Level:	100.000000
Aquifer:	
Remarks:	SAMPLED FROM TAP WITH BRASS PIPING.

Analysis Items

Chemical Analysis ID:	2069392
Element Name:	Total Phosphorus
Element Symbol:	TP
Decimal Places:	4
Value:	0.000000

Analysis Items

Chemical Analysis ID:	2069392
Element Name:	Hydroxide
Element Symbol:	OH
Decimal Places:	4
Value:	0.000000

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
---------	-------------------	----------------------------	------------------	------	----

Analysis Items

Chemical Analysis ID: 2069392
Element Name: Fluoride
Element Symbol: F
Decimal Places: 4
Value: 0.380000

Analysis Items

Chemical Analysis ID: 2069392
Element Name: total Kjeldahl nitrogen
Element Symbol: TKN
Decimal Places: 4
Value: 0.000000

Well Reports

Well Report ID:	201652	Annular Seal Mat:	
Well Owner ID:	10452228	Annular Seal from:	0.000000
Driller ID:	2533726	Annular Seal to:	0.000000
Drill Company ID:	11110	Annular Seal Amt:	
Drill Instance ID:	8337868	Annular Seal Units:	Drilled
Drill Comp Well ID:		Drilling Method:	
Existing Well ID:		Drilling Start Dt:	
Date Received:	06-Jun-1975 00:00:00	Drilling End Dt:	
Type of Work:	Chemistry	Pack Type:	
Plug Date:		Pack Grain Size:	
Plug Material Type:		Pack Amount:	
Plug Mat Amount:		Pack Units:	
Plugged Units:		Loc Verify Method:	Not Verified
Well Use:	Domestic	Dist Casing Ground:	
Other Well Use:		Artesian Flow?:	FALSE
Total Depth Drill:	247.000000	Artesian Flow Rate:	
Finish Well Depth:		Gas Depth:	
Casing Material:		Encounter Gas?:	FALSE
Casing OD:	0.000000	Flow Ctrl Install?:	FALSE
Casing Thickness:	0.000000	Recommended Rate:	0.000000
Casing Bottom:	0.000000	Recom Intake Depth:	0.000000
Liner Material:		Pump Installed?:	FALSE
Liner OD:	0.000000	Pump Install Depth:	
Liner Thickness:	0.000000	Pump Model:	
Liner Top:	0.000000	Pump Horsepower:	
Liner Bottom:	0.000000	Well Disinfected?:	FALSE
Perforation by:		Other Log:	
Screen Material:		Divert Water Src:	
Screen Size OD:	0.000000	Divert Water Amt:	
Screen Attachment:		Diversion Dt/Time:	
Screen Top Fitting:		Is Submitted?:	TRUE
Screen Bot Fitting:		Is Validated?:	TRUE
Encounter Saline Water?:	FALSE		
Saline Water Depth:			
Potability Sample Taken?:	FALSE		
Potable Sample Sent to AENV?:	FALSE		
Approval Holder Sign Date:			
Drilling Report Given to Owner:	FALSE		
Model Output Rating:			
Remedial Action:			
Flow Control Description:			
Pump Type Installed:			
Created by:			
Submitted by:			
Additional Comments:			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
<u>Well Owners</u>					
Well Owner ID:		10452228			
Owner Name:		SHAPKA, NICK W.			
PO Box:					
Address:		WILLINGDON			
City:					
Postal Code:					
Province:					
Country:					
<u>Drillers</u>					
Driller ID:		2533726			
Last Name:		DRILLER			
Middle Initial:		NA			
First Name:		UNKNOWN			
Journeyman No:		1			
Is Active?:		TRUE			
<u>Drilling Companies</u>					
Starting Well ID:		1973500			
Ending Well ID:		1973599			
Last Well ID Used:		1973599			
Company Name:		UNKNOWN DRILLER			
Street Address:		UNKNOWN			
City:		UNKNOWN			
Province:		AB			
Country:		CA			
Postal Code:					
E-Mail:		gwinfo@gov.ab.ca			
Is Active?:		FALSE			
<u>Geophysical Logs</u>					
Geophysical Log ID:		5354344			
Log Type:		Electric			
Log Taken?:		FALSE			
Sent to AENV?:		FALSE			
<u>Geophysical Logs</u>					
Geophysical Log ID:		5757419			
Log Type:		Gamma			
Log Taken?:		FALSE			
Sent to AENV?:		FALSE			
<u>Boreholes</u>					
Borehole ID:		456496			
Diameter:		0.000000			
From:		0.000000			
To:		247.000000			
<u>Pump Tests</u>					
Pump Test ID:		10204344			
Test Date:		23-May-1975 00:00:00			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Start Time:		12-Jan-1900 00:00:00			
Taken from Top of Casing:		FALSE			
Static Water Level:		100.00			
End Water Level:					
Water Removal Type:					
Water Removal Rate:					
Removal Depth from:		0.00			
Reason for Short Test:					

Unplottable Summary

Total: **0** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
----	------------------------	---------	------	--------

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with "*" indicates that the database will no longer be updated. See the individual database description for more information.

Well Licenses:

Provincial **AERW**

Locations of Well Licenses made available by the Alberta Energy Regulator (AER) as ST37. Includes Active, Suspended, Abandoned, Drilled and Cased Oil, Gas, Crude Bitumen well licenses, as well as Observation, Injection, Disposal, and Undefined well licences.

Government Publication Date: Jul 31, 2021

Agriculture and Fisheries - Certificates of Approval:

Provincial **AGR**

This database contains approvals for processes pertaining to drying of alfalfa/forage/peat, feedlots, fish farms and feed/seed mills. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993-2012

Alberta Oil and Gas Wells:

Provincial **AOGW**

The Alberta Energy Utilities Board - now the Alberta Energy Regulator (AER) - maintained a database of oil and gas wells drilled in the province of Alberta. The database contains information on well name, licensee name, license number, location, status, total well depth and date of final drilling. Please note that this database will not be updated, information on wells drilled after September 2003 can be found in the Oil and Gas Wells (OGW) database under the 'Private Source Database' section.

Government Publication Date: 1883-Sept 2003*

Authorizations:

Provincial **AUTH**

Locations associated with Water Act and Environmental Protection and Enhancement Act (EPEA) documents issued by Alberta Environment and Parks (AEP). Includes approvals, licences, registrations, authorizations, permits, and certificates. This list is made available by the Alberta Environment and Parks (AEP).

Government Publication Date: Oct 2020

Automobile Wrecking & Supplies:

Private **AUWR**

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-Sep 30, 2021

Waste Management Facilities - Certificates of Approval:

Provincial **CAWD**

This database contains approvals for processes pertaining to waste management facilities (hazardous waste manifesting, waste disposal/incineration/open burning/processing/storage/treatment). Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993 - Jan 2020

Commercial Activity Risk - City of Calgary Business Licenses:

Provincial **CBL**

List of locations with Business Licences for the follow commercial activities: apartment building with 4 or more stories, auto-body shop, fabric cleaning, manufacturing, motor vehicle dealerships and service/repair, and salvage yard/auto wrecking. Data made available by the City of Calgary.

Government Publication Date: Sep 30, 2021

Dry Cleaning Facilities:

Federal **CDRY**

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2019

Confined Feeding Operations:

Provincial CFO

In 1991, the Natural Resources Conservation Board (NRCB) was created to review applications for approval of major natural resource development projects in Alberta. In January 2002, the NRCB was given the responsibility to regulate the Confined Feeding Operation industry. The Agricultural Operation Practices Act defines a confined feeding operation to be: "an activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing, but does not include seasonal feeding and bedding sites." Under the AOPA regulations, all new or expanding confined feeding operations (CFOs) or manure storage facilities are required to make an application for Approval, Registration or Authorization to the NRCB before construction or expansion commences. Geographic coordinates were provided in DLS (Dominion Land Survey) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the Quarter section only.

Government Publication Date: 2002-May 2021

Chemical Processing Operations - Certificates of Approval:

Provincial CHEM

This database contains approvals for processes pertaining to the manufacturing and use of chemical products and pesticides. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993-2012

Chemical Register:

Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Sep 30, 2021

Compressed Natural Gas Stations:

Private CNG

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 -Nov 2021

Compost Facilities:

Provincial COMPOST

A list of compost facility registrations made available by Alberta Environment and Parks (AEP). Composting facilities operating under a registration are required to follow the requirements in the Code of Practice for Compost Facilities, which outlines the minimum requirements for the design, construction, operation, and reclamation of compost facilities that accept up to 20,000 tonnes of feedstock per year.

Government Publication Date: Dec 31, 2019

Compliance and Convictions:

Provincial CONV

This database summarizes the penalties and convictions handed down by the Alberta courts. This database identifies companies and/or individuals that have been found guilty of environmental offenses under Alberta's Environmental Protection Legislation. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Unfortunately, from state of the data, the location that the address pertains to cannot be confirmed.

Government Publication Date: 1993-Sep 2021

Fuel Sales and Storage:

Provincial CTNK

List of locations with Business Licences for fuel sales and storage. Data made available by the City of Calgary.

Government Publication Date: Sep 30, 2021

Approved Oilfield Waste Management Facilities:

Provincial DRWD

A list of approved first and third party oilfield waste management facilities. First-party receivers can only accept upstream oilfield waste generated by one oil and gas company, but can come from various sites. Third-party receivers can accept upstream oilfield waste from various sites and various generators. This data is made available by the Alberta Energy Regulator (AER).

Government Publication Date: May 20201

Enforcement Action Summary:

Provincial EAS

This database maintained by the Alberta Energy Regulator (AER) - formerly the Energy Resources Conservation Board (ERCB) - summarizes high risk enforcement action 1, high risk enforcement action 2 (persistent noncompliance), high risk enforcement action 3 (failure to comply or demonstrated disregard), low risk enforcement action - global REFER and legislative/regulatory enforcement action. Fields will include licensee/company name, non-compliance event, date of enforcement, location, etc.

Government Publication Date: 2007-Mar 2021

Commercial Activity Risk - City of Edmonton Business Licenses:

Provincial [EBL](#)

List of locations with Business Licenses for the follow commercial activities: cannabis processing or cultivation, construction vehicle and equipment sales/rentals, livestock operation, general industrial, and vehicle repair. Data made available by the City of Edmonton.

Government Publication Date: Sep 30, 2021

Environmental Compliance Prosecutions:

Provincial [ECMP](#)

A list of concluded prosecutions made under environmental legislation. Listing made available by the Government of Alberta. This is not a complete and comprehensive list of environmental compliance outcomes: in Alberta, enforcement tools include warning letters, violation tickets, administrative penalties and orders, in addition to prosecutions.

Government Publication Date: Apr 30, 2021

Environmental Effects Monitoring:

Federal [EEM](#)

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

*Government Publication Date: 1992-2007**

ERIS Historical Searches:

Private [EHS](#)

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Nov 30, 2021

Environmental Issues Inventory System:

Federal [EIS](#)

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

*Government Publication Date: 1992-2001**

Alberta Environment & Parks Storage Tanks:

Provincial [EPST](#)

List of storage tanks under the purview of Alberta Environment and Parks.

Government Publication Date: Jul 31, 2016

Environment Protection & Enhancement Act and Water Act Public Notices:

Provincial [EPWN](#)

A list of Public Notices of Applications, Decisions, and Revisions pertaining to applications made to Alberta Environment and Parks under the Water Act (WA) and Alberta Environment Protection and Enhancement Act (EPEA). Dominion Land Survey (DLS) locations provided by the source are subject to accuracy limitations inherent to the DLS system.

Government Publication Date: Feb 28, 2021

Environmental Site Assessment Repository:

Provincial [ESAR](#)

Environmental site assessments determine the quality of soil and groundwater of a site, particularly at retail gas stations and other commercial and industrial sites. A site assessment does not necessarily mean a site is, or ever was, contaminated. Alberta's Environmental Site Assessment Repository (ESAR) is an online, searchable database that provides scientific and technical information about assessed and/or reclaimed sites throughout Alberta. Search Alberta's ESAR using meridian, range, township, and section values at <http://www.esar.alberta.ca/esarmain.aspx> to gain access to reclamation certificates and/or associated files (applications, reports).

Government Publication Date: 1960-Aug 2020

Facility List:

Provincial [FAC](#)

This database contains a complete list of new, active and suspended facilities in Alberta including batteries, gas plants, meter stations, and other facilities. Information provided includes: facility id, facility name, operator name, sub type description, location, facility license no, and operational status; now includes EDCT (Energy Development Category Type) type and description. Made available by the Alberta Energy Regulator (AER) - formerly the Energy Resources Conservation Board (ERCB).

Government Publication Date: Up to Aug 31, 2021

Federal Convictions:

Federal [FCON](#)

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

*Government Publication Date: 1988-Jun 2007**

Contaminated Sites on Federal Land:

Federal **FCS**

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Nov 2021

AER Incidents & Spills:

Provincial **FIS**

Received from the Alberta Energy Regulator (AER) - formerly the ERCB (Energy Resources Conservation Board) and EUB (Energy Utilities Board) - this database, which used to be called EISL (Environmental Information System Listing), contains reported environmental incidents beginning in 1975. Descriptions include noise infractions, air quality emissions, oil spills and failures for pipelines, wells, plants, and batteries. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1975 - Oct 2021

Food Processing Operations - Certificates of Approval:

Provincial **FOOD**

This database contains approvals for processes pertaining to the manufacturing of food products. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993-2012

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal **FRST**

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: May 31, 2018

Fuel Storage Tanks:

Provincial **FST**

List tank sites in unaccredited areas of the Province. Includes active tank sites, sites with tanks temporarily out of service, and sites at which tanks have been removed from the ground. Information in this database was collected according to Alberta Regulation AR 291/95 Storage Tank System Management and to AR 52/98 Fire Code which was formerly the Alberta Fire Code Regulation, 1992 (AR 204/92). The Petroleum Tank Management Association of Alberta (PTMAA) regulated Storage Tanks in unaccredited areas of Alberta from 1994 until June 2020, at which point the Safety Codes Council assumed responsibility for services related to storage tank management.

Government Publication Date: 1985-Jun 2021

Edmonton Vehicle Fuelling Stations:

Provincial **FUEL STATION**

A list of sites that have a City of Edmonton business license for Vehicle Fuelling Stations. Listing made available by the City of Edmonton.

Government Publication Date: Sep 30, 2021

Waste Generators Summary:

Provincial **GEN**

Under Alberta's Waste Control Regulation, Alta. Reg. 192/96, a generator is a person who consigns hazardous waste for storage, transport, treatment or disposal. As of 2007, Alberta Environment no longer provides detailed information on each waste generator, such as approval number, class, and class description.

Government Publication Date: 1993-Aug 2018

Greenhouse Gas Emissions from Large Facilities:

Federal **GHG**

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO2 eq).

Government Publication Date: 2013-Dec 2019

Gas Processing Plants:

Provincial **GPP**

The Alberta Energy Regulator (AER) - formerly the ERCB (Energy Resources Conservation Board) - has an inventory of all Gas Processing Plants in Alberta, with information such as location, names of plant, facility type, operator name, facility license, design capacities, etc.

Government Publication Date: Oct 2016-Oct 31, 2021

Alberta Environment's H.E.L.P. (Help End Landfill Pollution) Program Database:

Provincial [HELP](#)

The H.E.L.P. Data Tracking and Management Control System was created to provide tracking and management capabilities of industrial landfills in Alberta for the Department of Environment. Detailed information including company name, location, type of landfill, priority, score, status, use and much more is included in this database.

Government Publication Date: June 1988*

Horizontal Wells:

Provincial [HORW](#)

Defined as drilling directionally at a wellbore inclination angle exceeding 85 degrees, horizontal drilling can help increase resource recovery while minimizing surface impact. Recent improvements in the technology have made it possible to combine horizontal drilling with hydraulic fracturing to help coax oil and natural gas out of tight rock. Today, more than half of western Canada's wells are being drilled horizontally. Data includes: well locations (LE,LS,SE,TWP,RG,M,E), licence numbers, well names, Business Associate (BA) codes, licensee abbreviations, spud dates, final drilling dates, total depth, true vertical depth, and last updated dates. Made available by the Alberta Energy Regulator (AER) - formerly the Energy Resources Conservation Board (ERCB).

Government Publication Date: Mar 2015-Aug 31, 2021

Indian & Northern Affairs Fuel Tanks:

Federal [IAFT](#)

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Landfill Registrations:

Provincial [LANDFILLS](#)

A list of landfill registrations made available by Alberta Environment and Parks (AEP). Landfills operating under a registration are required to follow the requirements in the Code of Practice for Landfills, which outlines the minimum requirements for the construction, operation and reclamation of landfills that accept 10,000 tonnes or less per year of non-hazardous and inert waste.

Government Publication Date: Mar 31, 2020

Identification and Verification of Active and Inactive Land Disposal Sites:

Provincial [LDS](#)

In late 1981, Environment Canada and Alberta Environment initiated a project to identify and verify land disposal sites in the province of Alberta. A point scoring system was used to classify the sites into potential priority 1, priority 2 or priority 3 groups on the basis of the type of waste received at the sites and the site environment. Sites that, according to available information, may pose a hazard to public health and safety or the environment are classified as potential priority 1 sites.

Government Publication Date: Oct 1982*

Land Disposal Sites on Indian Reserves:

Provincial [LDSI](#)

In late 1981, Environment Canada and Alberta Environment initiated a project to identify and verify land disposal sites in the province of Alberta. This database specifically identifies land disposal sites on Indian Reserves. Information on each site is limited to: location, band, size and general comments.

Government Publication Date: Oct 1982*

Lumber Related Operations - Certificates of Approval:

Provincial [LUM](#)

This database contains approvals for processes pertaining to the manufacturing of wood products, pulp and paper including the associated water treatment processes. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993-2012

Canadian Mine Locations:

Private [MINE](#)

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Metals, Minerals and Building Materials Operations - Certificates of Approval:

Provincial [MMB](#)

This database contains approvals for processes pertaining to the manufacturing of building materials, metals, and mineral products. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993-2012

Mineral Occurrences:

Provincial **MNR**

The AMDO (Alberta Mineral Deposits and Occurrences) application was created by the Minerals and Coal Geoscience Section of the Alberta Geological Survey as a database for mineral deposits in Alberta in the early 1990s. This is a one time inventory and will not be updated.

Government Publication Date: 1993-2003*

National Analysis of Trends in Emergencies System (NATES):

Federal **NATE**

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

PTMAA Non-Compliant Storage Tanks:

Provincial **NCST**

The Alberta Fire Code requires that storage tanks be registered. Tanks may not be registered because they do not meet minimum equipment standards or the owners have not made the annual registration application or paid the necessary registration fees. Some tank owners have installed tanks without a permit. This source contains information on facilities which have tanks that have ceased to be registered or have never been registered. It is maintained and updated by the Petroleum Tank Management Association of Alberta (PTMAA).

Government Publication Date: Sep 2016-May 31, 2020

National Defence & Canadian Forces Fuel Tanks:

Federal **NDFT**

The Department of National Defence and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defence & Canadian Forces Spills:

Federal **NDSP**

The Department of National Defence and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1989-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal **NDWD**

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal **NEBI**

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal **NEBP**

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal **NEES**

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets "or Trends" which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal [NPCB](#)

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal [NPRI](#)

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-May 2017

Operating and Abandoned Mines:

Provincial [OAM](#)

This data is based on the 2001 edition (revised in 2003), published by the Alberta Energy and Utilities Board (EUB) now the Alberta Energy Regulator (AER). It was a one time inventory of Operating and Abandoned Coal Mines in Alberta. In 1905, Alberta began to catalogue coal mines by assigning a unique number to each operation. This database will provide information on location, mine #, mine name, mine company, life span, amount of coal produced, depth, thickness and other important information concerning the mine.

Government Publication Date: 2001, 2003*

Oil and Gas Facilities - ST102 & ST50:

Provincial [OGF](#)

List of batteries, gas plants, meter stations, and other facilities in the province of Alberta, made available as ST102 (Parts A and B) and ST50 (B) by the Alberta Energy Regulator (AER).

Government Publication Date: Sep 30, 2021

Oil and Gas Wells:

Private [OGWW](#)

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-Nov 30, 2021

Enforcement Orders:

Provincial [ORDERS](#)

List of enforcement orders issued by Alberta Environment and Parks (AEP). Alberta Environment and Parks encourages compliance with environmental legislation. When individuals, companies, or municipalities fail to comply with legislation, the department has several options to ensure compliance. This listing, made available by the Alberta Government, includes Compliance Orders, Enforcement Orders, Environmental Protection Orders, Orders to Vacate, and Water Management Orders.

Government Publication Date: Aug 31, 2021

Alberta Orphan Wells:

Provincial [ORP](#)

The Orphan Well Association (OWA) maintains lists of properties designated as orphan by the Alberta Energy Regulator (AER). Includes the location, well ID, licensee name and license number of orphan wells, sites, and facilities that have been identified for the purpose of abandonment, suspension, decommission, and reclamation. Legacy wells under long term care and custody are excluded. Please note that the OWA Orphan List also includes properties with production information from the AER. The OWA makes no representation, warranties, or guarantees, expressed or implied, for the fitness of the data with respect to its use.

Government Publication Date: Jan 2007-Aug 31, 2021

Canadian Pulp and Paper:

Private [PAP](#)

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Parks Canada Fuel Storage Tanks:

Federal [PCFT](#)

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Petrochemical, Coal and Gas Operations - Certificates of Approval:

Provincial **PCG**

This database contains approvals for processes pertaining to petroleum, coal, and oil and gas processing. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993-2012

Pesticide Register:

Provincial **PES**

This is a list of Registered Pesticide Vendors in Alberta (retail and wholesale). The pesticide vendor list is comprised of vendors who have both audited AWSA pesticide storage facilities as part of their operation, and those vendors that do not have an audited AWSA pesticide storage facilities. Non-audited retail and wholesale vendors may be selling products that are not covered by the AWSA program, or may be utilizing external AWSA pesticide warehouses. Registration numbers and expiry dates are identified for each operation. If a registration number is not present, the operation's vendor registration is in the process of renewal.

Government Publication Date: 1998-Aug 2015

Conglomerate and Waste Management Facilities:

Provincial **PITS**

This database contains approvals for processes pertaining to the use of gravel pits, sand pits, and clay pits. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993-2012

Alberta Private Sewage Disposal Permits:

Provincial **PSP**

These permits are private sewage disposal permits that have been issued to owners and contractors. They would include various types of installations including holding tanks, septic tanks, packaged treatment plants, sand filters, fields, mounds, lagoons and open discharges. In 2003 Alberta Municipal Affairs started collecting information and issuing permits using an electronic permitting system. These records include all private sewage disposal permits within the jurisdiction of Alberta Municipal Affairs.

Government Publication Date: 2003-2013

PTMAA Approved (Open) Permits:

Provincial **PTAP**

The Petroleum Tank Management Association of Alberta maintains a list of open permits it has issued within its jurisdiction. Prior to installing, removing, or altering tanks, storage tanks owners must receive approval in the form of a permit from the Authority Having Jurisdiction (in this case, PTMAA).

Government Publication Date: Apr 2016-Apr 30, 2020

Hazardous Waste Receivers Summary:

Provincial **REC**

A waste receiving location is any site or facility to which waste is transferred through a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents receivers of regulated wastes under Alberta's Waste Control Regulation, Alta. Reg. 192/96. As of 2007, Alberta Environment no longer provides detailed information on each waste receiver, such as approval number, class, and class description.

Government Publication Date: 1993-Aug 2018

Retail Fuel Storage Tanks:

Private **RST**

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Sep 30, 2021

Scott's Manufacturing Directory:

Private **SCT**

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Special Operation Classifications - Certificates of Approval:

Provincial **SPEC**

This database contains approvals for processes pertaining to classifications listed as special operations (i.e. locations owned/operated by municipalities, operations that involve the presence of pesticides). Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993-2012

Inventory of Waste Disposal Sites:

Private **WDS**

This one time inventory is a compilation of information collected from each region and pertains to active, regulated waste disposal sites within the province of Alberta. In the past, waste disposal sites were registered with both regional and health offices. That process was dissolved and regional landfills were developed. There is no central source of this information. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1998*

Wastewater Operations:

Provincial **WSTE**

This database contains approvals for processes pertaining to wastewater treatment systems. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993-2012

Alberta Water Well Information Database:

Provincial **WWIS**

List of wells in the Alberta Water Well Information Database made available by Alberta Environment and Parks, containing approximately 500,000 records with nearly 5,000 drilling reports added annually. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location; some locations will be accurate to the quarter section only. The Province of Alberta advises that the data may not be fully checked, and disclaims all responsibility for its accuracy. This data was previously collected from the Groundwater Information Center of the Natural Resource Service.

Government Publication Date: 1880-Jul 31, 2021

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

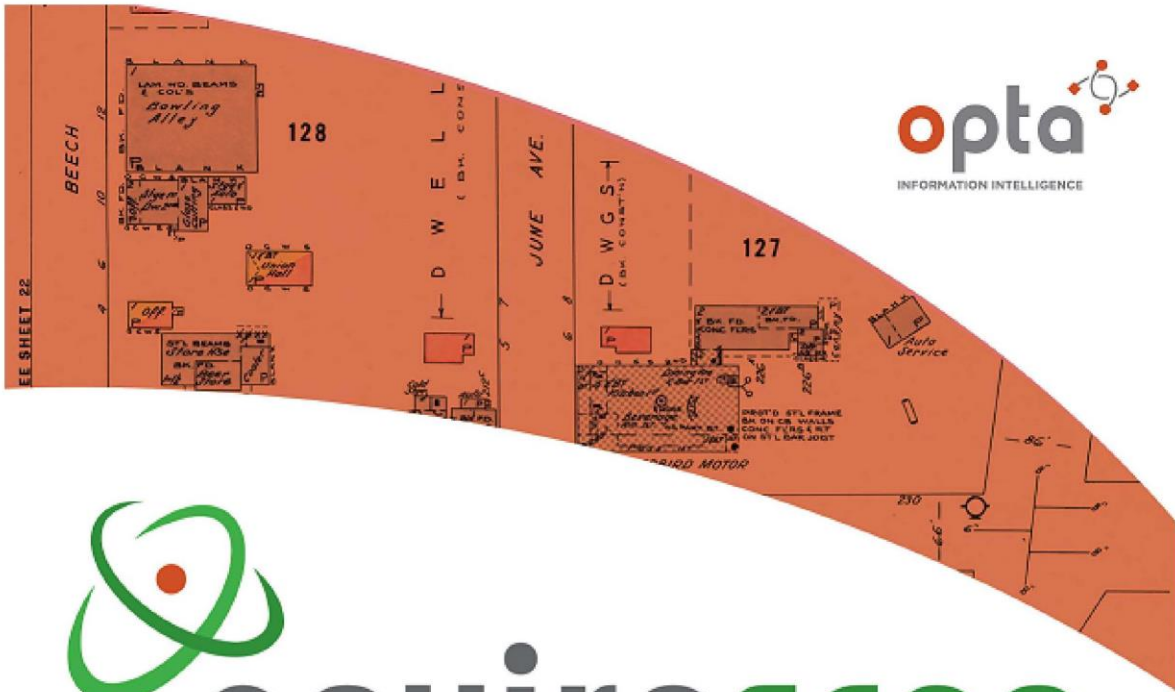
'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.




An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:

Sunita

Site Address:

14125 AB 652 Hamlin AB T0A 3L0

Project No:

21123000109
Opta Order ID:

101996

Requested by:
Eleanor Goolab
ERIS

Date Completed:
1/5/2022 9:01:35 AM

Project Name: Phase I
Environmental Site Assessment
Northern Lights RV Resort
Project #: 21123000109
P.O. #: PR21062

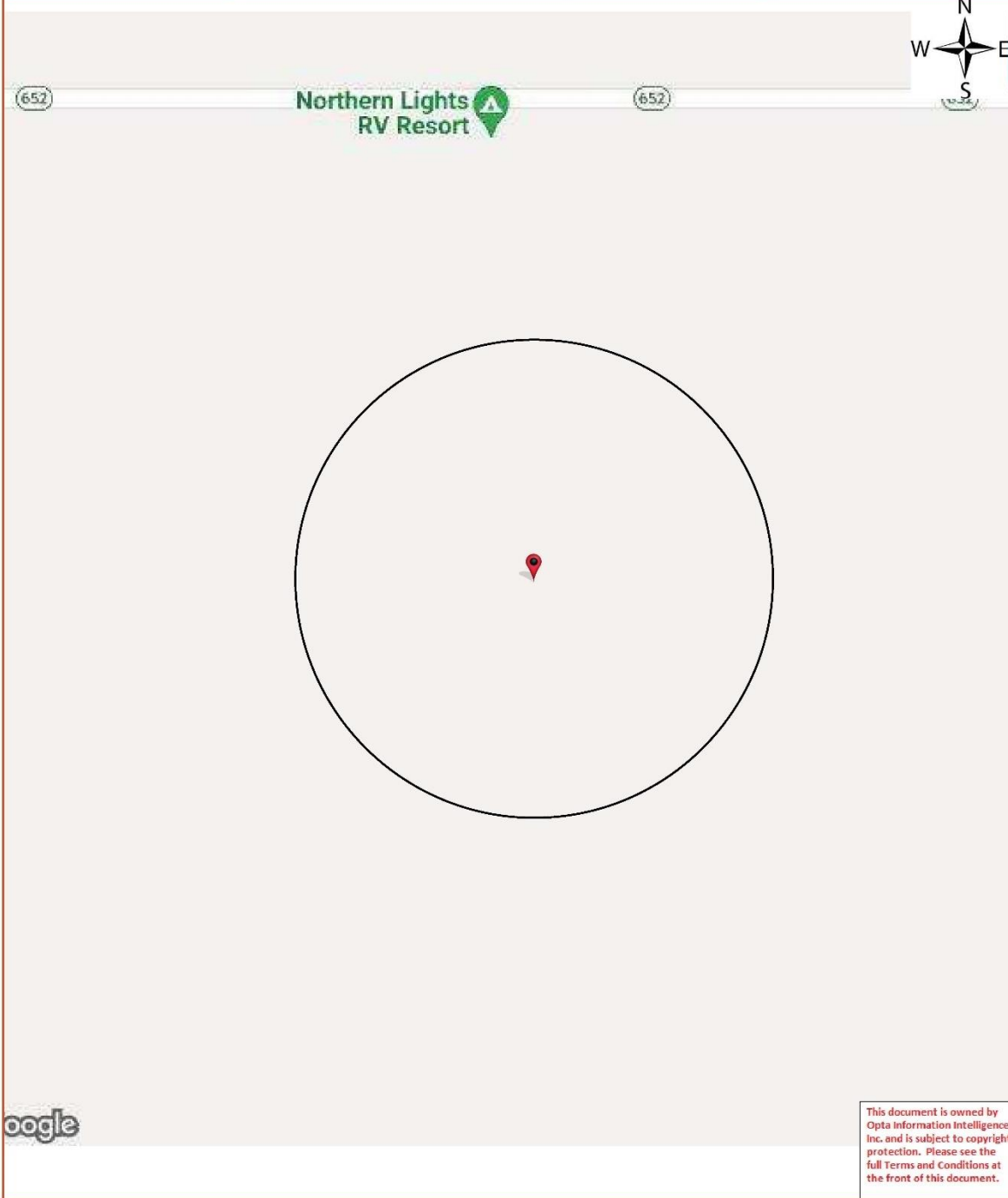
Search Area: 14125 AB 652 Hamlin AB T0A 3L0

Requested by:
Eleanor Goolab

Date Completed: 01/05/2022 09:01:35



OPTA INFORMATION INTELLIGENCE



Opta Historical Environmental Services Enviroscan™ Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.



175 Commerce Valley Drive W

Markham, Ontario

L3T 7Z3

T: 905.882.6300

Toll Free: 905.882.6300

F: 905.882.6300

An SCM Company

www.optaintel.ca

Page: 4
Project Name: Phase I
Environmental Site Assessment
Northern Lights RV Resort
Project #: 21123000109
P.O. #: PR21062

ENVIROSCAN Report

No Records Found

Requested by:
Eleanor Goolab

Date Completed: 01/05/2022 09:01:35



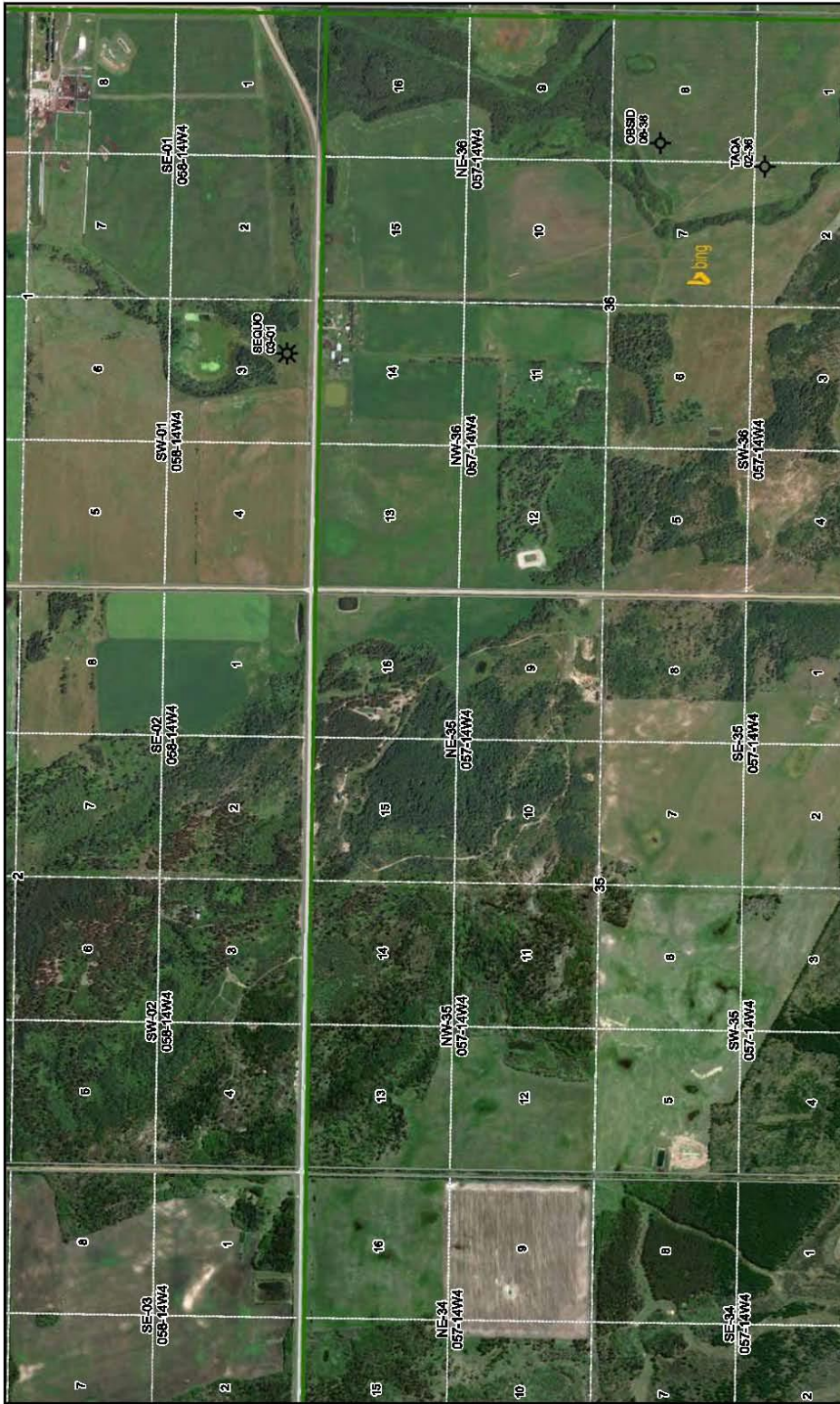
OPTA INFORMATION INTELLIGENCE

No Records Found

This document is owned by
Opta Information Intelligence
Inc. and is subject to copyright
protection. Please see the
full Terms and Conditions at
the front of this document.

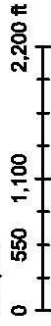


Oil Well Aerial Map: 14125 AB - 652 Hamlin, AB; NE-35-057-14 W4M

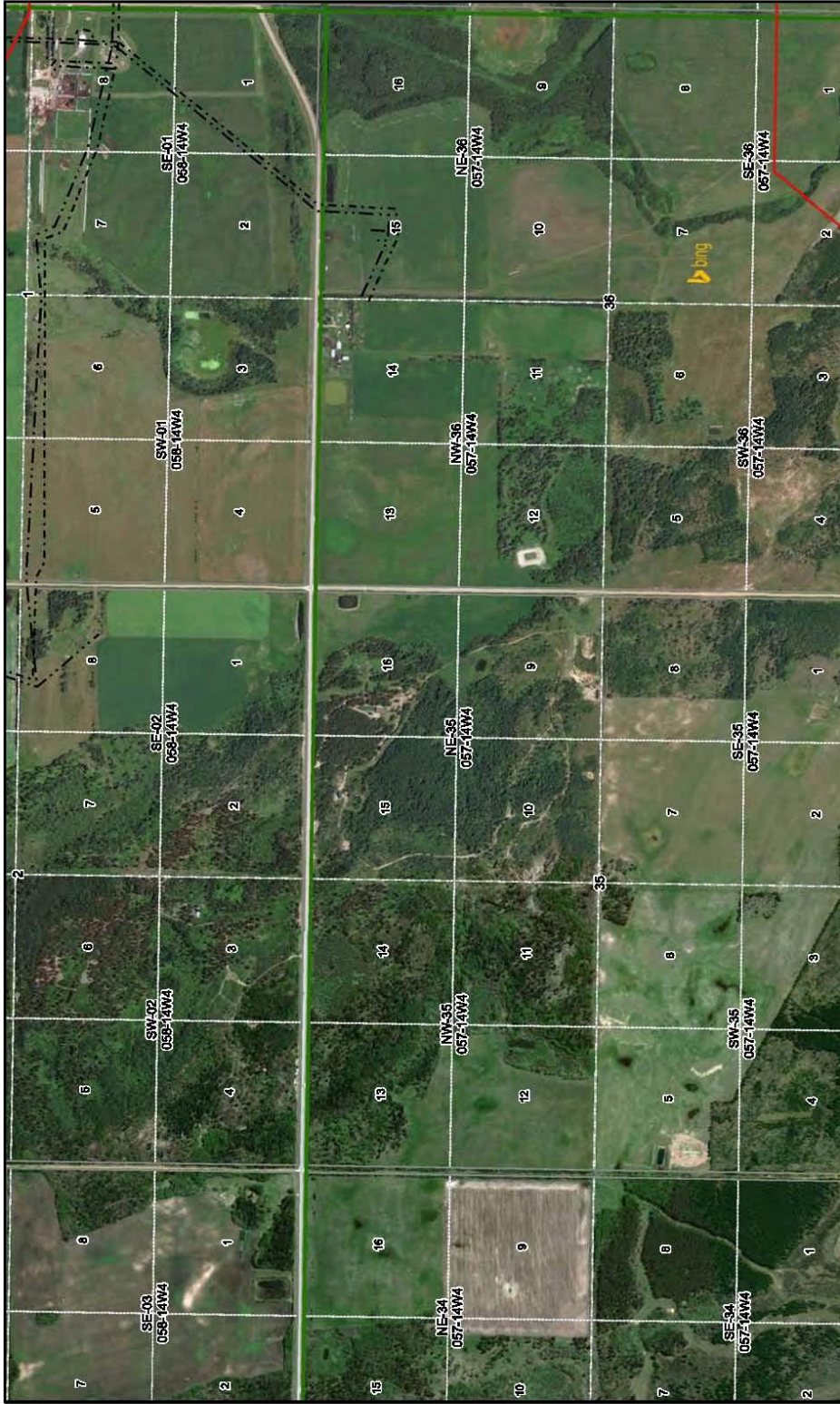


Thursday, December 30, 2021

1:14,719

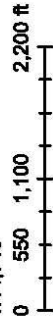


Pipeline Aerial Map; 14125 AB - 652 Hamlin, AB; NE-35-057-14 W4M

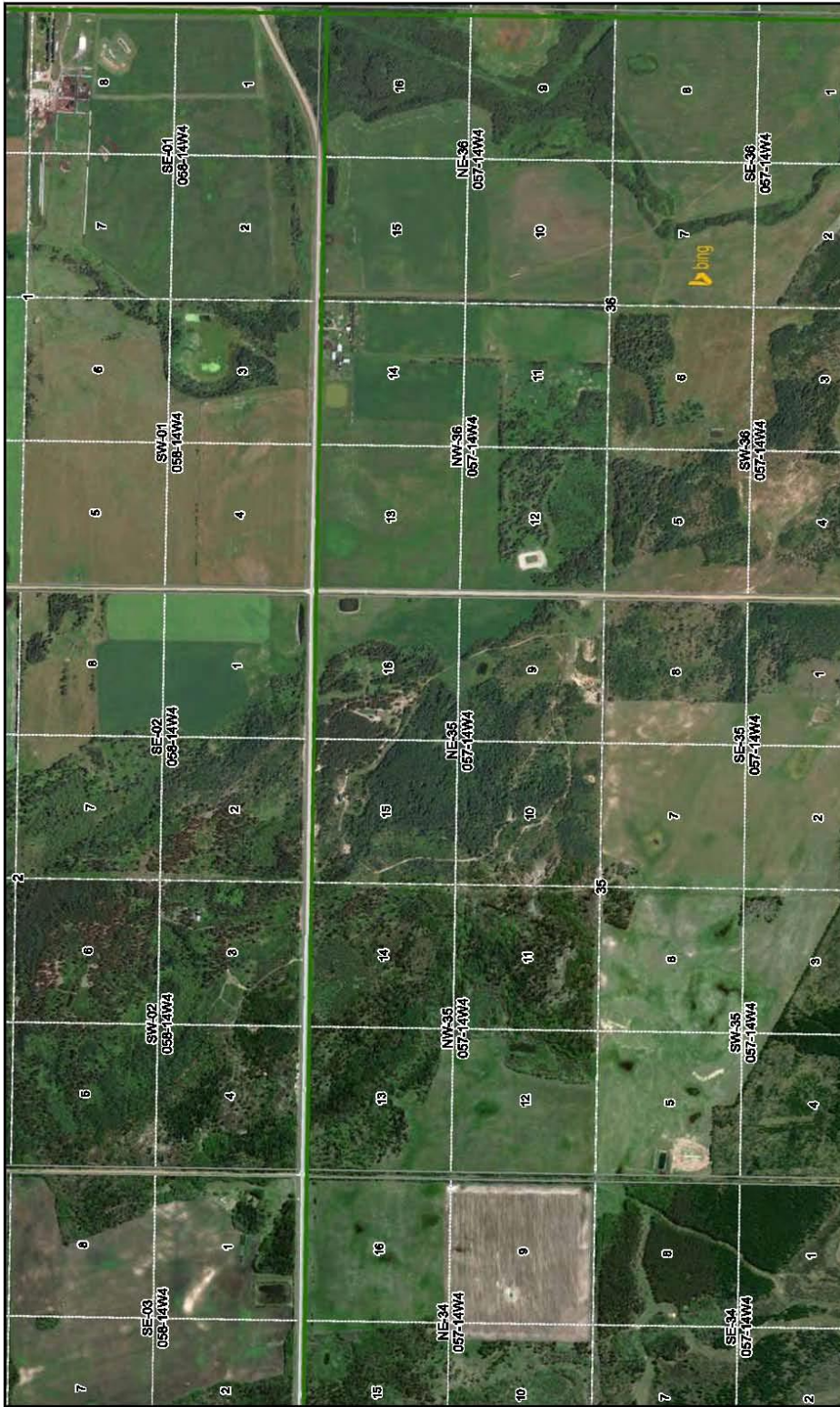


Thursday, December 30, 2021

1:14,719



Spill Aerial Map: 14125 AB - 652 Hamlin, AB; NE-35-057-14 W4M



Thursday, December 30, 2021





Alberta Water Well Information Database Map

Projection

Web Mercator (Auxillary Sphere)

Datum

WGS 84

Date

12/30/2021, 10:37:54 AM

Legend

- Groundwater Drilling Report
- ◆ Baseline Water Well Report

<http://groundwater.alberta.ca/WaterWells/d/>

Information as depicted is subject to change, therefore the Government of Alberta assumes no responsibility for discrepancies at time of use.
 © 2009 Government of Alberta
 © Government of Alberta | Copyright Government of Alberta | Earthstar Geographics



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GWC Well ID: 201653
GoA Well Tag No.
Drilling Company Well ID
Date Report Received: 189Q0402

GOWN ID

Well Identification and Location										Measurement in Imperial		
Owner Name WILK, RON		Address 10619 162 ST, EDMONTON			Town		Province		County		Postal Code	
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description			
	16	35	57	14	4							
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)					Elevation		
_____ ft from _____					Latitude <u>53.974082</u> Longitude <u>-111.083624</u>					2300.00 ft		
_____ ft from _____					How Location Obtained					How Elevation Obtained		
					Map					Estimated		

Drilling Information	
Method of Drilling Rotary	Type of Work New Well
Proposed Well Use Domestic & Stock	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	
15.00		Sand	
25.00		Clay	
98.00		Sandy Clay	
142.00		Sandstone	
162.00		Clay	

Yield Test Summary			Measurement in Imperial
Recommended Pump Rate		0.00 l/gm	
Test Date	Water Removal Rate (l/gm)	Static Water Level (ft)	
1979/06/02	20.00	50.00	

Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
162.00 ft	162.00 ft	1979/06/01	1979/06/08	
Casings				
Diameter (in)		From (ft)	To (ft)	
0.00		0.00	162.00	
Surface Casings (if applicable) Well Casing/Liner				
Galvanized Steel		Size OD : 4.50 in		
Well Thickness : 0.158 in		Well Thickness : 0.000 in		
Bottom at : 191.00 ft		Top at : 0.00 ft		
		Bottom at : 0.00 ft		
Perforations				
From (ft)	To (ft)	Diameter or Slot Width (in)	Slot Length (in)	Hole or Slot Interval (in)
Performed by				
Annular Seal Loose				
Placed from		0.00 ft to 0.00 ft		
Amount				
Other Seals				
Type		At (ft)		
Screen Type Stainless Steel				
Size OD :		6.00 in		
From (ft)	To (ft)	Slot Size (in)		
137.00	142.00	0.015		
Attachment Attached To Casing				
Top Filings Threaded		Bottom Filings		
Pack				
Type Other		Grain Size		
Amount 0.00				

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well UNKNOWN NA DRILLER	Certification No. 1
Company Name LAKELAND DRILLING LTD.	Copy of Well report provided to owner Date approval holder signed

Printed on 12/30/2021 10:58:28 AM

Page: 1 / 2



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GWC Well ID: 201653
GoA Well Tag No.
Drilling Company Well ID
Date Report Received: 189Q0402

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Imperial	
Owner Name WILK, RON	Address 10619 162 ST, EDMONTON			Town	Province	Country	Postal Code				
Location	1/4 or LSD 16	SEC 35	TWP 57	RGE 14	W of MER 4	Lot	Block	Plan	Additional Description		
Measured from Boundary of				GPS Coordinates in Decimal Degrees (NAD 83)				Elevation			
ft from				Latitude 53.974082 Longitude -111.083624				2200.00 ft			
ft from				How Location Obtained				How Elevation Obtained			
				Map				Estimated			

Additional Information										Measurement in Imperial
Distance From Top of Casing to Ground Level					in					
is Artesian Flow					is Flow Control Installed					
Rate					lgpm					Describe
Recommended Pump Rate					0.00 lgpm					Pump Installed
Recommended Pump Intake Depth (From TOC)					0.00 ft					Type
					SUB					H.P.
										Model (Output Rating)
Did you Encounter Saline Water (>4000 ppm TDS)					Depth					ft
Gas					Depth					ft
					Well Disinfectd Upon Completion					
					Geophysical Log Taken					
					Submitted to ESRD					
Additional Comments on Well					Sample Collected for Potability					Submitted to ESRD
DOLOMITE WAS USED FOR SAND PACK										

Yield Test			Taken From Ground Level			Measurement in Imperial
			Depth to water level			
Test Date	Start Time	Static Water Level				
1979/09/02	12:00 AM	50.00 ft				
			Pumping (%)	Elapsed Time	Recovery (%)	
				Minutes:Sec		
Method of Water Removal						
Type Unknown						
Removal Rate 20.00 lgpm						
Depth Withdrawn From 100.00 ft						
If water removal period was < 2 hours, explain why						

Water Diverted for Drilling		
Water Source	Amount Taken	Diversion Date & Time
	lg	

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well	Certification No.
UNKNOWN NA DRILLER	1
Company Name	Copy of Well report provided to owner Date approval holder signed
LAKELAND DRILLING LTD.	

Printed on 12/30/2021 10:58:28 AM

Page: 2 / 2



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GWC Well ID: 201652
GoA Well Tag No.
Drilling Company Well ID
Date Report Received: 1875/08/05

GOWN ID

Well Identification and Location										Measurement in Imperial		
Owner Name SHAPIKA, NICK W.		Address WILLINGDON			Town		Province		County		Postal Code	
Location		1/4 or LSD NE	SEC 35	TWP 57	RGE 14	W of MER 4	Lot	Block	Plan	Additional Description		
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)							
_____ ft from _____					Latitude <u>53.978184</u> Longitude <u>-111.086601</u>					Elevation _____ ft		
_____ ft from _____					How Location Obtained Not Verified					How Elevation Obtained Not Obtained		

Drilling Information	
Method of Drilling Drilled	Type of Work Chemistry
Proposed Well Use Domestic	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	

Yield Test Summary			Measurement in Imperial
Recommended Pump Rate	0.00 l/gm		
Test Date	Water Removed Rate (l/gm)	Static Water Level (ft)	
1975/05/23		100.00	

Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
247.00 ft				
Boresole				
Diameter (in)	From (ft)	To (ft)		
0.00	0.00	247.00		
Surface Casing (if applicable)		Well Casing/Liner		
Size OD :	0.00 in	Size OD :	0.00 in	
Wall Thickness :	0.000 in	Wall Thickness :	0.000 in	
Bottom at :	0.00 ft	Top at :	0.00 ft	
		Bottom at :	0.00 ft	
Perforations				
From (ft)	To (ft)	Diameter or Slot Width (in)	Slot Length (in)	Hole or Slot Interval (in)
Perforated by				
Annular Seal				
Placed from 0.00 ft to 0.00 ft				
Amount _____				
Other Seals				
Type		At (ft)		
Screen Type				
Size OD : 0.00 in				
From (ft)	To (ft)	Slot Size (in)		
Attachment				
Top Filings		Bottom Filings		
Pack				
Type		Grain Size		
Amount				

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well UNKNOWN NA DRILLER	Certification No 1
Company Name UNKNOWN DRILLER	Copy of Well report provided to owner Date approval holder signed

Printed on 12/30/2021 10:58:46 AM

Page: 1 / 2



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GWC Well ID: 201652
GoA Well Tag No.
Drilling Company Well ID
Date Report Received: 1875/08/05

GOWN ID

Well Identification and Location										Measurement in Imperial
Owner Name SHAPIKA, NICK W.	Address WILLINGDON			Town		Province	Country		Postal Code	
Location	1/4 or LSD NE	SEC 35	TWP 57	RGE 14	W of MER 4	Lot	Block	Plan	Additional Description	
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)			Elevation		ft
_____ ft from _____					Latitude 53.979184 Longitude -111.089501			_____ ft		
_____ ft from _____					How Location Obtained Not Verified			How Elevation Obtained Not Obtained		

Additional Information										Measurement in Imperial
Distance From Top of Casing to Ground Level _____ in					is Flow Control Installed _____					
is Artesian Flow _____					Rate _____ l/gpm					Describe _____
Recommended Pump Rate _____ 0.00 l/gpm					Pump Installed _____		Depth _____ ft			
Recommended Pump Intake Depth (From TOC) _____ 0.00 ft					Type _____		Mals _____ H.P. _____		Model (Output Rating) _____	
Did you Encounter Saline Water (>4000 ppm TDS) _____					Depth _____ ft		Well Disinfectd Upon Completion _____			
Gas _____					Depth _____ ft		Geophysical Log Taken _____			
					Submitted to ESRD _____					
Additional Comments on Well					Sample Collected for Potability _____			Submitted to ESRD Yes		

Yield Test			Taken From Ground Level		Measurement in Imperial
			Depth to water level		
Test Date 1875/05/23	Start Time 12:00 AM	Static Water Level 100.00 ft			
			Pumping (%)	Elapsed Time Minutes:Sec	Recovery (%)
Method of Water Removal					
Type _____					
Removal Rate _____ l/gpm					
Depth Withdrawn From _____ 0.00 ft					
<i>If water removal period was < 2 hours, explain why</i>					

Water Diverted for Drilling		
Water Source	Amount Taken	Diversion Date & Time
	lg	

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well UNKNOWN NA DRILLER	Certification No 1
Company Name UNKNOWN DRILLER	Copy of Well report provided to owner Date approval holder signed

Printed on 12/30/2021 10:58:46 AM

Page: 2 / 2



- [Search Form](#)
- [Map Search](#)

A designated location identifies a site where Alberta Environment and Parks has received scientific or technical information for that site and does not imply anything regarding the current state or condition of the site. Please refer to the studies and reports to determine the condition of the site.

ATS

Meridian W - 4
Range 14
Township 057
Section 35
[Quarter] NE

Search

PBL

Address

Place Name

Coordinate

Help with Map



<https://www.esar.alberta.ca/ESARmap.aspx?&>

1/2

12/30/21, 9:56 AM

Alberta | Environmental Site Assessment Repository Map



0021847272 4;14;57;35;NE

X: 198995.03658, Y: 5982237.43785



The ESA marker represents an approximate location of a site where the Government of Alberta has received scientific and/or technical information. The marker is an arbitrary, 40 meter diameter circle centered on the property for which this information is attached. For locations or other site information, see the document results table. Spatial Search provided by the Alberta Land Titles [SPIN 2 System](#)

[Skip To Navigation](#)

[Skip To Content](#)



[Alberta.ca](#) > [Environment and Parks](#) > [Land - Industrial](#) > [Programs / Services](#) > [Environmental Site Assessment Repository \(ESAR\)](#)

- [Home](#)
- [Air](#)
- [Land](#)
- [Waste](#)
- [Water](#)
- [Newsroom](#)
- [About Us](#)

Environmental Site Assessment Repository (ESAR)

- [Search Form](#)
- [Map Search](#)
- [Download Complete ESA list \(Updated Weekly\)](#)

ATS Search

► [SHOW HELP](#)

W 4 - 14 - 057 - 35 - [NE] - [] Search

Format: MER-RGE-TWP-SEC-[QTR]-[LSD]
[] denotes that the quarter section and legal subdivision are optional.

PBL Search

► [SHOW HELP](#)

Plan: [] Block: [] Lot: [] Search

Format: Plan - [Block] - [Lot]
[] denotes that the Block and/or Lot are optional.

Search Results

0 Result(s)

No results found for this ATS.



- [Home](#)
- [Contact Us](#)
- [Using this Site](#)
- [Privacy](#)
- [Government Expense Disclosures](#)

<https://www.esar.alberta.ca/esarmain.aspx>

Note:

An ESA document does not necessarily mean the site is, or ever was, contaminated. Please refer to the studies and reports to determine the condition of the site.

Place Name, Street Address, and Coordinate Searches are available on the map page

-A marker identified as ESA is the location of a site where Alberta Environment and Parks has received scientific and/or technical information

-A marker identified as REC is the location of a site where Alberta Environment and Parks has received an application for a reclamation certificate.

Comments and questions can be directed to:
ESAR-Support@gov.ab.ca

Document Results

Document Delivery

Download Email

12/30/21, 9:57 AM

Alberta Environment and Parks - Environmental Site Assessment Repository

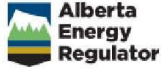
© 1995 - 2017 Government of Alberta [Copyright and Disclaimer](#)

<https://www.esar.alberta.ca/esarmain.aspx>

2/2

[Skip To Navigation](#)

[Skip To Content](#)



- [Using This Site](#)
- [Ministries](#) |
- [Contact Government](#) |
- [Government of Alberta Home](#) |

[Authorization Viewer](#)


[Traditional Agriculture Registration Viewer](#)

[Public Notices Viewer](#)

[Help](#)

Authorization Viewer - Search Results

The Search Used the Following Values:	
Authorization / Approval Holder or Company:	Richard Kimmitt
Act / Document Type:	Water Act, EPEA
Show Inactive Authorizations:	No

The resulting Authorizations based on the search criteria will be displayed below. A  will appear next to the Authorization when documentation is available for viewing or downloading. Please click [Viewer Help](#) if you encounter problems viewing the Authorization document.

0 Result(s)

Clear & Return

Comments regarding the Authorization Viewer page may be directed to the Regulatory Approvals Centre RAC.Environment@gov.ab.ca.



©1995 - 2021 Government of Alberta [Copyright and Disclaimer](#) [Using This Site](#) [Privacy](#)

[Skip To Navigation](#)

[Skip To Content](#)



- [Using This Site](#)
- [Ministries](#) |
- [Contact Government](#) |
- [Government of Alberta Home](#) |

Authorization Viewer


Traditional Agriculture Registration Viewer

Public Notices Viewer

Help

**Authorization Viewer -
Search Results**

The Search Used the Following Values:	
Legal Land Location:	NE 35-057-14-W4
Act / Document Type:	Water Act, EPEA
Show Inactive Authorizations:	No

The resulting Authorizations based on the search criteria will be displayed below. A  will appear next to the Authorization when documentation is available for viewing or downloading. Please click [Viewer Help](#) if you encounter problems viewing the Authorization document.

0 Result(s)

Clear & Return

Comments regarding the Authorization Viewer page may be directed to the Regulatory Approvals Centre RAC.Environment@gov.ab.ca.



©1995 - 2021 Government of Alberta [Copyright and Disclaimer](#) [Using This Site](#) [Privacy](#)



Government
of Canada

Gouvernement
du Canada

[Home](#) → [National pollutant release inventory](#)

→ [Tools and resources for the National Pollutant Release Inventory data](#)

→ [National Pollutant Release Inventory Data Search](#)

Facility Search Results

Data as of: September 13, 2018

[Return to NPRI \(National Pollutant Release Inventory\) Data Search](#)

[Additional resources for accessing, understanding and analyzing NPRI \(National Pollutant Release Inventory\) data.](#)

[NPRI \(National Pollutant Release Inventory\) data is also available for download in ACCESS and EXCEL formats.](#)

Search Information

Search criteria

Reporting Year	2017
Substance	All Substances
Location	All of Canada
Facility Name	Richard Kimmitt
Industrial Sectors	All Sectors
Type	All Types
Total Results	0

No records were found matching the search criteria.

Please press the BACK button and try again with different search criteria. For more assistance on formulating a search, [click here](#).



*File #PR21-062
Phase I ESA
Northern Lights RV Resort
14125AB – 652 Hamlin, AB*

APPENDIX E

Additional Information

Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca

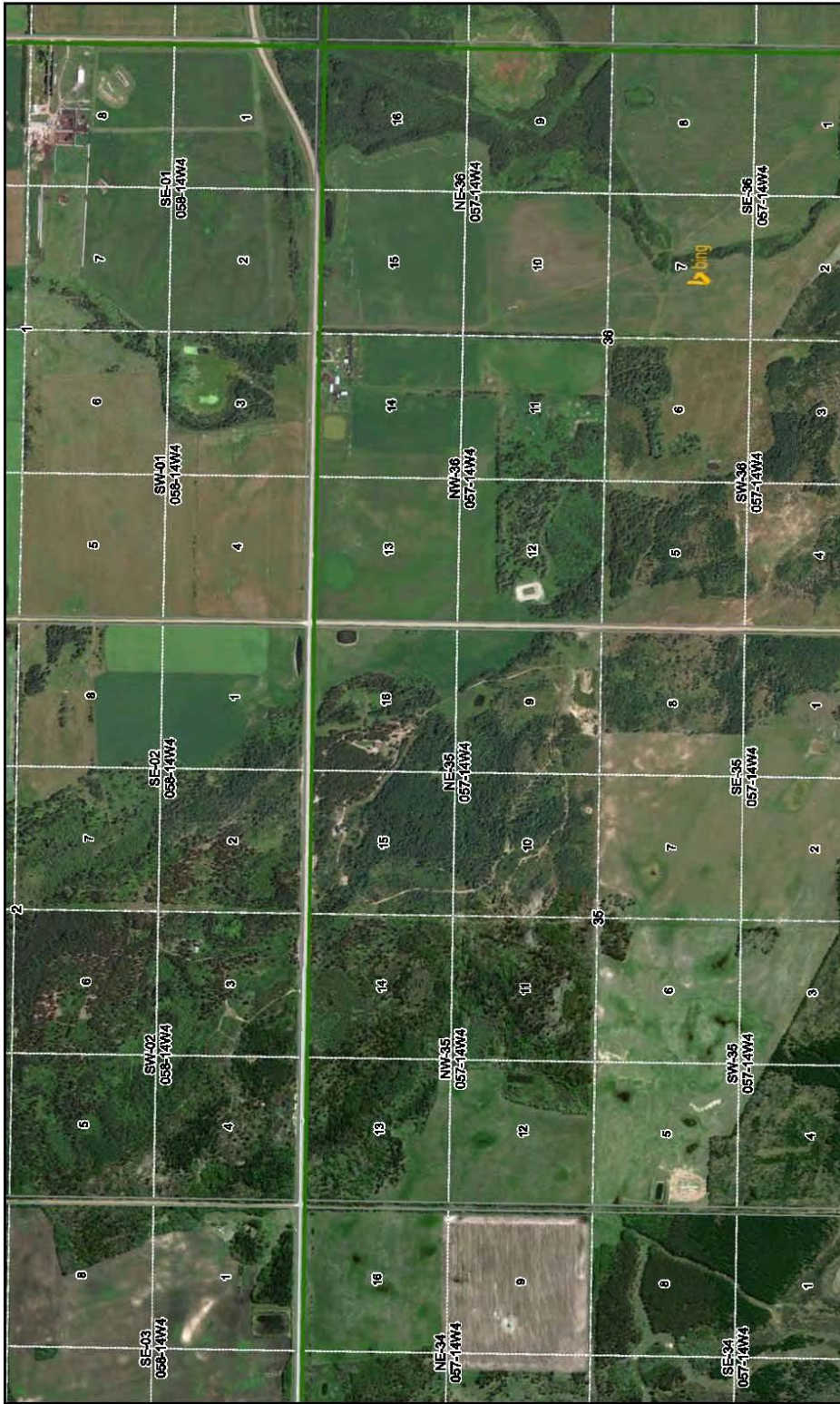
Aerial Map; 14125 AB - 652 Hamlin, AB; NE-35-057-14 W4M



Thursday, December 30, 2021

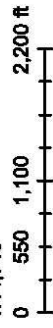


Aerial Map; 14125 AB - 652 Hamlin, AB; NE-35-057-14 W4M

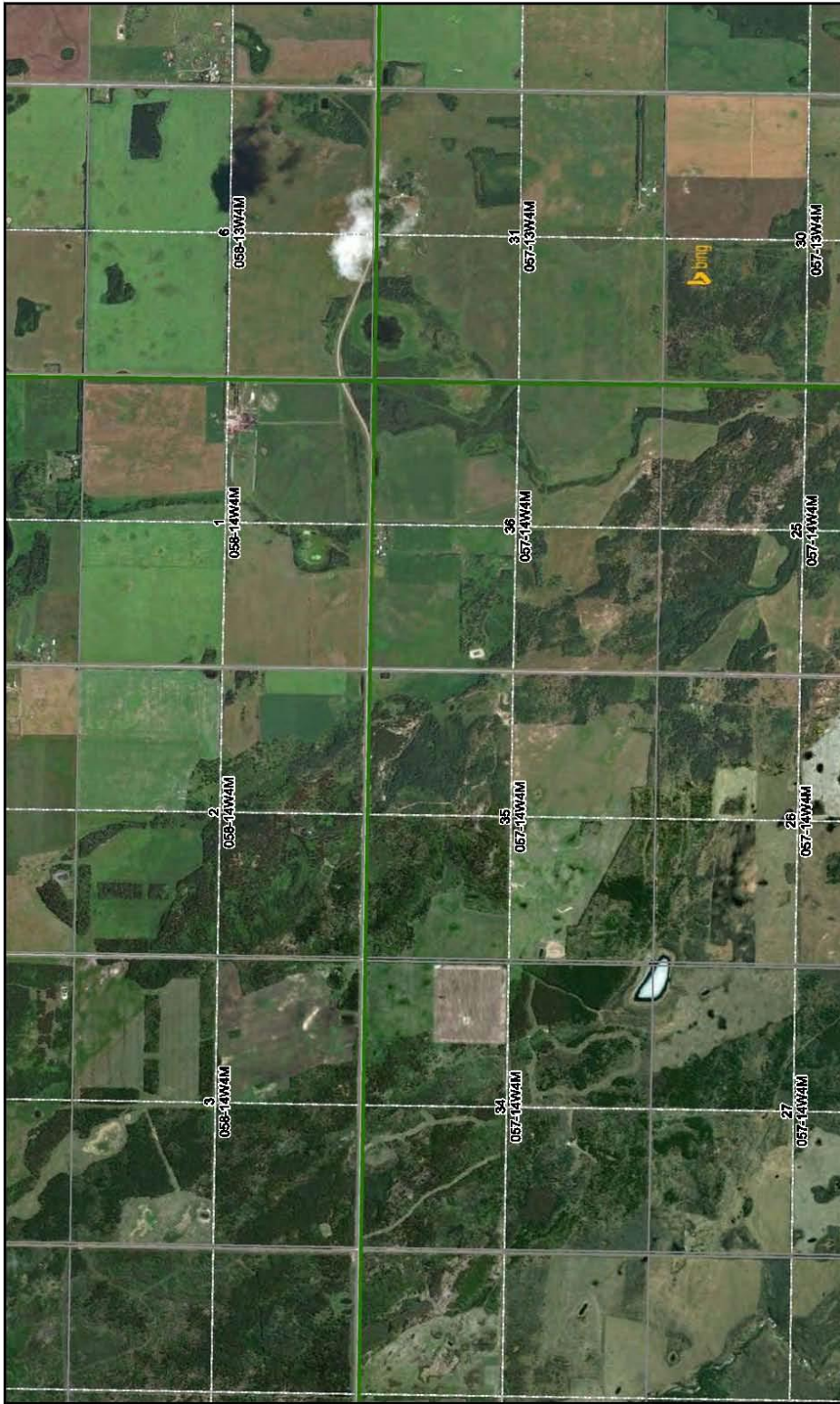


Thursday, December 30, 2021

1:14,719



Aerial Map; 14125 AB - 652 Hamlin, AB; NE-35-057-14 W4M



Thursday, December 30, 2021





AGRASID Information

AGRICULTURAL REGION OF ALBERTA SOIL INVENTORY DATABASE

SOIL CORRELATION AREA #10

Surface Form Modifier:

Soil Landscape of Canada #:	482455	Generated Soil Symbol:	PRM2/U1h
Eco District:	Elk Point	Eco Region:	Boreal Transition
Land System Name:	Edward	Climate Rating:	3H
Morphological Descriptor:	Upland	Soil Zone:	Black-Dark Gra
Soil Order 1:	Brunisols	Soil Order 2:	Chernozemic
Landscape Model 1:	low relief - hummocky		
Slope Class 1:	3 to 4		
Landscape Model 2:	moderate relief - hummocky		
Slope Class 2:	4 to 5		
Landscape Model 3:	low relief - longitudinal dunes		
Slope Class 3:	3 to 4		



AGRASID Information

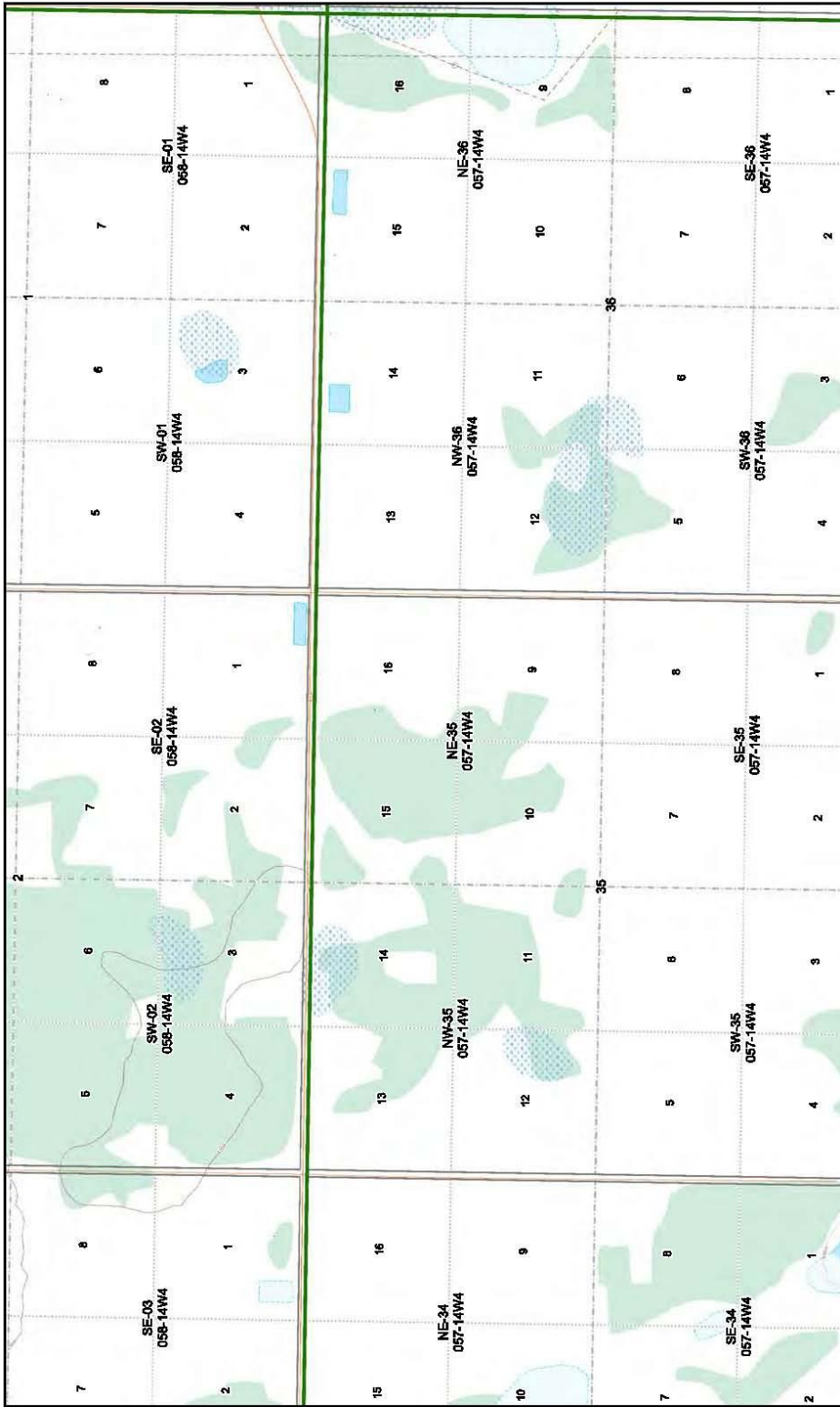
DOMINANT SOIL (greater than 60%)

SERIES: PRIMULA **Variant:**
Land Use: Native (Ah horizon)
Calcareousness Class: N **Salinity Class:** N
First Parent Material
Texture: VC **Genetic Origin:** GLFL
Second Parent Material
Texture: - **Genetic Origin:** -
AGRASID Texture: Very coarse (S,LS) sediments deposited by wind or water
Soil Drainage: Rapidly Drained **Taxonomic Char:**
Report: **Soil Order:** Brunisolic
Soil SubGroup: Eluviated Eutric Brunisol
Comments: Replaced NIT and HRT..

1st SIGNIFICANT SOIL (less than 30%)

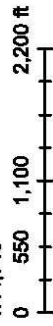
SERIES: MISC.ORGANIC **Variant:**
Land Use: Native (Ah horizon)
Calcareousness Class: - **Salinity Class:** -
First Parent Material
Texture: - **Genetic Origin:** UNDO
Second Parent Material
Texture: - **Genetic Origin:** -
AGRASID Texture: Undifferentiated
Soil Drainage: Very Poorly Drained **Taxonomic Char:**
Report: **Soil Order:** Organic
Soil SubGroup: Typic Mesisol
Comments:

Topographical Map; 14125 AB - 652 Hamlin, AB; NE-35-057-14 W4M



Thursday, December 30, 2021

1:14,719





Design Flood

- Floodway
 - Flood Fringe
 - Overland Flow (Flood Fringe)
 - Under Review
- [855.09 m](#) Cross Section and Design Flood Level



Map Projection: Mercator Auxiliary Sphere
Map Datum: World Geodetic System 1984
Flood Level Datum: Canadian Geodetic Vertical Datum of 1928

The flood information as depicted is subject to change, therefore the Government of Alberta assumes no responsibility for discrepancies at the time of use.



Resort Rules and Regulations

Good rules make for good neighbors.

Members of Northern Lights RV Resort will show respect for other members, take care of the amenities, protect, and observe wildlife, the environment and be proud of their resorts.

ACCESS

- Members may be asked to present their valid membership card and photo ID when checking in.
- Membership benefits are granted only to the Member named on the card and their immediate Family, which is defined as their spouse, parents, children, grandchildren, plus 2 on leash pets.
- No person may access or use the Resort unless the Member is present. Anyone under 18 is not permitted to be a member, make a reservation, or stay on the Resort unless accompanied by an adult.
- The main security gate provides members only access to the resort. The gate is a card lock system, manned during busy times. Members will be given 2 electronic gate cards to be used by the Member, not to be lent or transferred.
- Membership payments must be current to access the Resort.
- All Tour Guests and visitors will need to register at the security gate.

USE

- Individual campsites are designed to accommodate a maximum of 6 members of a one family unit.
- The Resort and individual campsites are intended for recreational use only, not for permanent use or principal residence, or as a mailing address.
- Campsites will be available on a first come first serve basis. Reservations are recommended during busy season.
- Day use activities will be posted and advertised seasonally.
- Sub-letting, renting, loaning, time-sharing, Airbnb or otherwise lending your Membership, privileges, campsite, or unit is not permitted.

FACILITIES

- Comfort stations, washrooms, showers, and laundry facilities must be kept clean and used appropriately.
- Airtight connections must be used for all sewer hookups.
- Water is for personal use, not for washing vehicles or units.
- Electricity is for powering personal items, not for heating, cooling, or charging electric vehicles.
- Propane tanks are to be secured and stored properly.

VEHICLES

- For overall safety, the maximum speed in the Resort is 15 km per hour.
- Drivers must obey all traffic signs and provincial laws.
- Do not block accessible parking spots or ramps.
- Drivers, motor vehicles, trailers, and units must have any required license, safety equipment, registration, and insurance.
- Off-highway vehicles (ATVs, dirt bikes, golf carts, etc.) must be used in designated areas and routes, not in common areas.
- Bicycles are permitted on roads and in common areas. Helmets are required.
- Individual campsites can have a maximum of 2 vehicles plus 1 unit (RV, trailer, camper van).
- Vehicles, trailers, RVs, and units must be secured with blocks when unhooked.
- Park on the designated portion of individual campsites or in designated parking areas, not on roads or grass.
- Motor vehicles and units are not permitted to remain overnight unattended or unoccupied without prior permission.
- Repairs, maintenance, oil changes, washing, or detailing motor vehicles or units is not permitted.

PLAYGROUNDS

- Playground and recreation areas are not supervised. Use at your own risk.
- Obey the posted rules.

CHILDREN & PETS

- Everyone under 18 must be supervised. Children under 12 must be accompanied by an adult everywhere on the Resort, including individual sites.
- Children not toilet trained must wear a diaper; and must wear an approved swimming diaper while in pool areas, water areas, or beach areas.
- Pets must always remain leashed, under control, and within 2 meters of the owner. Pets are permitted on roads, paths, and individual campsites, but are not permitted in common areas. This includes restaurants, food areas, stores, washrooms, buildings, playgrounds, pool areas, water areas, or beach areas.
- Pet owners are to carry bags, clean up after their pets, and dispose of waste in garbage bins.
- Any pets deemed aggressive will not be permitted on the Resort.

NATURAL BEAUTY

- Please keep the Resort clean and dispose of personal items, garbage, cans, bottles, and cigarette butts appropriately.
- Leave nature as you found it. Do not disturb plants, animals, trees, or wildlife and never feed the wildlife.
- Animal, pest, or poison controls and traps are not permitted on the Resort.
- Management is responsible for ensuring the Resort remains clean and attractive and may request items be cleaned, maintained, modified, or removed to maintain the Resort's aesthetics.
- Hanging or tying items to trees, fences, or structures is not permitted anywhere on the Resort, including individual campsites except hammocks.
- Decorations, landscaping, digging, painting, vandalism, tampering, destruction, moving, defacing, or misusing property by anyone is not permitted, including on individual campsites.
- Construction, structures, decks, landings, sheds, storage, fences, improvements, alterations, changes, antennas, satellite dishes, clothes lines, or equipment are not permitted on the Resort.
- Garbage must be placed in designated approved bear resistant garbage bins, not dumped, or burned.

DISTURBANCES

- While using individual campsites members should treat them as private property. Please do not disturb your neighbors by trespassing, making annoying noise or using bright lights.
- Unreasonably loud noise including vehicles, music, shouting, or barking dogs. Quiet time is in effect between 11pm and 8am.
- Unacceptable, aggressive, offensive language or behavior are not permitted anywhere on the Resort.
- Communications, flyers, notes, papers, signs, placards, flags, political signs, religious signs, displays, brochures, business cards, and sales or promotional material are not permitted to be displayed or distributed in the Resort.

SUBSTANCES & DANGEROUS ITEMS

- Alcohol, cannabis, edibles, smoking, electronic cigarettes, vaping, and drugs are not permitted in common areas such as playgrounds or buildings.
- Firecrackers, fireworks, dangerous materials, open gas containers, torches, open flame, oil lanterns, candles, firearms, weapons, explosives, pellet guns, paintball guns, power saws, chainsaws, and may not be used on the Resort.
- Fires are permitted on the Resort only in designated approved fire pits and must be monitored until fully extinguished and cold. Fires may be restricted or prohibited at certain times.
- Dangerous goods or chemicals such as propane tanks, paints, thinners, ammonia, formaldehyde, water tank products, antifreeze, oils, gas, acids, alkaloids, and batteries must not be spilled, dumped, flushed, burned, or disposed anywhere on the Resort, including garbage bins, recycling bins, drains, sinks, showers, toilets, sewers, or fire pits.

ENFORCEMENT

- Management has the authority to enforce rules, revoke privileges, or remove anyone from the Resort without compensation or refund.
- Members are responsible for paying any fees, fines, or damages owed to the Resort.
- The resort is not responsible for the loss or damage of personal property. All Resort Rules and local, municipal, provincial, and federal laws must be obeyed, and the strictest ruling will apply and be enforced.

APPENDIX G – RESORT RULES AND REGULATIONS

I hereby agree that myself and my Family will abide by these Rules & Regulations.

Member Name: _____

Signature: _____

Member Name: _____

Signature: _____

Resort Rep: _____

Signature: _____

Date: _____

APPENDIX H – PROPOSED DEVELOPMENT PROJECT PLAN



NORTHERN LIGHTS RV RESORT

Proposed Development Project Plan

ABSTRACT

Summary of proposed development related to water, wastewater, stormwater, and environmental impact activities.

Table of Contents

Potable Water.....	2
Existing Small Waterworks System.....	2
Proposed Waterworks Phase 1 Construction.....	3
Proposed Waterworks Phase 2 Construction.....	3
Water Quality & Quantity for Proposed Development.....	4
Potable Water Usage.....	4
Wastewater.....	5
Existing Wastewater Management.....	5
Proposed Wastewater Management.....	5
Stormwater Management.....	5
Environmental Protection.....	6
Environmental Impact Assessment.....	6
Wetland Policy.....	6
Appendix A – Northern Lights Water Report.....	7
2022 Water Report.....	7
Appendix B – Water and Wastewater Usage Calculations.....	8
Current Usage.....	8
Maximum Terminal Projected Usage.....	8

Potable Water

Northern Lights RV Resort has an existing small waterworks system providing potable water. We are seeking to develop up to 8 additional small waterwork systems over the next five years. Each small waterworks system includes above ground water storage, water supply lines, and watering points/service connections to provide hauled-in potable water from approved sources to our privately owned development. No groundwater or surface water sources are currently used or proposed.

Our existing small waterworks system, and all proposed additions are regulated under the Nuisance and General Sanitation Regulation of the Public Health Act (*Reference: [Non-municipal drinking water guidelines page](#) of the Government of Alberta website*). They are not regulated under the Environmental Protection and Enhancement Act and no approval, registration, or notice requirements are applicable (*Reference: Environmental Protection and Enhancement Act Activities Designation Regulation*).

As an operator of an existing small waterworks system we are committed to applying the Public Health Guidelines for Non-municipal Drinking Water. We work with the local public health inspector to ensure we provide safe drinking water. We also understand these guidelines are the first step towards introducing standards for public non-municipal drinking water and are actively preparing for the future introduction of drinking water standards.

All components of each small waterworks system will be selected, used, and maintained in accordance with CSA standards and the Public Health Guidelines for Non-municipal Drinking Water Guidelines. Operating plans and water test results are retained and posted on site. All proposed small waterworks system will undergo required testing, developed in consultation with the public health inspector. This is expected to include pre-season testing and representative sampling points at defined watering points for each system.

In addition, Northern Lights RV Resort is committed to implementing best practices for private development small waterworks systems using potable water from AHS approved sources. Ultimate configurations of each small waterworks systems will be submitted to Smoky Lake County.

Existing Small Waterworks System

Our existing small waterworks system includes:

1. One outdoor 2,500 gallon above ground potable water tank (seasonal use only May - Aug)
2. One outdoor 1,000 gallon above ground potable water tank (seasonal use only)
3. One service connection (1 building)
4. One indoor 300 gallon above ground potable water tank (year-round only)
5. One ½ horsepower electric pump

All potable water is currently hauled in, using AHS approved water haulers, on an as-need basis from approved sources. Our most recent test result for our existing waterworks system can be found in Appendix A.

Proposed Waterworks Phase 1 Construction

Construction of up to 4 waterwork systems. Each waterwork system is planned to include two 2,500 gallon above ground potable water tanks, approximately 2km of underground 1-inch low-flow water line (rated for up to 75 psi), and one 5-10 horsepower electric pump. Each waterwork system is planned to service up to 50 watering points (campsite pedestal – refer to *Image 1*). Each watering point will be seasonal use only and fully drained during the winter season (September – April annually). Two of the four small waterwork systems will include 2 service connections (1 building & 1 comfort station) and 4 service connections (4 cabins) respectively which will operate year-round.



*Image 1: example campsite pedestal
with low flow water tap and power connection*

Proposed Waterworks Phase 2 Construction

Construction of up to 4 of the additional small waterwork systems, including the same components and servicing 50 seasonal use water points per system (campsite pedestal). Two of these additional four small waterwork systems are planned to include 5 service connections (1 building, 1 comfort station, and 3 cabins) and 6 service connections (1 building and 5 cabins) respectively, operating year-round.

Water Quality & Quantity for Proposed Development

All potable water for our existing small waterworks system is currently hauled in, using AHS approved water haulers. All water haulers must have an AHS decal on their truck and deliver potable water from approved sources. All proposed small waterworks systems will continue to use hauled-in potable water from AHS approved water haulers.

To prevent stagnant water within our above ground potable water tanks we recognize it is recommended they be filled at least once per month, and often enough to maintain chlorine residual. Our current above ground potable water tanks are filled every 14 days. This ensures residual chlorine levels are sufficiently maintained and secondary disinfection is not required at this time. All of our proposed small waterwork systems are expected to be filled at similar intervals and are not expected to require secondary disinfection. Should secondary disinfection be required to maintain chlorine residual, the amount of chlorine would be calculated and verified on site before being added manually during filling as per Section 3.2.3 of the Public Health Guidelines for Non-municipal Drinking Water.

We are aware the recommended minimum water supply is recommended to be no less than a 24-hour supply and up to 3X the expected daily water use, excluding water required for fire suppression activities. We currently maintain 5X of our daily water use on average and ensure a minimum 24-hour supply. We will continue to maintain a sufficient quantity of potable water at all times based on usage, with no less than a 24-hour supply at any given time.

Potable Water Usage

	Summer Usage (May – Aug)	Winter Usage (Sept – April)	Total Usage Annually
Current Usage *based on Northern Lights RV Resort 2021/2022 usage data (Appendix B)	123 m ³	24 m ³	147 m ³
3-year projected use	910 m ³	150 m ³	1,060 m ³
5-year projected use	1820 m ³	227 m ³	2,047 m ³
Maximum terminal projected use *based on 2021 usage data provided by Wilderness Village (Appendix B)			7,455 m ³

Wastewater

Existing Wastewater Management

Northern Lights RV Resort has an existing underground holding tank designed to retain all wastewater, including greywater. All wastewater is collected by an authorized waste hauler and transported to an approved waste facility or location. We are seeking to install two additional underground holding tanks in the next five years. No additional wastewater system components are present or proposed.

Our existing private sewage disposal system, and our proposed additions are regulated under Part 3 Holding Tanks of the Alberta Private Sewage Systems Standard of Practice 2015 (Reference: Safety Codes Act Private Sewage Disposal Systems Regulation).

Proposed Wastewater Management

Our proposed development does not include the construction of a wastewater collection or treatment system. We are seeking the addition of two underground holding tanks designed to retain wastewater – one during the proposed waterworks Phase 1 construction and one during Phase 2. All wastewater tanks will be selected, installed and maintained with sufficient capacity to meet demand, in accordance with the Alberta Private Sewage Systems Standard of Practice 2021 (in force November 1, 2022).

Stormwater Management

Stormwater runoff on site is limited to rain or snowmelt and intermittent dust control. All wastewater and greywater is fully contained within each RV unit or building and no wastewater or greywater is permitted to be discharged onsite at any time. No rooftop water collection systems exist. The proposed development will not result in vehicle wash wastewater – washing of vehicles or RV units at any time is prohibited.

Our proposed development will not alter the flow or direction of flow to natural water bodies and does not include the construction of a stormwater management system, outfall structures, or water diversion. As such, no approval is required under the Environmental Protection and Enhancement Act or under the Water Act. Regardless, we are committed to ensuring best practices and retained Stamped Engineering Corporation to confirm existing site drainage and ensure site design incorporates relevant stormwater management guidelines and techniques. Site Layout and Site Design Grading drawings are attached.

Environmental Protection

Environmental Impact Assessment

An Environmental Impact Assessment is not required for our proposed development, as it is an exempted activity outlined in Schedule 2 of the Environmental Assessment (Mandatory and Exempted Activities) Regulation (*excerpt below*)

Schedule 2

(f) the construction, operation or reclamation of a day use recreation site and associated facilities, a campground, a facility for the interpretation and study of the environment, a downhill skiing facility or a combined downhill and cross country skiing facility in a non-mountainous area;

Regardless, Northern Lights RV Resort voluntarily completed a Level 1 Environmental Impact Assessment. It was completed by Stratis Environmental on January 12, 2022 and found the site met all applicable Phase 1 ESA requirements. No further environmental assessment was recommended. A copy has been provided to the County.

Wetland Policy

In May 2022, an area located along the southeast side of NE 35-57-14-4 was identified as a potential wetland. This area is being identified and delineated in accordance with the Alberta Wetland Identification Delineation Directive. A copy will be provided to Alberta Environment and Parks, as well as Smoky Lake County. Whether this identified area is determined to be a dugout, an **ephemeral water body** or **wetland**, no development is occurring or planned to occur within, or in close proximity.

Ephemeral Water Body

A shallow water body that temporarily contains water after spring snowmelt or a heavy rainfall and typically dries up within a matter of days to weeks.



Wetland

Wetlands are land saturated with water long enough to promote formation of water altered soils, growth of water tolerant vegetation, and various kinds of biological activity that are adapted to the wet environment.

While we do not foresee a requirement to complete a wetland assessment or seek an approval under the Water Act to undertake activities within the wetland boundary, we are committed to environmental conservation, including the protection of wetlands. All design and construction activities will incorporate environmental best practices. Approximately 20 per cent of Alberta's surface area is covered by wetlands which support several recreational pursuits (e.g., bird watching) and have increasingly become a focal point for the ecotourism industry (Reference Environment and Sustainable Resource Development). The fundamental purpose of our proposed development is ecotourism – tourism related to nature, adventure, and culture in the countryside. The designation of this area as a wetland is in the interests of Northern Lights RV Resort, further enhancing our ability to support the County's objective of improving the region's economic development capacity in a manner that conserves and enhances the region's natural assets. It also in alignment with Travel Alberta's plan to "grow the visitor economy" and "attract high-value visitors, requiring enhanced and new inventory to ensure the type of accommodations, products and memorable experiences they want are available" (Reference Travel Alberta 2022-2025 Business Plan).

Appendix A – Northern Lights Water Report

2022 Water Report

	3030 Hospital Dr. NW Calgary, AB T2N 4W4 8440-112 St. Edmonton, AB T6G 2J2	403-944-1215 780-407-8925	
	9014982, Northern Lights RV Resort Box 565 Vina, AB T0A3L0 7806566559		

Environmental Public Health, St Paul -ER4 5610 - 50 Avenue (780)645-3306 St Paul, AB T0A 3A1	Accession #: WE-22-0043705 AESRD Approval #: EI #: Provlab Study #:
---	--

Environmental Microbiology		
Collected Date	2022-06-07	
Collected Time	10:51:00	
Procedure		Units
Total Coliforms by Enzyme Substrate	ABSENT ⁰¹	per 100mL
E coli by Enzyme Substrate	ABSENT ⁰¹	per 100mL
Drinking Water Sample Category	Treated Public ⁰¹	
Received Date and Time	2022-05-08 0700 ⁰¹	
Analyzed Date	08-JUN-2022 ⁰¹	
ID Number	756074 ⁰¹	
Sample Collected By	Richard Kimmitt ⁰¹	
Collected By Phone Number	780-622-8284 ⁰¹	
Sample Collection Site.	Kitchen tap ⁰¹	

Interpretive Data

In1: Total Coliforms by Enzyme Substrate
 Total Coliforms and E coli testing performed by Enzyme Substrate Method - Presence/Absence.

Order Comments

O1: Drinking Water
 NE1/4 Sect. 35 Twp: 57 Rge: 14 W 4 M Lot: _ Block: _ Plan: _
 Latitude: 53.971381 Longitude: -111.963629
 The Access Number was NOT PROVIDED on the requisition. by sampler. Please transcribe Access Number 9014982 on requisition.
 Contact information provided on requisition does not match information on file. Please contact your local health agency to update your information.

LEGEND: @=Faxed #=Corrected H=High T=Textual Result
 R=Result Comment O=Order Comment In=Interpretive Data

Cc:

Information on this report related only to this sample
 For further information contact the Environmental Public Health Agency

Report Request ID: 317603807
 Print Date/Time: 2022-06-09 14:23 XR Env: ER4 - Provider - Permanent
 Page 1 of 1

Appendix B – Water and Wastewater Usage Calculations

Current Usage

Summer Use (123 days May – August)

3,000 imp gal potable per load. Total of 9 loads delivered from May to August 2022

3,000 imp gal per load x 9 loads = 27,000 imp gal

27,000 imp gal = 122.75 m³

Winter Use (242 days September – April)

300 imp gal every 14 days. Total of 17 loads from September 2021 to April 2022

17 x 300 imp gal = 5,100 imp gal

5,100 imp gal = 23.19 m³

Maximum Terminal Projected Usage

Wilderness Village is a membership-based RV resort in Rocky Mountain House, Alberta adjacent to Crimson Lake Provincial Park. In 2022 Wilderness Village hauled a total of 7,455 m³ of wastewater offsite. The resort has been in operation for more than 33 years. They are open year-round, operating at 95% capacity throughout the summer season. They offer overnight and seasonal public rental accommodations and have the following onsite amenities:

- 399 serviced sites (power and water)
- 10 cabins
- clubhouse with snack bar and ice cream shop
- Two heated swimming pools
- Three hot tubs
- Three comfort stations with washrooms and showers, as well as onsite outhouses
- Onsite laundry facilities
- Two RV wastewater dump stations
- Paved basketball court
- Onsite petting zoo
- Onsite office + manager's residence