

September 17, 2024
SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING AGENDA
COUNCIL CHAMBERS AND VIDEOCONFERENCE
2:00 p.m.

1. CALL TO ORDER (2:00 p.m.)

2. SCHEDULE OF HEARINGS:

2.1. Appellant: Melinda MacDonnell 024-STU-013 Development Appeal

3. ADJOURNMENT

Appeal #1

024-STU-013 - Appealing the
Development Authority's approval to
expand a Recreational Vehicle Storage
Facility to accommodate an additional
167 stalls

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:		Date Received Stamp
Municipal Address of site: 26106 Twp 552		
Legal land description of site: (‘plan, block, lot’ and/or ‘range-township-section-quarter’) 4,26;55;14;SE/SE-14-55-26-4		
Development Permit number or Subdivision Application number:		

Appellant Information:		
Name: Melinda MacDonnell	Phone: [REDACTED]	Agent Name: (if applicable) Severed in line with section 17 of the FOIP Act
Mailing Address: 55208 RR261	City, Province: Sturgeon County, AB	
Postal Code: T8R 0V6	Email: [REDACTED]	

APPEAL AGAINST (Check **ONE** Box Only) for multiple appeals you must submit another Notice of Appeal. Severed in line with section 17 of the FOIP Act

Development Permit	Subdivision Application
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Approval
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval
<input type="checkbox"/> Refusal	<input type="checkbox"/> Refusal

Stop Order
<input type="checkbox"/> Stop Order

REASON(S) FOR APPEAL Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons

Number of RV's is almost quadrupling so the added traffic that will be on our roads with no business hours (24/7 hours of operation) along with their Existing business (50 dogs) brings a noticeable amount of traffic. Also people parking after dark causes headlights to shine into our house and property, Again because of the grade of land the fence/trees will not offer protection.

The site itself is completely visible from our property, because of the grade of the land the fence nor the trees planted will not offer any amount of protection For our property. It is an undeniable eyesore, even our mature trees can not come close to blocking what looks like a trailer park or drown out the constant d Kennel noise.

They have been over their maximum amount of RV's (40) for years and years, they have also been parking RV's on the outside of the fence for the Past 4 years offering no type of relief in the form of a fence or tree line from the eyesore it has put on our property. Even after being contacted n March '24 by the county the RV's remained and no effort was made to move them.

This process has been drawn out to benefit them and leave community members in the dark. We have been unaware of any (Attach a separate page if Steps in this process and it has been a great deal of effort to even find out we had the ability to appeal. Even after speaking with (Required)

~~Many County employees. Many people in the community affected by this were not even aware it was happening.~~

The personal information collected will be used to process your request for a hearing before the Subdivision and Development Appeal Board and is collected under the authority of the Municipal Government Act (MGA) and the Freedom of Information and Protection of Privacy Act (FOIP). Your information will form part of a file available to the public. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613-100 Street, Morinville, Alberta, T8R 1L9 (780) 939-4321.

Signature of Appellant/Agent: [REDACTED]	Date: Aug, 27, 2024
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FOR OFFICE USE ONLY

SDAB Appeal Number:	Appeal Fees Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No	Hearing Date: YYYY/MM/DD
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APPEAL SUBMISSION INFORMATION

The Notice of Appeal must be received by the Subdivision and Development Appeal Board, no later than the final date of the appeal, as specified in the *Municipal Government Act*. Otherwise the appeal will not be processed.

FILING INFORMATION

MAIL OR DELIVER TO:

Secretary, Subdivision & Development Appeal Board
9613-100 Street
Morinville, AB T8R 1L9

***Please note that the Notice of Appeal form will not be processed until the fee calculated in accordance with the County's current *Fees & Charges Schedule* is received.**

APPEAL PROCESS

Who can appeal?

Subdivision appeals:

- The applicant for subdivision approval, pursuant to Section 678(1)(a) of the *Municipal Government Act*.
- Government Departments to which subdivision applications are required to be referred for comment, pursuant to Section 678 (1)(b) of the *Municipal Government Act*.
- School authorities on limited issue with respect to allocation of municipal and school, pursuant to Section 678(1)(d) of the *Municipal Government Act*.

Please note: The *Municipal Government Act* does not provide for adjacent owners to appeal but they are entitled to be notified of an appeal and to be heard at the Board hearing.

Development appeals:

Development appeals may be filed by anyone who is affected by a decision of the Development Authority in relation to a development proposal. Appeals may not be filed for a permitted use unless the Development Authority relaxed, varied or misinterpreted the Land Use Bylaw.

For further information:

If you require additional information regarding the appeal deadlines and the procedures of the Board, please contact the Secretary of the Subdivision and Development Appeal Board at:

Phone: 780.939.4321
Email: legislativeservices@sturgeoncounty.ca



Sturgeon County
9613-100 St
Morinville, Alberta T8R-1L9
(780) 939-4321 ext.

MACDONNELL, MELINDA

Receipt Number: 202406791
GST Number: 107747412RT0001
Date: 8/28/2024
Initials: KB

Account	Description	Prev Bal	Payment	Balance
16APP	APPEAL FEE - LEGISLATE SDAB		\$100.00	
		Subtotal:	\$100.00	
		Taxes:	\$0.00	
		Total Receipt:	\$100.00	<u>Cheque No.</u>
		Visa:	\$100.00	
		Total Monies Received:	\$100.00	
		Rounding:	\$0.00	
		Amount Returned:	\$0.00	



STURGEON COUNTY
9610 100 ST
MORINVILLE, AB T8R 1L9
7809398354
WWW.STURGEONCOUNTY.AB.CA
Cashier: Karlee B.
Transaction **103547**
Invoice #: 202406791

Total CA\$100.00
CREDIT CARD SALE CA\$100.00
MASTERCARD 2143

Retain this copy for statement
validation

28-Aug-2024 12:15:00P
CA\$100.00 | Method: KEYED
MASTERCARD
XXXXXXXXXXXX2143
MANUALLY ENTERED
Reference ID: 424100574404
Auth ID: 05018Z
MID: *****2882
AthNtwkNm: MASTERCARD
NO CARDHOLDER VERIFICATION

September 6, 2024

SDAB File Number: 024-STU-013

Dear Melinda MacDonnell:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	SE 14-55-26-W4 26106 Township Road 552
Development Permit Application Number:	305305-24-D0197
Decision Regarding Proposed Development:	A development permit was approved with conditions to expand a Recreational Vehicle Storage Facility to accommodate an additional 167 stalls

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on August 28, 2024. In accordance with section 686(2) of the *Municipal Government Act*, the Subdivision and Development Appeal Board (SDAB) must hold an appeal hearing within 30 days after receipt of a notice of appeal.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **September 17, 2024 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the hearing this way, please notify the undersigned at least 24 hours prior to the hearing. Please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 813 603 783#. This should connect you directly into the hearing.

When an appeal is received, the Appellant has the right to make a written submission and attend the hearing. Should you wish to exercise this right, your written submissions should be addressed to the undersigned and sent by email to legislativeservices@sturgeoncounty.ca. **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than September 12, 2024. However, the Board can accept written submissions up to the date of the hearing.**

SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their personal information (i.e. name) or business information could be disclosed at a public SDAB hearing and as part of the SDAB agenda package on the Sturgeon County website. Pursuant to Sturgeon County Subdivision and Development Appeal Board Bylaw 1410/18, hearings are recorded. In addition to audio recording, persons attending via videoconference who activate their video cameras will have their images recorded.

Should you require further information, call (780) 939-1377 or (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Dianne Mason

Dianne Mason
Secretary, Subdivision and Development Appeal Board

Encl.: Site Map

September 6, 2024

SDAB File Number: 024-STU-013

Dear Brady Lord,

**NOTICE OF
APPEAL BOARD HEARING**

Take notice that a hearing has been scheduled concerning the following proposed development:

Legal Description of Subject Property:	SE 14-55-26-W4 26106 Township Road 552
Development Permit Application Number:	305305-24-D0197
Decision Regarding Proposed Development:	A development permit was approved with conditions to expand a Recreational Vehicle Storage Facility to accommodate an additional 167 stalls

Appellant: Melinda MacDonnell

An appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on August 28, 2024. In accordance with section 686(2) of the *Municipal Government Act*, the SDAB must hold an appeal hearing within 30 days after receipt of a notice of appeal.

Reasons for Appeal (as identified on the Notice of Appeal):

- With the number of RVs increasing and no business hours applied, there will be a noticeable increase in traffic.
- With RV owners attending the property after dark, the headlights from vehicles shine into the Appellant's residence. Neither the grade of the land nor the fence/trees offer any protection.
- The property is an eye sore, and the mature trees do not block what looks like a trailer park.
- The amount of RV storage has been over the limit for years and RVs have been parked outside of the fence.

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When an appeal is received, the Applicant has the right to make a written submission and/or attend the hearing and speak for the proposed development. Should you wish to exercise this right, your written submissions should be addressed to the undersigned and sent by email to legislativeservices@sturgeoncounty.ca at least five (5) days prior to the hearing date. **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than September 12, 2024. However, the Board can accept written submissions up to the date of the hearing.**

SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their personal information (i.e. name) or business information could be disclosed at a public SDAB hearing and as part of the SDAB agenda package on the Sturgeon County website. Pursuant to Sturgeon County Subdivision and Development Appeal Board Bylaw 1410/18, hearings are recorded. In addition to audio recording, persons attending via videoconference who activate their video cameras will have their images recorded.

Should you require further information, call (780) 939-8277 or (780) 939-1377 or email legislativeservices@sturgeoncounty.ca.

Dianne Mason

Dianne Mason
Secretary, Subdivision and Development Appeal Board

Encl.: Site Map

September 6, 2024

SDAB File Number: 024-STU-013

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

Take notice that a hearing has been scheduled concerning the following proposed development:

Legal Description of Subject Property:	SE 14-55-26-W4 26106 Township Road 552
Development Permit Application Number:	305305-24-D0197
Decision Regarding Proposed Development:	A development permit was approved with conditions to expand a Recreational Vehicle Storage Facility to accommodate an additional 167 stalls

Appellant: Melinda MacDonnell

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Reasons for Appeal (as identified on the Notice of Appeal):

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Why am I receiving this information?

When an appeal is received, adjacent landowners have the right to make a written submission, either for or against the appeal prior to the hearing and/or attend the hearing and speak for or against the proposed development. Should you wish to exercise this right, your written submissions should be addressed to the undersigned by email at legislativeservices@sturgeoncounty.ca. **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than September 12, 2024. However, the Board can accept written submissions up to the date of the hearing.**

SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their personal information (i.e. name) or business information could be disclosed at a public SDAB hearing and as part of the SDAB agenda package on the Sturgeon County website. Pursuant to Sturgeon County Subdivision and Development Appeal Board Bylaw 1410/18, hearings are recorded. In addition to audio recording, persons attending via videoconference who activate their video cameras will have their images recorded.

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Dianne Mason

Dianne Mason
Secretary, Subdivision and Development Appeal Board

Encl.: Site Map



Circulation Map (TR#3821001)



Parcel

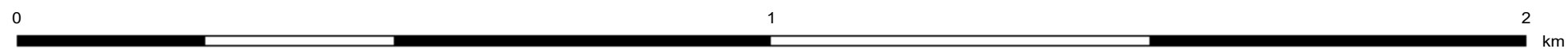
County Roads

— Local Road, Gravel

Parcel



Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



RV Vehicle Storage Facility SE 14-55-26-W4



Legend

Parcel

County Roads

— Local Road, Gravel

Parce



ATS Labels

ATS - Quarter Section Labels

Quarter Section

ATS - Quarters

 Quarter Section

River Lots

 River Lot

 River Lot

 River Lot

2

 River Lot

 River Lot

 River Lot

 River Lot

□

△

 River Lot

 River Lot

 River Lot

 River Lot

Direct

RIVER LOT

 River Lot

 River Lot

 River Lot

 River Lot

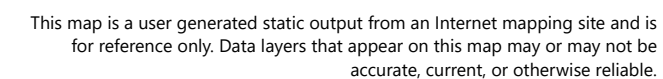
2

 River Lot

 River Lot

Notes

26106 TWP RD 552



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Subdivision and Development Appeal Hearing Process

The hearing is a formal meeting and the length of time can vary. Hearings are generally scheduled Tuesday afternoons at the Sturgeon County Centre in the Town of Morinville or via videoconference.

Persons who file an appeal are expected to make a verbal presentation to the Board. Persons who have been notified of the appeal also have the right to present a verbal, written and/or visual presentation to the Board. ***This information should be submitted to the Secretary at least five (5) days in advance of the hearing, so it can be included within the hearing package.*** If desired, parties may have someone, or an agent, speak on their behalf. If a number of appeals are filed on the same subdivision or development, it is recommended that a spokesperson be selected to organize presentations so that evidence is not repetitive.

The Board is not an evidence seeking body. It relies on the written evidence presented, as well as verbal submissions at the hearing, as the basis for their decision. Therefore, it is critical that persons appearing before the Board ensure that sufficient evidence is presented to support their respective positions.

When presenting an appeal, keep in mind the Board does not consider precedent when making its decision. Each application is judged on its own merits.

At the hearing . . .

Anyone in attendance with an interest in the appeal enters the hearing room, joins the videoconference, or dials in just before the scheduled start time of the hearing on the scheduled date of the hearing.

1. The meeting is called to order by the Chair.
2. The Chair welcomes everyone and gives a brief outline as to how the hearing will proceed.
3. The Chair will have all board members, staff and people involved in the appeal introduce themselves and those present are asked if there are any objections to the Board members hearing the appeal.

4. A representative of Sturgeon County Planning and Development will outline the background of the appeal and why the decision was made.
5. The Chairman will then ask:
 - The Appellant to introduce themselves for the record.
 - The Appellant then presents his/her position or concerns with respect to the matter being considered by the Board. Development Appeal Board members question the Appellant.
 - Clearly state your reasons for the appeal.
Information such as photographs, illustrative materials and well-prepared drawings that you wish to present should be submitted to the Secretary at least five (5) days in advance of the hearing, so that the information can be included within the hearing package that is circulated.
 - Stick to the planning facts and support them with quantifiable (measurable) data.
 - State the detailed issues about the site in the context of the surrounding properties and the impact on the community.
 - The Board will then hear from anyone else in favor of the appeal (persons who filed an appeal or support the position of the Appellant). Following each presentation Board members may ask questions.
 - The Board will then hear from anyone opposed to the appeal (persons who oppose the position of the Appellant).
6. After all presentations have been heard, the Chairman will give the Appellants the right to respond to new information. This is an opportunity to refute information and evidence presented since the last time you spoke that you could not have reasonably anticipated. It is not an opportunity to reargue your case or create new argument.
7. The Chairman advises that the Board will deliberate in a Closed Session and a written decision will be mailed within 15 days from the date of the decision as per legislation.

Date: Aug 7, 2024

Permit Number: 305305-24-D0197

To: Lord, Brady
26106 Twp Rd 552
Sturgeon County, ALBERTA
T8R 2C9

Re: Decision of the Development Officer

Please be advised that development permit #305305-24-D0197 Recreational Vehicle Storage Facility - to expand the storage facility to accommodate an additional 167 stalls was approved with conditions on Aug 7, 2024.

This decision or a condition of this permit, may be appealed to the applicable appeal body by Aug 28, 2024. The 21-day appeal period, from the date of issuance, must lapse before the Development Permit becomes effective.

If you have any questions regarding the development permit, please contact the undersigned at (780)939-8275 or toll free at 1-866-939-9303.

Regards,

A handwritten signature in cursive script that reads "CWilliams".

Carla Williams
Development Officer

Development Permit**Land Use Bylaw 1385/17**

Permit No.:	305305-24-D0197
Tax Roll No.:	3821001
Decision Date:	Aug 7, 2024
Effective Date:	Aug 28, 2024

Applicant

Name: Lord, Brady
Address: [REDACTED]

Owner

Name: Lord, Brady
Address: [REDACTED]

Property Description

Severed in line with section 17 of the FOIP Act

Legal Land Description: SE 14-55-26-W4

Land Use Description: RVS - Recreational Vehicle Storage District

Rural Address: 26106 Twp Rd 552

Description of Work

Recreational Vehicle Storage Facility - to expand the storage facility to accommodate an additional 167 stalls

Fees

Commercial, Industrial, Institutional	\$640.00
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Permit Conditions

1. Pursuant to section 16.8.2 of Land Use Bylaw 1385/17, as amended, a Recreational Vehicle Storage Facility is a permitted use within the RVS – Recreational Vehicle Storage District.
2. The storage expansion area shall be developed in accordance with the stamped approved site plan. The expansion area shall not exceed 167 stalls.
3. Grading and drainage of the expansion storage area shall be constructed in accordance with the stamped approved grading plan.
4. An as-built grading certificate shall be provided within three (3) months of completion of final grading to ensure the development was constructed in accordance with the approved grading plan.
5. Drainage measures undertaken as part of a development shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water. If the drainage of a development is found to affect adjacent parcels, all mitigating measures required to remedy the problem including drainage structures, drainage easements and retaining walls shall be at the sole expense of the landowner of the parcel where the mitigating measures are required.
6. The existing approach off TWP RD 552 shall be used for site access and egress. The approach shall be in conformance with the specifications of Sturgeon County's General Municipal Servicing Standards for a commercial use.
7. Vehicular access to the facility and internal vehicular circulation shall be hard surfaced in accordance with Sturgeon County's General Municipal Servicing Standards.
8. The developer shall enter into a Road Use Agreement with the County, if required.
9. Native topsoil excavated cannot be removed from the site without application under the County's Topsoil Conservation Bylaw.
10. The chain link fence shall be installed in accordance with the approved site plan. The fence shall not exceed 1.8m in height.

11. The trees as shown on the approved site plan shall be planted within two (2) years of the issuance of the development permit approval. The trees shall provide screening of the storage area from abutting roads and adjacent parcels. The trees shall be planted and maintained in accordance with accepted horticultural practices.
12. Storage within the expansion area shall be limited to recreational vehicles and recreational equipment.
13. The expansion area shall not include storage of derelict recreational vehicles, salvage of recreational vehicles, or on-site sales of recreational vehicles. A separate development permit shall be required for recreational vehicle sale and rental.
14. No development shall encroach on or be erected on an easement or right-of-way unless the owner of the encroaching structure has obtained written consent from the owner or licensee to which the easement or right-of-way has been granted.
15. If the development authorized by this permit is not commenced within 12 months from the date of its issuance, or is not carried out with reasonable diligence, the permit approval ceases, and the permit is deemed to be void.
16. No person shall keep or permit in any district any object or chattel which, in the opinion of the Development Approving Authority, is unsightly or tends to adversely affect the amenities of the district. Any excavation, storage or piling up of materials required during the construction stage shall have all necessary safety measures undertaken and the owner of such materials or excavation assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work.

Advisory Notes:

1. Recreational Vehicle Storage Facility means a principal or accessory use where recreational vehicles as well as boats and all off-highway vehicles are stored outdoors on a parcel on a commercial basis when they are not in use. This use does not include a campground or outdoor storage.
2. Hard surfaced means a durable surface which may be constructed of concrete, asphalt, compacted gravel, or other durable rigid material suitable for all-weather pedestrian or vehicular traffic.
3. Signage may be subject to separate development permit approval.
4. Weed control is to be accordance with the Alberta Weed Control Act and Regulation.
5. Please contact Alberta 1 Call at 1-800-242-3447 for utility locates at least two days prior to the commencement of construction.

If you have any questions or concerns about your application or any conditions listed above, please contact the Current Planning and Development Department at 780-939-8275.

Issued By:



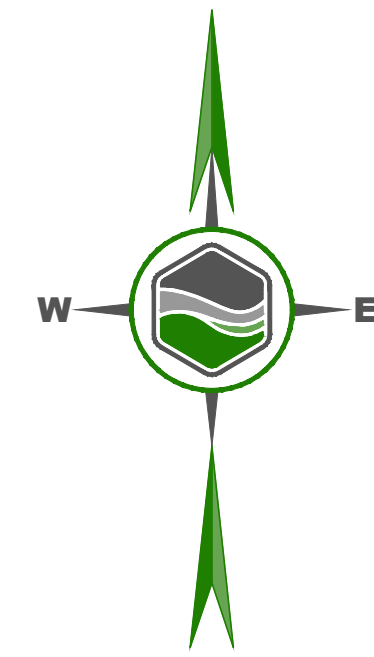
Carla Williams
Development Officer

Municipality

Sturgeon County
9613 – 100 Street Morinville, AB T8R 1L9
Phone: (780) 939-8275
Fax: (780) 939-2076
Toll Free: 1-866-939-9303

Appeal Information

Pursuant to Section 685(1) of the Municipal Government Act, an appeal may be commenced by filing a notice of appeal within 21 days of the decision date. If you wish to appeal this decision, please file with the Secretary of the Subdivision and Development Appeal Board via email at legislativeservices@sturgeoncounty.ca or via mail to Sturgeon County Centre 9613 – 100 Street Morinville, AB, T8R 1L9. Telephone enquiries can be made at 780-939-4321.



CLIENT:

2193972 ALBERTA LTD.

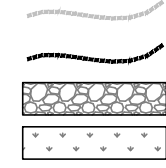
NOTES:

1. ALL ELEVATIONS AND DIMENSIONS ARE IN METERS AND DECIMALS UNLESS SHOWN OTHERWISE AND ARE GROUND USING COMBINED SCALE FACTOR 0.999797.
2. BEARINGS SHOWN ARE REFERRED TO CENTRAL MERIDIAN 114° WEST 3TM PROJECTION (NAD83 ORIGINAL).
3. ELEVATIONS ARE GEODETIC AND REFERENCED TO CAN-NET REFERENCE STATION AB_MORINVILLE.
4. EXISTING TOPOGRAPHY AND BOUNDARIES SURVEYED BY LN MAY 13, 2019.
5. EXISTING GROUND CONTOURS FROM ALTALIS LIDAR 7.5 DEM .

THE INFORMATION CONTAINED ON THIS DRAWING, AND ANY DOCUMENTATION PERTAINING TO THIS DRAWING IS CURRENT AS OF JUNE 18, 2021. ANY FACILITIES UNDER OR ABOVE GROUND INSTALLED AFTER THE AFOREMENTIONED DATE MAY NOT HAVE BEEN CONSIDERED IN THE PREPARATION OF THIS DOCUMENT, OR ITS SUPPORT DOCUMENTS

LEGEND:

EXISTING CONTOURS 0.5m and 2.5m SHOWN THUS
PROPOSED CONTOURS 0.5m and 2.5m SHOWN THUS
PROPOSED GRAVEL ROADS SHOWN THUS
PROPOSED NATIVE GRASS AREAS SHOWN THUS



SITE MAP:



Revisions

NO.	DESCRIPTION	DATE
0	Plan Issued	Dec. 21/21
1	Plan Issued	Aug. 21/21
2	Revised Grading Plan West Ditch	Mar. 10/23
3	Revised Typical Ditch and Removed Lighting	Aug. 22/24



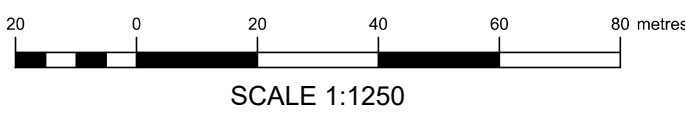
LEGAL DESCRIPTION:

PART OF S.E. 1/4 SEC. 14 TWP. 55 RGE. 26 W.4M.
STURGEON COUNTY - ALBERTA

DRAWING TITLE:

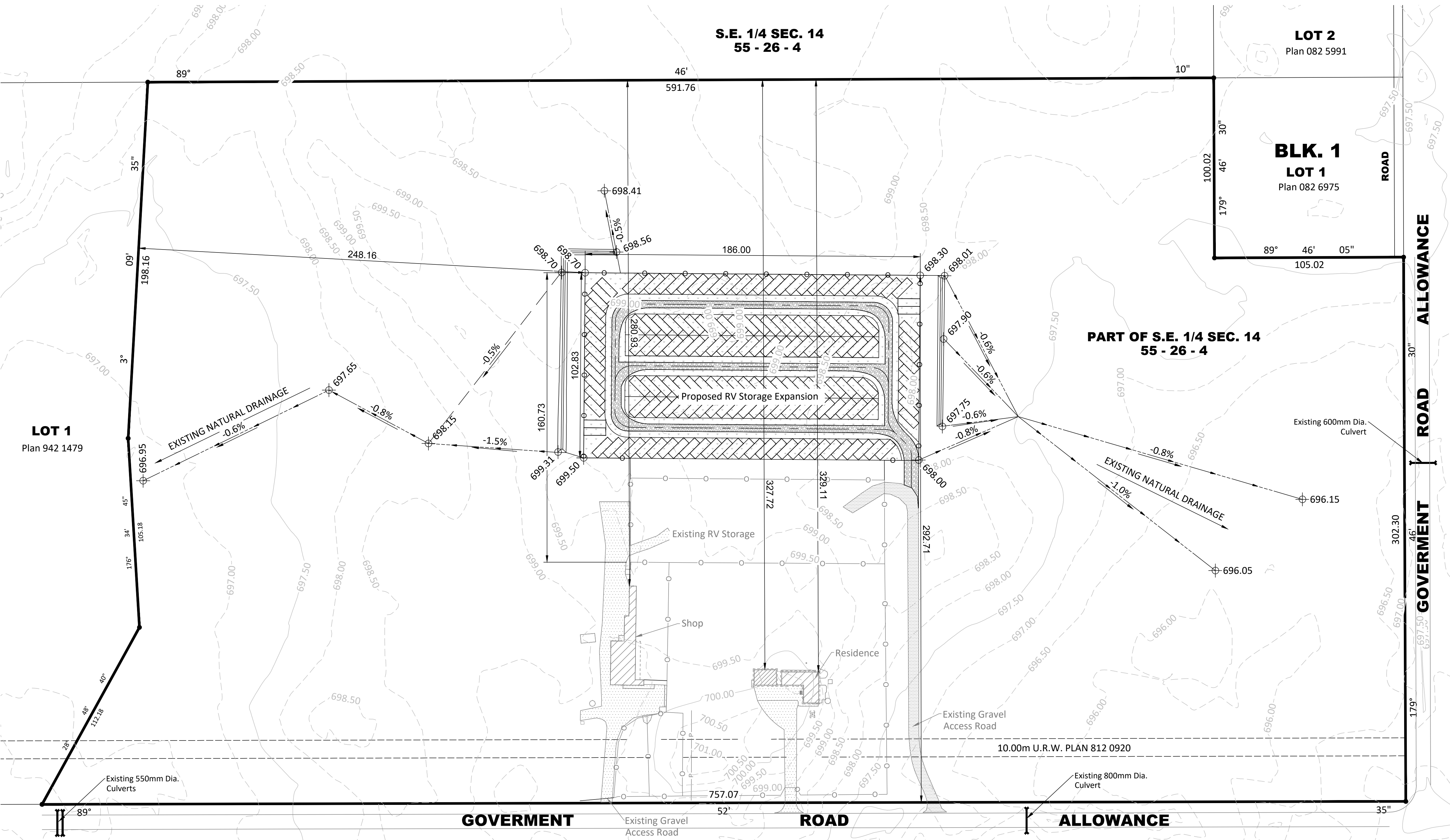
BLACKPAWS RV STORAGE EXPANSION
EXISTING GROUND CONTOURS AND SITE PLAN
JUNE 18, 2021

SCALE:



CLIENT: 2193972 ALBERTA LTD.

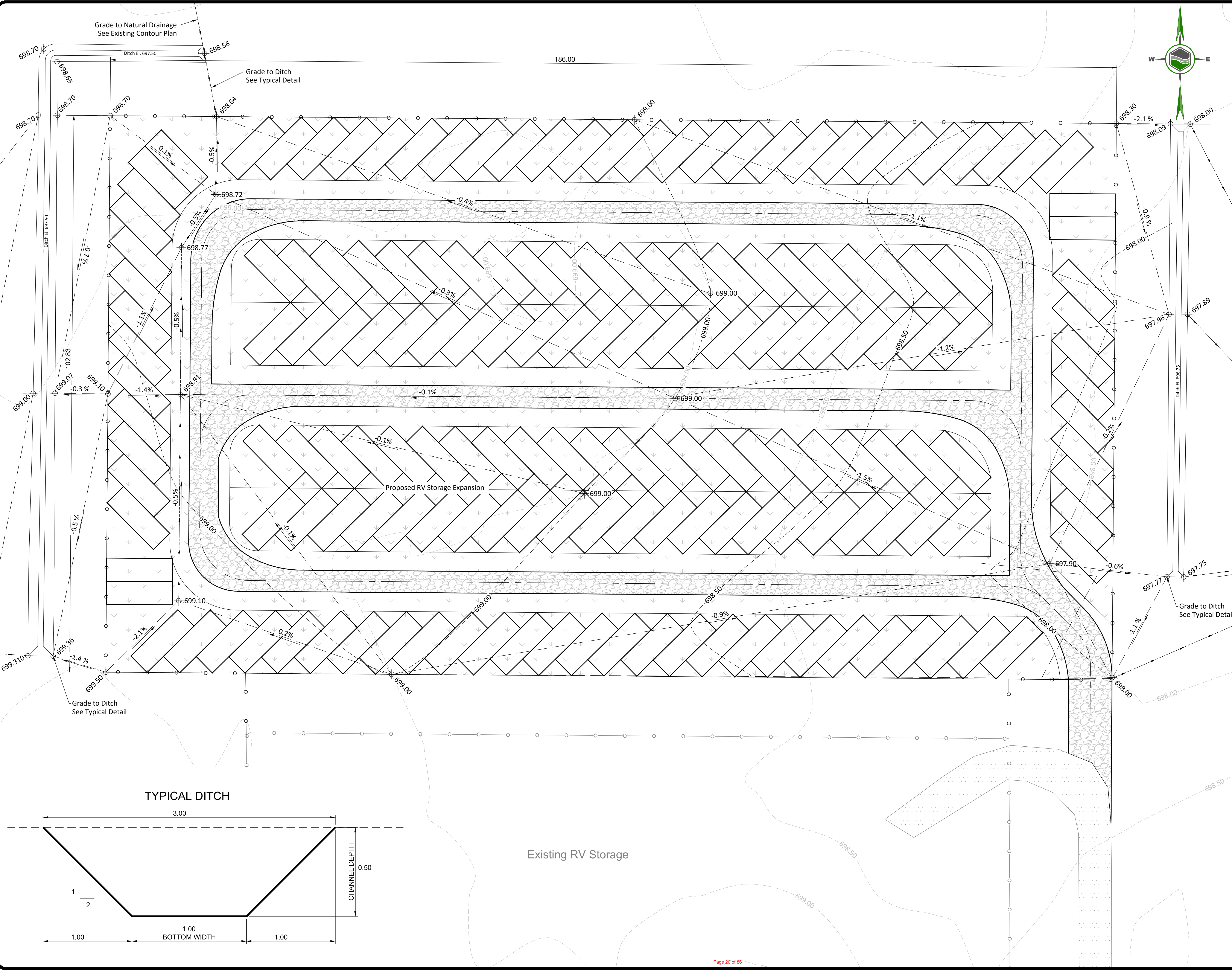
DRAWN BY: SP	SURVEYED BY: --	REV: 3
DWG NO: LN008336-001-SP_3	REF DWG NO:	
DATE: Aug. 22/24	SHEET: 1 OF 3	



****REVISED DRAINAGE DITCH AND REMOVED LIGHTING****

APPROVED
FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES

C. Williams Aug 22/24
DEVELOPMENT AUTHORITY DATE
305305-24-D0197
PERMIT #



CLIENT:

2193972 ALBERTA LTD.

NOTES:

- ALL ELEVATIONS AND DIMENSIONS ARE IN METERS AND DECIMALS UNLESS SHOWN OTHERWISE AND ARE GROUND USING COMBINED SCALE FACTOR 0.999797.
- BEARINGS SHOWN ARE REFERRED TO CENTRAL MERIDIAN 114° WEST 3TM PROJECTION (NAD83 ORIGINAL).
- ELEVATIONS ARE GEODETIC AND REFERENCED TO CAN-NET REFERENCE STATION AB_MORINVILLE.
- EXISTING TOPOGRAPHY AND BOUNDARIES SURVEYED BY LN MAY 13, 2019.
- EXISTING GROUND CONTOURS FROM ALTALIS LIDAR 7.5 DEM.

THE INFORMATION CONTAINED ON THIS DRAWING, AND ANY DOCUMENTATION PERTAINING TO THIS DRAWING IS CURRENT AS OF JUNE 18, 2021. ANY FACILITIES UNDER OR ABOVE GROUND INSTALLED AFTER THE AFOREMENTIONED DATE MAY NOT HAVE BEEN CONSIDERED IN THE PREPARATION OF THIS DOCUMENT, OR ITS SUPPORT DOCUMENTS.

LEGEND:

EXISTING CONTOURS 0.5m and 2.5m SHOWN THUS

PROPOSED CONTOURS 0.5m and 2.5m SHOWN THUS

PROPOSED GRAVEL ROADS SHOWN THUS

PROPOSED NATIVE GRASS AREAS SHOWN THUS

APPROVED

FOR DEVELOPMENT PERMIT ONLY

STURGEON COUNTY

PLANNING & DEVELOPMENT SERVICES

C. Williams Aug 22/24

DEVELOPMENT AUTHORITY DATE

305305-24-D0197

PERMIT #

Revisions

NO.	DESCRIPTION	DATE
0	Plan Issued	Dec. 21/21
1	Plan Issued	Aug. 21/21
2	Revised Grading Plan West Ditch	Mar. 10/23
3	Revised Typical Ditch and Removed Lighting	Aug. 22/24



Toll Free 1-855-488-9064 www.lnldt.ca

LEGAL DESCRIPTION:

PART OF S.E. 1/4 SEC. 14 TWP. 55 RGE. 26 W.4M. STURGEON COUNTY - ALBERTA

DRAWING TITLE:

BLACKPAWS RV STORAGE EXPANSION
GRADING PLAN
JUNE 18, 2021

SCALE:

0 5 10 15 20 metres
SCALE 1:300

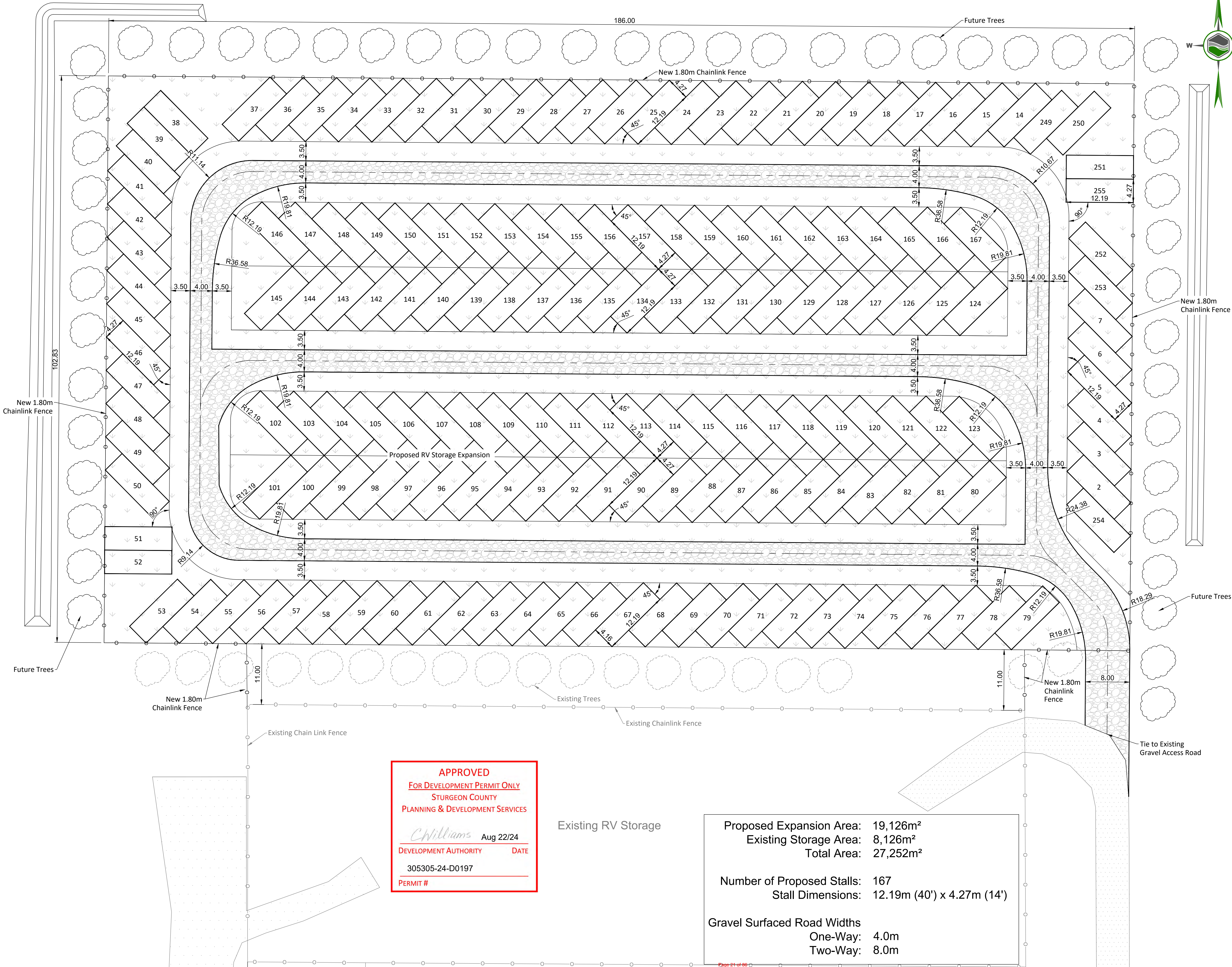
CLIENT: 2193972 ALBERTA LTD.

DRAWN BY: SP SURVEYED BY: --

DWG NO: LN008336-001-SP_3 REF DWG NO:

DATE: Aug. 22/24 SHEET: 2 OF 3

REV: 3



CLIENT:

2193972 ALBERTA LTD.

NOTES:

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LEGEND:

EXISTING CONTOURS 0.5m and 2.5m SHOWN THUS

PROPOSED CONTOURS 0.5m and 2.5m SHOWN THUS

PROPOSED GRAVEL ROADS SHOWN THUS PROPOSED

NATIVE GRASS AREAS SHOWN THUS

TREES ARE TO BE PINE AND SPRUCE (5 to 7 foot) WITH COLUMNAR POPLAR/ASPEN as per discussion with applicant Aug 6/24

SITE MAP:

Revisions

NO.	DESCRIPTION	DATE
0	Plan Issued	Dec. 21/21
1	Plan Issued	Aug. 21/21
2	Revised Grading Plan West Ditch	Mar. 10/23
3	Revised Typical Ditch and Removed Lighting	Aug. 22/24

LAND DEVELOPMENT TECHNOLOGIES

Toll Free 1-855-488-9064 www.lnldt.ca

LEGAL DESCRIPTION:

PART OF S.E. 1/4 SEC. 14 TWP. 55 RGE. 26 W.4M. STURGEON COUNTY - ALBERTA

DRAWING TITLE:

BLACKPAWS RV STORAGE EXPANSION
SITE PLAN
JUNE 18, 2021

SCALE:

0 5 10 15 20 metres
SCALE 1:300

CLIENT: 2193972 ALBERTA LTD.

DRAWN BY: SP

DWG NO: LN008336-001-SP_3

DATE: Aug. 22/24

SURVEYED BY: --

REF DWG NO:

SHEET: 3 OF 3

REV: 3

APPROVED
FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES
C. Williams Aug 22/24
DEVELOPMENT AUTHORITY DATE
305305-24-D0197
PERMIT #

Existing RV Storage

Proposed Expansion Area: 19,126m²
Existing Storage Area: 8,126m²
Total Area: 27,252m²

Number of Proposed Stalls: 167
Stall Dimensions: 12.19m (40') x 4.27m (14')

Gravel Surfaced Road Widths
One-Way: 4.0m
Two-Way: 8.0m



Planning and Development
9613-100 Street
Morinville, AB T8R 1L9
Phone (780) 939-8275
Fax (780) 939-2076
Email: PandD@sturgeoncounty.ca

For Office Use
Permit Number: 305305-24-D0197
Date Received: Jul 26/24
Received By: CW

DEVELOPMENT PERMIT APPLICATION

Application is hereby made under the provisions of Land Use Bylaw 1385/17 to develop in accordance with the plans and supporting information submitted herewith and which form part of this application.

APPLICANT INFORMATION

Complete if different from Applicant

Name of Applicant: Brady Lord	Name of Registered Land Owner:
Mailing Address: 26106 TWP RD 552	Mailing Address:
City: Sturgeon County	City:
Postal Code: T8R2C9 PH: [REDACTED]	Postal Code: PH:
E-mail Address: [REDACTED]	Email Address:

Contact Name: **Brady Lord**

Severed in line with section 17 of the FOIP Act

LAND INFORMATION

Legal Description of Property All/Part **SE** 1/4 Section **14** Twp. **55** Rge. **26** West of the **4** Meridian
OR Lot _____ Block _____ Plan No. _____ Hamlet or Subdivision _____
Parcel Size: **67.63** Rural Address: **26106 TWP RD 552**

DEVELOPMENT INFORMATION – Please Mark (X) ALL that Apply

<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional	<input type="checkbox"/> Accessory Building <input type="checkbox"/> Addition <input type="checkbox"/> Attached Garage <input type="checkbox"/> Site Grading <input type="checkbox"/> Deck <input type="checkbox"/> Other _____	<input type="checkbox"/> Kennel <input checked="" type="checkbox"/> RV Storage <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Dugout	Brief Description: Additional storage to accommodate 300 units total	Development Details: Size: 3.01 ha Height: _____ Start Date: July 27 End Date: July 1, 2025 Estimated Project Value: 40K (cost of material & labour)
--	--	---	---	--

APPLICANT AUTHORIZATION

I/we hereby give my/our authorization to apply for this development permit application and allow authorized persons the right to enter the above land and/or building(s) with respect to this application only, per Section 542 of the Municipal Government Act. I/we understand and agree that this application and any development permit issued pursuant to this application or any information thereto, is not confidential information and may be released by Sturgeon County. I/We grant consent for an authorized person of Sturgeon County to communicate information electronically as per Section 608 (1) of the Municipal Government Act, R.S.A. 2000., c.M-26.

[REDACTED] July 26/24 Date
[REDACTED] July 26/24 Date
All landowners listed on title must sign this permit or a letter of authorization.
If the land is titled to a company, a copy of the Corporate Registry must be provided.
[REDACTED] 26/07/24 Date

FOR OFFICE USE ONLY

Severed in line with section 17 of the FOIP Act

Permitted Use <input type="checkbox"/> Discretionary Use <input type="checkbox"/>
Fee \$ <u>640.00</u> Penalty \$ _____ Receipt# 202406086 Tax Roll# <u>3821001</u> District _____ RVS _____
Payment Method: <u>Cash / Cheque / Debit / VISA / Mastercard</u>
M/C or Visa Number _____ Expiry Date: _____
Name (as it appears on card): _____ Authorized Signature: _____

PLANNING AND DEVELOPMENT SERVICES REPORT

Subdivision & Development Appeal Board
File Number 024-STU-013

FILE INFORMATION

Department File:	305305-24-D0197
Legal Land Description:	SE 14-55-26-4
Relative Location:	26106 TWP RD 552
Appellant:	Melinda MacDonnell
Landowner:	Brady & Jacqueline Lord
Description of Appeal:	Appealing the Decision of the Development Authority – Recreational Vehicle Storage Facility
Land Use Bylaw District:	RVS – Recreational Vehicle Storage
Tax Roll Number:	3821001

MUNICIPAL GOVERNMENT ACT

- Council must adopt a land use bylaw that divides the municipality into districts and provides for permitted and discretionary uses in each district.
- Council must, by bylaw, provide for a development authority to exercise development powers and perform duties on behalf of the municipality.
- Section 685(1)(b) if the development authority issues a development permit subject to conditions, the person applying for the permit may appeal the decision.
 - (2) in addition to the applicant, any person affected by an order, decision or development permit made or issued by a development authority may appeal the decision.
 - (3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted.

BACKGROUND

- On August 26, 2020, Council approved Bylaw 1461/19, to amend Land Use Bylaw 1385/17, so that a 3.01ha portion of SE 14-55-26-W4M, be re-districted from “AG – Agriculture District” to “RVS – Recreational Vehicle Storage District.” (Appendix 1)
- According to section 16.8.2 of the RVS district, a Recreational Vehicle Storage Facility is a permitted use. (Appendix 2)
- A Permitted Use means a use of land or building, or structure described in the district regulations of the Bylaw which conforms to all applicable regulations to the Bylaw, for which a development permit shall be issued by the Development Authority with or without conditions.

- A development permit (305305-24-D0197) for a Recreational Vehicle Storage Facility (to expand the storage facility to accommodate an additional 167 stalls) was approved as a permitted use with conditions on August 7, 2024.

PROPERTY INFORMATION

- The parcel is districted as AG – Agriculture and a portion as RVS – Recreational Vehicle Storage.
- The parcel is 27.3ha (67.53acres) in area and is developed with a single detached dwelling, kennel, and RV storage.
 - 305305-08-D0522 RV storage lot (40 stalls) approved as a discretionary use on AG – Agricultural lands under Land Use Bylaw 819/96. (Appendix 3)
 - 305305-10-D0413 Kennel (40 dogs) approved as a discretionary use on AG – Agricultural lands under Land Use Bylaw 819/96.
- The AG portion of the parcel is over 16ha (39.5acres) and therefore up to five (5) shipping containers are permitted on the parcel without requiring a development permit.
- Planning & Development received an official complaint regarding the RV storage on August 27, 2024.

COUNTY POLICY/LEGISLATION

Municipal Development Plan

- Conservation of agricultural land has been identified as a strategic goal for the County and is a requirement of both local and regional planning documents. An update of the MDP is in process to ensure compliance with regional plans, including the Edmonton Metropolitan Region Growth Plan (EMRGP) and the Regional Agricultural Master Plan (RAMP). This review will consider policy changes related to land use on prime and non-prime agricultural land.
 - In 2023, Council imposed a moratorium on Land Use Bylaw amendments to redistrict agricultural zoned land for recreational vehicle storage until the MDP review is completed.
 - The moratorium would only affect the redistricting of parcels to RVS and DC (Direct Control) districts where RV storage has been proposed as a use. Landowners of parcels that currently have a land use district that lists RV Storage as a use could still apply for a development permit, and existing permitted RV Storage developments would be unaffected.
 - Long Range Planning is working to develop a policy with a decision matrix procedure to determine when a Traffic Impact Assessment is required for RV Storage applications.

Land Use Bylaw

- Pursuant to section 1.8.2 of Land Use Bylaw 1385/17, a Development Authority, acting as the Development Authority
 - a) Shall receive and review development permit applications to determine if they are complete.
 - b) May refer for comments, to any municipal, federal, or provincial department or any other agency, body or individual deemed appropriate.
 - c) May consider and make decision on any application for a permitted or discretionary use.
- Pursuant to section 2.8.1 of Land Use Bylaw 1385/17, Decision Process, a complete application for a development permit will be considered by the Development Authority who shall approve with or without conditions an application for a permitted use where the proposed development conforms to the Bylaw.
- **Section 6.21 Recreational Vehicle Storage Facility, as amended 1463/19 (Appendix 4)**
 - 1. Prior to rendering a decision on a development permit application for any use, the applicant shall (if required) submit an associated Roadside Development permit from Alberta Transportation and, if requested by the County/Alberta Transportation, a current traffic impact assessment.**
 - A Roadside Development permit is not required as the site is not located within 800m of a highway.
 - County Engineering reviewed the site location and confirmed a Traffic Study or offsite road improvements are not required up to a total of 300 recreational vehicles. Future expansion of the storage facility or kennel would warrant a full traffic analysis to be provided.
 - In 2022, the County authorized McElhanney Ltd. to conduct a comprehensive transportation study for RV Self Storage to establish a framework that will facilitate decision-making regarding the approval of self storage facilities and RV Storage Facilities by identifying their specific requirements. As per the study, a Traffic Impact Assessment is required only if 100 or more trips are generated per day.
 - Condition #8 requires the developer to enter into a Road Use agreement, if dust were to be an issue with traffic from the RV site.
 - 2. A recreational vehicle storage facility shall require a development permit in accordance with the appropriate district regulations and shall comply with the following to the satisfaction of the Development Authority:**
 - a. Access and egress to the facility should be provided via a local or collector road. Access and egress via a highway or an arterial road are discouraged.
 - TWP RD 552 is a local road.

- b. The facility shall be designed such that all vehicles shall enter and exit the facility in a forward direction.
 - Access is off TWP RD 552 with a forward direction and long driveway to access the storage facility.
 - c. Vehicular access to the parcel and internal vehicular circulation shall be hard surfaced.
 - Site plan confirmed internal gravel road.
 - d. Upgrades to accesses or roads shall be in accordance with Sturgeon County's General Municipal Servicing Standards for commercial land uses.
 - Condition #6 of development permit approval confirms the approach shall be in conformance with the specifications of County GMSS for a commercial use.
 - e. Perimeter fencing and landscaping to screen storage areas from abutting road and adjacent parcels shall be provided.
 - Approved site plan confirms perimeter 1.8m chain link fence and trees to be planted (5 to 7 foot in height – pine/spruce with columnar poplar/aspen)
 - Condition #11 requires the trees to be planted within two (2) years of the issuance of the development permit approval.
- 3. A development permit application for a recreational vehicle storage facility shall include a detailed proposed plan for the development area that includes but is not limited to:**
- a) Parcel layout, including the location and dimensions of storage areas and drive aisles.
 - Approved site plan confirms stalls are to be on 45-degree angle, dimensioned 12.19m x 4.27m with drive aisles (one way 4.0m and two way 8.0m wide)
 - b) The number of recreational vehicles and storage equipment to be stored on-site.
 - New expansion area is 167 stalls
 - c) Security and lighting
 - Existing gate near the entrance
 - No lighting is proposed
 - d) Location, dimensions and surfacing of parcel access and egress.
 - Existing access off TWP RD 552, access is gravelled to be same road surface material as TWP RD 552.
 - e) Proposed hours of operation.

- As per discussion and email from the applicant the hours of operation are 8:00am to 10:00pm from May to October. "Closed" for winter unless special arrangements are made to access units.
- f) Site drainage demonstrating that the proposed use and site design does not interfere with site grading or drainage onto any road or adjacent parcel.
 - A stormwater report was prepared by Higher Ground Consulting (Appendix 5) included a pre-development and post-development stormwater runoff analysis within the proposed area of development. The increases in runoff are entirely due changes to the ground cover within the proposed development area. These increases in runoff volumes are relatively low, and the runoff from the site area must sheet flow over farmland for hundreds of meters on the subject property before reaching any County infrastructure or property boundaries. A perimeter ditch was recommended around the RV expansion area and was added to the grading plan.
 - Approved grading plan confirms grading to ditch which is to work with the natural drainage on the site.
 - Condition #5 requires mitigation measures to remedy drainage concerns.
- 4. A security deposit as determined by the Development Authority shall be required and held by the County until such time that the applicant completes conditions of approval.**
 - The Development Authority determined a security deposit was not necessary as this is an expansion of an existing RV storage facility.
 - The site is not proposed to be entirely stripped and graded. Only the internal road and ditching area is to be affected. The stall areas are to remain native grass therefore the proposed development has minimal impact to the land.
 - The RVS district is not included within the Landscaping Regulations and therefore landscaping securities were not considered.
- 5. An as-built grading plan shall be provided within three months of completion of final grading to ensure that the development was constructed in accordance with the approved plans for which the development permit was issued.**
 - Condition #4 requires an as-built grading certificate to be provided within three (3) months of final grading.

ANALYSIS

- The development as proposed conforms to the Bylaw.

- The subject land is districted as RVS, and a Recreational Vehicle Storage Facility is a permitted use within the district.
- The Notice of Decision was provided to the applicant and advertised on the County website on the same day the decision was made. Direct notification to adjacent landowners is not required for a decision on a permitted use if the Bylaw has not been varied or relaxed.
- The purpose of the RVS district is to provide for the limited uses related to the operation of a Recreational Vehicle Storage Facility. Typically, RV storage facilities fall under commercial or industrial zoning categories. The County's RVS district is distinct from residential, commercial, and industrial type uses.
 - An RV storage facility is self-sufficient, not requiring an owner/operator to be onsite. In this case, the owner/operator resides on the parcel and can monitor RV movements outside of "normal" business hours.
 - An RV storage facility is typically only accessed during spring, summer, and fall months and during the winter there is little to no vehicle movements.
 - Only clients using the storage facility have access to the site.
- The regulations require an applicant to provide "proposed hours of operation." The regulation does not state the hours of operation "shall be" and therefore in the opinion of the development authority the hours of operation should not be limited. The proposed hours of operation submitted by the applicant were typical for an RV storage use. Lighting of the storage area is not proposed limiting anticipated parking movements in the dark.
- The RVS district is not specifically listed under the Landscaping Regulations of the Land Use Bylaw and therefore a professional landscape plan with securities is not required. Section 8.1, General Landscaping Regulations requires all landscaping to be completed within two years of the issuance of the development permit.
- There are no setback requirements for an RV storage facility. The proposed expansion is over 200m from an adjacent dwelling.
- Storage of shipping containers within the RV storage area was not considered or approved as part of this development permit.
- County engineering reviewed the application and determined a Traffic Impact Assessment and road improvements were not considered necessary for up to 300 RV units. The proposed 167 stalls and existing 40 stalls adds up to 207 stalls.
 - The comprehensive transportation study confirms a Traffic Impact Assessment is only required if 100 or more trips are generated per day.

CONCLUSION

- Development permit conditions for a permitted use must be enforceable and be specifically related to the proposed development and regulations listed within the Land Use Bylaw. Conditions must have a legitimate connection with valid planning and development considerations.
- For a permitted use, the SDAB is to decide whether the Development Authority has relaxed, varied or misinterpreted the Land Use Bylaw.
- The SDAB may be able to confirm, revoke, or vary the Development Authority's conditions, provided the conditions are listed in the Land Use Bylaw.

ATTACHMENT(S)

- Appendix 1 – Amendment Land Use Bylaw 1461/19
- Appendix 2 - RVS District
- Appendix 3 – Development Permit 305305-08-D0522
- Appendix 4 – Recreational Vehicle Storage Facility Regulations
- Appendix 5 – Stormwater Report

Prepared By:



Carla Williams, Development Officer

Reviewed By:



Digitally signed by Tyler
McNab
Date: 2024.09.12 13:31:08
-06'00'

Tyler McNab, Program Lead for Development and Safety Codes

BYLAW 1461/19
AMENDMENTS TO LAND USE BYLAW 1385/17
DC1, RECREATIONAL VEHICLE STORAGE AND R6 - MODULAR DWELLING DISTRICT
STURGEON COUNTY, MORINVILLE, ALBERTA

A BYLAW OF STURGEON COUNTY, ALBERTA FOR THE PURPOSE OF AMENDING THE LAND USE BYLAW 1385/17.

WHEREAS, the *Municipal Government Act*, RSA 2000 c.M-26, any regulations thereunder, and any amendments or successor legislation thereto, authorize Council to establish and amend the Land Use Bylaw 1385/17;

AND WHEREAS, the Council of Sturgeon has deemed it desirable to amend Land Use Bylaw 1385/17;

NOW THEREFORE, the Council of Sturgeon County, duly assembled, hereby enacts as follows:

THAT LAND USE BYLAW 1385/17 BE AMENDED AS FOLLOWS:

1. That the following parcels, i.e.:

Pt. SE 31-54-27 W4M;
Lot 54, Block RLY, Plan 6054AO; and,
Lot D, Plan 2436NY,

as shown in Schedule "A", be re-districted from "DC1 – Direct Control District" to "R6 – Modular Dwelling District".

2. That Part 19.2 Schedule 1 – Land Use District Map be changed to reflect the re-districting of

Pt. SE 31-54-27 W4M;
Lot 54, Block RLY, Plan 6054AO; and,
Lot D, Plan 2436NY,

as shown in Schedule "A".

3. That a ±2.2ha portion and a 1.04ha portion of SE 31-55-25 W4M, as shown in Schedule "B", be re-districted respectively from "DC1 – Direct Control District" and "AG – Agricultural District" to "RVS – Recreational Vehicle Storage District".

4. That Part 19.2 Schedule 1 – Land Use District Map be changed to reflect the re-districting of a ±2.2ha portion and a 1.04ha portion of SE 31-55-25 W4M, as shown in Schedule "B".

5. That a ±3.01ha portion of SE 14-55-26 W4M, as shown on Schedule "C", be re-districted from "AG – Agriculture District" to "RVS – Recreational Vehicle Storage District".

6. That Part 19.2 Schedule 1 – Land Use District Map be changed to reflect the re-districting of a ±3.01ha portion of SE 14-55-26 W4M as shown on Schedule "C".

7. That a ±1.35ha portion of Lot 2, Block 1, Plan 2020457, as shown in Schedule "D", be re-districted from "AG – Agricultural District" to "DC1 – Direct Control District".

8. That Part 19.2 Schedule 1 – Land Use District Map be changed to reflect the re-districting of Lot 2, Block 1, Plan 2020457, as shown on Schedule “D”.
9. That Land Use Bylaw 1385/17 be amended by adding the following district “DC 14– Direct Control District 14 – Lot 11, St. Albert Settlement” as described in Schedule “E”.
10. That Lot 11, St. Albert Settlement be re-districted from “DC1 – Direct Control District” to “DC14 – Direct Control District 14 – Lot 11, St. Albert Settlement”.
11. That Part 19.2 Schedule 1 – Land Use District Map be changed to reflect the re-districting of Lot 11, St. Albert Settlement to “DC14 – Direct Control District 14 – Lot 11 St. Albert Settlement”.
12. That Land Use Bylaw 1385/17 be amended by adding the following district “DC 19– Direct Control District 19 – Lot 1, Plan 9022530” as described in Schedule “F”.
13. That Lot 1, Plan 9022530 and a ±1ha portion of Lot 1, Block 1, Plan 0423964 as indicated in Schedule “G” be re-districted from “DC1 – Direct Control District” to “DC19 – Direct Control District 19 – Lot 1, Plan 9022530”.
14. That Part 19.2 Schedule 1 – Land Use District Map be changed to reflect the re-districting of Lot 1, Plan 9022530 and a ±1ha portion of Lot 1, Block 1, Plan 0423964 as indicated in Schedule “G”.
15. That a ±8ha portion of Lot 1, Block 1, Plan 1222385 as indicated in Schedule “H” be re-districted from AG – Agriculture District” to “DC1 – Direct Control District”.
16. That Part 19.2 Schedule 1 – Land Use District Map be changed to reflect the re-districting of a ±8ha portion of Lot 1, Block 1, Plan 1222385 as indicated in Schedule “H”.

This Bylaw shall come into force and take effect upon being passed.

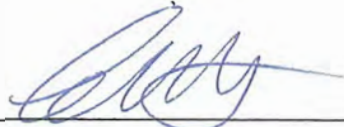
Read a first time this 26th day of May, 2020.

Read a second time this 25th day of August, 2020.


Read a third time this 25th day of August, 2020.

August 26, 2020

DATE SIGNED

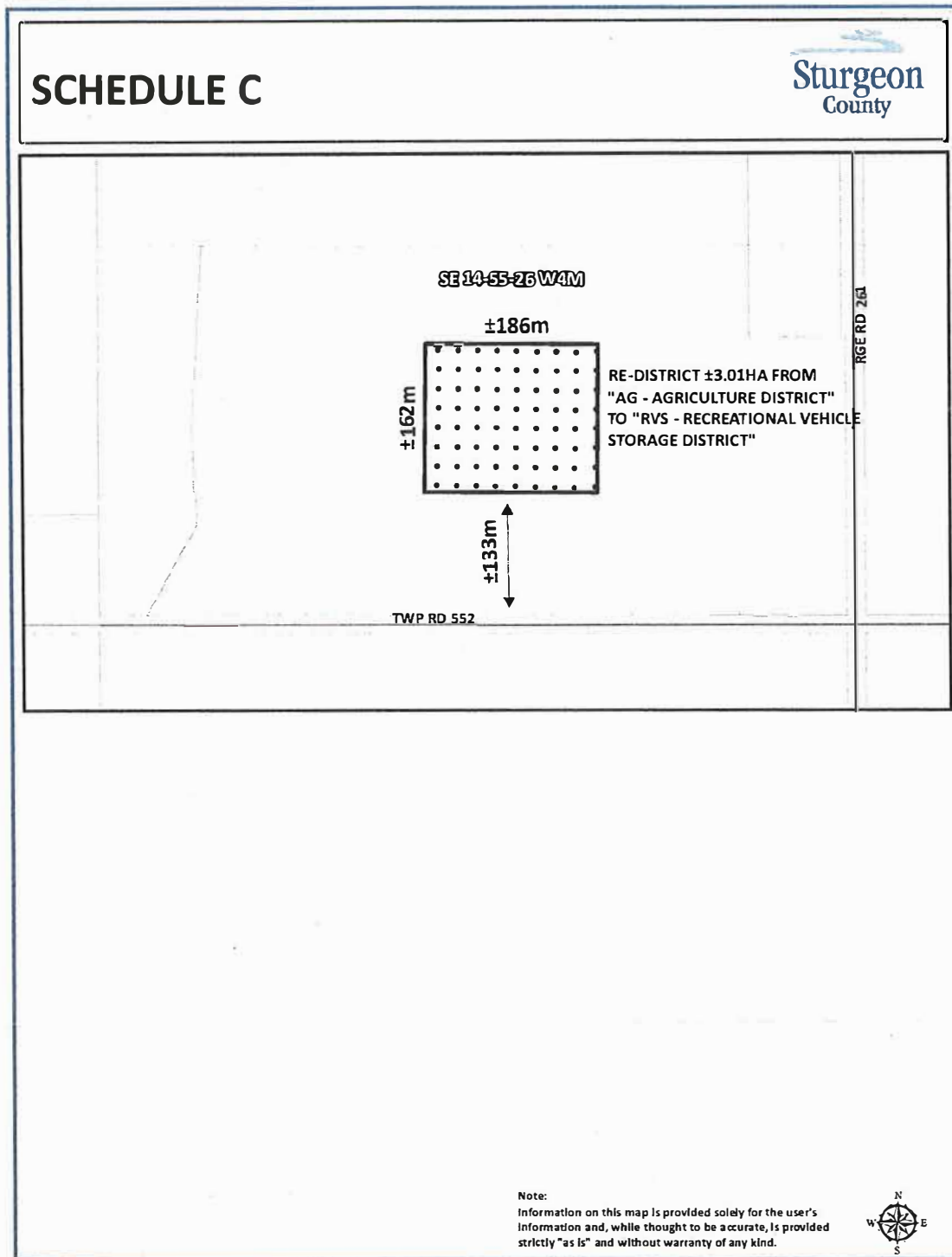


Alanna Hnatiw
MAYOR



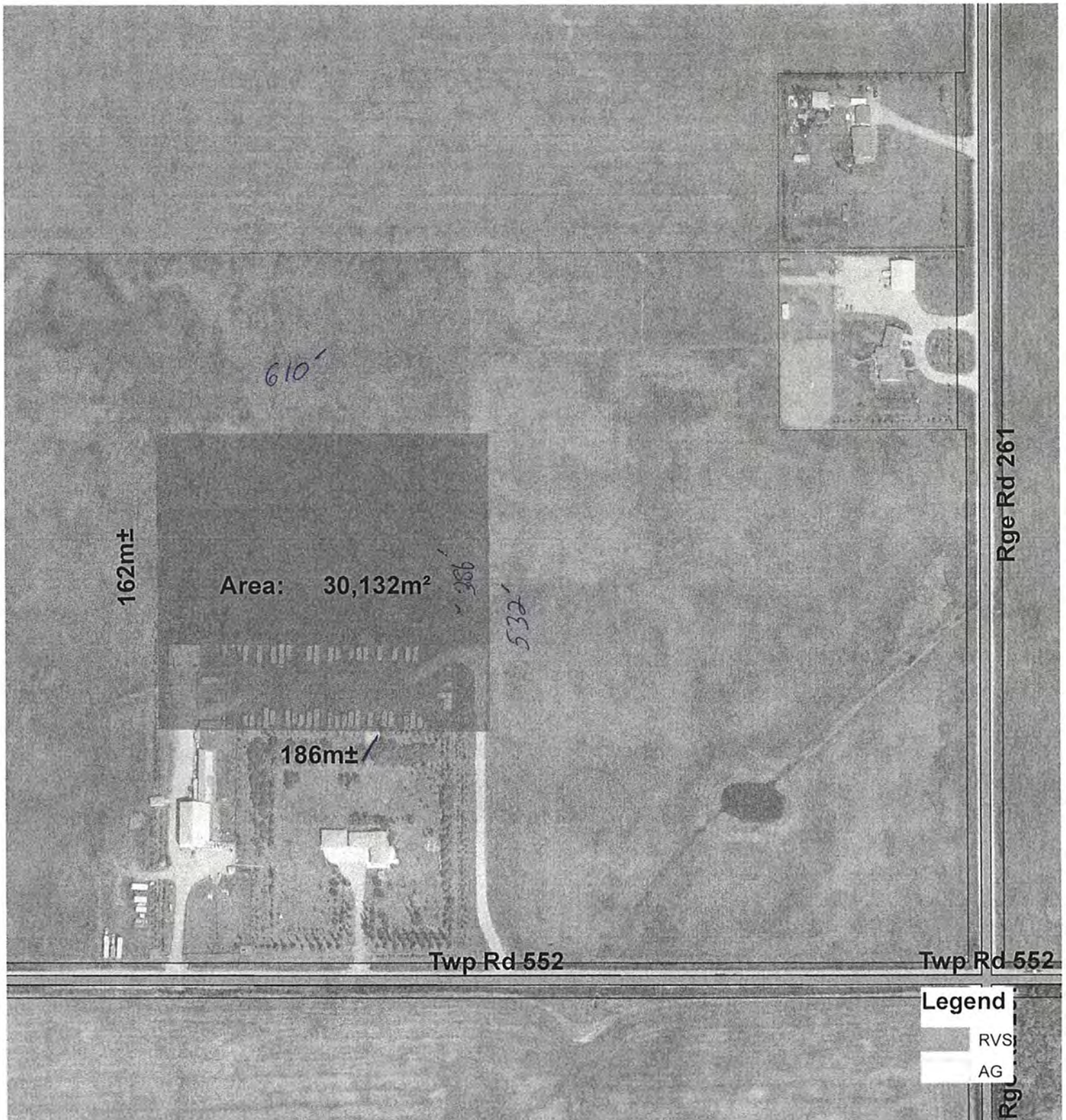
Reegan McCullough
COUNTY COMMISSIONER (CAO)

Schedule "C"



LAND USE BYLAW 1385/17 - RVS RV STORAGE LAND USE DISTRICT

SE 14-55-26-W4M zoned AG - Roll #: 3821001



Note:
Information on this map is provided solely for the user's
information and, while thought to be accurate, is provided
strictly "as is" and without warranty of any kind.

Appendix 2

16.8 RVS – RECREATIONAL VEHICLE STORAGE DISTRICT 1463/19



.1 General Purpose

To establish a district that provides for the limited uses related to the operation of a *Recreational vehicle storage facility*.

.2 Uses

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Dwelling, single detached</i>	<i>Storage facility</i>
<i>Dugout</i>	<i>Recreational vehicle sale and rental</i>
<i>Recreational vehicle storage facility</i>	

* Refer to Section 6.1 for further clarification.

.3 Subdivision Regulations

At the discretion of the *Subdivision Authority*.

.4 Development Regulations

All yard setback and heights	At the discretion of the <i>Development Authority</i>
Parcel Coverage	At the discretion of the <i>Development Authority</i>

.5 Additional Development Regulations

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Notwithstanding subsection 16.8.2 the number of dwelling units on a parcel must conform to Section 5.5 of this Bylaw.
- (c) The number and location of shipping containers shall be at the discretion of the *Development Authority*.
- (d) The number of recreational vehicles sold per month shall be limited at the discretion of the *Development Authority*.
- (e) Permits for recreational vehicle sales shall require an Alberta Motor Vehicle Industry Council (AMVIC) license prior to approval of the permit, to ensure compliance with superior legislation.



Sturgeon County

Development Permit

Permit No.:	P305305-08-D0522
Application Date:	10/31/2008
Issued Date:	12/24/2008
Expiry Date:	12/24/2009

Applicant

Name: [REDACTED]

Address: [REDACTED]

 [REDACTED]
 Cell:
 Fax:

Severed in accordance
with FOIP Act

 [REDACTED]
 Cell:
 Fax:

Property Description

Legal Land Description:

SE 14-55-26-W4

Land Use Description:

 Agricultural

Rural Address:

 26106 Twp Rd 552

Description of Work

RV Storage Lot (Recreational Vehicle & Equipment Storage)

Fees

Discretionary Use / Variance Request

310.0000

Total Permit Fee:	310.0000	Permit Fee Balance:	0.0000
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Permit Conditions

1. Site grading will be required to lessen the potential for site spills and surface runoff from entering the adjacent lands. The storage/maneuvering surface of the site shall be designed and constructed to the satisfaction of Sturgeon County Infrastructure Services Department. The surface shall be capable of withstanding all weather movement and storage of vehicles and shall not generate a dust nuisance.
2. That on site storage will be limited to recreational vehicle and equipment storage.
3. The site will not be used to store chemicals, toxins, waste material or debris.
4. The recreational vehicle and equipment storage shall be sited and designed so as to ensure minimal disturbance to adjacent land uses.

5. Access and egress to the site shall be via a local road where possible (access and egress via a provincially controlled road or a major County road is discouraged).
6. The site shall be designed such that all vehicles shall enter and exit the site in a forward direction.
7. Perimeter fencing and landscaping shall be required. The fencing and landscaping shall ensure protection of the uses and amenity of adjacent lands.
8. Lighting shall be designed, installed and operated in such a manner so as not to cause disturbance to adjacent lands and or interfere with the safe movement of traffic on nearby roads.
9. Signage is subject to Part 7.0 of Bylaw 819/96 as amended.

Advisory Notes:

1. Recreational Vehicle and equipment storage means the storage of recreational vehicles, equipment and related items primarily, although not exclusively, outdoors, where such storage does not require the erection of permanent structures or substantial alteration of the existing state of the land other than site grading/leveling/surfacing, fencing, landscaping and so forth. ***This definition does not include full service self service storage operations.***
2. Perimeter fencing and landscaping shall be required.
3. A permit issued is valid for the specified time period as indicated by the permit expiry date. ***It is the applicants' responsibility to seek renewal of the development permit prior to the expiry of the time period for which the initial permit was issued.*** The renewal request will be based on the merits of the permit holder.
4. A stop order may be issued at any time if, in the opinion of the Development Authority, the operator of the permit has violated any of the provisions of the Bylaw or conditions of the permit and complaints based on the operation have been received.
5. Please contact Alberta 1 Call at 1-800-242-3447 for pipeline locates at least two day prior to the commencement of construction.

If you have any questions or concerns about your application or any conditions listed above, please contact the Planning and Development Department at 939-4321.

Issued By:



Chairman
Municipal Planning Commission

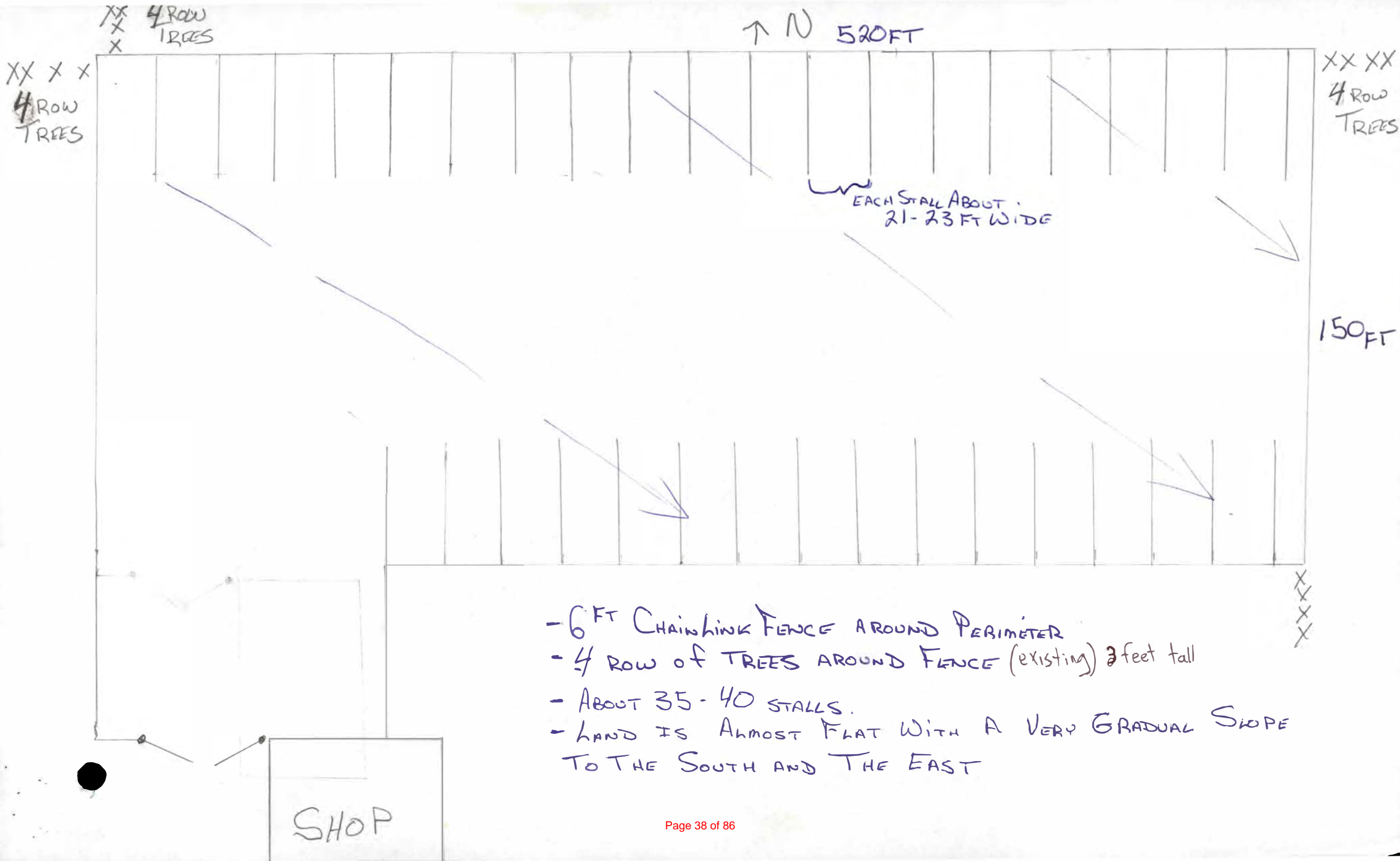
Municipality

Sturgeon County
9613 – 100 Street
Morinville, AB T8R 1L9
Phone: (780) 939-4321
Fax: (780) 939-2076

Appeal Information

Letters appealing the decision of the Development Authority should be addressed to: Secretary, Subdivision and Development Appeal Board, Sturgeon County, 9613 – 100 Street, Morinville, Alberta, T8R 1L9

The appeal letter should indicate the development permit number, contact name, number, address and reason(s) for the appeal and include payment of the appeal fee in the amount of \$100.00. Notices must be RECEIVED by the Secretary of the Development Appeal Board within 14 days of the decision of the Development Officer. A hearing concerning a Notice of Appeal will be held within 30 days of receipt of a Notice.



STURGEON COUNTY
FORM A: APPLICATION FOR DEVELOPMENT PERMIT

Application is hereby made for a development permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

APPLICANT INFORMATION

Complete if different from Applicant

Name of Applicant:	Name of Registered Land Owner:
	SAVE
	Address:
	Postal Code
	Ph:
	E-Mail Address:
Contact Name:	Ph:
	Fx:

RV
Storage
Lot

LAND INFORMATION

Severed in line with section 17 of the FOIP Act

Legal Description of Property All/Part SE part 1/4 Section 14 Twp. 55 Rge. 26 West of the 4 Meridian

OR Lot Block Registered Plan No. Hamlet or Subdivision

Parcel Size: 70 acres Rural Address: 26106 - Twp Rd 552

Existing Use of Land or Building: Dog Kennel / Residential

LOCATION: Is this Development within 1/2 mile of a confined feeding operation? ☒ Yes ☐ No

DEVELOPMENT INFORMATION

Is the proposed development a new (Circle One): Single Family Dwelling Mobile Home Modular Home Other

If other, describe development below (Please refer to instructions on reverse):

RV storage lot. (Recreational vehicle + Equip Storage)

Size of Building: N/A Height of Building: N/A Any other dwellings on property? ☐ Yes ☐ No

If second dwelling exists state purpose N/A

Estimated Cost of Project: 10,000 Commencement Date: ASAP Completion Date:

APPLICANT AUTHORIZATION

I am the Owner/Applicant with the consent and authority of the owner that is the subject matter of this permit application. I understand and agree that this application for a Development Permit and any Development Permit issued pursuant to this application, or any information thereto, is not confidential information and may be released by the County.

Further I/we hereby give my/our consent to allow authorized persons the right to enter the above land and/or building(s) with respect to

have read the instructions on the reverse s

Signature of Authorized Applicant(s) Oct 31/08 Date

Signature of Landowner(s) Date

Severed in line with section 17 of the FOIP Act

FOR OFFICE USE ONLY

Check if subject parcel is within: 1/2 mile Sour Gas Facility ☐ 1/2 mile of Highway ☐ 1/2 mile of confined feeding operation ☐
1/2 mile Sewage Lagoon ☐

Discretionary Use ☒ Permitted Use ☐ Zoning AG

Fee \$ 310.00 Receipt # 2008 13899 Tax Roll # 3821001

Pickup ☐ Mail ☐

PERMIT FEES ARE NON REFUNDABLE

The personal information provided will be used to process the Development Permit application and is collected under the authority of Section 642 of the Municipal Government Act. Personal information you provide may be recorded in the minutes of the Municipal Planning Commission, or otherwise made public pursuant to the provisions of the Freedom of Information and Protection of Privacy (FOIP) Act, including section 39 through 42 therein. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613 - 100 Street, Morinville, Alberta, T8R 1L9 (780) 939.8366.

6.21 RECREATIONAL VEHICLE STORAGE FACILITY ^{1463/19}

- .1 Prior to rendering a decision on a development permit application for any use, the applicant shall (if required) submit an associated Roadside Development Permit from Alberta Transportation and, if requested by the County/Alberta Transportation, a current traffic impact assessment.
- .2 A *recreational vehicle storage facility* shall require a *development permit* in accordance with the appropriate district regulations and shall comply with the following to the satisfaction of the *Development Authority*:
 - (a) access and egress to the facility should be provided via a *local* or *collector road*. Access and egress via a *highway* or an *arterial road* is discouraged;
 - (b) the facility shall be designed such that all vehicles shall enter and exit the facility in a forward direction;
 - (c) vehicular access to the *parcel* and internal vehicular circulation shall be *hard surfaced*;
 - (d) upgrades to accesses or *roads* shall be in accordance with Sturgeon County's General Municipal Servicing Standards for commercial land uses; and
 - (e) perimeter *fencing* and *landscaping* to *screen* storage areas from the *abutting road* and *adjacent parcels* shall be provided.
- .3 A *development permit* application for a *recreational vehicle storage facility* shall include a detailed proposed plan for the *development* area that includes but is not limited to:
 - (a) *parcel* layout, including the location and dimensions of storage areas and drive aisles;
 - (b) the number of *recreational vehicles* and storage equipment to be stored *on-site*;
 - (c) security and lighting;
 - (d) location, dimensions and surfacing of *parcel* access and egress;
 - (e) proposed hours of operation; and
 - (f) site drainage demonstrating that the proposed *use* and site design does not interfere with *site grading* or drainage onto any *road* or *adjacent parcel*.
- .4 A security deposit as determined by the *Development Authority* shall be required and held by the County until such time that the applicant completes the conditions of approval.
- .5 An as-built *grading plan* shall be provided within three months of completion of final *grading* to ensure that the *development* was constructed in accordance with the approved plans for which the *development permit* was issued.



1700, 521 3rd Avenue SW
Calgary, AB Canada T2P 3T3
403.999.4266
www.hgc.solutions

BPP22001-MEM-001 REV 0

June 2nd, 2022

Black Paws Pet Resort & RV Storage.
26106 Township Rd 552
Sturgeon County, AB
T8R 2C9

Dear Mr. Brady Lord:

Re: RV Storage area expansion Stormwater Review

Higher Ground Consulting (HGC), at the request of Black Paws Pet Resort and RV Storage (BlackPaws), has been contracted to complete a stormwater review of their proposed RV storage area expansion, located within Sturgeon County, Alberta (the County). The proposed development is an expansion of their existing RV Storage area located within the Southeast quarter Section 14, Township 55, Range 26, west of the 4th meridian (SE ¼ 14-55-26-W4).

The objective of this report is to complete a comprehensive stormwater review of the pre- and post-development runoff volumes within the development area and quantify any increases to stormwater runoff due to the proposed development. Per comments from the County, the stormwater review follows, where applicable, the City of Edmonton (COE) Design and Construction Standards, Volume 3, Drainage (August 2020). Based on the review of the guidelines and comments provided by the County, the scope is as follow:

- Review of the existing (pre-construction) topographical information, and delineation of the existing drainage patterns and natural drainage courses,
- Completion of a stormwater runoff analysis, using the rational method and 1:100-year rainfall data from the Edmonton International Airport.
- Review of the proposed development plan, and delineation of the revised catchments, if necessary.
- Post-development stormwater analysis, using the rational method and 1:100-year rainfall data from the Edmonton International Airport.
- Provide a summary of the results, including; changes to existing drainage (if any), changes between pre- and post-development runoff volumes, and providing recommendations for stormwater management, if required.

Site Description

Pre-Development

As noted above, the site is in Sturgeon County, Alberta, within SE ¼ -55-26-W4 (Address: 26106 TWP RD 552). According to the County's Tax Assessment Summary, the total size of the parcel of land is 67.53 Acres, 58.53 of which is farmland, with the developed residential, RV Storage, and Pet Resort areas (i.e. "market land") being 9.0 acres in size. Based on aerial imagery, the property has three (3) existing access points, all connecting to Township Rd 552 on the southern boundary. In general, the property drains to the southwest and southeast from the high point located near the southern centre of the parcel of land. The existing RV storage area, Pet Resort Kennels, and residential home are all contained within this highpoint.

Using survey data of the property provided by BlackPaws, combined with a High-Resolution Digital Elevation Model derived from LiDAR Data obtained from the Government of Canada's public database, HGC delineated two (2) larger drainage basins with which the proposed RV Storage Expansion areas (the Project area) drain into. The delineated drainage basins have been aptly named the East and West drainage basins, and are 152.4 ha and 174.6 ha, respectively. The drainage basins, as well as the portions of the proposed Project area which drain into each of the larger drainage basins are shown on drawing BPP22001-CIV-001, which is included in Attachment 1.

From aerial imagery and topographic information, it was determined that there are two (2) existing drainage courses traversing the property, on both the east and west sides. The existing drainage course to the east appears to be draining runoff from north to south. Drainage originates from a farmland located north of the proposed development, on the eastern side of Range Rd 261. Water crosses Range Rd 261 through a centerline road culvert and drains into an existing dugout located on the property. From the dugout runoff then drains south into the County ditches and through another centerline culvert where it crosses Township Rd 552 and exits the property.

The second existing drainage course to the west appears to convey runoff from north to south, traversing the property, and exiting through another centerline road culvert located underneath Township Rd 552. The west drainage course does not drain into the dugout located east of the property. Aerial imagery of the existing drainage courses can be seen in Figure 1 below.

FIGURE 1: EXISTING NATURAL DRAINAGE COURSES



Note, these two large drainage basins mentioned above have only been delineated for the purpose of demonstrating where runoff from the upstream environment originates from, and where the runoff generated from Project area would be draining to.

Following comments from and discussions with the County engineers, HGC has taken the approach of analyzing the increases in run-off generated directly from altering the land coverage within the proposed RV Storage Expansion (i.e., the Project) area. As depicted on the pre-development catchment drawing (BPP22001-CIV-001, Attachment 1) approximately 6,870 m² of the Project area drains into the west drainage basin, while 12,230 m² drains into the east drainage basin. These project areas draining into each of the drainage basins have been aptly named the West subcatchment and East subcatchment.

Based on aerial imagery, the area existing ground coverage within the Project area is farmland. A runoff coefficient representing the farmland surrounding the property was not readily available in the COE's Standards, therefore, HGC has applied a runoff coefficient of 0.30 to represent these areas.

Post-Development

The proposed RV storage area expansion plans (the Plans) were provided by Land Development Technologies and have been included in Attachment 2 (Drawing LN008336-001-SP_0). Based on the information included in the drawings, the proposed expansion will result in an additional ~19,100 m² of developed area within the property. 2,755 m² of which will be graveled access roads looping the storage area, and with the remaining 16,345 m² staying as grassed farmland coverage, where the additional 'stalls' for RV storage will be situated.

Based on HGC's understanding, the Project area will make use of existing topography, with no changes being made to the existing site grades and drainage patterns. Existing grades within the proposed expansion will be maintained between 0.1 – 1.5%. Therefore, the changes to the stormwater runoff volumes will simply be limited to land coverage (i.e. the coefficient of runoff) values used in the analysis, specifically a decrease in farmland area and an increase in graveled areas in the post-development analysis, which will result in a higher runoff coefficient. The delineated post-development catchment areas, detailing the areas of the proposed expansion that either drain east or west into their respective drainage basins can be found on drawing BPP22001-CIV-002, included in Attachment 1.

Stormwater Analysis

Based on comments provided by the Municipal Engineers of the County, HGC completed an analysis of the pre- and post-development runoff volumes in accordance with the Drainage Standards (August, 2020). Due to its relative proximity, climatologic data (52 years on record) supplied by Environment Canada (EC) from the Edmonton International Airport (Attachment 3) was applied to the site area, for both pre- and post-development analysis. According to EC's rainfall data, the 1 in 100-year, 24-hr storm yields 100.3 mm of precipitation.

Given the relatively small size of the proposed developments West and East sub-catchments (6,870 m² and 12,230 m², respectively), the rational method was used for determination of the pre- and post-development runoff volumes.

To account for the addition of gravel in the post development analysis, a composite (i.e. weighted average) coefficient of runoff was calculated. The coefficients of runoff assigned to their respective areas for the pre- and post-development analysis as well as the calculated composite runoff values have been summarized in Tables 1 and 2 below.

TABLE 1: EXISTING - CATCHMENT AREAS AND COEFFICIENTS OF RUNOFF

Land Cover Type/Zoning	Coefficient of Runoff	West sub-catchment Area (m ²)	Coefficient of Runoff	East sub-catchment Area (m ²)
Farmland	0.3	6,870	0.3	12,230

TABLE 2: POST DEVELOPMENT – CATCHMENT AREAS AND COEFFICIENTS OF RUNOFF

Land Cover Type/Zoning	Coefficient of Runoff	West sub-catchment Area (m ²)	Coefficient of Runoff	East sub-catchment Area (m ²)
Gravelled Roadways	0.5	990	0.5	1,765
Farmland	0.3	5,880	0.3	10,465
Composite Values/Totals	0.33	6,870	0.33	12,230

As seen above, the composite coefficients of runoff values used for the post-development analysis have marginally increased due to the additional gravel being placed in the Project area. A sample calculation of the pre-development runoff volume produced from the west sub-catchment is provided below. Note that the rational method formula has been modified to calculate volume of runoff as opposed to flow rate:

$$V = CIA$$

Where,

V = Volume of Runoff (m³)

C = Composite Coefficient of Runoff (0.33)

I = Precipitation from 1 in 100yr, 24 hr storm

A = Catchment Area (m²)

$$V = (0.3)(100.3)(6,870)\left(\frac{1 \text{ m}}{1000 \text{ mm}}\right)$$

$$V = 206.7 \text{ m}^3$$

As demonstrated above in the sample calculation the pre-development west sub-catchment area produces a total of 206.7 m³ of runoff during a 1 in 100-year, 24-hr storm. The complete volumes of runoff from the pre- and post development analysis for their respective catchments are included in Table 3 below.

TABLE 3: PRE- AND POST-DEVELOPMENT RUNOFF VOLUMES

Scenario	Runoff Volume (m ³)	
	East sub-catchment	West sub-catchment
Pre-Development	368	206.7
Post Development	404.8	227.4
Delta	+36.8	+20.7

Summary

A pre-development and post-development stormwater runoff analysis was completed within the proposed area of development within the Black Paws Pet Resort using the rational method and a 1 in 100-year, 24-hr storm event. The sub-catchment areas of the proposed RV storage expansion contributing to the larger drainage basins were both delineated using AutoCAD Civil 3D.

Based on the results, the proposed RV expansion area increases runoff to the East and West Drainage areas by 36.8 m³ and 20.7 m³, respectively. The increases in runoff are entirely due to changes to the ground cover within the proposed development area, i.e. from farmland coverage to hard surface gravel coverage. The east catchment area drains towards an oval shaped stormwater dugout. No survey information was available for the dugout that could be used to confirm its capacity, or whether it can handle the additional 36.8 m³ generated from the East sub-catchment of the proposed development.

These increases in runoff volumes are relatively low, and the runoff from the Project area has to sheet flow over farmland for hundreds of meters on the Black Paws Pet Resorts property before reaching any County stormwater infrastructure. Should this cause concern, consideration could be given to containing the increased runoff volumes with trapezoidal perimeter ditch, as necessary, around the RV expansion area.

Closure

We trust that this report satisfies your present requirements for the proposed RV storage area expansion. If you have any questions or concerns, please contact the undersigned at your earliest convenience.


Sincerely,



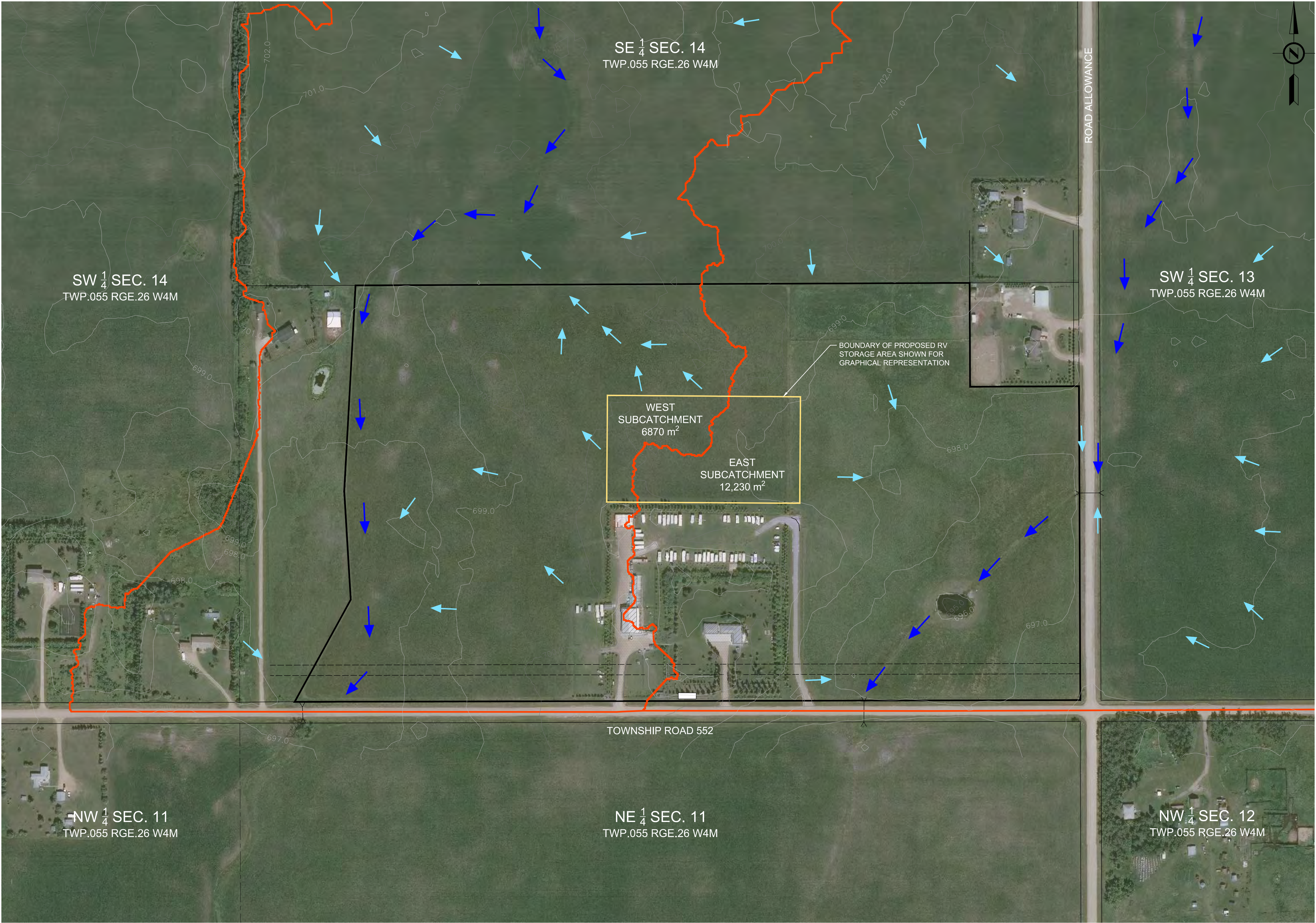
Shawn Connolly, E.I.T
Project Engineer
Higher Ground Consulting



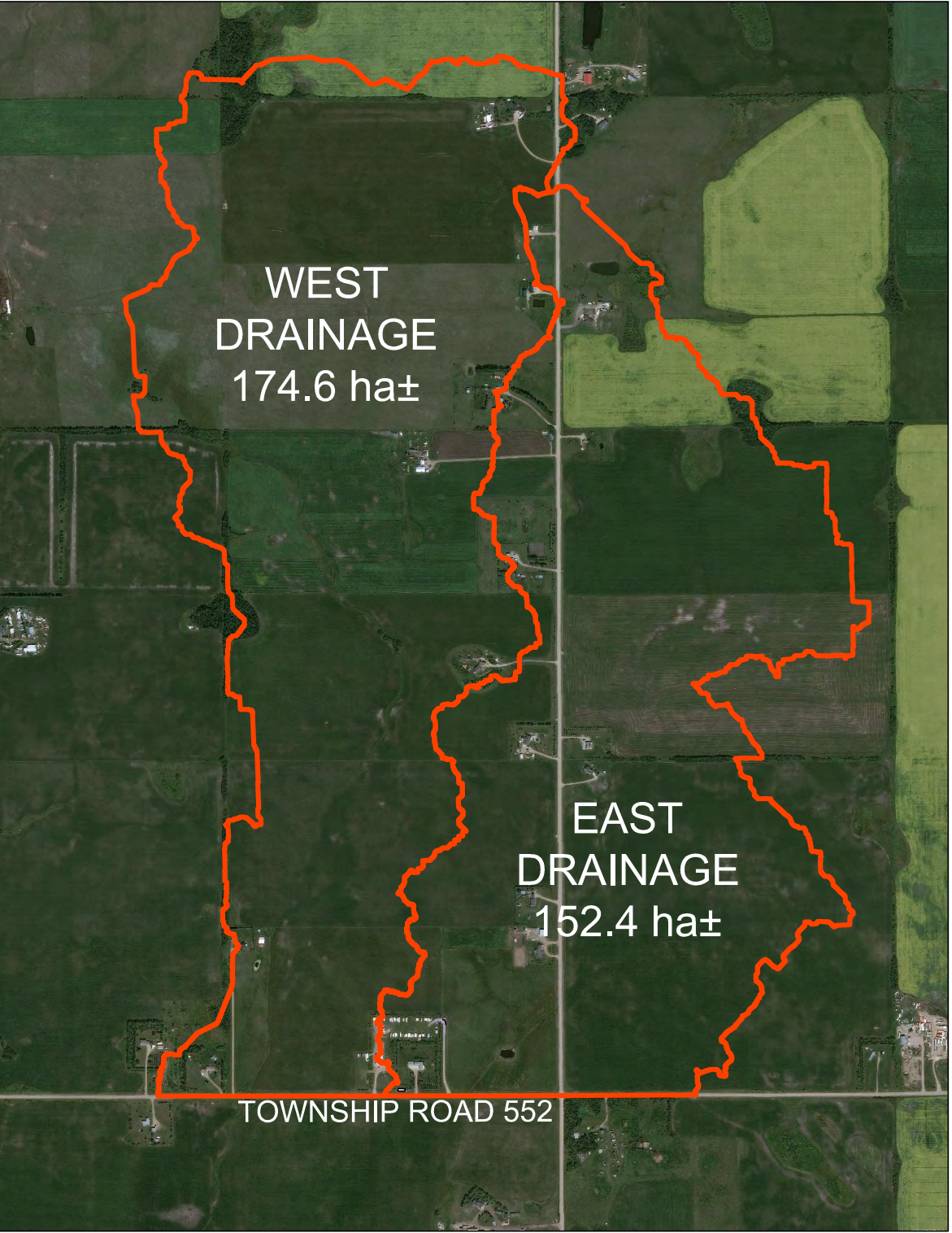
Scott Wark, P.Eng
Senior Civil Engineer

PERMIT TO PRACTICE HIGHER GROUND CONSULTING INC.	
RM SIGNATURE:	
RM APEGA ID #:	73130
DATE:	June 2, 2022
PERMIT NUMBER: P012420 The Association of Professional Engineers and Geoscientists of Alberta (APEGA)	

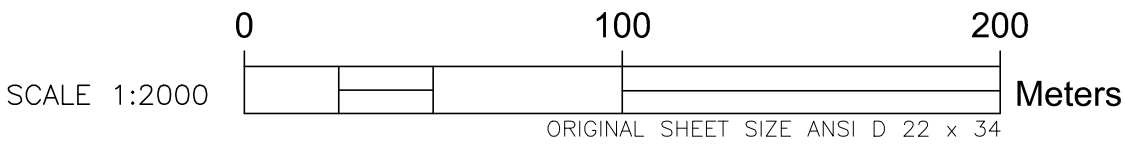
Attachment I: Delineated Catchment Areas (East and West)




- NOTES**
1. ALL ELEVATIONS AND DISTANCES ARE IN METRES UNLESS NOTED OTHERWISE.
 2. DRAWING IN UTM NAD 83 3TM COORDINATES, SITE INFORMATION PROVIDED BY LN LAND DEVELOPMENT TECHNOLOGIES DRAWING LN008336-001-SP_0 DATED DECEMBER 21, 2021.
 3. CATCHMENT BOUNDARIES DERIVED FROM GOVERNMENT OF CANADA HRDEM LIDAR DATA AND GOOGLE EARTH TERRAIN TIN SURFACE DATA.
- LEGEND**
- APPROXIMATE PRIMARY FLOW DIRECTION
- APPROXIMATE SECONDARY FLOW DIRECTION



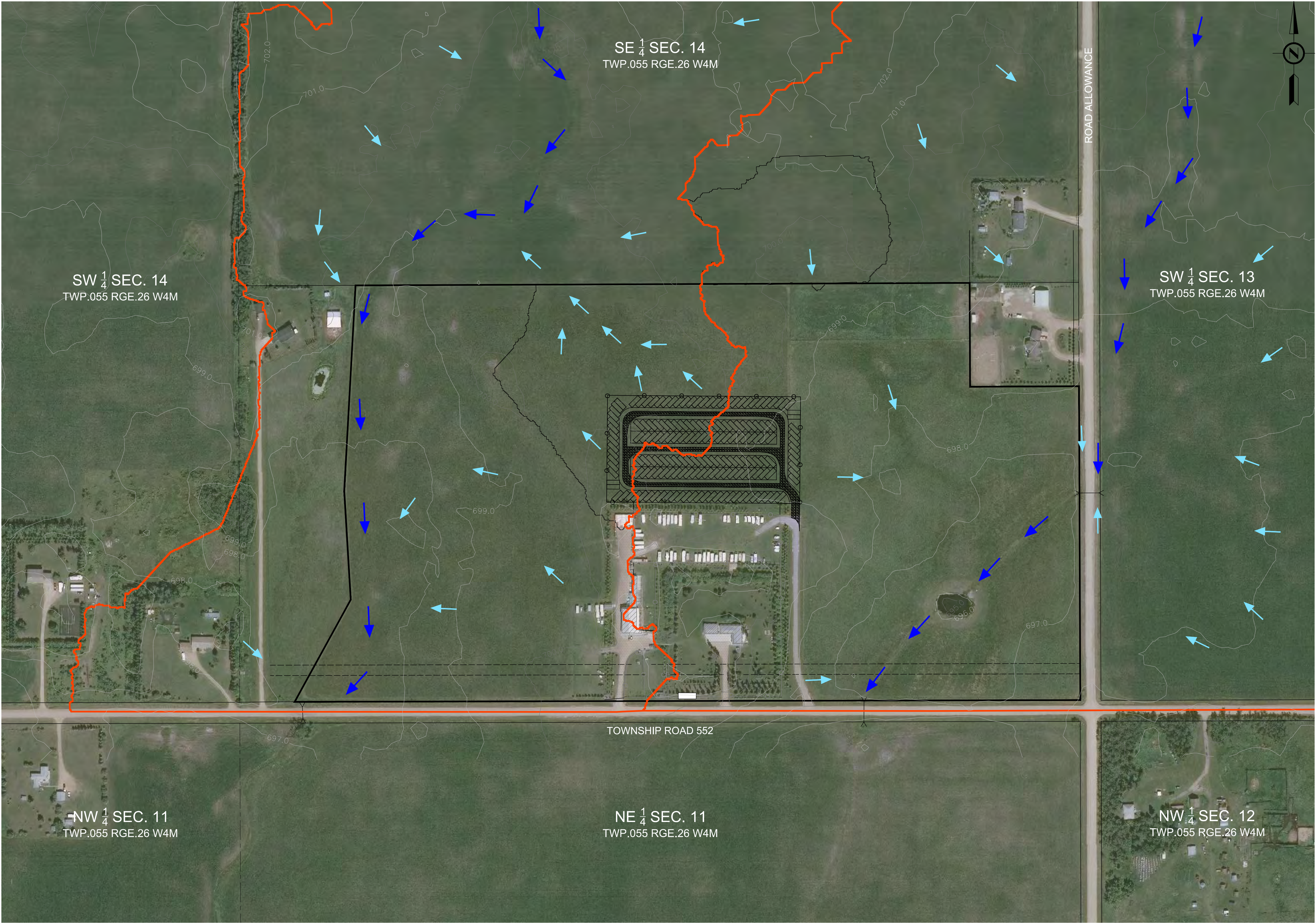
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NUMBER	TITLE	NO.	ISSUE	DATE	BY	CHK'D	ENG	APP'D	
		A	ISSUED FOR REVIEW	2022.MAY.12	KS	SC	WF	WF	



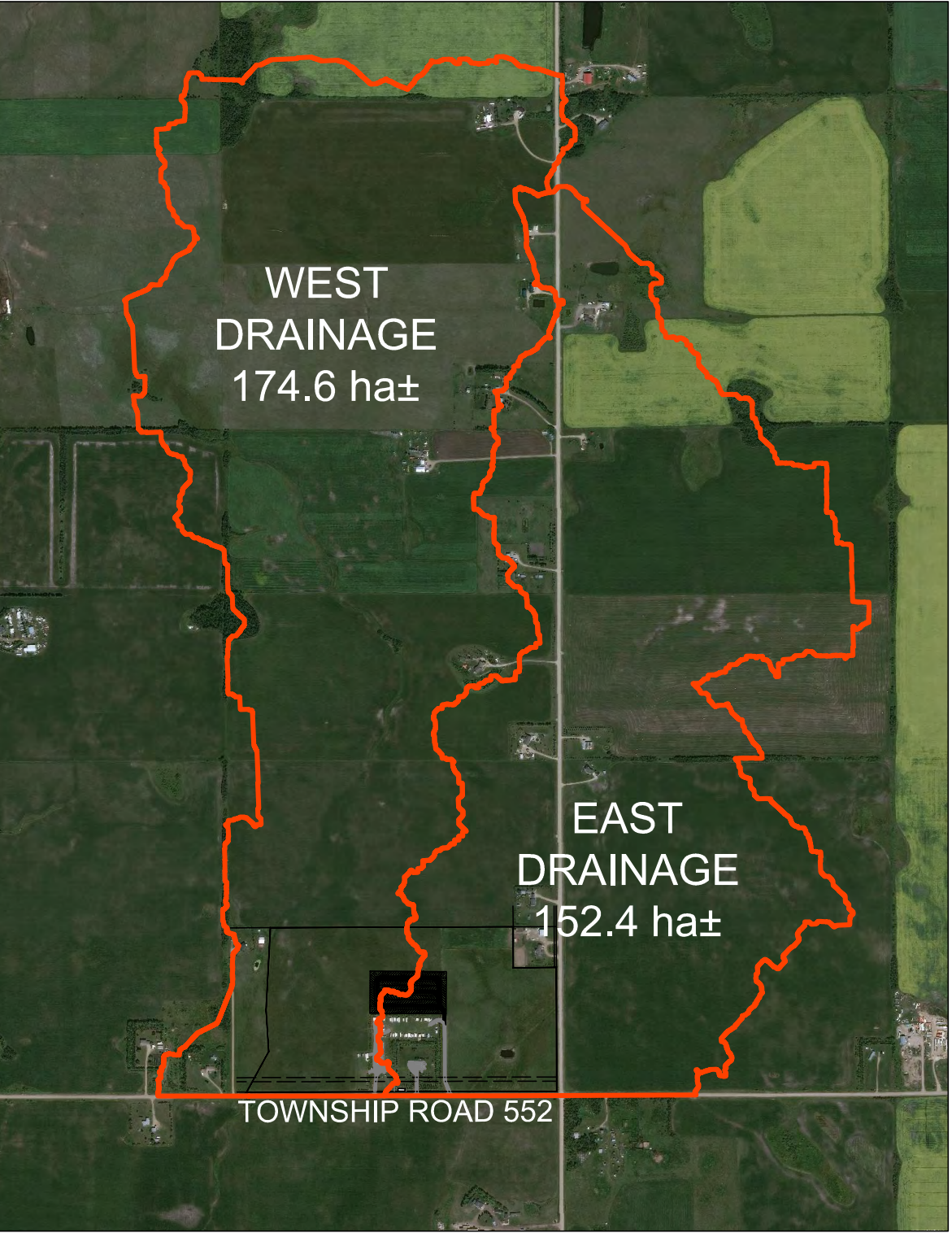
HIGHER GROUND CONSULTING INC. PERMIT TO PRACTICE: P12420

 HIGHER GROUND CONSULTING	BLACK PAWS PET RESORT & RV STORAGE		
	PART OF SE 1/4 SEC.14 TWP.55 RGE.26 W4M		
PROJ. NO.	BPP22001	CIVIL EARTHWORKS RV STORAGE EXPANSION PRE-DEVELOPMENT STORM SUBCATCHMENTS	
CADFILE	BPP22001-CATCHMENTS.DWG	DRAWING NO.	REV.
SCALE	AS NOTED	BPP22001-CIV-001	A

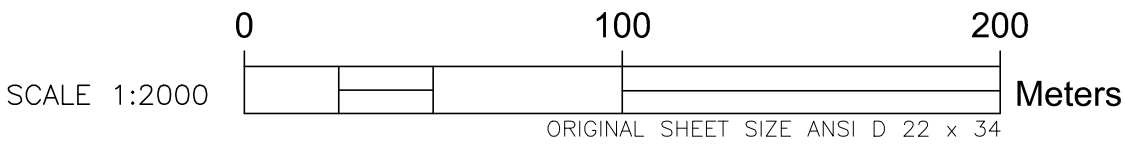
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LAST SAVED: 2022-05-12 3:12:27 PM BY: KURT




- NOTES**
- 1. ALL ELEVATIONS AND DISTANCES ARE IN METRES UNLESS NOTED OTHERWISE.
 - 2. DRAWING IN UTM NAD 83 3TM COORDINATES, SITE INFORMATION PROVIDED BY LN LAND DEVELOPMENT TECHNOLOGIES DRAWING LN008336-001-SP_0 DATED DECEMBER 21, 2021.
 - 3. CATCHMENT BOUNDARIES DERIVED FROM GOVERNMENT OF CANADA HRDEM LIDAR DATA AND GOOGLE EARTH TERRAIN TIN SURFACE DATA.
- LEGEND**
- APPROXIMATE PRIMARY FLOW DIRECTION
 - APPROXIMATE SECONDARY FLOW DIRECTION



REFERENCE DRAWINGS		REVISIONS							
NUMBER	TITLE	NO.	ISSUE	DATE	BY	CHK'D	ENG	APP'D	
		A	ISSUED FOR REVIEW	2022.MAY.12	KS	SC	WF	WF	



HIGHER GROUND CONSULTING INC. PERMIT TO PRACTICE: P12420



HIGHER GROUND CONSULTING

PROJ. NO.	BPP22001
CADFILE	BPP22001-CATCHMENTS.DWG
SCALE	AS NOTED

BLACK PAWS PET RESORT & RV STORAGE

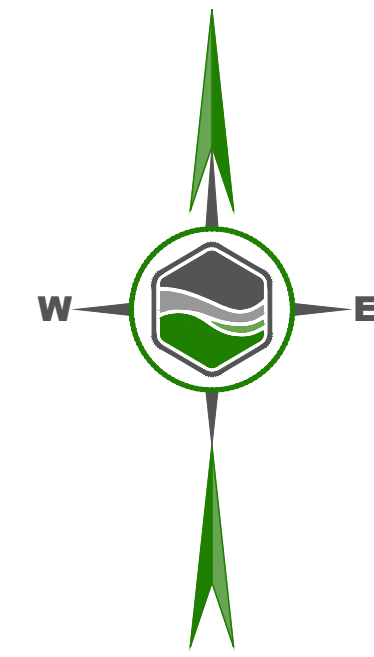
PART OF SE 1/4 SEC.14 TWP.55 RGE.26 W4M

CIVIL EARTHWORKS
RV STORAGE EXPANSION
POST DEVELOPMENT STORM CATCHMENTS

DRAWING NO.	BPP22001-CIV-002	REV.	A
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PLOTTED: 2022-05-11 11:09:59 AM BY: KURT
LAST SAVED: 2022-05-11 11:09:06 AM BY: KURT

Attachment 2: RV Storage Expansion Plan



CLIENT:

2193972 ALBERTA LTD.

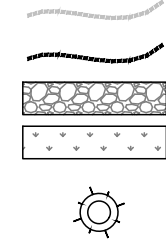
NOTES:

1. ALL ELEVATIONS AND DIMENSIONS ARE IN METERS AND DECIMALS UNLESS SHOWN OTHERWISE AND ARE GROUND USING COMBINED SCALE FACTOR 0.999797.
2. BEARINGS SHOWN ARE REFERRED TO CENTRAL MERIDIAN 114° WEST 3TM PROJECTION (NAD83 ORIGINAL).
3. ELEVATIONS ARE GEODETIC AND REFERENCED TO CAN-NET REFERENCE STATION AB_MORINVILLE.
4. EXISTING TOPOGRAPHY AND BOUNDARIES SURVEYED BY LN MAY 13, 2019.
5. EXISTING GROUND CONTOURS FROM ALTALIS LIDAR 7.5 DEM .

THE INFORMATION CONTAINED ON THIS DRAWING, AND ANY DOCUMENTATION PERTAINING TO THIS DRAWING IS CURRENT AS OF JUNE 18, 2021. ANY FACILITIES UNDER OR ABOVE GROUND INSTALLED AFTER THE AFOREMENTIONED DATE MAY NOT HAVE BEEN CONSIDERED IN THE PREPARATION OF THIS DOCUMENT. OR ITS SUPPORT DOCUMENTS

LEGEND:

- EXISTING CONTOURS 0.5m and 2.5m SHOWN THUS
PROPOSED CONTOURS 0.5m and 2.5m SHOWN THUS
PROPOSED GRAVEL ROADS SHOWN THUS
PROPOSED NATIVE GRASS AREAS SHOWN THUS
PROPOSED SITE LIGHTING (SOLAR) SHOWN THUS



SITE MAP:



Revisions

NO.	DESCRIPTION	DATE
0	Plan Issued	Dec. 21/21



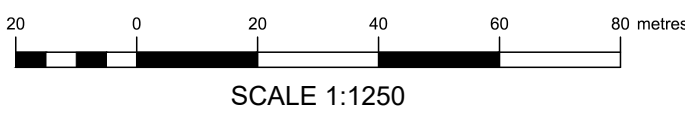
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STURGEON COUNTY - ALBERTA

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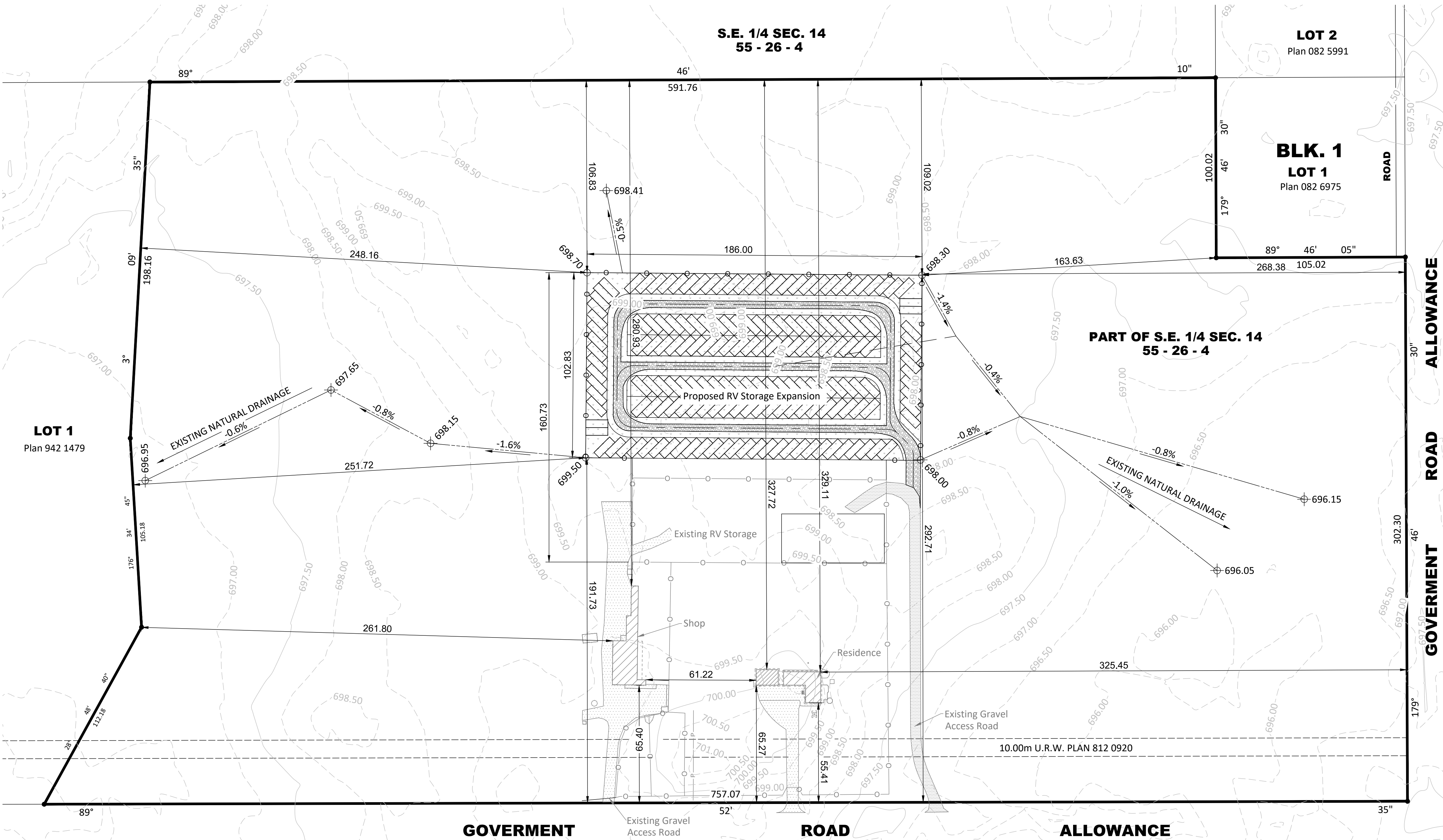
BLACKPAWS RV STORAGE EXPANSION
EXISTING GROUND CONTOURS AND SITE PLAN
JUNE 18, 2021

SCALE:



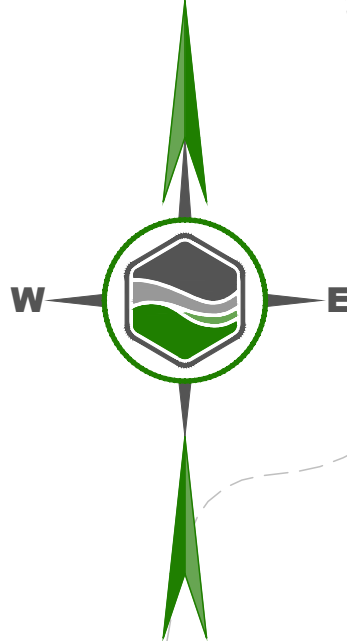
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DRAWN BY: SP	SURVEYED BY: --	REV: 0
DWG NO: LN008336-001-SP_0	REF DWG NO:	
DATE: Dec. 21/21	SHEET: 1 OF 3	



Grade to Natural Drainage
See Existing Contour Plan

186.00



CLIENT:

2193972 ALBERTA LTD.

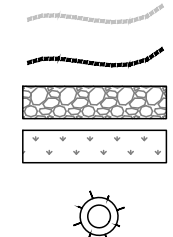
NOTES:

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PROPOSED GRAVEL ROADS SHOWN THUS
PROPOSED NATIVE GRASS AREAS SHOWN THUS
PROPOSED SITE LIGHTING (SOLAR) SHOWN THUS



SITE MAP:



Revisions

NO.	DESCRIPTION	DATE
0	Plan Issued	Dec. 21/21



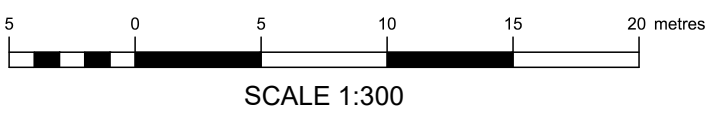
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PART OF S.E. 1/4 SEC. 14 TWP. 55 RGE. 26 W.4M.
STURGEON COUNTY - ALBERTA

DRAWING TITLE:

BLACKPAWS RV STORAGE EXPANSION
GRADING PLAN
JUNE 18, 2021

SCALE:



CLIENT: 2193972 ALBERTA LTD.

DRAWN BY: SP

DWG NO: LN008336-001-SP_0

DATE: Dec. 21/21

SURVEYED BY: --

REF DWG NO:

SHEET: 2 OF 3

REV:

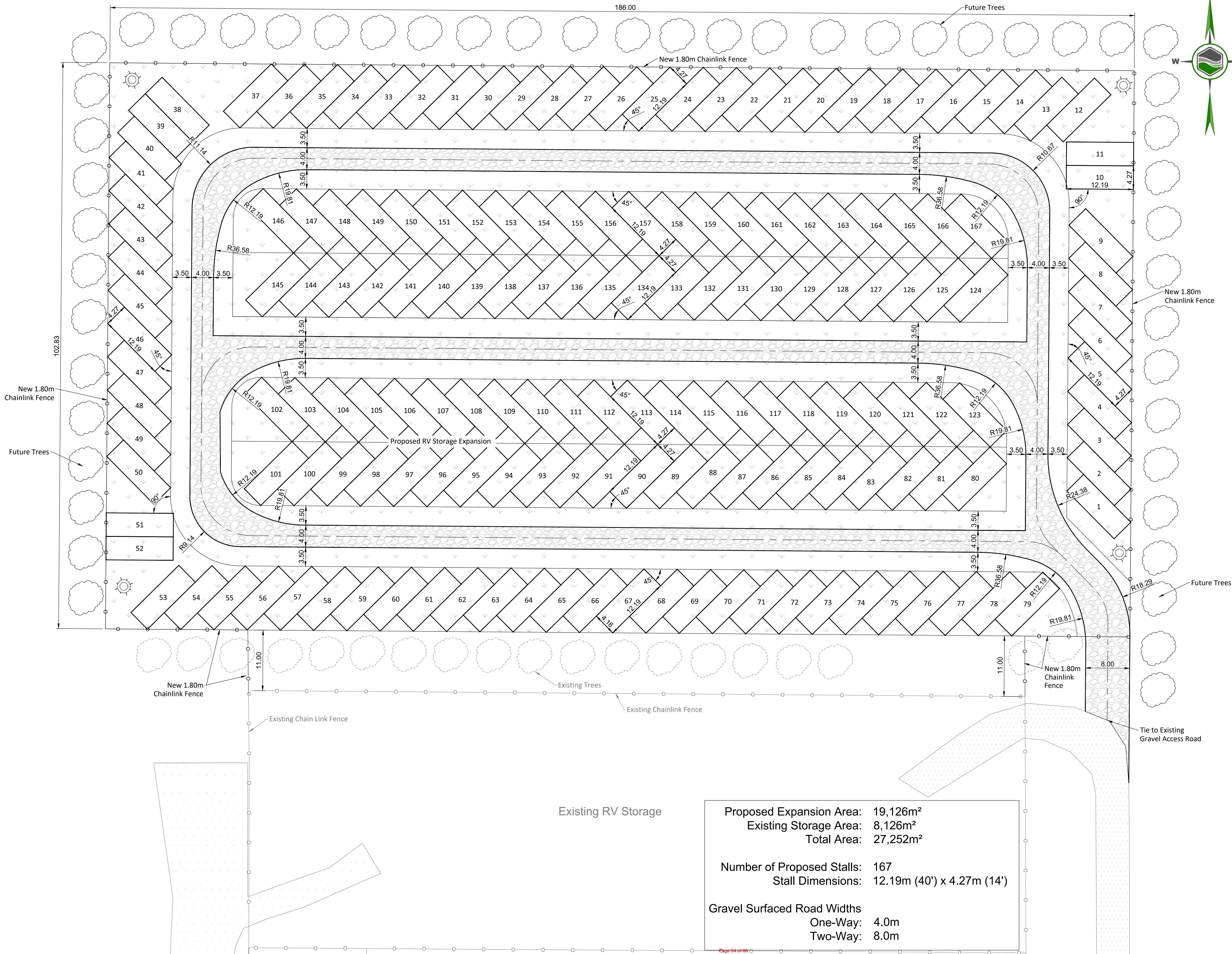
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Existing RV Storage

Proposed RV Storage Expansion

Grade to Natural Drainage
See Existing Contour Plan

Grade to Natural Drainage
See Existing Contour Plan



CLIENT:

2193972 ALBERTA LTD.

NOTES:

1. ALL ELEVATIONS AND DIMENSIONS ARE IN METERS AND DECIMALS UNLESS SHOWN OTHERWISE AND ARE GROUND USING COMBINED SCALE FACTOR 0.999797.

2. BEARINGS SHOWN ARE REFERRED TO CENTRAL MERIDIAN 114° WEST 3TM PROJECTION (NAD83 ORIGINAL).

3. ELEVATIONS ARE GEODETIC AND REFERENCED TO CAN-NET REFERENCE STATION AB_MORINVILLE.

4. EXISTING TOPOGRAPHY AND BOUNDARIES SURVEYED BY LN MAY 13, 2019.

5. EXISTING GROUND CONTOURS FROM ALTALIS LIDAR 7.5 DEM .

THE INFORMATION CONTAINED ON THIS DRAWING, AND ANY DOCUMENTATION PERTAINING TO THIS DRAWING IS CURRENT AS OF JUNE 18, 2021. ANY FACILITIES UNDER OR ABOVE GROUND INSTALLED AFTER THE AFOREMENTIONED DATE MAY NOT HAVE BEEN CONSIDERED IN THE PREPARATION OF THIS DOCUMENT, OR ITS SUPPORT DOCUMENTS

LEGEND:

EXISTING CONTOURS 0.5m and 2.5m SHOWN THUS

PROPOSED CONTOURS 0.5m and 2.5m SHOWN THUS

PROPOSED GRAVEL ROADS SHOWN THUS

PROPOSED NATIVE GRASS AREAS SHOWN THUS

PROPOSED SITE LIGHTING (SOLAR) SHOWN THUS

SITE MAP:

Revisions

NO.	DESCRIPTION	DATE
0	Plan Issued	Dec. 21/21

LAND DEVELOPMENT TECHNOLOGIES

Toll Free 1-855-488-9064 www.lnldt.ca

LEGAL DESCRIPTION:

PART OF S.E. 1/4 SEC. 14 TWP. 55 RGE. 26 W.4M. STURGEON COUNTY - ALBERTA

DRAWING TITLE:

BLACKPAWS RV STORAGE EXPANSION
SITE PLAN
JUNE 18, 2021

SCALE:

05101520

metres

SCALE 1:300

CLIENT: 2193972 ALBERTA LTD.

DRAWN BY: SP

DWG NO: LN008336-001-SP_0

DATE: Dec. 21/21

SURVEYED BY: --

REF DWG NO:

SHEET: 3 OF 3

REV: 0

Proposed Expansion Area:	19,126m ²
Existing Storage Area:	8,126m ²
Total Area:	27,252m ²
Number of Proposed Stalls:	167
Stall Dimensions:	12.19m (40') x 4.27m (14')
Gravel Surfaced Road Widths	
One-Way:	4.0m
Two-Way:	8.0m

Page 54 of 88

Attachment 3 – EC Rainfall Data

Environment and Climate Change Canada
Environnement et Changement climatique Canada

Short Duration Rainfall Intensity-Duration-Frequency Data
Données sur l'intensité, la durée et la fréquence des chutes
de pluie de courte durée

Gumbel - Method of moments/Méthode des moments

2021/03/26

=====

EDMONTON INTERNATIONAL CS AB 3012206

Latitude: 53 19'N Longitude: 113 37'W Elevation/Altitude: 715 m

Years/Années : 1961 - 2017 # Years/Années : 52

=====

Table 1 : Annual Maximum (mm)/Maximum annuel (mm)

Year	5 min	10 min	15 min	30 min	1 h	2 h	6 h	12 h	24 h
Année									
1961	3.6	3.8	5.1	7.4	7.9	11.9	27.2	32.3	39.1
1962	7.4	11.7	14.5	15.2	27.7	28.7	28.7	38.1	40.9
1963	8.1	13.0	19.3	23.1	24.6	29.5	35.1	51.8	51.8
1964	17.3	19.8	22.4	22.9	23.1	24.4	24.6	26.9	26.9
1965	3.6	5.3	7.4	8.9	11.7	12.7	25.9	31.2	47.0
1966	5.8	7.9	7.9	9.9	10.2	14.7	25.7	29.2	29.2
1967	2.0	3.8	5.1	5.8	9.9	13.2	19.3	22.1	25.9
1968	9.1	11.4	14.2	16.3	16.8	16.8	18.5	22.9	38.1
1970	9.9	13.2	18.5	20.8	24.1	26.7	30.2	49.5	74.7
1971	2.3	2.8	3.0	4.3	6.1	9.7	21.6	37.1	42.9
1972	7.1	10.7	14.0	20.6	24.6	27.7	27.7	27.7	31.0
1973	4.8	9.7	10.4	10.7	11.2	17.0	20.8	26.7	52.3
1974	4.8	6.6	9.4	13.5	15.7	23.4	48.5	53.3	58.9
1975	7.1	12.4	12.7	16.0	16.0	17.3	27.2	39.1	39.9
1976	5.1	9.1	9.9	15.5	19.6	21.1	24.1	25.4	27.2
1977	3.3	5.6	8.1	8.1	9.9	13.2	17.5	23.1	33.0
1978	6.0	6.0	6.2	7.4	10.1	12.5	23.7	41.0	66.1
1979	5.0	6.7	7.7	9.2	11.2	14.4	17.6	20.0	29.6
1980	7.6	13.7	17.4	18.3	26.0	38.6	69.0	80.2	83.5
1981	3.8	7.6	8.3	10.9	11.7	16.9	25.2	29.2	45.0
1982	4.1	6.7	7.4	9.0	11.3	17.9	28.3	40.0	60.6
1983	-99.9	-99.9	-99.9	-99.9	21.9	35.5	37.7	38.0	48.7
1984	4.6	6.3	8.9	13.5	14.0	15.6	34.0	44.1	61.2
1985	3.8	5.6	7.4	10.7	15.0	18.8	27.6	35.2	35.2

1986	8.1	10.8	12.1	12.9	13.2	13.2	22.0	31.2	38.5
1987	5.1	9.4	10.1	13.5	20.2	20.2	34.3	45.0	45.0
1988	4.8	7.3	7.7	9.5	12.3	19.5	32.2	52.6	78.4
1989	6.7	9.2	9.6	10.2	12.9	15.4	25.8	30.7	41.1
1990	4.6	7.0	7.4	10.0	18.2	21.0	36.0	64.2	89.0
1991	9.9	10.4	10.9	12.2	18.2	31.0	41.4	43.0	48.4
1992	3.9	5.0	7.1	9.7	9.9	10.4	16.1	19.9	21.4
1993	2.6	2.6	2.9	4.0	5.9	10.2	16.7	27.4	49.0
1994	7.2	8.7	11.8	19.6	29.1	33.2	45.2	46.9	64.6
1996	7.2	8.9	9.7	14.0	14.6	17.9	28.5	30.0	52.7
1997	5.1	10.1	13.7	17.6	22.9	23.4	28.4	42.9	47.1
1998	5.9	9.9	14.6	16.3	18.6	25.0	-99.9	-99.9	57.6
2000	3.8	5.3	6.7	8.9	11.2	13.6	27.0	34.1	39.1
2001	11.2	15.6	23.4	28.6	28.8	35.2	48.6	67.6	102.2
2002	2.0	3.5	4.1	7.5	11.4	14.3	21.0	23.4	25.8
2003	3.2	4.0	5.1	7.9	10.8	13.0	17.1	24.0	27.4
2004	7.0	13.9	16.3	21.9	22.4	22.6	24.3	25.7	41.5
2005	9.9	11.0	12.9	16.9	23.3	26.7	29.4	31.6	33.7
2006	4.4	5.3	5.8	6.9	8.4	14.6	21.7	25.0	25.1
2007	5.0	7.3	7.8	8.9	8.9	11.8	23.6	27.2	41.8
2008	5.5	6.6	7.1	8.8	11.0	11.0	18.6	19.6	21.3
2009	-99.9	-99.9	-99.9	-99.9	-99.9	-99.9	-99.9	-99.9	23.8
2010	10.2	12.4	13.8	14.7	17.1	21.7	23.6	37.7	63.7
2011	4.4	7.5	8.7	11.0	19.7	22.2	22.2	31.6	44.4
2012	13.6	16.7	19.5	21.4	22.3	23.6	23.6	27.8	44.5
2013	9.2	15.3	15.9	16.9	18.1	21.3	30.0	30.0	40.3
2014	4.2	7.4	9.0	11.8	13.2	14.8	30.9	43.6	46.2
2015	5.4	8.2	10.2	14.4	17.1	17.6	24.3	37.3	37.3
2016	7.6	11.6	12.4	16.0	25.8	34.4	46.8	46.8	52.2
2017	6.2	10.6	13.4	17.6	18.6	25.6	26.4	43.6	46.2

# Yrs.	52	52	52	52	53	53	52	52	54
Années									
Mean	6.2	8.9	10.7	13.2	16.3	20.0	28.3	36.0	45.9
Moyenne									
Std. Dev.	3.0	3.8	4.8	5.4	6.2	7.4	9.8	12.6	17.4
Écart-type									
Skew.	1.42	0.60	0.76	0.60	0.36	0.73	1.86	1.30	1.11
Dissymétrie									
Kurtosis	6.14	3.33	3.35	3.14	2.21	2.86	7.95	5.26	4.56

*-99.9 Indicates Missing Data/Données manquantes

Warning: annual maximum amount greater than 100-yr return period amount
Avertissement : la quantité maximale annuelle excède la quantité
pour une période de retour de 100 ans

Year/Année	Duration/Durée	Data/Données	100-yr/ans
1964	5 min	17.3	15.4
1980	6 h	69.0	59.2
1980	12 h	80.2	75.6
2001	24 h	102.2	100.3

Table 2a : Return Period Rainfall Amounts (mm)
Quantité de pluie (mm) par période de retour

Duration/Durée	2	5	10	25	50	100	#Years
	yr/ans	yr/ans	yr/ans	yr/ans	yr/ans	yr/ans	Années
5 min	5.7	8.3	10.0	12.2	13.8	15.4	52
10 min	8.2	11.6	13.8	16.6	18.6	20.7	52
15 min	9.9	14.1	16.9	20.4	23.0	25.6	52
30 min	12.3	17.1	20.2	24.2	27.1	30.1	52
1 h	15.3	20.8	24.4	29.0	32.5	35.9	53
2 h	18.8	25.4	29.7	35.2	39.2	43.3	53
6 h	26.7	35.4	41.1	48.4	53.8	59.2	52
12 h	34.0	45.1	52.5	61.8	68.8	75.6	52
24 h	43.0	58.4	68.5	81.4	90.9	100.3	54

Table 2b :

Return Period Rainfall Rates (mm/h) - 95% Confidence limits
Intensité de la pluie (mm/h) par période de retour - Limites de confiance de 95%

Duration/Durée	2	5	10	25	50	100	#Years
	yr/ans	yr/ans	yr/ans	yr/ans	yr/ans	yr/ans	Années
5 min	68.0	99.4	120.1	146.3	165.8	185.1	52
	+/- 8.8	+/- 14.9	+/- 20.1	+/- 27.1	+/- 32.5	+/- 37.8	52
10 min	49.5	69.4	82.7	99.4	111.8	124.1	52
	+/- 5.6	+/- 9.5	+/- 12.8	+/- 17.3	+/- 20.7	+/- 24.1	52
15 min	39.6	56.4	67.5	81.6	92.1	102.4	52
	+/- 4.8	+/- 8.0	+/- 10.8	+/- 14.6	+/- 17.4	+/- 20.3	52
30 min	24.7	34.2	40.4	48.4	54.3	60.1	52
	+/- 2.7	+/- 4.5	+/- 6.1	+/- 8.2	+/- 9.8	+/- 11.4	52
1 h	15.3	20.8	24.4	29.0	32.5	35.9	53
	+/- 1.5	+/- 2.6	+/- 3.5	+/- 4.7	+/- 5.7	+/- 6.6	53
2 h	9.4	12.7	14.9	17.6	19.6	21.6	53
	+/- 0.9	+/- 1.5	+/- 2.1	+/- 2.8	+/- 3.4	+/- 3.9	53
6 h	4.4	5.9	6.9	8.1	9.0	9.9	52
	+/- 0.4	+/- 0.7	+/- 0.9	+/- 1.3	+/- 1.5	+/- 1.7	52
12 h	2.8	3.8	4.4	5.2	5.7	6.3	52
	+/- 0.3	+/- 0.4	+/- 0.6	+/- 0.8	+/- 1.0	+/- 1.1	52
24 h	1.8	2.4	2.9	3.4	3.8	4.2	54
	+/- 0.2	+/- 0.3	+/- 0.4	+/- 0.5	+/- 0.6	+/- 0.8	54

Table 3 : Interpolation Equation / Équation d'interpolation: $R = A \cdot T^B$

R = Interpolated Rainfall rate (mm/h)/Intensité interpolée de la pluie (mm/h)
RR = Rainfall rate (mm/h) / Intensité de la pluie (mm/h)
T = Rainfall duration (h) / Durée de la pluie (h)

Statistics/Statistiques	2	5	10	25	50	100
	yr/ans	yr/ans	yr/ans	yr/ans	yr/ans	yr/ans
Mean of RR/Moyenne de RR	23.9	33.9	40.5	48.8	54.9	61.1
Std. Dev. /Écart-type (RR)	23.6	34.2	41.3	50.2	56.8	63.4
Std. Error/Erreur-type	3.4	4.2	4.7	5.4	6.0	6.5
Coefficient (A)	14.8	20.5	24.2	28.9	32.4	35.9
Exponent/Exposant (B)	-0.660	-0.674	-0.680	-0.685	-0.688	-0.691
Mean % Error/% erreur moyenne	3.8	3.6	3.7	3.8	3.9	4.0

024-STU-013

Development Authority Report

2024-09-17



Sturgeon
C O U N T Y

Relevant Policy & Legislation

Municipal Government Act

Council must adopt a Land Use Bylaw

- Districts
- Permitted and Discretionary Uses

Council must by Bylaw

- Provide for a Development Authority to exercise development powers and perform duties on

Development Authority issues Permitted Use

- Person applying for the permit may appeal
- Any person affected by the decision may appeal
- **NO APPEAL LIES IN RESPECT TO THE ISSUANCE OF A DEVELOPMENT PERMIT FOR A PERMITTED USE UNLESS THE PROVISIONS OF THE LAND USE BYLAW WERE RELAXED, VARIED OR MISINTERPRETED.**

Site Location (Local)



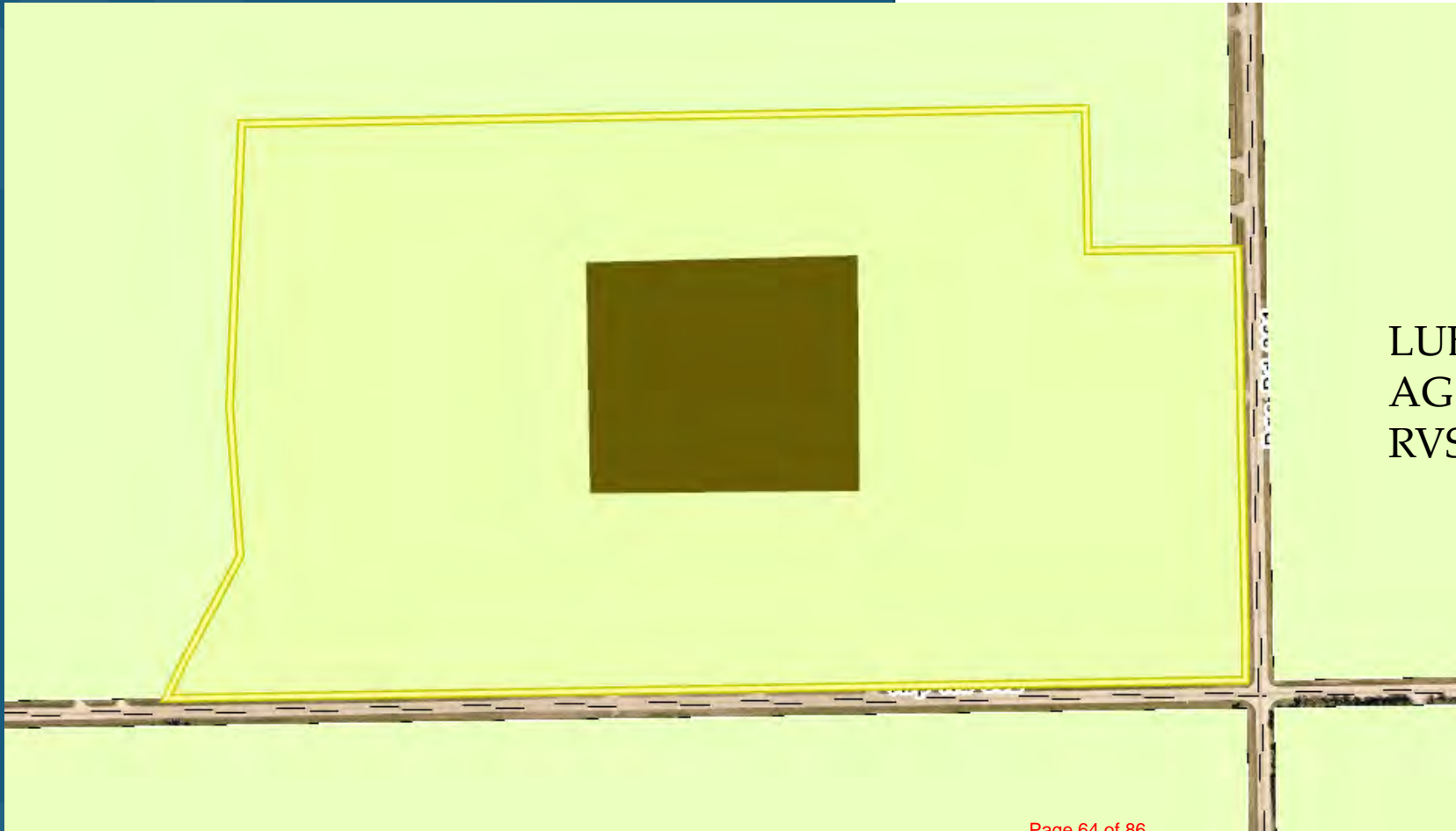
Site Location (Site)

BlackPaws RV Storage



Property Information

AG & RVS DISTRICT



LUB amended to allow a portion
AG land to be redistricted as
RVS – Recreational Vehicle Storage

AG & RVS DISTRICT

Parcel size 27.3ha (67.53 acres)

SDD

Kennel (40 dogs)

Existing RV Storage (40 stalls)

Aug 7, 2024

305305-24-D0197 approved
permitted use for RV storage
expansion

Aug 27, 2024

RV Storage complaint
received

Property Information



County Policy & Legislation

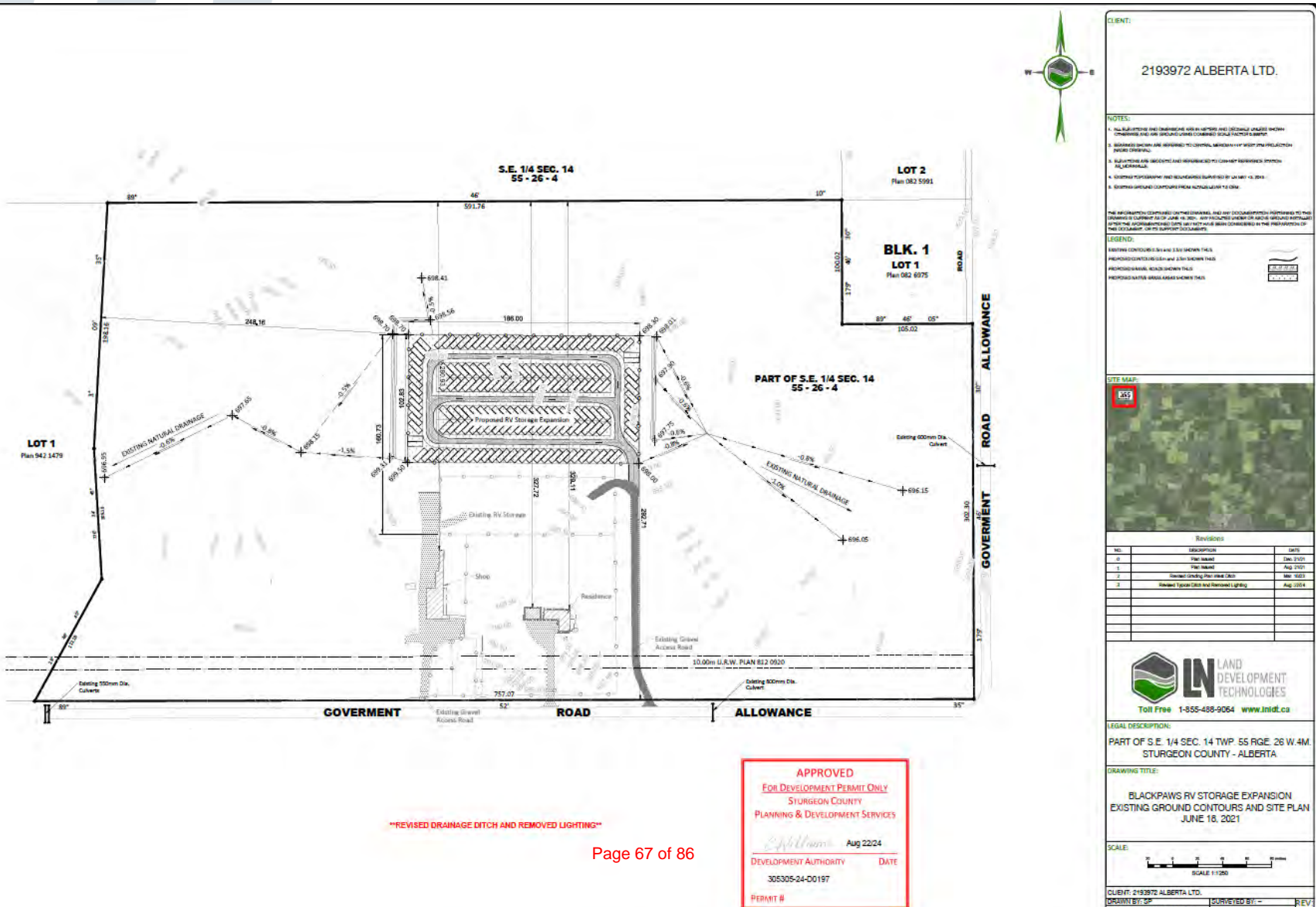
Municipal Development Plan 1313/13

- Conservation of AG land – strategic goal
- 2023 Council imposed moratorium on LUB amendments to redistrict AG lands for RV storage until MDP review complete
 - Moratorium would only affect redistricting
 - Landowners of parcels that have a district allowing for RV storage can apply for DP
 - Long Range Planning working to develop a policy with a decision matrix to determine when traffic Impact Assessments are required for RV storage applications

Land Use Bylaw 1385/17

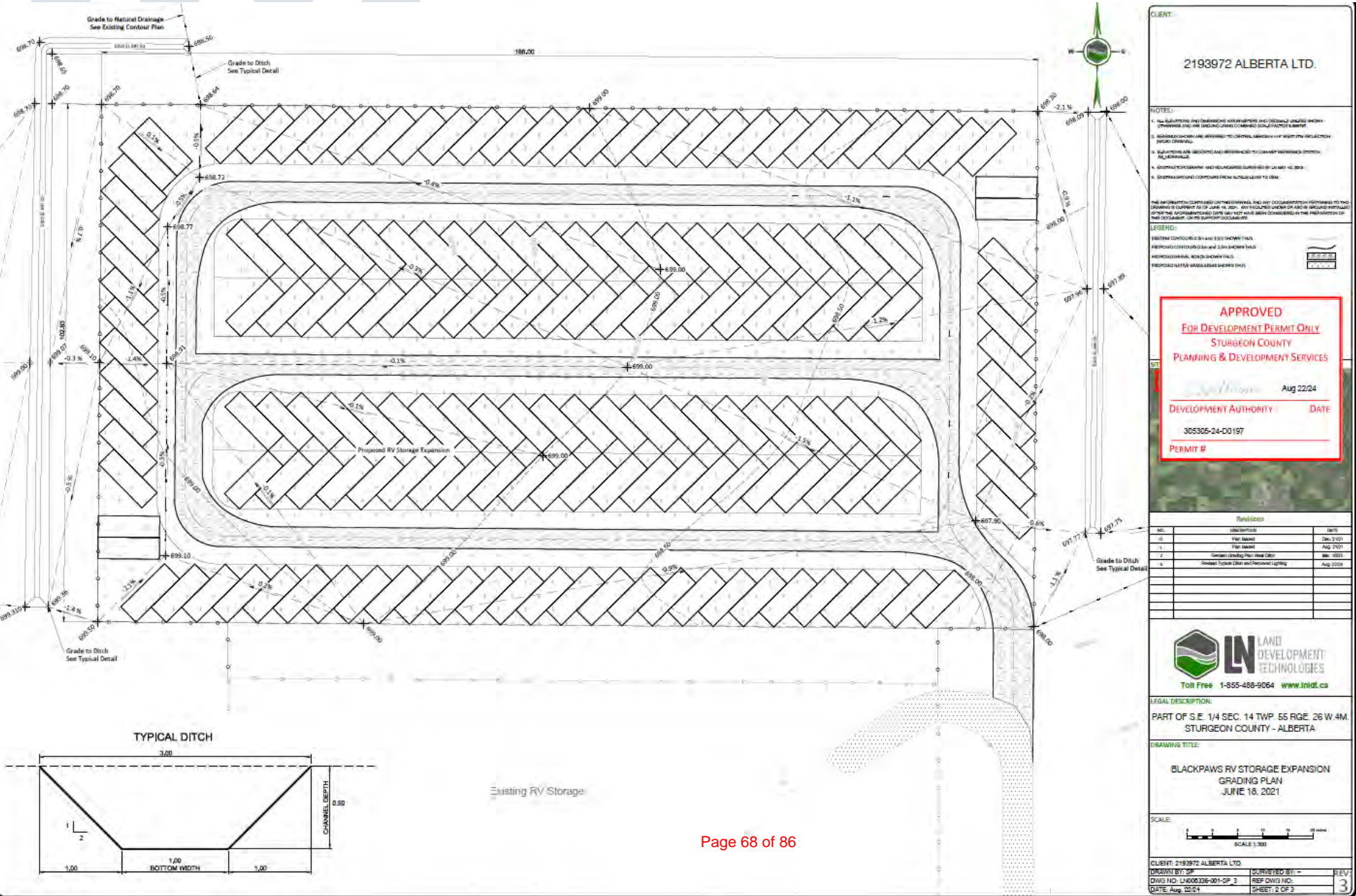
- Development Authority
 - Consider and make decision on permitted use
 - Shall approve with or without conditions on an application for a permitted use where the proposed development conforms to the Bylaw.

Land Use Bylaw Section 6.21 RV Storage Facility Regulations

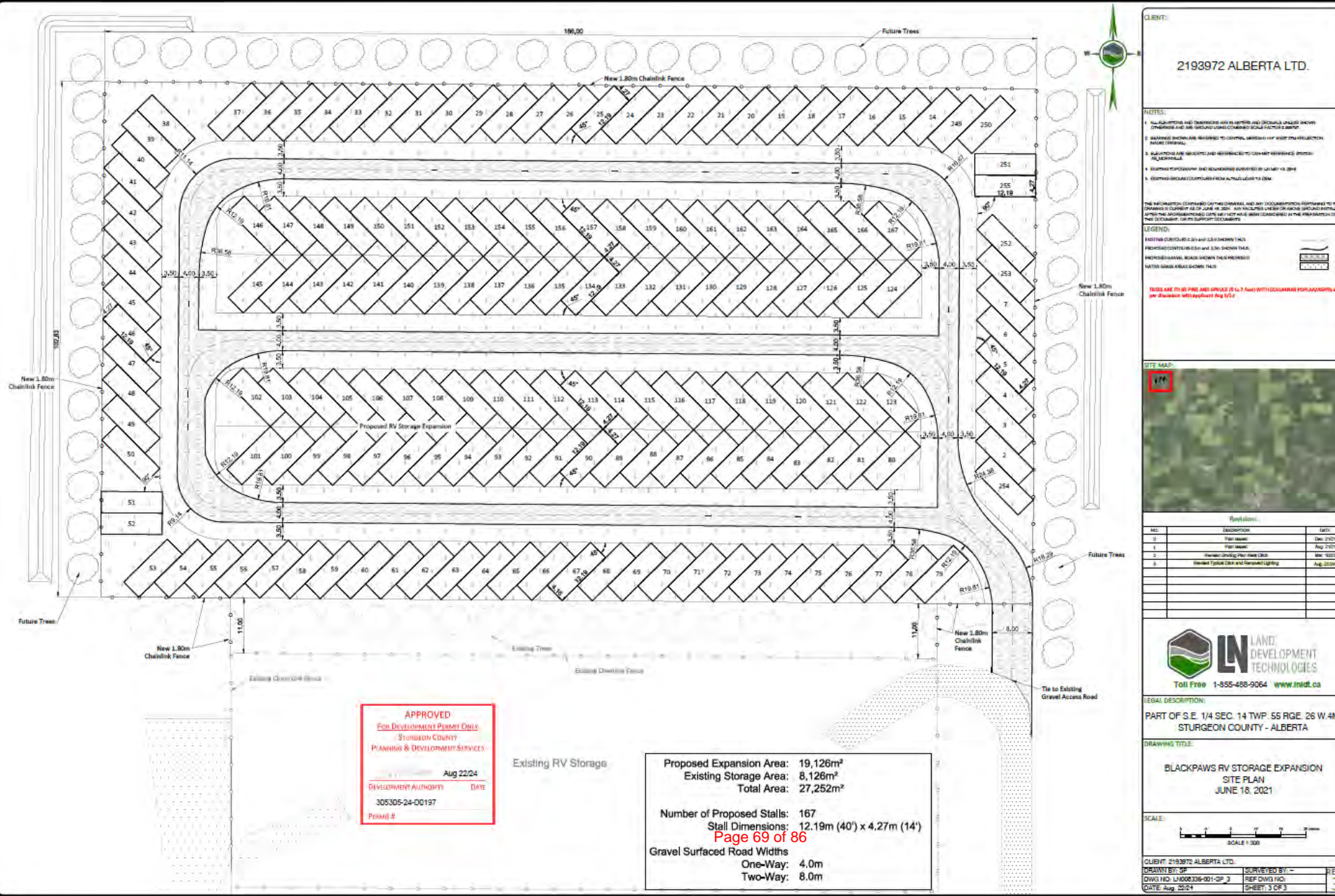


"REVISED DRAINAGE DITCH AND REMOVED LIGHTING"

Land Use Bylaw Section 6.21 RV Storage Facility Regulations



Land Use Bylaw Section 6.21 RV Storage Facility Regulations



Analysis

- The proposed development conforms with the Land Use Bylaw
- Permitted use within the RVS district
- Notification of the decision to adjacent landowners was not required – no variance or relaxation to the bylaw
- RV storage facilities typically within Commercial, Industrial districts
 - Self sufficient
 - Owner/operator/dwelling not required to be on the parcel
 - Facility accessed spring, summer and fall – minimal winter activity
- Hours of Operation
 - Regulations require applicant to provide proposed hours of operation
 - Do not regulate – “shall”
 - No lighting proposed
- Landscaping
 - RVS district is not specifically noted within the Landscape Regulations of the LUB
 - General landscaping regs require landscaping to be completed within 2 years of permit issuance
- No setback requirements (expansion area is over 200m from closest dwelling).
- Traffic Impact Assessment (TIA) and road improvements not required as per County Engineering review
 - Comprehensive transportation study confirmed TIA is only required if 100 or more trips are generated per day.

Conclusion

- Development permit conditions for permitted use
 - Must be enforceable
 - Specifically related to the proposed development and regulations listed within the LUB
 - Have a legitimate connection with valid planning and development considerations.
- **The Board must comply with the following:**
 - Application must conform with the prescribed uses of the land (*MGA* s. 687(3)(d)(ii)).
 - For a permitted use, to decide whether the Development Authority has relaxed, varied or misinterpreted the LUB.
 - The SDAB can confirm, revoke, or vary the Development Authority's conditions, provided the conditions are listed in the LUB.

APPELLANT SUBMISSIONS RECEIVED

From: [REDACTED]
To: [Legislative Services](#)
Cc: [REDACTED] Severed in line with section 17 of the FOIP Act
Subject: 305305-24-D0197 BlackPaws Appeal
Date: Thursday, September 12, 2024 11:08:01 PM
Attachments: [image4.png](#)
[image5.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender, and know the content is safe. If you are unsure of the contents of this email, please reach out to IT at ISSupport@sturgeoncounty.ca

Please let me know you have received the documents safe and sound, thank you for all the help.

Melinda & Derek MacDonnell 55208 RR261 Sturgeon Co.

Concerns regarding RV Storage:

- No business hours, 24/7 operation
- Lights shinning onto our property (pictured)
- Being over 40 RV's for years and years
- Traffic on the road especially during the long weekends
- Double Businesses on the property
- Multiple Businesses already on our road
- 1x bilaw officer to police issues
- We are left to file complaints regarding issues (lights/noise/overage) when complaints are made the legnth of time it takes to investigate makes it irrelevant (I filed a complaint on Aug 27 and have yet to be contacted regarding an outcome)
- Constant complaints will cause bad blood between Neighbours on a consistent basis
- Due to the grade of land the RV's have no coverage from our property. The fence does not distort the view, because of the slope the fence covers a small portion of the bottom of some RV's.

-The original Re-zoning information sent out had no information other than land size. No business information regarding hours or condition such as a limitation on numbers of RV's stored on the property. The original permit in 2008 for RV storage had a land size of 520ftx150 and was required to have 4 rows of trees as well as to be fenced, that area was to hold a maximum of 40 RV's. The new lot had doubled in size (610ftx531ft) it has to also be enclosed with a fence but is only required to have 45-50 trees, no size required and to be planted within two years of the approval, and they get to quadruple their business by taking their numbers from 40 to 207 RV's. This massive inflation could not have been predicted based on the previous requirements.

-They have been over on their numbers for RV storage for years, there are aerial photos on google documents as well as in the very documents sent out for our appeal.

**Appeal paperwork shows 48 in lot and 19 outside the storage lot (3 on the west lot)

**Google Map (older image) shows 54 in the original lot (clearly a lot of missing RV's) and 8 on the west lot

-Sturgeon County contacted them in May regarding their RV's stored outside the original RV lot (which was over the maximum RV allowance)

-This process has been sooo drawn out, 4 years has elapsed between starting to get the permit for rezoning to now. So many processes within the county have time compliances because home owners change, life changes, opinions change. The fact that this has been able to elapse over 4 years before deciding to move forward without having to readdress the surrounding and affected Properties is unfair.

-They have been storing RV's outside the original lot for 2+ years, no shelter from our view and even when County contacted them regarding it as well as myself no attempt was made to move them.

-The other equally affected Neighbour Glen (2116 Twp 552) appealed the first RV storage permit back in 2008. He eventually dropped it after speaking to the owners and they did enclose the lot so it wasn't visible. He WAS NOT contacted in 2020 for the rezoning process and again wasn't contacted regarding this appeal. He even had a Peace Officer call to say he had to serve him the documentation but because he wasn't home he was going to leave it at his fence, but once he arrived home nothing was left. He wasn't even made aware of this process until I reached out to him a week before the hearing date (Tues Sept 10)

Timeline of my Contact with the County regarding trying to find answers on RV storage expansion and RV/Kennel information

April/May 2024- I had several phone calls with Daniel in Planning & Development to get answers on how many RV's aloud and what was happening with the RV expansion. I was told time and time again, the last of the documents uploaded with any information was 2010 and there was no expansion, there was nothing happening, they wouldn't be aloud as the county has strict bilaws about RV storage. When I pushed the issue I was told to request the documents from the County so I could see first hand. They were aloud Max of 40 RV's and 40 dogs.

May 2024- (as per Carla's email) "An areal photo dated May 2024 revealed RVs stored on the north side of the trees. A new development permit is required for RV storage on the north side of the trees and the land owner has been informed. The landowner plans to extend the fence, a permit is not required for fencing".

May 29, 2024 – I texted Brady, “Hey Brady! I’ve been wanting to chat when I see you but it’s been a while? (thats what happens when you dont leave your house lol) I know when we chatted originally about extending you rv parking lot there was promise of a mature tree line being put in so we wouldn’t have such a direct view of trailers out our back window. It’s been a few years now so wondering if something could get done.” His reply “Yes I am getting going on it in general. I wil be moving trees around but getting late now so would be fall” “I would be interested to know the angle as to best placement for your view as well”

June/July 2024 I had approx 10 conversations with Doug (was a Compliance Officer within Sturgeon County). Even after sending the rezoning information I had, he confidently told me that there was no information in the system and the rezoning didn't take place. It was AG land, they were legially able to store a maximum of 40 RV's and advised me I was within my right to file a bilaw complaint regarding their clearly overbooked RV lot.

July 24, 2024- I texted Brady, “Hey again Brady, There’s no way to ease into it so I’ll start here. We agreed not to contest the RV expansion as we wanted to be good neighbours and the thought of the new rv’s and new trees planted would help disrupt the sounds of dogs sounded like a positive outcome- fast forward 4 years and our view looks like a trailer park and the dog noise is louder then ever. We don’t want to upset anyone, but I have spoke to several people at the county in multiple departments to ensure the facts are correct and they have informed me there is no authorization for this expansion; as far as they can tell there is an allowance of 37-40 RV’s that was granted in 2008 and nothing sense then. If that’s not correct that is not my information it was theirs. I hope you understand this isn’t an easy message but we have been biting our tongue for years now. Our property is affected heavily by your business, you’re making the money and we suffer the consequences. Planting all the trees we can do undo the view/sound isn’t working and soon as the days get darker earlier we go back to headlights shinning in our master bedroom as people pick up and drop off at all hours. We thought we should reach out before the lot starts to get full at the end of the season. This is nothing personal, and I hate that we have to do this, just we need to say something as our yard isn’t an

enjoyable place with a pretty view anymore”

This prompted a heated and confusing call as I was told hard facts and he was sure of his. He told me he would call his contact Carla and sort it out. I was then contacted by text saying it was zoned.

July 25, 2024- Brady text, “And now the development is going, which means the trees will be in in the fall like we had talked about”

July 25th – I contacted Carla to confirm what information was correct. On this call she advised me that they are able to expand, they did rezone and his building permit had been submitted that morning. On this call I clearly explained my concerns on the timeline, how quickly things were being pushed through once I made my feelings known and how no one else was able to see that this was authorized other than her. She said she would look into things and contact me back.

July 25th, 2024- Carla had replied to my concerns via email (attached). I did follow up with a phone call and asked if we would have the ability to appeal this. It was mentioned that it would go in the paper so I asked when that would be so I could appeal, she said I couldn’t really appeal explaining that it was approved and we didn’t appeal back for the rezoning so it is pretty much done.

Aug 2, 2024- Derek MacDonnell reached out to Alanna Hnatiw regarding our concerns

Aug 12, 2024-I spoke with Neil Comeau regarding our concerns. He along with others looked into the issue and unfortunately this took time to get the information the required, he was able to organized for me to speak with Tyler McNab for answers.

Aug 14- Derek Spoke with Glen Raincock the Neighbour west of us (26116 Twp 552) and he was completely unaware of the rezoning and expansion. He appealed the original RV lot in 2008 and would have appealed this had he been made aware.

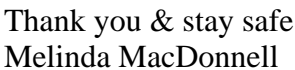
Aug 22, 2024- Tyler McNab contacted me regarding my concerns. He explained some of why things were the way they were, although it didn’t give great clarity on why this process was so

drawn out without time compliance etc. or help us for our situation, he was able to inform me we could appeal, but at that time we had a week to get our information in. At this point I was advised for any concerns or complaints I can record and document them and file complaints.

Aug 27, 2024- I filed an official complaint with Stephen Chipchase regarding the number of RV's being stored over and above what they are allowed as well as outside the permitted zone (at that point there were 21 visible OUTSIDE the fence). **I have not heard back regarding this complaint.

Aug 29, 2024 – Applied for Appeal

Sept 10, 2024- Spoke with Glen Raincock and he AGAIN was unaware of this appeal process. The Peace Officer had called him to say he had to serve/deliver papers to him but Glen was not home. The Peace Officer advised him he would leave them at his driveway gate, but when he returned home no information had been left. He again was completely unaware of any avenue to appeal this process or have his opinion heard regarding



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APPLICANT SUBMISSIONS RECEIVED

***NOTE:**

**No submissions were received at the
time of publication of the Agenda**

WRITTEN
SUBMISSIONS
FROM
ADJACENT
LANDOWNERS
AND OTHER
AFFECTED
PERSONS

From: [REDACTED] Severed in line with section 17 of the FOIP Act
To: [Legislative Services](#)
Subject: Submission for SDAB #: 024-STU-013
Date: Friday, September 13, 2024 10:38:32 AM
Attachments: [SDAB Hearing letter-Sept. 2024.docx](#)

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Hello,

I have attached a document for the hearing next week for SDAB File #: 024-STU-013.

We are adjacent landowners to the business requesting a development permit.

Thank you,

Robin Fuhr

We are adjacent landowners to the property SE 14-55-26-W4 at 26106 Twp. Rd. 552 in Sturgeon County, AB. that is applying to expand the RV Storage Facility.

We are against the expansion of the RV Storage Facility at this location.

There has been an increase in traffic on the gravel roads with the existing RV storage and the addition of another 167 stalls will only make the issue worse. The 4 times increase in units will have a significant effect on road use.

The roads around the area will need more grading to keep up with the increase in amount of traffic traveling on them.

More grading will need to occur on:

Township Road 552 from the RV Storage facility east to Hwy. 2

From RV Storage facility east to Range Road 261 and then south on Range Road 261 to Hwy. 37

Dust Suppression is another issue with increased traffic. A coating of calcium on the roads travelled to and from the RV facility will help with keeping the dust down.

Transportation and Engineering Services should collect data for speed and traffic volumes in the area to determine the increase in road use and any further remedies that could be applied.

Many people who use the storage facility live in St. Albert or outside of Sturgeon County and do not know the speed limits on gravel roads in the county.

Speed limit signs need to be installed on Range Road 261 at the turn off from Hwy. 37 going north and on Township Road 552 going west off of Hwy. 2 to let drivers know there is a speed limit on Sturgeon County roads.

There should be business hours attached to the existing RV Storage facility permit.

If the additional units are granted, there should be business hours attached to the permit.

Our suggestion is 8:00am – 9:00pm for access to the facility.

As this is a business, there needs to be some kind of hours for access so that residents in the area are not dealing with the extra traffic all day and night. Not to mention the extra noise and lights shining into surrounding residences causing stress. Extra noise comes from vehicles that do not have appropriate mufflers and are pulling large RV's back and forth to the facility.

As for the conditions around the expansion, there needs to be more trees around the perimeter to block the view of what is stored there. The trees need to be high enough so that within 2 years they block the view of the units in the facility.

Drainage is also a concern as the land on which the facility is located slopes east and south towards Twp. Rd. 552. There is a small creek near the location with a culvert that drains water under Twp. Rd. 552. If more water is diverted from the storage facility to the small creek, the gravel road will flood as the existing culvert is barely able to keep up with the water during the spring runoff.

We want to see a limit on the number of units in the RV storage facility capped at the present number and no further expansion of land to be carried out in the future. This is to preserve the farm land that the facility currently resides on.

The RV Storage Facility maybe benefiting the owners, but it is causing issues for residences in the area who are not benefitting from the business. The owners need to realize that they are part of the community and as such should take into account how their business is effecting others.