

SMOKY LAKE COUNTY

A G E N D A: Subdivision and Development Appeal Board (SDAB) Hearing Regarding **Development Application No. 007-22 located on NE-35-57-14-4**, to be held on **Thursday, December 15, 2022, 4:00 p.m. in the County Council Chambers at 4216 McDougall Drive, Smoky Lake AB, and, by phone/online via ZOOM: Online: <https://us02web.zoom.us/j/82501039400> or by Phone: 1-780-666-0144 (Meeting ID: 825 0103 9400)**

1. **Call to Order**
2. **Adoption of Agenda**
3. **Introductions (Call for Objections)**
4. **Hearing Procedures**
5. **Presentations**
 - 5.1 Written Submissions
 - 5.2 Development Authority's Presentation
 - 5.3 Appellant(s)
 - 5.4 Persons Supporting Appeal
 - 5.5 Applicant
 - 5.6 Persons Opposing Appeal
6. **Final Comments**
 - 6.1 Development Authority
 - 6.2 Appellant(s)
 - 6.3 Applicant
7. **Questions from the Board**
8. **Deliberations of the Board – In Camera Session**
9. **Adjournment**

STAFF REPORT WITH LEGAL SUBMISSIONS

DEVELOPMENT APPLICATION NO. 007-22

NE-35-57-14-W4M

RECREATIONAL VEHICLE PARK

Hearing Date: December 15, 2022, 4:00 p.m.

Held at the Smoky Lake County Council Chambers

4612 McDougall Drive, Smoky Lake, Alberta

and virtually held by Zoom

<https://us02web.zoom.us/j/82501039400>

Meeting ID: 825 0103 9400 (+1 778 907 2071)



1. Background Information

1. This report is jointly prepared through the efforts of Jeneane Grundberg KC (Partner, Brownlee LLP, who has prepared the Legal Overview) and Jordan Ruegg (Planning & Development Manager/Development Officer, Smoky Lake County, who has prepared the balance).
2. Development Application No. 007-22 (the Application), for a proposed 400 serviced stall Recreational Vehicle Park and associated facilities (washrooms/showers, swimming pools, play areas, volleyball/pickleball courts, security office, RV storage & on-site parking facilities), on the lands legally described as NE-35-57-14-W4M (the Lands). The Lands are located at the intersection of Highway 652 and Range Road 141, 3.5km approximately 2.0 miles west of Highway 859, and contains 160.0 acres (64.74 hectares) +/- . The Lands are subject to a valid Development Permit (DP 038-09) for a 50-stall campground and accessory facilities, that was issued on June 9, 2009.
3. The Application was submitted by Mr. Richard Kimmitt, Northern Lights RV Resort (the Applicant), and was received by the Development Authority for Smoky Lake County on March 13, 2022.
4. Subsequently, on March 16, 2022, outstanding Development Permit fees of \$10,000.00 (based on a \$1.00/\$1,000.00 construction value, pursuant to Smoky Lake County Bylaw No. 1387-20: *Planning and Development Fees*, with the Applicant estimating a total project cost of \$10,000,000.00, as per the Application), were paid by the Applicant in full. 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.
5. 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.
6. On April 13, 2022, the Development Authority met virtually via Zoom with the Applicant and his engineers to discuss the deficiencies with the stormwater management plan that were highlighted in the Notice of April 5, 2022, and also to discuss the proposed methods of water and wastewater service provision for the proposed development as insufficient details had been provided by the Applicant.
7. 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 proposed water system and stormwater management plan. The Development Authority extended the deadline to provide the outstanding information to the Development Authority until May 30, 2022, to allow the Applicant to have sufficient time to prepare the necessary documentation.

8. On April 24, 2022, the Applicant hosted an open house on the subject lands to obtain public feedback and provide answers to questions posed by members of the public. A representative from the Development Authority was in attendance to answer questions from the public related to Smoky Lake County's Land Use Bylaw and its planning and development policies and processes, and how they relate to the Application.
9. On June 15, 2022, after having not received the additional information requested in the Notice of 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 until July 29, 2022, to allow the Applicant sufficient time to prepare the necessary documentation.
10. On July 27, 2022, the Development Authority and Applicant agreed to extend the deadline to provide the outstanding information to December 31, 2023. The Applicant also notified the Development Authority that he had appointed Ms. Nicole Kimmitt to act as his agent with (the Agent) respect to the Application.
11. On August 3, 2022, the Development Authority met in-person with the Applicant's Agent to discuss the outstanding deficiencies with the information provided in support of the Application. Subsequently, on August 9, 2022, a Notice was sent to the Applicant's Agent outlining deficiencies.
12. On October 3, 2022, the outstanding information was submitted by the Applicant to the Development Authority and a Notice was sent by the Development Authority to the Applicant deeming the Application complete.
13. The Applicant proposes to develop the Recreational Vehicle Park in stages, with the ultimate build-out of 400 sites and associated accessory uses to be completed within five (5) years of the issuance of a Development Permit.
14. The property is zoned as **Agriculture (AG) District** (Section 8.2 of Smoky Lake County Land Use Bylaw No. 1272-14) and designated as **Agriculture Area** (Section 4.1 of Smoky Lake County Municipal Development Plan No. 1249-12).
15. **Recreational Vehicle Park** is listed as a "*Discretionary Use*" under **Section 8.2(3)(V)**, of Smoky Lake County Land Use Bylaw No. 1272-14, and is defined under Section 1.7(216) of Smoky Lake County Land Use Bylaw No. 1272-14 as "*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.*"
16. The Application was referred to the Municipal Planning Commission for decision pursuant to Section 2.11.1.B, of Smoky Lake County Land Use Bylaw No. 1272-14.

2. Legal Overview

17. We take this opportunity to provide an overview of the legal issues germane to the appeal.

A. Appropriate Tribunal for Appeal

18. The first order of business is for the Subdivision and Development Appeal Board (“SDAB”) to confirm that the appeal is properly before it, rather than the Land and Property Rights Tribunal (“LPRT”). The Municipal Government Act RSA 2000 c. M-26 (the “MGA”) s. 685(2.1) states:

Grounds for appeal

685(2.1) An appeal referred to in subsection (1) or (2) may be made

(a) to the Land and Property Rights Tribunal

(i) unless otherwise provided in the regulations under section 694(1)(h.2)(i), where the land that is the subject of the application

A. is within the Green Area as classified by the Minister responsible for the Public Lands Act,

B. contains, is adjacent to or is within the prescribed distance of a highway, a body of water, a sewage treatment or waste management facility or a historical site,

C. is the subject of a licence, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission, or

D. is the subject of a licence, permit, approval or other authorization granted by the Minister of Environment and Parks,

o r

(ii) in any other circumstances described in the regulations under section 694(1)(h.2)(ii),

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(b) in all other cases, to the subdivision and development appeal board.

19. The Municipality’s administration has reviewed the exemptions under the MGA s. 685(2.1) and the relevant regulation (Alta. Reg. 84/2022, namely the *Matters Related to Subdivision and Development Regulation*, ss. 26-29) and can confirm that none of the exemptions apply. Therefore, the appeal is properly before the SDAB.

B. SDAB’s role on appeal (hearing *de novo*)

20. The SDAB’s role on appeal is that of a hearing *de novo*; *de novo* is Latin for “new”. This is because of the provisions of the MGA s. 687(3)(c):

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(3) In determining an appeal, the board hearing the appeal referred to in subsection (1)...

(c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own; [emphasis added]

21. Under the MGA, there are exceptions to this general rule, where the SDAB's jurisdiction will be curtailed, such as when the appeal relates to a Direct Control District, or a permitted use; however, those scenarios do not apply here (see MGA ss. 685(3) and 685(4)).
22. The SDAB, if you will, steps into the shoes of the development authority, and reweighs the relevant planning considerations. The SDAB's role is not limited to determining whether the development authority (here, the MPC) made a legally correct decision. Because the proposed use is a discretionary use, this mean the SDAB may grant the approval, deny the approval, or for that matter grant the approval with different conditions than imposed at the MPC level. For example, Appendix T (PAGE #332) there are conditions that the Municipality's administration proposed for the MPC's consideration.

C. Permitted v Discretionary uses

23. The development permit application relates to a discretionary use rather than a permitted use. Therefore, the development authority (or, the SDAB on appeal) has very broad authority, and may approve the application, deny the application, or approve the application with conditions (even conditions different than imposed by the development authority at first instance).
24. The scenario would be different if the use were permitted. The fundamental distinction between a permitted use, and discretionary use is outlined in the MGA s. 642:

Permitted and discretionary uses

642(1) When a person applies for a development permit in respect of a development provided for by a land use bylaw pursuant to section 640(2)(b)(i), the development authority must, if the application otherwise conforms to the land use bylaw and is complete in accordance with section 683.1, issue a development permit with or without conditions as provided for in the land use bylaw.

(2) When a person applies for a development permit in respect of a development that may, in the discretion of a development authority, be permitted pursuant to section 640(2)(b)(ii), the development authority

may, if the application is complete in accordance with section 683.1, issue a development permit with or without conditions as provided for in the land use bylaw.....[*emphasis added*]

25. By delineating the use of Recreational Vehicle Park as a discretionary use in the relevant district, Council has signaled that the development authority (or SDAB on appeal) has latitude in considering the application. In considering a discretionary use, the SDAB must determine not only whether the use is appropriate for the parcel on which it is situate, but also the impact on the use of neighbouring parcels of land (and appropriate municipal infrastructure) and whether the negative impacts can be appropriately mitigated.

D. SDAB's compliance with Land Use Bylaw ("LUB")

26. In terms of the SDAB's jurisdictional parameters, the SDAB is obliged to "comply with any land use bylaw in effect":

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(3) In determining an appeal, the board hearing the appeal referred to in subsection (1)

...

(a.3) subject to clauses (a.4)¹ and (d), must comply with any land use bylaw in effect;

...

(d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

(i) the proposed development would not

(A) unduly interfere with the amenities of the neighbourhood, or

(B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

(ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw. [*emphasis added*]

There are two key takeaways from this section:

a) **SDAB cannot vary uses** – because of the reference in the MGA s. 687(3)(d)(ii), neither a development authority, nor the SDAB on appeal, can ever vary use; they are bound by the permitted and discretionary uses prescribed Council in the relevant district in the land use bylaw. There is no issue here, though, because the use is discretionary (namely, "Recreational Vehicle Park").

¹ The MGA s. 687(3)(a.4) relates to the regulations under the *Gaming, Liquor and Cannabis Act*, which does not apply here.

b) **Test for Variances** – if the SDAB is going to grant a variance to a standard prescribed in the LUB, it must consider the test prescribed in s. 687(3)(d)(i). For example, a standard (sometimes called a regulation) would include:

- a. the minimum size for recreational vehicle parking stalls (LUB s. 7.24); or
- b. The setback requirements (LUB s. 7.24.15.A).

27. If the Developer is asking the SDAB for a variance to a standard, the SDAB must apply the test prescribed in s. 687(3)(d)(i). As outlined below, we are not aware of any variance being sought to the standards/regulations in the LUB.

28. Because of the broad latitude afforded when dealing with discretionary uses, compliance with standards does not, in and of itself, result in approval; indeed, in a discretionary use situation, even if the SDAB is granting approval, it may increase the standards beyond those prescribed in the LUB, and impose additional requirements to mitigate negative impacts.

E. SDAB’s compliance with statutory plans

29. In terms of the SDAB’s jurisdictional parameters, the SDAB is obliged to “comply with any applicable statutory plan”.

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(3) In determining an appeal, the board hearing the appeal referred to in subsection (1)

(a.2) subject to section 638, must comply with any applicable statutory plans; [emphasis added]

30. The only statutory plan germane to the Lands is the Municipality’s Municipal Development Plan (Bylaw No. 1249-12), the “MDP”). Relevant excerpts from the MDP will be delineated below. Because of the broad and sweeping nature of the planning policies referenced in a MDP, typically the MDP will not dictate a particular result in relation to a discretionary use application. Rather, the MDP will provide guidance for the SDAB as to what (often competing) factors to take into account when it is exercising its discretion. Therefore, while the MGA requires the SDAB to “comply” with statutory plans, including the MDP, the task here is for the SDAB to apply and consider the provisions of the MDP in the context of the application at hand.

3. Decision of the Development Authority

31. Development Application No. 007-22 was considered by the Municipal Planning Commission on November 7, 2022, with the following decision being made:

“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. *The Developer shall be required to provide a storm water management plan, within five years from issuance of the development permit, signed and sealed by a Professional Engineer, to the Development Authority (Should Alberta Environment and Protected areas require review, this approval may also be required).*
4. *The Developer shall be required to provide plans for potable water servicing, should potable water serving be required, 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;*
 - d) *identification of the water source(s); and*
 - e) *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, and 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.*
5. *The Developer shall utilize FireSmart, and fire-resistant building techniques wherever possible throughout the Development.*
6. *The Developer shall provide sufficient volumes of on-site potable water for firefighting purposes, to the satisfaction of the Smoky Lake County Fire Chief.*
7. *Fires shall be permitted only in designated firepits, and other such facilities designated by the Development Authority for such use.*
8. *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.*
9. *The Developer shall be required to provide, to the satisfaction of the Development Authority, plans for on-site private sewage disposal servicing, in the event that such servicing is required, 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;*
- c) certification of the proposed private sewage disposal system from an accredited inspector; and*
- d) 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 and 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.*
- 10. 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.*
 - 11. The Developer shall be required to enter into a Development Agreement with Smoky Lake County, within 3 months of the date of issuance of the Development Permit and 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.*
 - 12. A maximum of 400 RV sites shall be developed within the Recreational Vehicle Park.*
 - 13. Each of the RV sites shall be serviced by an internal road.*
 - 14. 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).*
 - 15. 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.*
 - 16. Spaces for day use, picnicking and similar activities shall be suitably organized, clearly marked, and constructed to the satisfaction of the Development Authority.*
 - 17. 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.*
 - 18. All camping stalls shall be cleared identified with stakes or markers, with a stall number or other identification system.*
 - 19. A single security/site-operator suite/dwelling unit shall be permitted on site.*
 - 20. 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.*
 - 21. 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.*
 - 22. 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.

- 23. *The Developer shall comply with the provisions of Smoky Lake County Bylaw No. 1342-19: Noise Bylaw, as amended.***
- 24. *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.***
- 25. *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.***
- 26. *The Developer shall provide a sufficient quantity of on-site parking for visitors and employees, to the satisfaction of the Development Authority.***
- 27. *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.***
- 28. *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).***
- 29. *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.***
- 30. *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.***
- 31. *All freestanding signs shall not exceed a maximum of 9.0 meters (29.52 feet) in height.***
- 32. *The face of all freestanding signs shall not exceed a maximum of 8.0 square meters (86.11 square feet) in area.***
- 33. *The area around a freestanding sign shall be kept free of litter and overgrown vegetation.***
- 34. *No sign, billboard or advertising structure shall resemble or conflict with a traffic sign, nor shall they be a traffic hazard.***
- 35. *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.***
- 36. *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.***

4. Notice of Decision Circulation

32. The Notice of Decision of the Development Authority was mailed to the Applicant on November 7, 2022. The Notice of Decision was also mailed to adjacent landowners on November 7, 2022. The Notice of Decision was also advertised in the Redwater Review newspaper on November 16, 2022 & November 23, 2022. The Notice of Decision was also posted to the County's website (www.smokylakecounty.ab.ca) on November 14, 2022. The Notice of Decision was circulated and advertised in accordance with Section 2.14 of Smoky Lake County Land Use Bylaw No. 1272-14.

5. Notice of Appeal

33. A Notice of Appeal was submitted by the Appellant to the Clerk of the Subdivision and Development Appeal Board on November 28, 2022, at 2:11 p.m., and was accompanied by the required \$250.00 Appeal Fee, established by Smoky Lake County Bylaw No. 1387-20: *Smoky Lake County Planning and Development Fees Bylaw*.

6. Relevant Municipal Bylaws & Development Authority Rationale for its Decision

**NOTE* In this section, the Development Authority provides its rationale for how its Decision applies to the policies/objectives contained within the Land Use Bylaw No. 1272-14 & Municipal Development Plan Bylaw No. 1249-12, in red italics*

6.1 Land Use Bylaw No. 1272-14

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.

34. *The proposed development of a 400-stall RV park and associated accessory uses (washroom/shower facilities, swimming pools, play areas, volleyball/pickleball courts, security office, RV storage & on-site parking facilities) fits the definition of “Recreational Vehicle Park”, outlined in Section 1.7 of Smoky Lake County Land Use Bylaw No. 1272-14.*

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 encumbrances 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.
35. *The Development Authority is satisfied that the information submitted by the Applicant with the Application for a development permit satisfies the requirements of Section 2.4 of Smoky Lake County Land Use Bylaw No. 1272-14, including submission of a detailed site plan, showing the location of existing and proposed buildings; type of existing and proposed water supply and wastewater disposal systems; proposed uses; proof of ownership; estimated commencement/completion dates; estimated project cost; and the payment of the required application fee.*

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 of 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 this acceptable to the Development Authority;
- D. drainage, grading and landscaping plans with 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 an 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.

36. *The Development Authority, as it has the discretion to do so, requested that the Applicant to provide the following additional documentation in support of the Application:*

- *site drainage and grading plans;*
- *stormwater management plan, signed and sealed by a Professional Engineer (Condition #3 of the Development Permit approval);*
- *Phase I Environmental Site Assessment;*
- *detailed plans for potable water servicing, (Condition #4 of the Development Permit approval);*
and
- *detailed plans for on-site private sewage disposal (Condition #9 of the Development Permit approval).*

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.

37. *The Development Authority sent notices to the Applicant on April 5, 2022, April 15, 2022, June 15, 2022, and August 9, 2022, informing the Applicant of outstanding information that the Development Authority required to deem the Application complete. The Applicant provided the outstanding information to the Development Authority and the Application was accordingly deemed complete on October 3, 2022.*

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.

38. *The Development Authority is satisfied that the Applicant provided the information requested by the Development Authority necessary to make a decision on the Application.*

Section 2.6 – Commercial & Recreation Development Permit 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 propose 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.
39. *The Applicant provided the Development Authority with a site plan & site grading plan showing the elevations/drainage of the site. The site plan also identifies the proposed uses, including the number*

and location of the RV stalls, in addition to retained trees, open space, playgrounds, volleyball/pickleball courts, washrooms/shower facilities, swimming pools, parking and other accessory uses. The Applicant has also provided information pertaining to water and wastewater distribution systems. The Applicant will be required to landscape the Lands, to the satisfaction of the Development Authority (**Condition #25** of the Development Permit approval).

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.

40. *The Development Authority Officer received and conducted a review of the Application, and referred his recommendations to the Municipal Planning Commission, as required for all Discretionary Uses.*

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 for a limited period of time, or refuse the application.

41. *The Development Authority, in this case, the Municipal Planning Commission, as the Application is for a Discretionary Use, approved the Application subject to 36 conditions that it considered appropriate for the proposed uses.*

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.

42. *The Development Authority is satisfied that the proposed development complies with the regulations contained within the Land Use Bylaw, and, that in any event that it does not conform to the regulations of said Bylaw, that it conforms to the use prescribed for the Lands, and that it does not unduly interfere with the amenities of the neighbourhood, nor does it materially interfere with, or affect the use, enjoyment or value of, the neighbouring parcels of land.*

Section 2.16 – Developer’s Responsibility

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 development until the Development Authority is satisfied that such services or improvements will be undertaken according to the standards and specification of the County.
43. *The Development Authority has given regard to this section of the Land Use Bylaw and has addressed the regulations contained therein through **Condition #3, Condition #4, and Condition #9** of the Development Permit approval.*
2. No development permit shall be issued for development to be serviced by private sewer and water systems until the systems have been approved by the appropriate agency.
44. *In addition to the existing single water distribution system on the Lands, the Applicant proposes the use of up to eight (8) additional small water distribution systems to provide potable water on the Lands. Each of these systems includes above-ground water storage tanks, underground water-supply lines, and watering points/service connections. All potable water used on-site will be hauled from Alberta Health Services (AHS) approved sources, via AHS approved water haulers. No wells are contemplated for the proposed development and no groundwater nor surface water sources are proposed to be used to deliver potable water on-site.*
45. *The proposed water distribution systems are regulated under the Nuisance and General Sanitation Regulations of the Public Health Act, and are subject to the Public Health Guidelines for Non-Municipal Drinking Water (the Guidelines). The purpose of the Guidelines is to provide clear direction and best practices for the management of non-municipal drinking water and to reduce the risk of hazards that may compromise the safety of the drinking water. Prior to any new system providing water to the public, the operator shall provide results of water sampling and records of system operation to AHS to confirm that the system is working effectively and meeting the operating conditions outlined in the Guidelines.*
46. *The Development Authority is satisfied that the proposed potable water distribution systems and the proposed potable water sources will not have a negative impact on the aquifer and that sufficient quantity and quality of water will be provided on-site to service the proposed development.*

47. *In addition to the existing single underground wastewater holding tank, the Applicant proposes the installation of two (2) additional underground wastewater holding tanks over the next five (5) years. The installation of additional wastewater holding tanks is regulated under the Private Sewage Disposal Systems Regulation and Part 3 of the Alberta Private Sewage Systems Standard of Practice 2021. The Applicant shall be required to obtain a Private Sewage Disposal System permit for the propose wastewater holding tanks at time of installation (**Condition #28** of the Development Permit approval).*

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

1. No development permit shall be issued for development within 800.0m (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.
48. *The Applicant is required to obtain, and submit to the Development Authority, a Roadside Development Permit, issued by Alberta Transportation (**Condition # 10** of the Development Permit approval). The Applicant has submitted a Roadside Development Permit (RSDP038680) with their Application.*
2. Prior to any new approach being developed, the landowner or authorized person action on the owner's behalf shall enter into an approach agreement with the County as required by County policy.
49. *The Applicant is required to enter into an Approach Agreement with Smoky Lake County, pursuant to Smoky Lake County Policy 03-05: Approaches. The location of any approach from a municipal road allowance shall be at the discretion of the Smoky Lake County Road Foreman and shall be constructed to the specifications of Smoky Lake County (**Condition # 29** of the Development Permit approval).*
3. Development permits are required for a development within 23.1m (92.0 ft.) from the property line of a road.
50. *The Applicant has applied for a Development Permit.*

Section 6.7 – Developments 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.

51. *The setback distance from the property line adjacent to Highway 652 (40.0m) identified in Roadside Development Permit RSDP038680 shall apply to the proposed development. Here, the LUB follows the terminology of the MGA s. 616: "road" means a municipally controlled road, and a highway means a provincial highway under the Highways Development and Protection Act (see MGA s. 616 (h) and (aa)).*

Section 6.13 – Parking and Loading Regulations

1. In all Districts, vehicular entrances and exits shall only be allowed at locations approved by the Development Authority in consultation with the municipality's Public Works Department. A permits shall be obtained from Alberta Transportation for access onto all Highways.

52. *The Applicant is required to enter into an Approach Agreement with Smoky Lake County, pursuant to Smoky Lake County Policy 03-05: Approaches. The location of any approach from a municipal road allowance shall be at the discretion of the Smoky Lake County Road Foreman and shall be constructed to the specifications of Smoky Lake County (Condition # 29 of the Development Permit approval).*
 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 satisfaction of 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 landowners, and further that the parking arrangements are acceptable to the Development Authority.
53. *The Applicant shall be required to provide a sufficient amount of on-site employee and visitor parking, to the satisfaction of the Development Authority (Condition #26 of the Development Permit approval). The Applicant has identified two (2) separate parking areas on the site plan submitted as part of the Application, and the Development Authority is satisfied that there is a sufficient amount of parking to accommodate employees and visitors.*

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.
54. *There are no pipeline nor power line rights-of-way located on the Lands.*

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 nor 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 without 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 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 3.0 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, on 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 6.16(3)(a)(i) 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.) on 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 wires.
 - vi. The area around a freestanding sign shall be kept free of litter and overgrown vegetation.
55. *All signage proposed by the Applicant shall be required to comply with Section 6.16 of Smoky Lake County Land Use Bylaw No. 1272-14. To this end, **Conditions #29-36 inclusive** of the Development Permit approval address the permitted number, type, size and locations of signage on the Lands. **Condition #15** requires the Applicant to clearly mark areas designated as playgrounds. **Condition #16** requires the Applicant to clearly mark areas designated for day use, picnicking and other similar activities. **Condition #18** requires that each camping stall also be clearly identified with a stall number or other identification system.*

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.
56. *The Applicant has provided the Development Authority with a plan showing existing ground elevations, prepared by On-Site Surveys Inc., dated August 23, 2021. The Applicant has also submitted a site grading plan, prepared by Stamped Engineering Corporation, dated March 9, 2022, showing proposed elevations and grading, and a site grading sections and details plan, prepared by Stamped Engineering Corporation, dated February 28, 2022, as part of their Application.*
- 2. The Development Authority may prescribe setback and/or buffering requirements for uses which may be physically or visually incompatible with nearby land uses.
57. *The Applicant shall be prohibited from developing within 7.62 metres (25.0 feet) of a property line, in accordance with Section 7.24.15.A of Smoky Lake County Land Use Bylaw No. 1272-14 and **Condition #2** of the Development Permit approval. The Applicant shall be required to abide by setback requirements adjacent to Highway 652, established by Alberta Transportation, and should this setback requirement exceed the 7.62 metres, Alberta Transportation’s setback requirement shall prevail.*

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.
58. *The Applicant proposes to fence areas related to RV storage. The Applicant does not plan to store other goods, machinery, vehicles, building materials nor waste materials outdoors.*
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.
59. *The Applicant's proposed site plan retains a large amount of trees and the Development Authority is satisfied that the retention of this amount of the existing tree cover will provide a buffer to adjacent land and will limit erosion and control dust in a sufficient manner.*
8. The County will require development setbacks adjacent to bodies of water and lands containing significant environmental features.
60. *The Applicant's proposed site plan does not contemplate development in the far northeast corner of the Lands. The Applicant shall be required to design and landscape the proposed development to the satisfaction of the Development Authority to minimize disturbance to the natural environment and minimize heavy use areas from damage (Condition #25 of the Development Permit approval).*
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 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 an 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 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.
61. *The Applicant shall be prohibited from constructing buildings within the setbacks prescribed by **Condition #2** of the Development Permit approval. Should the Applicant provide the Development Authority with a suitable biophysical, engineering or geotechnical study that indicates that a lesser setback distance would be suitable and/or provides mitigation recommendations, which if followed, would allow for a lesser setback, the Development Authority may consider a reduction in the minimum setback distance.*

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.).
62. *The Applicant shall design each recreational vehicle parking stall to be a minimum of 10.0 metres (32.8 feet) in width and a minimum of 250.0 square metres (2,691.0 square feet) in area, in accordance with **Condition #14** of the Development Permit approval.*
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.
63. *The Applicant shall provide to the Development Authority, any necessary permits and approvals from all regulatory authorities (**Condition #2, Condition #3 & Condition #28** of the Development Permit approval).*
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 the development.
64. *The Applicant shall be required to construct, upgrade, or pay to construct or upgrade the necessary County roads to access the proposed development when determined necessary by the Development Authority (**Condition #11** of the Development Permit approval).*

4. All internal roads shall be the responsibility of the developer for both construction and future maintenance. Also, the 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.
65. *The Applicant shall be required to construct and maintain all accesses to the Lands and all internal roads located on the Lands. Development of all internal roads shall be at the discretion of, and to the satisfaction of, the Development Authority. All internal roads shall have a minimum of a 6.0 metre (20.0 feet) usable top, except for one-way roads which shall have a minimum of a 3.7 metre (12.0 feet) usable top. All internal roads shall be hard surfaced, to the satisfaction of the Development Authority (**Condition #22** of the Development Permit approval).*
5. The developer shall provide on-site potable water supply that meets all applicable provincial water requirements.
66. *The Applicant shall be required to provide sufficient quantities of on-site potable water that meets all applicable requirements for the provision of non-municipal drinking water (**Condition #4** of the Development Permit approval). The approving authority for the provision of non-municipal water systems is Alberta Health Services.*
6. The developer shall provide sewage disposal facilities in accordance with the County's servicing requirements as well as all applicable provincial regulations.
67. *The Applicant shall be required to install and construct the proposed sewage disposal facilities in accordance with the Safety Codes Act Private Sewage Disposal Systems Regulation, AR 229/1997 and the Alberta Private Sewage Systems Standard of Practice 2021. The Applicant shall be required obtain a Private Sewage Disposal System Permit for the installation of all wastewater holding tanks. **Condition #9 & Condition #28** of the Development Permit approval address these requirements.*
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.
68. *The Applicant shall provide to the Development Authority, any necessary permits and approvals from all regulatory authorities (**Condition #2, Condition #3 & Condition #28** of the Development Permit approval).*
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.

69. Pursuant to **Condition #11** of the Development Permit approval, the Applicant shall be required to enter into a Development Agreement with Smoky Lake County, which shall include provisions requiring the Applicant to construct, upgrade, or pay to construct or upgrade the necessary County roads to access the proposed development, when deemed necessary by the Development Authority.

9. The developer shall designate an area equivalent to ten (10%) percent of the total recreational campground area as playground. This area is to be clearly marked and free from all traffic hazards.

70. The Development Authority is satisfied that the locations shown on the site plan submitted as part of the Application satisfy this requirement. **Condition #15** of the Development Permit approval address this requirement and the requirement to ensure that these areas are properly 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.

71. The Applicant's proposed site plan does not contemplate development in the far northeast corner of the Lands. The Applicant shall be required to design and landscape the proposed development to the satisfaction of the Development Authority to minimize disturbance to the natural environment and minimize heavy use areas from damage (**Condition #25** of the Development Permit approval).

72. The Applicant shall be prohibited from constructing buildings within the setbacks prescribed by **Condition #2** of the Development Permit approval. Should the Applicant provide the Development Authority with a suitable biophysical, engineering or geotechnical study that indicates that a lesser setback distance would be suitable and/or provides mitigation recommendations, which if followed, would allow for a lesser setback, the Development Authority may consider a reduction in the minimum setback distance.

11. The maximum number of recreational vehicles permitted per stall shall be one (1).

73. The Applicant shall be restricted from having more than one (1) recreational vehicle on a stall at a time.

12. A site plan detailing the protection of existing treed areas and site topography is required prior to issuance of a development permit.

74. *The Applicant's proposed site plan retains a large amount of trees and the Development Authority is satisfied that the retention of this amount of the existing tree cover will provide a buffer to adjacent land and will limit erosion and control dust in a sufficient manner.*

13. Spaces for day use, picnicking and similar activities shall be suitably organized, clearly marked and constructed to the satisfaction of the Development Authority.

75. *The Development Authority is satisfied with the Applicant's proposed siting and organization of spaces to be utilized for day use, picnicking and similar activities. **Condition #16** of the Development Permit approval addresses this requirement.*

14. All other site requirements shall be as required by the Development Authority.

76. *The Development Authority is satisfied with the Applicant's proposed site plan and has attached Conditions to the Development Permit approval respecting setback distances and the proposed siting and location of the proposed improvements.*

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.

77. *The Applicant shall be prohibited from developing within 7.62 metres (25.0 feet) of a property line, in accordance with Section 7.24.15.A of Smoky Lake County Land Use Bylaw No. 1272-14 and **Condition #2** of the Development Permit approval. The Applicant shall be required to abide by setback requirements adjacent to Highway 652, established by Alberta Transportation, and should this setback requirement exceed the 7.62 metres, Alberta Transportation's setback requirement shall prevail.*

5.2 Municipal Development Plan Bylaw No. 1249-12

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 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.

78. *The proposed development respects the integrity of Smoky Lake County's land base as the Lands are currently being used as an existing campground. The proposed development would increase the intensification of the existing use without proposing changes to lands off-site. Moreover, the proposed development acknowledges the diverse needs of all County residents, and that the proposed development does not compromise the ability of future generations to meet their 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 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.

79. *The Development Authority acknowledges that individual citizens and landowners often have competing interests/goals and that planning decisions inherently have impacts on individuals. To this end, the Development Authority has listened to concerns raised by citizens and landowners and attempted, where reasonable and feasible, to incorporate these concerns into its decision-making process, and to inform the conditions that are attached to the Development Permit approval.*
80. *The proposed development makes an efficient use of land as there is an existing campground on the Lands, and that the proposed development conforms to the principle of encouraging a wide range of economic opportunities.*
81. *The Development Authority has carried out its planning process in a manner consistent with how every development permit application is processed by the Development Authority. The Development*

Authority has adhered to the statutory requirements of Part 17 of the Municipal Government Act, R.S.A. 2000, and Smoky Lake County Land Use Bylaw No. 1272-14, with respect to notifications and timelines.

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 landscapes and significant natural features for future generations without placing unreasonable burdens on individual land owners.

82. *The proposed development conforms to the goals listed in Section 1.5 as it allows for economic growth while also maintaining environmental characteristics through the preservation of treed areas and the inclusion of open space in the site design. Moreover, the proposed development aligns with these goals as it encourages economic growth by supporting both an existing and new economic asset and by providing opportunities for commercial development. The setbacks required by **Condition #2** of the Development Permit approval will provide a physical separation from the proposed development and the surrounding agricultural land base. The proposed development will have a minimal adverse impact on working landscapes as the soil on the Lands is classified as Class 6 and Class 3, making it less suitable for agricultural pursuits.*

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 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 ensure that over all, the County's natural and build heritage and the process 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 objectives and policies 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.

83. *The Development Authority required that the Applicant submit a Phase I Environmental Site Assessment as part of their Application. The Development Authority is satisfied that the proposed site plan will limit the adverse affects to the natural environment through the retention of treed areas, provision of open space and setbacks from water bodies and adjacent properties. The Development*

*Authority has attached conditions (**Condition #1, Condition #2, & Condition #25**) to the Development Permit approval to address these policies.*

Objective 3.2.2 Development should 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.

84. *The proposed water distribution systems for the proposed development will consist of potable water being hauled to the Lands via AHS-approved haulers. There are no proposals to drill water wells on the Lands to provide water, and therefore, the Development Authority is satisfied that there will be adequate supplies of potable water and that the aquifer will not be compromised by the proposed development.*
85. *The Development Authority is satisfied that the proposed site plan will limit the adverse affects to the natural environment through the retention of treed areas, provision of open space and setbacks from water bodies and adjacent properties. The Development Authority has attached conditions (**Condition #1, Condition #2, & Condition #25**) to the Development Permit approval to address these policies.*

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.

86. *The Development Authority referred the Application to the Smoky Lake County Fire Chief to obtain his comments and suggestions. The Fire Chief did not identify any major concerns with the proposed development, indicating that the proposed access/egress was suitable and that he was unaware of any provincial rules or regulations for fire suppression in campgrounds. The Fire Chief also requested confirmation that the Applicant would be proposing the installation of firepits with cooktops and that an on-site water system would be installed that would provide water for campers to extinguish their fires. The Development Authority confirmed that it would be a requirement of approval for the Applicant to provide on-site water for extinguishing/firefighting purposes and that the Applicant was proposing firepits with cooktops. The Fire Chief also indicated that he wished to conduct a site inspection at the completion of the proposed development to ensure that it was designed in a manner to reduce fire hazard.*
87. *The Development Authority, in consultation with the Smoky Lake County Fire Chief, has attached conditions (Condition #5, Condition #6, Condition #7, Condition #8 & Condition #17) to the Development Permit approval that address issues related to emergency preparedness and fire safety.*

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 land uses. 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 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 the 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 3.5.3.1 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 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 out 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 natural features.

88. *The Development Authority is satisfied that the proposed development is suitable for the intended site because there is an existing campground located on the Lands, and because the Lands are of lower agricultural capability (Class 6 and Class 3 soils). The Development Authority is satisfied that the municipal costs for servicing the proposed development will be limited, if any are required at all, as the Applicant is proposing privately-developed water and wastewater systems and will retain ownership of all internal roads. Municipal servicing costs will be limited to any required upgrading of the municipal road adjacent to the Lands, and the Applicant will be required to pay for any construction or upgrading of this road, in accordance with **Condition #10** of the Development Permit approval.*
89. *The Applicant has provided the Development Authority with a plan showing existing ground elevations, prepared by On-Site Surveys Inc., dated August 23, 2021. The Applicant has also submitted a site grading plan, prepared by Stamped Engineering Corporation, dated March 9, 2022, showing proposed elevations and grading, and a site grading sections and details plan, prepared by Stamped Engineering Corporation, dated February 28, 2022, as part of their Application. These plans indicate that the proposed development can be suitably developed in relation to the physical characteristics of the Lands. The Applicant shall be required to design and landscape the proposed development to the satisfaction of the Development Authority to minimize disturbance to the natural environment and minimize heavy use areas from damage (**Condition #25** of the Development Permit approval).*

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 3.6.1 – To support and promote cultural tourism initiatives within the County

Policy 3.6.1.1 The County will encourage the utilization and/or development of cultural, historic and recreational resources to promote tourism, where appropriate.

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.

The proposed development aligns with the Policies of Section 3.6 as it increases the utilization of, and expands on, an existing tourism and recreation development. Moreover, Policy 3.6.2.2 indicates that the County shall encourage private sector developers to facilitate tourism development. The proposed development qualifies as a private-sector tourism development.

Section 3.7 – Transportation and Municipal Servicing Policy

The development of transportation and utility systems can have 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 the 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 when access onto local roads is possible. 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 costs of consolidation or service roads and the costs of

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

90. *The Applicant shall be required to submit a Roadside Development Permit to the Development Authority as a condition of approval (Condition #100. There is an existing access from the Lands onto Highway 652, however, the Development Authority shall require, as a condition of approval, that the Applicant provide an access onto Range Road 141, at a location, and to the satisfaction and specifications of the Smoky Lake County Road Foreman, and in accordance with Smoky Lake County Policy 03-05: Approaches (Condition #29).*

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 Plan includes objectives and policies to not only protect, where appropriate, but also to enhance the agri-based economy and rural lifestyle.

The following objectives and policies have been adopted by the County relating to agricultural 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 4.4.1.1 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 the 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.

91. *The proposed development conforms to the Policies contained within Section 4.1 as the proposed development, while commercial in nature, does not adversely affect the present or future agricultural pursuits on the Lands. The Lands are low agricultural suitability (Class 6 and Class 3 soils) and the existing use of a campground makes future agricultural uses unlikely.*

Section 4.4 – Commercial Policy

The intent of the Plan is to accommodate commercial facilities, primarily adjacent to the highway, secondary road systems, within hamlets, and in appropriate locations within multi-lot recreation residential developments. Commercial developments provide service to the agricultural community, local residents, the highway travelling public, and tourists 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.

92. *The proposed development will not unnecessarily fragment the working landscape as the existing use of a campground on site will continue, albeit at a higher intensity. This increased intensity will not add to the fragmentation of working landscapes. The proposed development will not prevent the existing land uses of adjacent properties to continue. The proposed site plan for the proposed development will not conflict with critical wildlife habitats, and that **Condition #25** provides sufficient protection against the development of these areas if present.*

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.

93. *The Applicant shall be prohibited from developing within 7.62 metres (25.0 feet) of a property line, in accordance with Section 7.24.15.A of Smoky Lake County Land Use Bylaw No. 1272-14 and Condition #2 of the Development Permit approval. The Applicant shall be required to abide by setback requirements adjacent to Highway 652, established by Alberta Transportation, and should this setback requirement exceed the 7.62 metres, Alberta Transportation's setback requirement shall prevail.*

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 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.

94. *The Development Authority is satisfied that the municipal costs for servicing the proposed development will be limited, if any are required at all, as the Applicant is proposing privately-developed water and wastewater systems and will retain ownership of all internal roads. Municipal servicing costs will be limited to any required upgrading of the municipal road adjacent to the Lands, and the Applicant will be required to pay for any construction or upgrading of this road, in accordance with Condition #10 of the Development Permit approval.*

Summation

The proposed “**Recreational Vehicle Park**”, as defined in Section 1.7 of *Smoky Lake County Land Use Bylaw #1272-14*, complies with the requirements established by *Smoky Lake County Land Use Bylaw #1272-14*, and the requirements established by *Smoky Lake County Municipal Development Plan Bylaw #1249-12*. As such, the Development Authority for Smoky Lake County respectfully requests that the decision of the Municipal Planning Commission (the Municipal Planning Commission is the Development Authority for Discretionary Uses) be upheld, and the Development Permit be issued, subject to fulfillment of the attached conditions.

Prepared by: _____
Jordan Ruegg
Planning & Development Manager/
Development Officer (On behalf of the Development Authority for Smoky Lake County)

December 2, 2022
Date

Prepared by: _____
Jeneane S. Grundberg, KC
Partner, Brownlee LLP, Legal Counsel

December 7, 2022
Date

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- Appendix C – Notice of Incomplete Application – April 5, 2022 (PAGE #227)
- Appendix D – Notice of Incomplete Application – April 15, 2022 (PAGE #229)
- Appendix E – Notice of Incomplete Application – June 15, 2022 (PAGE #231)
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- Appendix N - Smoky Lake County Bylaw No. 1387-20: Smoky Lake County Planning and Development Fees Bylaw (PAGE #291)
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- Appendix P - Smoky Lake County Bylaw No. 1342-19: Noise Bylaw (PAGE #315)
- Appendix Q - Smoky Lake County Policy No. 03-05: Approaches (PAGE #321)
- Appendix R - Soil Classification Map (PAGE #328)
- Appendix S - General Location Map – NE-35-57-14-W4M (PAGE #331)
- Appendix T - Municipal Planning Commission Staff Report, November 7, 2022 (PAGE #332)

Appendix A – Development Permit Application – DP-007-22

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Section 61

SCHEDULE "A"

03-05

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: rjjk99@hotmail.com Signature: RJKimmitt

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 $\frac{1}{4}$ Sec 35 Twp 57 Rge 14 W4M Division _____
 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: _____

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Section 61

SCHEDULE "A"

03-05

Section B – Proposed Development Information

Estimated Cost of Project \$ 10,000,000

Estimated 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 / m

Parking: # of Off-Street Parking Stalls (if applicable) 77

Land 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 decision

Section 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

<p>OFFICE USE ONLY</p> <p>Type of Payment: <input type="checkbox"/> DEBIT <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE</p> <p>Fee \$ _____</p> <p>Receipt # _____</p> <p>Receipt Date _____</p> <p>Date Received _____</p> <p><small>*and deemed complete by Development Authority.</small></p> <p><input type="checkbox"/> Entered into MuniSight PD # _____</p>	<p>Authorization: <input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use</p> <p>Issuing Officer's Name _____</p> <p>Issuing Officer's Signature _____</p> <p>Date of Approval _____</p> <p>Date Issued _____</p> <p>Comments and/or Variances _____</p>
---	---

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:

DATE:

DEVELOPMENT AUTHORITY:

APPENDIX A - DEVELOPMENT PERMIT APPLICATION - DP-007-22 - Page 4 of 179

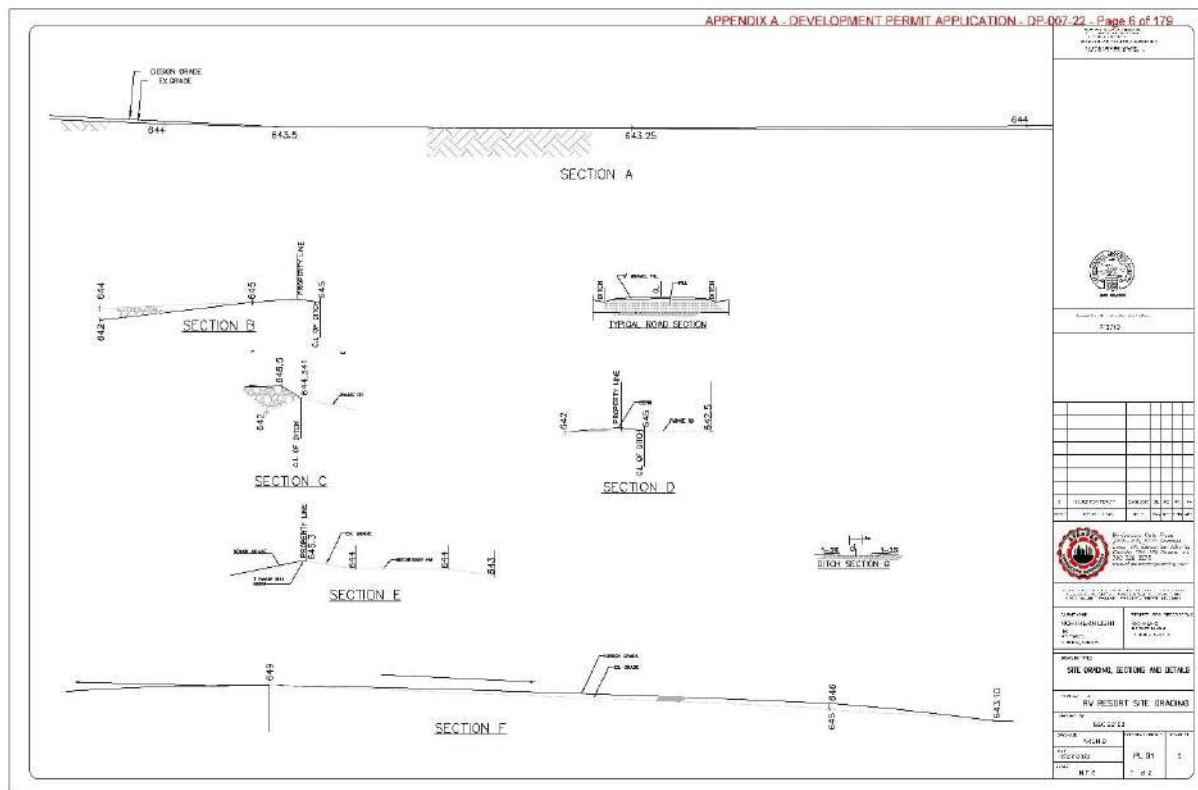
Kyle Schole

From: Richard Kimmitt <rjjk99@hotmail.com>
Sent: March 13, 2022 10:38 PM
To: Jordan Ruegg; Kyle Schole; p d
Subject: NLRVR Development Permit Application
Attachments: Development Permit Application Form Signed.pdf; Attachment 1 - Design Grading Plan.dwg; Attachment 2 - RV Site Layout.pdf; Attachment 3 - Site Grading Plan.pdf; Attachment 4 - Site Grading Sections and Details.pdf; Attachment 5 - Alberta Transportation Permit RSDP038680.pdf; Attachment 6 - Legal Land Title.pdf; Attachment 7 - Corporate Emergency Response Plan.pdf; Attachment 8 - Site Specific Emergency Response Plan.docx

Hello Jordan and Kyle:

Here is my Development Permit Application.
Let me know if there is anything additional you require.
Because of the file size I am forwarding the Environmental Assessment in a separate email.

Richard Kimmitt



APPENDIX A - DEVELOPMENT PERMIT APPLICATION - DP-007-22 - Page 7 of 179



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: Rjjk99@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.

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Classification: Protected A

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

cc: Development Officer, Smoky Lake County

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ROADSIDE DEVELOPMENT APPLICATION
 FOR DEVELOPMENT NEAR A PROVINCIAL HIGHWAY
Alberta Transportation Permit # **RSDP038680**

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)
Mailing Address same
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.)

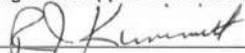
Develop a campground with approximately 400 serviced sites, indoor Showers, toilets, laundry facilities, swimming pool, hot tubs, indoor activity centers, and play ground equipment.

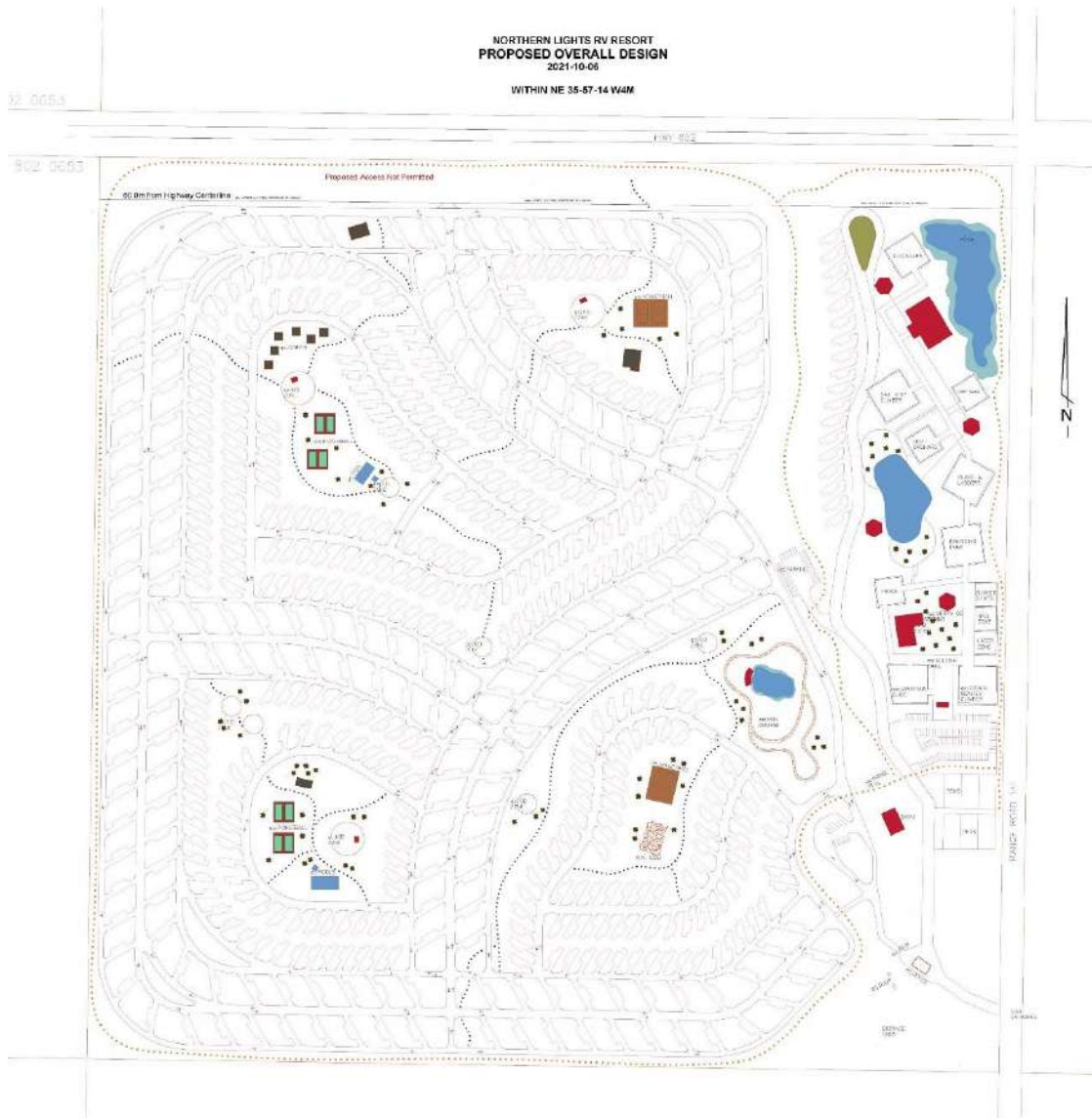
NOTE: 1: Attach a plan showing in detail the location of all existing and proposed development.
2: Include the GPS Coordinates for any access installation proposals. (Decimal degrees, WGS-1984)

Property Information				
NE	35	57	14	W4M
(NE, NW, SE, SW ¼)	Section	Township	Range 160 acres	West of Meridian
Lot	Block	Plan Number	Parcel size (acres or hectares)	
Hwy 652	40m	12km East of Hwy		
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 ...)		
County of Smoky Lake	Ag - campground	\$2.75m		
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





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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	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

(CONTINUED)

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

212 181 765

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

		EDMONTON ALBERTA T5J2V6
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

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 11 DAY OF MARCH, 2022 AT 06:32 P.M.

ORDER NUMBER: 43903778

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).



ABSTRACT

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

NORTHERN LIGHTS RV RESORT

Proposed Development Project Plan

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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.

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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.

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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

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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.

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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).

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Appendix A – Northern Lights Water Report

2022 Water Report

 <p>3030 Hospital Dr. NW Calgary, AB T2N 4W4 8440-112 St. Edmonton, AB T6G 2J2</p>	<p>403-944-1215 780-407-5925</p> 
<p>9014982, Northern Lights RV Resort Box 565 Vilna, AB T0A3L0 7806566559</p>	
<p>Environmental Public Health, St Paul -ER4</p>	
<p>5610 - 50 Avenue (780)645-3396 St Paul, AB T0A 3A1</p>	<p>Accession #: WE-22-0043705 AESRD Approval #: EI #: Provlab Study #:</p>
<p>Environmental Microbiology</p>	
<p>Collected Date Collected Time</p>	<p>2022-06-07 10:51:00</p>
<p>Procedure</p>	<p>Units</p>
Total Coliforms by Enzyme Substrate	ABSENT ^{H1 O1} per 100mL
E coli by Enzyme Substrate	ABSENT ^{O1} per 100mL
<hr/>	
Drinking Water Sample Category	Treated Public ^{O1}
Received Date and Time	2022-06-08 0700 ^{O1}
Analyzed Date	08-JUN-2022 ^{O1}
ID Number	756074 ^{O1}
Sample Collected By	Richard Kimmit ^{O1}
Collected By Phone Number	780-622-8264 ^{O1}
Sample Collection Site.	Kitchen tap ^{O1}
<p>Interpretive Data</p>	
In1:	Total Coliforms by Enzyme Substrate Total Coliforms and E coli testing performed by Enzyme Substrate Method - Presence/Absence.
<p>Order Comments</p>	
O1:	Drinking Water NE1/4 Sec. 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.
<p>LEGEND: @=Faxed #=Corrected H=High T=Textual Result R=Result Comment O=Order Comment In=Interpretive Data</p>	
<p>Cc:</p>	
<p>Information on this report related only to this sample For further information contact the Environmental Public Health Agency</p>	
<p>Report Request ID: 317603807 Print Date/Time: 2022-06-09 14:23 XR Env: ER4 - Provider - Permanent Page 1 of 1</p>	

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

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Corporate Emergency Response Plan

14125 AB-652
Hamlin, Alberta
T0A 3L0

14-35-57-14 W4

March 2, 2022: Version 2

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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.

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- 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.

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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.

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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

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- **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.

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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

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deep breaths and minimize talking. Ensure you can find your way back and avoid overexerting yourself. Watch for signs of hypothermia and frostbite. Stay dry – wet clothing loses most of its' insulating value and transmits heat rapidly away from the body.

- c) Extreme Cold/Windchill – find shelter, keep your muscles moving, remove wet clothing and gradually warm your body – wrap yourself in blankets/dry clothing and use skin-to-skin contact with another person. Don't fight against shivering – this is your body's way of increasing its core temperature.
 - i. In general, your risk of health effects such as windburn and frostbite increase at values below -27C. Learn the signs of hypothermia.

Contact with Overhead/Underground Utilities

- **Prevention** – ensure electrical components are appropriately de-energized and isolated prior to starting work. Stay 10m away from all overhead power lines at all times, ensure a spotter is used when crossing equipment under overhead powerlines, always call before you dig and ensure all lines have been identified on your toolbox and exposed if working nearby.
- **Response Procedure**
 1. If you make contact with an overhead powerline break the contact if you can by driving at least 10m away. If you make contact with an underground utility immediately stop work.
 2. Stay put and keep others back a minimum of 10m.
 3. If you must exit your equipment or vehicle – JUMP, then shuffle or hop with your feet together. **Never walk. Do not touch the equipment/vehicle and the ground at the same time.**
 4. Call 9-1-1
 5. Notify your supervisor immediately

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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 - Pull the pin, Aim at the base of the fire, Squeeze the lever slowly, Sweep 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

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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

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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



Site Specific Emergency Response Plan

EMERGENCIES: DIAL 9-1-1

Location: 14125 AB-652, Hamlin, Alberta T0A 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

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File #Q21-077
Phase I ESA Cost Estimate
North Lights RV Resort
NE1/4-35-057-14 W4M

December 21, 2021

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

Attention: Richard Kimmitt

RE: Cost Estimate for Phase I Environmental Site Assessment; NE1/4-35-057-14 W4M.

Thank you for providing Stratis Environmental Inc. (Stratis) the opportunity to complete an updated Phase I Environmental Site Assessment (ESA) for the property described above. Stratis is a fully qualified and insured environmental consulting firm with over 12 years of experience in conducting ESA's.

An Environmental Phase I assessment consists of detailed research of available site information, a visual site inspection and reporting components to determine if there are indications for potential site contamination from the past and present site uses. The potential for site contamination is established by using tools such as a records review, a site inspection, and interviews with knowledgeable persons. Soil and other testing is not conducted during the Phase I ESA.

If the Phase I indicates that there is a potential for site contamination then a Phase II assessment will be recommended.

Enclosed please find the scope of work, cost estimate and the agreement for professional services and authorization to proceed.

Please feel free to contact Stratis Environmental Inc. in the event you should have any questions comments and/or concerns.

Sincerely,

STRATIS ENVIRONMENTAL INC.

A handwritten signature in black ink, appearing to read "Ken Lopes". Below the signature, there is a small, faint stamp that reads "Signature - Registered Professional".

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

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Storm Water Management Plan

14125 AB-652
Hamlin, Alberta
T0A 3L0

14-35-57-14 W4

April 1, 2022: Version 1

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Site Design	4
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Housekeeping and Source Control Practices	6

Purpose of the Storm Water Management Plan

1. To safeguard the environment and ensure all stormwater discharges that may occur meet applicable legislation, regulations, guidelines, and standards.
2. To provide a summary of activities and control measures implemented to preserve the natural hydrologic cycle.
3. To guide quality and continual improvement for the effective stewardship of environmental resources

Natural Drainage

Site Overview

Stamped Engineering was retained to complete site drainage design plan, including the identification of existing drainage patterns of the site to ensure proposed development occurs in alignment with the natural topographic conditions of the site and reduce the potential for soil erosion. Additionally, Stratis Environmental was retained to complete an Environmental Impact Assessment to for this property.

Northern Lights RV Resort is located at 14125 Hwy 652 in the County of Smoky Lake and the land is gently sloping, from the Southwest to the Northeast. Within the site, there are limited local low spots that have the potential to collect stormwater.

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Site Design

The following site design considerations have been implemented to support natural drainage:

1. Design based on hydraulic analysis to resolve historical development modifications which altered runoff and improve overall site drainage.
2. Two existing dugouts act as settling ponds and have sufficient capacity to contain spring melt and storm water runoff for larger events.
3. Grade adjacent to existing and new buildings will be sufficient to allow for settlement of the fill and maintenance of positive drainage away from structures. Eavestroughs and downspouts discharge onto natural groundcover.
4. Limited use of impervious ground cover

Low Impact Development (LID)

In addition, the following low impact development activities and control measures have been implemented to minimize ground disturbance during construction:

1. Phased construction sequencing to limit soil exposure, including the use of just-in-time stripping and grading restricted only to areas requiring development.
2. Onsite assessment and marking to preserve existing vegetation where possible.
3. Implementation of erosion and sediment control measures at the time stripping and grading begins, continuing throughout the construction and post-construction phases.
4. Surface swales rather than buried pipe for stormwater conveyance, not storage, to provide slower velocity and allow for infiltration and evapotranspiration.

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5. Reuse of stripped material during roadway, ditch, and site construction to maintain natural topography
6. Reuse of topsoil containing seeds from existing trees, shrubs, and berries for natural regrowth resulting in increased vegetative cover.
7. To prevent standing water and allow the natural flow to continue, French-drains and culverts will be utilized under roadways and pathways that cross natural drainage areas.
8. Well graded gravel roads with reduced ditch slopes limit rutting, erosion, and prevent downstream sedimentation challenges.
9. Temporary erosion, transport, and sedimentation controls where required, include the use of silt fencing.
10. Limited access of construction vehicles minimizes tracking off-site.
11. Ongoing dust control measures to prevent wind transport of dust from disturbed soil surfaces
12. Regular, ongoing inspections and maintenance to ensure quality implementation and overall effectiveness of control measures, as well as immediately identify any modifications required due to unanticipated site or weather conditions.
13. Supplementary post-event assessments following rainstorms or significant stormwater runoff events to identify necessary repairs or required reinforcements.

Housekeeping and Source Control Practices

1. Active source control measures have and will continue to be implemented during construction, including:
 - a. Secondary containment placed under stored equipment
 - b. Use of environmentally certified lubricants
2. An emergency response plan that identifies available resources has been developed. This includes the location of fire extinguishers and spill containment kits on equipment and throughout the resort.
3. In addition, the following site rules have been developed:
 - ✓ Trash containers are provided to prevent littering.
 - ✓ All pets are required to be on a leash and pet waste will be picked up and disposed of in designated garbage containers
 - ✓ No maintenance or repairs to vehicles or RV's permitted on site
 - ✓ Greywater is to be contained
 - ✓ Wastewater is to be placed into holding tanks
 - ✓ Washing of vehicles is not allowed
 - ✓ Foreign chemicals are not allowed on site
 - ✓ All spills and releases will be immediately contained and reported

APPENDIX A - DEVELOPMENT PERMIT APPLICATION - DP-007-22 - Page 44 of 179



File #Q21-077
Phase I ESA Cost Estimate
North Lights RV Resort
NE1/4-35-057-14 W4M

SCOPE OF WORK

Phase I ESA:

- Follow the Canadian Standards Association (CSA) Phase I environmental Site Assessment Standard CZ768-01(R2016), the Government of Alberta Environmental Site Assessment Standards (2016).
- Conduct a historical information search pertaining to the subject site and the adjacent properties
- Conduct a records review of the provided historical search information prior to a site inspection such as Land Tiles, Environmental Risk Information Services (ERIS), Aerial Photographs (5-7 year intervals), Environmental Law, Alberta Safety Codes Authority (ASCA), Alberta Environment FOIP, Environmental Site Assessment Repository (ESAR), Smoky Lake County FOIP Historical Search Department and Abadata.
- Conduct an inspection of the subject property to identify any onsite and offsite potential environmental concerns.
- Conduct an interview with the Client (landowner); and
- Prepare a report summarizing the provided historical information and site inspections findings.

COST ESTIMATE

Services	Cost	Unit	Quantity	Total Cost
Field Work				
Scientist	\$85.00	/Hr.	5.5	\$467.50
Equipment/Communications	\$120.00	/Day	1	\$120.00
Mileage	\$0.99	/Km	300	\$297.00
Office				
Report Writing	\$85.00	/Hr.	16	\$1,360.00
Report Review	\$90.00	/Hr.	1	\$90.00
Project Management	\$90.00	/Hr.	1	\$90.00
Administration	\$60.00	/Hr.	1	\$60.00
Third Party Costs				
Historical Searches	\$900.00	/site	1	\$900.00
				Phase I ESA Total Cost = \$3,384.50

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File #Q21-077
Phase I ESA Cost Estimate
North Lights RV Resort
NE1/4-35-057-14 W4M


Agreement for Professional Services and Authorization to Proceed

In signing this Agreement, the Client authorizes Stratis Environmental Inc. to perform the services outlined in the Scope of Work. It is understood that environmental conditions are subject to change, and that Stratis Environmental Inc.'s findings and comments are based on the conditions present on the date(s) the assessment is performed. Stratis Environmental Inc. accepts no responsibility for any financial effects on transactions or property values as a result of its findings, and will only be liable for damages resulting from its negligence. The information provided by Stratis Environmental Inc. is intended for the Client's use only, and such information will only be provided to a third party when requested by the Client or where required by law. Finally, it is understood that the Cost Estimate is Stratis Environmental's best estimate of costs associated to the project, and that the final cost of the project may be affected, and include additional costs caused, by weather delays, cancellations, scientific findings, and other unforeseen conditions that are beyond the control of Stratis Environmental Inc. GST, or other applicable sales tax, is additional. The Client agrees to pay the full cost of the project before a final, signed report is provided. **A 2% charge will be applied to the total invoiced amount should payment not be received within 30 days, and again for every 30-day period thereafter. This quote is valid within 60 days of its issue date.**

STRATIS ENVIRONMENTAL INC.

CLIENT

Per: 
Name: Ken Lopes
Title: President
Date: December 21, 2021

Per: 
Name: RICHARD KIMITI
Title: OWNER
Date: Dec 21, 2021

Please Sign and return this agreement by e-mail (pdf)



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

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

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

Project No. PR21-062
January 12, 2022

APPENDIX A - DEVELOPMENT PERMIT APPLICATION - DP-007-22 - Page 47 of 179



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.

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APPENDIX A - DEVELOPMENT PERMIT APPLICATION - DP-007-22 - Page 48 of 179



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

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Northern Lights RV Resort
14125AB – 652 Hamlin, AB

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

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 C2768-01(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);

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

- 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

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

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.

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

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.

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Phase I ESA
Northern Lights RV Resort
14125AB – 652 Hamlin, AB

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.

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

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.

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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.

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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.

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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).

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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.

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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,



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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.

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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.

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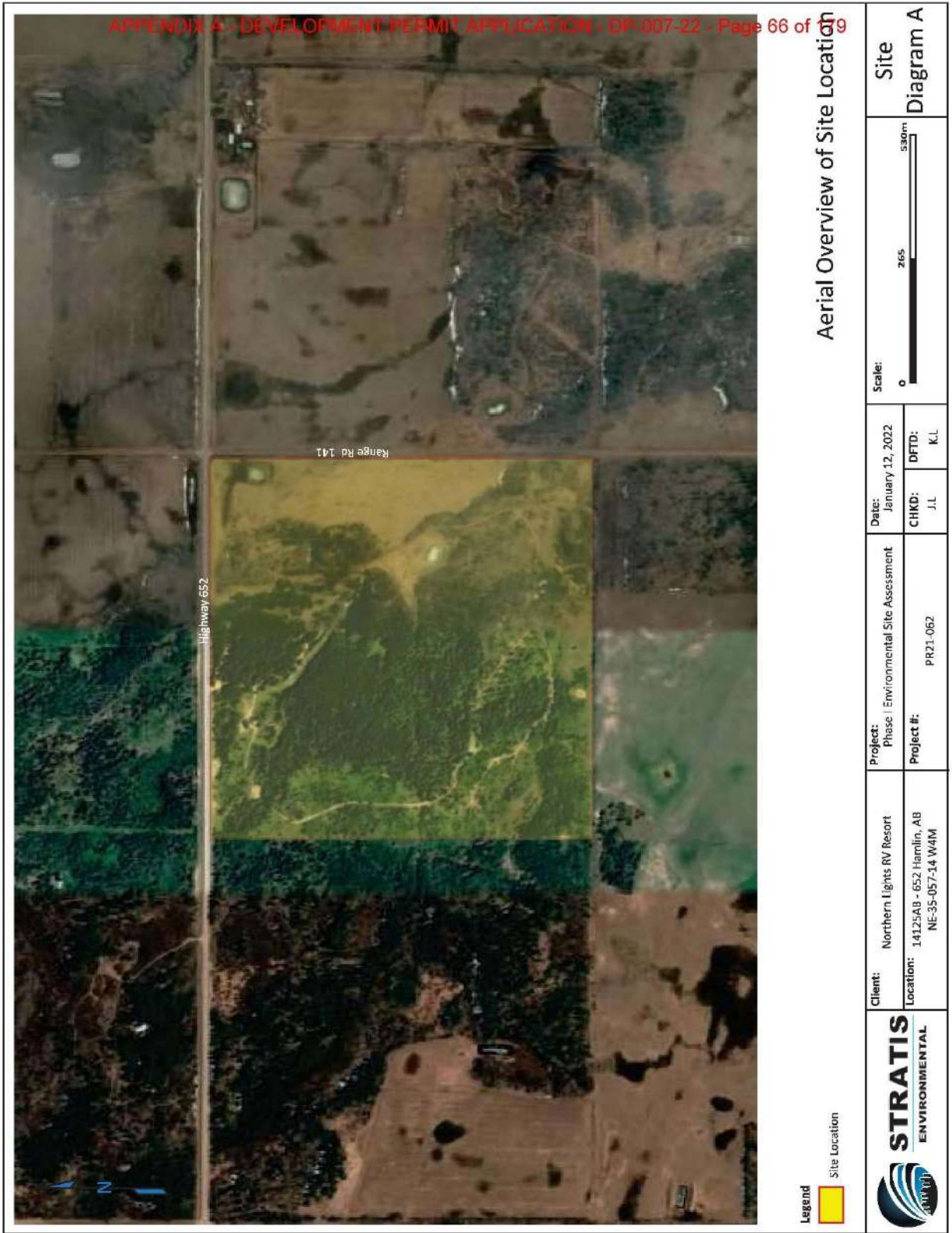


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APPENDIX A

Site Diagrams

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	Aerial Overview of Site Location				

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APPENDIX B

Site Photographs

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Photo 1 – Subject site entrance, facing south.



Photo 2 – Subject site entrance, facing south.

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Photo 3 – Subject site entrance, facing east.



Photo 4 – Storage shed, facing southeast.

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



Photo 6 – Main house domestic water well.

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Photo 7 – Main house septic field and tank area.



Photo 8 – Two aboveground propane tanks for main household.

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



Photo 10 –Basement kitchen in the main house.

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Photo 11 –Movie room in the main house.



Photo 12 –Washroom in the main house.

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Photo 13 – Upstairs kitchen in the main house.



Photo 14 – Corral area and storage shed.

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Photo 15 – Onsite wood pile, facing southwest.



Photo 16 – Onsite wood pile, facing northwest.

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Photo 17 – Southeast dugout, facing west.



Photo 18 – Wood pile, facing southeast.

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Photo 19 – Campsite, facing west.



Photo 20 – Campsite outhouse, facing south.

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Photo 21 – Campsite washrooms, facing southwest.



Photo 22 – Outdoor picnic building, facing southeast.

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Photo 23 – Little campsite cabins, facing southwest.



Photo 24 – Entertainment lodge, facing northwest.

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



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

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



Photo 28 – Entertainment lodge kitchen and bar.

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Photo 29 – Entertainment lodge mechanical room.



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

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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.

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Photo 33 – Water tank for supplying water to campsites.



Photo 34 – Northeast corner dugout, facing southwest.

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Photo 35 – Northeast corner dugout, facing west.

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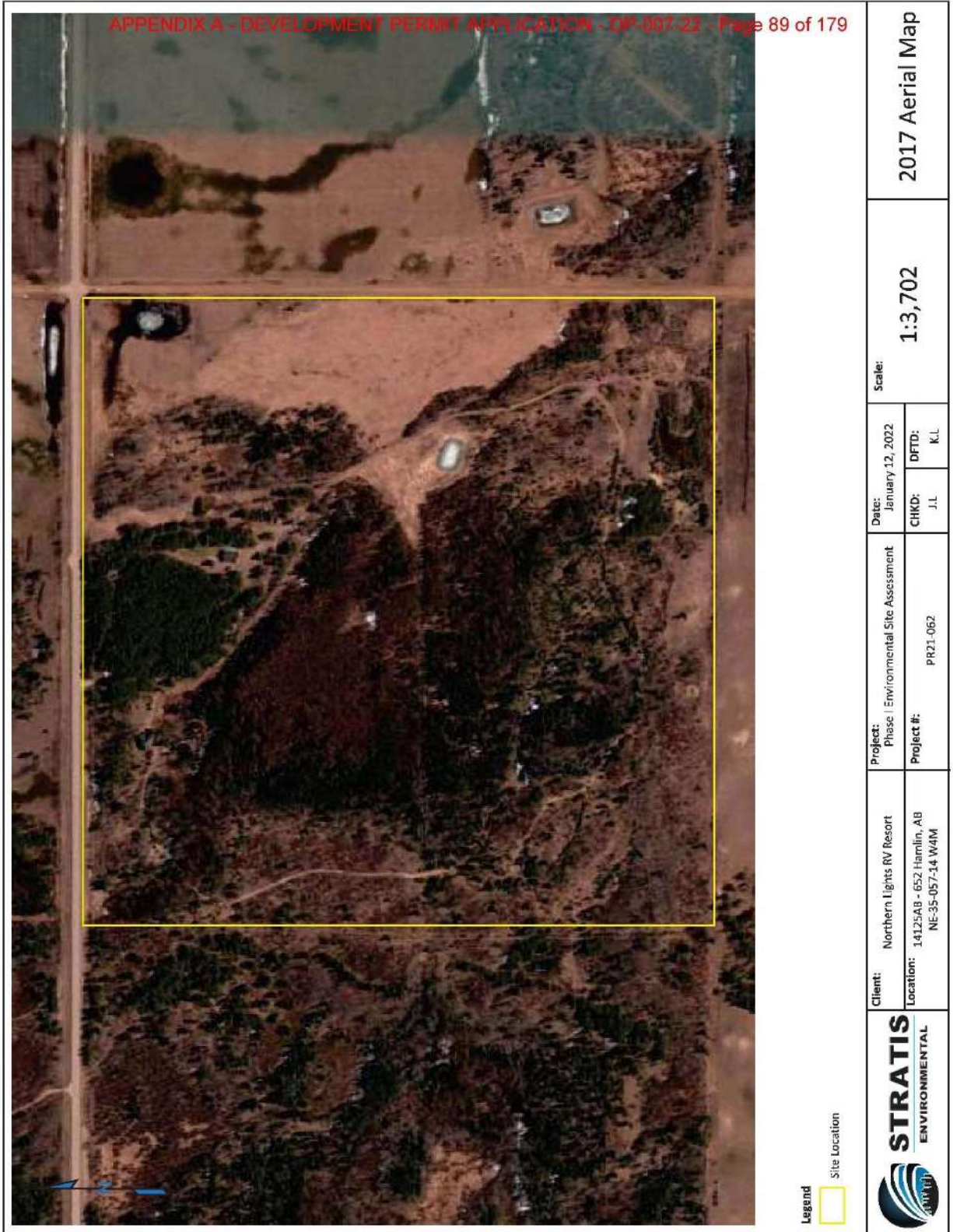
File #PR21-062
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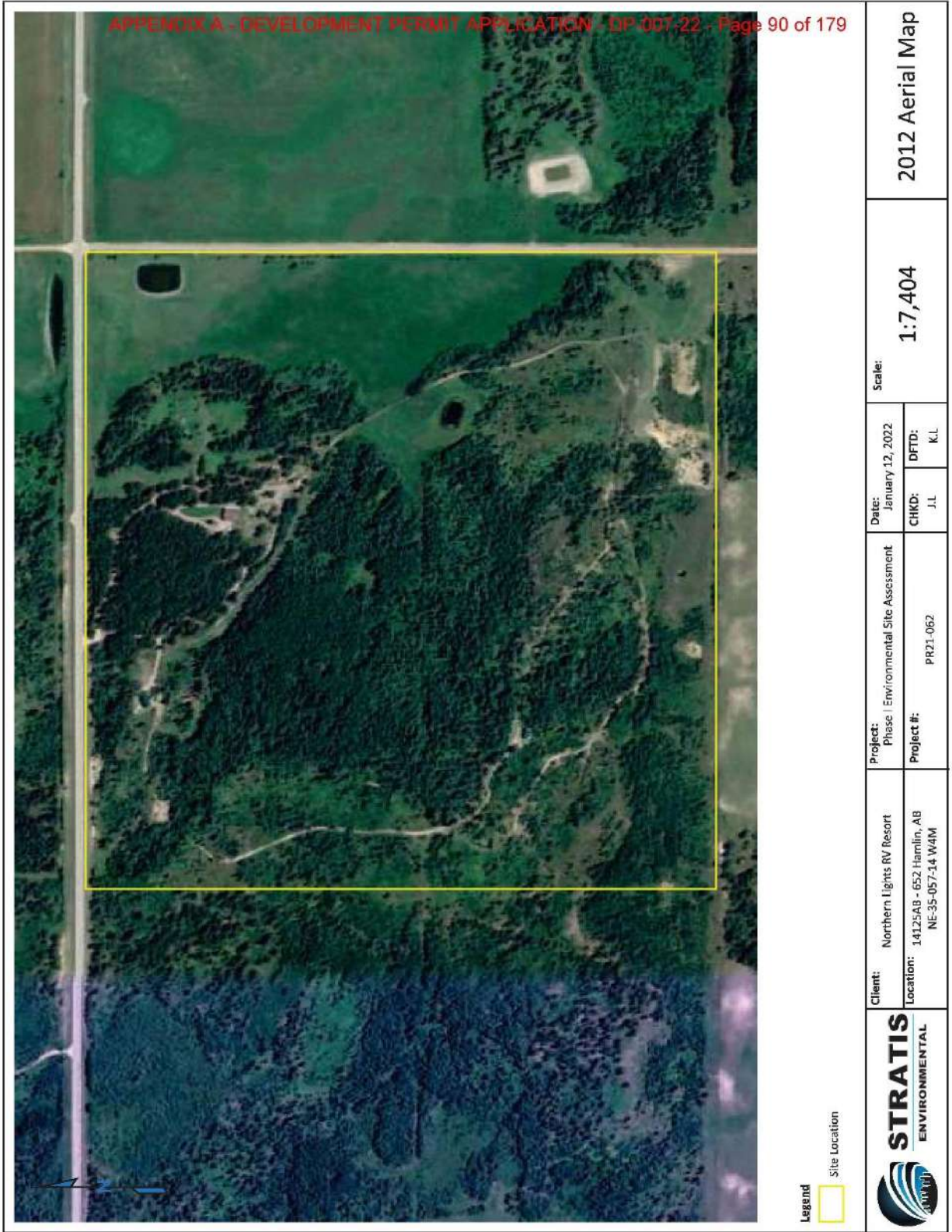
APPENDIX C

Aerial Photographs

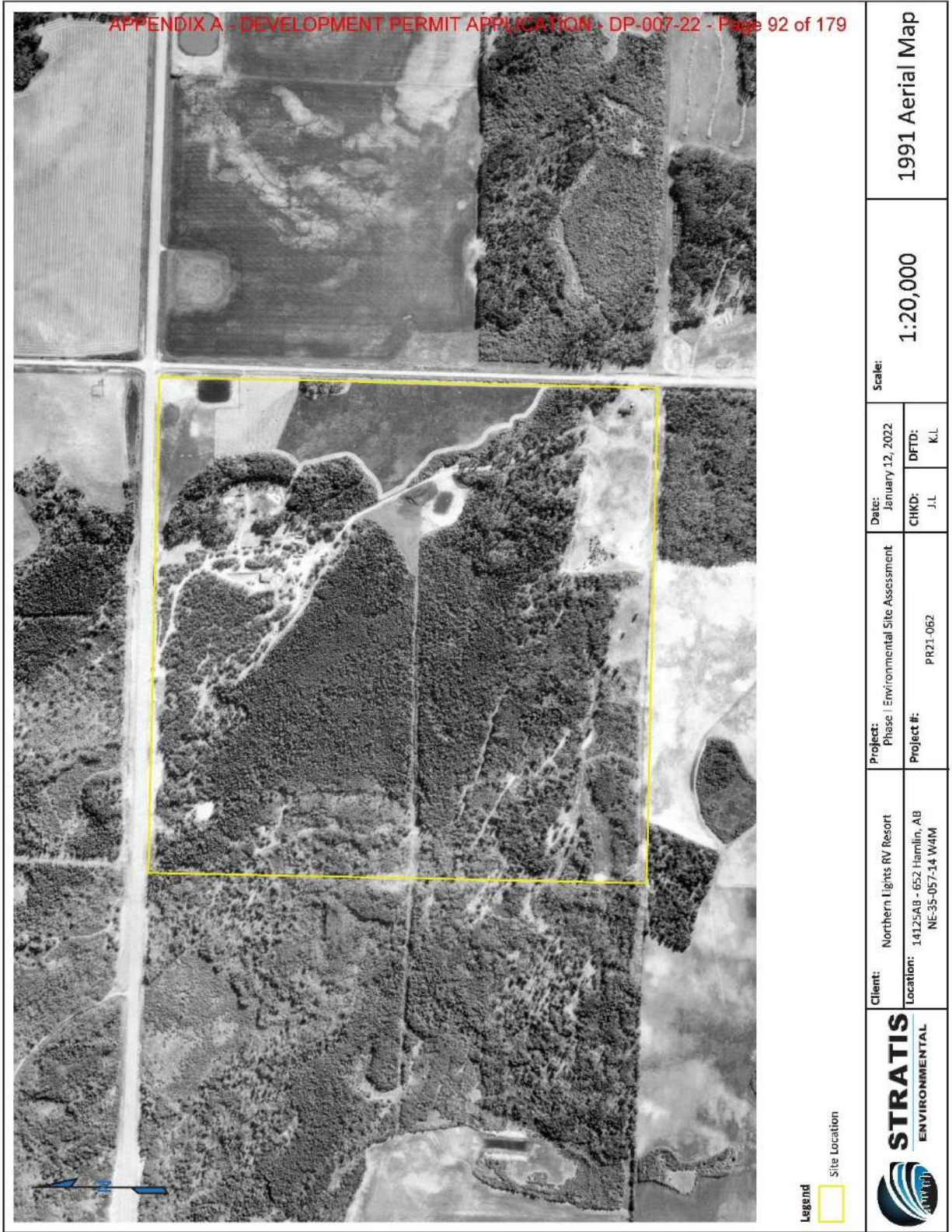
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	Legend Site Location				



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APPENDIX D

Historical and Regulatory Search Information

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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

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S)		VALUE	CONSIDERATION
		DOCUMENT TYPE			
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)

~~APPENDIX A - DEVELOPMENT PERMIT APPLICATION - DP-007.22 - Page 97 of 179~~

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)

~~APPENDIX A - DEVELOPMENT PERMIT APPLICATION - DP-007-22 - Page 98 of 179~~

ENCUMBRANCES, LIENS & INTERESTS

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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)

APPENDIX A - DEVELOPMENT PERMIT APPLICATION - DP-007-22 - Page 99 of 179

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212 181 765

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



APPENDIX A - DEVELOPMENT PERMIT APPLICATION - DP-007-22 - Page 100 of 179

**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)

~~APPENDIX A - DEVELOPMENT PERMIT APPLICATION - DP-007-22 - Page 101 of 179~~

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)

~~APPENDIX A - DEVELOPMENT PERMIT APPLICATION - DP-007-22 - Page 102 of 179~~

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)

APPENDIX A - DEVELOPMENT PERMIT APPLICATION - DP-007-22 - Page 103 of 179

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.

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APPENDIX A - DEVELOPMENT PERMIT APPLICATION - DP-007-22 - Page 104 of 179



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.

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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

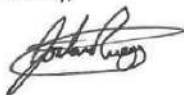
- There is no record of bylaw infractions at the subject site.

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^ob<Cu 4b^oΔg<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

APPENDIX A - DEVELOPMENT PERMIT APPLICATION - DP-007-22 - Page 106 of 179



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 Kimmit"

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

12/30/21, 10:47 AM | Historical environmental enforcement search | Alberta.ca | Page 109 of 179

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: AEPPEB-EnvironmentalInvestigations@gov.ab.ca

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Notifications

COVID-19 Updates: Protecting Albertans from the Omicron variant.

- [Public health restrictions](#) to reduce transmission remain in effect.
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□



□

[Environmental compliance enforcement](#)

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- 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

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Email: AEPEEB-EnvironmentalInvestigations@gov.ab.ca

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

2/3

1/11/22, 7:19 PM <https://www.alberta.ca/lookup/environmental-historical-enforcement-search.aspx> Page 112 of 179

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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

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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*

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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
EIS	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

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

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<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>		<i>0</i>		<i>1</i>	<i>1</i>

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

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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

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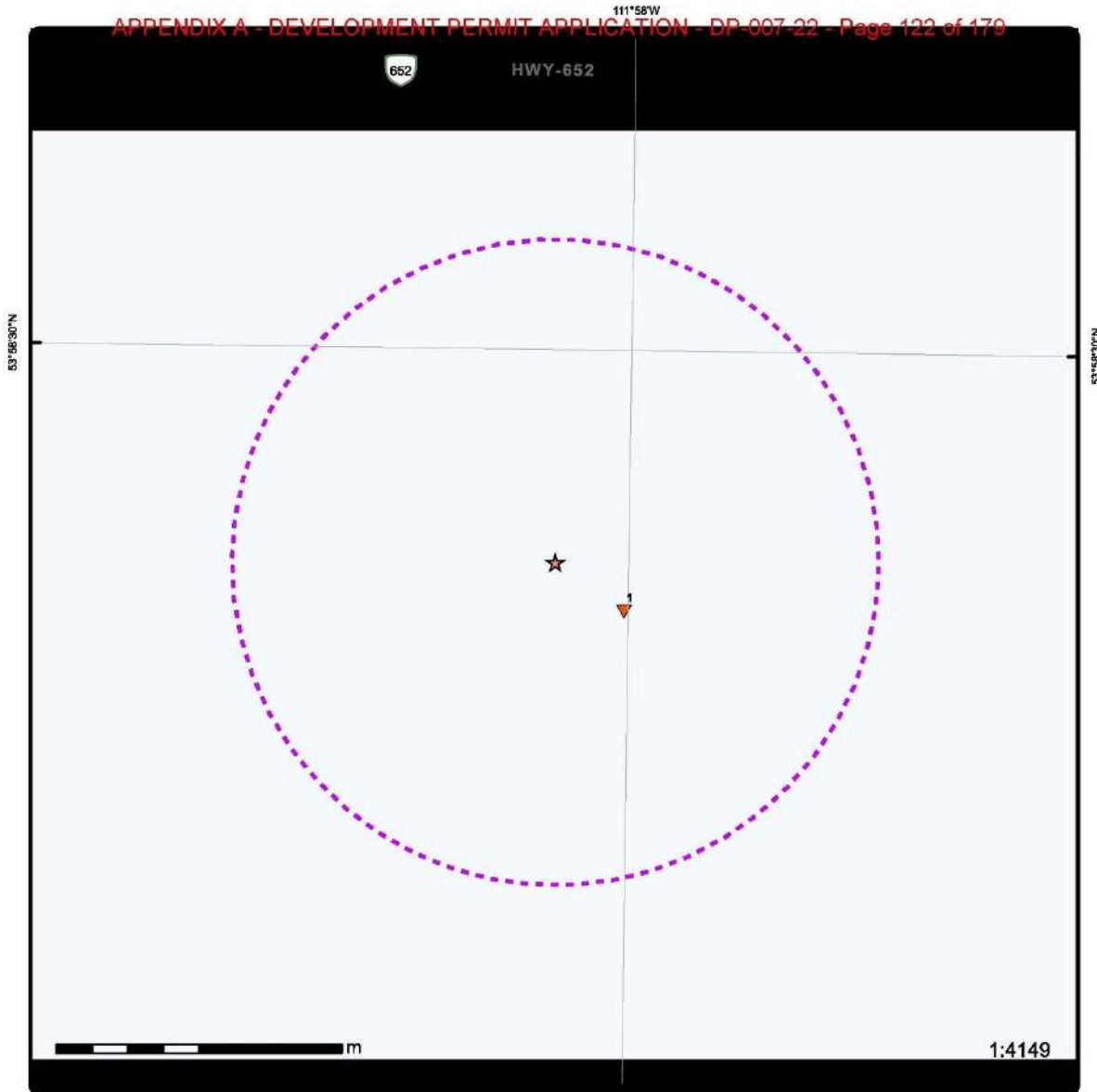
Executive Summary: Summary By Data Source

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

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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



Aerial Year: 2017

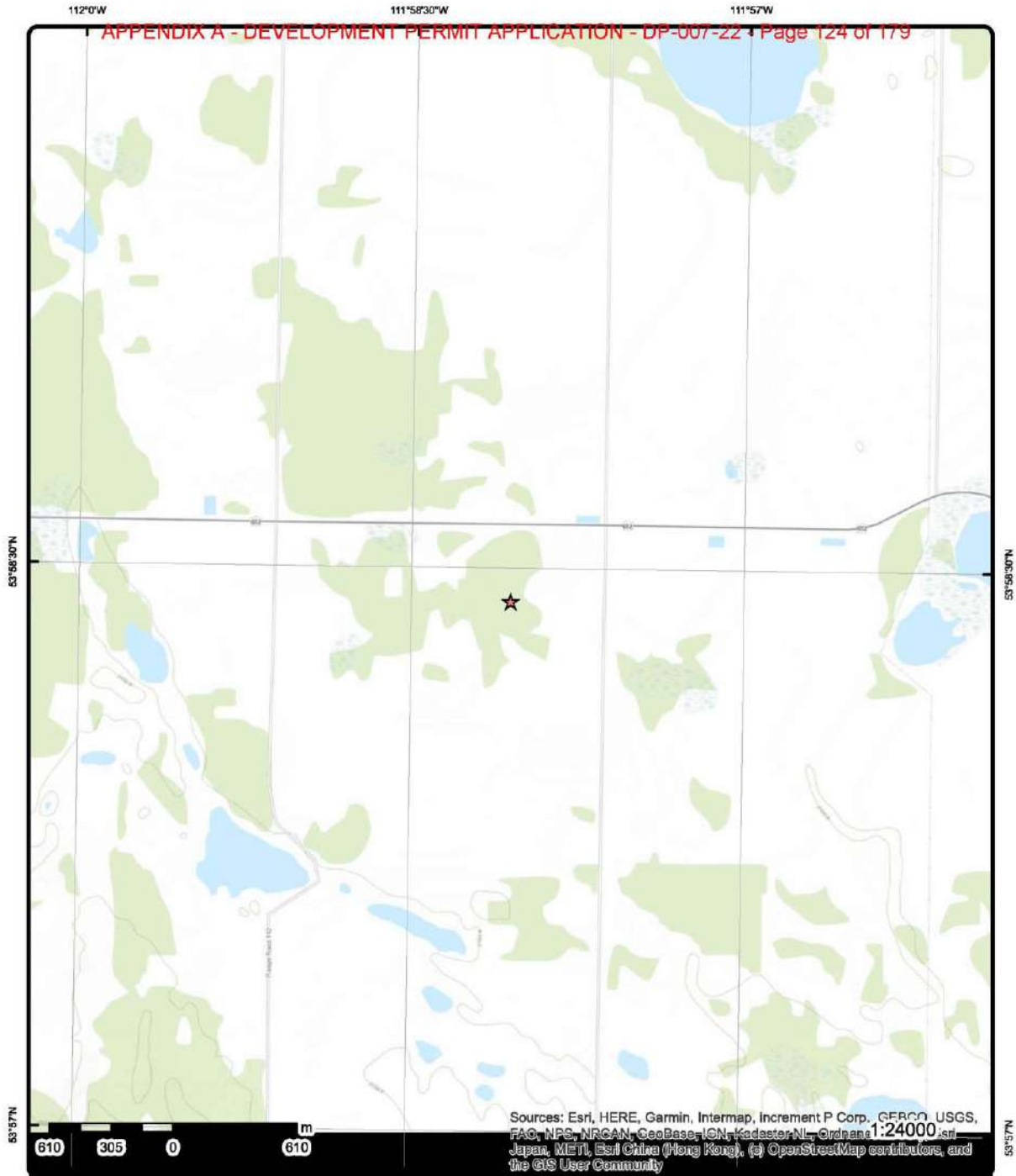
Order Number: 21123000109

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



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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	WWS
<p>Well ID: 201652 Driller ID: 11110 Licence No: GIC Well ID: 201652 GOA Well Tag No: Elevation (ft): Depth (ft): Date Completed: Proposed Use: Lot: Block: Plan: Type of Work: Flowing Well: Date Started: Water Req Per Day: Gas Present: Oil Present: Flow Rate: Drilling Company: Owner Mailing Address: Driller Mailing Address:</p>					
<p>Elevation Source: Not Obtained Method of Drilling: GPS Obtained: Not Verified Boundary From: Distance North: Distance South: Distance East: Distance West: Additional Desc: Validated?: TRUE Submitted?: TRUE Location Locked?: TRUE Longitude: -111.96669100 Latitude: 53.97318400 LSD: NE Section: 35 Township: 57 Range: 14 Meridian: 4 DLS Coordinates: NE-35-57-14-4</p>					
Chemical Analysis					
<p>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.</p>					
Analysis Items					
<p>Chemical Analysis ID: 2069392 Element Name: Total Phosphorus Element Symbol: TP Decimal Places: 4 Value: 0.000000</p>					
Analysis Items					
<p>Chemical Analysis ID: 2069392 Element Name: Hydroxide Element Symbol: OH Decimal Places: 4 Value: 0.000000</p>					

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

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

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<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>
<i>Start Time:</i>		12-Jan-1900 00:00:00			
<i>Taken from Top of Casing:</i>		FALSE			
<i>Static Water Level:</i>		100.00			
<i>End Water Level:</i>					
<i>Water Removal Type:</i>					
<i>Water Removal Rate:</i>					
<i>Removal Depth from:</i>		0.00			
<i>Reason for Short Test:</i>					

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Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
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Unplottable Report

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

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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 licenses.

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/2003-78) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2019

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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

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<u>Commercial Activity Risk - City of Edmonton Business Licenses:</u>	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.		
<i>Government Publication Date: Sep 30, 2021</i>		
<u>Environmental Compliance Prosecutions:</u>	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.		
<i>Government Publication Date: Apr 30, 2021</i>		
<u>Environmental Effects Monitoring:</u>	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.		
<i>Government Publication Date: 1992-2007*</i>		
<u>ERIS Historical Searches:</u>	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.		
<i>Government Publication Date: 1999-Nov 30, 2021</i>		
<u>Environmental Issues Inventory System:</u>	Federal	EIIS
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 EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.		
<i>Government Publication Date: 1992-2001*</i>		
<u>Alberta Environment & Parks Storage Tanks:</u>	Provincial	EPST
List of storage tanks under the purview of Alberta Environment and Parks.		
<i>Government Publication Date: Jul 31, 2016</i>		
<u>Environment Protection & Enhancement Act and Water Act Public Notices:</u>	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.		
<i>Government Publication Date: Feb 28, 2021</i>		
<u>Environmental Site Assessment Repository:</u>	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).		
<i>Government Publication Date: 1960-Aug 2020</i>		
<u>Facility List:</u>	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).		
<i>Government Publication Date: Up to Aug 31, 2021</i>		
<u>Federal Convictions:</u>	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.		
<i>Government Publication Date: 1988-Jun 2007*</i>		

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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 Fueling Stations:

Provincial FUEL STATION

A list of sites that have a City of Edmonton business license for Vehicle Fueling 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

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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

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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 1999-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**

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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*

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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: 1999-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

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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

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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.

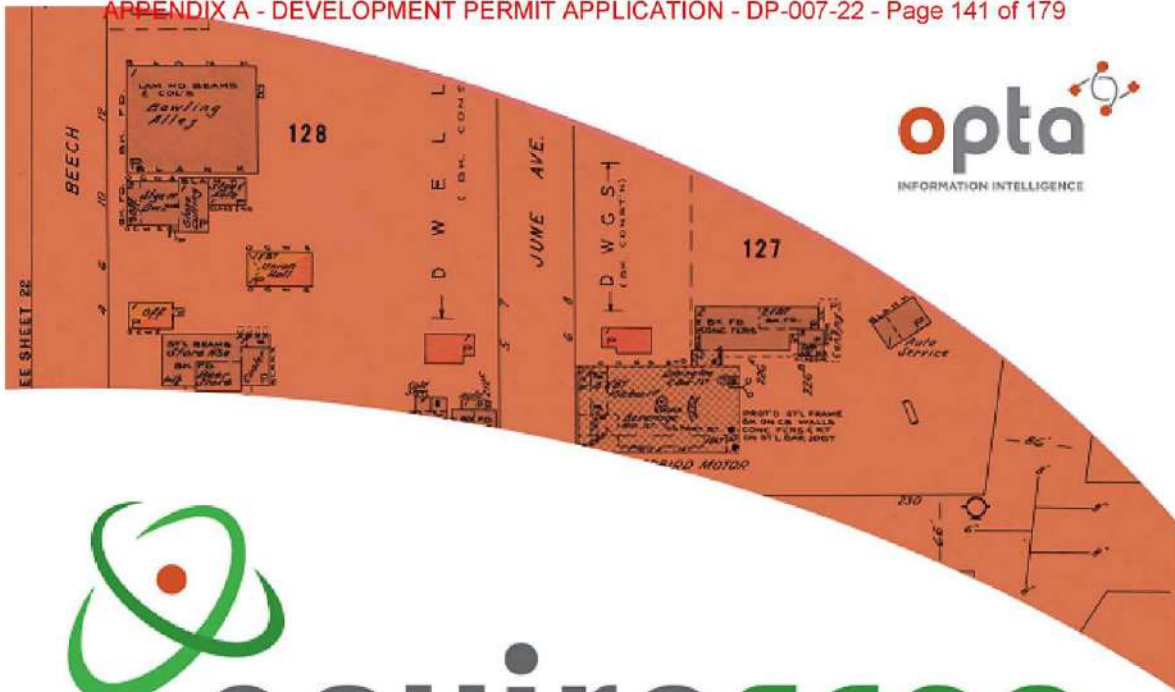
'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

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.

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<p>An SCM Company</p> <p>175 Commerce Valley Drive W Markham, Ontario L3T 7Z3</p> <p>T: 905-882-6300 W: www.optaintel.ca</p> <p>Report Completed By: Sunita</p>	<p>Site Address:</p> <p>14125 AB 652 Hamlin AB T0A 3L0</p> <p>Project No: 21123000109</p> <p>Opta Order ID: 101996</p> <p>Requested by: Eleanor Goolab ERIS</p> <p>Date Completed: 1/5/2022 9:01:35 AM</p>
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ENVIROSCAN Report

Page: 2
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



enviroscan
OPTA INFORMATION INTELLIGENCE

652 Northern Lights RV Resort 652

W N E S

oogleg

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APPENDIX A - DEVELOPMENT PERMIT APPLICATION - DP-007-22 - Page 143 of 179		ENVIROSCAN Report
Page: 3 Project Name: Phase I Environmental Site Assessment Northern Lights RV Resort Project #: 21123000109 P.O. #: PR21062	Opta Historical Environmental Services Enviroscan Terms and Conditions	 Requested by: Eleanor Goolab Date Completed: 01/05/2022 09:01:35 OPTA INFORMATION INTELLIGENCE
Opta Historical Environmental Services Enviroscan™ Terms and Conditions		
Report <p>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.</p>		
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Entire Agreement <p>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.</p>		
Governing Document <p>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.</p>		
Law <p>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.</p>		
 INFORMATION INTELLIGENCE	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



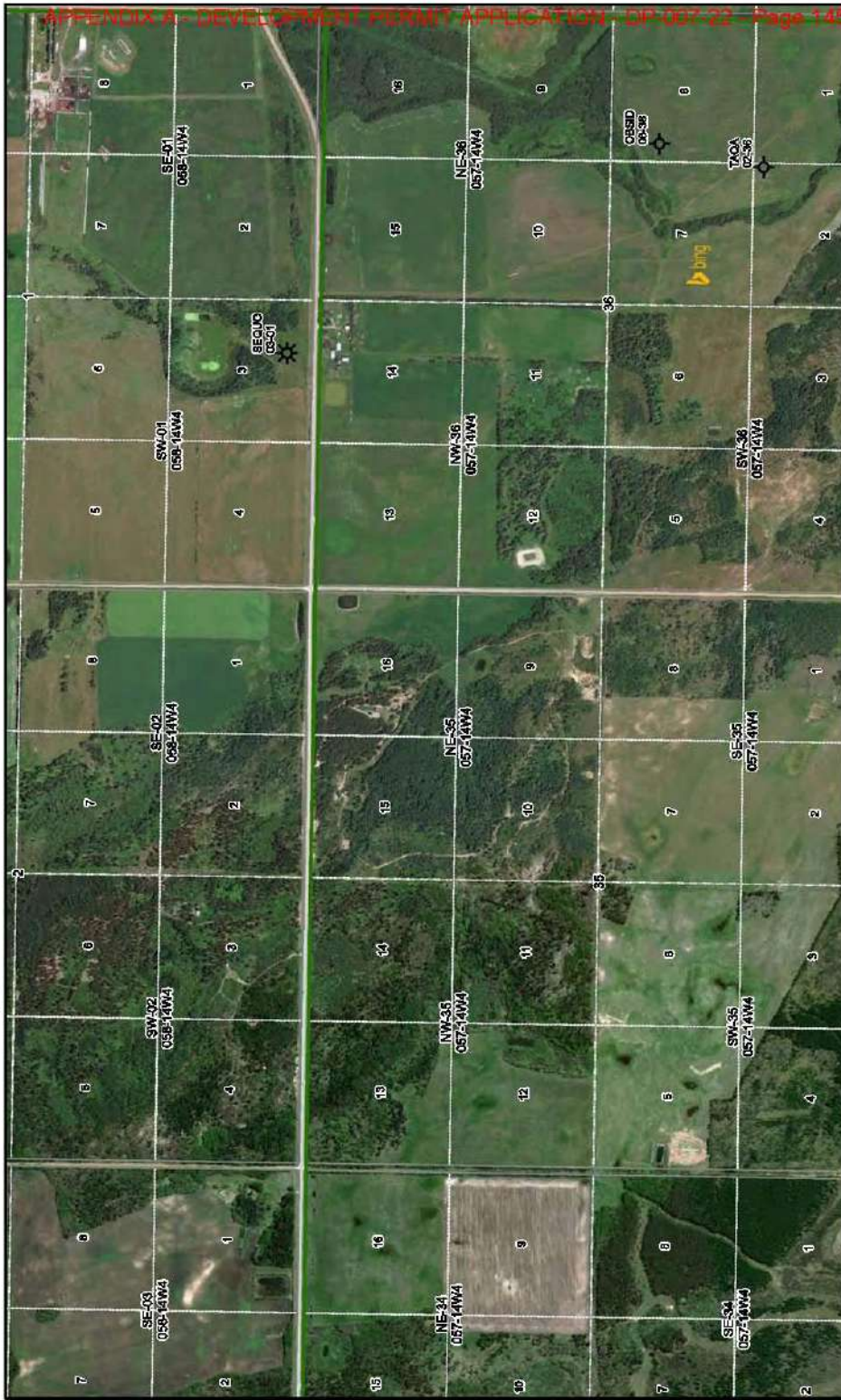
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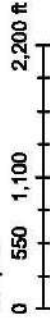


Oil Well Aerial Map: 14125 AB - 652 Hamlin, AB; NE-35-057-14 W4M

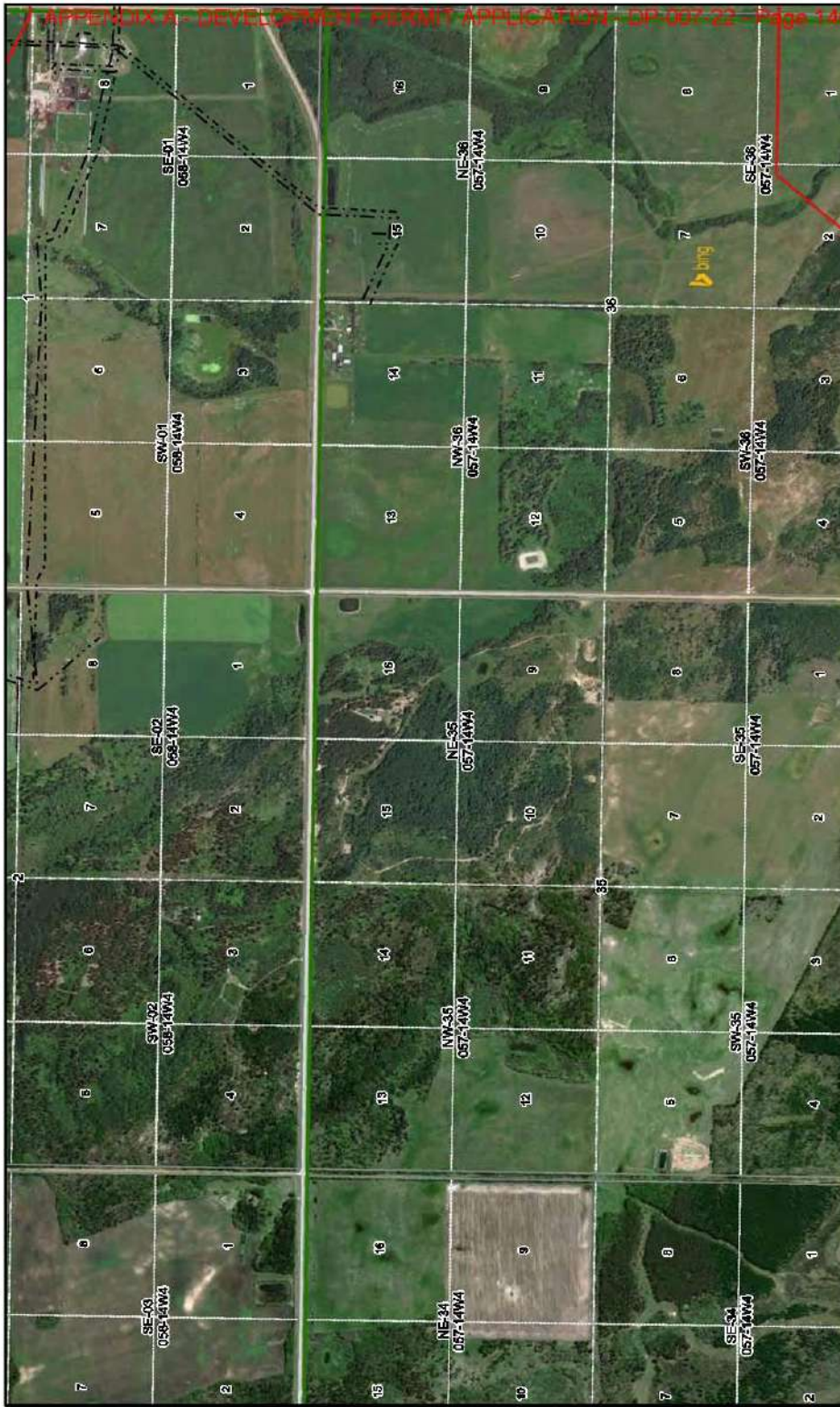


Thursday, December 30, 2021

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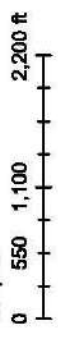


Pipeline Aerial Map; 14125 AB - 652 Hamlin, AB; NE-35-057-14 W4M



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1:14,719



Thursday, December 30, 2021

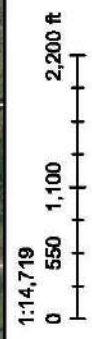


Spill Aerial Map: 14125 AB - 652 Hamlin, AB; NE-35-057-14 W4M



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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

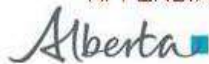
Legend

- 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.
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Water Well Drilling Report

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

GWC Well ID: 201653
 GoA Well Tag No.
 Drilling Company Well ID
 Data Report Received: 185Q0402

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	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>				Elevation <u>2300.00</u> 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/gpm	
Test Date	Water Removal Rate (l/gpm)	Static Water Level (ft)	
1579/08/02	20.00	50.00	

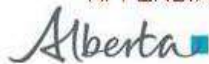
Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
162.00 ft		1079/06/01	1079/06/08	
Boreshole				
Diameter (in)	From (ft)	To (ft)		
0.00	0.00	162.00		
Surface Casing (if applicable)		Well Casing/Liner		
Galvanized Steel				
Size OD :	4.50 in	Size OD :	0.00 in	
Wall Thickness :	0.158 in	Wall Thickness :	0.000 in	
Bottom at :	191.00 ft	Top at :	0.00 ft	
		Bottom of :	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		
Peak				
Type	Other	Strain 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

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Water Well Drilling Report

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

GWC Well ID: 201653
 CoA Well Tag No.
 Drilling Company Well ID
 Date Report Received: 185Q0402

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		

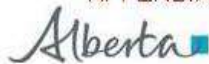
Additional Information										Measurement in Imperial
Distance From Top of Casing to Ground Level					in					
is Artesian Flow					is Flow Control Installed					
Rate					lgpm					Describe
Recommended Pump Rate					0.00 lgpm					Pump Installed
Recommended Pump Intake Depth (From TOC)					0.00 ft					Type
					SUB					Mains
										Depth
										ft
										H.P.
										.5
										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			
1079/09/02	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	lg
		Diversion Date & Time

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
LAKELAND DRILLING LTD.	Date approval holder signed

APPENDIX A - DEVELOPMENT PERMIT APPLICATION - DP-007-22 - Page 151 of 179



Water Well Drilling Report

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

GWC Well ID: 201652
 GoA Well Tag No.
 Drilling Company Well ID
 Date Report Received: 1875/05/23

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 SHAPKA, NICK W.		Address WILLINGDON			Town		Province		Country		Postal Code
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	NE	35	57	14	4						
Measured from Boundary of				GPS Coordinates in Decimal Degrees (NAD 83)				Elevation			
_____ ft from _____				Latitude 53.979184 Longitude -111.089691				_____ ft			
_____ ft from _____				How Location Obtained				How Elevation Obtained			
				Not Verified				Not Obtained			

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

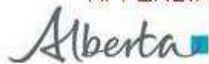
Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	

Yield Test Summary			Measurement in Imperial
Recommended Pump Rate	0.00 l/gpm		
Test Date	Water Removed Rate (l/gpm)	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				
Borehole				
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 of :	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				
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

APPENDIX A - DEVELOPMENT PERMIT APPLICATION - DP-007-22 - Page 152 of 179



Water Well Drilling Report

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

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

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 SHAPKA, NICK W.		Address WILLINGDON		Town		Province		Country		Postal Code	
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	NE	35	57	14	4						
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)						
ft from _____					Latitude 53.979184					Elevation _____ ft	
ft from _____					Longitude -111.089801					How Elevation Obtained	
					How Location Obtained					Not Obtained	
					Not Verified						

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 _____					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 _____					Submitted to ESRD Yes	
Additional Comments on Well _____					Sample Collected for Potability _____						

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						
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 UNKNOWN NA DRILLER	Certification No 1
Company Name UNKNOWN DRILLER	Copy of Well report provided to owner Date approval holder signed



- [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

PBL

Address

Place Name

Coordinate

Help with Map



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

1/2

12/30/21, 9:36 AM APPENDIX A - DEVELOPMENT PERMIT APPLICATION - DP-007-22 - Page 154 of 179 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](#)

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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.

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

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Document Delivery

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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)

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**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

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→ [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](#).

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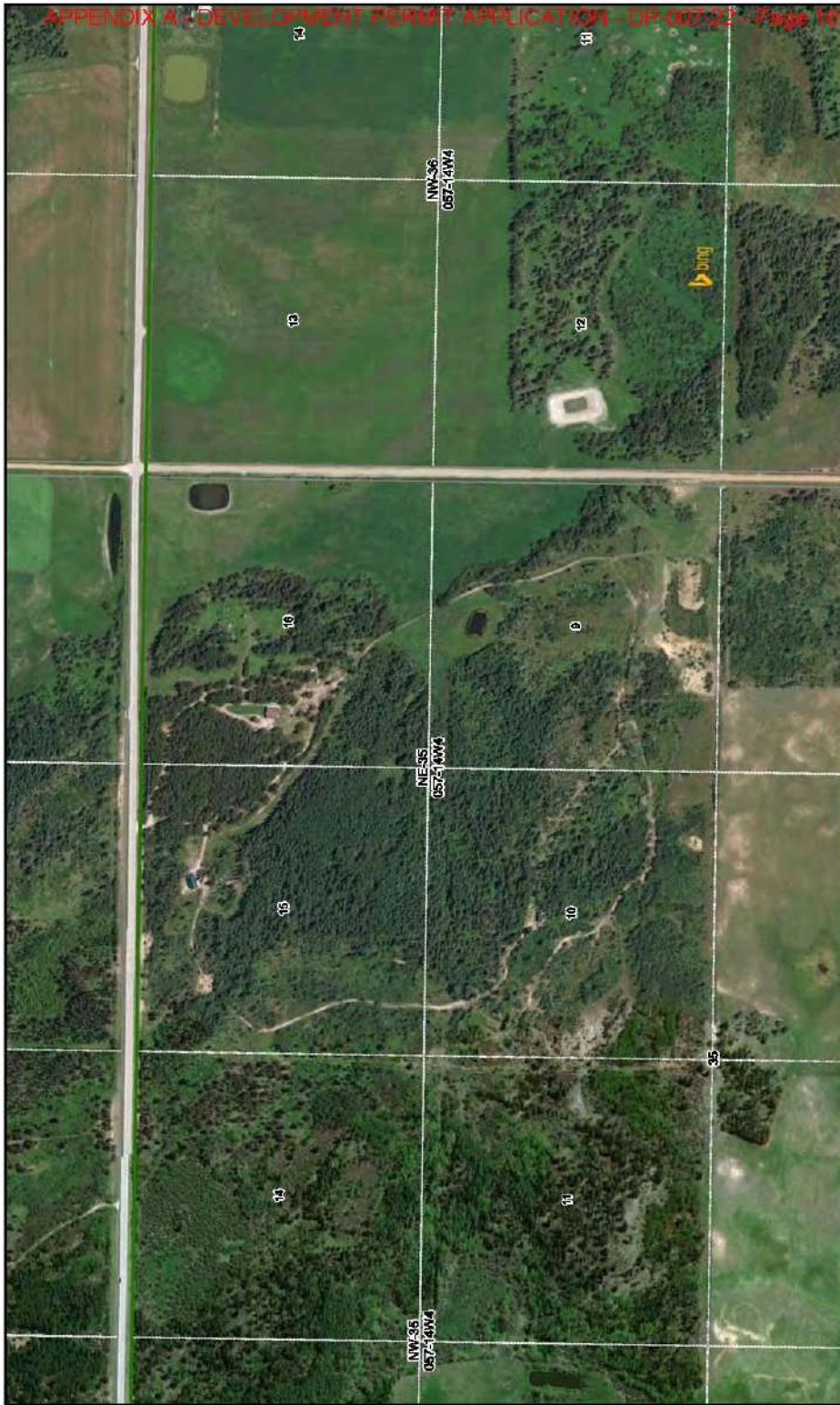
File #PR21-062
Phase I ESA
Northern Lights RV Resort
14125AB – 652 Hamlin, AB

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



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Thursday, December 30, 2021



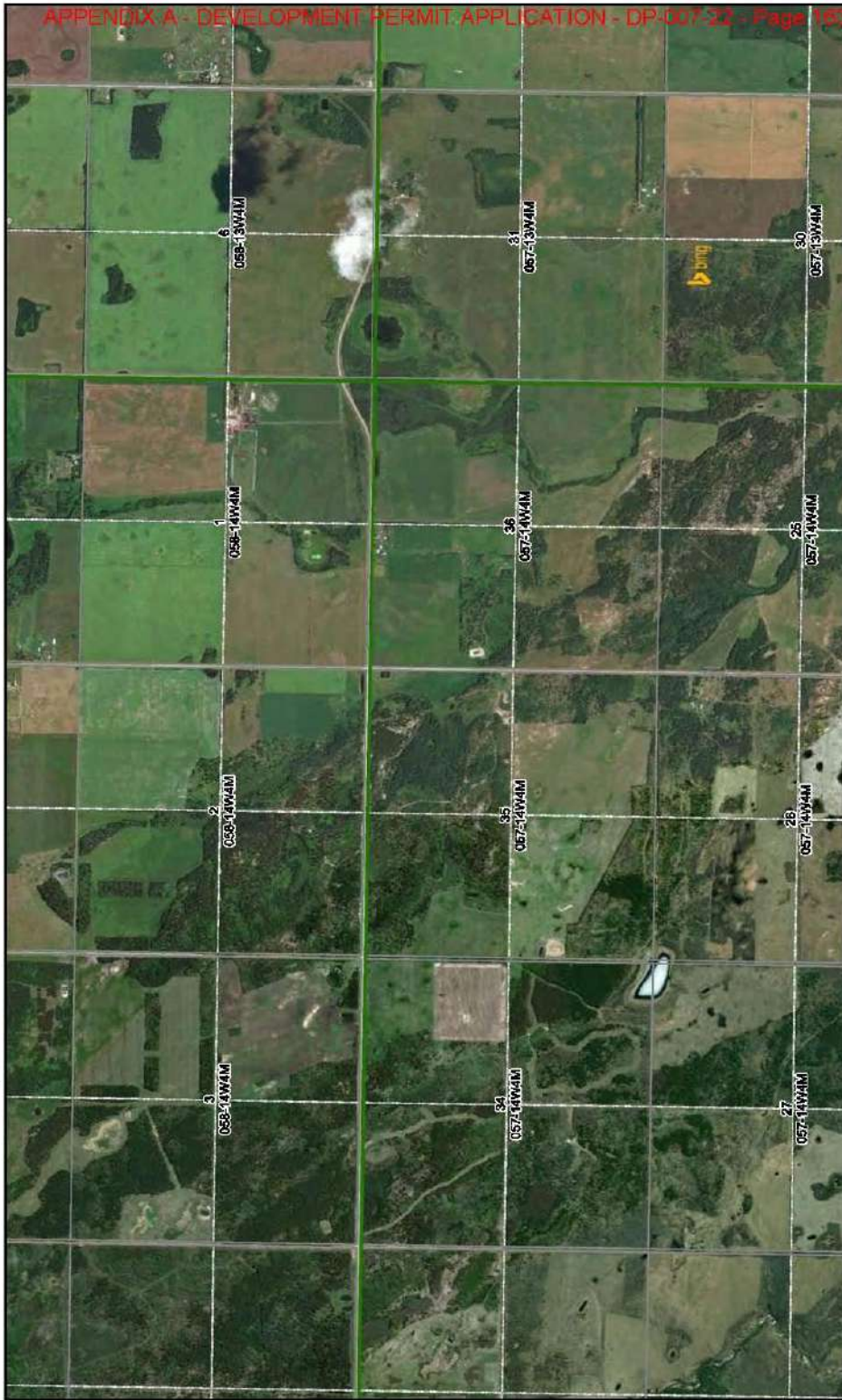
Aerial Map; 14125 AB - 652 Hamlin, AB; NE-35-057-14 W4M



Thursday, December 30, 2021



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





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

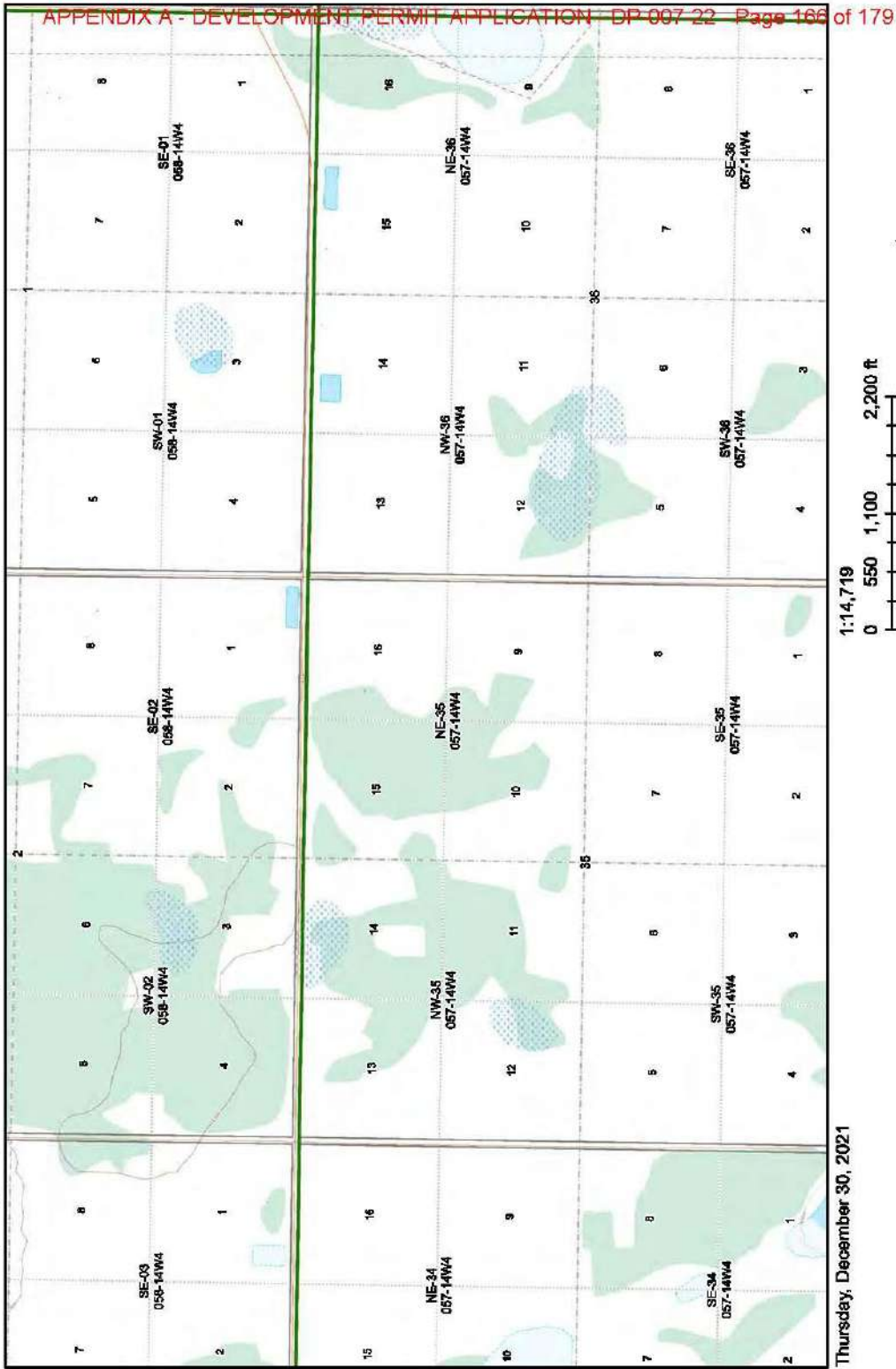
DOMINANT SOIL (greater than 60%)

SERIES: PRIMULA **Variant:**
Land Use: Native (Ah horizon)
Calcareousness Class: N **Salinity Class:** N
Texture: VC **First Parent Material:**
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:** -
Texture: - **First Parent Material:**
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





Flood Hazard Map



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

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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.

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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.

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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.

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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.

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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.

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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.

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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.

IENT PERMIT APPLICATION - DP-007-22 - Page 177 of 179

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.

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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.

IENT PERMIT APPLICATION - DP-007-22 - Page 179 of 179

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 B – Development Permit DP-038-09

APPENDIX B - DEVELOPMENT PERMIT DP-038-09 - Page 1 of 8



PERMIT NO: **038-09**
OUR FILE: **14573540**

Box 310 4612 McDougall Drive
Smoky Lake, AB T0A 3C0
ph 656-3730 fx 656-3768

DEVELOPMENT PERMIT

DEVELOPMENT INVOLVING: **ANDERSON, LESLIE & DIANNE**

ON THE LAND: **NE - 35 - 57 - 14 - W4** PLAN B LOCK LOT

APPROVED DEVELOPMENT: **CAMPGROUND**

as further described in APPLICATION No. **038-09** has been:

APPROVED

APPROVED, subject to the following conditions:

*** Alberta Transportation Approval (Hwy 652)**

You are hereby authorized to proceed with the development specified, provided that:

- any stated conditions are complied with;
- that development is in accordance with any approved plans and applications; and
- all applicable permits are obtained.

Should an appeal be made against this decision to the Subdivision and Development Appeal Board, the Development Permit does not come into effect until the appeal has been determined this Permit may be modified or nullified.

Date of Decision: **June 1, 2009 MPC**

Date of Issue of Development Permit: **JUNE 9, 2009**

SIGNATURE of Development Officer: _____

NOTES:

1. The issuance of a Development Permit in accordance with the notice of decision is subject to the condition that it does not become effective until fifteen (15) days after the Date the Development Permit is ISSUED.
2. The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Secretary of the Development Appeal Board within fourteen (14) days after Notice of the Decision is given.
3. A Permit issued in accordance with the Notice of Decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.



Box 310 4612 McDougall Drive
Smoky Lake, AB T0A 3C0
ph 858-3730 fx 858-3788

APPENDIX B - DEVELOPMENT PERMIT DP-038-09 Page 2 of 8 #14518540

DEVELOPMENT PERMIT APPLICATION PACKAGE

RECEIVED
MAY 29 2009

Application No. 038-09
Date Received May 29/09

I/We hereby make application under the provision of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application.

APPLICANT INFORMATION			COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF APPLICANT <u>LESLIE & DIANNE ANDERSON</u>			NAME OF REGISTERED LAND OWNER		
MAILING ADDRESS <u>Removed per FOIP</u>			MAILING ADDRESS <u>offer to purchase made</u>		
POSTAL CODE	TELEPHONE (RES)	OTHER	POSTAL CODE	TELEPHONE (RES)	OTHER
<u>Removed per FOIP</u>					

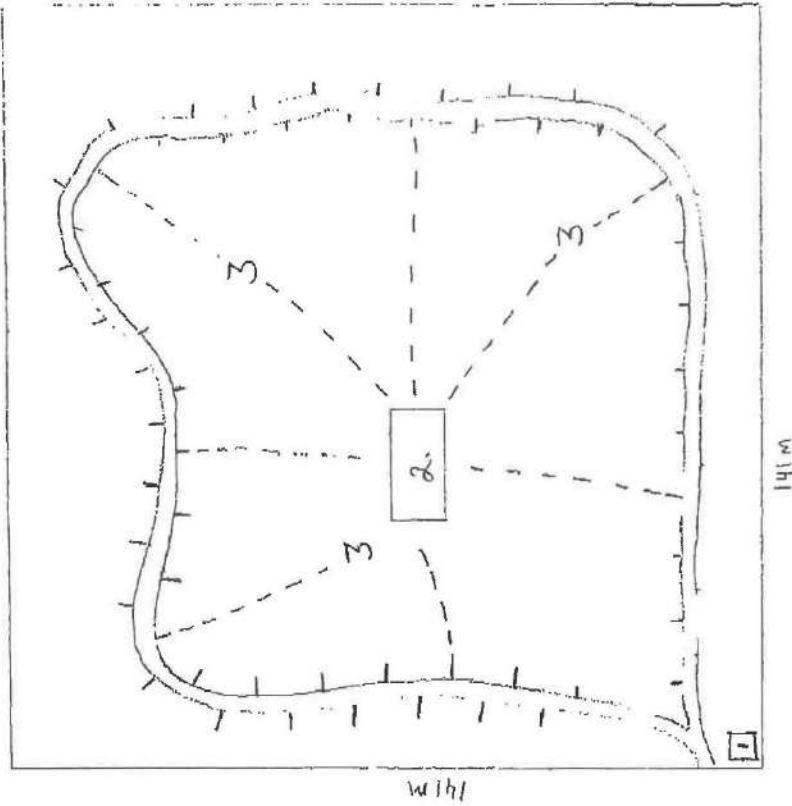
LAND INFORMATION					
LEGAL DESCRIPTION					
<u>NE</u>	<u>35</u>	<u>36</u>	<u>57</u>	<u>14</u>	<u>W4</u>
QTR/BLD	SECTION	TOWNSHIP	RANGE	OR	
				REGISTERED PLAN	BLOCK
				LOT	
SIZE OF THE PROPOSED DEVELOPMENT SITE					
<u>141</u>	<u>141</u>	<input type="checkbox"/> feet	<u>8</u>	<input type="checkbox"/> acres	
LENGTH	WIDTH	<input checked="" type="checkbox"/> meters	TOTAL PARCEL AREA	<input checked="" type="checkbox"/> hectares	
LAND USE DISTRICT					
<input checked="" type="checkbox"/> AGRICULTURAL		<input type="checkbox"/> URBAN GENERAL (Hamlets)		<input type="checkbox"/> VICTORIA DISTRICT	
<input type="checkbox"/> MULTI-LOT COUNTRY RESIDENTIAL (Lake Resorts or rural subdivisions)					
EXISTING USE OF LAND / BUILDINGS					
<input checked="" type="checkbox"/> RESIDENTIAL		<input type="checkbox"/> COMMERCIAL		<input type="checkbox"/> ACCESSORY BUILDINGS	
<input type="checkbox"/> OTHER _____					

DEVELOPMENT INFORMATION					
DESCRIBE THE USE OF THE PROPOSED DEVELOPMENT <u>RUSTIC CAMPGROUND.</u>					
INDICATE THE PROPOSED SETBACK FROM THE PROPERTY LINE					
FRONT YARD	REAR YARD	SIDE YARD 1 EAST	SIDE YARD 2 WEST	<input type="checkbox"/> feet	
<u>174m - 230m</u>	<u>419m - 468m</u>	<u>314m</u>	<u>349m</u>	<input checked="" type="checkbox"/> meters	
DEVELOPMENT: COMMENCEMENT DATE COMPLETION DATE CONSTRUCTION COSTS					
<u>AUG 2009</u>		<u>JUNE 2010</u>	<u>\$60,000.00 ESTIMATED</u>		

This information is collected under the authority of the Freedom of Information and Protection of Privacy Act, S. 33(c), for the purposes of issuing Development Permits. Any Development Permit issued pursuant to this Application, or any information related thereto, is not confidential information and may be released by the County. Any questions about the collection of this information may be directed to the County Administrator at (780) 838-3730.

PROPOSED CAMPSITE LAYOUT

- 1. Registration / Shower / Bath Re Bldg
- 2. MEETING AREA OPEN AIR Bldg.
- 3. Outhouse and Holding Tks
- Foot Paths

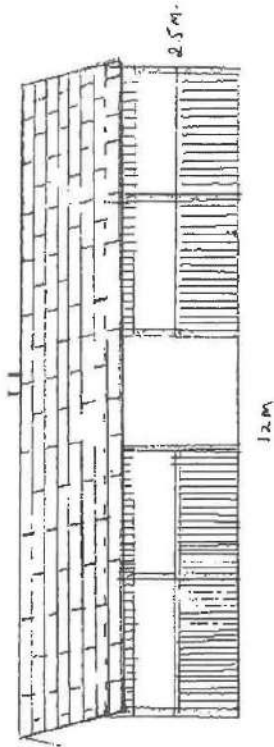


SKETCH "A"

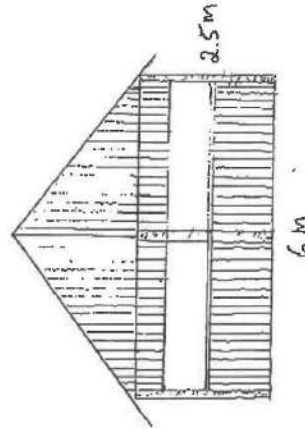
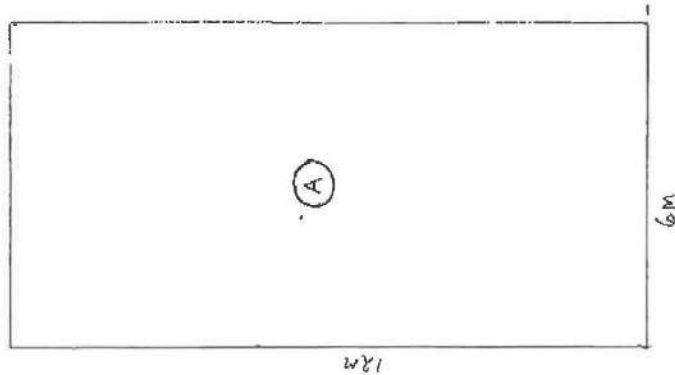


APPENDIX B - DEVELOPMENT PERMIT DP-038-09 - Page 5 of 8

PROPOSED
MEETING AREA
BLDG



- Cement, DIRT or GRAVEL
FLOOR to be determined
A = central fire pit.

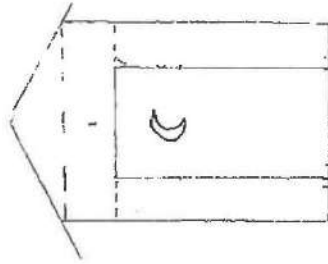


SKETCH " B "

APPENDIX B - DEVELOPMENT PERMIT DP-038-09 - Page 6 of 8

PROPOSED OUTHOUSE'S

Septic Hold up Tank as per Regs
Clean out as shown in attachment

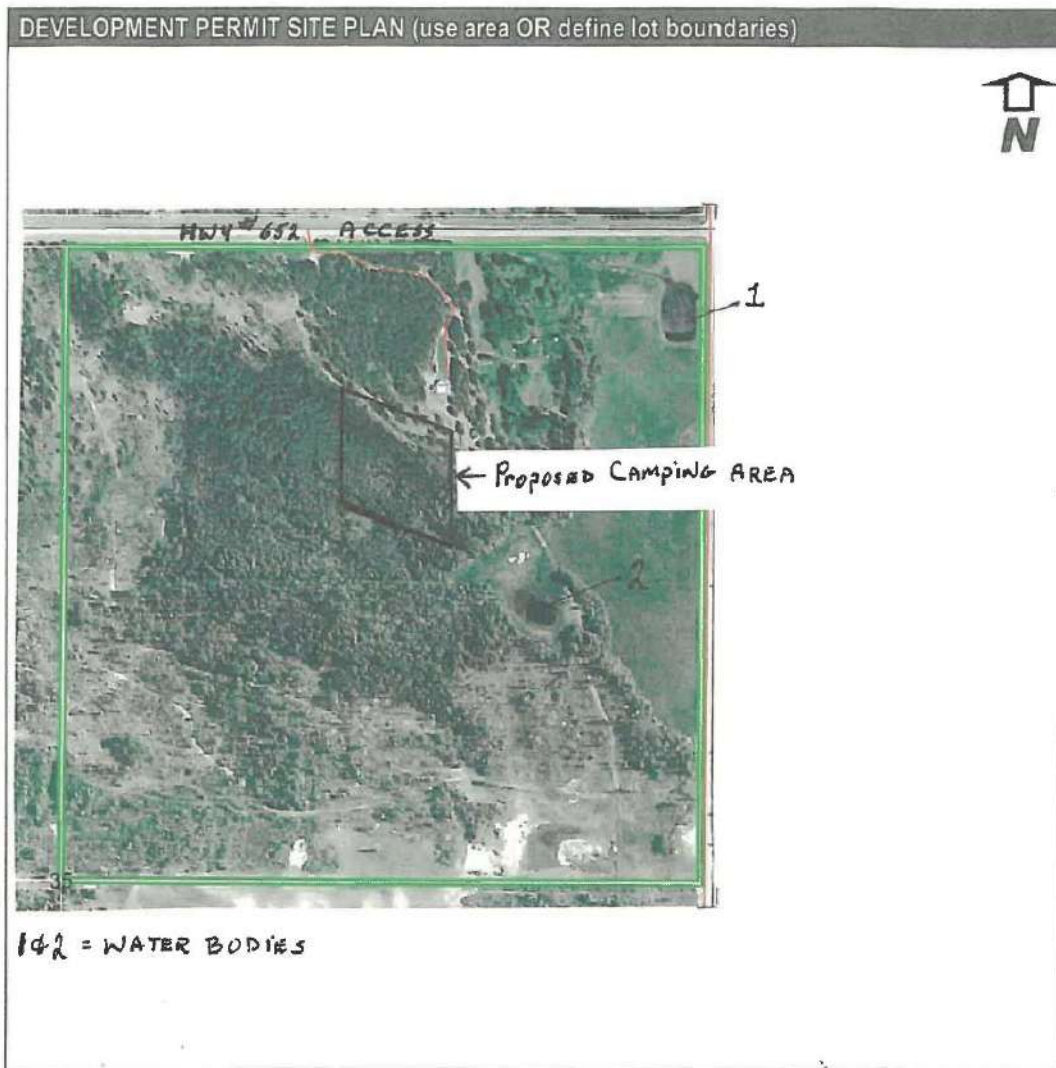


1.32m x 1.83m

4-8 on site

SKETCH "C"

APPENDIX B - DEVELOPMENT PERMIT DP-038-09 - Page 7 of 8



DATE: May 28/09

SIGNATURE OF APPLICANT: [Signature]

PLEASE FOLLOW EXAMPLE SITE PLAN

This information is collected under the authority of the Freedom of Information and Protection of Privacy Act, S. 33(c), for the purposes of issuing Development Permits. Any Development Permit issued pursuant to this Application, or any information related thereto, is not confidential information and may be released by the County. Any questions about the collection of this information may be directed to the County Administrator at (780) 656-3730.

APPENDIX B - DEVELOPMENT PERMIT DP-038-09 - Page 8 of 8



Appendix C – Notice of Incomplete Application – April 5, 2022

Appendix D – Notice of Incomplete Application – April 15, 2022

APPENDIX D - NOTICE OF INCOMPLETE APPLICATION - APRIL 15, 2022 - Page 1 of 1



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

April 15th, 2022

Richard Kimmitt
135 Hampshire Circle
Calgary, AB T3A 4Y3
Email: rjik99@hotmail.com

Sent Via E-Mail
Legal: NE-35-57-14-W4M

Re: DEVELOPMENT PERMIT APPLICATION DP-007-22: Notice of File Deemed Incomplete

This is further to our previous notice/letter to you dated April 5, 2022, relating to your Development Permit Application (DP-007-22) respecting the lands legally described as NE-35-57-14-W4M, for the development of an RV Resort.

Thank you for providing some of the requested information outlined in our previous letter. This letter serves to notify you that the Development Authority for Smoky Lake County continues to deem your application **incomplete**. Before we can deem your application *complete*, we continue to request additional water and stormwater information.

Thank you for continuing to work with Smoky Lake County's engineering team, and relevant provincial authorities to obtain the necessary information to satisfy the requirements, so that once deemed complete, the Municipal Planning Commission (MPC) can consider the application.

Please endeavor to provide said information **prior to May 30, 2022**.

To further extend the deemed complete/in-complete timeline under **Section 683.1** of the *Municipal Government Act*, your written reply is appreciated. If you have any further questions or concerns, please contact the undersigned at 780-656-3730 or 780-650-5207, or Kyle Schole at 780-650-2059.

Sincerely,

Jordan Ruegg
Planning & Development Manager,
Development Authority, Smoky Lake County

Page 1 of 1
Notice of File Deemed Incomplete: DP-007-22

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

Appendix E – Notice of Incomplete Application – June 15, 2022

APPENDIX E - NOTICE OF INCOMPLETE APPLICATION - JUNE 15, 2022 - Page 1 of 3



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

June 15, 2022

Richard Kimmitt
135 Hampshire Circle
Calgary, AB T3A 4Y3

Sent Via E-Mail (rjk99@hotmail.com) and Regular Mail

**Re: Incomplete Development Permit Application DP-007-22 - Northern Lights RV Resort
NE35-57-14-W4M at 14125 HWY 652 AB (the "Lands")**

I am writing in my capacity as the Development Authority for Smoky Lake County. This letter follows my previous letters to you dated April 5, 2022, and April 15, 2022 relating to your development permit application (DP-007-22) respecting the Northern Lights RV Resort on the above-noted Lands.

On March 13, 2022, you submitted a development permit application for a 400 serviced site campground with showers, toilets, laundry, swimming pool, hot tub, indoor activity centers and a playground (the "Proposed Development") on the Lands (the "DP Application"). The Proposed Development is a discretionary use in the Agriculture (AG) District.

On April 5, 2022, I issued a letter advising that the DP Application was incomplete because more stormwater information was required. On April 15, 2022, I issued a second letter advising that water and stormwater management information was still missing.

Although additional information has been provided since you submitted the DP Application on March 13, 2022, the DP Application is missing documents and other information necessary to properly review the DP Application. As such, I am writing to advise that the DP Application is deemed **incomplete** pursuant to section 683.1(6) of the *Municipal Government Act* (the "MGA").

Before I can deem your application **complete**, I will require the following documents and information in accordance with the Smoky Lake County Land Use Bylaw No. 1272-14 (the "LUB"):

1. Section 2.6(1)(E) of LUB requires a developer to provide parking for employee and customer parking. The revised Site Plan, dated March 31, 2022, shows a parking lot located in the southeast

Page 1 of 3

Notice of File Deemed Incomplete: DP-007-22

{B4971210.DOCX;3}232

APPENDIX E - NOTICE OF INCOMPLETE APPLICATION - JUNE 15, 2022 - Page 2 of 3

corner of the proposed development. Please confirm that this parking lot will be used for employee and customer parking, and if not, please revise the Site Plan to show the location of parking for both employees and customers to comply with Section 2.6(1)(E).

2. Section 2.17(2) of LUB requires a developer to provide the following information prior to an application for a Development Permit being deemed complete:
 - a. Alberta Environment and Park ("AEP") *Water Act* approval for the proposed on-site water distribution system;
 - b. Alberta Health Services approval for on-site water distribution system;
 - c. AEP *Water Act* approval for the proposed stormwater management system; and
 - d. AEP approval for on-site private sewage disposal system.

3. Section 6.20(2) of the LUB states that *"A development permit shall not be issued for residential, commercial, industrial or recreational uses unless the Development Authority is satisfied that water supplies of sufficient quality and quantity are or will be made available to support the proposed development."* No documents or information has been provided to confirm the water supplies for the proposed development are of sufficient quality or quantity.

Please submit the above-noted documents and information by July 29th, 2022 at 4pm. If you believe you will require more time to submit the documents and information outlined above, the timeline may be extended by an agreement in writing pursuant to section 683.1(3) of the MGA. If the requested information and documents are not submitted by the stated deadline or the extended deadline as agreed upon in writing, your DP Application will be deemed to be refused pursuant to Section 683.1(8) of the MGA.

If you have any further questions or concerns, please contact the undersigned at 780-656-3730 or 780-650-5207, or Kyle Schole at 780-650-2059.

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

Page 2 of 3
Notice of Deemed Complete: DP-007-22

Appendix F – Email Re: Extension of Deadline to Submit Outstanding Information
& Appointment of Agent

APPENDIX F - EMAIL RE: EXTENSION OF DEADLINE TO SUBMIT
OUTSTANDING INFORMATION & APPOINTMENT OF AGENT Page 1 of 2

Jordan Ruegg

From: Richard Kimmitt [REDACTED]
Sent: July 27, 2022 2:07 PM
To: Jordan Ruegg; nicolekimmitt [REDACTED]
Subject: Re: Extension of Development Permit Application DP-007-22
Attachments: NK Authorized Agent NLRVR.pdf

Jordan,

I agree to the extension. Attached is an authorization for Nicole to represent NLRVR as we continue to work with you on our development permit.

Richard

From: Jordan Ruegg <jruegg@smokylakecounty.ab.ca>
Sent: July 26, 2022 4:06 PM
To: nicolekimmitt [REDACTED]; Richard Kimmitt [REDACTED]
Subject: Extension of Development Permit Application DP-007-22

Good afternoon Richard & Nicole.

As per our phone conversations earlier today, the Development Authority is prepared to grant an extension of your development permit application until **December 31, 2023** to allow for you to provide the requested information and approvals from Alberta Environment and Parks. If this extended deadline is satisfactory to you, please reply to my email by July 29, 2022 at 4:00 p.m.

Please let me know if you have any questions.

Thank you,



Jordan Ruegg, B.A., MPlan
Planning and Development Manager
p.780-656-3730 or toll free 1-888-656-3730
c.780-650-5207
4612 - McDougall Drive, PO Box 310
Smoky Lake, Alberta, T0A 3C0

bᑦᑲᑦᑕᑦ ᑭᑦᑲᑦᑲᑦᑲᑦ (kaskapatau sakahigan) / Димниҳ Оз еро (Dymnykh Ozero) / Lac qui Fume / Smoky Lake
Located on Treaty 6 Territory and Homeland of the Métis Nation

This communication is for use by the intended recipient and contains information that may be privileged, confidential or copyrighted under applicable law. If you are not the intended recipient, you are hereby formally notified that any use, copying or distribution of this e-mail, in whole or in part, is strictly prohibited. Please notify the sender by return e-mail and delete this e-mail from your system. *Studies show that trees live longer when they are not cut down. Please do not print this email*



APPENDIX F - EMAIL RE: EXTENSION OF DEADLINE TO SUBMIT
OUTSTANDING INFORMATION & APPOINTMENT OF AGENT Page 2 of 2

July 26, 2022

To: County of Smoky Lake
4612 – McDougall Drive PO Box 310
Smoky Lake, Alberta T0A 3C0

I authorize Nicole Kimmitt to act on my behalf as an agent with respect to the development permit application and any associated approvals for Northern Lights RV Resort.

Her contact information is as follows:

Nicole Kimmitt



A handwritten signature in black ink that reads "Richard Kimmitt".

Richard Kimmitt



Appendix G - Notice of Incomplete Application – August 9, 2022

APPENDIX G - NOTICE OF INCOMPLETE APPLICATION - AUGUST 9, 2022 - Page 1 of 20



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

August 09, 2022

Richard Kimmitt
C/O Nicole Kimmitt
135 Hampshire Circle
Calgary, AB
T3A 4Y3

Sent Via E-Mail: nicolekimmitt@hotmail.com

**Re: Development Permit Application DP-007-22 - Northern Lights RV Resort
NE35-57-14-W4M at 14125 HWY 652 AB (the "Lands")**

In reference to our meeting held on August 03, 2022, we provide the following in reference to the Development Permit Application DP-007-22 and our letter pertaining to our letter of June 15, 2022.

At the meeting, you had instructed that you were to be the contact and liaison for this project and Northern Lights RV Resort (NLRVR).

On March 13, 2022, NLRVR submitted a development permit application for a 400 serviced site campground with showers, toilets, laundry, swimming pool, hot tub, indoor activity centers and a playground (the "Proposed Development") on the Lands (the "DP Application"). The Proposed Development is a discretionary use in the Agriculture (AG) District.

On April 5, 2022, and April 15, 2022, the County issued letters advising that the DP Application was incomplete because information pertaining to on-site water and stormwater management had not been provided to the Development Authority. On June 15, 2022, the County issued a further letter that the DP Application was deemed *incomplete* pursuant to section 683.1(6) of the *Municipal Government Act* (the "MGA").

Section 2.4, Section 2.6, Section 2.17, Section 6.20, Section 7.2 and Section 7.24 of Smoky Lake County Land Use Bylaw No. 1272-14 provide the basis for the Development Authority's request for additional information to be provided by the applicant. Copies of these Sections are attached to this letter for your reference and convenience.

Page 1 of 7
Notice of File Deemed Incomplete: DP-007-22

APPENDIX G - NOTICE OF INCOMPLETE APPLICATION - AUGUST 9, 2022 - Page 2 of 20

The County is required to undertake their diligence in the review of an application. For complex developments such as this, the applicants are required to substantiate and demonstrate conformance to the County requirements. The applicant is required to verify many issues by submission of a detailed concept report, drawings and other reports (as necessary) prepared by experts to satisfy and prove (via data such as tables, mathematics, contours, water source, chlorine residuals and decay, sanitary discharge, storm management, etc.) that the County's requirements are being met. These reports are required to be signed and sealed by professionals (engineer, biologist, etc.) licensed to practice in the Province of Alberta. The report(s) form the basis of the DP approval and will be relied upon to ensure the development proceeds in accordance to these documents and the County approval.

The County has received a copy of the ultimate configuration of the property, however there has not been any other documents submitted to suggest that the site will be developed in phases, even though this is the direction the development currently appears to be taking. NLRVR will be required to submit a proposed phasing plan for the development of the site. The plan will form the basis of the DP approval and will be relied upon to ensure the development proceeds in accordance this plan documents and the County approval.

Minimum design standards shall be the standards acceptable to the regulatory authorities and considered as good engineering design practices as an industry standard.

At the meeting NLRVR requested more detail in relation to the requirements and details necessary for the permit to be reviewed. We provide the following (from our June 15, 2022 letter as the basis) to complete our review of the DP application, pursuant to our Land Use Bylaw (LUB) and Municipal Development Plan (MDP):

1. Section 2.6(1)(E) of LUB requires a developer to provide parking for employee and customer parking. The revised Site Plan, dated March 31, 2022, shows a parking lot located in the southeast corner of the proposed development. Please confirm that this parking lot will be used for employee and customer parking, and if not, please revise the Site Plan to show the location of parking for both employees and customers to comply with Section 2.6(1)(E). Details pertaining to total employees will be required to verify that the area provided on the plan will support the employee parking requirements.
2. Section 2.17(2) of LUB requires a developer to provide the following information prior to an application for a Development Permit being deemed complete:
 - a. **Alberta Environment and Park ("AEP") Water Act approval for the proposed on-site water distribution system.** To date the County has not been provided details as to the proposed ultimate water system. At the time of the June 15 letter, the County was of the understanding that a pressure piping system was to be installed. At the August 03 meeting, NLRVR clarified that the plan had changed somewhat. While we understand that

Page 2 of 7
DP Requirements Letter: DP-007-22

APPENDIX G - NOTICE OF INCOMPLETE APPLICATION - AUGUST 9, 2022 - Page 3 of 20

the infrastructure is proposed to be constructed and operated in stages, no information has been provided as to the County in this regard. NLRVR is required to provide this information and the development permit will specifically refer to the information provided as the approved water system. Deviation from the conditions of the DP concerning the potable water system and/or approvals by the AEP or AHS will be considered as a material change possibly requiring an amended permit.

Section 6.20(2) of the LUB states that *“A development permit shall not be issued for residential, commercial, industrial or recreational uses unless the Development Authority is satisfied that water supplies of sufficient quality and quantity are or will be made available to support the proposed development.”* No documents or information has been provided to confirm the water supply for the proposed development are of sufficient quality or quantity.

It may be the case that AHS is the jurisdiction of authority for the water system. Regardless, the detailed information required to be submitted as part of the application will be:

- The proposed phasing of the installation of the water system. The County will require NLRVR to submit the ultimate configuration of the water system.
- 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.
- The ultimate design flow (ADD, MDD and Peak Hour) values are to be identified as well as the storage requirements of the potable water tank are to be provided for information and will be a stated condition of the DP. The County will not be reviewing or approving the data provided.
- The water source is to be identified. At the meeting, it was represented that the potable water source was to be from outside the County. The County will review this information by referring to the Hwy 28/63 Regional Water Commission for their review and comment. The stated water source will be a stated condition of the DP.
- Supplemental disinfection of water to maintain required residuals. At a minimum, the disinfection and/or treatment of the potable water shall meet the requirements of the Canadian Drinking Water Standards or Alberta Environment. The County will not be approving or reviewing the design of the system, nor maintaining the system. The County will be requiring that if a system is installed, that it meet minimum standards as condition of the DP. Copies of the final design will be required to be submitted to the County for our records of compliance with the DP.

Page 3 of 7

Notice of Deemed Complete: DP-007-22

APPENDIX G - NOTICE OF INCOMPLETE APPLICATION - AUGUST 9, 2022 - Page 4 of 20

- The County will not be reviewing or approving copies of regulatory agency of authority (AHS or AEP) approval permits/license(s) and operating plans to operate and maintain a potable water system. Copies of approved permits/licenses will be required to be submitted to the County for our records prior to commencement of operation of the water system as a condition of the DP.
 - The potable water system should be designed and certified as constructed in accordance with the design 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 County for record purposes as a condition of the DP.
 - At the meeting on Aug 03, 2022, NLRVR indicated that some form of fire storage will be installed as well. The Fire Underwriters have guidelines which are generally accepted as the minimum standard for public fire safety. The DP will suggest these guidelines be utilized as the basis of design for the system. If the County Fire Department is expected to utilize the fire system in efforts to combat a fire, the DP will require that the appurtenances and connections are compatible with the County Fire Department. The DP will require that the Fire Chief (or designate) will certify and approve the installed equipment as being compatible for use by the Fire Department.
- b. **Alberta Health Services approval for on-site water distribution system.** See (a) above.
- c. **AEP Water Act/EPEA approval for the proposed stormwater management system.**

To date the County has not been provided sufficient details as to the proposed stormwater management system to determine the actual plan. At the August 03 meeting, NLRVR clarified that the drawing the County had received was not the correct drawing. The County also stated that the Stormwater management plan document was not adequate. While the County will not require information to the same level as EPCOR in the City of Edmonton, the County does require basic information which will satisfy the intent of the Land Use Bylaw and the Municipal Development Plan. This information is required and will form the basis of the conditions of the DP. Deviation from the conditions will be considered as a material change possibly requiring an amended permit. Information required will be as follows:

- Amending the existing stormwater management plan document to provide relevant data, drawings and information to verify and justify statements and proposed systems. More detail is required. This document will form the basis of the stormwater management condition of the DP.
- The existing stormwater conditions within the site. This will include runoff flow values, offsite impacts, offsite runoff flow, watershed patterns/channels, drainage basin/wetlands and water bodies.

Page 4 of 7
 DP Requirements Letter: DP-007-22

APPENDIX G - NOTICE OF INCOMPLETE APPLICATION - AUGUST 9, 2022 - Page 5 of 20

- The impacts of a 1:100 storm event. This will include the design of channels onsite, offsite impacts, impacts to the existing waterbodies and wetlands.
- Copies of the IDF curve data used in the calculation of 1:100 runoff event.
- The 1:100 floodplain boundaries of the existing wetlands and preservation of these wetlands.
- A copy of the stormwater management plan, including accompanying drawing(s), to highlight flow calculations, drainage flow directions, detention/retention systems, proposed 1:100 mitigation systems and boundaries of the wetlands in a 1:100 storm event.

d. AEP approval for on-site private sewage disposal system.

To date the County has not been provided sufficient details as to the proposed sanitary sewer/disposal system. At the August 03 meeting, NLRVR clarified that a sanitary waste system is proposed to be installed however the County will want the drawing to show the proposed phasing and ultimate configuration of the sanitary system. This information is required and will form the basis of the conditions of the DP. Deviation from the conditions will be considered as a material change possibly requiring an amended permit. Information required will be as follows:

- The proposed phasing and ultimate configuration of the sanitary collection, treatment and disposal system. The information to be included will be the expected population and expected generation of wastewater used to design the sewer collection system, including allowances for ancillary water usage such as showers, toilets, wash facilities, splash park, pool and any other facility expected to consume water and discharge as effluent.
- The ultimate design flow (ADD, Peak Hr) values, including inflow and infiltration, are to be identified as well as the storage requirements of the holding tank. The locations of any holding tanks are to be provided for information and will be a stated condition of the DP. The County will not be reviewing or approving the data provided.
- Disposal systems shall be designed to mitigate risk of pollution to nearby waterbodies and the immediate area due to spillage, overflow or a release of effluent as a result of mechanical failure.
- The receiving body for the effluent and the anticipated properties of the untreated effluent to be deposited (ie. BOD, nitrates, nitrites, ammonia, suspended solids) into the receiving body.
- There are a number of specific requirements and regulations for private sewage collection and treatment systems. The County will require that any designs of these systems be undertaken by a professional engineer licensed to practice in Alberta. The

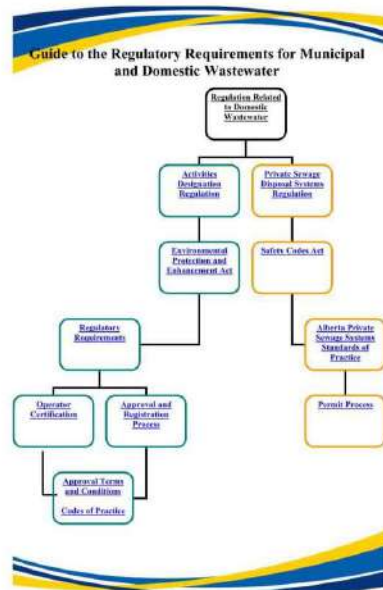
Page 5 of 7

Notice of Deemed Complete: DP-007-22

APPENDIX G - NOTICE OF INCOMPLETE APPLICATION - AUGUST 9, 2022 - Page 6 of 20

County will not be approving or reviewing the design of the system, nor maintaining the system. The County will be requiring that if a system is installed, that it meet minimum standards as condition of the DP. Copies of the final design will be required to be submitted to the County for our records of compliance with the DP.

- The County will not be reviewing or approving copies of regulatory agency of authority (AEP - EPEA or Safety Codes Act – Inspections Group) approval permits/license(s) and operating plans to operate and maintain a sanitary collection and disposal system. Copies of approved permits/licenses will be required to be submitted to the County for our records prior to commencement of operation of the sanitary collection and disposal system as a condition of the DP.
- A flowchart for determining the approvals and permitting is shown below for reference and information.



Please submit the above-noted documents and information by Friday, September 30th, 2022 at 4:00 p.m. If you believe you will require more time to submit the documents and information outlined above, the timeline may be extended by an agreement in writing pursuant to section 683.1(3) of the MGA. If the requested information and documents are not submitted by the stated deadline or the extended

APPENDIX G - NOTICE OF INCOMPLETE APPLICATION - AUGUST 9, 2022 - Page 7 of 20

deadline as agreed upon in writing, your DP Application will be deemed to be refused pursuant to Section 683.1(8) of the MGA.

If you have any further questions or concerns, please contact the undersigned at 780-656-3730 or 780-650-5207, or Kyle Schole at 780-650-2059.

Sincerely,



Jordan Ruegg
Planning & Development Manager, Smoky Lake County



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Smoky Lake, Alberta T0A 3C0
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b"b<Cu 4b"Ag<P (kaskapatau sakahigan / Smoky Lake) on Treaty 6 Territory, and Homeland of the Metis Nation

cc: Richard Kimmitt, rjkk99@hotmail.com
Kyle Schole, Planning, Development & Heritage Assistant, Smoky Lake County kschole@smokylakecounty.ab.ca
Gene Sobolewski, Chief Administrative Officer, Smoky Lake County cao@smokylakecounty.ab.ca

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Notice of Deemed Complete: DP-007-22

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- A. on or before the day on which this Bylaw or any Bylaw for the amendment thereof comes into force, a development permit has been issued; and
 - B. the enactment of the Bylaw would render the development in respect of which the permit was issued a non-conforming use or non-conforming building; the development permit continues in effect.
6. If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with the Land Use Bylaw.
7. The use of land or the use of a building is not affected by reason only of a change of ownership, tenancy or occupancy of the land or building.

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;

APPENDIX G - NOTICE OF INCOMPLETE APPLICATION - AUGUST 9, 2022 - Page 9 of 20

- 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 of 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;

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- O. a Cumulative Effects Assessment;
 - P. the identification of all right-of-ways and easements within or abutting the subject property, and/or
- and 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.
 5. All applications for development permits on sites adjacent to another municipality shall be submitted to the other municipality for comments prior to rendering a decision. The Development Authority shall not be bound by the recommendation of the other municipality.
 6. In the case of an application for a Development Permit on Crown Land, the County will require Provincial authorization prior to the issuance of a Development Permit.

2.5 INDUSTRIAL DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

1. In addition to the information requirements indicated in **Section 2.4**, each application for industrial development shall be accompanied by the following information:
 - A. type of industry;
 - B. estimated number of employees;
 - C. estimated water demand and anticipated source;
 - D. estimated increase of noise;
 - E. estimated air emissions;
 - F. type of effluent and method of treatment;
 - G. transportation routes to be used (rail and road);
 - H. reason for specific location;
 - I. means of solid waste disposal;
 - J. any accessory works required (pipeline, railway spurs, power lines, etc.);
 - K. anticipated residence location of employees;

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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.

2. In addition to the information requirements indicated in Section 2.4, the Development Authority or Subdivision Authority shall require an applicant for subdivision or a development permit for **Cannabis Retail Sales**, to include with the application the following information:
 - a. A. a map identifying the distance from the proposed development to all property boundaries of:
 - i. buildings containing a school or a boundary of a parcel of land on which a school is located;
 - ii. parcels of land that are designated as School Reserve or Municipal and School Reserve under the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended;
 - iii. provincial health care facilities or the boundary of a parcel of land on which the facilities are located; and
 - iv. any other development or land use required by the Alberta Gaming, Liquor, and Cannabis Commission;

2.7 NATURAL RESOURCE EXTRACTION DEVELOPMENT PERMIT REQUIREMENTS

1. In addition to the information requirements indicated in **Section 2.4** and **Section 7.16** of this Bylaw, the Development Authority shall require, where not required to do so by the Province, that each application be accompanied by the following information:

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- B. publish a notice of the decision in a newspaper circulating in the municipality stating the legal description of the property, municipal address of the application, nature of the approved development and right of appeal;
3. When the Development Authority refuses a development permit application, the decision shall contain reasons for the refusal.

2.15 COMMENCEMENT AND COMPLETION

1. If the development authorized by a development permit is not commenced within 12 months from the date of its issuance and carried out with reasonable diligence within five (5) years of the date of issuance the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Authority.
2. Upon application to the Development Authority, prior to the expiry of an approved development permit application, the Development Authority may grant an extension to the effective period of a development permit for a period that shall not exceed 12 months.
3. When a development permit expires, a new application is required. The new application will be reviewed and a decision issued based on the current merits of the proposed development in relation to current municipal, provincial and federal regulations, requirements, policies and practices. The Development Authority shall not be obliged to approve a development permit based on a previous approval.
4. In cases where a use is discontinued, or intended to be discontinued for a period of six (6) months or more, any subsequent use of the land or building shall comply with this bylaw and shall require a new development permit.

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.
2. The applicant shall be financially responsible during construction for any damage by the applicant, his/her servants, suppliers, agents or contractors to any public or private property.
3. The applicant shall prevent excess soil or debris from being spilled on public road allowances streets, lanes and sidewalks.
4. No building or use shall be used or occupied and no change in the existing occupancy classification of a building shall be made until the developer, proposed user or proposed occupant of said building or use demonstrates that substantial completion, as determined by the Authority, has been undertaken.

2.17 ON-SITE AND OFF-SITE SERVICES AND IMPROVEMENTS

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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 the 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.
3. All future development areas must be serviced to the satisfaction of the Development Authority.

As a condition of development approval, the Development Authority may require the developer to enter into a development agreement with the municipality, to do any or all of the following:

- a) to construct or pay for the construction or upgrading of:
 - i. any roads or bike pathways required to give access to the development;
 - ii. a pedestrian walkway system to serve the development or to provide pedestrian access to adjacent developments, or both;
 - iii. off-street or other parking and bicycle parking facilities; and
 - iv. loading and unloading facilities.
- b) to install or pay for the installation of any public utilities, other than telecommunications systems or works, that are necessary to serve the development;
- c) to repair or reinstate, or to pay for the repair or reinstatement of any items which may be damaged, destroyed or otherwise harmed by development or building operations, including but not limited to street furniture, curbing, sidewalk, bicycle infrastructure, boulevard landscaping and tree planting;
- d) to carry out landscaping of the site which may include the retention and/or planting of trees, noise attenuation fencing, the construction of an earth berm or other form of screening;
- e) to pay an off-site levy or redevelopment levy;
- f) to provide an irrevocable letter of credit, or other form of security in such sum specified, as the Development Authority deems appropriate to ensure compliance with the terms of the agreement and the conditions of the development permit; and
- g) such other works or other matters the Development Authority considers necessary or advisable having regard to the nature of the proposed

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development.

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4. A private sewage inspection will be required, at no cost to the County, prior to endorsement for all subdivisions within the County where the site is affected by a private sewage disposal system.

6.20 WATER SUPPLY/SANITARY FACILITIES AND NATURAL GAS

1. All development within the County shall be provided, at no cost to the County, with sanitary facilities to the satisfaction of the Plumbing and Drainage Regulations and any other Provincial legislation or regulations.
2. A development permit shall not be issued for residential, commercial, industrial or recreational uses unless the Development Authority is satisfied that water supplies of sufficient quality and quantity are or will be made available to support the proposed development.

7 SPECIAL PROVISIONS

7.1 BARE LAND CONDOMINIUMS

1. A Bare Land Condominium development must comply with the County's Bare Land Condominium Policy, as amended, along with all the general regulations of this Bylaw, including the regulations of the applicable Land Use District.
2. An application for a Bare Land Condominium development shall include a comprehensive site plan, in accordance with **Section 2.4** of this Bylaw.
3. For the purposes of this Bylaw, a Bare Land Condominium Plan is a plan of subdivision and a unit on a Bare Land Condominium Plan is a lot.

7.2 CAMPGROUNDS

1. A comprehensive site plan shall be provided to the satisfaction of the Development Authority that shows the location, design standards and site requirements of any common accessory uses and services, such as washrooms, laundromat, recreational buildings, retail store, food concession, fire pits, fire wood storage, lighting, water supply, wastewater disposal facilities, solid waste collection facilities and any other similar uses or services that may be associated with or required within a campground. The following regulations shall be applied in designing the campground site plan:

- (a) a minimum site area of 0.40 ha (1 ac);
- (b) a minimum of 10% of the total site shall be set aside in a location acceptable to the Development Authority as a common open space recreation area;
- (c) each stall shall be accessed by an internal road;
- (d) the road system shall be properly signed for users and for emergency response vehicles, and shall be sensitive to the topography and environmental characteristics of the site;

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- (a) a minimum site area of 0.40 ha (1 ac);
- (b) a minimum of 10% of the total site shall be set aside in a location acceptable to the Development Authority as a common open space recreation area;
- (c) each stall shall be accessed by an internal road;
- (d) the road system shall be properly signed for users and for emergency response vehicles, and shall be sensitive to the topography and environmental characteristics of the site;

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- (e) walkways with a minimum width of 1.62 m (4 ft) surfaced to the satisfaction of the Development Authority shall be provided from all stalls to all service buildings and facilities, refuse areas and recreation areas;
- (f) roads shall be hard surfaced or surfaced to the satisfaction of the Development Authority and shall be:
 - (i) 3.05 m (10 ft) in width for one-way traffic; and
 - (ii) 6.10 m (20 ft) in width for two-way traffic;
- (g) fires will be permitted only in designated fire pits or other such facilities;
- (h) potable water and wastewater disposal facilities are required to the satisfaction of the Development Authority;
- (i) all utility services and all utility wires and conduits shall be provided as required by the Development Authority and the utility companies;
- (j) fences shall be allowed within the recreational vehicle park only if they are erected and maintained by the park operator to a uniform standard throughout the park;
- (k) all stall boundaries shall be clearly defined on the ground by permanent flush stakes or markers, with a stall number or other identification system;
- (l) suitable ground cover and a flat area for each stall shall be provided;
- (m) minimum camping stall size shall be:
 - (i) 6.10 m (20 ft) in width;
 - (ii) 18.29 m (60 ft) in depth; and
 - (iii) 111.48 m² (1,200 ft²) in area;
- (n) minimum distance between camping stalls shall be 3.05 m (10 ft);
- (o) minimum campground front, side and rear yards shall be 3.05 m (10 ft) from all site boundaries;
- (p) one (1) parking stall per camping stall; and
- (q) visitor parking shall be provided in a common area to the satisfaction of the Development Authority

2. A landscaping plan that retains natural vegetation shall be provided to the satisfaction of the Development Authority.

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3. Campgrounds are considered temporary occupancies.

4. One on-site security/operator suite may be permitted.

7.3 CANNABIS PRODUCTION AND DISTRIBUTION

Regulations within this section apply to the production and development of licensed cannabis for medical and non-medical purposes.

1. Cannabis production and distribution developments shall not be permitted unless all applicable licensing and approvals have been provided by the provincial and federal governments.
2. A copy of the current license(s) and/or approvals for a proposed cannabis production and distribution development, as issued by the provincial and/or federal government, shall be provided to the Development Authority with the development permit application or as a condition of development permit approval.
3. The design of buildings on the site shall be consistent with the characteristics and appearance of the surrounding neighbourhood.
4. Hours of operation may be restricted as a condition of the development permit issued by Development Authority.
5. The illumination of parking areas, walkways, signs, and other structures associated with cannabis production and distribution development shall be arranged to meet the requirements under municipal, provincial and federal regulations.
6. The minimum required lot size shall be at the discretion of the Development Authority.
7. Parking and loading requirements for cannabis production and distribution facilities shall be provided based on the requirements for an industrial use in Section 6.13 of this Bylaw, and any applicable requirements in provincial and federal regulations, as amended.
8. Solid waste material shall be secured in accordance with provincial and federal regulations until destroyed.
9. Applications for subdivision of land for this use may be required to include the information required by the Development Authority in Section 2.5(1).
10. Landscaping requirements shall be at the discretion of the Development Authority.

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1. A person applying to develop a site as a private liquor store and storage facility where allowed under this bylaw shall comply with the following provisions:
 - A. Store size limitation - the retail and storage space shall be a minimum of 56.0 sq. m (600.0 sq. ft.).

7.22 RECREATIONAL USES

1. Recreational development shall be required to:
 - A. maintain an open space buffer of sufficient size and composition to act as a visual and noise barrier from adjacent uses which may be incompatible; and
 - B. install, when necessary, adequate on-site water supply and sewage disposal systems which have been approved by the authority having jurisdiction.

7.23 RECREATIONAL VEHICLE CAMPGROUNDS

1. Development of roads, facilities, and recreational vehicle sites shall occupy no more than two-thirds of the proposed site, leaving a minimum of one-third of the site in its natural state (or landscaping one-third to the satisfaction of the Development Authority).
2. Campgrounds should be designed and landscaped to minimize disturbance to the natural environment and to protect heavy use areas from damage.
3. The entire site design shall be at the discretion of the Development Authority.
4. Where the campground directly adjoins a residential area, adequate screening or fencing shall be provided, to the satisfaction of the Development Authority.
5. A sufficient number of picnic tables, fire pits, and garbage cans shall be provided to accommodate the design capacity of the campground. Exact numbers shall be at the discretion of the Development Authority.
6. On recreational vehicle campgrounds located next to a lake, if boat launching and swimming facilities are not provided, alternative locations for same should be indicated on a map or sign on the site.
7. An adequate potable water supply and sewage disposal facilities shall be provided, in accordance with Provincial regulations and/or the Safety Codes Act, as applicable.
8. A portion of the campsites should be serviced by electrical, water or sewage disposal hookups.

7.24 RECREATIONAL VEHICLE PARKS

1. Each recreational vehicle parking stall be a minimum width of 10.0 m (32.8 ft.) and a minimum area of 250.0 sq. m (2691.0 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,

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- 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 set back 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.

7.25 RECREATIONAL VEHICLES

Appendix H – Notice of Complete Application – October 3, 2022

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Smoky Lake County

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

October 3, 2022

Richard Kimmitt
C/O Nicole Kimmitt
135 Hampshire Circle
Calgary, AB
T3A 4Y3

Sent Via E-Mail: nicolekimmitt@hotmail.com

**Re: Development Permit Application DP-007-22 - Northern Lights RV Resort
NE35-57-14-W4M at 14125 HWY 652 AB (the "Lands")**

On March 13, 2022, Northern Lights RV Resort submitted a development permit application for a 400 serviced site campground with showers, toilets, laundry, swimming pool, hot tub, indoor activity centers and a playground (the "Proposed Development") on the Lands (the "DP Application"). The Proposed Development is a discretionary use in the Agriculture (AG) District.

Subsequent to the submission of the development permit application, notices were sent to you by the Development Authority on April 5, 2022, April 15, 2022, June 15, 2022, July 29, 2022 and August 9, 2022, in which additional information was requested and received by the Development Authority.

Section 683.1(5) of the Municipal Government Act states:

"If a development authority determines that the application is complete, the development authority must issue to the applicant an acknowledgement in the form and manner provided for in the land use bylaw that the application is complete."

This letter serves to notify you that after a review of your application, the Development Authority for Smoky Lake County has deemed your application **complete**. This letter, however, does not constitute an approved Development Permit. Furthermore, pursuant to **Section 683.1(10)**, the

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Notice of Application Deemed Complete: DP-007-22

APPENDIX H - NOTICE OF COMPLETE APPLICATION - OCTOBER 3, 2022 - Page 2 of 2

Development Authority may request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.

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

CC: Richard Kimmitt, rjk99@hotmail.com
Kyle Schole, Planning, Development & Heritage Assistant, Smoky Lake County kschole@smokylakecounty.ab.ca
Gene Sobolewski, Chief Administrative Officer, Smoky Lake County cao@smokylakecounty.ab.ca

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Notice of Application Deemed Complete: DP-007-22

Appendix I – Notice of Decision – Applicant

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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

November 7, 2022

FOIP

Email:

Via Regular Mail

Roll No.: 14573540

Legal: NE-35-57-14-4

Zoning: Agriculture General (AG) District

Re: NOTICE OF DECISION, MUNICIPAL PLANNING COMMISSION (MPC):
DEVELOPMENT PERMIT APPLICATION DP-007-22

I am writing in my capacity as the Development Authority for Smoky Lake County. Thank you for your submission of **application** for a Development Permit respecting the lands **legally described as NE-35-57-14-4**, for the 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).**

At its November 7, 2022 meeting, the Municipal Planning Commission for Smoky Lake County made the following decision:

"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. The Developer shall be required to provide a **storm water management plan**, within five years from issuance of the development permit, signed and sealed by a Professional Engineer, to the Development Authority (Should Alberta Environment and Protected areas require review, this approval may also be required).

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NOTICE OF DECISION: DP-007-22

APPENDIX I - NOTICE OF DECISION - APPLICANT - Page 2 of 4

4. The Developer shall be required to provide plans for **potable water servicing**, should potable water serving be required, 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;
 - d) identification of the water source(s); and
 - e) 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, and 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.
5. The Developer shall utilize **FireSmart, and fire-resistant building techniques** wherever possible throughout the Development.
6. The Developer shall provide sufficient volumes of **on-site potable water for firefighting purposes**, to the satisfaction of the Smoky Lake County Fire Chief.
7. Fires shall be permitted only in designated firepits, and other such facilities designated by the Development Authority for such use.
8. 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.
9. The Developer shall be required to provide, to the satisfaction of the Development Authority, plans for on-site private sewage disposal servicing, in the event that such servicing is required, 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;
 - c) certification of the proposed private sewage disposal system from an accredited inspector; and
 - d) 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 and 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.
10. 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**.
11. The Developer shall be required to **enter into a Development Agreement** with Smoky Lake County, within 3 months of the date of issuance of the Development Permit and 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.
12. A **maximum of 400 RV sites** shall be developed within the Recreational Vehicle Park.
13. Each of the RV sites shall be serviced by an internal road.
14. 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).

APPENDIX I - NOTICE OF DECISION - APPLICANT - Page 3 of 4

15. 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.
16. Spaces for **day use, picnicking and similar activities** shall be suitably organized, clearly marked, and constructed to the satisfaction of the Development Authority.
17. **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.**
18. All camping stalls shall be cleared identified with stakes or markers, with a stall number or other identification system.
19. A single security/site-operator suite/dwelling unit shall be permitted on site.
20. 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.
21. 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.
22. **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.
23. The Developer shall comply with the provisions of **Smoky Lake County Bylaw No. 1342-19: Noise Bylaw**, as amended.
24. 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.
25. 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.
26. The Developer shall provide a sufficient quantity of on-site parking for visitors and employees, to the satisfaction of the Development Authority.
27. 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.
28. **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).**
29. 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**.
30. 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.
31. All freestanding signs shall not exceed a maximum of 9.0 meters (29.52 feet) in height.
32. The face of all freestanding signs shall not exceed a maximum of 8.0 square meters (86.11 square feet) in area.
33. The area around a freestanding sign shall be kept free of litter and overgrown vegetation.
34. No sign, billboard or advertising structure shall resemble or conflict with a traffic sign, nor shall they be a traffic hazard.

Page 3 of 4

NOTICE OF DECISION: DP-007-22

APPENDIX I - NOTICE OF DECISION - APPLICANT - Page 4 of 4

35. *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.*
36. *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."*

As per Section 2.14 of Smoky Lake County Land Use Bylaw 1272-14, this Notice will be circulated to adjacent landowners and advertised in the Redwater Review and is not valid until the standard 21-day appeal period has lapsed.

Both the applicant for this permit, or any other person affected by said Development Permit may file an appeal of this decision, or a condition of this decision, **before Monday, November 28, 2022, at 4:00:00 p.m.**, by serving a written Notice of Appeal **along with \$250 Appeal Fee** to:

Smoky Lake County Subdivision and Development Appeal Board (SDAB)
Attn: SDAB Clerk
4612 McDougall Drive, Box 310
Smoky Lake, AB T0A 3C0

The Notice of Appeal should indicate the development permit number, contact name, and phone number, mailing address, and reason(s) for appeal.

Should you require any further information, please do not hesitate the undersigned at 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, Clerk, Smoky Lake County Subdivision and Development Appeal Board (SDAB);
kschole@smokylakecounty.ab.ca

Appendix J – Notice of Decision – Adjacent Landowners

APPENDIX J - NOTICE OF DECISION - ADJACENT LANDOWNERS - Page 1 of 18



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

November 7, 2022

CINDY CHERNIWCHAN



Via Regular Mail

**RE: Adjacent Landowner Notification of Decision
Development Application No. 007-22
NE-35-57-14-4**

Smoky Lake County would like to advise you that we are in receipt of a Development Application for a **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).**

As an adjacent landowner under the Smoky Lake County Land Use Bylaw 1272-14, who may be affected, you are being notified in accordance with the *Municipal Government Act*, Section 685(2), which states:

"In addition to an applicant under subsection (1), any person affected by an order, decision of development permit made or issued by a development authority may appeal to the subdivision and development appeal board."

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APPENDIX J - NOTICE OF DECISION - ADJACENT LANDOWNERS - Page 2 of 18

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Sincerely,



Jordan Ruegg, B.A., M.Plan
Planning & Development Manager, Smoky Lake County
Vice-President, ADOA

e: jruegg@smokylakecounty.ab.ca

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b⁰b<Cu ʘbʘΔg<P (kaskapatau sakahigan / Smoky Lake) on Treaty 6 Territory

Encl. Notice of Decision – DP-007-22
General Location Map – DP-007-22

APPENDIX J - NOTICE OF DECISION - ADJACENT LANDOWNERS - Page 3 of 18



Smoky Lake County

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November 7, 2022

DEAN & DAWN KOZAK



Via Regular Mail

**RE: Adjacent Landowner Notification of Decision
Development Application No. 007-22
NE-35-57-14-4**

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APPENDIX J - NOTICE OF DECISION - ADJACENT LANDOWNERS - Page 4 of 18

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Encl. Notice of Decision – DP-007-22
General Location Map – DP-007-22

APPENDIX J - NOTICE OF DECISION - ADJACENT LANDOWNERS - Page 5 of 18



Smoky Lake County

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November 7, 2022

ELDON KOZAK



Via Regular Mail

**RE: Adjacent Landowner Notification of Decision
Development Application No. 007-22
NE-35-57-14-4**

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APPENDIX J - NOTICE OF DECISION - ADJACENT LANDOWNERS - Page 6 of 18

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Encl. Notice of Decision – DP-007-22
General Location Map – DP-007-22

APPENDIX J - NOTICE OF DECISION - ADJACENT LANDOWNERS - Page 7 of 18



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November 7, 2022

ANDREW & FAYE LITVEN



Via Regular Mail

**RE: Adjacent Landowner Notification of Decision
Development Application No. 007-22
NE-35-57-14-4**

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APPENDIX J - NOTICE OF DECISION - ADJACENT LANDOWNERS - Page 8 of 18

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Encl. Notice of Decision – DP-007-22
General Location Map – DP-007-22

APPENDIX J - NOTICE OF DECISION - ADJACENT LANDOWNERS - Page 9 of 18



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November 7, 2022

JOE & CHARLENE LYNN LOHSTRAETER



Via Regular Mail

**RE: Adjacent Landowner Notification of Decision
Development Application No. 007-22
NE-35-57-14-4**

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APPENDIX J - NOTICE OF DECISION - ADJACENT LANDOWNERS - Page 11 of 18



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November 7, 2022

WILLIAM & RHONDA PRESTON



Via Regular Mail

**RE: Adjacent Landowner Notification of Decision
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NE-35-57-14-4**

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APPENDIX J - NOTICE OF DECISION - ADJACENT LANDOWNERS - Page 12 of 18

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Sincerely,



Jordan Ruegg, B.A., M.Plan
Planning & Development Manager, Smoky Lake County
Vice-President, ADOA

e: jruegg@smokylakecounty.ab.ca

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Encl. Notice of Decision – DP-007-22
General Location Map – DP-007-22

APPENDIX J - NOTICE OF DECISION - ADJACENT LANDOWNERS - Page 13 of 18



Smoky Lake County

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November 7, 2022

BRADLEY & LAURIE SHAPKA



Via Regular Mail

**RE: Adjacent Landowner Notification of Decision
Development Application No. 007-22
NE-35-57-14-4**

Smoky Lake County would like to advise you that we are in receipt of a Development Application for a **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).**

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APPENDIX J - NOTICE OF DECISION - ADJACENT LANDOWNERS - Page 14 of 18

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Encl. Notice of Decision – DP-007-22
General Location Map – DP-007-22

APPENDIX J - NOTICE OF DECISION - ADJACENT LANDOWNERS - Page 15 of 18

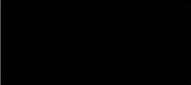


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November 7, 2022

CONRAD TKACHUK



Via Regular Mail

**RE: Adjacent Landowner Notification of Decision
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APPENDIX J - NOTICE OF DECISION - ADJACENT LANDOWNERS - Page 16 of 18

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Sincerely,



Jordan Ruegg, B.A., M.Plan
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Encl. Notice of Decision – DP-007-22
General Location Map – DP-007-22

APPENDIX J - NOTICE OF DECISION - ADJACENT LANDOWNERS - Page 17 of 18



Smoky Lake County

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November 7, 2022

GERALD WILK



Via Regular Mail

**RE: Adjacent Landowner Notification of Decision
Development Application No. 007-22
NE-35-57-14-4**

Smoky Lake County would like to advise you that we are in receipt of a Development Application for a **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).**

As an adjacent landowner under the Smoky Lake County Land Use Bylaw 1272-14, who may be affected, you are being notified in accordance with the *Municipal Government Act*, Section 685(2), which states:

"In addition to an applicant under subsection (1), any person affected by an order, decision of development permit made or issued by a development authority may appeal to the subdivision and development appeal board."

Please see attached Notice of Decision from the Development Authority **dated November 7, 2022**, for your review.

Both the applicant for this permit, or any other person affected by said Development Permit may file an appeal of this decision, or a condition of this decision, **before Monday, November 28, 2022, at 4:00:00 p.m.**, by serving a written Notice of Appeal **along with \$250 Appeal Fee** to:

**Smoky Lake County Subdivision and Development Appeal Board (SDAB)
Attn: SDAB Clerk
4612 McDougall Drive, Box 310
Smoky Lake, AB T0A 3C0**

APPENDIX J - NOTICE OF DECISION - ADJACENT LANDOWNERS - Page 18 of 18

The Notice of Appeal should indicate the development permit number, contact name, and phone number, mailing address, and reason(s) for appeal.

Should you require any further information, please do not hesitate the undersigned at 780-650-5207.

Sincerely,



Jordan Ruegg, B.A., M.Plan
Planning & Development Manager, Smoky Lake County
Vice-President, ADOA

e: jruegg@smokylakecounty.ab.ca

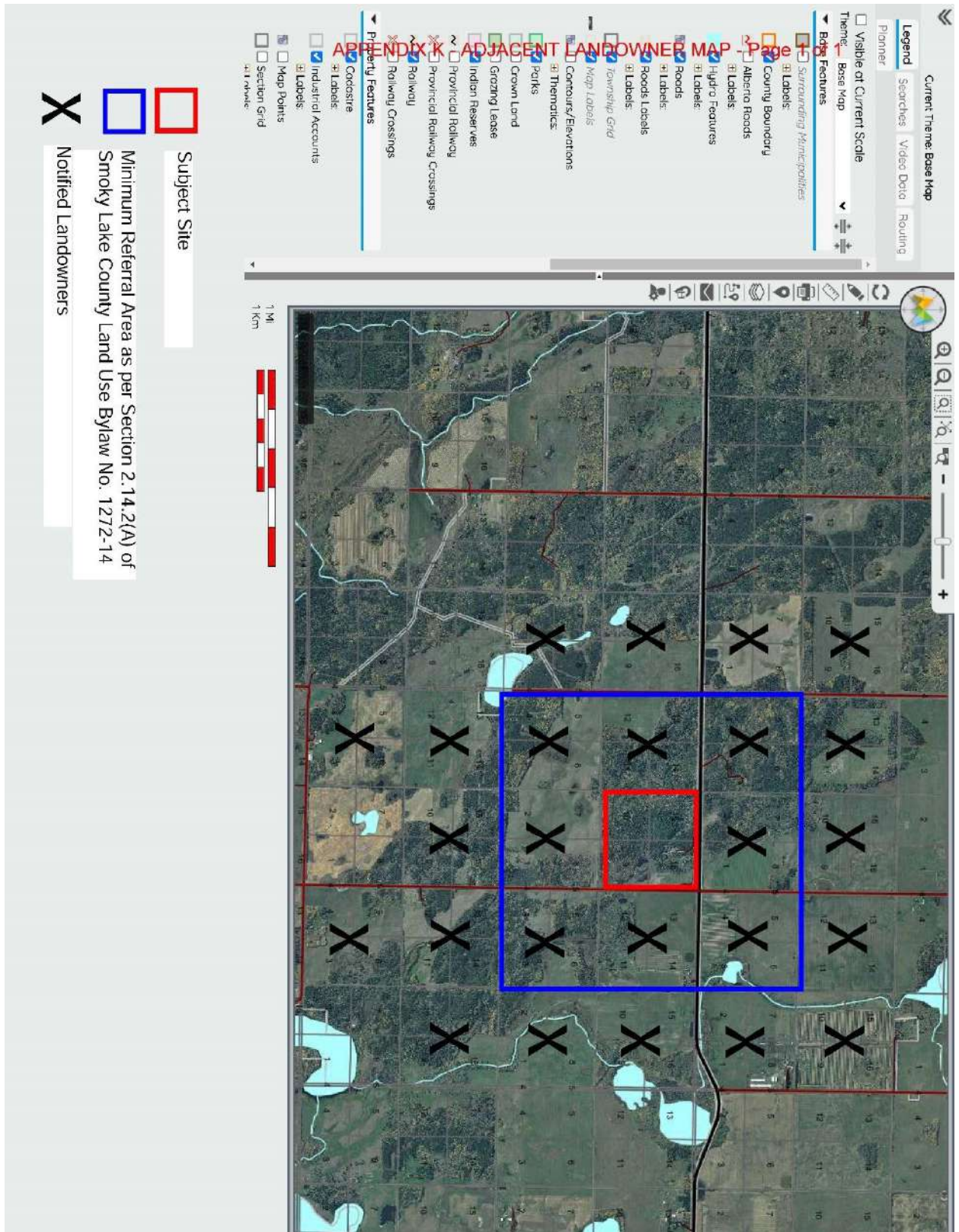
p: (780) 656-3730 / c: (780) 650-5207

w: <http://www.smokylakecounty.ab.ca/>

b^ob<Cu ʘbʘΔg<P (kaskapatau sakahigan / Smoky Lake) on Treaty 6 Territory

Encl. Notice of Decision – DP-007-22
General Location Map – DP-007-22

Appendix K – Adjacent Landowner Map



Appendix L – Advertisement of Notice of Decision – Redwater Review,
November 16, 2022

Want to help create Sturgeon County's future transportation plan?



As Sturgeon County grows, our transportation needs change. To meet these needs, Sturgeon County is working on a Transportation Master Plan (TMP). The TMP will align forecasted growth with road infrastructure requirements over the next 10 years.

This is where you come in! You travel our roads daily, either by vehicle, biking, or using the walking paths.

Scan the QR code or visit www.sturgeoncounty.ca to learn about the interactive tool and then show us what you think is working and where transportation improvements could be made.



PUBLIC NOTICE

Take notice that the following Development Permit has been approved on November 7, 2022 in accordance with **Land Use Bylaw No. 127.2-14** of Smoky Lake County.

Permit Number: DP 007-22
Legal Land Description: NE-35-57-14-W4M
Area: NEAR HAMULN
Block: 2
Land Use District: AGRICULTURE (AG) District
Use Type: Discretionary Use
Proposed Development: 400-STALL RECREATIONAL VEHICLE PARK (AND ASSOCIATED FACILITIES INCLUDING WASHROOMS/SHOWER FACILITIES, SWIMMING POOLS, PLAY AREAS, VOLLEYBALL/PICNICK BALL COURTS, SECURITY OFFICE, RV STORAGE & ON-SITE PARKING FACILITIES, & ASSOCIATED SIGNAGE).

For information or viewing any of these Development Permits, please contact Jordan Rugg, Development Authority & Planning and Development Manager at 780-656-3730 to arrange an appointment.

Persons wishing to appeal any of the above decisions must do so by filing a written "NOTICE OF APPEAL" along with the \$200 appeal fee, to the Clerk of the Subdivision and Development Appeal Board (SDAB) 4612 McDougall Drive, Box 330, Smoky Lake, Alberta T0A 3G0, no later than **Monday, November 28, 2022, at 4:00 p.m.** The appeal letter should indicate the development permit number, contact name, phone number, mailing address, and reason(s) for appeal.

Jordan Rugg
 Director of Authority Officer/
 Planning and Development Manager

NEW LISTINGS
BUNGALOW ON DOUBLE LOT
 Very solid, well built bungalow on a huge 130'x110' double lot in the heart of Thorhild. Upgrades include new paint, main floor flooring, shingles on both house and garage as well as upgraded attic insulation. Gorgeous classic sculptured ceiling in living room and well kept mahogany doors, trim and cabinets. This home features double 3/8" drywall throughout the main floor. Basement is partially finished with 3 pos baths and large family room. There is plenty of room to add another bedroom and make a bit smaller family room if needed. The huge yard has lots of large, mature native trees along with apple, crabapple, chokecherry and plum trees. Lots of room to park an RV, set up a playground, or to have a massive garden. There is even a doghouse. Good stony single detached garage finishes this great property. **\$179,900. Call Heather to view.**

NEW LISTINGS
5.51 ACRES WITH UPGRADED BUNGALOW
 Beautiful 5.51 acres with classic 1091 sq ft 3 bedroom bungalow. Upgrades over the past few years include all new windows, flooring, complete bathroom renovations, paint and hot water tank. Gorgeous original mahogany cabinets, doors and trim throughout. Basement has had one wall completed with old barnwood for a future family room or bedroom and it has reached in plumbing for future bathroom. There is a great cold room/room shelter at one end of the basement. Outside you will find an older garage, greenhouse, small barn and lots of storage sheds which would make great chicken coops or animal shelters. There is a rice fenced and cross fenced pasture area on the north side of the yard suitable for horses. The north west is surrounded by large, mature bush for a great windbreak and there are numerous flowering shrubs, decorative trees and fruit trees planted throughout the property. Lots of room for a future garden. Located just a few miles SW of Thorhild. **\$299,900. Call Heather to view.**

BUNGALOW WITH DOUBLE ATTACHED GARAGE IN THORHILD
 1434 sq ft home with full basement features a large kitchen with lots of cabinets and corner pantry, formal dining room, 3 bedrooms, main floor laundry room, 3 pos main bath and 4 pos ensuite. Upgrades over the years include windows, metal roof, new drywall, and flooring. The main bath has a newer corner shower and the ensuite has a newer soaker tub. Furnace and hot water tank installed in the last few years. There is laundry hookups both upstairs and in the basement. The basement also has a chimney for a wood burning stove. The basement exterior walls are insulated and it is waiting for your future development. The 24'x24' attached garage is insulated and finished inside and has one overhead door. The framing is in for a second overhead door. **\$199,990. Call Heather to view.**

101 ACRES OF FARM LAND WITH OLDER HOME BY RADWAY
SOLD \$425,000

FAMILY HOME IN THORHILD
SOLD \$179,900

UPGRADED HOUSE AND SHOP ONLY \$149,900
 Cute house, gorgeous landscaping, and great shop all on a 105'x130' lot in the Hamlet of Newbrook, about 1 hour northwest of Edmonton just off Highway 63 to Fort McMurray and close to Long Lake Provincial Park. This 2 + 1 bdrm bungalow has seen many upgrades in the past few years including shingles, main floor flooring, bathroom upgrades to both the upper and lower floor, soffits, new stair railing, lighting, paint, exterior and interior doors, baseboards and window trim. 36'x37' heated shop with single overhead door and lots of room to park an RV unit. Beautiful mature trees, sleep area, flower beds and lots of room for a future garden. Newbrook is on municipal water and sewer. **\$149,900. Call Heather for more info.**

GRAIN LAND NW OF THORHILD
 80.21 acres of cultivated grain land just a few miles NW of Thorhild. Mostly open cultivated land with a dugout and spring creek going through it. Good opportunity to add to your land holdings, start a hobby farm or could be a good holding property for investment with income potential. Excellent possibility of subdividing another 10 acres out of the property. Adjoining 80 acres with homestead is also listed for sale. **\$184,900. Call Heather for directions.**

80 ACRE HOBBY FARM WITH HOME BY THORHILD
 This is one of the nicest modular homes I've seen. 2013 built 20'x4' modular home with 3 bedrooms, 2 baths for a total of 1520 sq ft. Lots of cabinets with all stainless steel appliances and island with sink and dishwasher. Large primary bedroom with walk in closet and 4 pos ensuite with corner soaker tub and separate shower stall. Garden doors from the dining area lead to maintenance free front deck. Posts have been sunk into the ground for future back deck as well. Gorgeous firepit area amongst the trees behind the home. Extremely private property surrounded by mature trees. About 50 acres of the west end of the property is hay land and there is a dugout and some pasture land. Auto water in pasture. Comes with a vinyl sided storage shed and horse shelter. **\$399,500 plus gst. Call Heather to view.**

78.53 ACRES FOR THE NATURE LOVER
 Gorgeous fully treed land about 1 hour north of Edmonton in Thorhild County. Approximately half large, mature spruce trees with the south end deciduous trees. There is an access off the range road and a trail was cut into a bit of clearing for camping. It has become a bit overgrown but could easily be cleared out once again. Great opportunity to build your cabin or dream home. Great for hunting or nature lovers with lots of wildlife. Owners have seen lots of deer and moose. Excellent possibility of subdividing a 10 acre parcel from this piece. Adjoining 80 acres with homestead also for sale. **\$147,500 Call Heather for directions.**

COMMERCIAL LOT IN THORHILD
 Great exposure for this lot as it's located right on the corner of two major highways. This 1.07 acre lot is fully fenced with chain-link fencing and has had geotech fabric laid down with many, many yards of gravel on top which gives a very solid base. So many possibilities here. Storage lot for equipment or no. Build a drive through restaurant, motel, bar, bring your imagination. **\$114,900 Call Heather for more info.**

7.02 ACRES BY REDWATER
 What a great opportunity for a future hobby farm just a mile north of Sturgeon County boundary NE of Redwater. Over 1760 sq. ft 2+1 bdrm home built in 2001 with heated double deck garage. Main floor features huge kitchen, living room, huge front entry, hot tub room (could be renovated to bedroom or office), den, 2 bdrms and 1 1/2 baths. Finished basement has a 3rd bdrm, 3 pos bath and family room. Features oak cabinets with island, wood stove, and huge tiered back deck. Absolutely gorgeous landscaping with many mature planted trees. There is a large grass area south of the yard with a dugout that would make a great future horse pasture. Storage shed, chicken coop and other outbuildings would make other great animal shelters. Less than a half hour to Fort Saskatchewan and only a few miles from highway 63 if heading to Fort Mac to work. **\$325,000. Call Heather to view.**

GLENN FISHER TEAM
RE/MAX REAL ESTATE
 Each office independently owned & operated
 1001B - 100 Avenue, MORRISVILLE
 Website: www.glennfisher.com Email: glenn@glennfisher.com
IRP Approved Agent
 GLENN FISHER: 780-913-2493
 HEATHER MOELLERLING: 780-499-7914
 TARA FISHER: 780-932-0196

Appendix M – Advertisement of Notice of Decision – Redwater Review
November 23, 2022

Variety of vendors at Vilna Christmas market

By Irene van der Kloet

The Vilna Christmas market is one of the first Christmas markets to kick off this special season. Just like in previous years, the organizers did not disappoint, with a variety of vendors attracting the general public looking for that special Christmas gift. Large or small, it could be found there. Thinking beyond Christmas, one could easily find an item for anyone at any time of the year. One woman was selling coveralls that she made herself. This way, a person can have a coverall made to fit their size, which is especially suitable for women, who often have to resort to men's coveralls when buying one in a

store. For those looking for a jacket for the colder weather, there was a selection of fleecelined woollen jackets with beautiful designs to keep a person warm. Food was there in all sorts and flavours, from soups to Middle Eastern baking, to sausage, and sweet baked goods like cupcakes. A Christmas market would not be complete without decorations, from wreaths to Christmas tree trinkets, to homemade key rings, lights and anything in between. Concerned you'll mix up your wine glass with someone else's? A selection of wine glass charms will help one find one's own glass. For the little ones, there was a selection of baby and toddler clothes; for personal

care and home fragrances, there was Scentsy, soaps and more. Although this market may not be as well-known as larger markets, the organizers can be proud of a well-attended event: as soon as the doors opened at 10:00 a.m., the public began to arrive, and the parking lot quickly filled up. Apart from a place to look for that special gift, it is also an excellent opportunity to network, visit and discover how small-town Alberta can be big in putting on these special events. The market in Vilna offers a chance to view the historic ambience of the village, with historic buildings commemorating the times of the old west worth a visit any time of the year.



Your career ad at WWW.THEREDWATERREVIEW.COM

Small Remembrance Day ceremony in Smoky Lake

By Irene van der Kloet

The Smoky Lake Legion had it all set up: a Remembrance Day ceremony in the complex, complete with a full-service wreath laying, a minister and children carrying flags. Normally, many children attend the Remembrance Day ceremony, and altogether about 250 people attend the event to honour Canada's veterans. However, a respiratory virus (or more than one) sweeping through Smoky Lake kept many residents at home. 100 children at the H.A. Kostash school were sick. "We could not take that risk for the community," George Brooks, Legion president, says. "If we had brought all these people together, for sure more

people would have been sick a few days later, and we did not want that responsibility." Hence, a much smaller event was held at the Legion. On November 11, at 11:00, two minutes of silence were held by approximately fifteen participants, most of them Legion members. This is the designated moment for the ceremony as the Armistice between the Allies and Germany at the end of World War I was signed on November 11, 1918, at 5:15 a.m. in a train wagon in Compiègne, France, to become effective at 11:00 a.m. that same day. Ironically, when France capitulated to the Germans at the beginning of World War II, Hitler demanded that the French capitulation be signed on June

22, 1940, in that same train wagon on that same spot in Compiègne. Every year at 11:00 a.m. on November 11, veterans are honoured with a ceremony. Veterans are all those who have served in the Canadian Forces, regardless of whether they have been deployed abroad or not. Following the silence, everyone went outside, and Legion representatives laid a wreath by the cenotaph. The ceremony was concluded with a lunch offered free of charge by the Legion. The Legion is creating another chance to connect with the community: they are planning a Christmas dinner for the community on December 25th. More about this to follow in mid-December.

Making snow globes with the Town of Redwater

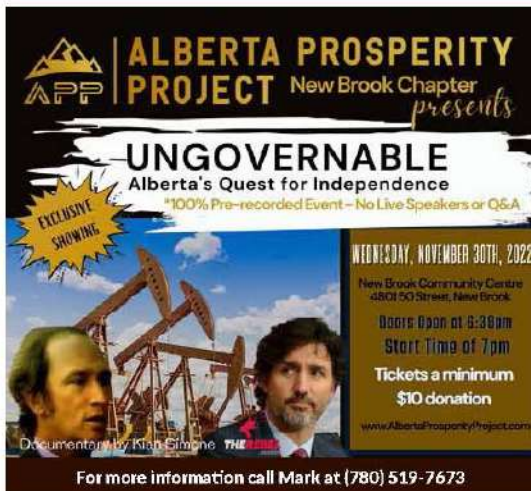
By Myrina Carter

On Monday, November 14, the community of Redwater joined the Redwater Community Services Department for an absolutely magical night of snow globe creativity. The fun-filled event occurred at Pembina Place, 4944 53 Street, between 3:15 p.m. and 5:30 p.m.


Friends and families gathered at Pembina Place, their faces lit up with delight at the sight of all the snow globe supplies. Everything from traditional

snowmen and winter scenes to Monsters Incorporated and Minion characters. Christmas balls and pompoms were laid across the activity tables, and fake snow and glitter glue covered the whole space. Children and parents were covered in glue and glitter and enjoyed every minute of it, laughing and cherishing the memories of the craft evening. Excitement and joy saturated the whole gym space while guests took part in a bonding experience between child and guardian. Families and

children left the evening, with their newly cherished snow globes in their hands and boxes, just in time to put them out with the rest of their Christmas decorations at home. Another delightful experience was planned and hosted by the Redwater Community Services Department, a group that is truly for the community. Keep an eye out for the community service's next big fun family craft night and create more memories with your family, community, and town.



ALBERTA PROSPERITY PROJECT New Brook Chapter presents
UNGOVERNABLE
 Alberta's Quest for Independence
 *100% Pre-recorded Event - No Live Speakers or Q&A
 EXCLUSIVE SHOWING
 WEDNESDAY, NOVEMBER 30TH, 2022
 New Brook Community Centre
 4801 50 Street, New Brook
 Doors Open at 6:30pm
 Start Time of 7pm
 Tickets a minimum \$10 donation
 www.albertaprospertyproject.com
 For more information call Mark at (780) 519-7673



PUBLIC NOTICE

Take notice that the following Development Permit has been approved on November 7, 2022 in accordance with Land Use Bylaw No. 1272.14 of Smoky Lake County.

Permit Number: DP 007-22
Legal Land Description: NE-36-57-16-W4M
Area: NEAR HAMLIN
Division: 2
Land Use District: AGRICULTURE (AG) DISTRICT
Use Type: Discretionary Use
Proposed Development: 400-STALL RECREATIONAL VEHICLE PARK (AND ASSOCIATED FACILITIES INCLUDING WASHROOMS/SHOWER FACILITIES, SWIMMING POOLS, PLAY AREAS, VOLLEYBALL/PICNIC BALL COURTS, SECURITY OFFICE, RV STORAGE & ON-SITE PARKING FACILITIES, & ASSOCIATED SIGNAGE).

For information or viewing any of these Development Permits, please contact Jordan Ruegg, Development Authority & Planning and Development Manager at 780-696-3790 to arrange an appointment.

Persons wishing to appeal any of the above decisions must do so by filing a written "NOTICE OF APPEAL" along with the \$250.00 appeal fee, to the Clerk of the Subdivision and Development Appeal Board (SDAB) 4612 McDougall Drive, Box 330, Smoky Lake, Alberta T0A 3G0, no later than **Monday, November 28, 2022, at 4:00 p.m.** The appeal letter should indicate the development permit number, contact name, phone number, mailing address, and reason(s) for appeal.

Jordan Ruegg
 Development Authority Officer/
 Planning and Development Manager

Appendix N – Smoky Lake County Bylaw No. 1387-20: *Smoky Lake County
Planning and Development Fees Bylaw*

APPENDIX N - BYLAW NO. 1387-20 - PLANING AND DEVELOPMENT FEES BYLAW - Page 1 of 5

Bylaw 1387-20

**SMOKY LAKE COUNTY
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1387-20**

**A BYLAW OF THE MUNICIPALITY OF SMOKY LAKE COUNTY IN THE PROVINCE OF ALBERTA,
TO ESTABLISH FEES FOR PLANNING AND DEVELOPMENT FOR SMOKY LAKE COUNTY.**

WHEREAS, Smoky Lake County deems it expedient to set and review, as necessary, from time to time various fees and fines related planning and development within the Municipality; and

WHEREAS Council has adopted Smoky Lake County Bylaw 1272-14 to be the Land Use Bylaw;

WHEREAS Council may in a bylaw provide for a system of licences, permits or approvals, including establishing fees for licences, permits and approvals, in accordance with Section 8 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, and amendments thereto;

WHEREAS, the *Safety Codes Act*, R.S.A. 2000, c. S-1, as amended from time to time, authorizes an accredited municipality to make bylaws respecting fees for anything issued or any material or service provided pursuant to the *Safety Codes Act*;

NOW THEREFORE under the authority and subject to the provisions of the *Municipal Government Act*, and by virtue of all other enabling powers, the Council of Smoky Lake County, duly assembled, enacts as follows:

1. NAME:

- i. This Bylaw may be referred to as the "Smoky Lake County Planning and Development Fees Bylaw."

2. FEES ESTABLISHED:

- i. **Schedule A** attached herein forms a part of this Bylaw.
- ii. The Subdivision Authority under the *Municipal Government Act* as appointed by Council may establish related fees.
- iii. The Accredited Agency under the *Safety Codes Act* as appointed by Council may establish related fees.

3. FINES RELATED TO OFFENCES AND PENALTIES:

a. Any person who:

- i. Contravenes or fails to comply with any provision of this Bylaw and/or the Smoky Lake County Land Use Bylaw 1274-12 the "Land Use Bylaw";
- ii. Uses land in a manner contrary to the provisions of this Bylaw or any subdivision or development permit for such land;

Page 1 of 3

APPENDIX N - BYLAW NO. 1387-20 - PLANING AND DEVELOPMENT FEES BYLAW - Page 2 of 5

Bylaw 1387-20

**SMOKY LAKE COUNTY
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1387-20**

- iii. Contravenes or fails to comply with any development permit or subdivision approval, or conditions forming part thereof;
 - iv. Contravenes or fails to comply with a decision of the Subdivision and Development Appeal Board;
 - v. Obstructs or otherwise hinders in any manner any person in the exercise or performance of that person's powers authorized under this or any other Bylaw or enactment; or,
 - vi. Contravenes or fails to comply with a stop order issued pursuant to the *Municipal Government Act*; is guilty of an offence and is liable on summary conviction to a fine.
- b. A person who contravenes or who fails to comply with any other provision of the Land Use Bylaw is guilty of an offence and is liable to a penalty for a first and each subsequent offence in the amount specified in **Schedule A** of this Bylaw.
 - c. If a person is found guilty of an offence under the Land Use Bylaw, the court may, in addition to any other penalty imposed, order the person to comply with the Land Use Bylaw or a permit issued under that Bylaw, or a condition of any of them.
 - d. A Peace Officer may issue a Municipal Tag where it is reasonably determined that a person has contravened any provision of the Land Use Bylaw.
 - e. Where a contravention or offence is of a continuing nature, further Municipal Tags may be issued by a Peace Officer for each day the offence continues.
 - f. A person named on a Municipal Tag may, in lieu of being prosecuted, plead guilty to the offence by signing the Municipal Tag and paying the specified penalty at the location indicated on the Municipal Tag.
 - g. If payment of a Municipal Tag is not made within the time specified, a Peace Officer may issue a Violation Ticket under the *Provincial Offences Procedures Act* requiring the person named to appear in court on the date indicated in the Violation Ticket.
 - h. Nothing in this Bylaw shall prevent or restrict a Peace Officer from immediately issuing a Violation Ticket under the *Provincial Offences Procedures Act* for a mandatory court appearance of any person who contravenes this Bylaw or the Land Use Bylaw.
- 4. RIGHT OF ENTRY**
- i. For the purpose of entering and inspecting land or structures as described in section 542, Part 13, Division 4 of the *Municipal Government Act*, RSA 2000, Chapter M-26, a Development Officer or the Development Compliance Officer, and

Page 2 of 3

APPENDIX N - BYLAW NO. 1387-20 - PLANING AND DEVELOPMENT FEES BYLAW - Page 3 of 5

Bylaw 1387-20

**SMOKY LAKE COUNTY
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1387-20**

any other persons appointed by Council, are hereby declared to be "designated officers"

5. REVIEW:

- i. This Bylaw shall be reviewed every two years or as deemed necessary from time to time.

6. SEVERABILITY:

- ii. If any part of this Bylaw is found to be invalid, the remaining sections remain in force.

7. EFFECTIVE DATE:

- i. This Bylaw comes into force and effect upon it receiving Third Reading.
- ii. **Smoky Lake County Planning & Development Fees Policy 61.11** is hereby rescinded.

READ A FIRST TIME IN COUNCIL THIS 10th DAY OF DECEMBER, AD 2020.

READ A SECOND TIME IN COUNCIL THIS 10th DAY OF DECEMBER, AD 2020.

READ A THIRD AND FINAL TIME IN COUNCIL 10th DAY OF DECEMBER, AD 2020.


 Craig Lukinuk
 Reeve

SEAL

 Gene Sobolewski
 Chief Administrative Officer

APPENDIX N - BYLAW NO. 1387-20 - PLANING AND DEVELOPMENT FEES BYLAW - Page 4 of 5

Smoky Lake County
Bylaw 1387-20

SCHEDULE A

ITEM DESCRIPTION	FEE
DEVELOPMENT PERMITS	
Permitted Use – Residential District	\$100.00
Permitted Use – Commercial / Industrial District / Public Institutional	\$1.00 / \$1,000.00 value of construction Minimum \$300.00
Discretionary Use / Variances	\$200.00
Extension Request / Renewals	\$50.00
Resource Extraction	\$750.00 / acre
Resource Extraction – Reclamation Fees (Reclamation Fees are exempt when the responsibility of Reclamation is of the Province of Alberta on Crown Land Only.)	\$2,000.00 / acre
Heritage Resource Intervention Permit	\$100.00
Landscaping, Deck, and Signs	\$100.00
Development Occurring prior to submitting Development Permit Application	\$500.00 in addition to the normal Permit Fee
AMENDMENTS	
Application to Amend the Land Use Bylaw (Map of Text Amendment)	\$1,000.00 + cost of advertising
Application to Amend the Municipal Development Plan	\$1,000.00 + cost of advertising
Application to Amend an Area Structure Plan	\$1,000.00 + cost of advertising
NEW STATUTORY PLANS	
New Area Structure Plan (proposed by a Developer)	\$2,000.00 + cost of advertising
OTHER	
Compliance Certificate	\$125.00
Letter confirming zoning of a parcel (Zoning can be confirmed without charge on Munisight ES)	\$50.00
Encroachment or License Agreement	\$500.00 or legal fees whichever is greater.
Road Closure	\$500.00 + cost of advertising
OTHER	
Business Licence	No Charge
WITHDRAWALS OR REFUNDS	
Development Permit Application Withdrawal	Before decision of Development Authority – 50% of Application Fee After decision of Development Authority – No refund
New Statutory Plan or Plan Amendment Withdrawal	Prior to 1 st reading – 75% of Application Fee Prior to advertising – 50% of Application Fee after Public Hearing

Page 1 of 2

APPENDIX N - BYLAW NO. 1387-20 - PLANING AND DEVELOPMENT FEES BYLAW - Page 5 of 5

Smoky Lake County
Bylaw 1387-20

SCHEDULE A

	After Public Hearing – No refund
	If the County incurs costs (planning, engineering, lawyer fees, etc.) – No refund
APPEAL FEES	
Subdivision Appeal Fee	\$250.00
Development Appeal Fee	\$250.00
PLANNING DOCUMENTS COPY FEES	
Land Use Bylaw – Hard Copy	\$50.00
Municipal Development Plan – Hard Copy	\$50.00
Area Structure Plan – Hard Copy	\$25.00
USB drive with LUB / MDP / ASP(s) or any combination of more than 1 (one) Planning Document	\$ 25.00
NOTE: The Planning Documents noted above are available electronically without charge on the County's website.	

Appendix O – Smoky Lake County Bylaw No. 1169-08: *Nuisance and Unsightly
Premise Bylaw*

APPENDIX O - BYLAW 1169-08; NUISANCE AND UNSIGHTLY PREMISE BYLAW - Page 1 of 17

Bylaw 1169-08

SMOKY LAKE COUNTY
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1169-08

A BYLAW OF SMOKY LAKE COUNTY IN THE PROVINCE OF ALBERTA
FOR THE PURPOSE OF REGULATING, CONTROLLING, AND
ABATING NUISANCES AND REMEDYING DANGEROUS AND
UNSIGHTLY PREMISES.

WHEREAS the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended or repealed and replaced from time to time, provides the Council of Smoky Lake County the authority to pass bylaws respecting Nuisances and dangerous and unsightly premises;

AND WHEREAS the *Safety Codes Act*, R.S.A. 2000, c. S-1, as amended or repealed and replaced from time to time provides the Council of Smoky Lake County with the authority to establish minimum standards for the maintenance of buildings and structures;

AND WHEREAS Council of Smoky Lake County deems it expedient and in the public's interest to pass a Bylaw to establish and enforce minimum standards relating to the state of maintenance of property and to regulate, control and abate Nuisances, and dangerous and unsightly premises within Smoky Lake County;

NOW THEREFORE the Council of Smoky Lake County pursuant to the authority conferred upon it by the laws of the Province of Alberta, enacts as follows:

SECTION 1: NAME OF THIS BYLAW

1.1 This Bylaw may be cited as the Smoky Lake County "**Nuisance and Unsightly Premise Bylaw**".

SECTION 2: DEFINITIONS

2.1 **Abandoned Equipment:** means equipment or machinery, which has been rendered inoperative by reason of its disassembly, age or mechanical condition, and includes any household appliance stored outside of a residence or other building regardless of whether or not in an inoperative condition.

2.2 **Abandoned Vehicle:** means the whole or any part of any motor vehicle or farm implement that:

2.2.1 is in a rusted, wrecked, partly wrecked, dismantled, partly dismantled, or inoperative condition, and is not located in a building or located on the property such that it can be concealed from view; or

2.2.2 has no current license plate attached to it and in respect of which, no registration certificate has been issued for the current year; and

2.2.3 is inoperative by reason of removed parts or equipment, and is not located within a building or located on property such that it can be concealed from view.

APPENDIX O - BYLAW 1169-08; NUISANCE AND UNSIGHTLY PREMISE BYLAW - Page 2 of 17

Bylaw 1169-08
Nuisance and Unsightly Premises

2

- 2.3 **Bylaw Enforcement Officer:** means a Bylaw Enforcement Officer appointed by the County pursuant to the *Municipal Government Act*, for the purpose of enforcing County bylaws, and includes a member of the Royal Canadian Mounted Police and, when authorized, a Peace Officer.
- 2.4 **Council:** means the Municipal Council of Smoky Lake County.
- 2.5 **County:** means the Municipality of Smoky Lake County.
- 2.6 **Designated Officer:** means a Bylaw Enforcement Officer and/or such other person as may be appointed by the Chief Administrative Officer from time to time.
- 2.7 **Hamlet:** means the Hamlets of Spedden, Bellis, Eward and Warspite.
- 2.8 **Municipal Government Act:** means the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended or repealed and replaced from time to time.
- 2.9 **Nuisance:** means any condition or use of Property which, in the opinion of a Designated Officer, the Chief Administrative Officer, or Council, constitutes an unreasonable interference with the use and enjoyment of other Property and includes, without limiting the foregoing, those conditions set out at Section 3.
- 2.10 **Occupant:** means any person other than the registered Owner who is in possession of the Property, including, but not restricted to, a lessee, licensee, tenant or agent of the Owner.
- 2.11 **Order:** means an order as described in *Section 545* or *Section 546* of the *Municipal Government Act*.
- 2.12 **Owner:** means:
- 2.12.1 any Person registered as the owner of property under the *Land Titles Act*, R.S.A. 2000, c. L-4, as amended or repealed and replaced from time to time;
- 2.12.2 a Person who is recorded as the Owner of the Property on the assessment roll of the County;
- 2.12.3 a Person who has purchased or otherwise acquired the Property, whether he has purchased or otherwise acquired directly from the Owner or from another purchaser, and has not become the registered Owner thereof;
- 2.12.4 a Person holding himself out as the person having the powers and authority of ownership or for whom the time being exercises the powers and authority of ownership;
- 2.12.5 a Person controlling the Property under construction; or
- 2.12.6 a Person who is the Occupant of the Property under a lease, license or permit.

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Bylaw 1169-08
Nuisance and Unsightly Premises

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- 2.13 **Person:** includes a corporation, an individual, and the heirs, executors, administrators or other legal representatives of an individual.
- 2.14 **Property:** means any lands, buildings, structures or premises, or any personal property located thereupon, within the municipal boundaries of the County.
- 2.15 **Provincial Offences Procedures Act:** means the *Provincial Offences Procedures Act*, R.S.A. 2000, c. P-34, as amended or repealed and replaced from time to time.
- 2.16 **Public Lands:** means all lands under the ownership and control of Her Majesty the Queen in Right of Canada, Her Majesty the Queen in Right of Alberta, or the County.
- 2.17 **Refuse:** means all solid and liquid wastes including, but not limited to, broken dishes, cans, glass, rags, cast-off clothing, waste paper, cardboard, containers, organic and inorganic yard and garden waste, garbage, fuels, chemicals, hazardous materials, abandoned vehicles, abandoned equipment, tires, manure or any other form of waste or litter.
- 2.18 **Reasonable Notice:** 14 (fourteen) calendar days.
- 2.19 **Reasonable State of Repair:** means the condition of being:
- 2.19.1 structurally sound;
 - 2.19.2 free from damage;
 - 2.19.3 free from rot or other deterioration; and
 - 2.19.4 safe for its intended use.
- 2.20 **Unsightly Premises:** means any Property, whether land, buildings, improvements to lands or buildings, personal property, or any other combination of the above, located on land within the County that, in the opinion of a Designated Officer, the Chief Administrative Officer or Council is unsightly to such an extent as to detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.
- 2.21 **Urban Area:** includes a Hamlet, and multi-lot country residential.
- 2.22 **Violation Tag:** means a tag or similar document issued by the County pursuant to the *Municipal Government Act*.
- 2.23 **Violation Ticket:** means a ticket issued pursuant to Part 2 of the *Provincial Offences Procedure Act*, and any Regulations thereunder.
- 2.24 In this Bylaw, whenever the male gender is specified it shall be interpreted as meaning both male and female as applicable.

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SECTION 3: PROHIBITIONS

- 3.1 An Owner or Occupant of Property shall not cause or allow that Property or his use of that Property to constitute a Nuisance.
- 3.2 An Owner or Occupant of Property shall not cause or allow that Property to be a danger to public safety or an Unsightly Premise.
- 3.3 No Person shall cause, permit or allow Refuse, Abandoned Equipment or Abandoned Vehicles to collect, accumulate or be stored upon Property owned or occupied by him, or under his responsibility, or upon Public Lands, adjoining Property owned or occupied by him or under his responsibility, so as to constitute a nuisance in accordance with this Bylaw, unless such a site is designated by the County as a sanitary land fill site.
- 3.4 No Person shall cause, permit or allow Refuse, Abandoned Equipment or Abandoned Vehicles to accumulate in any building or structure within the County, except in appropriate containers provided for the temporary storage of Refuse or other waste materials for picking up and disposal at a sanitary land fill, recycling centre or other waste management facility.
- 3.5 No Person shall place, deposit, throw or cause to be placed, or thrown, any litter upon any road, street, lane sidewalk, parking lot, park, playground or other public place or water course or on property not his own, except in a receptacle provided for such purpose.
- 3.6 All private or general contractors shall, during construction, renovation or demolition of a building, keep the land in a reasonable condition so as not to constitute a nuisance and shall secure all manner of debris so as to prevent it from blowing onto any other private or public property.
- 3.7 A person who has placed, deposited or thrown or caused to be placed, deposited or thrown any litter upon any road, street, lane, sidewalk, parking lot, park, playground or other public place or water course or on any property not his own shall forthwith remove it.
- 3.8 No person shall place, pile or store any material or equipment on County property without first obtaining approval for such purposes from the County.
- 3.9 Any person placing or causing to be placed any litter, rubbish, material or equipment on any County property without first obtaining approval shall remove or cause the removal thereof within twenty-four (24) hours.
- 3.10 All outdoor salvage yards, auto wreckers or other businesses which by their nature appear to be untidy or unsightly, shall be obscured from view from the surrounding property by approved screening.

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- 3.11 Conditions constituting a Nuisance, danger and/or Unsightly Premise may include, but shall not be limited to:
- 3.11.1 the accumulation of rubbish, Refuse or other waste products on Property;
 - 3.11.2 uncut grass or the presence of weeds, which in the opinion of the Bylaw Enforcement Officer, are excessive or which demonstrate neglect by the Owner or Occupant;
 - 3.11.3 the accumulation of animal material, yard material, ashes or scrap building material;
 - 3.11.4 the accumulation of Abandoned Vehicles, Abandoned Equipment or household appliances;
 - 3.11.5 the presence or accumulation of animal carcasses, hazardous materials, noxious fumes, manure or sewage;
 - 3.11.6 the presence of trees, shrubs, weeds or other vegetation which as a result of its location on the Property has caused, or is causing damage to adjacent Property, including Public Lands;
 - 3.11.7 the failure to dispose of Refuse or other waste products accumulating in temporary storage containers upon the Property;
 - 3.11.8 the lack of repair or maintenance of buildings, structures or Property, including but not limited to:
 - 3.11.8.1 the significant deterioration of buildings, structures or improvements, or portions of buildings, structures or improvements.
 - 3.11.8.2 broken or missing windows, siding, shingles, shutters, eaves or other building material; or
 - 3.11.8.3 significant fading, chipping or peeling of painted areas of buildings, structures or improvements on Property.
 - 3.11.9 the presence of excavations, structures, materials or any other hazard or condition which poses a danger to public safety.
- 3.12 Notwithstanding Section 3.11.5 the accumulation of manure or other animal waste on Property located in an agricultural district shall not constitute a Nuisance under this Bylaw.

SECTION 4: MAINTENANCE STANDARDS IN URBAN AREAS

- 4.1 All buildings, structures and improvements to Property in Urban Areas shall be maintained so that:
- 4.1.1 the foundations;
 - 4.1.2 exterior walls;

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- 4.1.3 roof;
 - 4.1.4 windows, including frames, shutters and awnings;
 - 4.1.5 doors, including frames and awnings;
 - 4.1.6 steps and sidewalks; and
 - 4.1.7 fences;
- are kept in a Reasonable State of Repair.
- 4.2 All fixtures, improvements, renovations, or additions to any building, structure or improvement on Property, including but not limited to:
- 4.2.1 exterior walls;
 - 4.2.2 exterior stairs;
 - 4.2.3 porches;
 - 4.2.4 decks;
 - 4.2.5 patios;
 - 4.2.6 landings;
 - 4.2.7 balconies; or
 - 4.2.8 other similar structures
- shall be maintained in a Reasonable State of Repair.

SECTION 5: ENFORCEMENT

- 5.1 A Designated Officer may, for the purpose of ensuring that the provisions of this Bylaw are being complied with to enter in or upon any Property, in accordance with *Section 542* of the *Municipal Government Act*, to carry out an inspection, enforcement or other action required or authorized by this Bylaw, the *Municipal Government Act*, or other statute.
- 5.2 When exercising his authority to enter onto Property for inspection or enforcement under Section 5.1, a Designated Officer shall provide the Owner or Occupant of the Property with reasonable notice as required by the *Municipal Government Act*, and as set out in *Schedule "B": Notice of Entry*.
- 5.3 Any Owner or Occupant who contravenes this Bylaw may be issued an Order by a Designated Officer to remedy the contravention in any manner deemed necessary in the circumstances pursuant to *Section 545* of the *Municipal Government Act*, in the case of a Nuisance, or *Section 546* of the *Municipal Government Act*, in the case of a danger to public safety or Unsightly Premise.
- 5.4 The Order issued by the Designated Officer under Section 5.3 and as set out in *Schedule "C": Order: Nuisance* may, in the case of a Nuisance:



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- 5.4.1 direct an Owner or Occupant to stop doing something, or change the way in which the Owner is doing that thing;
 - 5.4.2 direct an Owner or Occupant to take any action or measure necessary to remedy the contravention of this Bylaw, including the removal or demolition of a building, structure or improvement that has been erected or placed in contravention of this Bylaw and, if necessary, to prevent the recurrence of the contravention;
 - 5.4.3 state a time within which the Owner or Occupant must comply with the directions;
 - 5.4.4 state that if the Owner or Occupant does not comply with the directions within the specified time, the County may take action for measures at the expense of the Owner or Occupant, the said expense being recoverable in accordance with the provisions of this Bylaw and the provisions of the *Municipal Government Act*, and
 - 5.4.5 shall notify the Owner or Occupant of the right to appeal by written notice on the form as set out in *Schedule "E": Appeal Notice* for a review of the Order by Council.
- 5.5 If, in the opinion of the Designated Officer, any Property within the County is an Unsightly Premise, or any building, structure, improvement, personal property, excavation or hole is a danger to public safety, the Designated Officer may by written Order as set out in *Schedule "D": Order: Danger to Public Safety or Unsightly Premise*:
- 5.5.1 require the Owner or Occupant of the Unsightly Premises to remove or demolish the Unsightly Premises;
 - 5.5.2 require the Owner or Occupant of the Unsightly Premises to improve the appearance of the Property in the manner specified, or if the Property is a building, structure or improvement, to remove or demolish that building, structure or improvement and level the site;
 - 5.5.3 require the Owner or Occupant of the Property to eliminate the danger to public safety in the manner specified, or to remove or demolish the building, structure or improvement and level the site;
 - 5.5.4 require the Owner or Occupant of the Property that contains an excavation or hole to eliminate the danger to public safety in the manner specified, or to fill in the excavation of hole and level the site;
 - 5.5.5 state a time within which the Owner or Occupant must comply with the Order;
 - 5.5.6 state that if the Owner or Occupant does not comply with the Order within the time specified, the County may take action or measures at the expense of the Owner or Occupant, the said expenses being recoverable in accordance with the provisions of this Bylaw, and the provisions of the *Municipal Government Act*, and



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- 5.5.7 shall notify the Owner or Occupant of the right to apply by written notice on the form as set out in *Schedule "E": Appeal Notice*, for a review of the Order by Council.
- 5.6 An Owner or Occupant who receives a written Order under this part may request a review of the Order by written notice within fourteen (14) days of the day on which the Order is received. Upon reviewing the Order, Council may confirm, vary, substitute or cancel the Order.
- 5.7 An Owner or Occupant or other person affected by the decision of Council under Section 5.6 may appeal to the Court of Queen's Bench, within the time period set out in the *Municipal Government Act* if:
- 5.7.1 the procedure required to be followed by the *Municipal Government Act* or this Bylaw was not followed; or
- 5.7.2 the decision was patently unreasonable.
- 5.8 The application for appeal must state the reason for the appeal.
- 5.9 The Court may:
- 5.9.1 confirm the decision; or
- 5.9.2 declare the decision invalid and send the matter back to Council with directions.
- 5.10 The expenses and costs of any action or measures taken by the County under this Bylaw are an amount owing to the County by the Owner, Occupant or any other Person in contravention of the Bylaw.
- 5.11 If the County sells all or part of a building, structure or improvement that has been removed under this Bylaw, the proceeds of the sale must be used to pay the expenses and costs of the removal and any excess proceeds must be paid to the Owner or Occupant if entitled to them.
- 5.12 The expenses and costs incurred by the County in the enforcement of this Bylaw may be collected as a civil debt or added to the tax roll of the Property that is the subject of the enforcement proceedings under the Bylaw.
- 5.13 The County may register a caveat under the *Land Titles Act* in respect of an Order issued under this Bylaw against the Certificate of Title for the Property that is the subject of the Order.
- 5.14 If the County registers a caveat under Section 5.13 of this Bylaw, the County must discharge the caveat when the Order has been complied with or when the County has performed the actions or measures referred in the Order.
- 5.15 An Order under this Bylaw may be served on an Owner or Occupant, and is deemed to have been served on the Owner or Occupant, when the Order has been:

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- 5.15.1 personally delivered to the Owner or Occupant;
- 5.15.2 left for the Owner or Occupant at his residence with a person on the premises who appears to be at least eighteen (18) years of age;
- 5.15.3 sent via registered mail addressed to the last known postal address of the Owner or Occupant; or
- 5.15.4 posted in a conspicuous place on the Property referred to on the Order, when the Designated Officer has reason to believe:
 - 5.15.4.1 that the Owner or Occupant to whom the Order is addressed is evading service; or
 - 5.15.4.2 no other means of services available.
- 5.16 If an Order is sent via registered mail as referred to in Section 5.15.3, then it is deemed to be received by the Owner or Occupant five (5) days after the Order was mailed.

SECTION 6: OFFENCES AND PENALTIES

- 6.1 Notwithstanding whether an Order has been issued under Part 5 of this Bylaw, any Person who contravenes any provision of this Bylaw is guilty of an offence and is liable, on summary conviction, to pay a penalty as set out as *Schedule "A": Penalties*, herein.
- 6.2 Under no circumstances shall any Person contravening any provision of this Bylaw be subject to a penalty of imprisonment.

SECTION 7: VIOLATION TAGS

- 7.1 A Bylaw Enforcement Officer is hereby authorized and empowered to issue a Violation Tag to any Person, who the Bylaw Enforcement Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.
- 7.2 A Violation Tag shall be served upon such a Person personally, or in the case of a corporation, by serving the Violation Tag personally upon the Manager, Secretary or other Executive Officer, or Person apparently in charge of a branch office, by mailing a copy to such Person by registered mail, or the case of an individual, by leaving it with a Person on the premises who has the appearance of being at least eighteen (18) years of age.
- 7.3 The Violation Tag shall be in a form approved by the Chief Administrative Officer and shall state:
 - 7.3.1 the name of the Owner and/or Occupant of the Property;
 - 7.3.2 a description of the Property;
 - 7.3.3 the offence;

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7.3.4 the appropriate penalty for the offence as specified in *Schedule "A": Penalties* of this Bylaw;

7.3.5 that the penalty shall be paid within thirty (30) days of the issuance of the Violation Tags; and

7.3.6 any other information as may be required by the Chief Administrative Officer.

7.4 Where a contravention of this Bylaw is of a continuing nature, further Violation Tags may be issued by a Bylaw Enforcement Officer, provided however, that no more than one Violation Tag shall be issued for each day that the contravention continues.

7.5 Where a Violation Tag is issued pursuant to 7.1 or 7.3 of this Bylaw, the Person to whom a Violation Tag is issued may, in lieu of being prosecuted for the offence, pay to the County Treasurer the penalty specified on the Violation Tag.

SECTION 8: VIOLATION TICKET

8.1 In those cases where a Violation Tag has been issued and the penalties specified on the Violation Tag has not been paid within the prescribed time, then a Bylaw Enforcement Officer is hereby authorized and empowered to issue a Violation Ticket pursuant to Part 2 of the *Provincial Offences Procedures Act*, R.S.A. 2000, c. P-34, as amended or repealed and replaced from time to time.

8.2 Notwithstanding Section 7.1 of this Bylaw, a Bylaw Enforcement Officer is hereby authorized and empowered to immediately issue a Violation Ticket to any person whom the Bylaw Enforcement Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.

SECTION 9: SEVERABILITY

9.1 Should any provision of this Bylaw be invalid, then such invalid provision shall be severed and the remaining Bylaw shall be maintained.

SECTION 10: EFFECTIVE DATE

This Bylaw shall come into effect after third reading and upon being signed.

READ a first time this 22nd day of August, 2008.

READ a second time this 22nd day of August, 2008.

READ a third and finally passed this 25th day of September, 2008.



R. PEVE


CHIEF ADMINISTRATIVE OFFICER

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Schedule "A"

PENALTIES

Any owner / occupant that does not comply with the directions set out by the Nuisance and Unsightly Premises Bylaw may be subject to a fine of:	
First Offence	\$ 300.00
Any subsequent Offences	\$ 500.00

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Schedule "B"

NOTICE OF ENTRY

NOTICE OF ENTRY			
Date:	_____		
Name:	_____		
Address:	_____	_____	_____
	Box	Town	Postal Code
Pursuant to <i>Section 542 of the Municipal Government Act</i> , you are hereby notified that a Bylaw Enforcement Officer will be entering the property at Legal / Residential Address:			
_____ in _____, Alberta			
on _____ on order to conduct Inspection or Remedial			
Date of Entry			
Action pursuant to the Bylaw 1169-08: Nuisance and Unsightly Premises and the Municipal Government Act and Section _____.			
All costs incurred by SMOKY LAKE COUNTY as a result of any remedial action effected pursuant to orders issued under the <i>Municipal Government Act</i> will become the financial responsibility of the property owner and may be added to the tax roll of the property.			
If you require any additional information regarding this matter, please contact Bylaw Enforcement Officer at the County Office at 780-656-3730.			
_____ Ed English, Peace Officer Bylaw Enforcement Officer Smoky Lake County Box 310, 4612 McDougall Drive Smoky Lake, Alberta T0A 3C0			
			Reference No.: _____

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Nuisance and Unsightly Premises

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Schedule "C"

ORDER: NUISANCE

ORDER: Nuisance

Date: _____ Reference/File No: _____

ORDER

(Issued Pursuant to **Section 545(1)** of the *Municipal Government Act*, R.S.A. 2000 c. M-26)

TO: _____
Name

_____ Legal and Residential Address of Property

_____ Town _____ Province _____ Postal Code

AND TO: _____
 Insert name and address here – if multiple property owners – otherwise delete

RE: Municipal Address: _____
Address Town Province Postal Code

Legal Description: _____

Tax Roll Number: _____

(hereinafter referred to as "the property")

As a result of an inspection of the property on _____ Inspection Date **OR**

As a result of a complaint regarding the property received on _____ Inspection Date

Being an employee of the SMOKY LAKE COUNTY having the delegated power duties and functions of a designated officer for the purposes of **Section 545**, I find that you are in contravention of Bylaw 1169-08: Nuisance and Unsightly Premises.

YOU ARE THEREFORE ORDERED TO:

Provisions of the order: _____

Additional provisions: _____

Additional provisions and/or forward looking statement: _____

YOU MUST COMPLY WITH THIS ORDER BEFORE: *Compliance Date – 14 days*

 Ed English, Peace Officer
 Bylaw Enforcement Officer
 Smoky Lake County – 780-656-3730
 Box 310, 4612 McDougall Drive
 Smoky Lake, Alberta T0A 3C0

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SCHEDULE "C": ORDER – Nuisance	Page Two
OFFENCE FOR NON-COMPLIANCE	
Pursuant to Section 557(c) of the <i>Municipal Government Act</i> (hereinafter referred to as the "Act") a person who contravenes or does not comply with an order under Section 545 is guilty of an offence and liable to prosecution.	
Pursuant to section 566(1) of the Act a person who is guilty of an offence is liable,	
<ul style="list-style-type: none"> a. to a fine of not more than \$10 000, or b. to imprisonment for not more than one year, or to both fine and imprisonment. 	
ADDITIONAL CONSEQUENCES FOR NON-COMPLIANCE:	
Pursuant to Section 549(1) of the Act if a person fails or refuses to comply with an order under Section 545 the municipality may take whatever actions or measures are necessary to remedy a contravention of a bylaw or to prevent a re-occurrence of the contravention.	
Pursuant to Section 549(3) of the Act the expenses and costs of an action or measure taken by the municipality are an amount owing to the municipality by the person who contravened the bylaw.	
Pursuant to Section 553(1)(c) of the Act when a person owes money to a municipality under Section 549(3) the municipality may add the amount owing to the tax roll of a parcel of land if the parcel's owner contravened the bylaw and the contravention occurred on all or part of the parcel.	
If you fail to comply with the provisions of this order the SMOKY LAKE COUNTY will, at its election, take action to enforce the order by taking whatever actions or measures are necessary to remedy the contravention of the bylaw or to prevent the re-occurrence of the contravention , all expenses and any costs of which will be an amount owing to the County and will be placed on the tax roll of the property if Section 553(1)(c) permits.	
PROCEDURE FOR REQUESTING A REVIEW OF THE ORDER	
Pursuant to Section 547(1) of the Act a person who receives a written order under Section 545 may by written notice request a review of the order.	
Pursuant to Section 547 (1) (a) of the Act a written request for a review must be filed within 14 days after the date the order was received.	
Requests for review must be received by:	
SMOKY LAKE COUNTY Chief Administrative Officer Box 310, 4612 McDougall Drive Smoky Lake, Alberta T0A 3C0	Telephone: 780-656-3730 Fax: 780-656-3768

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Nuisance and Unsightly Premises

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Schedule "D"

ORDER: DANGER TO PUBLIC SAFETY OR UNSIGHTLY PREMISE

ORDER: Danger to Public Safety or Unsightly Premise

Date: _____ Reference/File No: _____

ORDER

(Issued Pursuant to **Section 546(1) (c)** of the Municipal Government Act, R.S.A. 2000 c. M-26)

TO: _____
Name

_____ Legal and Residential Address of Property

_____ Town _____ Province _____ Postal Code

AND TO: _____
 Insert name and address here – if multiple property owners – otherwise delete

RE: Municipal Address: _____
Address Town Province Postal Code

Legal Description: _____

Tax Roll Number: _____
 (hereinafter referred to as "the property")

As a result of an inspection of the property on _____
Inspection Date

In my opinion, being an employee of the SMOKY LAKE COUNTY having the delegated power duties and functions of a designated officer for the purposes of **Section 546**, the property, because of its unsightly condition, is detrimental to the surrounding area.

YOU ARE THEREFORE ORDERED TO:

Provisions of the order: _____

Additional provisions: _____

And thereafter maintain the property to prevent the reoccurrence of any unsightly condition detrimental to the surrounding area.

YOU MUST COMPLY WITH THIS ORDER BEFORE: Compliance Date – 14 days

AND THEREAFTER MAINTAIN THE PROPERTY TO PREVENT THE REOCCURRENCE OF ANY UNSIGHTLY CONDITION DETRIMENTAL TO THE SURROUNDING AREA.

 Ed English, Peace Officer
 Bylaw Enforcement Officer
 Smoky Lake County – 780-656-3730
 Box 310, McDougall Drive
 Smoky Lake, Alberta T0A 3C0

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Nuisance and Unsightly Premises

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SCHEDULE "D": ORDER: Danger to Public Safety or Unsightly Premises Page Two

OFFENCE FOR NON-COMPLIANCE

Pursuant to Section 557(c) of the *Municipal Government Act* (hereinafter referred to as the "Act") a person who contravenes or does not comply with an order under Section 546 is guilty of an offence and liable to prosecution.

Pursuant to Section 566(1) of the Act a person who is guilty of an offence is liable:

- a. to a fine of not more than \$10 000, or
- b. to imprisonment for not more than one year, or to both fine and imprisonment

ADDITIONAL CONSEQUENCES FOR NON-COMPLIANCE:

Pursuant to Section 550(1) of the Act if a person fails or refuses to comply with an order under Section 546 the municipality may take whatever actions or measures are necessary to deal with the unsightly condition of property.

Pursuant to Section 550(3) of the Act the expenses and costs of an action or measure taken by the municipality are an amount owing to the municipality by the person who was required to do something by the order under Section 546.

Pursuant to Section 553.1(1)(c) of the Act when a person owes money to a municipality under Section 550(3) the municipality may add the amount owing to the tax roll of any property for which the person is the assessed person.

If you fail to comply with the provisions of this order the SMOKY LAKE COUNTY will, at its election, take action to enforce the order by taking whatever actions or measures are necessary to deal with the unsightly condition of the property, all expenses and any costs of which will be an amount owing to the County and will be placed on the tax roll of the property and any other property for which you are the assessed person.

PROCEDURE FOR REQUESTING A REVIEW OF THE ORDER

Pursuant to Section 547(1) of the Act a person who receives a written order under Section 546 may by written notice request a review of the order.

Pursuant to Section 547(1)(b) of the Act a written request for a review must be filed within 14 days after the date the order is received.

Requests for review must be received by:

SMOKY LAKE COUNTY	Telephone: 780-656-3730
Chief Administrative Officer	Fax: 780-656-3768
Box 310, 4612 McDougall Drive	
Smoky Lake, Alberta T0A 3C0	

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Schedule "E"

APPEAL NOTICE

APPEAL NOTICE

If you want to appeal the Direction you must serve this Appeal Notice by mailing or delivering it to the SMOKY LAKE COUNTY within 14 days after the Direction was served on you.

DATED: _____

TO: CHIEF ADMINISTRATIVE OFFICER
Smoky Lake County
Box 310, 4612 McDougall Drive
Smoky Lake, Alberta T0A 3C0

I am appealing the Direction (_____), about
Date on Directive

_____ Property Address

You may give reasons for your appeal:

(Use a separate sheet if necessary)

Signature _____	Name Printed _____
Street Address _____	Phone Numbers: _____
Town _____	Home: _____
Province _____	Cellular: _____
Postal Code _____	Work: _____

NOTE: ONLY appeals file WITHIN THE 14 DAY PERIOD will be heard by the SMOKY LAKE COUNTY COUNCIL.
You will be notified by mail of the date of the hearing.

Appendix P – Smoky Lake County Bylaw No. 1342-19: *Noise Bylaw*

Bylaw No. 1342-19 **APPENDIX P - BYLAW NO. 1342-19: NOISE BYLAW - Page 1 of 5**

**SMOKY LAKE COUNTY
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1342-19**

**BEING A BYLAW OF SMOKY LAKE COUNTY IN THE PROVINCE OF ALBERTA FOR THE
PURPOSE TO REGULATING, ELIMINATING OR ABATING NOISE.**

WHEREAS, pursuant to the *Municipal Government Act*, R.S.A. 2000 c. M-26 a amendments thereto, authorizes Council to pass a Bylaw for municipal purposes respecting the safety, health and welfare of people and the protection of people and property;

AND WHEREAS, pursuant to the *Municipal Government Act*, Council of Smoky Lake County wishes to exercise its authority in a bylaw passed for the purpose to regulate, eliminate or abate noise for a varying period of the day, in all or a designated part of location of the municipality.

AND WHEREAS, Council deems it expedient and in the public's interest to pass a bylaw to establish provisions of noise control.


NOW THEREFORE, be it resolved that the Council of Smoky Lake County in the Province of Alberta, duly assembled hereby enacts as follows:

PART ONE: INTERPRETATION

- 1.1 This Bylaw shall be cited as the "**Noise Bylaw**".
- 1.2 Words or phrases defined in the *Alberta Interpretation Act*, *Traffic Safety Act* or *Municipal Government Act* or any successor legislation, as amendments thereto shall have the same meaning when used in this Bylaw unless otherwise defined in this Bylaw.
- 1.3 The headings in the **Noise Bylaw** have been inserted for reference as a matter of convenience only and are not to be construed in no way as to define, limit or enlarge the scope or meaning of this Bylaw or any provisions thereof.
- 1.4 Words in the masculine gender will include the feminine gender whenever the context so requires and vice versa.

PART TWO: DEFINITIONS

- 2.1 "**Bylaw**": means this Noise Bylaw for Smoky Lake County.
- 2.2 "**County**": means the geographic area contained within the boundaries of the municipality of Smoky Lake County.
- 2.3 "**Event**": means any public or private event, gathering, celebration, festival, competition, contest, exposition or similar type of activity held indoors, outdoors or a combination of both, which has an expected attendance of more than 300 people, including promoters, staff personnel and entertainers, and includes but is not limited to the following events:
 - Music festivals or concerts, including live and/or pre-recorded music with professional and/or amateur performers.
 - Dances and dance parties, including live and/or pre-recorded music with professional and/or amateur performers.
 - Rodeos
 - Trade Shows
 - Expositions
 - Exhibitions
 - Athletic or sports events, meets, shows, contests, trials and other competitive events.
- 2.4 "**Municipality**": means the Municipal Corporation of Smoky Lake County.

 Page 1 of 5

Bylaw No. 1342-19 **APPENDIX P - BYLAW NO. 1342-19: NOISE BYLAW - Page 2 of 5**

- 2.5 **"Noise"**: means any sound which in the opinion of the Peace Officer, having regard for all circumstances, including the time of day and the nature of the activity generating the sound, is likely to and is reported to unreasonably annoy or disturb person(s) or which injures, endangers, or detracts from the comfort, repose, health, peace or safety of persons within the boundary of the County.
- 2.6 **"Peace Officer"**: has the same meaning as in the *Alberta Interpretation Act*, *Traffic Safety Act*, *Provincial Offences Procedures Act* and includes the Royal Canadian Mounted Police (RCMP); and as duly appointed or employed by Smoky Lake County as such and shall include Bylaw Enforcement Officer.
- 2.7 **"Person"**: means a natural person, a company, corporation, partnership, firm, association, society, and the personal or other legal representatives or a person to whom the context can apply according to law.
- 2.8 **"Premises"**: means any place occupied by an individual such as a residence.
- 2.9 **"Real Property"**: means land, with or without improvements so affixed to the land as to make them in fact and in law part of the real property, and includes, as the context requires, individual premises located on the real property.
- 2.10 **"Vicinity"**: means close to neighboring or near a particular place of origin.
- 2.11 **"Violation Tag"** means a municipal tag or similar document form issued by the County pursuant to the *Municipal Government Act*, R.S.A. 2000, c-M-26 as amended.
- 2.12 **"Violation Ticket"** means a ticket issued pursuant to Part II of the *Provincial Offences Procedures Act*, S.A. 2000, c-P-34, as amended and Regulations thereunder.

PART THREE: NOISE REGULATIONS

- 3.1 On **weekends** or statutory holidays, no person being the owner, occupier or tenant of real property or hosting an event shall allow or permit such real property to be used so that noise which occurs thereon or emanates therefrom, disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort or convenience of any person or persons on the same property or in the vicinity of that property between the hours 2:00 a.m. to 7:00 a.m.
- 3.2 On **weekdays**, no person being the owner, occupier or tenant of real property or hosting an event shall allow or permit such real property to be used so that noise which occurs thereon or emanates therefrom, disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort or convenience of any person or persons on the same property or in the vicinity of that property between the hours 12:00 a.m. to 7:00 a.m.

PART FOUR: NOISE VIOLATIONS

- 4.1 Without limiting the generality of Section 3.1 and 3.2 herein, any of the following sounds as noise are deemed by the municipality to be objectionable and disturbing the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public and are, therefore, restricted within the terms set forth in sections 3.1 and 3.2:
- 4.1.1 the use of a megaphone, microphone or other voice amplification device, or shouting, banging or making similarly disruptive sounds, whether produced outdoors or from the occupants within a premise, vehicle, such that the sound can be heard from a neighbouring lot, or from other premises in the vicinity.
- 4.1.2 sound from a radio, stereophonic equipment, television, musical instrument, computer or other instrument or other apparatus from the production or amplification of sound, whether produced outdoors or from within a premise, vehicle, such that the sound can be heard from a neighbouring lot, or from other premises in the vicinity.

Page 2 of 5

Bylaw No. 1342-19 **APPENDIX P - BYLAW NO. 1342-19: NOISE BYLAW - Page 3 of 5**

- 4.1.3 no person shall construct, erect, reconstruct, alter, repair or demolish any building, structure or thing or excavate or fill in land in any manner so as to generate any noise that can be heard from a neighbouring lot, or from other premises in the vicinity.
- 4.1.4 no person shall use the signaling devices such as a horn or bell on Motor Vehicles or the use of motor vehicle noise so as to make more Noise than is reasonably necessary for the purpose of giving notice or warning other persons on highway as set out in subsection 82 and 83 under the *Traffic Safety Act - Use of Highway and Rules of the Road Regulation*, Alberta Regulation 304/2002, as amended.
- 4.1.5 Where an activity which is not specifically restricted by any legislation of Canada or Alberta or by this Bylaw, but involves making a sound that will or may become a disturbance or annoyance to other people or a danger to the comfort, health, peace or safety of others, the activity shall be carried out in a manner aimed to create as little Noise as practicable.

PART FIVE: EXEMPTIONS

- 5.1 This Bylaw does not apply to any existing Bylaws or regulations of Smoky Lake County relating to provisions for Noise Control, i.e. Development Permits, under the Municipal Land Use Bylaw, in which the use is being carried out.

No provisions of this bylaw shall apply to or be interpreted to prevent:

- 5.2 Operating or in charge of Fire Department, Police or Ambulance or Emergency vehicles while in the execution of their duties.
- 5.3 Performing works of an emergency nature for the preservation or protection of life, health or property.
- 5.4 Agricultural Operations including Farm implements or other activities conducted on land designated as a farm area or Agricultural Land Use.
- 5.5 Performing work carried out by the County or its agents, contractors, servants, employees, acting within the scope of their responsibilities; i.e., snow clearing or removal operations.
- 5.6 Operating a commercial delivery vehicle.
- 5.7 Community or private events (i.e., wedding ceremonies) held at a community hall, or events held by a non-profit society, Community Association, or as endorsed by the County.
- 5.8 The ringing of bells in churches, religious establishments and schools.
- 5.9 Barking dogs.

PART SIX: ENFORCEMENT

- 6.1 The provisions of this Bylaw may be enforced by the Peace Officer unless otherwise specified.
- 6.2 No persons shall obstruct or interfere with the Peace Officer in the exercise of their duties.
- 6.3 The Peace Officer shall have the right to enter upon the property of any owner or occupant at all reasonable times and in a reasonable manner to inspect and determine whether the requirements, restrictions and regulations of this Bylaw are being met.

Page 3 of 5

Bylaw No. 1342-19 **APPENDIX P - BYLAW NO. 1342-19: NOISE BYLAW - Page 4 of 5**

- 6.4 The Peace Officer may direct any person(s) who has caused or made Noise, or any person who owns or controls real property from which the Noise has originated, to abate or eliminate the Noise during the specified hours. Such a direction may be either verbal or written.

PART SEVEN: PENALTY

- 7.1 A person who contravenes any provisions of this Bylaw, or who directs, permits, suffers, or allows any act or thing to be done in contravention or violation of any of the provisions of this Bylaw, commits an offence; and each day that the offence continues constitutes a separate offence:
- 7.1.1 For the first offence to a fine of Five Hundred Dollars (\$500.00).
- 7.1.2 For the second offence to a fine of One Thousand Dollars (\$1,000.00).
- 7.1.3 For a third offence or subsequent offence within one (1) year of the date of conviction of the first offence, upon summary conviction to a fine of not less than Two thousand, Five Hundred Dollars (\$2,500.00) and not more than Ten Thousand Dollars (\$10,000.00) and in default of payment, imprisonment for a term not exceeding six (6) months.

PART EIGHT: VIOLATION TAGS AND TICKETS

Violation Tags:

- 8.1 A Peace Officer is hereby authorized and empowered to issue a Violation Tag to any Person, who the Peace Officer has reasonable grounds to believe has contravened any provision of this Bylaw.
- 8.2 A Violation Tag shall be served upon such a Person personally, or by mailing a copy to such Person by registered mail.
- 8.3 The Violation Tag shall state:
- 8.3.1 the name of the Person;
- 8.3.2 the offence;
- 8.3.3 the appropriate penalty for the offence as specified in this Bylaw;
- 8.3.4 that the penalty shall be paid within thirty (30) days of the issuance of the Violation Tag to the municipality; and
- 8.3.5 any other information as may be required by the Peace Officer.
- 8.4 If the penalty specified on the Violation Tag is not paid with the prescribed time period then a Peace Officer is hereby authorized and empowered to issue a Violation Ticket pursuant to Part II of the *Provincial Offences Procedure Act*, S.A. 2000, c.P-34 as amended from time to time.

Violation Tickets:

- 8.5 Notwithstanding anything in this Bylaw, a Peace Officer is hereby authorized and empowered to issue a Violation Ticket pursuant to Part II of the *Provincial Offences Procedure Act*, S.A. 2000, c.P-34 as amended from time to time, to any person who the Peace Officer has reasonable grounds to believe has contravened any provision of this Bylaw.

PART NINE: APPLICATION

- 9.1 The provisions of this Bylaw apply to lands located with the boundaries of the municipality situated within the geographic area of the Smoky Lake County.

Page 4 of 5

Bylaw No. 1342-19 **APPENDIX P - BYLAW NO. 1342-19: NOISE BYLAW - Page 5 of 5**

PART TEN: SEVERABILITY

10.1 It is the intention of Council that each separate provision of this Bylaw shall be deemed independent of all other provisions herein and it is the further intention of Council that if any provision of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed and the remainder of the Bylaw is deemed valid and enforceable.

PART ELEVEN: EFFECTIVE DATE

11.1 This Bylaw shall come into force and effect on the final date of passing thereof.

Read a First time this 23rd day of May, 2019.


REEVE

S E A L 
CHIEF ADMINISTRATIVE OFFICER

Read a Second time this 27th day of June, 2019.

Read a Third and Final time this 27th day of June, 2019 and finally passed.


REEVE

S E A L 
CHIEF ADMINISTRATIVE OFFICER

Appendix Q – Smoky Lake County Policy No. 03-05: *Approaches*

APPENDIX Q - SMOKY LAKE COUNTY POLICY NO. 03-05: APPROACHES - Page 1 of 6

SMOKY LAKE COUNTY



Title: Approaches		Policy No: 05-05
Section: 03	Code:	Page No.: 1 of 6 E

Legislative Reference:	Alberta Provincial Statutes
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Purpose:	To establish consistent practice for all approach construction in Smoky Lake County as well as provide an application for all new approach installation.
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Policy Statement and Guidelines:

<p>1. STATEMENT</p> <p>Smoky Lake County, being the road authority, must ensure that private approaches are situated at locations that are considered safe and are constructed to approved standards so as not to endanger the safety of the public.</p> <p>2. GUIDELINES</p> <p>The following considerations will be applicable for all access approach requests:</p> <p>2.1 The construction of the first or additional access approach will only be granted where the requested location is considered practical and safe in the sole discretion of the County.</p> <p>2.2 Where a subdivision parcel exists adjacent to an internal subdivision road and also borders on an external grid road, consideration will only be given to a possible additional access approach to the internal subdivision road.</p> <p>2.3 An application to construct a new access approach to replace an existing approach may be approved by the County.</p> <p>2.4 All requests for access off a Provincial Highway must be submitted to Alberta Transportation for review and approval.</p> <p>3. REGULATIONS</p> <p>3.1 Rural:</p> <p>3.1.1 Where there is no approach to an un-subdivided quarter section of land used or proposed for agricultural or residential use, and where there is an existing developed municipal roadway adjacent to the land; the County will, upon request by the landowner, construct one access approach to the land to normal County standards at no cost to the landowner.</p> <p>3.1.2 Lands containing an oil/gas industry lease road approach constructed from an adjacent municipal road shall be deemed to have an access approach and the County will not provide for any additional approaches under section 3.1.1 above.</p>

APPENDIX Q - SMOKY LAKE COUNTY POLICY NO. 03-05: APPROACHES - Page 2 of 6

Title: Approaches		Policy No: 05-05
Section: 03	Code:	Page No.: 2 of 6 E

Policy Statement and Guidelines:	
3.1.3	The County may grant approval for the landowner to construct an additional access approach to an un-subdivided quarter used for agricultural or residential purposes.
3.1.4	For parcels of land that have been previously subdivided and there is no approach to the new parcel, the County will not construct an access approach to the land.
3.1.5	Approach location must have a minimum of 600 feet (180 m) sight distance each way.
3.1.6	Finished Approach Top must be 28 feet (8.53 m) in width (minimum) and flared to the County road, measured at top of the road surface, above the culvert.
3.1.7	A Culvert , when required, must be corrugated steel plastic (CSP) culverts and be the following diameters or as otherwise directed by the Public Works Manager or designate:
3.1.7.1	Culvert diameter requirement will be determined upon inspection with a minimum diameter of 300 mm (12").
3.1.7.2	Culvert length must be 32.8 feet (10 m) minimum .
3.2	Urban / Multi-Lot Country Residential:
3.2.1	For any parcels in a hamlet or multi-lot country residential land which are bordered by a lane as well as a street, the County will permit the landowner to construct access to the land at his/her own cost, a maximum of one access to the street and a maximum of one access to the lane.
3.2.2	Finished Approach Top must be 20 feet (6.10 m) in width (minimum) and flared to the County road, measured at top of the road surface, above the culvert.
3.2.3	A culvert , when required, must be corrugated steel plastic (CSP) culverts and be the following diameters or as otherwise directed by the Public Works Manager or designate:
3.2.3.1	Culvert diameter must be 300 mm (12") minimum .
3.2.3.2	Culvert length must be 24 feet (7.3 m) minimum .

APPENDIX Q - SMOKY LAKE COUNTY POLICY NO. 03-05: APPROACHES - Page 3 of 6

Title: Approaches		Policy No: 05-05
Section: 03	Code:	Page No.: 3 of 6 E

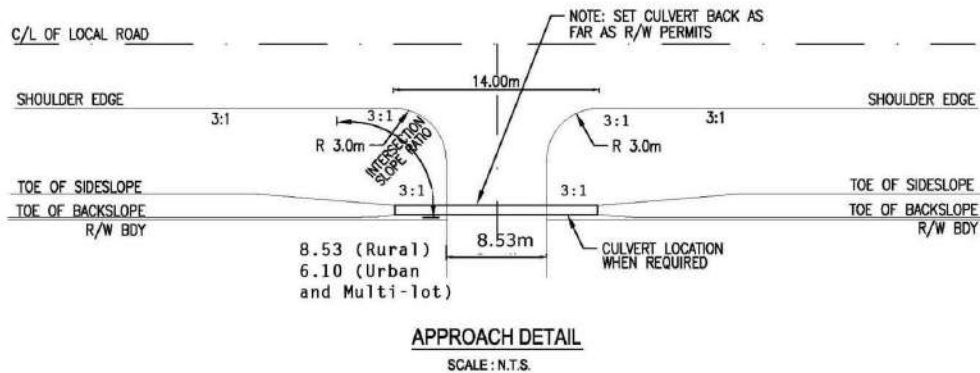
Policy Statement and Guidelines:

3.3 Other:

3.3.1 For lands on which oil and / or gas facilities are located or proposed to be located, approach applications by oil and gas companies will be administered by the County according to **Policy Statement 09-11: Oilfield Permit / Inspection Fee.**

4. APPROACH CONSTRUCTION

- 4.1 The approach must have a reasonable slope, not exceeding 5% for a distance of 50 feet (15 meters) away from the County road into the parcel.
- 4.2 Base material must be used prior to gravelling and must be properly compacted in lifts, no deeper than 10 inches.
- 4.3 Suitable common fill material (e.g. clay or pitrun) must be used.
- 4.4 Approach surface must be graveled with a minimum of ten cubic yards of 25 mm (1 inch) crushed gravel or “sufficient material” that meets the approval of the County Public Works Manager or Public Works Foreman. Approaches constructed onto local or subdivision gravel, cold mix or hot mix surfaces shall not require asphalt, or any kind of treatment. Property owner is responsible to maintain approach.
- 4.5 Culverts must be installed in the base of the ditch within the road allowance and be of sufficient minimum length as referenced herein.
- 4.6 Approach Construction Detail - as indicated below:



APPENDIX Q - SMOKY LAKE COUNTY POLICY NO. 03-05: APPROACHES - Page 4 of 6

Title: Approaches		Policy No: 05-05
Section: 03	Code:	Page No.: 4 of 6 E

Policy Statement and Guidelines:	
5. PROCEDURES:	
5.1	All requests for the construction of an Approach(es) <i>except</i> those referenced in Section 3.1.1 herein or for approach constructions subject to Sub-division Development Agreements, are required to complete Schedule "A": APPLICATION FOR APPROACH CONSTRUCTION Form. <u>No other Development Permit Form shall be required.</u>
5.2	Application must be completed and submitted to the County Office, accompanied with a fee of \$50.00 (fifty) dollars.
5.3	All approaches constructed by a landowner, or his/her contractor shall be at the sole cost of the landowner.
5.4	If requesting the County to construct the approach(es) for the Applicant, a fee of \$3,000.00 (three thousand dollars) , per approach, must be submitted with the Application.
5.5	Upon review and evaluation of the application, the County will advise the Applicant of refusal or approval of the application.
5.6	When the County is requested to build the approach, and in the case of application refusal, or inability for the County to construct the approach, the construction fee will be refunded to the Applicant within 30 (thirty) days.
5.7	Any approval issued or inspection completed by the County may include conditions requiring alterations to the proposed location and / or standards of construction may require additional fee from the landowner, based on the additional current material costs in cases where the County has been requested to construct the approach.
5.8	Any approach applications approved under this policy shall be valid for 1 (one) year from date of approval, excluding approaches required as part of a Subdivision Application, and may be extended upon written request from the landowner to the County.

	Date	Resolution Number
Approved	June 20, 1991	# 849 - Page # 5331
Approved	September 28, 2000	# 643 - Page # 6931
Amended	May 23, 2002	# 381 - Page # 7294
Amended	September 20, 2007	# 610-07 - Page # 8478
Amended	December 16, 2011	# 172-11 - Page # 9915

Section 03

Policy: 05-05

SCHEDULE "A"



Box 310 4612 McDougall Drive
 Smoky Lake, AB T0A 3C0
 Phone: 888.656.3730 Fax 780.656.3768

**APPLICATION
 FOR APPROACH
 CONSTRUCTION**

APPLICANT INFORMATION			COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF APPLICANT			NAME OF REGISTERED OWNER		
MAILING ADDRESS			MAILING ADDRESS		
POSTAL CODE	TELEPHONE (RES)	OTHER	POSTAL CODE	TELEPHONE (RES)	OTHER
LAND INFORMATION					
LEGAL DESCRIPTION					
QTR/LSD	SECTION	TOWNSHIP	RANGE	W4	OR
			REGISTERED PLAN	BLOCK	LOT
REASON FOR CHANGING OR REQUESTING APPROACH					

I hereby make application to construct an approach in accordance with the attached plan and specifications and at the location shown on the sketch plan on reverse of this form.

DATE OF APPLICATION _____

SIGNATURE OF APPLICANT _____

INCLUDE WITH THIS APPLICATION:

- Application Fee of \$50.00.
- \$3,000.00, per approach, if requesting the County to construct the approach(es).

NOTES:

1. Each parcel of land can normally only have one approach for access. An additional approach is subject to approval by Smoky Lake County and will be constructed by the owner at his own cost, to a standard acceptable to the County.
2. Applicant is agreeing to allow the Public Works Department to perform with pre and post construction inspections.

The personal information provided by you is being collected under the authority of the Municipal Government Act and will be used for the purposes under that Act. The personal information that you provide may be made public, subject to the provisions of the Freedom of Information and Protection of Privacy Act.

APPENDIX Q - SMOKY LAKE COUNTY POLICY NO. 03-05: APPROACHES - Page 6 of 6

Section 03

Policy: 05-05

SITE PLAN

The sketch plan should indicate the following:

1. Boundaries of the affected parcel including dimensions.
2. All drainage courses.
3. Proposed location of the new approach dimensioned from the closest property corner.
4. All roads adjacent to the parcel.
5. Location of the any existing approach(es).

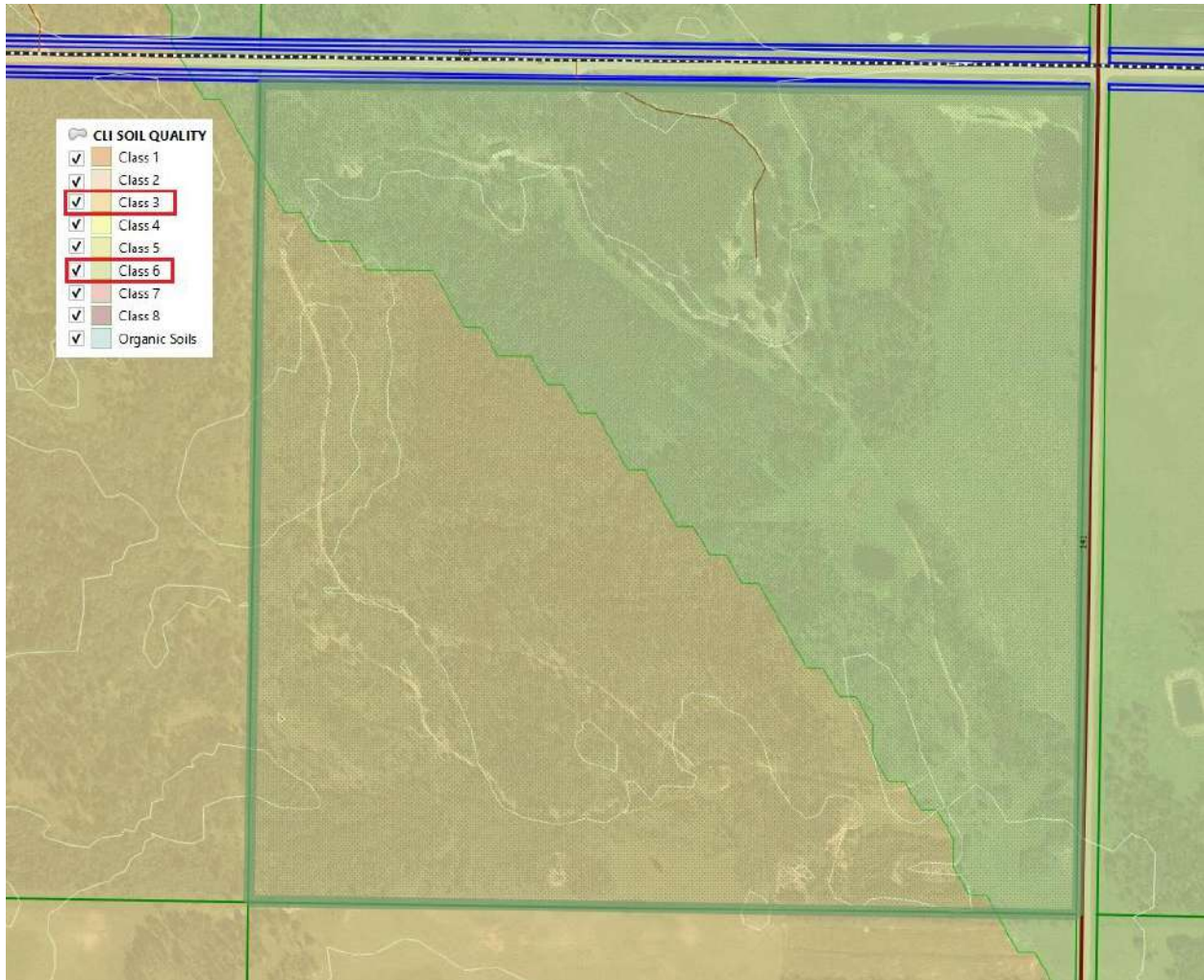


OFFICE USE ONLY		
DATE APPROVED	COUNTY REPRESENTATIVE	FEE FOR COUNTY TO CONSTRUCT \$3,000.00 / approach
SPECIAL PROVISIONS		PAYMENT RECEIVED
PRE CONSTRUCTION INSPECTION DATE ACCEPTED & INITIALS	POST CONSTRUCTION INSPECTION DATE ACCEPTED & INITIALS	RECEIPT NUMBER

Schedule "A": APPLICATION FOR APPROACH CONSTRUCTION

Page 6 of 6.

Appendix R – Soil Classification Map



Land Capability Class Descriptions for Agriculture

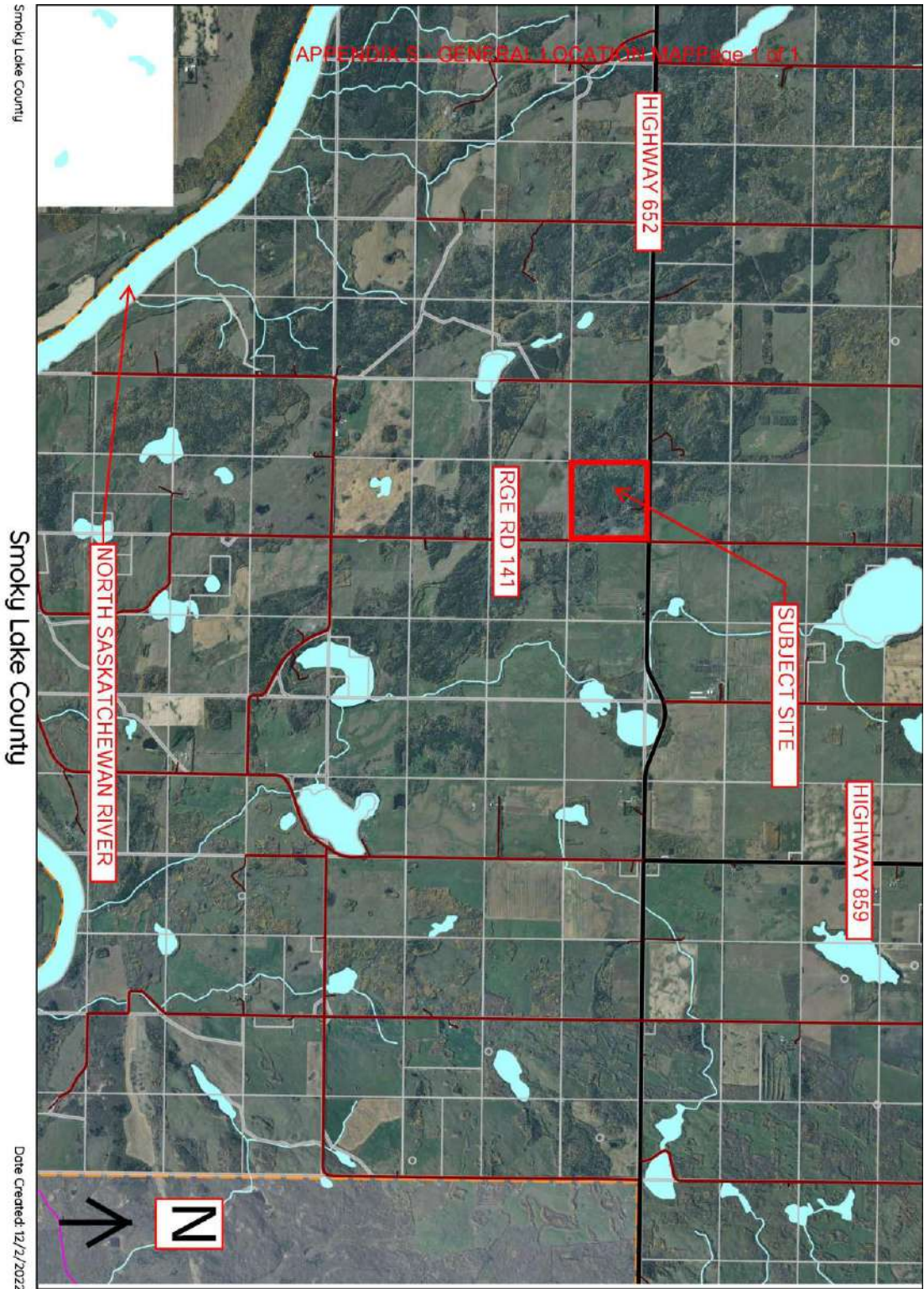
The classes indicate the degree of limitation imposed by the soil in its use for mechanized agriculture. The subclasses indicate the kinds of limitations that individually or in combination with others, are affecting agricultural land use.

Classes

Note: To see a further description of each class, select each class in the following table.

Classes	Description
Class 1	Soils in this class have no significant limitations in use for crops.
Class 2	Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.
Class 3	Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.
Class 4	Soils in this class have severe limitations that restrict the range of crops or require special conservation practices.
Class 5	Soils in this class have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible.
Class 6	Soils in this class are capable only of producing perennial forage crops, and improvement practices are not feasible.
Class 7	Soils in this class have no capacity for arable culture or permanent pasture.
Class 0	Organic Soils (not placed in capability classes).

Appendix S – General Location Map – NE-35-57-14-W4M



Appendix T – Municipal Planning Commission Staff Report, November 7, 2022

**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 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.
12. 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 serv 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

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Prepared by: _____

November 2, 2022

**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.)	6.0 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

AG

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.

APPENDIX B – DEVELOPMENT PERMIT APPLICATION -DP-007-22

Section 61

SCHEDULE "A"

03-05

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: [Signature]

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 61	SCHEDULE "A"	03-05
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Section B – Proposed Development Information

Estimated Cost of Project \$ 10,000,000

Estimated 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 / m

Parking: # of Off-Street Parking Stalls (if applicable) 77

Land 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 decision

Section 608(1) of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended states:


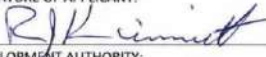
608(1) Where this Act or a regulation or bylaw made under this Section requires a document to be sent to a person, the document may be sent by electronic means if

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

<p>OFFICE USE ONLY</p> <p>Type of Payment: <input type="checkbox"/> DEBIT <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE</p> <p>Fee \$ _____</p> <p>Receipt # _____</p> <p>Receipt Date _____</p> <p>Date Received _____</p> <p><small>*and deemed complete by Development Authority.</small></p> <p style="text-align: center;"><input type="checkbox"/> Entered into MuniSight PD # _____</p>	<p>Authorization: <input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use</p> <p>Issuing Officer's Name _____</p> <p>Issuing Officer's Signature _____</p> <p>Date of Approval _____</p> <p>Date Issued _____</p> <p>Comments and/or Variances _____</p>
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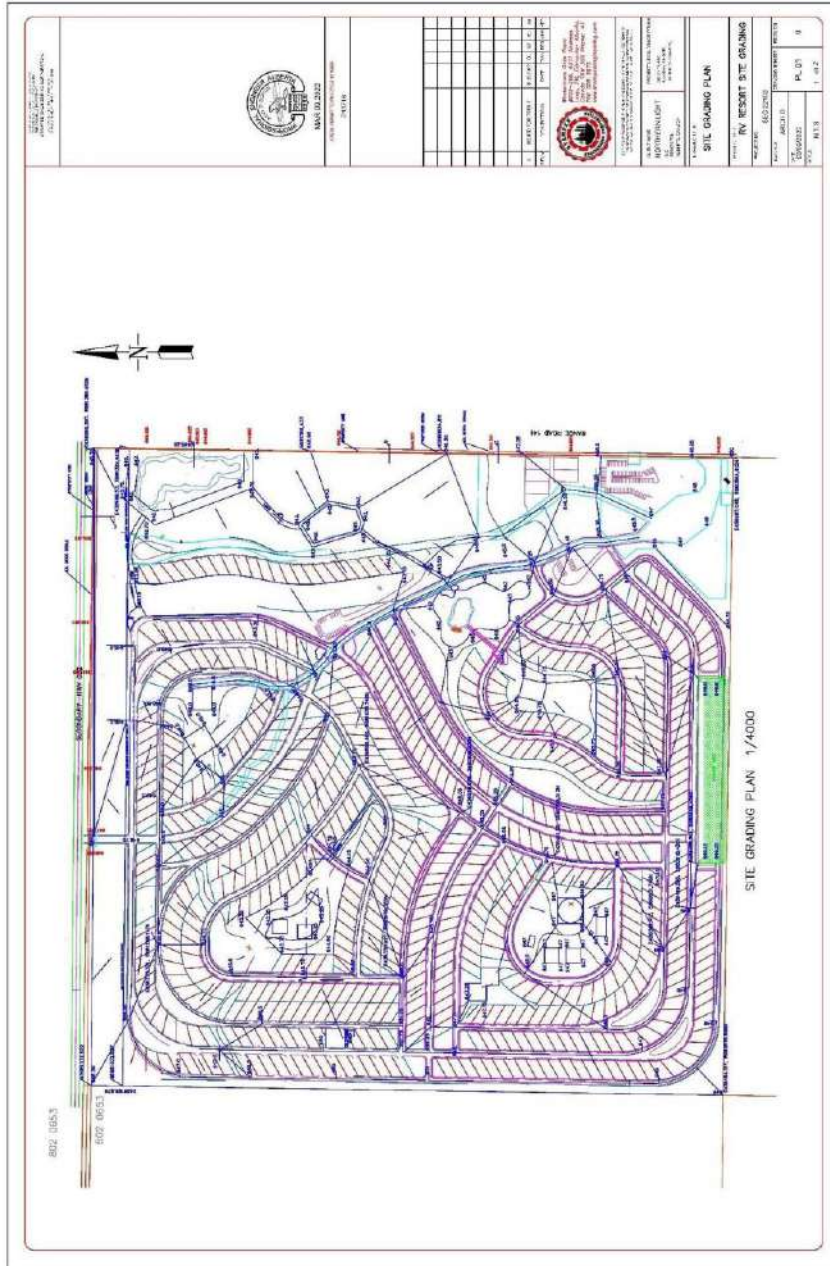
Section 61	SCHEDULE "A"	03-05
DEVELOPMENT PERMIT APPLICATION FORM		
Our File Number: _____	Roll Number: _____	
DEVELOPMENT PERMIT SITE PLAN		
Refer to the accompanying Design Grading Plan		
		
DATE: March 13, 2022	SIGNATURE OF APPLICANT: 	
DATE:	DEVELOPMENT AUTHORITY:	

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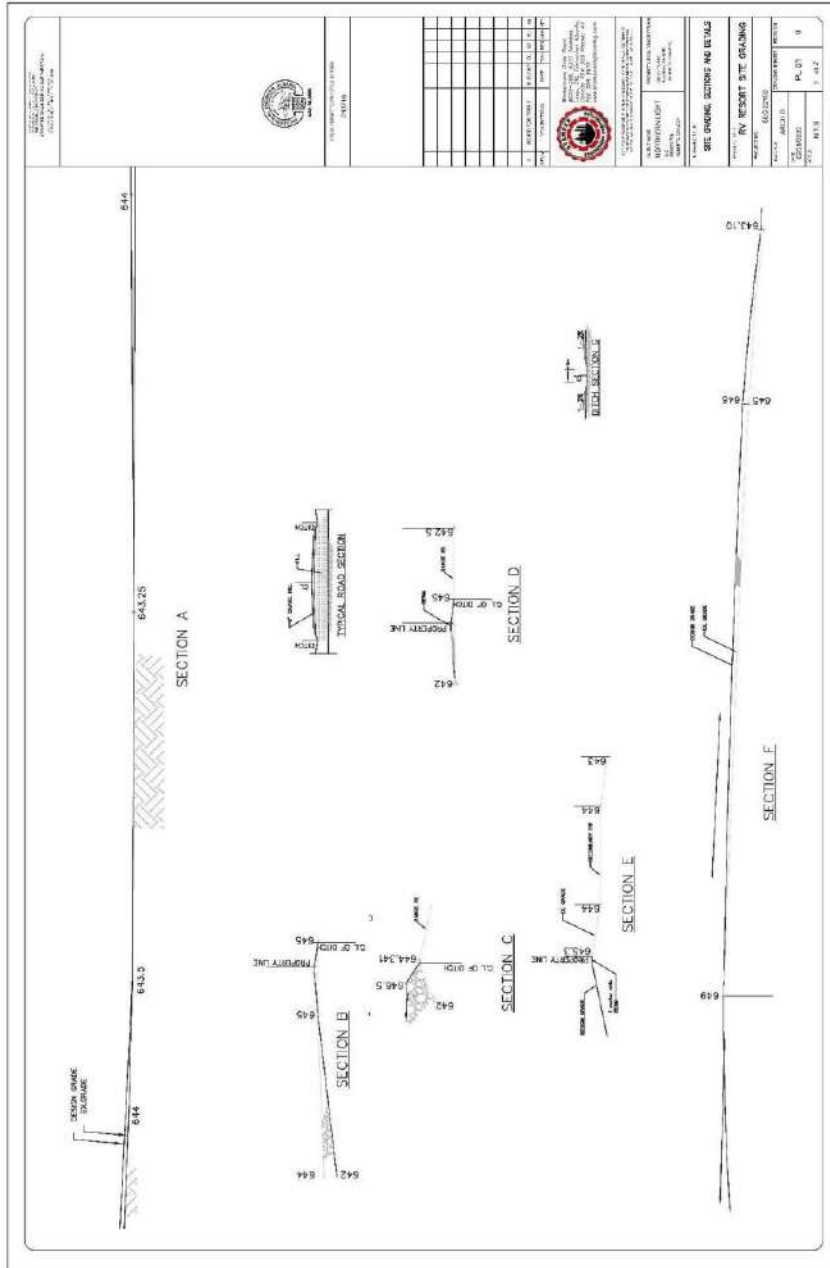
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APPENDIX C – ROADSIDE DEVELOPMENT PERMIT RSDP038680



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: Rjkk99@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.

Page 1 of 2

Classification: Protected A

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{B4971210.DOCX;3}365

- 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 13:49:39 -0700

cc: Development Officer, Smoky Lake County


ROADSIDE DEVELOPMENT APPLICATION
 FOR DEVELOPMENT NEAR A PROVINCIAL HIGHWAY

 Alberta Transportation Permit # RSDP038680

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** rjk99@hotmail.com

Landowner's Name Richard Kimmitt
 (if different from above)
Mailing Address same
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.

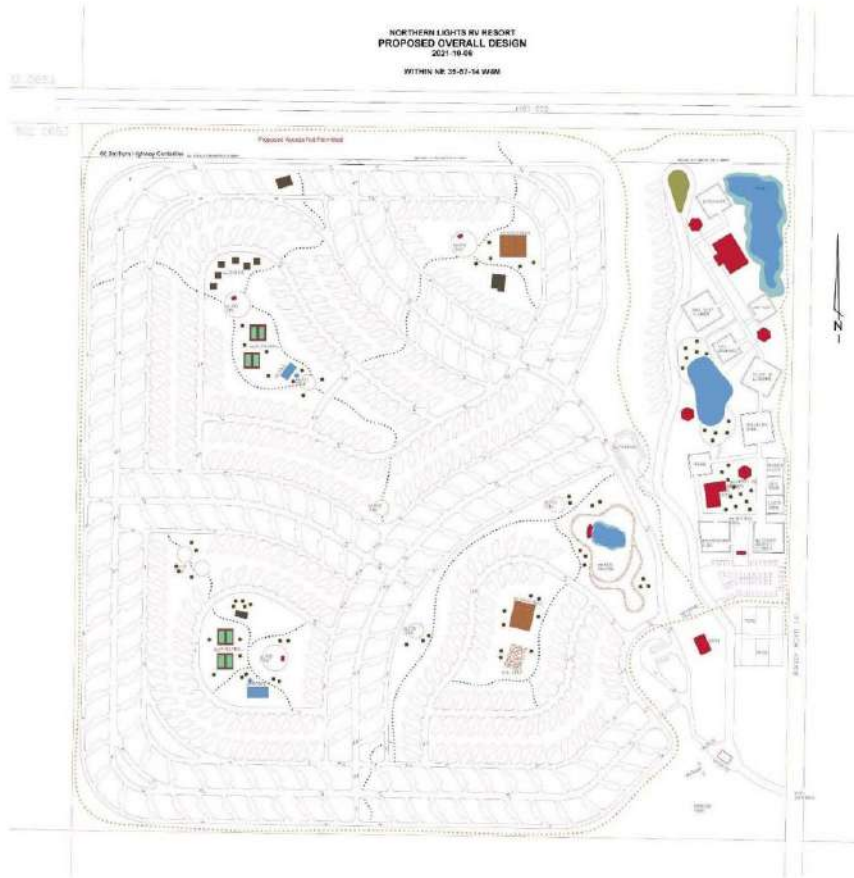
NOTE: 1: Attach a plan showing in detail the location of all existing and proposed development.
2: Include the GPS Coordinates for any access installation proposals. (Decimal degrees, WGS-1984)

Property Information				
NE	35	57	14	W4M
(NE, NW, SE, SW ¼)	Section	Township	Range	West of Meridian
			160 acres	
Lot	Block	Plan Number	Parcel size (acres or hectares)	
Hwy 652	40m	12km East of Hwy		
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 ...)		
County of Smoky Lake	Ag - campground	\$2.75m		
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



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APPENDIX D – CORPORATE EMERGENCY RESPONSE PLAN



Corporate Emergency Response Plan

14125 AB-652
Hamlin, Alberta
T0A 3L0

14-35-57-14 W4

March 2, 2022: Version 2

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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 - Pull the pin, Aim at the base of the fire, Squeeze the lever slowly, Sweep 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 T0A 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

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

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

Project No. PR21-062
January 12, 2022

Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 51 of 192)



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.

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

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

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);

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- 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

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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.

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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.

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3.2 ERIIS 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.

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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.

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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.

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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.

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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 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).

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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.

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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,

STRATIS ENVIRONMENTAL INC.



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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.

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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.

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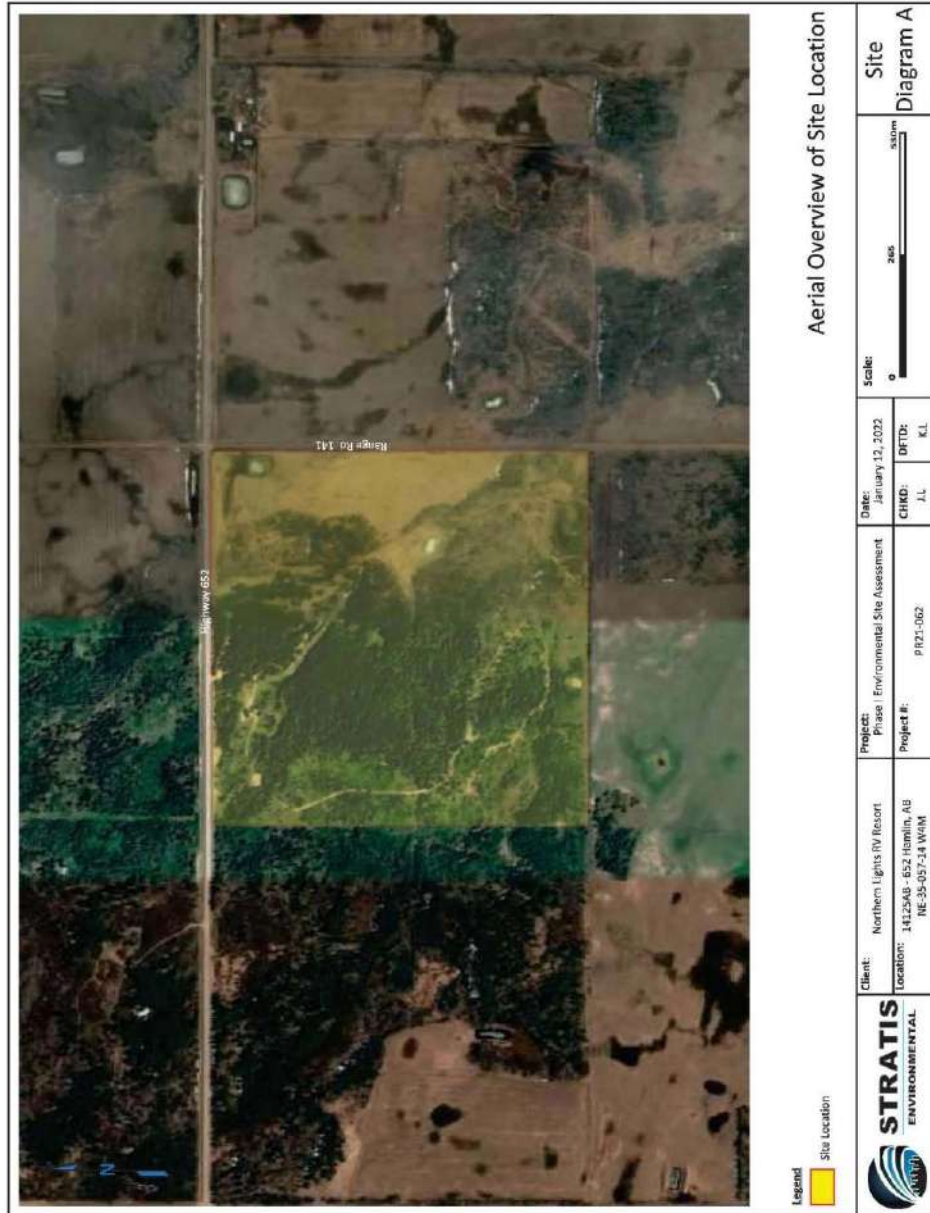


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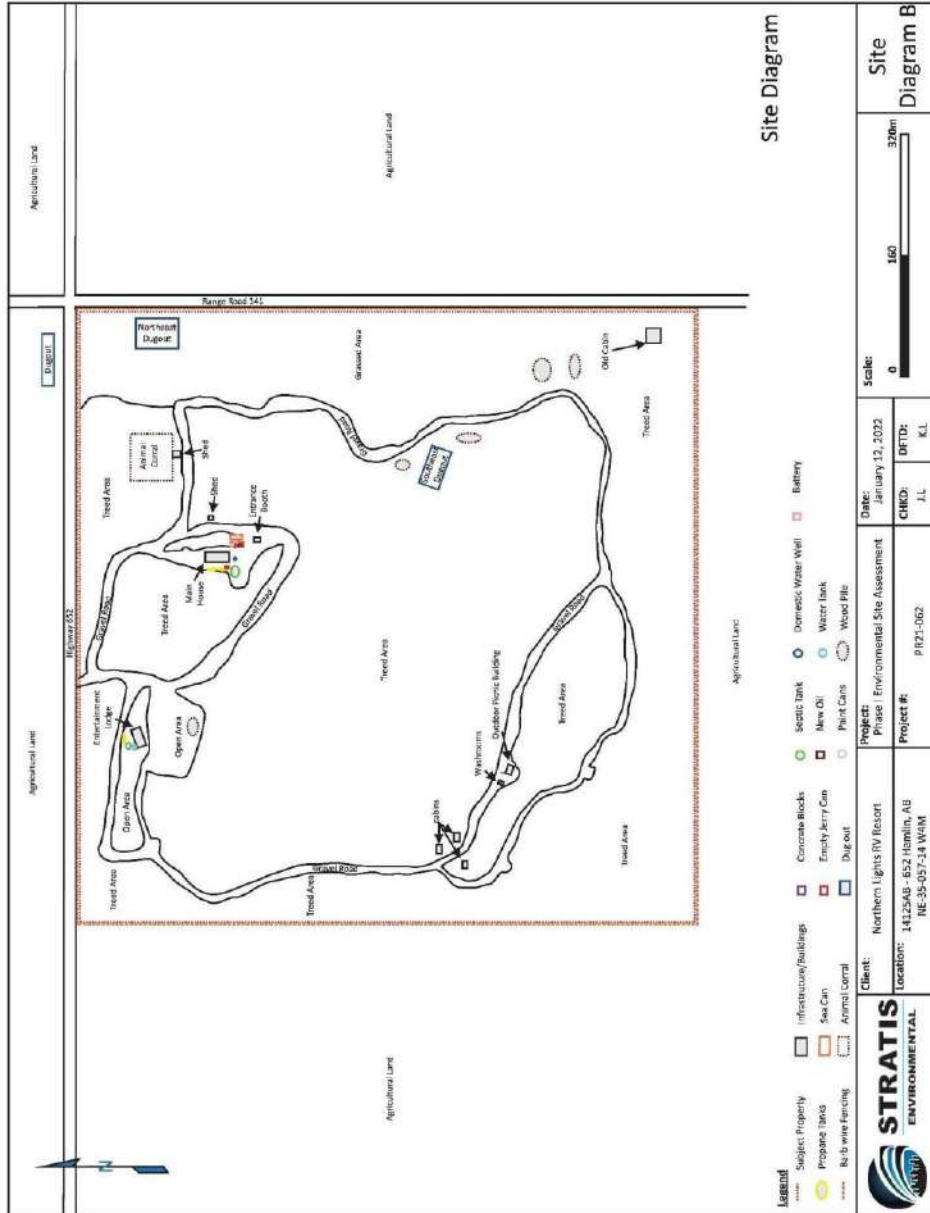
APPENDIX A

Site Diagrams

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APPENDIX B

Site Photographs

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

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Photo 1 – Subject site entrance, facing south.



Photo 2 – Subject site entrance, facing south.

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Photo 3 – Subject site entrance, facing east.



Photo 4 – Storage shed, facing southeast.

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



Photo 6 – Main house domestic water well.

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Photo 7 – Main house septic field and tank area.



Photo 8 – Two aboveground propane tanks for main household.

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



Photo 10 – Basement kitchen in the main house.

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Photo 11 –Movie room in the main house.



Photo 12 –Washroom in the main house.

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Photo 13 – Upstairs kitchen in the main house.



Photo 14 – Corral area and storage shed.

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{B4971210.DOCX;3}412

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Photo 15 – Onsite wood pile, facing southwest.



Photo 16 – Onsite wood pile, facing northwest.

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{B4971210.DOCX;3}413

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Photo 17 – Southeast dugout, facing west.



Photo 18 – Wood pile, facing southeast.

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Photo 19 – Campsite, facing west.



Photo 20 – Campsite outhouse, facing south.

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Photo 21 – Campsite washrooms, facing southwest.



Photo 22 – Outdoor picnic building, facing southeast.

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Photo 23 – Little campsite cabins, facing southwest.



Photo 24 – Entertainment lodge, facing northwest.

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



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

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



Photo 28 – Entertainment lodge kitchen and bar.

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Photo 29 – Entertainment lodge mechanical room.



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

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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.

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Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 89 of 192)

{B4971210.DOCX;3}421

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.stratsemviro.ca

Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 90 of 192)

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
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Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 91 of 192)

{B4971210.DOCX;3}423



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

APPENDIX C

Aerial Photographs

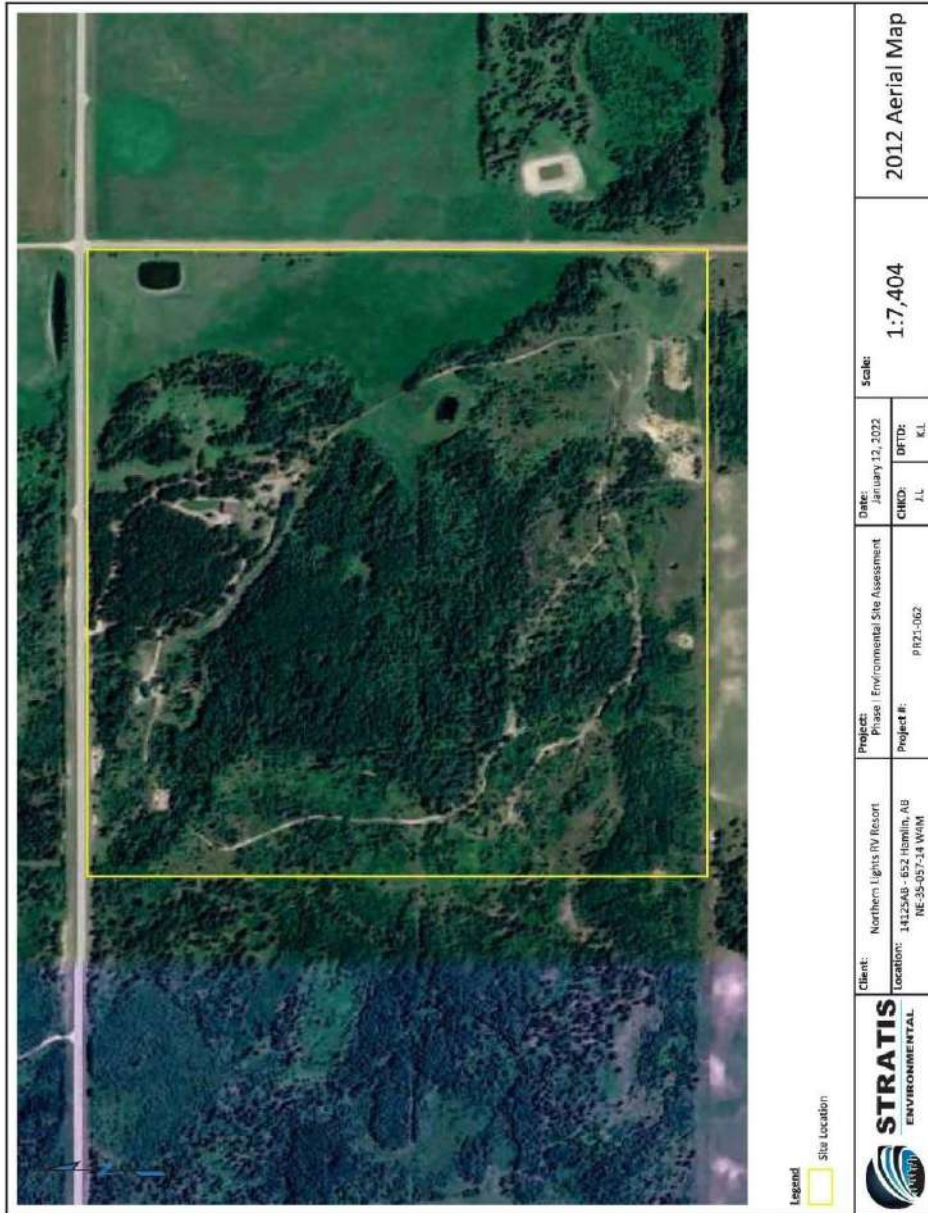
Suite 575, 9768 – 170 Street Edmonton, Alberta T5T 5L4
780-709-2833 www.stratisenviro.ca



Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 93 of 192)



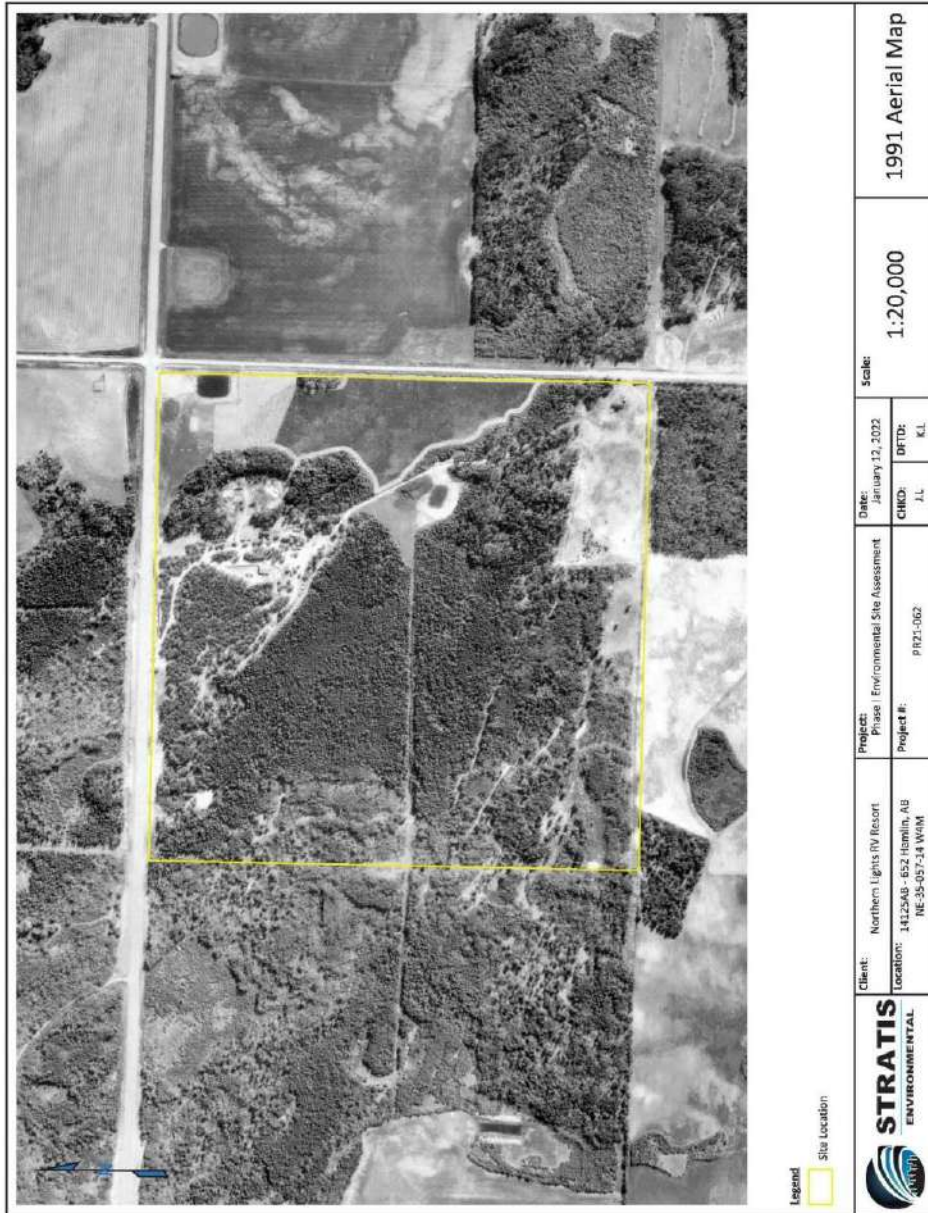
Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 94 of 192)



Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 95 of 192)



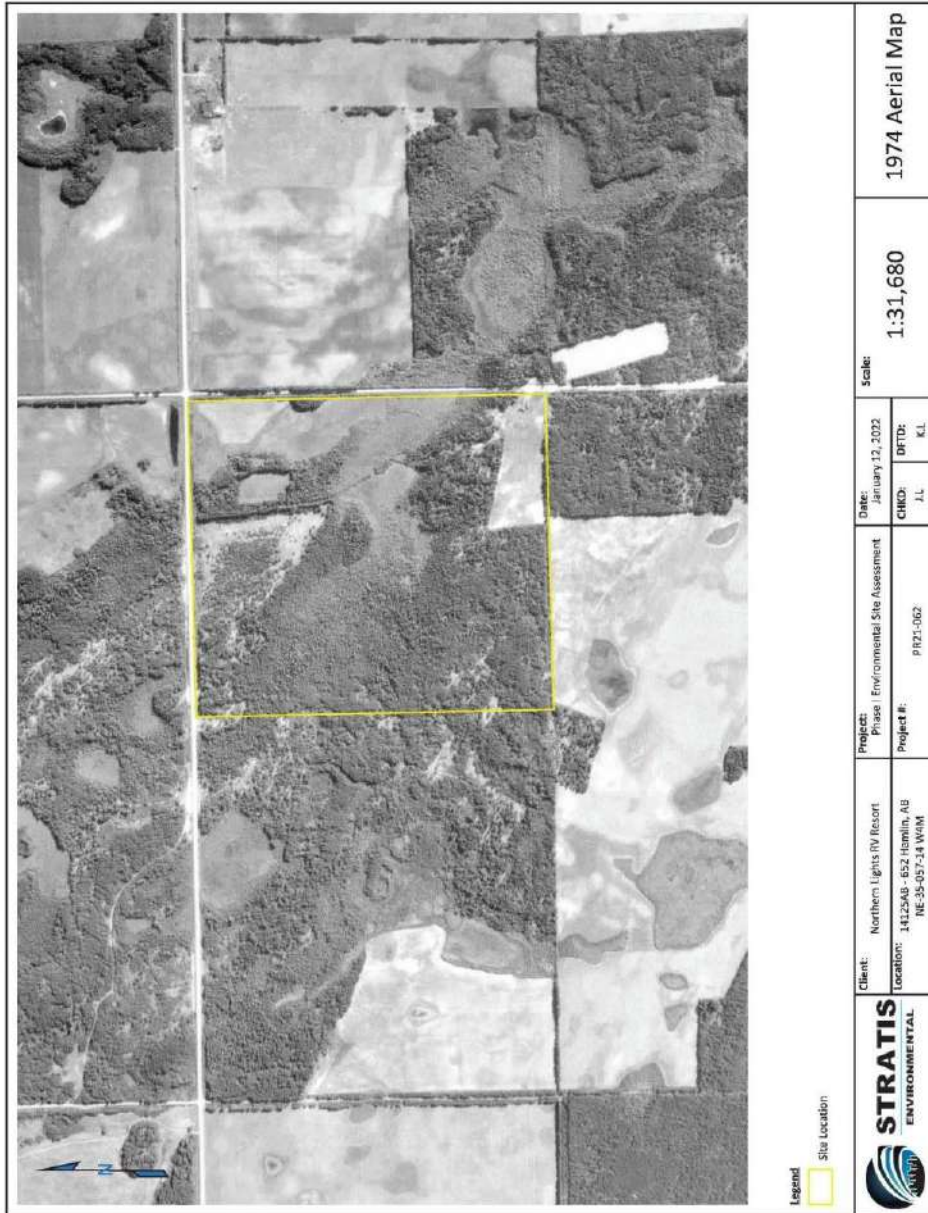
Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 96 of 192)



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Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 99 of 192)



*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
092 261 366	29/07/2009	MORTGAGE MORTGAGEE - CIBC MORTGAGES INC. SUITE 700, 33 YONGE ST TORONTO

(CONTINUED)

-----			ENCUMBRANCES, LIENS & INTERESTS	PAGE 2
REGISTRATION				# 212 181 765
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
REGISTRATION # 212 181 765
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
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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)

PAGE 4
212 181 765

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	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
REGISTRATION			# 212 181 765
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
REGISTRATION			# 212 181 765
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

PAGE 4

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
			# 212 181 765

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

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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



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

Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 111 of 192)

{B4971210.DOCX;3}443

12/30/21, 10:47 AM

Historical environmental enforcement search | Alberta.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

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

1/3

12/30/21, 10:47 AM

Historical environmental enforcement search | Alberta.ca

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
CCBMA	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

Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 113 of 192)

{B4971210.DOCX;3}445

12/30/21, 10:47 AM

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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: AREEIB-EnvironmentalInvestigations@gov.ab.ca

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

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Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 114 of 192)

{B4971210.DOCX;3}446

1/11/22, 7:19 PM

Historical environmental enforcement search | 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.

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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)
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- 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

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

1/3

1/11/22, 7:19 PM

Historical environmental enforcement search | Alberta.ca

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

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

2/3

1/11/22, 7:19 PM
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<https://www.alberta.ca/lookup/environmental-historical-enforcement-search.aspx>

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Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 117 of 192)

{B4971210.DOCX;3}449



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

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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.

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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: *6,981,008.94*
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: *Stralis 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
ERL	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
EIS	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	Alberta Environment's H.E.L.P. (Help End Landfill Pollution) Program Database	Y	0	0	0
HORW	Horizontal Wells	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
LANDFILLS	Landfill Registrations	Y	0	0	0
LDS	Identification and Verification of Active and Inactive Land Disposal Sites	Y	0	0	0
LDSI	Land Disposal Sites on Indian Reserves	Y	0	0	0
LUM	Lumber Related Operations - Certificates of Approval	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MMB	Metals, Minerals and Building Materials Operations - Certificates of Approval	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCST	PTMAA Non-Compliant Storage Tanks	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defense & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OAM	Operating and Abandoned Mines	Y	0	0	0
OGF	Oil and Gas Facilities - ST102 & ST50	Y	0	0	0
OGWW	Oil and Gas Wells	Y	0	0	0
ORDERS	Enforcement Orders	Y	0	0	0
ORP	Alberta Orphan Wells	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PCG	Petrochemical, Coal and Gas Operations - Certificates of Approval	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PITS	Conglomerate and Waste Management Facilities	Y	0	0	0
PSP	Alberta Private Sewage Disposal Permits	Y	0	0	0
PTAP	PTMAA Approved (Open) Permits	Y	0	0	0
REC	Hazardous Waste Receivers Summary	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPEC	Special Operation Classifications - Certificates of Approval	Y	0	0	0
WDS	Inventory of Waste Disposal Sites	Y	0	0	0
WSTE	Wastewater Operations	Y	0	0	0
WWIS	Alberta Water Well Information Database	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>
		Total:	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>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

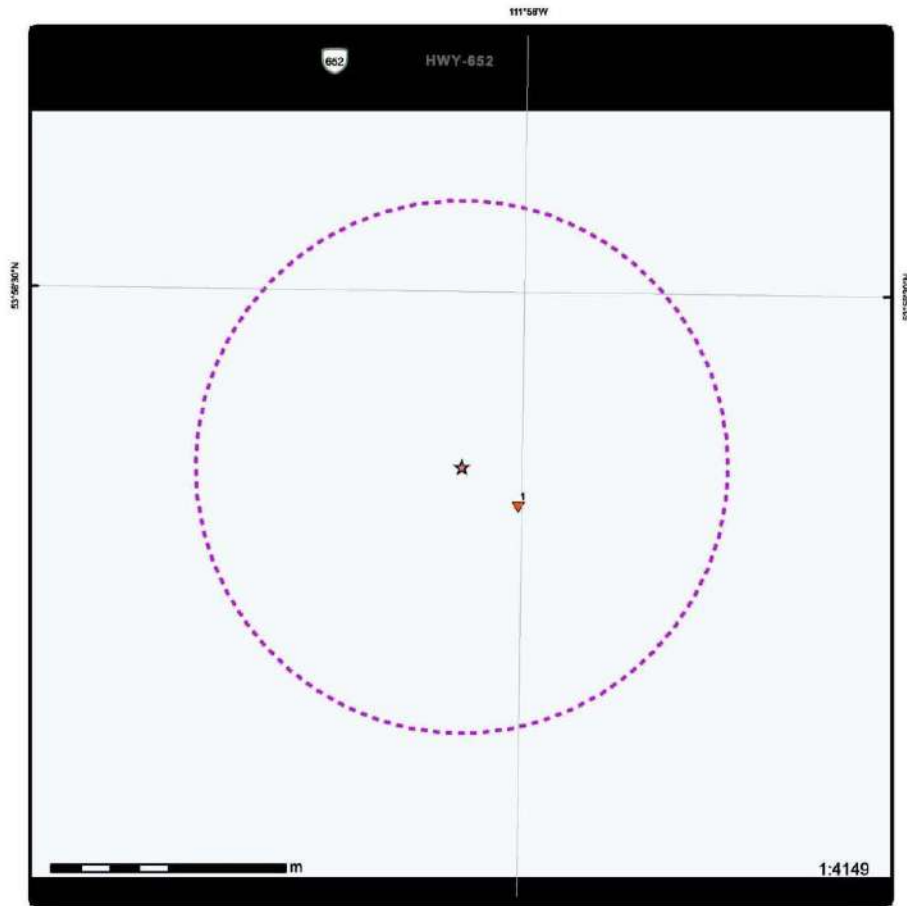
Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	WWIS		AB Well ID: 201662	ESE/65.5	-1.00	13

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 Well ID: 201652	ESE	65.48	<u>1</u>



Map: 0.25 Kilometer Radius

Order Number: 21123000109
 Address: 14125 AB - 652, Hamlin, AB

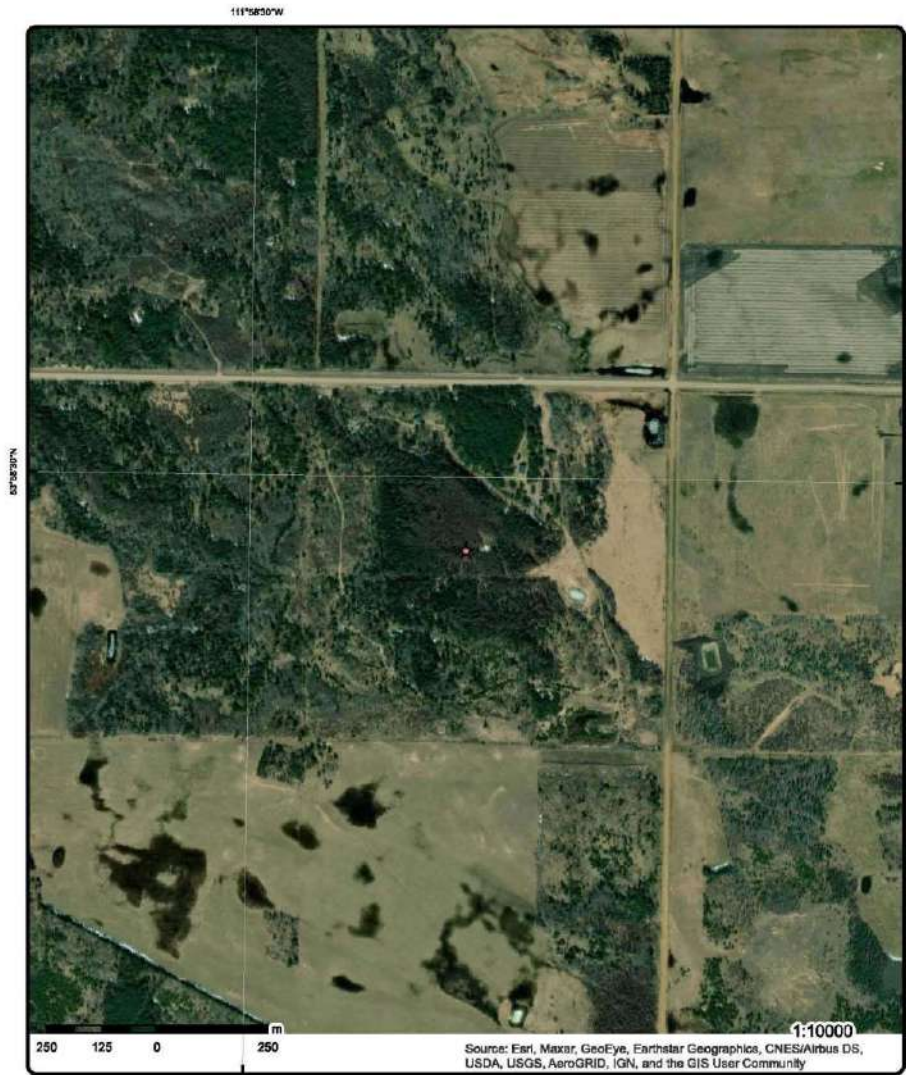


★ Project Property	Freeways; Highways	Beach	Shopping & Sports Area
⬜ Buffer Outline	Traffic Circle; Ramp	Airport	University/College
▲ Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
◻ Eris Sites with Same Elevation	Local Road	Military Base	Park (National)
▼ 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.

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Aerial Year: 2017

Order Number: 21123000109

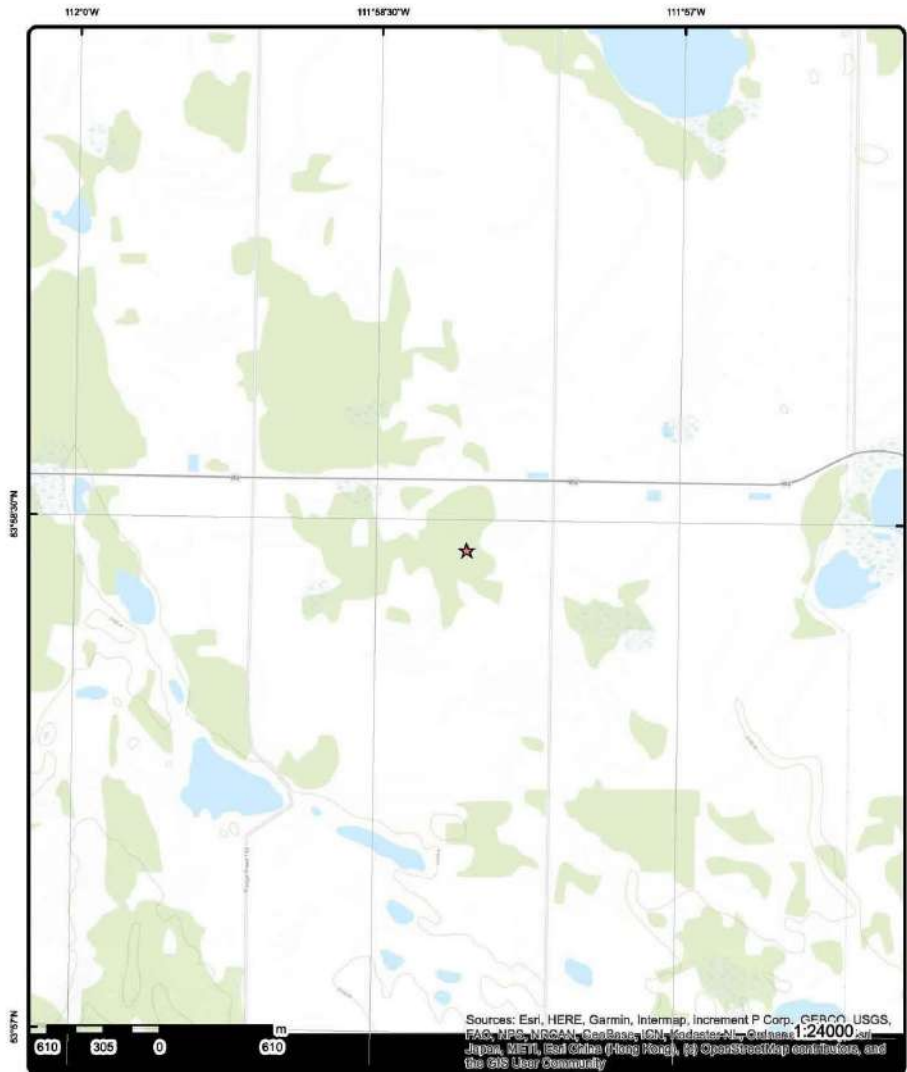
Address: 14125 AB - 652, Hamlin, AB



Source: ESRI World Imagery

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Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 128 of 192)



Topographic Map

Address: 14125 AB - 652, AB

Source: ESRI World Topographic Map

Order Number: 21123000109



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Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 129 of 192)

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	ESE/68.5	644.0 / -1.00	AB	WWIS
<p>Well ID: 201652 Driller ID: 11110 Licence No: GIC Well ID: 201652 GOA Well Tag No: Elevation (ft): Depth (ft): Date Completed: Proposed Use: Lot: Block: Plan: Type of Work: Flowing Well: Date Started: Water Req Per Day: Gas Present: Oil Present: Flow Rate: Drilling Company: Owner Mailing Address: Driller Mailing Address:</p>					
<p>Elevation Source: Not Obtained Method of Drilling: GPS Obtained: Not Verified Boundary From: Distance North: Distance South: Distance East: Distance West: Additional Desc: Validated?: TRUE Submitted?: TRUE Location Locked?: TRUE Longitude: -111.96669100 Latitude: 53.97318400 LSD: NE Section: 35 Township: 57 Range: 14 Meridian: 4 DLS Coordinates: NE-35-57-14-4</p>					
<p>Chemical Analysis</p> <p>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.</p>					
<p>Analysis Items</p> <p>Chemical Analysis ID: 2069392 Element Name: Total Phosphorus Element Symbol: TP Decimal Places: 4 Value: 0.000000</p>					
<p>Analysis Items</p> <p>Chemical Analysis ID: 2069392 Element Name: Hydroxide Element Symbol: OH Decimal Places: 4 Value: 0.000000</p>					

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 n/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:	
Drill Comp Well ID:				Drilling Method:	Drilled
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:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Well Owners					
Well Owner ID:		10452228			
Owner Name:		SHAPKA, NICK W.			
PO Box:					
Address:		WILLINGDON			
City:					
Postal Code:					
Province:					
Country:					
Drillers					
Driller ID:		2533726			
Last Name:		DRILLER			
Middle Initial:		NA			
First Name:		UNKNOWN			
Journeyman No:		1			
Is Active?:		TRUE			
Drilling Companies					
Starting Well ID:		1973500			
Ending Well ID:		1973598			
Last Well ID Used:		1973598			
Company Name:		UNKNOWN DRILLER			
Street Address:		UNKNOWN			
City:		UNKNOWN			
Province:		AB			
Country:		CA			
Postal Code:					
E-Mail:		gwinfo@gov.ab.ca			
Is Active?:		FALSE			
Geophysical Logs					
Geophysical Log ID:		5354344			
Log Type:		Electric			
Log Taken?:		FALSE			
Sent to AENV?:		FALSE			
Geophysical Logs					
Geophysical Log ID:		5757418			
Log Type:		Gamma			
Log Taken?:		FALSE			
Sent to AENV?:		FALSE			
Boreholes					
Borehole ID:		458496			
Diameter:		0.000000			
From:		0.000000			
To:		247.000000			
Pump Tests					
Pump Test ID:		10204344			
Test Date:		23-May-1975 00:00:00			

<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>
<i>Start Time:</i>		12-Jan-1900 00:00:00			
<i>Taken from Top of Casing:</i>		FALSE			
<i>Static Water Level:</i>		100.00			
<i>End Water Level:</i>					
<i>Water Removal Type:</i>					
<i>Water Removal Rate:</i>					
<i>Removal Depth from:</i>		0.00			
<i>Reason for Short Test:</i>					

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
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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 licenses.		
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 food/food 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	AGW
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: 1983-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/landfill/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 2020

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.		
<i>Government Publication Date: Sep 30, 2021</i>		
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.		
<i>Government Publication Date: Apr 30, 2021</i>		
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.		
<i>Government Publication Date: 1992-2007*</i>		
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.		
<i>Government Publication Date: 1999-Nov 30, 2021</i>		
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.		
<i>Government Publication Date: 1992-2001*</i>		
Alberta Environment & Parks Storage Tanks:	Provincial	EPST
List of storage tanks under the purview of Alberta Environment and Parks.		
<i>Government Publication Date: Jul 31, 2016</i>		
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.		
<i>Government Publication Date: Feb 28, 2021</i>		
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.eoar.alberta.ca/earmain.aspx to gain access to reclamation certificates and/or associated files (applications, reports).		
<i>Government Publication Date: 1998-Aug 2020</i>		
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).		
<i>Government Publication Date: Up to Aug 31, 2021</i>		
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.		
<i>Government Publication Date: 1988-Jun 2007*</i>		

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 Polyfluorinated 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 Fueling Stations:

Provincial FUEL STATION

A list of sites that have a City of Edmonton business license for Vehicle Fueling 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 (L.E.L.S.E, TWP, R.G.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: 1990-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 Defense & Canadian Forces Fuel Tanks:

Federal NDFT

The Department of National Defense 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 Defense & Canadian Forces Spills:

Federal NDSP

The Department of National Defense 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 1998-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: 1998, 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 2008*		

<u>Petrochemical, Coal and Gas Operations - Certificates of Approval:</u>	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		
<u>Pesticide Register:</u>	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: 1999-Aug 2015		
<u>Conglomerate and Waste Management Facilities:</u>	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		
<u>Alberta Private Sewage Disposal Permits:</u>	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		
<u>PTMAA Approved (Open) Permits:</u>	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		
<u>Hazardous Waste Receivers Summary:</u>	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		
<u>Retail Fuel Storage Tanks:</u>	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		
<u>Scott's Manufacturing Directory:</u>	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*		
<u>Special Operation Classifications - Certificates of Approval:</u>	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: 1986-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.

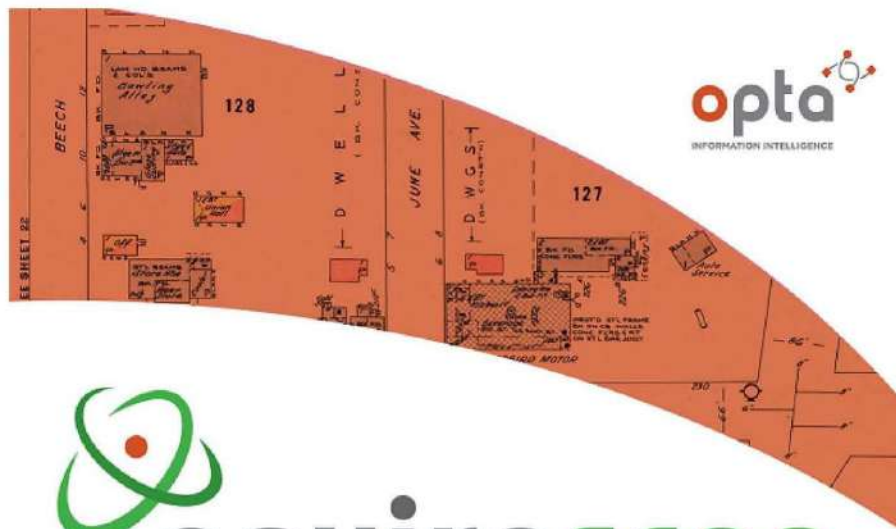
'Site Report Summary-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'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.

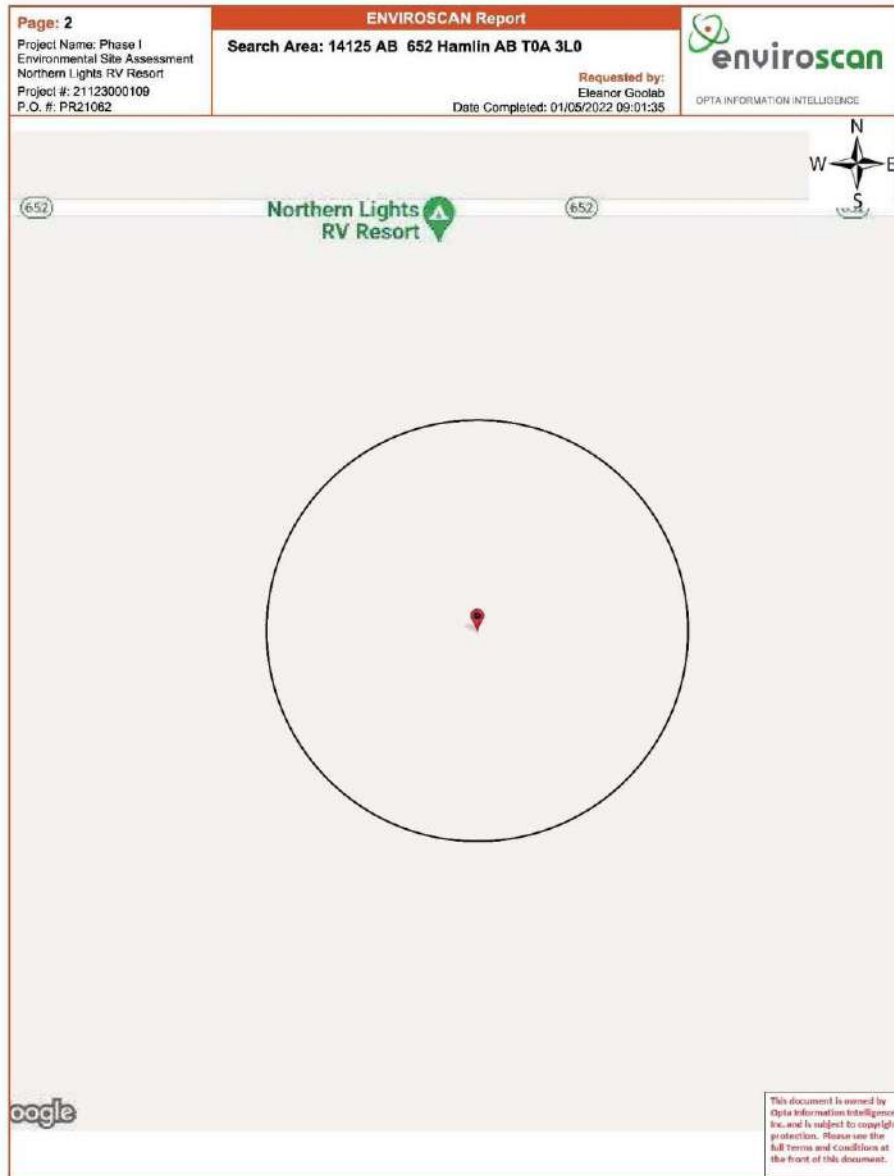
The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

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.










<p>An SCM Company</p> <p>175 Commerce Valley Drive W Markham, Ontario L3T 7Z3</p> <p>T: 905-882-6300 W: www.optaintel.ca</p> <p>Report Completed By: Sunita</p>	<p>Site Address:</p> <p>14125 AB 652 Hamlin AB T0A 3L0</p> <p>Project No: 21123000109</p> <p>Opta Order ID: 101996</p>	<p>Requested by: Eleanor Goolab ERIS</p> <p>Date Completed: 1/5/2022 9:01:35 AM</p>
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Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 146 of 192)



Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 147 of 192)

<p>Page: 3 Project Name: Phase I Environmental Site Assessment Northern Lights RV Resort Project #: 21123000109 P.O. #: PR21062</p>	<p>ENVIROSCAN Report</p> <p>Opta Historical Environmental Services Enviroscan Terms and Conditions</p> <p style="font-size: small;">Requested by: Eleanor Godlab Date Completed: 01/06/2022 09:01:35</p>	 OPTA INFORMATION INTELLIGENCE				
<p>Opta Historical Environmental Services Enviroscan™ Terms and Conditions</p>						
<p>Report</p> <p>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.</p> <p>Disclaimer</p> <p>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.</p> <p>Entire Agreement</p> <p>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.</p> <p>Governing Document</p> <p>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.</p> <p>Law</p> <p>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.</p>						
<table style="width: 100%; border: none;"> <tr> <td style="width: 30%; vertical-align: top;">  INFORMATION INTELLIGENCE </td> <td style="width: 30%; vertical-align: top; border-left: 1px dashed black; border-right: 1px dashed black;"> 175 Commerce Valley Drive W Markham, Ontario L3T 7Z3 </td> <td style="width: 30%; vertical-align: top; border-left: 1px dashed black; border-right: 1px dashed black;"> T: 905.882.6300 Toll Free: 905.882.6300 F: 905.882.6300 </td> <td style="width: 10%; vertical-align: top; border-left: 1px dashed black;"> An SCM Company www.optaintel.ca </td> </tr> </table>			 INFORMATION INTELLIGENCE	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
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<p>Page: 4 Project Name: Phase I Environmental Site Assessment Northern Lights RV Resort Project #: 21123000100 P.O. #: PR21062</p>	<p style="text-align: center;">ENVIROSCAN Report</p> <p>No Records Found</p> <p style="text-align: right;">Requested by: Eleanor Godlab Date Completed: 01/06/2022 09:01:35</p>	 <p>enviroscan DATA INFORMATION INTELLIGENCE</p>
<p>No Records Found</p>		
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Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 149 of 192)

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



Thursday, December 30, 2021



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



1:14,719
0 550 1,100 2,200 ft



Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 151 of 192)

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



Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 152 of 192)

12/30/21, 10:37 AM

Print Module



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.
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groundwater.alberta.ca/WaterWells/d/

1/1



View in Metric **Export to Excel**

GW Well ID: 201828
 G&A Well Tag No.
 Drilling Company Well ID
 Date Report Received: 18090402

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

OWN ID: _____

Well Identification and Location Measurement in Imperial

Owner Name WIK, RON	Address 10810 162 ST, EDMONTON	Town	Province	Country	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

_____ ft front

_____ ft front

GPS Coordinates in Decimal Degrees (NAD 83)

Latitude: 53.874082 Longitude: -111.983624

How Location Obtained: _____

Map

Elevation: 2200.00 ft

How Elevation Obtained: _____

Estimated

Drilling Information

Method of Drilling Rotary	Type of Well 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 gpm	Static Water Level (ft)
Test Date	Water Removal Rate (gpm)	50.00
1579/06/02	20.00	

Well Completion Measurement in Imperial

Total Depth Drilled	Finished Well Depth	Start Date	End Date
162.00 ft	1079/06/01	1079/06/08	

Screenhole

diameter (in)	From (ft)	To (ft)
0.00	0.00	362.00

Surface casing *if applicable* **Well casing/Liner**

Galvanized Steel	Well Casing/Liner
Size OD: 4.50 in	Size OD: 0.00 in
Wall Thickness: 0.150 in	Wall Thickness: 0.000 in
Bottom at: 151.00 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 **Locals**

Placed from: 0.00 ft to 0.00 ft

Amount: _____

Other Details: _____

Type: _____ At (ft): _____

Screen Type **Stainless Steel**

Size OD: 5.00 in	Slot Size (in)
From (ft): 137.00	To (ft): 142.00
	0.015

Attachment: Attached To Casing

Top Fillets: Threaded Bottom Fillets: _____

Wash


Type: Other Grain Size: _____

Amount: 0.00

Contractor Certification

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

Printed on 12/30/2021 10:28:28 AM
Page: 1 / 2



[View in Metric](#) [Export to Excel](#)
 GWC Well ID: 201620
 GWA Well Tag No.:
 Drilling Company Well ID:
 Date Report Received: 18/06/22

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

OWN ID

Well Identification and Location										Measurement in Imperial
Owner Name WILK, ROM	Address 10810 162 ST, EDMONTON	Town	Province	Country	Postal Code					
Location	T4W or LSD 16	SEC 35	TWP 57	RGE 14	W of MER 4	Lot	Block	Plan	Additional Description	
Measured from boundary of					GPS Coordinate in Decimal Degrees (NAD 83)			Elevation		
<input type="text"/> ft front <input type="text"/> ft front					Latitude <u>53.974082</u> Longitude <u>-111.983624</u> How Location Obtained <input type="text"/> Map			Elevation <u>2200.00</u> ft How Elevation Obtained <input type="text"/> Estimated		

Additional Information				Measurement in Imperial
Distance From Top of Casing to Ground Level	<input type="text"/>	in		
Is Artesian Flow	<input type="text"/>	gpm	Is Flow Control Installed?	<input type="text"/>
Recommended Pump Rate	<input type="text"/>	0.00	Pump Installed	<input checked="" type="checkbox"/> Yes
Recommended Pump Intake Depth (From TOC)	<input type="text"/>	0.00	Type	<input type="text"/> SUB
			Make	<input type="text"/> J.S.
			Model (Output Rating)	<input type="text"/>
Did you Encounter Saline Water (>400 ppm TDS)?	<input type="text"/>	Depth	<input type="text"/>	Well Disinfectd Upon Completion
	<input type="text"/>	Depth	<input type="text"/>	<input type="text"/>
Additional Comments on Well				Sample Collected for Probability
DOLOMITE WAS USED FOR SAND PACK				Submitted to ESRD

Yield Test			Telom From Ground Level	Measurement in Imperial
Test Date	Start Time	Static Water Level	Depth to water level	
18/06/22	12:00 AM	60.00 ft		
Method of Water Recovery			Pumping (%)	Recovery (%)
Type			Elapsed Time	
Unknown			Minutes:Sec	
Removed Rate				
20.00 gpm				
Depth Withdrawn From				
100.00 ft				
<i>If water recovery period was < 2 hours, explain why</i>				

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

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 10:38:28 AM Page: 2 / 2

Alberta Water Well Drilling Report [View in Metric](#) [Export to Excel](#)

The data supplied in this report is the data contained in this report. The Province assumes responsibility for its accuracy. The information on this report will be retained in a public database.

GC Well ID: 501852
 CoA Well Tag No.
 Drilling Company Well ID
 Date Report Received: 1875/08/08

OWN 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	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	NE	35	57	14	4						
Measured from boundary of					GPS Coordinates in Decimal Degrees (NAD 83)					Elevation	R
ft from					Latitude 53.878184					Longitude -111.988681	
ft from					How Location Obtained					How Elevation Obtained	
					Not Verified					Not Obtained	

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

Formation Log			Measurement in Imperial	Yield Test Summary			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description		Recommended Pump Rate	0.00 lpm	Test Date	Static Water Level (ft)
				Water Removal Rate (lpm)		1575/05/23	100.00
				Well Completion			Measurement in Imperial
				Total Depth Drilled	Finished Well Depth	Start Date	End Date
				247.00 ft			
				Borehole			
				diameter (in)	From (ft)	To (ft)	
				0.00	0.00	247.00	
				Surface casing if applicable			
				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 (ft)
				Perforated by			
				Annular Seal			
				Placed from			
				0.00 ft to 0.00 ft			
				Amount			
				Other Data			
				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

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Page: 1 / 2

Alberta Water Well Drilling Report [View in Metric](#) [Export to Excel](#)

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

GW Well ID: 301852
 G&A Well Tag No.
 Drilling Company/Well ID
 Date Report Received: 1875/08/08

OWN 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	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description	
	NE	35	57	14	4					
Measured from boundary of					GPS Coordinates in Decimal Degrees (NAD 83)			Elevation		
_____ ft from _____					Latitude 53.978184			Longitude -111.989681		
_____ ft from _____					How Elevation Obtained			Not Obtained		
					Flow Location Obtained			Not Obtained		

Additional Information										Measurement in Imperial
Distance From Top of Casing to Ground Level _____ in					Is Flow Control Installed? _____					
Is Artesian Flow _____					Describe _____					
Flow _____ gpm										
Recommended Pump Rate _____ 0.00 l/min					Pump Installed _____					Depth _____ ft
Recommended Pump Intake Depth (From TOC) _____ 0.00 ft					Type _____					Make _____ H.P. _____
					Model (Output Rating) _____					
Did you Encounter Saline Water (>400 ppm TDS)?										
Gas _____					Depth _____ ft					Well Disinfectant Upon Completion _____
					Depth _____ ft					Geophysical Log Taken _____
										Submitted to ESRD _____
										Sample Collected for Potability _____
										Submitted to ESRD Yes
Additional Comments on Well _____										

Yield Test			Telom From Ground Level	Measurement in Imperial
Test Date 19760523	Start Time 12:00 AM	Static Water Level 100.00 ft	Depth to water level	
			Pumping (%)	Recovery (%)
			Beyond Time	MinutecSec
Method of Water Recovery				
Type _____				
Removed Rate _____ gpm				
Depth Withdrawn From _____ 0.00 ft				
If water recovery periods were < 2 hours, explain why _____				

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

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 10:28:45 AM

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12/30/21, 9:56 AM

Alberta | Environmental Site Assessment Repository Map



- 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

Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 158 of 192)



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

2/2

Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 159 of 192)

{B4971210.DOCX;3}491

12/30/21, 9:57 AM

Alberta Environment and Parks - Environmental Site Assessment Repository

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- [Land](#)
- [Waste](#)
- [Water](#)
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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] - []

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

PBL Search

[SHOW HELP](#)

Plan: Block: [] Lot: []

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

Search Results

0 Result(s)

No results found for this ATS.



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<https://www.esar.alberta.ca/esar/main.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

1/2

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

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Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 161 of 192)

{B4971210.DOCX;3}493

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Authorization / Approval Viewer - Alberta Environment and Water

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**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.



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<https://aww.alberta.ca/ApprovalViewerResults.aspx?Click=Search>

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[Traditional Agriculture Registration Viewer](#)


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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](#)

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<https://aww.alberta.ca/ApprovalViewerResults.aspx?Click=Search>

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Environment and Climate Change Canada - NPRI Data Search - Facility Search Results



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](#).

https://pollution-waste.canada.ca/national-release-inventory/archives/index.cfm?do=results&process=true&lang=en&opt_report_year=2017&opt_facilit... 1/2



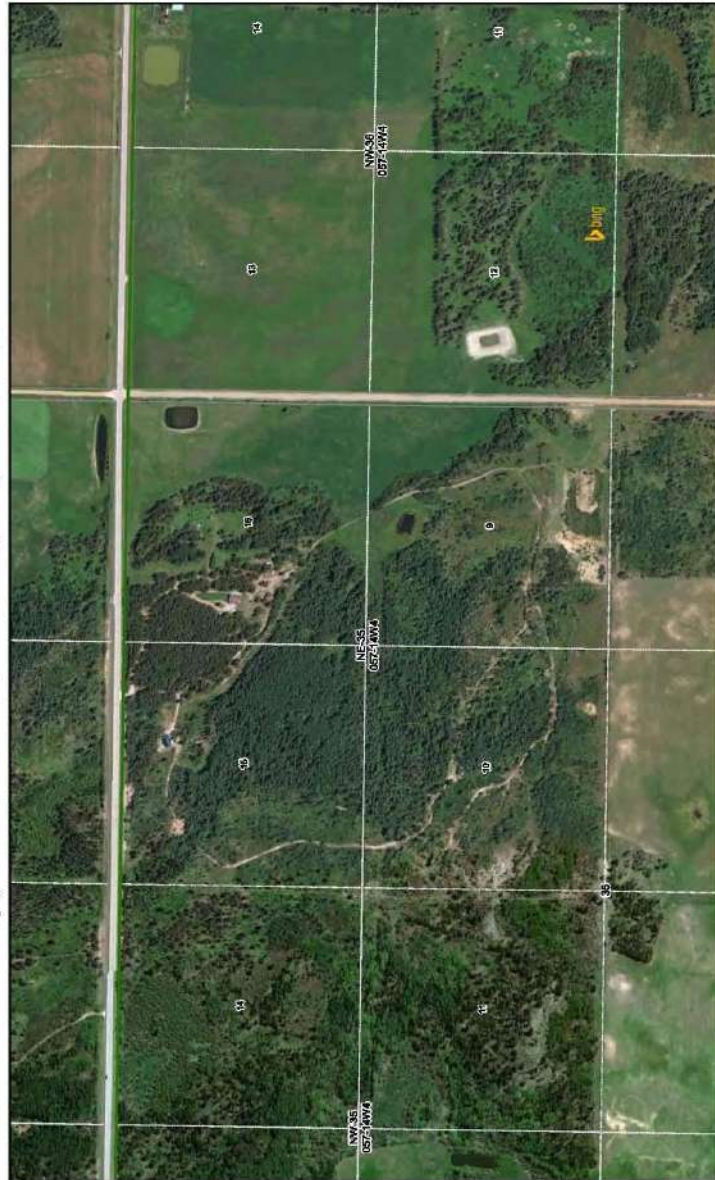
File #PR21-062
Phase I ESA
Northern Lights RV Resort
14125AB – 652 Hamlin, AB

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



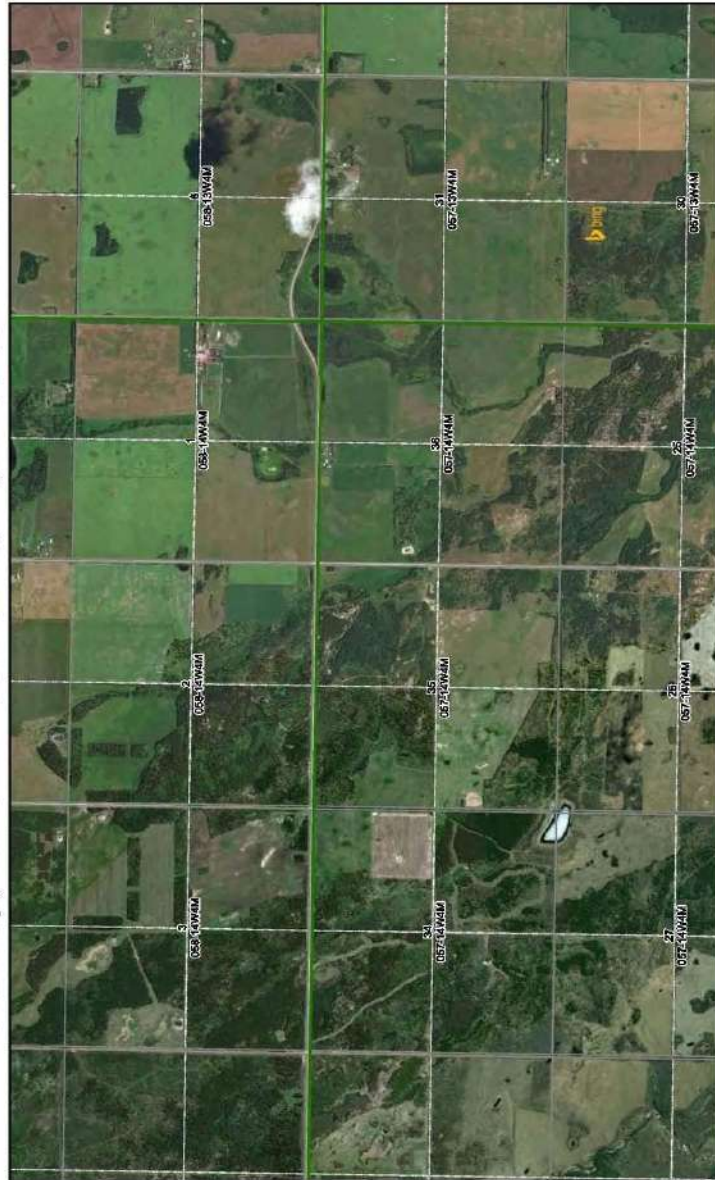
1:14,719
0 550 1,100 2,200 ft



Thursday, December 30, 2021

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



Thursday, December 30, 2021



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AbaData2 Print - AGRASID Information



AGRASID Information

AGRICULTURAL REGION OF ALBERTA SOIL INVENTORY DATABASE

SOIL CORRELATION AREA #10

Surface Form Modifier:		Generated Soil Symbol:	PRM2/U1h
Soil Landscape of Canada #:	482455	Eco Region:	Boreal Transition
Eco District:	Elk Point	Climate Rating:	3H
Land System Name:	Edward	Soil Zone:	Black-Dark Gra
Morphological Descriptor:	Upland	Soil Order 2:	Chernozeamic
Soil Order 1:	Brunisols		
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		

[https://abadata.ca/AbaData2/MapObject/PrinterFriendlyMapObject?title=AGRASID Information&subtile=](https://abadata.ca/AbaData2/MapObject/PrinterFriendlyMapObject?title=AGRASID%20Information&subtile=)

1/1

12/30/21, 10:32 AM

AbaData2 Print - AGRASID Information



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.		

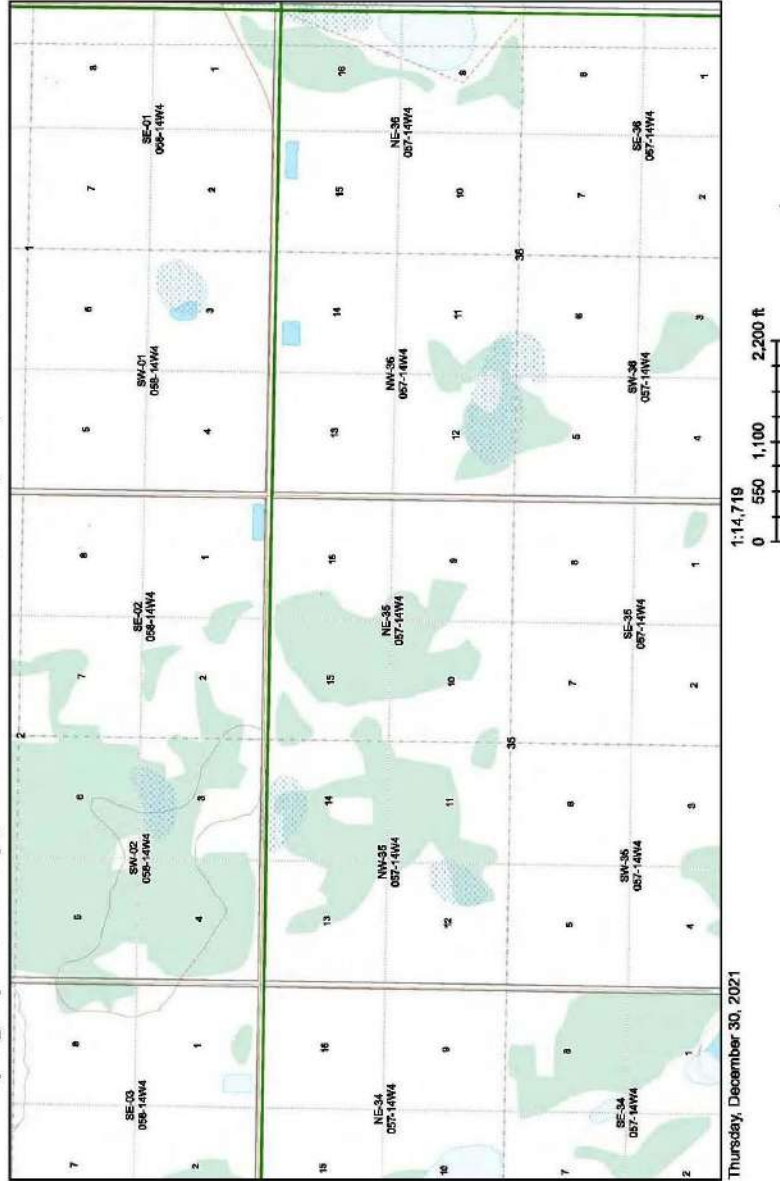
1st SIGNIFICANT SOIL (less than 30%)

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:			

[https://abadata.ca/AbaData2/MapObject/PrinterFriendlyMapObject?title=AGRASID Information&subtile=](https://abadata.ca/AbaData2/MapObject/PrinterFriendlyMapObject?title=AGRASID%20Information&subtile=)

1/1

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





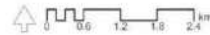
Flood Hazard Map



Design Flood

- Floodway
- Flood Fringe
- Overland Flow (Flood Fringe)
- Under Review

[855.00 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

Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 173 of 192)

{B4971210.DOCX;3}505

Municipal Planning Commission – November 7, 2022; Item 4.1.1 – Development Permit 007-22 (Page 174 of 192)

{B4971210.DOCX;3}506

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



ABSTRACT

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

NORTHERN LIGHTS RV RESORT

Proposed Development Project Plan

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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	1,820 m ³	227 m ³	2,047 m ³
Maximum terminal projected use *based on 2021 usage data provided by Wilderness Village (Appendix E)			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.

Regarding 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 is 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

 <p>3630 Hospital Dr. NW Calgary, AB T2N 4W4 8446-112 St. Edmonton, AB T6G 2J2</p>	<p>403-944-1215 780-407-8925</p>  <p>9014982, Northern Lights RV Resort Box 565 Vina, AB T0A3L0 780556555</p>
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Environmental Public Health, St Paul -ER4

5610 - 50 Avenue (780)845-3396
St Paul, AB T0A 3A1

Accession #: WE-22-0043705
AESRD Approval #:
EI #:
Provlab Study #:

Environmental Microbiology		
Collected Date	2022-06-07	
Collected Time	10:31:00	
Procedure	Substrate	Units
Total Coliforms by Enzyme Substrate	ABSENT ⁽¹⁾	per 100mL
E coli by Enzyme Substrate	ABSENT ⁽¹⁾	per 100mL
Drinking Water Sample Category	Treated Public ⁽¹⁾	
Received Date and Time	2022-06-08 07:00 ⁽¹⁾	
Analyzed Date	08-JUN-2022 ⁽¹⁾	
ID Number	756074 ⁽¹⁾	
Sample Collected By	Richard Kimmitt ⁽¹⁾	
Collected By Phone Number	780-622-8264 ⁽¹⁾	
Sample Collection Site	Kitchen tap ⁽¹⁾	

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

Order Comments
O1: Drinking Water
NE 1/4 Sec. 35 Twp. 57 Rge. 14 W 4 M Lot. _ Block _ Plan _
Latitude: 53.971361 Longitude: -111.863629
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 I=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

Page | 7

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

$3,000 \text{ imp gal per load} \times 9 \text{ loads} = 27,000 \text{ imp gal}$

$27,000 \text{ imp gal} = 122.75 \text{ m}^3$

Winter Use (242 days September – April)

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

$17 \times 300 \text{ imp gal} = 5,100 \text{ imp gal}$

$5,100 \text{ imp gal} = 23.19 \text{ m}^3$

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

Northern Lights RV Development

(pg. 1)

(APPEAL Process)

Re: Permit No. DP 007-22: NE-35-57-14-W4M

Introduction:

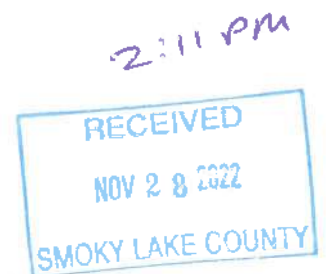
The difference between right and wrong:

Most all of the local residents were aware of the existing Howling Coyote Motorcycle Park by the fact that it was slightly used and had little impact on the local farming community.

However, the development of the above said property has been shrouded from the onset of its' purchase, where little information was let out to the public, inclusive of the immediate neighboring residents for its' proposed future development plans. In so much as the community has had no real say, other than being able to listen, receive open ended answers and a thank you for your inquiry i.e. an information meeting at Carmen's Catering, a meeting on the Developers premises and lastly a meeting in Council that was available for viewing but not for participation.

To expound on this, a phone call prior to the latest Municipal Elections to then County of Smoky Lake councillor (Johnny Cherniwchan) asking for information about this proposal had a response stating that "this is the first that I have heard of this, and I will definitely check with Council on this matter and get back to you." The disappointing part of this conversation is that it was later discovered that Johnny Cherniwchan and Dan Gawalko had full knowledge of this proposal since May and clearly prevaricated their knowledge of proceedings and their refusal in part to share that knowledge with their constituents was intentional.

County minutes from the 27th May 2021, clearly indicate that all Council, Official Leads and Economic Development Officer were aware of the Northern Lights proposal, as the matter was discussed in closed chambers and it was Councillors



Johnny Cherniwchan and Dan Gawalko who moved and seconded a motion in council on this matter.

What would cause 2 reputable, distinguished men of the community to “lie and hide facts” from their constituents? Was it because they were novice Councillors in their 1st year of office and were they unduly pressured by Council and its’ Officers to not divulge any information on this matter until such time as Council deemed it appropriate? Why would the entire Council and Officers take a clandestine stand-offish stance of this matter? What was Council hiding to make information of this meeting “privileged?” There is a belief, more so an understanding that people lie to either 1) hide from consequences or 2) gain from the exploits.

Highlights from 2 Meetings notes prior to the 7th November 2022 Council meeting.

At the meeting at Carmen’s Catering, Mr. Kimmitt (primary for Northern Lights Development) clearly stated this was a “membership” facility and that 1500 memberships will be sold against the 400 stalls that will be developed. This comment was taken by the participants of being that of a “Time Shared” Commercial Development. Mr. Kimmitt stated that only a portion would be available to the public and should the public want to use additional facilities, they would have to pay for them.

About 15 minutes into Mr. Kimmitt’s presentation, he is quoted “I am not saying that the County (being that of Smoky Lake) screwed up, but hey, I will work with them”. What was he referring to? The stale dated Howling Coyote permit, the County not having a land use policy.

Attachment “A” refers to an application Mr. Kimmitt made to the County of Mountain View for a mirror image development. **Please note that the County of Rocky View entertained Mr. Kimmitt and Ms. Beunder to a “regular” council meeting illustrating transparency vs. “closed” status in Smoky Lake.** The Rocky

View Reeve commented that the size of the development (full quarter section) would demand a review of the entire (ASP) Area Structure Plan. County administrators asked that Mr. Kimmitt make the appropriate land use applications, provide plot plans and include public engagements. Asked if he had taken these steps, Mr. Kimmitt replied “not yet”. It appears that was the last that the County of Mountain View heard from Mr. Kimmitt.

Enter County of Smoky Lake. Closed door meeting, no public awareness, no neighbor consultation other than “hello, this is what I am going to do”, no review of the Area Structure Plan, no Environmental Assessments, just go ahead. **Can one see the difference in between County Management protocols. In the eyes of Mr. Kimmitt, where did the County of Smoky Lake “screw up?” Did the County and its’ Administrators know full well they were entering into an ambiguous agreement that favored the Developer in all aspects?**

At the meeting that was held at Mr. Kimmitt’s log cabin on the proposed development site, County representative Mr. Ruegg was asked “will the County be liable for a lawsuit” should Mr. Kimmitt and not be able to complete his proposed 400 lot Development. **Mr. Ruegg answered in the affirmative that yes,** the County would be liable for a lawsuit against them pertaining to this matter.

Again, in a letter to Ms. Lohstraeter Mr. Ruegg **acknowledged that if a “stop work order was issued” it would result in the County being taken to court.**

At the 7th November 2022 meeting, why was the CAO shaking his head in a “no” fashion when liabilities were mentioned?

Examining the 38 recommendations and other points as a “Basis” for the Appeal:

- 1) Attachment “A”. illustrates the original permit issued to Leslie and Diane Anderson for the development of what was to be known as the Howling Coyote Motorcycle Campground. Several things are very clear which

question the validity of “grandfathering” the original permit towards The Northern Lights Development.

- a) Pg. 2 of the permit was issued to commence August 2009 with a completion date of June 2010. **The current situation has allowed a permit that expired 10 years and 9 months earlier to become a legal document. This is highly irregular by any standards.**
- b) Pg. 2 of the permit defines the area of development as 141m x 141m for a total of 8 hectares. The original drawing submitted to the County did not have a North arrow on it. The current allowance is for a full quarter section (+ - 158 acres) or (+ - 64 hectares) which is a substantial 56 hectares more than what was originally permitted for 8 hectares. **Therefore (using the context of the grandfathered permit) between the 27th May 2021 and the 7th November 2022 work should only have affected the original plot of 8 hectares i.e 141 meters x 141 meters as illustrated in the since stale dated permit. All other work outside those parameters was “out of scope” and without legal grounds pursued.**
- c) Pg. 3 item (b) questions proximity to extensive farming operations. **Answer x No.** There are 3 Beef operations within a 1.5 mile radius of the development i.e. (+ -) 100 cow/calf pair (200 head) operation directly east of RR141 (Preston), there is another (+ -) 400 cow/calf pair (800 head) operation directly north and northeast of Hwy 652 (Shapka) and another (+ -) 200 cow/calf pair (400 head) operation southeast (Kozak). The permit as issued in 2009 may have seen lesser numbers of cattle but by May 2021 all 3 operations have grown exponentially to the approximate numbers stated above. **This clearly illustrates that the County, the Governing Authority and whomever else deemed the expired permit valid, did not perform due diligence carefully “read” the expired permit but they also did inspect and understand the changes to the immediate farming capacity changes. Grandfathering a permit without noting the proximity to extensive Beef operations questions validity and would thereby nullify the permit.**
- d) Pg. 3 The paragraph noted in parenthesis (d) states that no work shall commence until the permit has been issued. In the case of Mr. Kimmitt and the Northern Lights Development, no permit was issued and by the

points brought up in a), b) and c) it appears that the original permit was never scrutinized for anomalies. **As illustrated in the Municipal Planning Commission's Development report, the "Development Permit No. 007-22" to supersede the stale dated 038-09 Howling Coyote permit, was not approved until the 7th November.**

Further to this, #13 under the heading of Background it clearly states that the permitting process commenced on the 13th March 2022 and the Application for Permitting was only "completed not approved" on the 3rd October 2022.

Therefore, all work effectuated between the 27th May 2021 and 7th November 2022 dates was unpermitted and of an illegal nature.

Lastly, by Mr. Ruegg's explanation it was understood that the Appeal Process is part of the time (21 days) where no work can proceed.

During this Appeal time slot, it is recorded that Mr. Kimmitt had a Contractor on site and was Excavating, Bulldozing and Cutting trees in the prescribed Wetland area.

Why is the County procrastinating and displaying signs of weakness towards administration of stop work orders and substantial monetary fines against Mr. Kimmitt.

- e) In comparison Oil Company ABC did some seismic testing and drilled 1 gas well. 10 years later Oil Company XYZ comes around and says we wish to expand the original footprint of the well site x 7 times and drill 10 more wells, without going thru the permit process. **Therefore, the County of Smoky Lake and it' Governing Officials have failed to prove the validity of the existing permit against measured criteria other than it being "the opinion" of Mr. Ruegg and others that we can push this thru by grandfathering an existing (long expired) permit.**

- 2) The Developer Mr. Kimmitt received a "Roadside" permit from the Province of Alberta Transportation Department. However, the caveat to this permit stated that "all Construction and Recreational traffic shall be off

- 3) RR141". Because of the highwater table of the eastern portion wetland, the SE approach could not handle a majority of the Construction Equipment and Recreational traffic. **Contrary to the edict issued by Alberta Transportation, traffic was diverted to the main entrance off Secondary Hwy 652. In addition, the SE approach way off RR141 was chain locked due to thieves using this somewhat secluded unsecured entrance. The conundrum here is that the County says it is the Province to enforce and the Province says it is the County to enforce compliance.** Using the excuse that Campers and Contractors were accessing to his place of residence 99% of the traffic entered and exited the approach off Hwy 652...except of course for the thieves who used the RR141 access and stole an undisclosed amount of gear.
- 4) From the 7th November 2022 (recommendations) item #5, #6, #7, #8, #9 regarding potable water for consumption as well as fire fighting.
- a) Mr. Kimmitt states that initially there will be 20,000 gallons of water, distributed with on 4 locations serving dual purposes 1) potable water and 2) firefighting. He further states that the system will be replenished every 14 days or as required. The initial plan would be to have 4 – 5000 gal reservoirs. This would make a station every 13.5 hectares or every 29.7 acres. In 14 days, ½ of the total volume would be depleted. The plan is for each main to cover 50 campsites. The NL Development proposal is to eventually grow to 400 stalls or approximately 1100 people or to the population size of the Town of Smoky Lake but in a more compressed footprint. Mid-way this would represent 550 people. The Town of Smoky Lake has a 300,000 gal. (1135.6 m³) reservoir with an uninterrupted pipeline water supply. With a maximum of 40,000 gallons with no immediate supply NL capacity represents 13% of what Smoky Lake has available for firefighting capacity. 13% of 1100 NL Development residents equates to 143 people. 143 people would also equate to an approximately 50 stall development, coincidentally what the original permit had allotted. **Therefore, in comparison the proposed water supply for Domestic and Firefighting use within the NL**

(Pg.7)

Development is grossly under rated to sustain a major event with a maximum forecast resident saturation of 1100 people and not even enough for the first phase forecast saturation of 550 people. The challenge here is to reduce the Firefighting water capacity for the Town of Smoky Lake to that of the NL Development and see if it passes the litmus test.

- b) How does a condensed footprint housing 550 people on the first phase (larger than the Town of Vilna) and 1100 people second phase (equivalent to the Town of Smoky Lake) maintain a Safe recreational environment without the presence of its' own fire equipment, chief and volunteer brigade? It is a known fact that Vilna Fire Brigade supports emergency response to Hwy 28 which has a high volume of traffic, grass fires during the months of April, May and early June and anything else that comes about in the surrounding community. If the NL Development is dependant on the Vilna Volunteer Brigade, which entity is to support Vilna and District if in the event that while Vilna Brigade is attending to NL, another emergency arises? **This is an under thought of process that the County, Developer and Governing Authorities have overlooked and by doing so are placing existing residents at risk. Again, in comparison, the challenge is to take away all firefighting equipment from the Town of Smoky Lake to equal that of NL Development (0) and see if it passes the litmus test.**
- c) Items #8 and #19 call for fires only in designated firepits. We know that the County has regulated the minimum width of each parking stall to be 10 meters wide. Understanding that each Holiday Trailer is 2.5 meters wide and that each have a 2.5 meter canopy that would leave only a 2.5 meter space between flammable materials. There are no standards or specifications associated with this requirement. i.e. locations of fire pit in relation the to 250m³ parking spot, width/depth/thickness of the metal ring, size of the mesh screen 10mm/5mm/2mm/1mm, non combustibile material (compacted rock or equivalent) surrounding the pit. There is no stipulation on the size of the fire (no more than 4 logs cannot be above the screen), or the type of wood to be used. NL has a

quantity of Pine that they have cut down and if used, Pine has a great tendency to “pop” and send embers flying. Does each water outlet have a double fitting, one for domestic and a second with a hose of undetermined length for firefighting. Has every resident been trained in the use of the water station and hose in the event of a fire. Is every resident capable of standing ground and extinguishing a fire in the face of danger? **The County, the Developer as well as the Governing Authority fall short in prescribing a definitive plan with relation to parking stalls, fire pits and fire suppression and orientation for each resident.**

- d) Under the Counties Objectives 3.4 Emergency Preparedness lie several factors that have not been recommended with regards to Wildfires. Policy 3.4.1 and 3.4.1.1 thru 3.4.1.5 all call for significant measures to be recommended, enforced and in the case of Policy 3.4.1.4 forested areas should be discouraged from development. **Prior to development, (except for the wetland) the area was substantially treed. The County falls widely short of meeting its’ own set parameters as set out in 3.4.1.4. As well the County falls short in including their own parameters as hard and fast recommendations as caveats in order for the Developer to proceed.**
- e) Several letters were addressed to Mr. Ruegg and Mr. Franchuk (Fire Chief) with regards to the west property line of the Development being old growth forest with decades of dead fall and leaves that are within meters of the proposed west parking stalls. The area is currently pasture and because there is little graze, the area has an accumulated a “tinder box” of combustible materials. There is no mention in the recommendations for the Developer to provide a “Buffer Zone” between the parking stalls and the fence line to the west. A dry spring or fall and a fire with prevailing west winds would invariably engulf the entire west portion of the Development and spreading eastward and would place each and every resident at extreme risk should this event occur. **The County as well as the Developer fall extremely short by not**

acknowledging this danger and by not instituting mitigating measures to safeguard its' residents as well as neighboring properties.

- f) Recommendation # 9 call for Muster Points to be developed to the satisfaction of the Governing Authorities and the Fire Chief. The Development contains hills, valley's and the 2 approaches are to the SE and mid North. The furthest parking stall at the SW corner is 880 yards from the SE entrance and the same distance to the north entrance. Many, or most of the resident campers are middle to senior of age. The residents that are placed near the north boundary are in the most favorable position should an emergency occur. However, without vehicular/mechanical transport, how will most of these (senior) residents run to the center of the development muster point 440 yards away. **This is one of the most critical recommendation points, yet the County bares no teeth for setting or insisting the most stringent of Safety standards be employed, inclusive of Orientation of all occupants.**
- g) Who sounds the fire alarm or emergency? Where is the main alarm located (center of the development?) and at what height is the siren? How many decibels are required so that each resident can acknowledge the emergency? Will there be a pull station at each lot, every 10th lot, at every main water station (8 locations or 50 lots) the latter being within 54 hectares or 1 every 6.75 hectares (14.85 acres). There has been no recommendation for an alarm system to be in place, where in comparison the Town of Smoky Lake and each of the Villages within its' boundaries has an alarm system with lesser populations that the forecast Development. **On this point alone, as well as the above mentioned criteria, the County as well as the Developer both fall flat by not considering the Safety of its residents over memberships sold and taxes collected.**

- 5) **Section 7.24 Recreational Vehicle Parks item # 12** calls for a site plan detailing the protection of existing treed areas and site topography is required prior to issuance of a Development Permit.
- a) In this case, the County and Development Authority (prior to any Permits being issued) have turned a blind eye to the destruction of old growth trees some being over 16" on the stump, roots systems, Saskatoon trees, shrubs and vegetation that held the sandy areas from erosion and provided shelter for various bird species, ungulates, bears, reptiles, insects including bees.
 - b) The proposed Development will see more than 75% of the original treed areas cut down. The proposed Plot plan illustrates parking spots or a facility in every possible square meter with little regards for retaining existing trees. How does one replace a Pine that took 75 years to get to its old growth stage? **The County, the Developer and the Governing Authority according to their own policy in 7.24 are all negligent in allowing these trees to be cut before any permit was applied for or in place.**
- 6) **Municipal Development Plan Bylaw No.1249-12 Relevant provisions.**
- Objective 3.2 Environmental Management.
- The Developer Mr. Kimmitt has made bold statements about wildlife viewing, trails and Environmental sustainability. The County itself touts the same under this section regarding Environmental Management by the County "adopting a strong approach" towards Environmental Management.
- a) Yet the County in 3.2.1.3 and 3.2.1.4 shows leniency by inserting the word may instead of shall require Cumulative Effects Assessments and Environmental Impact assessments.
 - b) Policy 3.2.2.1 states no development shall occur in area where reserves of potable water are inadequate. There has not been a study to show support from the current aquifer, yet the County is allowing the Developer to proceed contrary to this Objective by importing water from other jurisdictions.

- c) Further to this in Objective 3.2.2 under Policy 3.2.2.2, “development shall not be allowed in areas characterized by wetlands, swamps, muskegs or saturated soils. The Development contains wetlands and muskeg/peaty soils. The County has severely failed managing its’ own policy with this regard, as it is only thru the diligence of local residents that Alberta Environment was called to intervene. To this point Alberta Environment has opened a case file # 389874. Alberta Environment had contacted the Developer and had also advised the County that indeed the eastern portion of the Development area is deemed a wetland as are other smaller portions of the property. The excavation of a ditch and road build was inside the boundaries of the wetland. The ditch was
- d) covered, but the road has yet to be remediated. The entire area including the road was flooded this spring and the Wetland showed itself in full form, to the point where parking slots developed west of the wetland were completely submerged. This spring and summer saw a host of waterfowl and birds nesting in the grasses around the water. A blue Heron was also spotted taking a frog for its’ dinner. Alberta Environment advised the County that it was their (the County’s) responsibility to manage stop work orders within the Wetland parameters. With the frost coming early this fall, local residents once again witnessed the Developer’s Contractor excavating, removing trees and attempting to extend the roadway adjacent to the designated wetlands on the NE quadrant of the property. Again, it was the local residents who photographed and contacted Alberta Environment about the unauthorized work. Excavation took 2 days and on the 3rd day the entire area was backfilled. However, the grass and topsoil have been disturbed and the results, yet to be determined may be leaching and erosion of this sensitive area. The 30 meter buffer zone going west from the wetland has been disturbed for the length of the road and the parking stalls that were developed. As recent as 15th November 2022, Tricia Coates from Alberta Environment has clearly stated that NL Development has not applied for any permits and has no authority to perform any type of work in the area prescribed as Wetlands. **First off,**

the County was fully aware this eastern portion of the Development property was a wetland, as during the ownership period of Howling Coyote the Anderson's requested the County change the elevation of the culvert crossing RR141 to drain the said wetland. At that time the County officials declined the request stating they cannot and will not alter existing elevations as this is a known wetland. Secondly, neither the County (new managers) nor the Developer took the time to assess whether the area was classified as wetland. Thirdly, the County has not claimed ownership for allowing the Developer to proceed within a Wetland without a permit from Alberta Environment. Further to this the County has been negligent by not enforcing a stop work order as prescribed by Alberta Environment resulting in further unchecked disturbance to the area. Having stated this, it is evident that "Environmental Stewardship" is just buzz words used by the County, the Developer and the Governing Authority to appease those whose don't know better. Therefore, the entire plot plan illustrating 400 lots with service buildings, recreational centers etc. should be deemed null and void due to the past and ongoing transgressions exhibited by the County, the Developer and the Governing Authority who have, so greatly "mismanaged" the entire Environmental Management Section 3.2 down thru 3.2.2.2.

- 7) Objective 4.1.1 and specific to 4.1.1.2 Working Land Scape of the Development should not adversely affect the Agricultural community.
 - a) RR141 sees substantial use of Agricultural Equipment, transport vehicles, livestock trailers and local traffic. **In this case the County has to date failed to provide a by-law that describes right-of-way privileges that favors the movement or transport of Agricultural Equipment or Vehicles over recreation traffic entering or exiting RR141.**
 - b) Recommendation #13 states the Developer is monetarily responsible for upgrades or road developments required to access or service the Development. From a Safety aspect, the SE approach to the Development is at the bottom of a blind hill. Recreational and service

vehicle using this approach have a strong potential for accidentally meeting up with local traffic or Agricultural equipment. **The County needs to assess this section of roadway and to take a firmer more assertive approach and clearly portray the need to widen this particular section of road following all approvals have been met for the interior of the Development to prevent vehicular incidents.**

- c) The County of Smoky Lake along with Provincial partners developed a concrete paved access to the once “Desjarlais Ferry crossing” as means for emergency river rescue or retrieval. With the influx of up to 1100 NL residents, it is unknown as to how many will bring their jet boats and utilize the crossing. There is limited space for parking except that of roadside. The landing is located on a u-curve of the road. **What are the consequences of having the loading area blocked by a NL recreational user (s) so that Emergency Rescue could not access the landing. What study has been done regarding this matter? Is there a Municipal by-law in effect with regards to keeping this area open?**
- 8) As the Developer, Mr. Kimmitt is leaving policing of straying residents with regards to property damage and trespassing to the RCMP. Smoky Lake Detachment has limited resources and would have to travel (average speed) minimum 36 minutes to attend to a call. **Has a study been done for the effects of this added population growth to the response time and servicing the remainder of the RCMP Detachments patrol area? As noted in item #3, population growth in concentrated areas brings along a certain amount of criminal element. The Developer has yet to address this concern with local residents.**
- 9) As this Development is on a “first come first service” basis anyone who leaves a parking spot will immediately be replaced by another camper. That is why Mr. Kimmitt intends to sell up to 1500 spots. This would see traffic exponentially increasing as 400 spots are interchanged on a regular basis. **Has a traffic study been done to understand the impacts to**

Secondary Hwy 652 against road repairs, affects to local traffic and wildlife encounters?

10) The Hospital in Smoky Lake is the closest Emergency center to the proposed Development and is limited to the Dr's on call. **Has there been a study done to understand the effects of the added population growth? Should there not be an onsite medi-center? What is the average call time for an Ambulances to this area from another jurisdiction?**

11) According to one of the financial reports issued by the County of Smoky Lake, there are notations that following the sale of the Cellular Tower to Explore Net, there was a \$7,000,000.00 surplus which would sustain the County for 7 years of positive cash flow. Understanding that if the NL Development and Mr. Kimmitt take to litigation against the County for whatever reason, the County of Smoky Lake would then (should Mr. Kimmitt prevail) stand to be sued for \$10,000,000.00. **Without prejudice against the Councillors who voted against this motion, what a precarious position the remaining Council, it's Officials and the Economic Development Officer have placed the taxpayers and residents into.**
Can the current Council provide a plan as to how they will budget for a \$10,000,000.00 laws suit, Lawyer fees and Court costs into their financial statement.

Closing Statement.


The above delves into the many anomalies, concessions, transgressions, missed opportunities, legalities, safety issues and fiscal/financial risks. Should the County read and listen, there are many lessoned to be learned from this Appeal narrative.

It is very clear that the County and its' Officials were not transparent, they acted outside of what is honest business practices and for the sake of a tax revenue similar to that of the Metis Crossing, chose to forego normal permitting protocols and in doing so, have potentially exposed Themselves and all County residents to a \$10,000,000.00 lawsuit that would see the County of Smoky Lake go from a "have County to a have not County", which invariably would necessitate tax hikes to cover the afore mentioned suit.

This Appeal document is neither frivolous nor prejudiced against any person but reflects only to the processes in use without authority or processes that were not used or that should have been employed, which by all rights would place a stop to the current Northern Lights Development by Mr. Kimmitt.

After having taken into account all the points listed, we believe the County has no recourse but to accept this appeal.

A rejection of his Appeal will no doubt necessitate movement to another level of Government.

Thank you,  28 Nov. 2022 12:51

Carl Tatarin as well as Concerned Farmers, Residents and Taxpayers of the Community of Hamlin, Alberta

cc:

CL – JL, LH – CH, CB – DL, SL – RL, RK – VK, KD – RD, DB

P.S. the 21 day appeal process was actually far less than what was allowed. i.e. not everyone gets the Redwater Review, not everyone is on Facebook and only 1 person (that would possibly object) received a mail dated 7th November and not everyone drives 22 miles to mail (Vilna) or 53 km (St. Paul) get their mail everyday. As well not everyone in the immediate vicinity received the letter for appeal. **As a pointed question, how many letters did the County send out and to whom?**



Attachment "B"

PG 1

PERMIT NO: 038-09
OUR FILE: 14573540

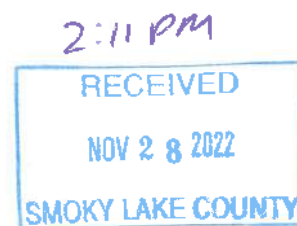
Box 310 4612 McDougall Drive
Smoky Lake, AB T0A 3C0
ph 656-3730 fx 656-3768

DEVELOPMENT PERMIT

DEVELOPMENT INVOLVING: **ANDERSON, LESLIE & DIANNE**

ON THE LAND: **NE - 35 - 57 - 14 - W4** PLAN **B LOCK LOT**

APPROVED DEVELOPMENT: **CAMPGROUND**
as further described in APPLICATION No. **038-09** has been:



APPROVED

APPROVED, subject to the following conditions:

*** Alberta Transportation Approval (Hwy 652)**

You are hereby authorized to proceed with the development specified, provided that:

- any stated conditions are complied with;
- that development is in accordance with any approved plans and applications; and
- all applicable permits are obtained.

Should an appeal be made against this decision to the Subdivision and Development Appeal Board, the Development Permit does not come into effect until the appeal has been determined this Permit may be modified or nullified.

Date of Decision: **June 1, 2009 MPC**

Date of Issue of Development Permit: **JUNE 9, 2009**

SIGNATURE of Development Officer: _____

NOTES:

1. The issuance of a Development Permit in accordance with the notice of decision is subject to the condition that it does not become effective until fifteen (15) days after the Date the Development Permit is ISSUED.
2. The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Secretary of the Development Appeal Board within fourteen (14) days after Notice of the Decision is given.
3. A Permit issued in accordance with the Notice of Decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.



DEVELOPMENT PERMIT APPLICATION PACKAGE

Pg. 2 #14573540

Box 310 4612 McDougall Drive Smoky Lake, AB T0A 3C0 ph 858-3730 fx 858-3788

RECEIVED MAY 29 2009

Application No. 038.09 Date Received May 29/09

NPC

I / We hereby make application under the provision of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application.

APPLICANT INFORMATION. NAME OF APPLICANT: LESLIE & DIANNE ANDERSON. MAILING ADDRESS: Removed per FOIP. TELEPHONE (RES): Removed per FOIP.

LAND INFORMATION. LEGAL DESCRIPTION: NE 35 36 57 14 W4. SIZE OF THE PROPOSED DEVELOPMENT SITE: 141 LENGTH, 141 WIDTH, 8 TOTAL PARCEL AREA. LAND USE DISTRICT: AGRICULTURAL. EXISTING USE OF LAND / BUILDINGS: RESIDENTIAL.

DEVELOPMENT INFORMATION. DESCRIBE THE USE OF THE PROPOSED DEVELOPMENT: RUSTIC CAMPGROUND. INDICATE THE PROPOSED SETBACK FROM THE PROPERTY LINE: FRONT YARD 174m - 230m, REAR YARD 419m - 468m, SIDE YARD 1 EAST 314m, SIDE YARD 2 WEST 349m. DEVELOPMENT: COMMENCEMENT DATE AUG 2009, COMPLETION DATE JUNE 2010, CONSTRUCTION COSTS \$60,000.00 ESTIMATED.

This information is collected under the authority of the Freedom of Information and Protection of Privacy Act, S. 33(c), for the purposes of issuing Development Permits. Any Development Permit issued pursuant to this Application, or any information related thereto, is not confidential information and may be released by the County. Any questions about the collection of this information may be directed to the County Administrator at (780) 858-3730.

Please indicate if the land that is subject of the development permit application situated within 1.5 miles of land that is used as:

(a) A landfill for the disposal of garbage or refuse Yes No

(b) An Intensive Livestock Operation (beef, swine, chickens, etc) Yes No

(c) A sewage treatment or sewage lagoon Yes No

IS THE PROPOSED DEVELOPMENT WITHIN:

209 feet of centreline of Secondary Hwy? Yes No 1/2 mile of Primary Hwy? Yes No

125 feet of centreline of County Road? Yes No

One mile of a river, stream, creek or lake? Yes No If yes, Name: _____

In consideration of any permit issued in respect to this application, the Applicant shall indemnify and hold harmless Smoky Lake County, 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 consents hereby also to a person designated by Smoky Lake County, to enter upon the land for the purpose of inspection during the processing of this Application.

(d) It is understood that all works will be constructed, altered, maintained or operated at the sole expense of the undersigned, and that work must not begin before a Permit has been issued by Smoky Lake County. The issuance of a Permit by Smoky Lake County does not relieve the holder of the responsibility of complying with relevant municipal bylaws and this Permit, once issued, does not excuse violation of any regulation, bylaw or act which may affect this project.

DECLARATION

I / WE HEREBY DECLARE THAT THE ABOVE INFORMATION, TO THE BEST OF MY / OUR KNOWLEDGE, IS FACTUAL AND CORRECT.

MAY 28, 2009 *[Signature]*
 DATE SIGNATURE OF APPLICANT

NOTE: Signature of Registered Land Owner required IF DIFFERENT from Applicant

THIS APPLICATION IS PART OF A CONVICTION TO...
 DATE PURCHASE SIGNATURE OF REGISTERED LAND OWNER

FOR ADMINISTRATIVE USE ONLY

Agricultural #14573540
 LAND USE CLASSIFICATION TAX ROLL NUMBER

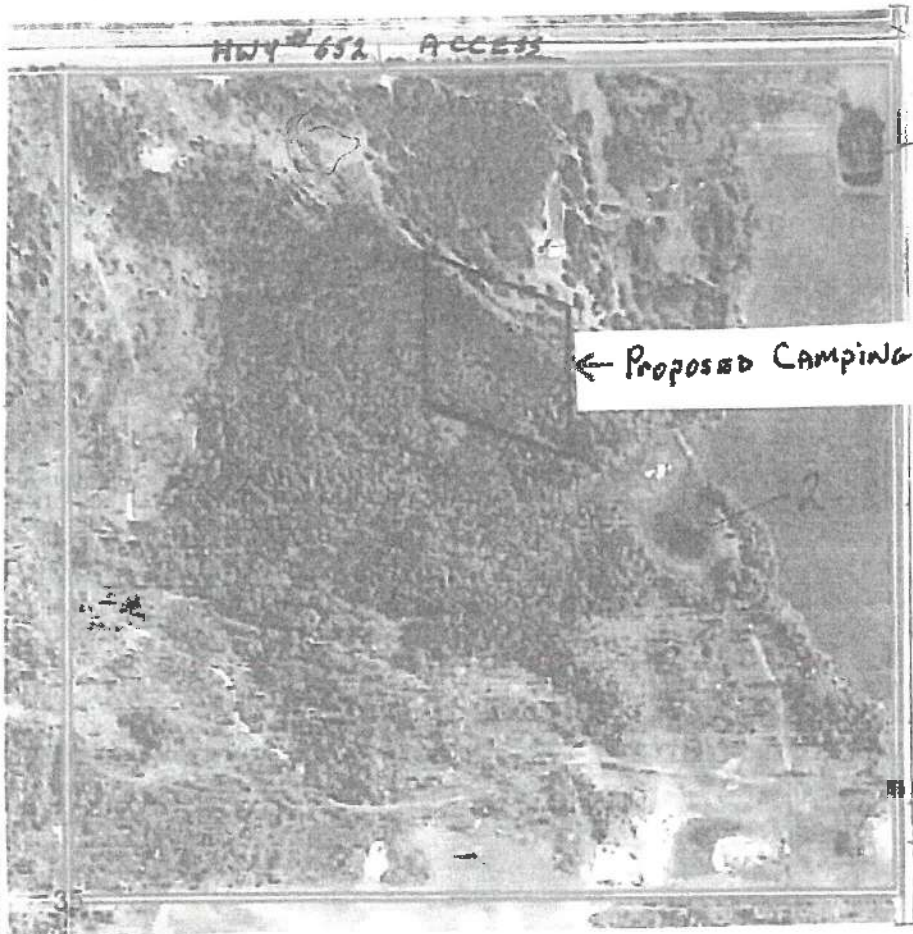
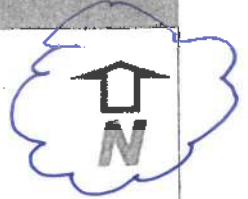
FEE ENCLOSED: Yes No \$ 100.00 RECEIPT NUMBER
 AMOUNT to be mailed.

NOTICE OF DECISION: N/A CONDITIONS (IF ANY) OR REASON FOR DENIAL:
 APPROVED: Yes No * Approval by AB Transportation* (Hwy 652)

July 01/09 July 9, 2009 *[Signature]*
 DATE OF DECISION DATE OF NOTICE OF DECISION SIGNATURE OF DEVELOPMENT OFFICER

This information is collected under the authority of the Freedom of Information and Protection of Privacy Act, S. 33(c), for the purpose of issuing Development Permits. Any Development Permit issued pursuant to this Application, or any information related thereto, is not confidential information and may be released by the County. Any questions about the collection of this information may be directed to the County Administrator at (780) 656-3730.

DEVELOPMENT PERMIT SITE PLAN (use area OR define lot boundaries)



1 & 2 = WATER BODIES

DATE: May 28/09

SIGNATURE OF APPLICANT: [Signature]

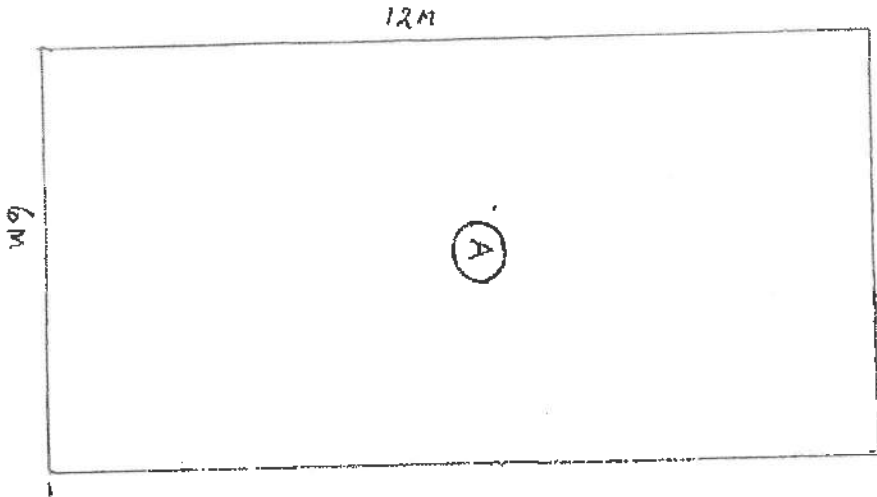
PLEASE FOLLOW EXAMPLE SITE PLAN

This information is collected under the authority of the Freedom of Information and Protection of Privacy Act, S. 33(c), for the purposes of issuing Development Permits. Any Development Permit issued pursuant to this Application, or any information related thereto, is not confidential information and may be released by the County. Any questions about the collection of this information may be directed to the County Administrator at (780) 656-3730.

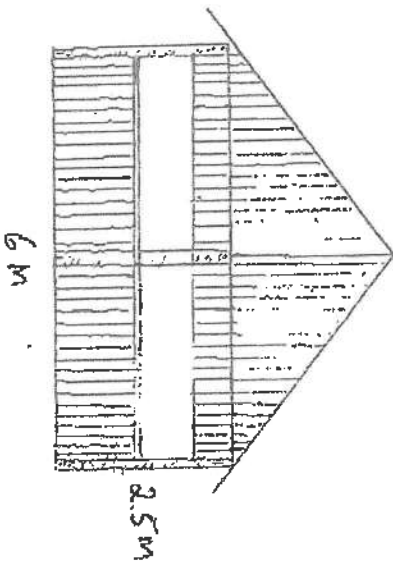
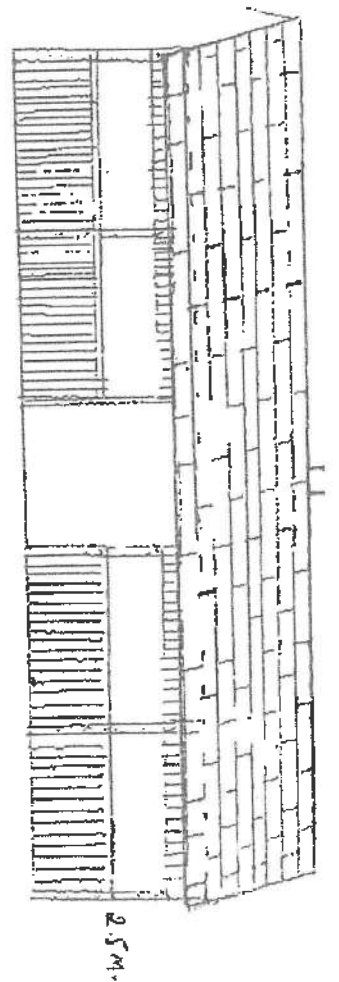


11 NOT Happy

PG 6

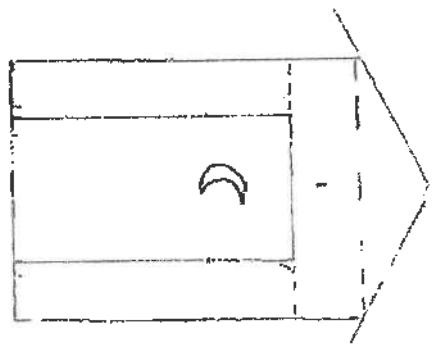


Proposed
MEETING AREA
BLDG.



- Cement, Dirt de Groule
Floor to be determined
A = central fire pit.

SKETCH " 8 " "



1.22m X 1.82m

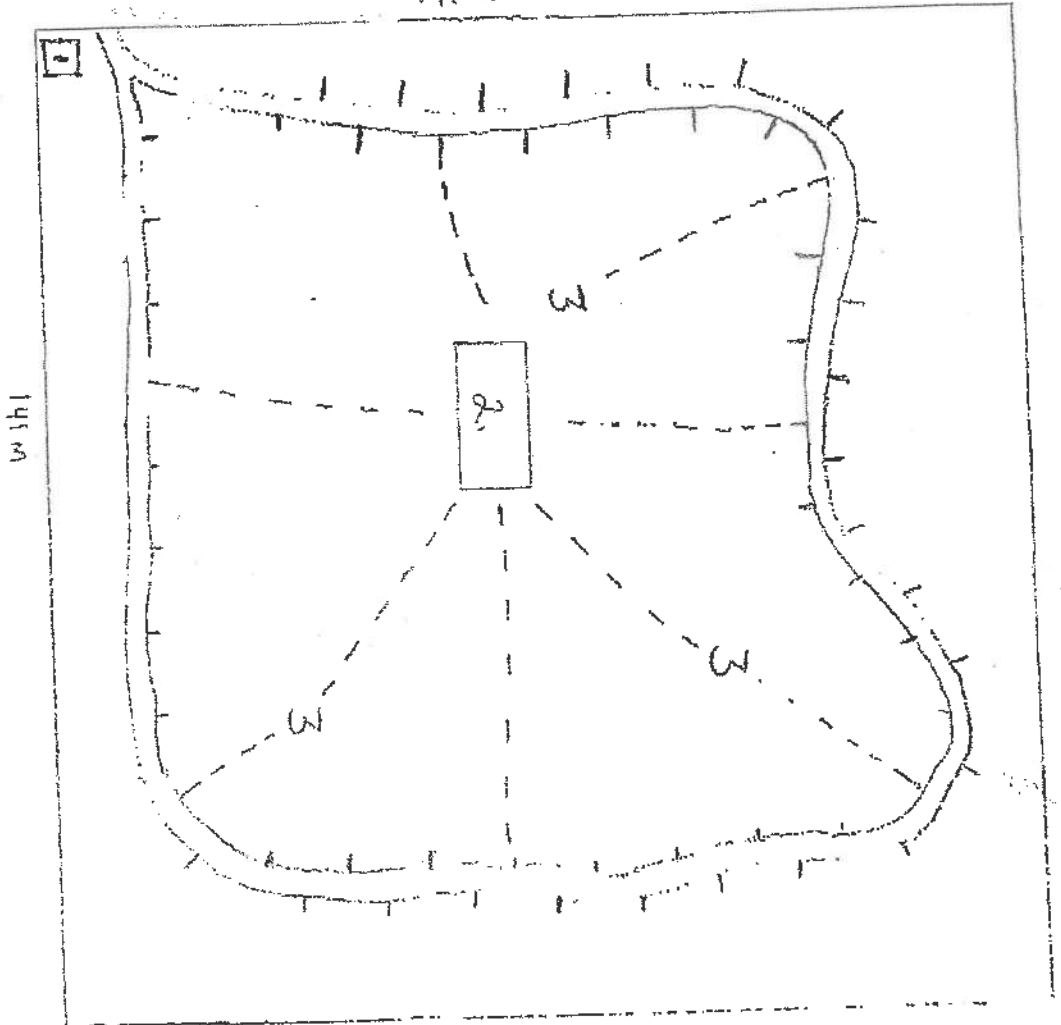
4-8 on site

SKETCH "C"

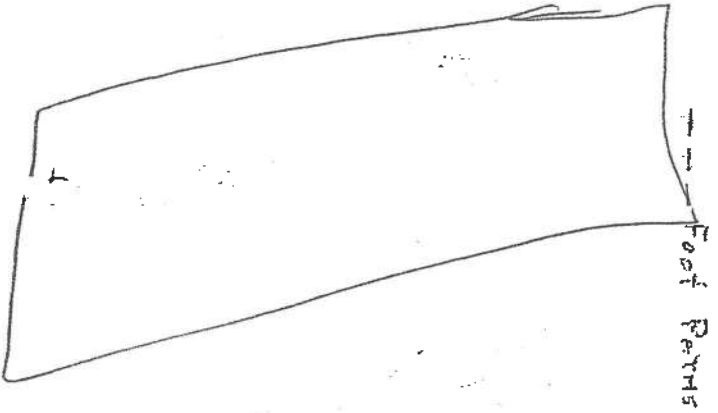
PROPOSED OUTHOUSE'S

Septic Holding Tank as per Regs
Clean out as option or necessary

N



Proposed Campsite Layout



SKETCH "A"

- 1. Registration / Showers / Bath re Bldg
- 2. MEETING AREA OPEN AIR Bldg.
- 3. Outhouse and Holding TRs

Attachment A

Mountain View * Water Valley Pg 1

ADOPTED

NEW BUSINESS
MOST Grant
Allocations

RC21-396

Moved by Councillor Harris
That Council accept the Mountain View County COVID-19 Relief Grant Program allocations for additional organizations, as information.

Carried.

Council Remuneration
Review

Council discussed the Council Remuneration Review information.

Recess and Reconvene

Reeve Beattie recessed the meeting at 10:46 a.m. and reconvened at 11:03 a.m.

DELEGATIONS

Proposed Membership RV Resort
ASP Amendment
SW 15-29-5 W5M

Reeve Beattie welcomed Richard Kimmitt to the Regular Council Meeting.

Richard Kimmitt provided information regarding

- Proposed Membership RV Resort - SW 15-29-5 W5M
- Site plan and amenities
- Principles
- Leadership Team
- Wilderness Village Project
- Development Team - Kristi Beunder, Project Manager
- Community Benefits
- Tourism
- Strategic Planning
- Timeline
- Pathway for approvals

Council discussed the following:

- Wilderness Village was a vacant site before development
- ESA Area
- Access would be from Range Rd 292
- Water Valley/Winchell Lake Area Structure Plans
- **Public Consultation**
- Adjacent camping facility
- Approvals process and timeline - Procedure 6006

Reeve Beattie thanked Richard Kimmitt and Kristi Beunder for the presentation.

RC21-397

Moved by Councillor Aalbers
That Council receive the presentation of a proposed development in the SW 15-29-5-5 as information.

Carried.

Council Remuneration
Review

RC21-398

Moved by Councillor Aalbers
That Council request that Administration return Procedure 1004-01 "Councillor Remuneration and Compensation" with amendments effective January 1, 2022 as follows:
- Increase the Reeve Base Rate by \$1,307 based on the Per Capita Review against 11 comparable municipalities

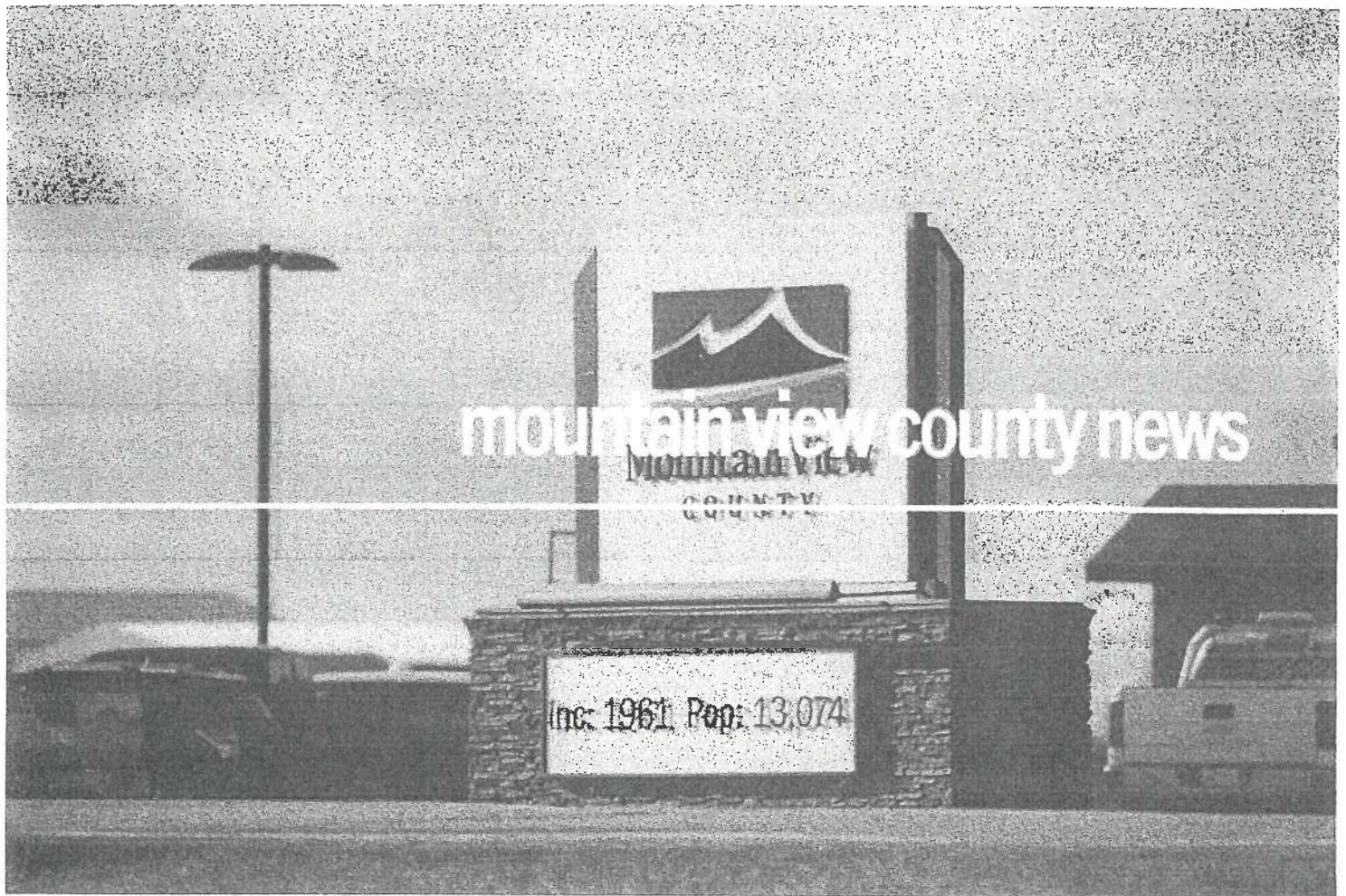
June 23
Council
Meeting
Minutes

2:11 PM



Wider look at Water Valley development proposed

Jul 29, 2021 6:00 AM By: [Dan Singleton](#)



WATER VALLEY - A developer who is proposing a new RV resort in the Water Valley-Winchell Lake rural district should participate in a future area structure plan (ASP) review rather than proceeding with a concurrent area structure plan amendment and redesignation application supported by a concept plan, council said July 14.

"The feeling from council is we want to have an opportunity for the entire community to look at the whole area structure plan and how that relates to development," said reeve Bruce Beattie.

"This is a very significant (proposed) development. I think the size of the development, and the fact that it was an entire quarter section, it demanded a review of the entire area structure plan.

The consensus of council is it should be an opportunity for the whole community to be involved, to look at the whole plan rather than one specific area."

Public response to the circulation of the proposed plan also played a part in council's decision to call for **Richard Kimmitt** to participate in a future ASP review, Beattie said, noting both he and Division 2 Greg Harris received calls on the matter.

In June developer Kimmitt outlined for council the proposed year-round membership Northern Lights RV Resort RV campground with about 350 RV sites, tenting area, cabins/chalets, RV storage area, activities centre and day use areas.

The resort would be located on a 148.97 acre parcel at SW 15-29-5-5.

Administration had recommended that the applicant concurrently apply to predesignate the lands to a P-PR Parks and Recreation District that is appropriate for the proposed development and proposed uses, and amend the area structure plan to identify the lands as commercial recreation.

In order to proceed with a developer-initiated area structure plan amendment, policy and procedure 6006 requires the developer to appear as a council delegation to seek consent to proceed with an area structure plan amendment that includes public engagement.

During Kimmitt's June presentation, Coun. Peggy Johnson asked him whether adjacent neighbours have been consulted about the proposed project. He said not yet. **No Consultation**

Coun. Greg Harris asked if a layout of the proposed facility is available. Kimmitt said not yet.

Although a date for a future ASP review has not been set, reeve Beattie said it could be in 2022.

"When we go into our budget discussion this summer and fall there will be decisions then whether that works into the work plan for the planning department," Beattie said.



About the Author: Dan Singleton

[Read more](#)

Comments (0)



Smoky Lake County

4612 McDougall Drive
PO Box 310
Smoky Lake AB T0A 3C0

RECEIPT OF PAYMENT

Page

Receipt Number: 20198

Tax Number:

Date: November 29, 2022

Initials: BS

TATARIN CARI



Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
General	ASBOT	Sales Other - ASB	N/A	\$0.00	\$250.00	N/A
				Subtotal:	\$250.00	
				Taxes:	\$0.00	
				Total Receipt:	<u>\$250.00</u>	
				Cash:	\$250.00	
				Total Amount Received:	<u>\$250.00</u>	
				Rounding:	\$0.00	
				Amount Returned:	<u>\$0.00</u>	

Project Overview



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Project Background

Development Summary

Richard Kimmitt is the sole owner of the lands legally described as NE-35-57-14-W4M. He is the developer for Northern Lights RV Resort, a 400-stall recreational vehicle campground and associated amenities. Northern Lights RV Resort (NLRVR) is based on a membership model; members purchase the rights to use the campground, but it is essential to note that membership does not include purchasing land or property. Permanent residence on sites is prohibited. This model allows for a unique camping experience, first by allowing for the construction of meaningful amenities not found in traditional campsites, such as hot tubs, swimming pools, and play structures, and second by creating and actively fostering a shared sense of community and pride, including contributions to resort upkeep, adherence to rules, and active participation in activities and events. The number of memberships sold exceeds the number of sites constructed, as not all members visit simultaneously. The resort is open year-round, with peak usage occurring from May – August. Winter usage during September – April declines by approximately 80%.

Delegations & Public Engagement

Richard Kimmitt has attended Smoky Lake County council meetings as a delegate on two occasions listed below. In addition, Northern Lights RV Resort (NLRVR) has hosted three separate public engagement sessions to identify and mitigate resident concerns, also listed below.

1. May 2021 – Delegate at Smoky Lake County Council Meeting
2. October 2021 – Open House Engagement Session at Northern Lights RV Resort
3. November 2021 – NLRVR Engagement Session at Catered by Carmen's
4. February 24, 2022 – Delegate at Smoky Lake County Council Meeting
5. April 24, 2022 – Open House Engagement Session with Smoky Lake County Representatives at Northern Lights RV Resort

Throughout this engagement process, we have heard from residents, answered questions and addressed concerns. NLRVR maintains an open-door policy and encourages residents to visit anytime. We will continually foster relationships within the community.

Development Permit Conditions

On November 7, 2022, the Municipal Planning Commission approved NLRVR development permit #007-22, subject to thirty-six conditions. NLRVR carefully reviewed all conditions to ensure we can meet each condition while complying with applicable legislation, regulations, and safety codes. We recognize that additional requirements may be required by other authorities having jurisdiction. Examples of additional authorities having jurisdiction include:

- Alberta Transportation – setback distances and roadside development permit
- Alberta Health Services – small waterworks systems
- Alberta Environment & Protected Areas – potential wetland identification delineation and potable water/wastewater servicing if required
- Canadian Interagency Forest Fire Centre – FireSmart Canada Program

Fire Protection

Wildfire Risk

The Wildfire Hazard Identification Tool, provided by the Government of Alberta, is intended to help employers in Alberta determine if a wildland fire hazard exists near a current or planned worksite. Based on our results, a low or negligible fire hazard has been identified for NE-35-57-14-W4M (Appendix A).

Fire Prevention Measures

NLRVR is committed to using FireSmart principles and fire-resistant building techniques wherever possible. Our adoption of FireSmart Canada's program principles will:

- Create defensible space that prevents fires from advancing and endangering property and lives
- Reduce the probability that wind-driven embers falling far ahead of a wildfire will ignite a fire on or around our property
- Ensure NLRVR acts as a good neighbour by doing its part to help reduce the heat and speed of any fires in the area

As a campground operator, NLRVR ensures the implementation and enforcement of campground and recreational fire safety measures, including:

- promoting fire safety prevention education (e.g., campfire management techniques including Soak It. Stir It. Soak It Again.; OHV/RV fire prevention and equipment).
- 24/7 on-site security to enforce rules (e.g., campfires must be within designated campfire rings; no unattended campfires; no campfires during fire bans; all equipment must be in good working condition)
- immediate access to on-site fire extinguishers, portable fire suppression supplies, and a sufficient on-site supply of potable water for firefighting purposes.

Environmental Protection

Potential Wetland

Stratis Environmental completed an Environmental Site Assessment on January 12, 2022. According to aerial photographs from Alberta Sustainable Resource Developments' Aerial Photographic Records System in 1974, the property appears undeveloped. In 1982 a dugout appears in the northeast corner, and in 1991 a dugout appears in the southeast area. No presence of a wetland was identified between 1974 – 2020 on NE-35-57-14-W4M.

Additionally, Alberta Transportation records show two open culverts under RR 141. Field inspections confirmed that these culverts have been closed off, preventing site drainage.

Alberta Environment and Parks attended the site in May 2022, immediately following freshet during peak high river flow season. NLRVR continues to work with Alberta Environment and Protected Areas. We have not yet determined if this area is a dugout, ephemeral water body, or a wetland; however, NLRVR is prepared to identify and delineate the area as per the Alberta Wetland Identification Delineation Directive if required.

Environmental Stewardship

Northern Lights RV Resort is located on 160 acres of versatile topography. For example, the land hosts large spruce, pine trees, blueberries, and raspberry patches. Smoky Lake County is also home to various wildlife, such as deer, grouse, and songbirds. NLRVR's core purpose is to provide an opportunity for responsible eco-tourism. Using low-impact development (LID) best practices, NLRVR will encourage continued wildlife activity and ensure environmental sustainability.

Our complete LID approach to development starts with design. By utilizing underground holding tanks to retain wastewater rather than a collection system at each site, NLRVR will significantly reduce overall consumption. Our site design minimizes disturbance to the natural area, such as retaining grazing areas for deer and tree canopy cover for heat protection and small animal habitats. During development, internal road and campsite layouts are adjusted to retain old-growth trees, remove declining trees, thin overcrowding, and reduce combustible load. Finally, our membership rules reduce human impacts to safeguard the environment.

Appendix A – Wildfire Hazard Analysis for NE-35-57-14-W4M

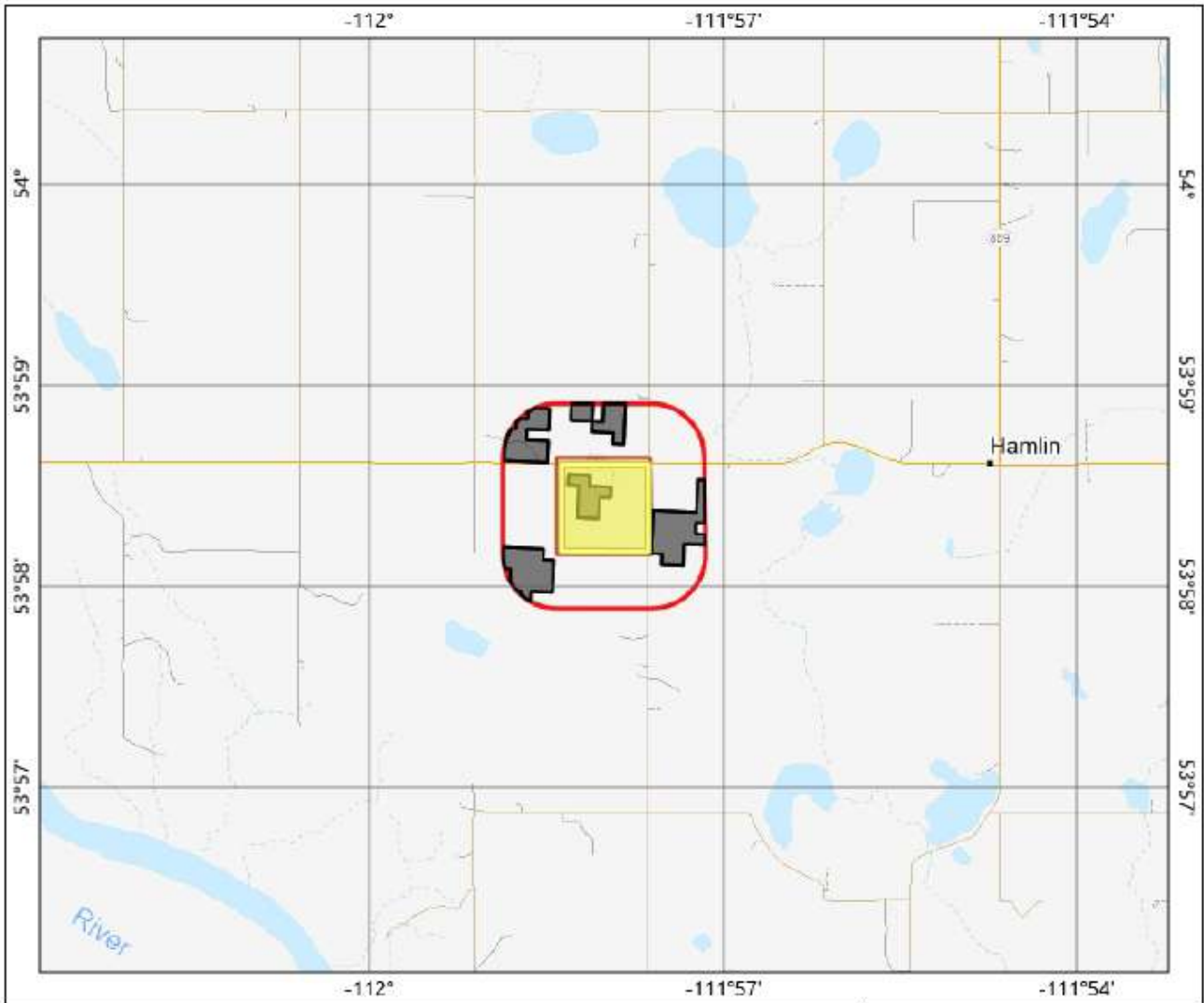
Wildfire Hazard Analysis

Analysis Date and Time: Thursday, December 08, 2022 0:59

Company: Northern Lights RV Resort

Site Name:

Wildfire Hazard Evaluation: 23% of the area was identified as containing a wildfire hazard. A low or negligible fire hazard has been identified for this location. A number of resources have been developed that will assist you in mitigating wildfire hazard and risk. Visit: www.firesmart.alberta.ca for more information.



Map Scale: 1: 88,612

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This tool is intended to provide planning guidance only. The wildfire hazard assessment may not accurately represent conditions in the field and a site assessment of wildfire hazards should always be conducted. Wildfire hazard is susceptible to seasonal fluctuations and changes over time, therefore the wildfire hazard should be assessed every few years.



Legend

- Buffer
- Fuel Raster
- Non Fuel Raster



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NOTICE OF APPEAL HEARING SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB)

This is to notify you that an appeal has been filed with the Subdivision and Development Appeal Board regarding the following: **Approval of Development Permit Application #007-21 for a 400-site serviced campground, with showers, toilets, laundry, swimming pool, hot tub, indoor activity centers and a playground, (Pt. of NE-35-57-14-W4M, at 14125 HWY 652 AB);**

A Subdivision and Development Appeal Board hearing has been scheduled as follows:

PLACE OF HEARING:	SMOKY LAKE COUNTY OFFICE, 4612 MCDOUGALL DRIVE, SMOKY LAKE, AB
	And, by phone/online via ZOOM: (Meeting ID: 825 0103 9400) Online: https://us02web.zoom.us/j/82501039400 By Phone: 1-780-666-0144
TIME OF HEARING:	4:00 P.M.
DATE OF HEARING:	THURSDAY, DECEMBER 15, 2022

Anyone wishing to make a written presentation at the Hearing is requested to submit any written brief to the Clerk of the Board before Noon, Thursday, December 8, 2022.

All relevant documents and materials respecting this appeal are available for public inspection prior to the scheduled hearing. Please contact the Clerk of the Subdivision and Development Appeal Board to submit and/or view these documents.

Kyle Schole

Clerk, Smoky Lake County Subdivision and Development Appeal Board (SDAB)

c: 780-656-3730 / c: 780-650-2059

e: kschole@smokylakecounty.ab.ca

Date: November 29th, 2022