

APRIL 2, 2026
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. Appellants: | Marilyn Beck | Development Appeal | 026-STU-007/008 |
| | Jennifer Topelko & Brian Symonds | Development Appeal | 026-STU-010 |
| 2.2. Appellant: | Doris Barsness | Development Appeal | 026-STU-009 |

3. ADJOURNMENT

Appeal #1

026-STU-007/008/010 - Appealing the
Development Authority's approval of
grading (infill of dugout) - discretionary
use.



3A

3A

NOTICE OF APPEAL

SUBDIVISION & DEVELOPMENT APPEAL BOARD

| | |
|--|---------------------|
| Site Information: | |
| Municipal Address of site: 0526442, 154 | |
| Legal land description of site: (‘plan, block, lot’ and/or ‘range-township-section-quarter’) NW 155-25-W4 | |
| Development Permit number or Subdivision Application number: DP 26 0013 | Date Received Stamp |

| | |
|-------------------------------|-----------------------------------|
| Appellant Information: | Severed in line with s.20 of ATIA |
| Name: Marolyn Beck | Name: (if applicable) |

Severed in line with s.20 of ATIA

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

| |
|--------------------------------------|
| See attached |
| |
| |
| (Attach a separate page if required) |

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 Access to Information Act (ATIA) and the Protection of Privacy Act (FOIP). Your information will form part of a file available to the public. If you have any questions, please contact the Sturgeon County FOIP Coordinator at 9613-100 Street, Morinville, Alberta, T8R 1L9 (780) 939-4321.

Severed in line with s.20 of ATIA

Date: March 5, 2026

| | | |
|----------------------------|---|-----------------------------|
| FOR OFFICE USE ONLY | | |
| SDAB Appeal Number: | Appeal Fees Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No | Hearing Date: YYYY/MM/DD |

1. There are no structures, trees, or other features shown on this plan that are not shown on the site plan. The developer is responsible for ensuring that the site plan is accurate and that all features are shown. The developer is also responsible for ensuring that the site plan is in compliance with all applicable laws and regulations.



APPROVED
 For Development Design Date: 11-02-2022
 Planning Authority: [Signature]
 Date: 06-Jul-23

FIG. 1.0 (continued) SITE PLAN

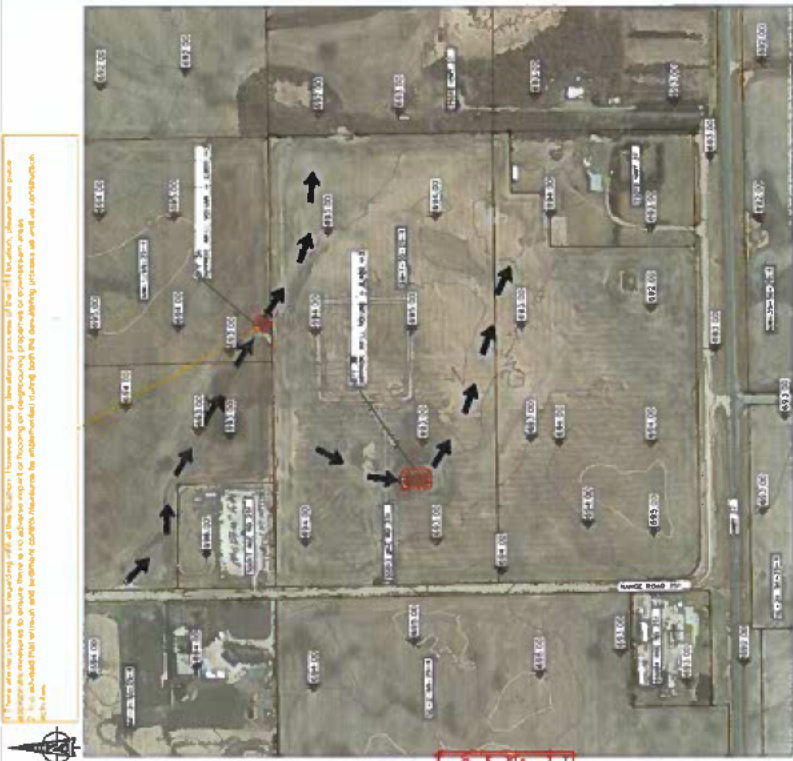


FIG. 2.0 (continued) SITE PLAN



ARUNA ENGINEERING
 Tom Eppinger, President
 1000 14th Street SW, Calgary, Alberta T2M 1K6
 Phone: (403) 243-8888
 Fax: (403) 243-8889
 Email: info@aruna.ca

| No. | Description | Date |
|-----|-------------------|------------|
| 1 | Initial site plan | 2021-11-02 |
| 2 | Revised site plan | 2022-11-02 |

PERMIT TO PRACTISE
ARUNA ENGINEERING LTD.
 REG. SIGNATURE: [Signature]
 REGISTRATION NO.: 202411
 DATE: 02-02-2024
 PERMIT NUMBER: P11887
 (The Commission of Engineers and Geoscientists of Alberta (CEGA))



Drawn By: [Name]
 Checked By: [Name]
 Project No.: [Number]
 Scale: 1:1000

INFILL SITE GRADING AND DRAINAGE PLAN
 SW 1-15-24-1
 SW 1-15-24-1

SITE GRADING AND DRAINAGE PLAN
 YTCIA003
 1 of 1

- CONSTRUCTION NOTES**
- ALL DIMENSIONS AND ELEVATIONS ARE METRIC, UNLESS OTHERWISE NOTED
 - REQUIRED DIMENSIONS SHALL COVER OVER SCALED DIMENSIONS
 - EXISTING SITE TOPOGRAPHY WAS OBTAINED VIA EXISTING ALBERTA TOPOGRAPHIC MAP AND CONTOURS PROVIDED BY STURGEON COUNTY
 - THE GENERAL CONTRACTOR TO MAKE A SITE VISIT PRIOR TO THE BEGINNING OF THE WORK IN ORDER TO BECOME FAMILIAR WITH THE ACTUAL SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE TOPOGRAPHIC MAP WORK AND WILL NOTIFY THE ENGINEER OF ANY ANOMALY
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND FULFILLING ALL REGULATORY REQUIREMENTS FOR WORK ON-SITE AND OFF-SITE.
 - CONTRACTOR MUST TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING INFRASTRUCTURE DURING CONSTRUCTION UNLESS OTHERWISE SPECIFIED FOR DEMOLITION. THIS INCLUDES ALL SURVEY MARKS, STAKES, AND MONUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGED INFRASTRUCTURE TO THE SATISFACTION OF THE GOVERNING MUNICIPALITY'S INSPECTOR
 - IMPORTED MATERIAL TO BE MANUFACTURED AND WILL BE INTONATED INTO FARMLAND FOR CULTIVATION AND CROPPING
 - IMPORTED MATERIAL TO BE DEPOSITED DIRECTLY ON LOW AREAS IF REQUIRED. STOCK PILING TO BE DONE ON DISTANCE ON SPOTS

THE IMPORTED FILL (MANUFACTURED) HAS THE SAME RUNOFF CHARACTERISTICS AS THE EXISTING FILL AND DOES NOT INTRODUCE NEW RUNOFF PATTERNS. THE EXISTING FILL IS OF VARIOUS PATTERNS AND RESERVE EXISTING OVERLAND DRAINAGE PATTERNS. THEREFORE, POST DEVELOPMENT RUNOFF RATES ARE UNCHANGED FROM THE DEVELOPMENT CONDITIONS.

POST-DEVELOPMENT SITE RUNOFF:
 FOR STURGEON COUNTY "GENERAL MUNICIPAL SERVICES STANDARDS - 2004"
 RAINFALL INTENSITY TAKEN FROM EPOR "TABLE 2.4 OF CURVES INTENSITY TABLE" FROM VOL. 3-02 STORMWATER MANAGEMENT AND DESIGN MANUAL - FEBRUARY 2022

Q = CHOW (RATIONAL METHOD)
 Q = RELEASE RATE (m³/hr)
 C = RUNOFF COEFFICIENT
 I = RAINFALL INTENSITY AT 10MIN TIME OF CONCENTRATION (5-y (mm/hr))
 A = AREA IN HECTARES (ha)

SITE 3A:
 PRE-EXISTING INFILL AREA (UNDEVELOPED -08%) @ 072ha @ 8 1HC (UNDEVELOPED FARMLAND)
 C_{area} = 0.10
 I_{area} = 69.74 mm/hr
 A_{area} = 0.073 ha
 C_{peak} = 0.0142 m³/hr

SITE 3B:
 POST-DEVELOPMENT INFILL AREA (UNDEVELOPED -08%) @ 1020ha @ 8 1HC (UNDEVELOPED FARMLAND)
 C_{area} = 0.10
 I_{area} = 69.74 mm/hr
 A_{area} = 0.1820 ha
 C_{peak} = 0.0075 m³/hr

March 6, 2026

Sturgeon County
Planning and Development

I acknowledge receipt of your letter dated February 18th, 2026, regarding Development Permit Approval Notification (Development Permit No. DP-26-0014) and your letter dated February 18th, 2026, regarding Development Permit No. DP-26-0013.

Please be advised that I object to the two dugouts being filled in for the following reasons (I have attached an aerial map to help follow):

NW-1-55-25-W4M – Site 3A – As previous owners of this quarter section, I am familiar with the lay of the lands. The dugout was done by my husband (Bill Blach – then owner

of this property) because there was a small low spot (Site 3A) on the north quarter section north of the property line. Just south of the small low spot there was a fairly large slough. We needed water for our bison and thus this deep dugout was made. Because of this dugout, the slough drained into it and the slough was recaptured into useable farm land.

As well, Mr. Eppinga made a trench which drained another slough which was directly north of the trailer park (along the road) and the water ran into Site 3A rendered the slough north of the trailer park to become farmable land again.

If 3A dugout is filled in, then the water will run south east (aerial maps show the low spots in a south east direction) directly into sloughs bordering and onto Brian and Jen Symonds property. Their elevation according to your map is 692, the lowest part of the property. According to No. 8 of the Permit Conditions “.....shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water.” Brian and Jen have had issues in the past where water has creped up very close to their house. Under spring runoff or rainy conditions, this will certainly affect them again.

SW-1-55-25-W4M – Site 3B – This is a large dugout and because of it in the past few years there has been only a few low spots. However, once again during runoff or rainy conditions the dugout is not large enough to keep all of my 50.5 acres farmable. As shown on the map, there was also a slough just north of 3B but on the other side of what was Atco’s driveway. That water will have to go somewhere as well. It is very clear on the attached aerial map that the water heads in a south east direction straight to my lowest point which is the south east corner of the 50 acres. At one point the Roseridge Water Co-op

thought that there was a leak in the line because so much water had gathered in that corner. It has only been in the past few years that we were able to farm all around my dug out. Prior to that, land directly east and south of my dugout was unusable due to the water gathering there. Filling in 3B will once again bring the water to that corner and render the land unfarmable. There is a culvert in the south east corner of the 50 acres but it is filled with debris, grasses and nearby trees. The drainage could be improved if the County were to clean out this culvert.

As well, the acreage (15.5 acres) to the east of the 50 acre parcel floods in the south west corner. There has been water on both sides of the service road. I have pictures of my two nephews playing in the water on the east side of the service road of the acreage.

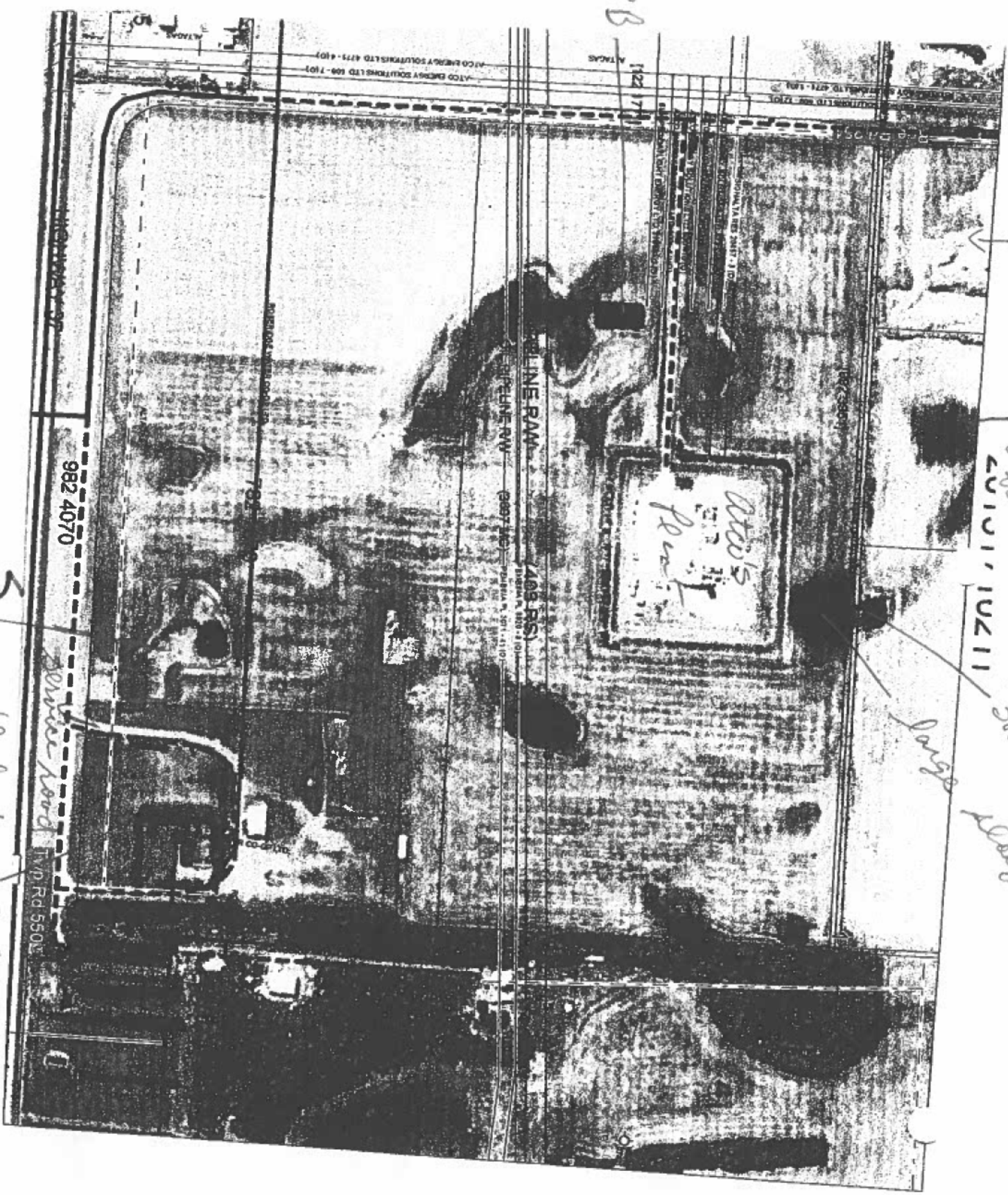
There is speculation that the soil used to fill these dugouts will come from the soil used in the construction of the new range road 251 road.

No one can guaranty that rainfall will remain low as in the past few years and these areas not affected. Once these dugouts are filled in then the water has to go somewhere and will of course follow the low spots on the land.

Should you have any questions, I can be reached at [redacted] Severed in line with s.20 of ATIA
[redacted] Severed in line with s.20 of ATIA

Marolyn Beck

3B



RV Storage

RV's located that were branched from N

Small low open top dirt 3/4' dug out block

large

982 4070

Service Road

S unusable land

5m Simon

E



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

BECK, MAROLYN
 DP26-0013

Receipt Number: 202601117
 GST Number: 107747412RT0001
 Date: 2026-03-05
 Initials: SRH

| Account | Description | Prev Bal | Payment | Balance |
|---------|------------------------------|----------|---------------------------------|-------------------|
| 16APP | APPEAL FEES - LEGISLATIVE SE | | \$100.00 | |
| | | | Subtotal: \$100.00 | |
| | | | Taxes: \$0.00 | |
| | | | Total Receipt: \$100.00 | <u>Cheque No.</u> |
| | | | Cash: \$100.00 | |
| | | | Total Monies Received: \$100.00 | |
| | | | Rounding: \$0.00 | |
| | | | Amount Returned: \$0.00 | |

3B

3B

NOTICE OF APPEAL

SUBDIVISION & DEVELOPMENT APPEAL BOARD

| | |
|---|--|
| Site Information: | |
| Municipal Address of site: <i>55013 R.R 251</i> | Date Received Stamp |
| Legal land description of site: (‘plan, block, lot’ and/or ‘range-township-section-quarter’) <i>1-55-25-W4</i> | |
| Development Permit number or Subdivision Application number: <i>DP 26-0014</i> | |
| Appellant Information: | |
| Name: <i>MAROLYN BECK</i> | Severed in line with s.20 of ATIA Name: (if applicable) |

Severed in line with s.20 of ATIA

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

| |
|--------------------------------------|
| <i>See attached</i> |
| |
| |
| (Attach a separate page if required) |

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 Privacy Act (FOIP). Your information will form part of a file available to the public. If you have any County FOIP Coordinator at 9613-100 Street, Morinville, Alberta, T8R 1L9 (780) 939-4321.

Severed in line with s.20 of ATIA

| | |
|----------------------------|--|
| Date: <i>March 5, 2026</i> | |
| OFFICE USE ONLY | |
| SDAB Appeal Number: | Appeal Fees Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No Hearing Date: YYYY/MM/DD |

March 6, 2026

Sturgeon County
Planning and Development

I acknowledge receipt of your letter dated February 18th, 2026, regarding Development Permit Approval Notification (Development Permit No. DP-26-0014) and your letter dated February 18th, 2026, regarding Development Permit No. DP-26-0013.

Please be advised that I object to the two dugouts being filled in for the following reasons (I have attached an aerial map to help follow):

NW-1-55-25-W4M – Site 3A -As previous owners of this quarter section, I am familiar with the lay of the lands. The dugout was done by my husband (Bill Blach – then owner

of this property) because there was a small low spot (Site 3A) on the north quarter section north of the property line. Just south of the small low spot there was a fairly large slough. We needed water for our bison and thus this deep dugout was made. Because of this dugout, the slough drained into it and the slough was recaptured into useable farm land.

As well, Mr. Eppinga made a trench which drained another slough which was directly north of the trailer park (along the road) and the water ran into Site 3A rendered the slough north of the trailer park to become farmable land again.

If 3A dugout is filled in, then the water will run south east (aerial maps show the low spots in a south east direction) directly into sloughs bordering and onto Brian and Jen Symonds property. Their elevation according to your map is 692, the lowest part of the property. According to No. 8 of the Permit Conditions “.....shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water.” Brian and Jen have had issues in the past where water has creped up very close to their house. Under spring runoff or rainy conditions, this will certainly affect them again.

SW-1-55-25-W4M – Site 3B – This is a large dugout and because of it in the past few years there has been only a few low spots. However, once again during runoff or rainy conditions the dugout is not large enough to keep all of my 50.5 acres farmable. As shown on the map, there was also a slough just north of 3B but on the other side of what was Atco’s driveway. That water will have to go somewhere as well. It is very clear on the attached aerial map that the water heads in a south east direction straight to my lowest point which is the south east corner of the 50 acres. At one point the Roseridge Water Co-op

Low spot road
of old's driveway

3B

W

RV Storage
yard

Low spot
to
manure

2011/10/21 3A

Small
bedpost
large
plough

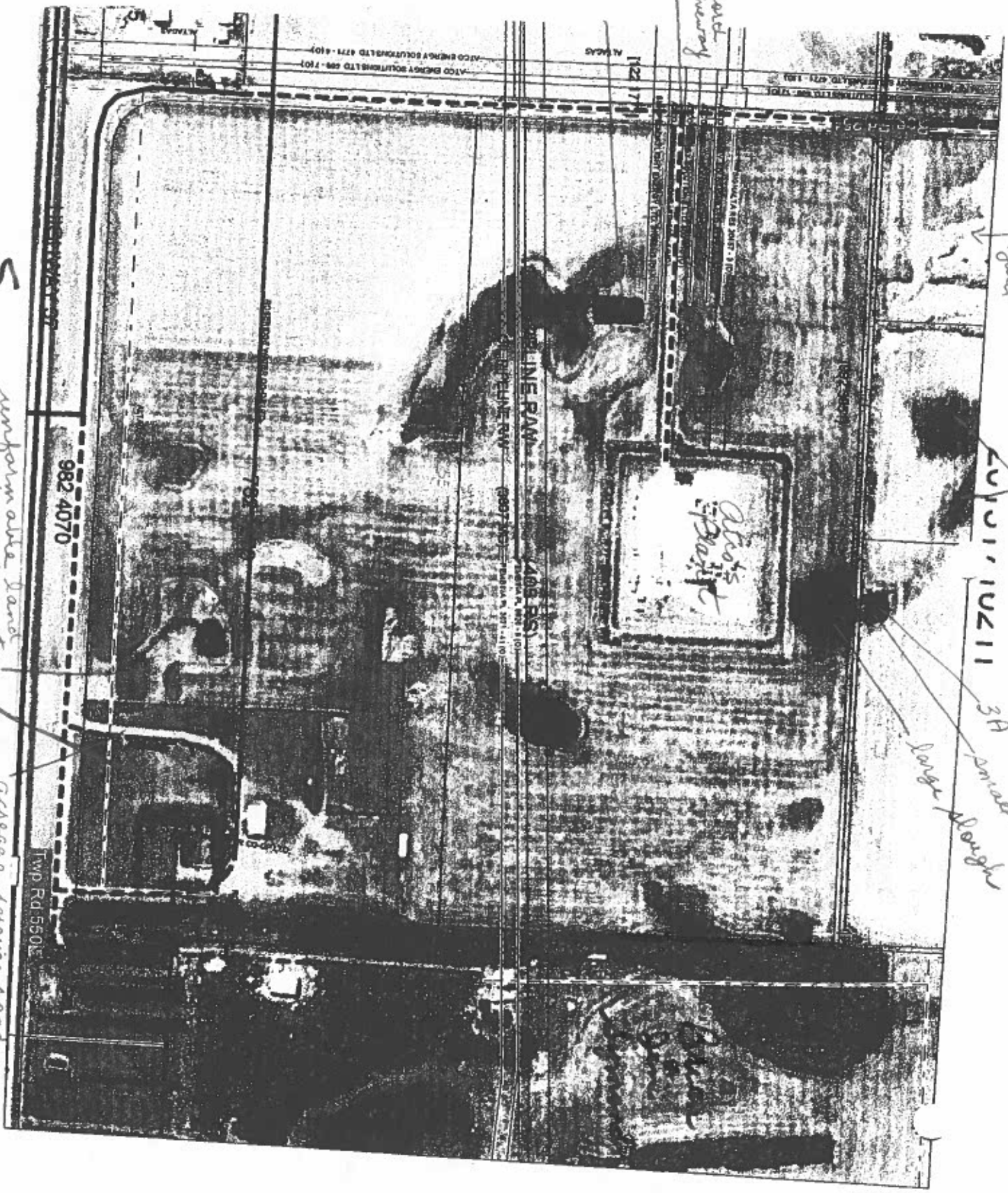
W

S

uniform
able
Janet
dig out

15.5
0000

Garage
service
road





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

BECK, MAROLYN
 DP26-0014

Receipt Number: 202601120
 GST Number: 107747412RT0001
 Date: 2026-03-05
 Initials: SRH

| Account | Description | Prev Bal | Payment | Balance |
|---------|------------------------------|----------|---------------------------------|-------------------|
| 16APP | APPEAL FEES - LEGISLATIVE SE | | \$100.00 | |
| | | | Subtotal: \$100.00 | |
| | | | Taxes: \$0.00 | |
| | | | Total Receipt: \$100.00 | <u>Cheque No.</u> |
| | | | Cash: \$100.00 | |
| | | | Total Monies Received: \$100.00 | |
| | | | Rounding: \$0.00 | |
| | | | Amount Returned: \$0.00 | |



\$100 dollar appeal fee

NOTICE OF APPEAL

SUBDIVISION & DEVELOPMENT APPEAL BOARD

| | |
|--|--|
| Site Information: | |
| Municipal Address of site: | |
| Legal land description of site: (‘plan, block, lot’ and/or NW-1-55-25-4 ‘range-township-section-quarter) | |
| Development Permit number or Subdivision Application number: DP-26-003 | |

Date Received Stamp

| | |
|---|-----------------------------------|
| Appellant Information: | Severed in line with s.20 of ATIA |
| Name: Jennifer Topelko / Brian Symonds | |

Severed in line with s.20 of ATIA

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

Filling in the dugouts will cause the water to run on to my property as our property is lower. Causing an increase in flooding in the spring and more water in the low lying area behind our house. Increasing chances of our house flooding. The area behind our house is the Natural water collection site for the area.

(Attach a separate page if required)

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.

| | |
|-----------------------------------|--------------------|
| Severed in line with s.20 of ATIA | Date: March 9 2020 |
|-----------------------------------|--------------------|

| | | |
|----------------------------|---|-----------------------------|
| FOR OFFICE USE ONLY | | |
| SDAB Appeal Number: | Appeal Fees Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No | Hearing Date: YYYY/MM/DD |

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.

SYMONDS, BRIAN

Receipt Number: 202601179
 GST Number: 107747412RT0001
 Date: 2026-03-09
 Initials: SRH

| Account | Description | Prev Bal | Payment | Balance |
|---------|------------------------------|----------|---------------------------------|-------------------|
| 16APP | APPEAL FEES - LEGISLATIVE SE | | \$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 | |

March 12, 2026

SDAB File Numbers: 026-STU-007
026-STU-008

To Marolyn Beck:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property: 026-STU-007 (DP-26-0013):
Lot 4; Block 1; Plan 0526442
NW-1-55-25-W4
55017 Range Road 251

026-STU-008 (DP-26-0014):
SW-1-55-24-W4
55013 Range Road 251

Development Permit Application Numbers: DP-26-0013 & DP-26-0014

Decision Regarding Proposed Subdivision: Approval of grading (infill of dugout) – discretionary use.

Your appeals to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter were received on March 5, 2026. 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.

The Board has received three Notices of Appeal on this matter. Please be advised that the Board intends to hear and consider evidence from the Appellants regarding all appeals during the hearing and will issue one decision on the matter.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **April 2, 2026 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 488 906 665#. 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 March 26, 2026. However, the Board can accept written submissions up to the date of the hearing.

Please note that any submissions previously provided to the Subdivision Authority are not automatically provided as evidence to the Subdivision and Development Appeal Board and therefore must be resubmitted.

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) 939-8029 or email legislativeservices@sturgeoncounty.ca.

Tanis Sawatsky

Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

March 12, 2026

SDAB File Number: 026-STU-010

To Jennifer Topelko & Brian Symonds:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property: 026-STU-010 (DP-26-0013):
 Lot 4; Block 1; Plan 0526442
 NW-1-55-25-W4
 55017 Range Road 251

Development Permit Application Numbers: DP-26-0013

Decision Regarding Proposed Subdivision: Approval of grading (infill of dugout) – discretionary use.

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on March 9, 2026. 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.

The Board has received three Notices of Appeal on this matter. Please be advised that the Board intends to hear and consider evidence from the Appellants regarding all appeals during the hearing and will issue one decision on the matter.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **April 2, 2026 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

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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 March 26, 2026. However, the Board can accept written submissions up to the date of the hearing.**

Please note that any submissions previously provided to the Subdivision Authority are not automatically provided as evidence to the Subdivision and Development Appeal Board and therefore must be resubmitted.

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Tanis Sawatsky

Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

March 12, 2026

SDAB File Numbers: 026-STU-007
026-STU-008
026-STU-010

Dear Triple T 4D Farms Ltd. c/o Tom Eppinga:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property: 026-STU-007 & 026-STU-010 (DP-26-0013):
Lot 4; Block 1; Plan 0526442
NW-1-55-25-W4 (Site 3A)
55017 Range Road 251

026-STU-008 (DP-26-0014):
SW-1-55-24-W4 (Site 3B)
55013 Range Road 251

Development Permit Application Numbers: DP-26-0013, DP-26-0014

Decision Regarding Proposed Development: Approval of grading (infill of dugout) – discretionary use.

Appeals to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matters were received on March 5, 2026 and March 9, 2026. 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.

The Board has received three Notices of Appeal on this matter. Please be advised that the Board intends to hear and consider evidence from the Appellants regarding all appeals during the hearing and will issue one decision on the matter.

**Appellants: Marolyn Beck (026-STU-007/008)
Jennifer Topelko / Brian Symonds (026-STU-010)**

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

026-STU-007 (Site 3A):

- Filling in the Site 3A dugout will alter existing drainage patterns in a way that poses a risk to adjacent landowners. Currently, the dugout and a trench constructed by the Applicant help manage surface water by capturing runoff from surrounding sloughs, making nearby lands farmable.
- If the dugout is removed, water is expected to naturally drain southeast toward lower-elevation neighbouring properties, which is an area that has previously experienced water encroachment near homes. This raises concerns that redirecting water away from Site 3A could cause renewed

flooding, contrary to Condition 8 of the Development Permit, which prohibits negatively impacting adjacent parcels through surface water redirection.

026-STU-008 (Site 3B):

- The Site 3B dugout currently helps manage runoff, but even currently water accumulates in the southeast corner, which is the lowest point of the 50-acre parcel, and has previously pooled so heavily that a utility suspected a line leak.
- Before recent dry years, land east and south of the dugout was unfarmable due to persistent pooling, and filling in the dugout is expected to push water back into those same areas.
- Adjacent lands also experience flooding, and a clogged culvert further limits drainage capacity.
- Once the dugout is filled, especially if soil is utilized from nearby road-construction, water will naturally follow existing low spots, increasing the risk of flooding for both the Appellant's land and neighboring properties.

026-STU-010:

- Filling in the dugouts could redirect water onto the Appellant's lower-lying property, increasing spring flooding and causing more water to pool behind their house. Because this area naturally collects water, these changes would heighten the risk of the Appellant's house flooding.

Take notice that this SDAB hearing is scheduled for **April 2, 2026 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 488 906 665#. This should connect you directly into the hearing.

Why am I receiving this information?

When an appeal is received, the Applicant has the right to make a written submission and/or attend the hearing. 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 March 26, 2026. However, the Board can accept written submissions up to the date of the hearing.**

Please note that any submissions previously provided to the Development Authority are not automatically provided as evidence to the Subdivision and Development Appeal Board and therefore must be resubmitted.

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.

For further information, please call (780) 939-8029 or email legislativeservices@sturgeoncounty.ca.

Tanis Sawatsky

Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

March 10, 2026

SDAB File Number: 026-STU-007
026-STU-008
026-STU-010

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property: 026-STU-007 (DP-26-0013):
Lot 4; Block 1; Plan 0526442
NW-1-55-25-W4 (Site 3A)
55017 Range Road 251

026-STU-008 (DP-26-0014):
SW-1-55-24-W4 (Site 3B)
55013 Range Road 251

Development Permit Application Number: DP-26-0013 & DP-26-0014

Decision Regarding Proposed Development: Approval of grading (infill of dugout) – discretionary use.

Appeals to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter were received on March 5, 2026 and March 9, 2026. 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.

The Board has received three Notices of Appeal on this matter. Please be advised that the Board intends to hear and consider evidence from the Appellants regarding all appeals during the hearing and will issue one decision on the matter.

**Appellants: Marolyn Beck (026-STU-007/008)
Jennifer Topelko / Brian Symonds (026-STU-010)**

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

026-STU-007 (Site 3A):

- Filling in the Site 3A dugout will alter existing drainage patterns in a way that poses a risk to adjacent landowners. Currently, the dugout and a trench constructed by the Applicant help manage surface water by capturing runoff from surrounding sloughs, making nearby lands farmable.

- If the dugout is removed, water is expected to naturally drain southeast toward lower-elevation neighbouring properties, which is an area that has previously experienced water encroachment near homes. This raises concerns that redirecting water away from Site 3A could cause renewed flooding, contrary to Condition 8 of the Development Permit, which prohibits negatively impacting adjacent parcels through surface water redirection.

026-STU-008 (Site 3B):

- The Site 3B dugout currently helps manage runoff, but even currently water accumulates in the southeast corner, which is the lowest point of the 50-acre parcel, and has previously pooled so heavily that a utility suspected a line leak.
- Before recent dry years, land east and south of the dugout was unfarmable due to persistent pooling, and filling in the dugout is expected to push water back into those same areas.
- Adjacent lands also experience flooding, and a clogged culvert further limits drainage capacity.
- Once the dugout is filled, especially if soil is utilized from nearby road-construction, water will naturally follow existing low spots, increasing the risk of flooding for both the Appellant's land and neighboring properties.

026-STU-010:

- Filling in the dugouts could redirect water onto the Appellant's lower-lying property, increasing spring flooding and causing more water to pool behind their house. Because this area naturally collects water, these changes would heighten the risk of the Appellant's house flooding.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **April 2, 2026 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 video conference 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 488 906 665#. This should connect you directly into the hearing.

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 subdivision. 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 March 26, 2026. However, the Board can accept written submissions up to the date of the hearing.**

Please note that any submissions previously provided to the Subdivision Authority are not provided as evidence to the Subdivision and Development Appeal Board and therefore must be resubmitted.

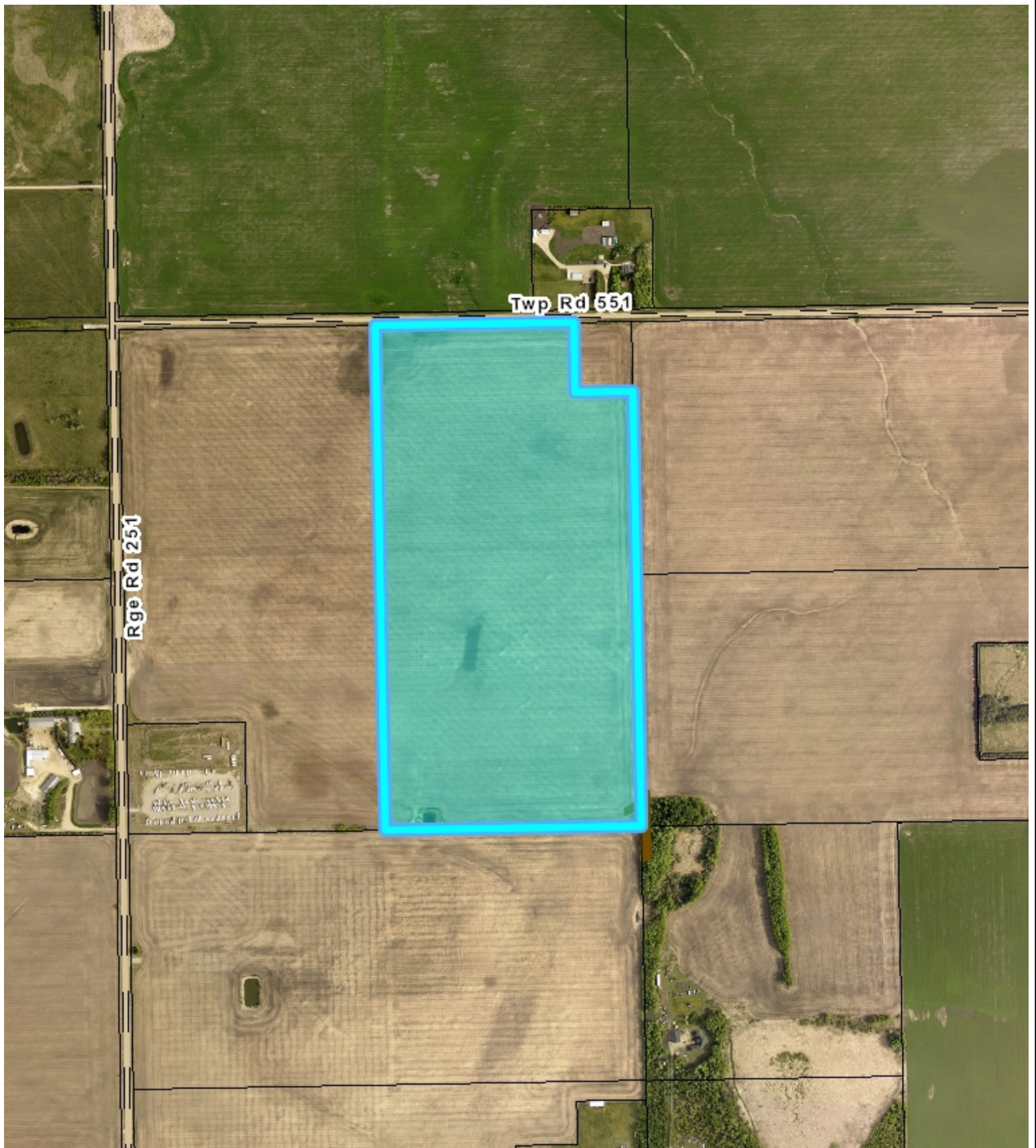
SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their personal information (i.e. name) or business information could be disclosed at a public SDAB hearing and as part of the SDAB 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) 939-8029 or email legislativeservices@sturgeoncounty.ca.

Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

Encl.: Site Maps

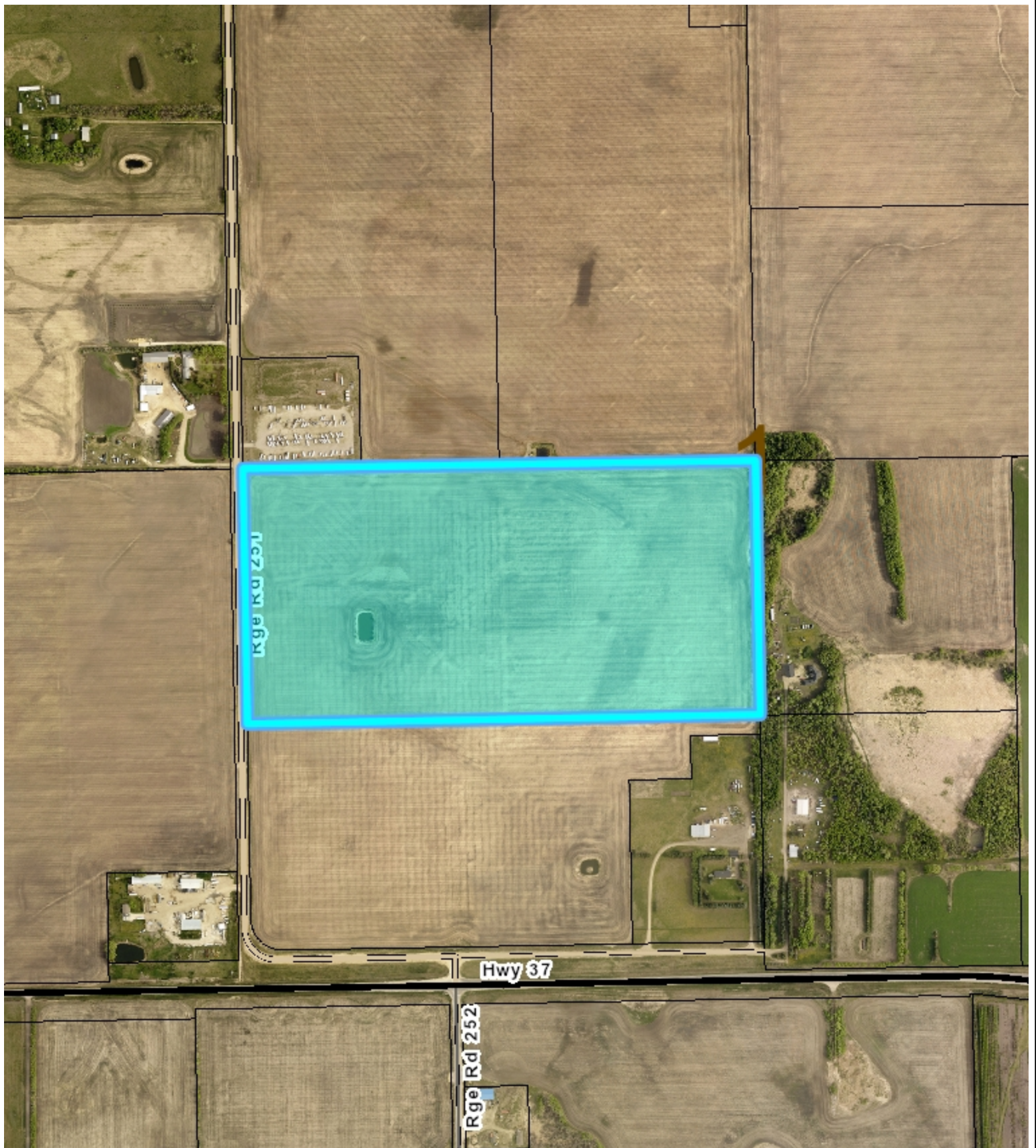


Prepared By:

NAD_1983_10TM_AEP_Resource
© Sturgeon County



Sturgeon
COUNTY



Prepared By:

NAD_1983_10TM_AEP_Resource
© Sturgeon County



Sturgeon
COUNTY

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.

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.

Development Permit Approval Notification

February 18, 2026

Development Permit No. DP-26-0013

Property Owner,

Please be advised that Sturgeon County has approved a development permit located on NW 1-55-25-4; 0526442;1;4. Please refer to the enclosed development permit and site plan for further details.

Why am I receiving the information?

When a development permit is approved as a discretionary use or a variance was granted, Section 2.10.2 of Land Use Bylaw 1385/17 requires adjacent landowners to be notified, should they want to exercise their right to appeal.

Appeal

As an adjacent landowner, you may file an appeal objecting the development or a condition of the approved development permit. Should you wish to file an appeal, you can find the Appeal Board information at the bottom of the permit. Appeals must be received by the correct Appeal Board by March 11, 2026

Additional Information

If you have any questions or require further clarification regarding this development approval or an appeal, please contact the undersigned at (780) 939-8275.

Regards,

Yvonne Bilodeau

Development Officer

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

Permit No.: DP-26-0013

Tax Roll No.: 2888003

Decision Date: February 18, 2026

Effective Date: March 11, 2026

Applicant

Name: TRIPLE T 4D FARMS LTD.

Address: Severed in line with Section
20 of the ATI Act

Phone:

Email:

Owner

Name: TRIPLE T 4D FARMS LTD.

Address: Severed in line with
Section 20 of the ATI Act

Phone:

Email:

Property Description

Legal Land Description: 0526442;1;4; NW-1-55-25-4

Land Use District: Agriculture - General

Municipal Address: N/A

Description of WorkGrading (Infill of dugout)

Permit Conditions

- 1 The Developer must obtain a Road Use Agreement from Sturgeon County's Transportation department. A Road Use Agreement means an agreement between the County and the developer that determines the restrictions and procedures for road use by individuals or companies with extensive or continuous haul projects.
- 2 The Developer shall minimize noise created from machinery and equipment.
- 3 The existing approach shall be used for site access and egress and shall meet the specification of a commercial approach according to Sturgeon County's General Municipal Servicing Standards. The Developer and/or Landowner shall be responsible for all cost associated should the existing approach require improvements to support the truck turning movements and traffic.
- 4 The Developer shall be responsible for the installation and maintenance of any temporary erosion and sediment control as required.

- 5 Prior to infill, the Developer shall submit soil test results from each new site where the soil is sourced. Results shall demonstrate soil nutrient levels, soil textures, and the level of any existing contamination or noxious weed. Soil testing and the results shall be performed at the sole expense of the Developer. Material with sample results found to contain agricultural soil borne pests, or hydrocarbons and soil analysis that exceed regulatory limits or best practices shall be removed, remediated or managed to the satisfaction of the Development Authority at the Developer's sole expense.
- 6 This permit expires June 1, 2027. It is the applicants' responsibility to seek an extension of the development permit prior to the expiry.
- 7 It is the responsibility of the applicant/landowner to ensure that all development, and activities associated with the development, complies with any federal, provincial, or municipal laws/legislation and any required license, permit, approval, authorization, regulation, or directive.
- 8 This development permit approval is subject to review, and if deemed necessary, approval by Alberta Environment and Parks under the provinces Act and/or Regulations. Work shall not proceed until such review and subsequent approvals are submitted to Sturgeon County.
- 9 A restrictive covenant shall be registered on title for filling in excess of 1.5m in depth in accordance with Section 5.10.1(e) of the Land Use Bylaw.
- 10 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. In the event that 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.
- 11 No stockpiles are permitted as part of this approval. All material hauled to the site must be graded immediately.
- 12 The Developer shall adhere to the documents registered on title. 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.

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

Issued By:

Yvonne Bilodeau
Development Authority

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.

Appeals can be filed 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 780-427-2444.

Sturgeon County, Alberta

9613 100 Street
Morinville, AB T8R 1L9



Final Report - Approved
Application No. DP-26-0013
17-02-2026 13:29:18

Description: Site Grading Permit
Address:

Submission Documents:

| Document Name | Document ID |
|---------------------------------------|--------------------|
| SITE 3A Grading and Drainage Plan.pdf | 1917 |

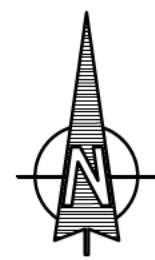
Comment Reviewer Contact Information:

| Reviewer Name | Reviewer Email | Reviewer Phone No.: |
|----------------------|-----------------------------|----------------------------|
| Yvonne Bilodeau | ybilodeau@sturgeoncounty.ca | 780-939-1314 |
| Firoz Ali | fali@sturgeoncounty.ca | - |

General Comments

Information in the following table must be considered and adhered to at all times or has been identified as a requirement through the referral process and for next steps on the project must be completed.

*****A copy of this final approved plan set must be kept on job site at all times*****



PRE-DEVELOPMENT
SCALE: 1:4000

PRE-DEVELOPMENT SITE RUNOFF:

PER STURGEON COUNTY "GENERAL MUNICIPAL SERVICING STANDARDS - 2024"
RAINFALL INTENSITY TAKEN FROM EPCOR "TABLE 2.4: IDF CURVES INTENSITY TABLE" FROM VOL. 3-02: STORMWATER MANAGEMENT AND DESIGN MANUAL - FEBRUARY 2022

Q = CIA/360 (RATIONAL METHOD)

Q = RELEASE RATE (m³/s)
C = RUNOFF COEFFICIENT
I = RAINFALL INTENSITY AT 10MIN TIME OF CONCENTRATION, 5-yr (mm/hr)
A = AREA IN HECTARES (ha)

SITE 3A:

PRE-EXISTING INFILL AREA (UNDEVELOPED ~90%): 0.075ha @ 0.10C (UNDEVELOPED FARMLAND)

C_{PRE} = 0.10
I_{PRE} = 69.74 mm/hr
A_{PRE} = 0.075 ha
Q_{PRE} = 0.00145 m³/s

SITE 3B:

PRE-EXISTING INFILL AREA (UNDEVELOPED ~90%): 0.1925ha @ 0.10C (UNDEVELOPED FARMLAND)

C_{PRE} = 0.10
I_{PRE} = 69.74 mm/hr
A_{PRE} = 0.1925 ha
Q_{PRE} = 0.00373 m³/s

POST-DEVELOPMENT SITE RUNOFF:

PER STURGEON COUNTY "GENERAL MUNICIPAL SERVICING STANDARDS - 2024"
RAINFALL INTENSITY TAKEN FROM EPCOR "TABLE 2.4: IDF CURVES INTENSITY TABLE" FROM VOL. 3-02: STORMWATER MANAGEMENT AND DESIGN MANUAL - FEBRUARY 2022

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SITE 3A:

POST-DEVELOPMENT INFILL AREA (UNDEVELOPED ~90%): 0.075ha @ 0.10C (UNDEVELOPED FARMLAND)

C_{POST} = 0.10
I_{POST} = 69.74 mm/hr
A_{POST} = 0.075 ha
Q_{POST} = 0.00145 m³/s

SITE 3B:

POST-DEVELOPMENT INFILL AREA (UNDEVELOPED ~90%): 0.1925ha @ 0.10C (UNDEVELOPED FARMLAND)

C_{POST} = 0.10
I_{POST} = 69.74 mm/hr
A_{POST} = 0.1925 ha
Q_{POST} = 0.00373 m³/s

APPROVED
For Development Permit Only
Sturgeon County
Planning & Development Services
(Signature) 17-02-2026
Development Authority Date
DP-26-0013
Permit #



POST-DEVELOPMENT
SCALE: 1:4000

THE IMPORTED FILL (MARGINAL/ORGANIC) HAS THE SAME RUNOFF COEFFICIENT AS THE EXISTING FARMLAND AND DOES NOT INTRODUCE IMPERVIOUS COVER. THE FINISHED GRADES TIE-IN TO EXISTING GROUND AND PRESERVE EXISTING OVERLAND DRAINAGE PATTERNS. THEREFORE, POST-DEVELOPMENT RUNOFF RATES ARE UNCHANGED FROM PRE-DEVELOPMENT CONDITIONS.

BEFORE YOU DIG

EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM A COMBINATION OF VARIOUS AS-CONSTRUCTED RECORD DRAWINGS AND SOME FIELD SURVEYS. THIS INFORMATION IS NOT NECESSARILY ACCURATE OR COMPLETE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION WHERE POTENTIAL CONFLICTS EXIST. CONTRACTOR SHALL CONTACT ALBERTA ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT. ANY DISCREPANCIES REQUIRING CHANGES TO THE DESIGN MUST BE REPORTED TO ABUNAAJ ENGINEERING LTD. IMMEDIATELY.

1. There are no concerns for regarding infill at this location. However, during dewatering process of the infill location, please take place appropriate measures to ensure there is no adverse impact or flooding on neighbouring properties or downstream areas.
2. It is advised that erosion and sediment control measures be implemented during both the dewatering process as well as construction activities.

CONSTRUCTION NOTES

- ALL DIMENSIONS AND ELEVATIONS ARE METRIC, UNLESS OTHERWISE NOTED.
- FIGURED DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- EXISTING SITE TOPOGRAPHY WAS OBTAINED VIA EXISTING ALBERTA TOPOGRAPHIC MAP AND CONTOURS PROVIDED BY STURGEON COUNTY.
- THE GENERAL CONTRACTOR TO MAKE A SITE VISIT PRIOR TO THE BEGINNING OF THE WORK, IN ORDER TO BECOME FAMILIAR WITH THE ACTUAL SITE CONDITIONS. THE GENERAL CONTRACTOR WILL VERIFY SITE DIMENSIONS, OBSTACLES AND CONDITIONS THAT MAY AFFECT WORK AND WILL NOTIFY THE ENGINEER OF ANY ANOMALY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PIPELINE CROSSING AGREEMENTS FOR WORK ON-SITE AND OFF-SITE.
- CONTRACTOR MUST TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING INFRASTRUCTURE DURING CONSTRUCTION UNLESS OTHERWISE SPECIFIED FOR DEMOLITION. THIS INCLUDES ALL SURVEY BARS, STAKES, AND MONUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGED INFRASTRUCTURE TO THE SATISFACTION OF THE GOVERNING MUNICIPALITY'S INSPECTOR.
- IMPORTED MATERIAL TO BE MARGINAL/TOPSOIL AND WILL BE INTEGRATED INTO FARMLAND FOR CULTIVATION AND CROP GROWING.
- IMPORTED MATERIAL TO BE OFFLOADED DIRECTLY ON LOW AREAS. IF REQUIRED, STOCK PILING TO BE DONE ON EXISTING LOW SPOTS.

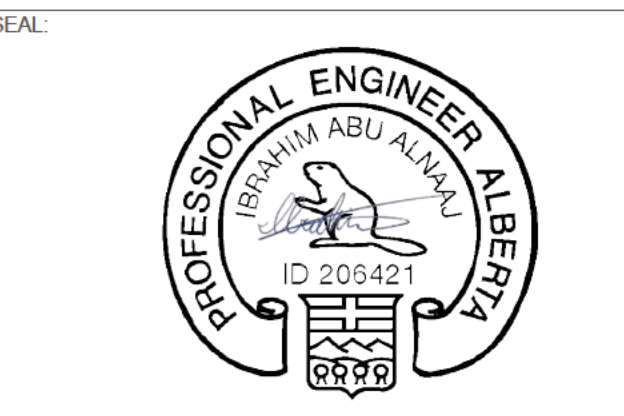


CLIENT:
TRIPLE T 4D FARMS
Tom Eppinga, President
Triple T 4D Farms LTD
Severed in line with Section 20 of the ATI Act

| LEGEND - GRADING | | |
|-----------------------|----------|----------|
| COMPONENT | PROPOSED | EXISTING |
| PROPERTY LINE | --- | --- |
| CONSTRUCTION BOUNDARY | --- | --- |
| OVERLAND DRAINAGE | → | → |
| AREAS TO BE FILLED | ▨ | ▨ |

| No. | Description | Date |
|-----|---------------------|------------|
| 0 | ISSUED FOR APPROVAL | 2026.01.05 |
| 1 | ISSUED FOR APPROVAL | 2026.01.16 |

PERMIT:
PERMIT TO PRACTICE
ABUNAAJ ENGINEERING LTD.
RM SIGNATURE: _____
RM APEGA ID #: 206421
DATE: 02-06-2026
PERMIT NUMBER: P 17057
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)



DRAWN BY: YQ
CHECKED BY: IA
ENGINEER: IA
SCALE: 1:4000

PROJECT
INFILL SITE GRADING AND DRAINAGE PLAN
NW-1-55-25-4
SW-1-55-25-4

DESCRIPTION
SITE GRADING AND DRAINAGE PLAN

DRAWING NO: YTCIA003 SHEET 1/1

Development Permit Approval Notification

February 18, 2026

Development Permit No. DP-26-0014

Property Owner,

Please be advised that Sturgeon County has approved a development permit located on SW 1-55-25-4; 55013 Rge Rd 251. Please refer to the enclosed development permit and site plan for further details.

Why am I receiving the information?

When a development permit is approved as a discretionary use or a variance was granted, Section 2.10.2 of Land Use Bylaw 1385/17 requires adjacent landowners to be notified, should they want to exercise their right to appeal.

Appeal

As an adjacent landowner, you may file an appeal objecting the development or a condition of the approved development permit. Should you wish to file an appeal, you can find the Appeal Board information at the bottom of the permit. Appeals must be received by the correct Appeal Board by March 11, 2026

Additional Information

If you have any questions or require further clarification regarding this development approval or an appeal, please contact the undersigned at (780) 939-8275.

Regards,

Yvonne Bilodeau

Development Officer

Development Permit

Land Use Bylaw 1385/17

Permit No.: DP-26-0014
Tax Roll No.: 2887000
Decision Date: February 18, 2026
Effective Date: March 11, 2026

Applicant

Name: Triple T 4D Farms Ltd
Address: Severed in line with Section 20 of the ATI Act
Phone: [Redacted]
Email: [Redacted]

Owner

Name: Triple T 4D Farms Ltd
Address: Severed in line with Section 20 of the ATI Act
Phone: [Redacted]
Email: [Redacted]

Property Description

Legal Land Description: SW-1-55-25-4
Land Use District: Agriculture
Municipal Address: 55013 Rge Rd 251

Description of Work

Grading (Infill of dugout)

Permit Conditions

- 1 The Developer must obtain a Road Use Agreement from Sturgeon County's Transportation department. A Road Use Agreement means an agreement between the County and the developer that determines the restrictions and procedures for road use by individuals or companies with extensive or continuous haul projects.
- 2 The Developer shall minimize noise created from machinery and equipment.
- 3 The existing approach shall be used for site access and egress and shall meet the specification of a commercial approach according to Sturgeon County's General Municipal Servicing Standards. The Developer and/or Landowner shall be responsible for all cost associated should the existing approach require improvements to support the truck turning movements and traffic.
- 4 The Developer shall be responsible for the installation and maintenance of any temporary erosion and sediment control as required.

- 5 Prior to infill, the Developer shall submit soil test results from each new site where the soil is sourced. Results shall demonstrate soil nutrient levels, soil textures, and the level of any existing contamination or noxious weed. Soil testing and the results shall be performed at the sole expense of the Developer. Material with sample results found to contain agricultural soil borne pests, or hydrocarbons and soil analysis that exceed regulatory limits or best practices shall be removed, remediated or managed to the satisfaction of the Development Authority at the Developer's sole expense.
- 6 This permit expires June 1, 2027. It is the applicants' responsibility to seek an extension of the development permit prior to the expiry.
- 7 The Developer shall adhere to the documents registered on title. 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.
- 8 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. In the event that 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.
- 9 This development permit approval is subject to review, and if deemed necessary, approval by Alberta Environment and Parks under the provinces Act and/or Regulations. Work shall not proceed until such review and subsequent approvals are submitted to Sturgeon County.
- 10 It is the responsibility of the applicant/landowner to ensure that all development, and activities associated with the development, complies with any federal, provincial, or municipal laws/legislation and any required license, permit, approval, authorization, regulation, or directive.
- 11 No stockpiles are permitted as part of this approval. All material hauled to the site must be graded immediately.
- 12 A restrictive covenant shall be registered on title for filling in excess of 1.5m in depth in accordance with Section 5.10.1(e) of the Land Use Bylaw.

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

Issued By:

Yvonne Bilodeau
Development Authority

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.

Appeals can be filed 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.

Sturgeon County, Alberta

9613 100 Street
Morinville, AB T8R 1L9



Final Report - Approved
Application No. DP-26-0014
17-02-2026 14:07:23

Description: Site Grading Permit
Address: 55013 Rge Rd 251

Submission Documents:

| Document Name | Document ID |
|---|--------------------|
| SITE 3B - Grading and Drainage Plan.pdf | 1918 |

Comment Reviewer Contact Information:

| Reviewer Name | Reviewer Email | Reviewer Phone No.: |
|----------------------|-----------------------------|----------------------------|
| Yvonne Bilodeau | ybilodeau@sturgeoncounty.ca | 780-939-1314 |
| Firoz Ali | fali@sturgeoncounty.ca | - |

General Comments

Information in the following table must be considered and adhered to at all times or has been identified as a requirement through the referral process and for next steps on the project must be completed.

*****A copy of this final approved plan set must be kept on job site at all times*****

PRELIMINARY MATTER

Request for adjournment

Request to postpone SDAB Meeting 026-STU-006

From Yvonne Bilodeau <ybilodeau@sturgeoncounty.ca>

Date Tue 2026-03-24 7:51 AM

To Tom & Karen Eppinga <

Severed in line with s.20 of ATIA

Hi Tom, thanks for your request. I have forwarded this to Tanis(cc'd here) with Legislative Services as they are responsible for managing those meetings. Tanis, please see the request below, and Tom has subsequently shared a second message for May 1. Please advise me of the outcome.

Yvonne Bilodeau

Development Officer

780-939-1314

ybilodeau@sturgeoncounty.ca

sturgeoncounty.ca

9613 100 Street, Morinville, AB T8R 1L9



Severed in line with s.20 of ATIA

(Unverified) <noreply@skype.voicemail.microsoft.com>

Sent: March 17, 2026 2:28 PM

To: Yvonne Bilodeau <ybilodeau@sturgeoncounty.ca>

Subject: Voice Mail (46 seconds)

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hello yvonne tom triple T40 here hey i'm chatting with a couple ladies that were like concerned about my infill on 251 there and wondering if we could push back the appeal date just so they can see if the water's gonna flow they just cleaned up the well site there so they were just concerned that it wasn't put back right or they wanted to see that so just wondered if we could like make it like april 20th something like that umm just push the appeal date back april 20th

Severed in line with s.20 of ATIA

Severed in line with s.20 of ATIA

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

Re: April 2 SDAB Request for Adjournment to May 5, 2026: 026-STU-007/008/010

From Marolyn Beck

Severed in line with s.20 of ATIA

Date Wed 2026-03-25 10:04 AM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Yes, I agree.

On Wed, Mar 25, 2026 at 9:19 AM Legislative Services <legislativeservices@sturgeoncounty.ca> wrote:

Good morning,

We have received a request to adjourn the April 2, 2026 SDAB hearing for file numbers 026-STU-007/008/010 to May 5, 2026.

If you agree to the proposed adjournment date of May 5, 2026, please reply in writing to confirm.

If you have any questions, please do not hesitate to contact me.

Thank you,

Tanis Sawatsky

LEGISLATIVE ADVISOR

780-939-0620

tsawatsky@sturgeoncounty.ca

sturgeoncounty.ca

9613 100 Street, Morinville, AB T8R 1L9



This communication is intended for the recipient to whom it is addressed, and may contain confidential, personal, and or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply should be deleted or destroyed.

RE: April 2 SDAB Re

Severed in line with s.20 of ATIA

From jennifer topelko

Date Thu 2026-03-26 1:54 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello Tanis,

We agree to the adjournment. Please let us know if you need anything else.

Jennifwr and Bria

Sent from my Galaxy

----- Original message -----

From: Legislative Services <legislativeservices@sturgeoncounty.ca>

Date: 2026-03-25 9:20 am (GMT-07:00)

Severed in line with s.20 of ATIA

Cc: Legislative Services <legislativeservices@sturgeoncounty.ca>

Subject: April 2 SDAB Request for Adjournment to May 5, 2026: 026-STU-007/008/010

Good morning,

We have received a request to adjourn the April 2, 2026 SDAB hearing for file numbers 026-STU-007/008/010 to May 5, 2026.

If you agree to the proposed adjournment date of May 5, 2026, please reply in writing to confirm.

If you have any questions, please do not hesitate to contact me.

Thank you,

Tanis Sawatsky

LEGISLATIVE ADVISOR

780-939-0620

tsawatsky@sturgeoncounty.ca

sturgeoncounty.ca



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Re: April 2 SDAB Request for Adjournment to May 5, 2026: 026-STU-007/008/010

From Karen <

Severed in line with s.20 of ATIA

Date Thu 2026-03-26 9:20 AM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

Cc Legislative Services <legislativeservices@sturgeoncounty.ca>

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I'm fine with change Tom
Sent from my iPhone

On Mar 25, 2026, at 9:19 AM, Legislative Services <legislativeservices@sturgeoncounty.ca> wrote:

Good morning,

We have received a request to adjourn the April 2, 2026 SDAB hearing for file numbers 026-STU-007/008/010 to May 5, 2026.

If you agree to the proposed adjournment date of May 5, 2026, please reply in writing to confirm.

If you have any questions, please do not hesitate to contact me.

Thank you,

Tanis Sawatsky

LEGISLATIVE ADVISOR

780-939-0620

tsawatsky@sturgeoncounty.ca

sturgeoncounty.ca

9613 100 Street, Morinville, AB T8R 1L9

<Outlook-fvkq1t1f.png>

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distribute, or take action relying on it. Any communication received in error, or subsequent reply should be deleted or destroyed.

RE: April 2 SDAB Request for Adjournment to May 5, 2026: 026-STU-007/008/010

From Yvonne Bilodeau <ybilodeau@sturgeoncounty.ca>

Date Thu 2026-03-26 10:32 AM

To Tanis Sawatsky <tsawatsky@sturgeoncounty.ca>

I agree with the proposed adjournment date of May 5, 2026.

Yvonne Bilodeau

Development Officer

780-939-1314

ybilodeau@sturgeoncounty.ca

sturgeoncounty.ca

9613 100 Street, Morinville, AB T8R 1L9



From: Tanis Sawatsky <tsawatsky@sturgeoncounty.ca>

Sent: March 26, 2026 10:23 AM

To: Yvonne Bilodeau <ybilodeau@sturgeoncounty.ca>

Cc: Legislative Services <legislativeservices@sturgeoncounty.ca>

Subject: April 2 SDAB Request for Adjournment to May 5, 2026: 026-STU-007/008/010

Good morning,

We have received a request to adjourn the April 2, 2026 SDAB hearing for file numbers 026-STU-007/008/010 to May 5, 2026.

If you agree to the proposed adjournment date of May 5, 2026, please reply in writing to confirm.

A preliminary hearing will go forward as scheduled on April 2, 2026 for the Board to determine if they will adjourn the hearing. It is advised that all presentation materials are submitted in case the Board decides to proceed with the merit hearing on April 2.

Please note - I have received written confirmation from the Applicant and one Appellant; I spoke with the other Appellant this morning who was unavailable for a call and requested that I call back this afternoon.

Thank you,

Tanis Sawatsky

LEGISLATIVE ADVISOR

780-939-0620

tsawatsky@sturgeoncounty.ca

sturgeoncounty.ca

9613 100 Street, Morinville, AB T8R 1L9



PLANNING AND DEVELOPMENT SERVICES REPORT

Subdivision & Development Appeal Board
File Number 026-STU-007/008 and 026-STU-010

FILE INFORMATION

| | |
|--------------------------|--|
| Department File: | DP-26-0013 and DP-26-0014 |
| Legal Land Description: | Lot 4, Blk 1, Plan 0526442 and |
| Relative Location: | North of Hwy 37 and East of Rge Rd 251 |
| Appellant: | Marolyn Beck and Jennifer Topelko/Brian Symonds |
| Landowner: | Triple T 4D Farms Ltd. |
| Description of Appeal: | Appealing the Decision of the Development Authority – Approved Grading (Infill of Dugout) |
| Land Use Bylaw District: | AG – Agriculture and AG – Agriculture/15 Heavy Industrial |
| Tax Roll Number: | 2888003 and 2887000 |

PRELIMINARY

- An application was received to infill two dugouts on the respective parcels.
- For ease of interpretation, the dugout under permit DP-26-0013 will be referred to as Dugout 3A and the dugout under permit DP-26-0014 will be referred to as Dugout 3B in correlation with their applications.
- The projects were given two separate approvals as they are on separately titled parcels.
- Dugout 3A has an approximate volume of 2,800m³ and Dugout 3B has an approximate volume of 8,400m³.
- The Development Authority approved the applications subject to conditions as proposals aligned with the regulations of the Land Use Bylaw.

PROPERTY INFORMATION.

- Dugout 3A is located on at the southwest corner of the 77± acre parcel described as Lot 4, Blk 1, Plan 0526442. The parcel is vacant farmland.
- Dugout 3B is located on at the southwest corner of the 79± acre parcel described as SW 1-55-25-W4. The parcel is also vacant farmland. The portions of the parcel zoned as I5 Heavy Industrial was owned by ATCO Next Energy where a gas plant was operated and received a reclamation certificate under EPEA Approval No.105-04-00 in November 2025.

RELEVANT POLICY/LEGISLATION

- Land Use Bylaw 1385/17, as amended.
 - **Section 5.10 Grading (Appendix 1)** outlines regulations as a discretionary use if the project involves any of the following:
 - (i) The infill of a dugout
 - (ii) the parcel is located within a flood risk area;

- (iii) the excavation or infill of land is within or disturbing a natural wetland or drainage course;
- (iv) the project may impede or interfere with the natural flow of surface water onto adjacent lands or in public ditches; or
- (v) the proposed recontouring of land changes the grade by more than 0.60m (2.0ft), including stockpiling or removal of soil;
- (vi) the excavation or infill of land is located within 10m (32.8ft) of a parcel line;
- (vii) the site grading disturbance involves an area of more than 4,000m² (0.4ha)(43,055ft²) or affects a volume of more than 2,400m³; or
- (viii) earth material is removed from the site.

Further, the following regulations were considered and form conditions as part of the approval.

- d) Written consent or approval from the province shall be provided to the County prior to grading
- e) Filling in excess of 1.5m in depth is considered a deep fill, and a restrictive covenant may be
- (h) A Road Use Agreement shall be entered into with the County if the development requires heavy vehicle hauling of material that exceeds five (5) trips (~50m³) to or away from the same destination or project in a 24-hour period, or more than twelve (12) trips (~120m³) over three or more days. submitted as part of an application.
- (j) 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.

CONSIDERATIONS

- The proposed grading required a development permit in alignment with the regulations as stated above.
- The Infill Site Grading and Drainage Plan Drawing No. YTCIA003 prepared, signed and stamped by Professional Engineer, Abraham Abu Alnaaj was reviewed by Development and Engineering Services.

- The plan stated the following calculations which demonstrate the pre and post development site run off rates will not change.

PRE-DEVELOPMENT SITE RUNOFF:

PER STURGEON COUNTY "GENERAL MUNICIPAL SERVICING STANDARDS - 2024"
 RAINFALL INTENSITY TAKEN FROM EPCOR "TABLE 2.4: IDF CURVES INTENSITY TABLE" FROM VOL. 3-02: STORMWATER MANAGEMENT AND DESIGN MANUAL - FEBRUARY 2022

Q = CIA/360 (RATIONAL METHOD)

Q = RELEASE RATE (m³/s)
 C = RUNOFF COEFFICIENT
 I = RAINFALL INTENSITY AT 10MIN TIME OF CONCENTRATION, 5-yr (mm/hr)
 A = AREA IN HECTARES (ha)

SITE 3A:

PRE-EXISTING INFILL AREA (UNDEVELOPED ~90%): 0.075ha @ 0.10C (UNDEVELOPED FARMLAND)

C_{PRE} = 0.10
 I_{PRE} = 69.74 mm/hr
 A_{PRE} = 0.075 ha
 Q_{PRE} = 0.00145 m³/s

SITE 3B:

PRE-EXISTING INFILL AREA (UNDEVELOPED ~90%): 0.1925ha @ 0.10C (UNDEVELOPED FARMLAND)

C_{PRE} = 0.10
 I_{PRE} = 69.74 mm/hr
 A_{PRE} = 0.1925 ha
 Q_{PRE} = 0.00373 m³/s

POST-DEVELOPMENT SITE RUNOFF:

PER STURGEON COUNTY "GENERAL MUNICIPAL SERVICING STANDARDS - 2024"
 RAINFALL INTENSITY TAKEN FROM EPCOR "TABLE 2.4: IDF CURVES INTENSITY TABLE" FROM VOL. 3-02: STORMWATER MANAGEMENT AND DESIGN MANUAL - FEBRUARY 2022

Q = CIA/360 (RATIONAL METHOD)

Q = RELEASE RATE (m³/s)
 C = RUNOFF COEFFICIENT
 I = RAINFALL INTENSITY AT 10MIN TIME OF CONCENTRATION, 5-yr (mm/hr)
 A = AREA IN HECTARES (ha)

SITE 3A:

POST-DEVELOPMENT INFILL AREA (UNDEVELOPED ~90%): 0.075ha @ 0.10C (UNDEVELOPED FARMLAND)

C_{POST} = 0.10
 I_{POST} = 69.74 mm/hr
 A_{POST} = 0.075 ha
 Q_{POST} = 0.00145 m³/s

SITE 3B:

POST-DEVELOPMENT INFILL AREA (UNDEVELOPED ~90%): 0.1925ha @ 0.10C (UNDEVELOPED FARMLAND)

C_{POST} = 0.10
 I_{POST} = 69.74 mm/hr
 A_{POST} = 0.1925 ha
 Q_{POST} = 0.00373 m³/s

- And further states:

THE IMPORTED FILL (MARGINAL/ORGANIC) HAS THE SAME RUNOFF COEFFICIENT AS THE EXISTING FARMLAND AND DOES NOT INTRODUCE IMPERVIOUS COVER. THE FINISHED GRADES TIE-IN TO EXISTING GROUND AND PRESERVE EXISTING OVERLAND DRAINAGE PATTERNS. THEREFORE, POST-DEVELOPMENT RUNOFF RATES ARE UNCHANGED FROM PRE-DEVELOPMENT CONDITIONS.

Interpreted as the infill of the dugout does not change what is already existing on the lands as they are replacing the site with the same materials (marginal/organic fill) as the existing farmland as opposed to a gravel surface that has a faster run off rate.

- The existing drainage courses are also noted not to be changed as per the outlined arrows and solid arrows on the plans.
- Both appellants have stated that areas on their parcels are lower than the proposed infill and that the dugouts hold the water back from flooding their properties. However, should those dugouts remain and overflow with water, those lower areas will still be flooded regardless of the presence of the dugout.
- It is important to note that a dugout is not a stormwater retention pond that is designed to have a slow-release rate to reduce flooding.
- Conditions of the permit will help with any enforcement matters that may arise should the approval not be followed. *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. In the event that 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.*

- Conditions #8 for the development approval of Dugout 3B states that the applicant must first obtain approvals from the province due the infill of a dugout with a capacity greater than 2,500m³ and the presence of wetlands as per the Alberta Merged Wetland Inventory.

RECOMMENDATION

- The Development Authority recommends the Board uphold the decision of the Development Authority.
- Alternatively, the Board can uphold the appeal and refuse the development permits. Or revise the permit conditions.

ATTACHMENT

- Appendix 1 – Section 5.10 Grading

Prepared By:



Yvonne Bilodeau, Development Officer

Reviewed By:

Tyler McNab Digitally signed by Tyler McNab
Date: 2026.03.26 11:37:29 -06'00'

Tyler McNab, Program Lead Development & Safety Codes

5.9 FUNCTIONAL PLANNING STUDIES FOR ROADS

Notwithstanding the *setback* provisions identified in any particular district, the *Development Authority* and any Appeal Board shall require a minimum *front, flanking front, side* or *rear yard setback* be increased to protect the *right-of-way* identified for *roads* for which the County has prepared and accepted a Functional Planning Study or which have been incorporated into the County's Transportation Master Plan.

5.10 GRADING 1662/24

.1 General

- (a) The *Development Authority* shall consider applications that only include *Grading* as a discretionary use within the relevant land use district of this Bylaw unless otherwise exempted.
- (b) A development permit is required for Grading if the project involves any of the following unless otherwise stated:
 - (i) The infill of a dugout
 - (ii) the *parcel* is located within a flood risk area;
 - (iii) the excavation or infill of land is within or disturbing a natural wetland or drainage course;
 - (iv) the project may impede or interfere with the natural flow of surface water onto adjacent lands or in public ditches; or
 - (v) the proposed recontouring of land changes the grade by more than 0.60m (2.0ft), including stockpiling or removal of soil;
 - (vi) the excavation or infill of land is located within 10m (32.8ft) of a parcel line;
 - (vii) the site grading disturbance involves an area of more than 4,000m² (0.4ha)(43,055ft²) or affects a volume of more than 2,400m³; or
 - (viii) earth material is removed from the site.
- (c) In addition to the application requirements for a *development permit*, a *developer* may also be required to provide additional information including but not limited to:
 - (i) a pre-development site survey showing the existing conditions of the land to include topography, vegetation, drainage channels or ditches, natural wetlands and water courses.
 - (ii) a site plan showing the location and dimensions of the disturbed area with setbacks to parcel lines, the direction of flow of existing and proposed surface drainage with proposed grade elevations, proposed berm location with specifications (height/width) and existing or proposed access.
 - (iii) the source and volume of fill to be removed from or brought onto the site.
 - (iv) a temporary stockpile location plan.
 - (v) a detailed description of the operation or development with proposed start and end date of the project to the satisfaction of the Development Authority; and
 - (vi) Erosion and Sediment Control Plan if required by the General Municipal Servicing Standards.
- (d) Written consent or approval from the province shall be provided to the County prior to grading activity occurring on the parcel if a natural drainage course or wetland is affected as defined under the Water Act. A Wetland Assessment and Impact Report (WAIR) may be required to be submitted as part of an application.
- (e) Filling in excess of 1.5m in depth is considered a deep fill, and a restrictive covenant may be required to be registered on title in accordance with General Municipal Servicing Standards.

- (f) On Development sites that contain higher value soil than the proposed fill material, the higher value soil shall be stripped and stockpiled on the site prior to placement of fill material for reclamation of the site or used in landscaping.
- (g) The developer shall be responsible for obtaining and coordinating all aspects of utility crossing or proximity agreement(s), as needed, at their sole expense.
- (h) A Road Use Agreement shall be entered into with the County if the development requires heavy vehicle hauling of material that exceeds five (5) trips (~50m³) to or away from the same destination or project in a 24-hour period, or more than twelve (12) trips (~120m³) over three or more days.
- (i) Stockpiling shall only be considered on a temporary basis. The stockpiling of any materials that does not form an integral part of a wider development proposal on the parcel, that, in the opinion of the Development Authority, will create a visual detriment to the surrounding area, shall not be permitted.
- (j) 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.
- (k) The developer shall provide a grading security deposit in accordance with the County's Fees and Charges Bylaw, as amended.
- (l) An as-built grading drawing prepared by a qualified professional may be required.

.2 Material

- (a) If topsoil is proposed to be removed from the site or otherwise disrupted, a county Soil Conservation Officer shall review and render a decision that may include conditioning of decisions on topsoil removal in accordance with the Soil Conservation Act.
- (b) Any material brought onto a parcel may, at any time, require soil testing to ensure compliance with best practices. This may include testing for agricultural soil borne pests (including, but not limited to Clubroot of Canola), hydrocarbons, or Tier 1 or 2 soil analysis to be completed by an accredited laboratory and/or qualified professional at the sole expense of the developer, and the results be submitted to the County.
- (c) Material with sample results found to contain agricultural soil borne pests, or hydrocarbons and soil analysis that exceed regulatory limits or best practices shall be removed, remediated or managed to the satisfaction of the *Development Authority* at the Developer's sole expense.
- (d) *Clean fill* or *Marginal fill* proposed to be brought into a parcel shall be tested for agricultural soil borne pests and a Tier 1 soil analysis to be completed by an accredited laboratory and/or qualified professional at the sole expense of the developer prior to hauling. Additional tests shall be required, if the volume of material is significant or fill is procured from additional sites.
- (e) Only *Clean fill* or *Marginal fill* may be used for *Grading* on agricultural land used for the purposes of growing crops or raising of livestock.
- (f) *Construction Fill* proposed to be brought into a parcel shall provide a Safety Data Sheet specific to the product to the county and may be required to be included within a drawing detailing how the product will be used.
- (g) *Recycled Fill* proposed to be brought into a parcel shall be accompanied by a report by a qualified professional stating the product is nonhazardous, a Safety Data Sheet shall be provided and baseline Tier 1 soil analysis of the site to the satisfaction of the Development Authority shall be provided prior to hauling. Waste not approved in such a matter shall be removed to an authorized waste management facility and the site reclaimed.

.3 Commercial, Industrial, and Institutional

- (a) These regulations apply to all lands districted under Part 14, 15, 16 and comparable Direct Control districts under Part 17.
- (b) The Development Authority shall consider applications for Grading as a permitted use within the relevant land use district of this Bylaw.
- (c) In addition to the application requirements for a development permit, a developer may also be required to provide additional information including but not limited to:
 - (i) a pre-development site survey showing the existing conditions of the land to include topography, vegetation, drainage channels or ditches, natural wetlands and water courses;
 - (ii) a site plan showing the location and dimensions of the disturbed area with setbacks to parcel lines, the direction of flow of existing and proposed surface drainage with proposed grade elevations, proposed berm location with specifications (height/width) and existing or proposed access.
 - (iii) Cut - Fill Plan illustrating the proposed cut, and fill requirements, existing and proposed contour elevations (existing contours at 0.5m intervals preferred, not to exceed 1.0m maximum)
 - (iv) Stormwater Management Plan to address capacity of existing systems and requirements to accommodate new flows with supporting calculations.
 - (v) Erosion and Sediment Control Plan if required by the General Municipal Servicing Standards.
- (d) *Grading* under this section shall adhere to an approved Stormwater Management Plan/Lot Grading Plan and an as-built drawing shall be required as a condition of development.

.4 Residential

- (a) These regulations apply to all lands districted under Part 12, 13 and comparable Direct Control districts under Part 17.
- (b) The Development Authority shall consider applications for Grading for Pre-Subdivision Multi-lot as a permitted use within the relevant land use district of this Bylaw.
- (c) A developer Grading for a Pre-Subdivision Multi-lot shall be required to provide additional information including but not limited to:
 - (i) a pre-development site survey showing the existing conditions of the land to include topography, vegetation, drainage channels or ditches, natural wetlands and water courses;
 - (ii) a site plan showing the location and dimensions of the disturbed area with setbacks to parcel lines, the direction of flow of existing and proposed surface drainage with proposed grade elevations, proposed berm location with specifications (height/width) and existing or proposed access.
 - (iii) Cut - Fill Plan illustrating the proposed cut, and fill requirements, existing and proposed contour elevations (existing contours at 0.5m intervals preferred, not to exceed 1.0m maximum)
 - (iv) Stormwater Management Plan to address capacity of existing systems and requirements to accommodate new flows with supporting calculations.
 - (v) Erosion and Sediment Control Plan if required by the General Municipal Servicing Standards.
- (d) A development permit is required for Grading and the Development Authority shall consider applications that only include Grading as a discretionary use within the relevant residential land use district of this Bylaw. if the project involves any of the following:
 - (i) the proposed recontouring of land changes the grade by more than 0.1m and the excavation or infill of land is located within 1m of a parcel line; or
 - (ii) the site grading disturbance involves an area of more than 1000m² (0.1ha) (10,764ft²) or affects a volume of more than 100m³. Or

- (iii) the proposed recontouring of land would affect volume, direction or velocity of surface drainage or stormwater runoff.
- (e) In addition to the application requirements for a development permit, a developer shall provide a Lot Grading Plan prepared and stamped by a qualified professional unless an approved Overall Stormwater Management/Lot Grading Plan is in current effect for the parcel.
- (f) *Grading* of Residential parcels shall adhere to an approved Overall Stormwater Management/Lot Grading Plan and be in accordance with General Municipal Servicing Standards.
- (g) At any time, a landowner may be required to submit a Lot Grading Certificate, at the landowner's sole expense, if unauthorized alterations appear to result in surface drainage conflicts for neighbouring parcels or County rights of way.
- (h) Notwithstanding the above, requirements for a Lot Grading Plan may be exempted if, in the opinion of the Development Authority, the proposed development would not negatively impact grades or stormwater runoff.

5.11 HAZARDOUS LANDS

- .1 Where a *parcel abuts* or contains a natural slope, coulee, ravine or valley of 3m or more of valley depth, with or without a waterbody present, the *setbacks* from the top of bank shall be determined by a slope stability report in accordance with Section 4.3 of the Municipal Development Plan. 1632/23
 - .2 For the purpose of determining the *setback* required under Subsection 5.11.1, the valley depth is the vertical distance measured between the top of bank and the toe of the slope. For valleys that are composed of one or more benches, the valley depth is the vertical distance measured between the top of bank of the bench on which the *development* is to be located and the top of bank of the lower bench. 1632/23
 - .3 Notwithstanding any district regulation to the contrary, no development shall be allowed within 15m (49.2ft) of any slope of 15% or greater, unless a lesser or greater amount is identified as acceptable in a slope stability report prepared by a *practicing professional* engineer. 1632/23
- Figure 5.2: [REMOVED] 1632/23
- .4 The *Development Authority* may require that the top of bank or toe of slope be identified by survey completed by an Alberta Land Surveyor.
 - .5 Notwithstanding that a proposed *development* conforms in all respects with this Bylaw, where the application is for *development* on *parcels* that are or may be subject to flooding or subsidence, the *Development Authority* shall refuse a *development permit* application unless confirmation is provided from a *practicing professional* engineer demonstrating that the *development* can be made suitable for the *building area*.

5.12 HEIGHT

- .1 The *height* of a *building* shall be determined by calculating the vertical distance between the *grade* at the exterior wall (or design *grade* for *development* that is not built) and the highest point of the *building*.
- .2 On sloping ground, *height* shall be considered the average of the *height* at the highest and lowest *grade*.
- .3 In determining the highest point of a *building*, elements that are not essential to the structure of the *building* shall not be considered (see Figure 5.3), including but not limited to the following:
 - (a) elevator housing;
 - (b) mechanical housing;
 - (c) roof entrances;
 - (d) ventilation fans;
 - (e) skylights;
 - (f) *solar collectors*;
 - (g) *wind energy systems*;

Subdivision and Development Appeal Board Hearing File# 026-STU-007/008 and 010

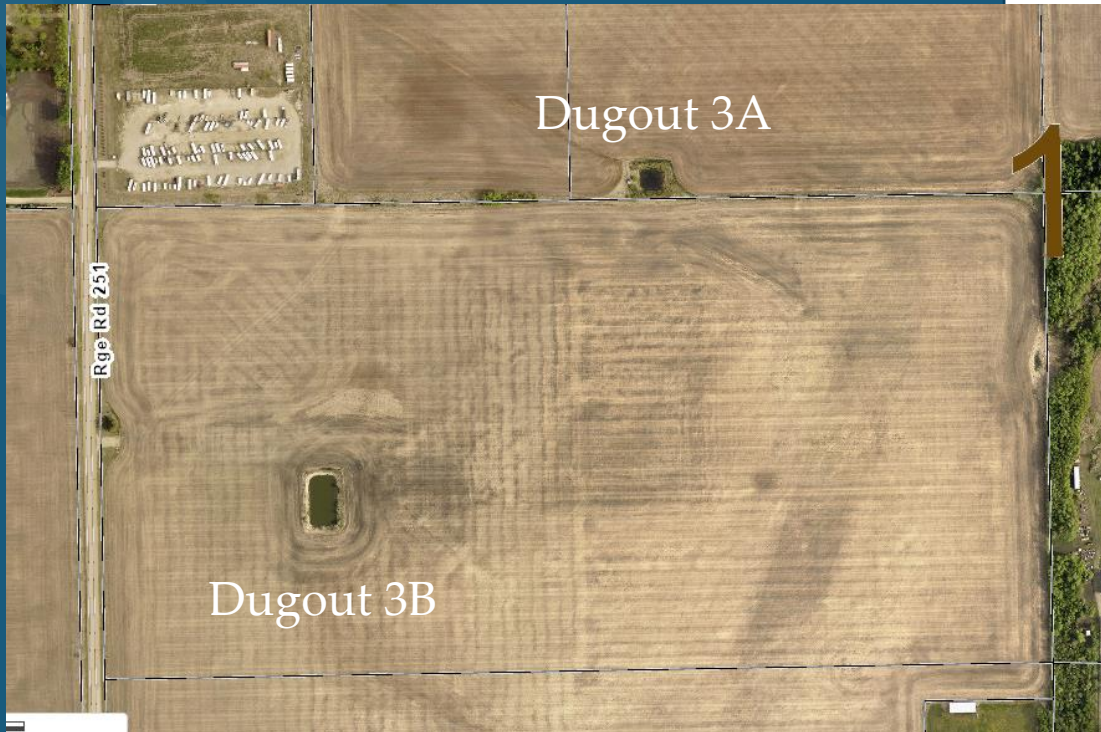
Development Authority Report for DP-26-0013 and DP-26-0014

2026-04-02



Sturgeon
C O U N T Y

Preliminary Information



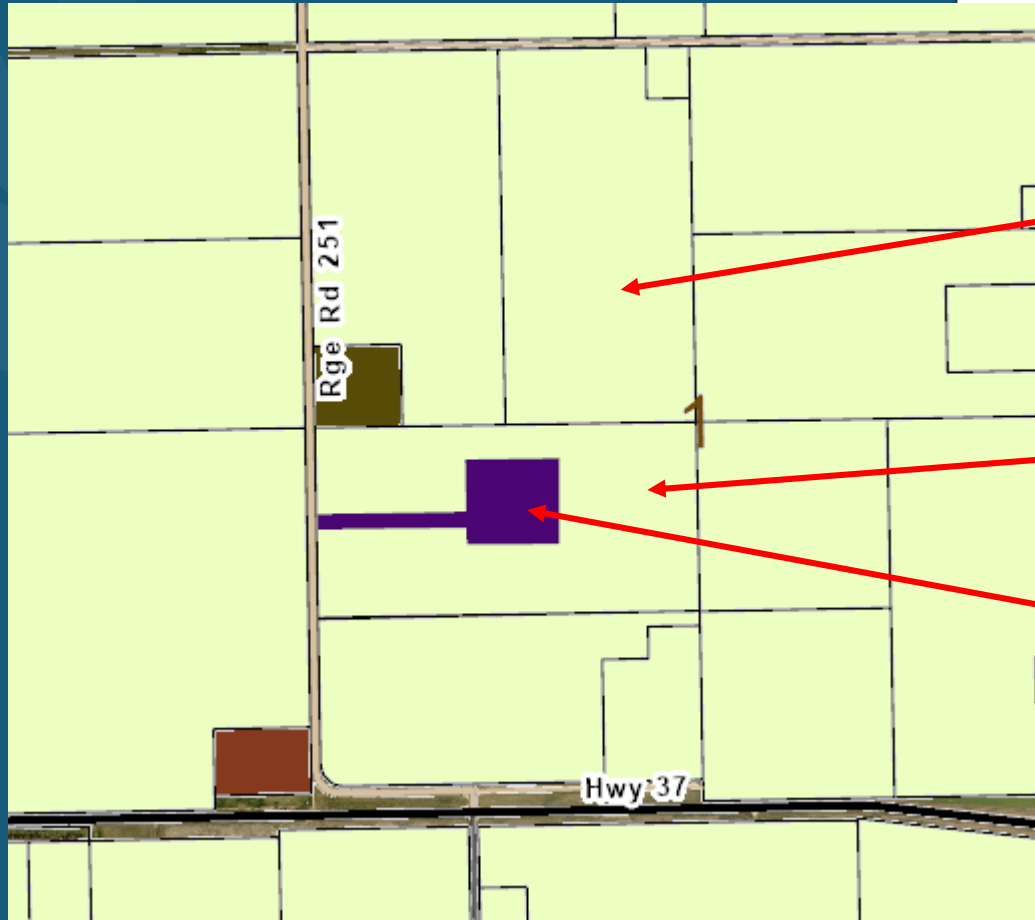
- ❖ An application was received to infill two dugouts on the respective parcels.
- ❖ The projects were given two separate approvals as they are on separately titled parcels.
- ❖ Dugout 3A has an approximate volume of 2,800m³ and Dugout 3B has an approximate volume of 8,400m³.
- ❖ The Development Authority approved the applications subject to conditions as proposals aligned with the regulations of the Land Use Bylaw.

Site Location

North of Hwy 37 and East of Rge Rd 251



Property Information



- Dugout 3A is located on at the southwest corner of the 77± acre parcel described as Lot 4, Blk 1, Plan 0526442. The parcel is vacant farmland.
- Dugout 3B is located on at the southwest corner of the 79± acre parcel described as SW 1-55-25-W4. The parcel is also vacant farmland.
- The portions of the parcel zoned as I5 Heavy Industrial was owned by ATCO Next Energy where a gas plant was operated and received a reclamation certificate under EPEA Approval No.105-04-00 in November 2025.

Relevant Policy & Legislation

Land Use Bylaw 1385/17, as amended

Section 5.10 Grading

- (b) A development permit is required for Grading if the project involves any of the following unless otherwise stated:
- (i) The infill of a dugout
 - (ii) the *parcel* is located within a flood risk area;
 - (iii) the excavation or infill of land is within or disturbing a natural wetland or drainage course;
 - (iv) the project may impede or interfere with the natural flow of surface water onto adjacent lands or in public ditches; or
 - (v) the proposed recontouring of land changes the grade by more than 0.60m (2.0ft), including stockpiling or removal of soil;
 - (vi) the excavation or infill of land is located within 10m (32.8ft) of a parcel line;
 - (vii) the site grading disturbance involves an area of more than 4,000m² (0.4ha)(43,055ft²) or affects a volume of more than 2,400m³; or
 - (viii) earth material is removed from the site.

Relevant Policy & Legislation

Land Use Bylaw 1385/17, as amended

Section 5.10 Grading

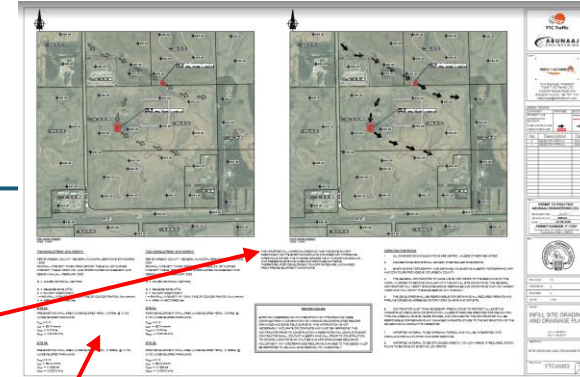
- (d) Written consent or approval from the province shall be provided to the County prior to grading activity occurring on the parcel if a natural drainage course or wetland is affected as defined under the Water Act. A Wetland Assessment and Impact Report (WAIR) may be required to be submitted as part of an application.
- (e) Filling in excess of 1.5m in depth is considered a deep fill, and a restrictive covenant may be required to be registered on title in accordance with General Municipal Servicing Standards.
- (f) On Development sites that contain higher value soil than the proposed fill material, the higher value soil shall be stripped and stockpiled on the site prior to placement of fill material for reclamation of the site or used in landscaping.
- (g) The developer shall be responsible for obtaining and coordinating all aspects of utility crossing or proximity agreement(s), as needed, at their sole expense.
- (h) A Road Use Agreement shall be entered into with the County if the development requires heavy vehicle hauling of material that exceeds five (5) trips (~50m³) to or away from the same destination or project in a 24-hour period, or more than twelve (12) trips (~120m³) over three or more days.
- (i) Stockpiling shall only be considered on a temporary basis. The stockpiling of any materials that does not form an integral part of a wider development proposal on the parcel, that, in the opinion of the Development Authority, will create a visual detriment to the surrounding area, shall not be permitted.
- (j) 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.
- (k) The developer shall provide a grading security deposit in accordance with the County's Fees and Charges Bylaw, as amended.
- (l) An as-built grading drawing prepared by a qualified professional may be required.

Considerations

- The plan stated the following calculations which demonstrate the pre and post development site run off rates will not change.
- And further states

THE IMPORTED FILL (MARGINAL/ORGANIC) HAS THE SAME RUNOFF COEFFICIENT AS THE EXISTING FARMLAND AND DOES NOT INTRODUCE IMPERVIOUS COVER. THE FINISHED GRADES TIE-IN TO EXISTING GROUND AND PRESERVE EXISTING OVERLAND DRAINAGE PATTERNS. THEREFORE, POST-DEVELOPMENT RUNOFF RATES ARE UNCHANGED FROM PRE-DEVELOPMENT CONDITIONS.

- Interpreted as the infill of the dugout does not change what is already existing on the lands as they are replacing the site with the same materials (marginal/organic fill) as the existing farmland as opposed to a gravel surface that has a faster run off rate.



PRE-DEVELOPMENT SITE RUNOFF:

PER STURGEON COUNTY "GENERAL MUNICIPAL SERVICING STANDARDS - 2024"
 RAINFALL INTENSITY TAKEN FROM EPCOR "TABLE 2.4: IDF CURVES INTENSITY TABLE" FROM VOL. 3-02: STORMWATER MANAGEMENT AND DESIGN MANUAL - FEBRUARY 2022

$Q = CIA/360$ (RATIONAL METHOD)

Q = RELEASE RATE (m^3/s)
 C = RUNOFF COEFFICIENT
 I = RAINFALL INTENSITY AT 10MIN TIME OF CONCENTRATION, 5-yr (mm/hr)
 A = AREA IN HECTARES (ha)

SITE 3A:

PRE-EXISTING INFILL AREA (UNDEVELOPED ~90%): 0.075ha @ 0.10C (UNDEVELOPED FARMLAND)

$C_{PRE} = 0.10$
 $I_{PRE} = 69.74$ mm/hr
 $A_{PRE} = 0.075$ ha
 $Q_{PRE} = 0.00145$ m^3/s

SITE 3B:

PRE-EXISTING INFILL AREA (UNDEVELOPED ~90%): 0.1925ha @ 0.10C (UNDEVELOPED FARMLAND)

$C_{PRE} = 0.10$
 $I_{PRE} = 69.74$ mm/hr
 $A_{PRE} = 0.1925$ ha
 $Q_{PRE} = 0.00373$ m^3/s

POST-DEVELOPMENT SITE RUNOFF:

PER STURGEON COUNTY "GENERAL MUNICIPAL SERVICING STANDARDS - 2024"
 RAINFALL INTENSITY TAKEN FROM EPCOR "TABLE 2.4: IDF CURVES INTENSITY TABLE" FROM VOL. 3-02: STORMWATER MANAGEMENT AND DESIGN MANUAL - FEBRUARY 2022

$Q = CIA/360$ (RATIONAL METHOD)

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 A = AREA IN HECTARES (ha)

SITE 3A:

POST-DEVELOPMENT INFILL AREA (UNDEVELOPED ~90%): 0.075ha @ 0.10C (UNDEVELOPED FARMLAND)

$C_{POST} = 0.10$
 $I_{POST} = 69.74$ mm/hr
 $A_{POST} = 0.075$ ha
 $Q_{POST} = 0.00145$ m^3/s

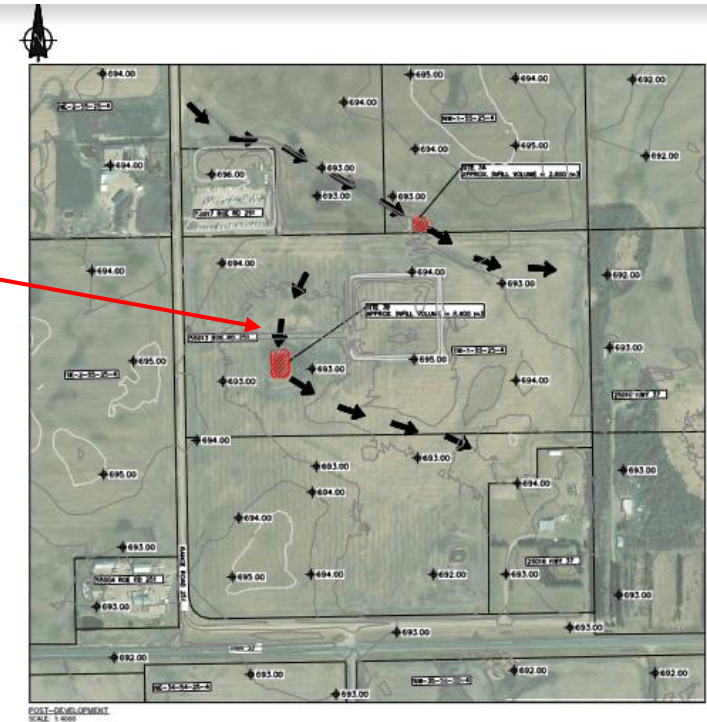
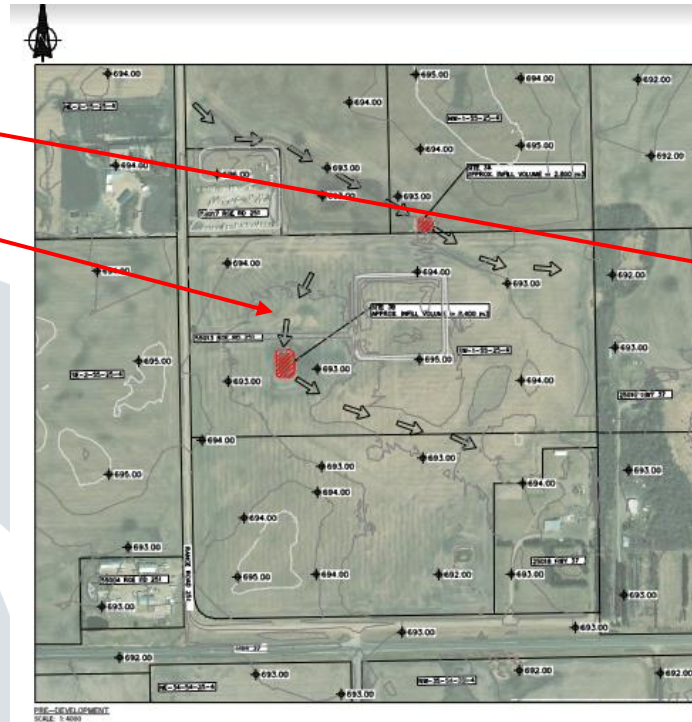
SITE 3B:

POST-DEVELOPMENT INFILL AREA (UNDEVELOPED ~90%): 0.1925ha @ 0.10C (UNDEVELOPED FARMLAND)

$C_{POST} = 0.10$
 $I_{POST} = 69.74$ mm/hr
 $A_{POST} = 0.1925$ ha
 $Q_{POST} = 0.00373$ m^3/s

Considerations

- The existing drainage courses are also noted not to be changed as per the outlined arrows and solid arrows on the plans.
- Both appellants have stated that areas on their parcels are lower than the proposed infill and that the dugouts hold the water back from flooding their properties. However, should those dugouts remain and overflow with water, those lower areas will still be flooded regardless of the presence of the dugout.
- It is important to note that a dugout is not a stormwater retention pond that is designed to have a slow-release rate to reduce flooding.
- Conditions reflect the ability to enforce should the approval not be followed.



Recommendation

- The Development Authority recommends the Board uphold the decision of the Development Authority.
- Alternatively, the Board can uphold the appeal and refuse the development permits. Or revise the permit conditions.

APPELLANT SUBMISSIONS RECEIVED

***NOTE:**

No submissions were received at the
time of publication of the agenda
package.

APPLICANT'S SUBMISSION

***NOTE:**

No submissions were received at the time of publication of the agenda package.

WRITTEN
SUBMISSIONS
FROM
ADJACENT
LANDOWNERS
AND OTHER
AFFECTED
PERSONS

*NOTE:

No submissions were received at the time of the publication of the agenda package.

Appeal #2

006-STU-009 - Appealing the Development Authority's refusal of a Home-Based Business Level 3 - providing school bus transportation, storage of school buses, and sales (LCJ Transportation Ltd.)

SUBDIVISION & DEVELOPMENT APPEAL BOARD

| | |
|--|---------------------|
| Site Information: | |
| Municipal Address of site: <i>56412-RR231 Sturgeon County AB</i> | Date Received Stamp |
| Legal land description of site: (‘plan, block, lot’ and/or ‘range-township-section-quarter’) <i>0740842:2:1 SE-26-56-23-4</i> | |
| Development Permit number or Subdivision Application number: <i>DP-26-0031</i> | |
| Appellant Information: | |

Name: *Barness Doris*

Severed in line with s.20 of ATIA

Severed in line with s.20 of ATIA

For multiple appeals you must submit another Notice of Appeal

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

Please see Attached

Severed in line with s.20 of ATIA

(Attach a separate page if required)

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

| | |
|-------------------------------------|----------------------------------|
| Signature of Appellant/Agent | Date: <i>March 4/2026</i> |
|-------------------------------------|----------------------------------|

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



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

DORIS, BARNES
 DP-26-0031

Receipt Number: 202601158
 GST Number: 107747412RT0001
 Date: 2026-03-06
 Initials: SRH

| Account | Description | Prev Bal | Payment | Balance |
|---------|------------------------------|----------|---------------------------------|-------------------|
| 16APP | APPEAL FEES - LEGISLATIVE SE | | \$100.00 | |
| | | | Subtotal: \$100.00 | |
| | | | Taxes: \$0.00 | |
| | | | Total Receipt: \$100.00 | <u>Cheque No.</u> |
| | | | Mc: \$100.00 | |
| | | | Total Monies Received: \$100.00 | |
| | | | Rounding: \$0.00 | |
| | | | Amount Returned: \$0.00 | |

March 5th 2026

To Whom It May Concern,

I am writing to respectfully request approval for a small business license to operate my school bus transportation business from my acreage.

For the past 22 years, I have proudly provided safe and reliable transportation services to Sturgeon Public Schools. Throughout those years, I have transported students within the communities of Redwater, Gibbons, Bon Accord, Namao, and Morinville. It has been a privilege to serve these communities, and I hope to continue doing so for many years to come.

My property has ample space to accommodate the buses used for my routes, and I take pride in keeping my acreage clean, organized, and well maintained. I am very mindful of my neighbors and the surrounding community. Many of the families in the area are people whose children—and now even their grandchildren—I have had the privilege of transporting to school over the years.

Not all buses associated with my business are stored at my property at any one time. Some of my employees keep their assigned buses at their own residences, which reduces the number of vehicles located on my property. In addition to the buses used for my transportation routes, there may occasionally be two to four used school buses available for sale. My goal with this is to help smaller transportation contractors obtain reliable and affordable buses, as new school buses can cost over \$200,000 and many smaller operators do not receive funding to support such large purchases.

I would also require the ability to perform maintenance in my shop using a certified mechanic. This work would be limited to maintaining my buses to ensure they remain safe, reliable, and compliant with all transportation regulations. Having the ability to complete maintenance in my own shop will also help alleviate some of the significant operating costs associated with

running a small transportation company while ensuring the buses are properly maintained.

I have always operated my business with respect for the community and my neighbors, and I am committed to continuing to do so. My goal is simply to maintain a small, responsible operation that supports local student transportation and helps keep costs manageable for small contractors in our area.

I sincerely appreciate your time and consideration of my appeal. It would mean a great deal to me to be able to continue operating my business from my property while serving the families and communities that I have been part of for over two decades.

Thank you for your time and consideration.

Sincerely,

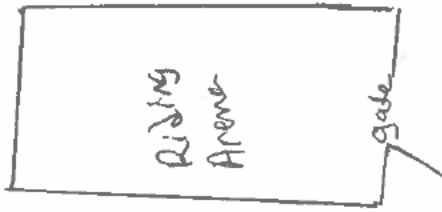
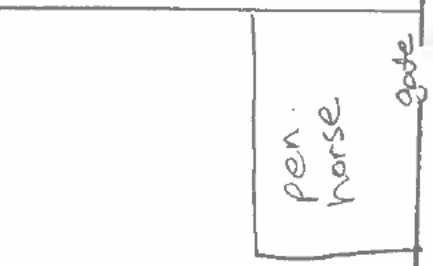
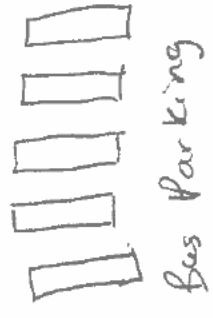
Doris Broderick

Severed in line with s.20 of ATIA

LCJ Transportation Ltd.
For all your transportation needs

Severed in line with s.20 of ATIA

N ↑



56412-RR231 6 acres

To Whom It May Concern,

I am writing in support of Doris Broderick and her request to operate her school bus transportation business from her acreage.

I have known Doris for 25 years as a member of our community. During this time, she has operated her school bus service responsibly and has been an important part of providing safe transportation for local students.

Doris has transported many children in our community over the past 22 years, including children and grandchildren of local families. She has always been respectful of her neighbors and takes pride in maintaining her property in a clean and organized manner.

From my experience, her business has not caused disruption to the neighborhood. The buses are well maintained, and the property is large enough to accommodate them without creating concerns for surrounding residents.

I support Doris being allowed to continue operating her small transportation business from her property so she can keep providing this valuable service to families in the area.

Sincerely,

Name: Craig Clark (Estate of Melvin Clark)

Address: 56414 RGE RD 231 Sturgeon County

Severed in line with s.20 of ATIA

To Whom It May Concern,

I am writing in support of Doris Broderick and her request to operate her school bus transportation business from her acreage.

I have known Doris for 20 years as a member of our community. During this time, she has operated her school bus service responsibly and has been an important part of providing safe transportation for local students.

Doris has transported many children in our community over the past 22 years, including children and grandchildren of local families. She has always been respectful of her neighbors and takes pride in maintaining her property in a clean and organized manner.

From my experience, her business has not caused disruption to the neighborhood. The buses are well maintained, and the property is large enough to accommodate them without creating concerns for surrounding residents.

I support Doris being allowed to continue operating her small transportation business from her property so she can keep providing this valuable service to families in the area.

Sincerely,

Name:

Pam & Bill Yakymchuk

Severed in line with s.20 of ATIA

To Whom It May Concern,

I am writing in support of Doris Broderick and her request to operate her school bus transportation business from her acreage.

I have known Doris for 10 years as a member of our community. During this time, she has operated her school bus service responsibly and has been an important part of providing safe transportation for local students.

Doris has transported many children in our community over the past 22 years, including children and grandchildren of local families. She has always been respectful of her neighbors and takes pride in maintaining her property in a clean and organized manner.

From my experience, her business has not caused disruption to the neighborhood. The buses are well maintained, and the property is large enough to accommodate them without creating concerns for surrounding residents.

I support Doris being allowed to continue operating her small transportation business from her property so she can keep providing this valuable service to families in the area.

Sincerely,

Name: Whitney Young

Address: _____ → 56429 RR231, Sturgeon County AB T0A 1N4

Severed in line with s.20 of ATIA

March 5, 2025

To Whom It May Concern,

I am writing in support of Doris Broderick and her request to operate her school bus transportation business from her acreage.

I have known Doris for 10 years as a member of our community. During this time, she has operated her school bus service responsibly and has been an important part of providing safe transportation for local students.

Doris has transported many children in our community over the past 22 years, including children and grandchildren of local families. She has always been respectful of her neighbors and takes pride in maintaining her property in a clean and organized manner.

From my experience, her business has not caused disruption to the neighborhood. The buses are well maintained, and the property is large enough to accommodate them without creating concerns for surrounding residents.

I support Doris being allowed to continue operating her small transportation business from her property so she can keep providing this valuable service to families in the area.

Sincerely,

Name: Tracy Taylor

Address: 47-56420 RR231

Severed in line with s.20 of ATIA

March 12, 2026

SDAB File Number: 026-STU-009

Dear Doris Barsness:

**NOTICE OF
APPEAL BOARD HEARING**

| | |
|--|--|
| Legal Description of Subject Property: | 0740842;2;1 SE-26-56-23-4 56412 Range Road 231 |
| Development Permit Application Number: | DP-26-0031 |
| Decision Regarding Proposed Development: | Refusal to operate a Home-Based Business Level 3 – providing school bus transportation, storage of school buses, and sales (LCJ Transportation Ltd.) |

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on March 6, 2026. 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 SDAB hearing is scheduled for **April 2, 2026 at 2:00 p.m. in 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 488 906 665#. 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 March 26, 2026. However, the Board can accept written submissions up to the date of the hearing.**

Please note that any submissions previously provided to the Development Authority are not automatically provided as evidence to the Subdivision and Development Appeal Board and therefore must be resubmitted.

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) 939-8029 or email legislativeservices@sturgeoncounty.ca.

Tanis Sawatsky

Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

March 12, 2026

SDAB File Number: 026-STU-009

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

| | |
|--|--|
| Legal Description of Subject Property: | 0740842;2;1 SE-26-56-23-4 56412 Range Road 231 |
| Development Permit Application Number: | DP-26-0031 |
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An appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on March 6, 2026. 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.

Appellant: Doris Barsness

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

- The Appellant has provided safe transportation services to Sturgeon Public Schools for 22 years, serving the communities of Redwater, Gibbons, Bon Accord, Namao, and Morinville.
- The Appellant’s property has ample space to accommodate the buses used for their routes, and the property is well maintained, organized, and clean, while being considerate of neighbors, many of whom have had children or grandchildren transported by the business.
- Not all buses are stored on the property, as some employees keep their assigned buses at home, which reduces the number of vehicles on the property.
- Occasionally, two to four used buses may be on-site for resale.
- The Appellant is seeking permission to perform maintenance in their shop using a certified mechanic in order to help manage operating costs and ensure safety and regulatory compliance.
- The Appellant has a long-standing commitment to the community and intends to continue running a small, responsible operation that supports local student transportation and helps keep costs manageable for small contractors in the area.

Take notice that this SDAB hearing is scheduled for **April 2, 2026 at 2:00 p.m.** in **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 488 906 665#. This should connect you directly into the hearing.

Why am I receiving this information?

When an appeal is received, adjacent landowners have the right to make a written submission and/or attend the hearing. 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 March 26, 2026. However, the Board can accept written submissions up to the date of the hearing.**

Please note that any submissions previously provided to the Development Authority are not provided as evidence to the Subdivision and Development Appeal Board and therefore must be resubmitted.

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.

For further information, please call (780) 939-8029 or email legislativeservices@sturgeoncounty.ca.

Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board

Encl.: Site Map

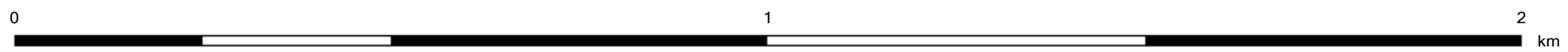


Legend

- Parcel
- County Roads
 - Collector, Surfaced
 - Collector, Gravel
 - Local Road, Surfaced
 - Local Road, Gravel
- Community Labels
- Community Boundary
- Parcel
- ATS Labels
 - ATS - Quarter Section Labels
 - Quarter Section
 - ATS - Quarters
 - Quarter Section
- River Lots
 - River Lot
 - River Lot
 - River Lot
 - River Lot
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 - River Lot

Notes

Home Based Business Level 3 SE 26-56-23-4



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

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.



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

Notification Letter

Date: February 25, 2026

Permit Number: DP-26-0031

To: Doris Barsness
56412 RR 231
Sturgeon County, AB
T0A 1N4

Re: Decision of the Development Officer

Please be advised that development permit #DP-26-0031} to operate a Home-Based Business Level 3 was refused on February 25, 2026.

This decision may be appealed to the Subdivision and Development Appeal Board within 21 days (March 18, 2026) after the date on which a person qualified to appeal is notified of the decision. Appeal Board information can be found at the bottom of the permit.

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.

Yours truly,

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

Carla Williams
Development Officer

Development Permit

Land Use Bylaw 1385/17

Permit No.: DP-26-0031
Tax Roll No.: 1281000
Decision Date: February 25, 2026
Effective Date:

Applicant

Name: BARSNESS, DORIS
Address: 56412 RGE RD 231
STURGEON COUNTY, AB
T0A 1N4
Phone: Severed in line with s.20 of ATIA
Email: [REDACTED]

Owner

Name: BARSNESS, DORIS M
Address: 56412 RGE RD 231
STURGEON COUNTY, AB
T0A 1N4
Phone: Severed in line with s.20 of ATIA
Email: [REDACTED]

Name: BRODERIK, MARIE
Address: Severed in line with s.20 of ATIA
[REDACTED]

Property Description

Legal Land Description: 0740842;2;1 SE-26-56-23-4
Land Use District: Agriculture
Municipal Address: 56412 Rge Rd 231

Description of Work

To operate a Home-Based Business Level 3 - providing school bus transportation, storage of school buses, and sales (LCJ Transportation Ltd.)

Permit Conditions

The application to operate a home-based business level 3 is **REFUSED** for the following reasons:

1. Pursuant to section 6.16.5 of Land Use Bylaw 1385/17, as amended, a home-based business shall comply with the requirements outlined in Table 6.1. The application does not meet the following regulations:
 - **Maximum Number of Non-Resident Employees – Four (4)**
 - The application proposes ten (10) non-resident employees, although not all are present at the same time.
 - This exceeds the maximum number permitted for a Level 3 Home Based Business.

- **Maximum Number of Commercial Vehicles – Three (3)**
 - **The application includes five (5) to ten (10) school buses, as identified under the Vehicles & Equipment Section.**
 - **This significantly exceeds the maximum number of commercial vehicles permitted for a Level 3 Home-Based Business.**
2. A Home-Based Business Level 3 is a discretionary use in the AG – Agriculture District, as per section 11.1.2 of Land Use Bylaw 1385/17, as amended. In accordance with section 2.8.1(c), the Development Authority may refuse a discretionary use if the proposed development does not conform to the Bylaw.
 - Because the number of non-resident employees and commercial vehicles proposed exceeds the bylaw’s maximum allowances, the application does not meet the requirements. As a result, the Development Authority refused the application.
 3. A Fleet Service is neither a permitted nor a discretionary use within the AG – Agriculture District. The scale and nature of the proposed operation – including multiple school buses, associated parking, and staffing – is more characteristic of a fleet service operation than a home-based business. As this use is not contemplated within the AG district, the Development Authority cannot consider or approve it.

Advisory Notes:

1. A home-based business means the accessory use of a dwelling, accessory buildings, and parcel for an occupation, trade, profession, or craft to be operated by the permanent residents of the dwelling.
2. Under section 1.6 of Land Use Bylaw 1385/17, a commercial vehicle includes a multi-axle vehicle or trailer, used in relation to a home-based business. School buses are considered commercial vehicles due to their high passenger capacity and the requirement for operators to hold a Class 2 driver’s license.
3. Fleet Service means the use of the parcel and/or building(s) for the parking and servicing of vehicles for the delivery of people, goods, or services where such vehicles are not available for sale or long-term lease. This may include bus lines, commercial transport, cartage and courier services.

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

Issued By:

Development Authority

Municipality

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

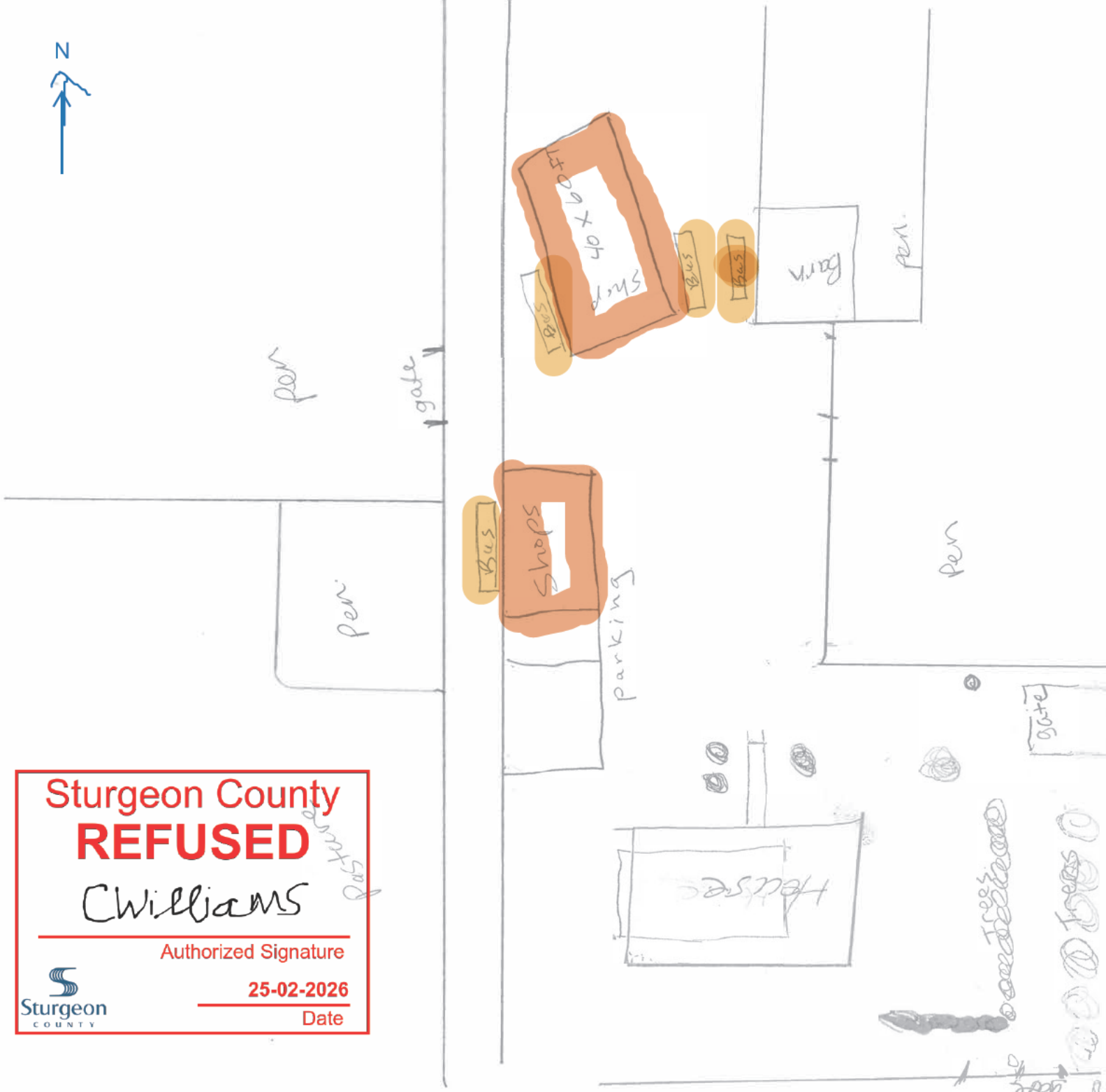
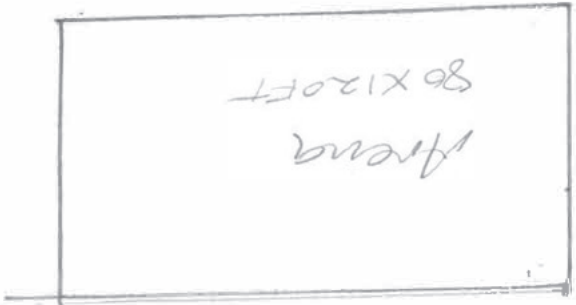
Appeal Information

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.

Appeals can be filed 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.



Sturgeon County
REFUSED
pastor
 CWilliams
 Authorized Signature
 25-02-2026
 Date





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: | _____ |
| Date Received: | _____ |
| Received By: | _____ |

Development Permit Application for Home Based Business

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

APPLICANT NAME Marte Broderick LANDOWNER(S) NAME (IF DIFFERENT THAN APPLICANT) Doris Barsness

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_____ FAX _____

LAND INFORMATION

PROPERTY ADDRESS 56412 RR231 Sturgeon County SUBDIVISION NAME _____

LEGAL DESCRIPTION: LOT 1 BLOCK 2 PLAN 740842 PARCEL SIZE 6 acres

QUARTER SE SECTION 26 TWP 56 RGE 23 W 4 AB

HOME BUSINESS DESCRIPTION

NAME OF BUSINESS LCI Transportation Ltd.

PROVIDE A DETAILED DESCRIPTION OF DAY TO DAY OPERATIONS & SERVICES YOU PROVIDE
 (ATTACH A LETTER IF MORE SPACE IS NEEDED)

School Buses; buying & selling, by appointment only
2-4 per month

YEARS IN BUSINESS 2016 TYPE OF BUSINESS: BUSINESS TO BUSINESS BUSINESS TO CONSUMER
 MARKET (ALL THAT APPLY): LOCAL REGIONAL PROVINCIAL NATIONAL INTERNATIONAL

NAICS: (North American Classification System)

Please check off the ONE NAICS category that best applies to your business. This classification is important information for our team and will provide valuable information that can assist greatly with statistical data analysis of our region.

- | | |
|--|--|
| <input type="radio"/> 11 Agriculture, forestry, fishing and hunting | <input type="radio"/> 54 Professional, scientific and technical services |
| <input type="radio"/> 21 Mining, quarrying, and oil and gas extraction | <input type="radio"/> 55 Management of companies and enterprises |
| <input type="radio"/> 22 Utilities | <input type="radio"/> 56 Administrative and support, waste management and remediation services |
| <input type="radio"/> 23 Construction | <input checked="" type="radio"/> 61 Educational services |
| <input type="radio"/> 31-33 Manufacturing | <input type="radio"/> 62 Health care and social assistance |
| <input type="radio"/> 41 Wholesale trade | <input type="radio"/> 71 Arts, entertainment and recreation |
| <input type="radio"/> 44-45 Retail trade | <input type="radio"/> 72 Accommodation and food services |
| <input checked="" type="radio"/> 48-49 Transportation and warehousing | <input type="radio"/> 81 Other services (except public administration) |
| <input type="radio"/> 51 Information and cultural industries | <input type="radio"/> 91 Public administration |
| <input type="radio"/> 52 Finance and insurance | |
| <input type="radio"/> 53 Real estate and rental and leasing | |

SOCIAL MEDIA: WHERE CAN WE FIND YOU? WE LOVE TO FOLLOW STURGEON COUNTY BUSINESSES!

WEBSITE _____ FACEBOOK Yes INSTAGRAM _____
 TWITTER _____ OTHER _____

- YES I WOULD LIKE TO RECEIVE OCCASIONAL EMAIL UPDATED FROM STURGEON COUNTY ECONOMIC DEVELOPMENT
 YES PLEASE CONTACT ME TO LEARN MORE ABOUT STURGEON COUNTY'S BUSINESS VISITATION PROGRAM

CLIENTS, CUSTOMERS & EMPLOYEES

DO CLIENTS / CUSTOMERS VISIT YOUR PROPERTY? Y N

IF YES, AT WHAT HOURS AND HOW MANY VISITS PER DAY / WEEK? 9am-3pm by appointment only 1-2 perwk.

HOW MANY NON-RESIDENT EMPLOYEES WILL WORK AT OR VISIT THE PROPERTY? 10 not all at once 5-6

HOW MANY PARKING STALLS DO YOU PROVIDE YOUR CLIENTS / CUSTOMERS AND EMPLOYEES? 6 or more as needed

VEHICLES & EQUIPMENT

LIST ALL VEHICLE TYPES AND EQUIPMENT ASSOCIATED WITH YOUR BUSINESS

CAR / VAN

1 mini van

TRUCKS(S)

(INDICATE NUMBER, SIZE, TYPE, WEIGHT)

1 Jeep

MACHINERY (SPECIFY)

(SKID STEER, BACKHOE, FORKLIFT)

Bobcats

TRAILERS (SPECIFY)

1 20FT Flat deck

OTHER (SPECIFY)

School Buses 5-10 not all at once

STORAGE & DELIVERIES

ARE MATERIALS AND/OR EQUIPMENT RELATED TO THE BUSINESS STORED ON THE PROPERTY?

Y N

HOW MUCH IS STORED AND WHERE?

Buses in yard and pasture

ARE THERE ANY DANGEROUS GOODS ON SITE ASSOCIATED WITH YOUR BUSINESS?

Y N

IF YES, WHAT TYPES?

Fuel, DEF,

ARE DELIVERIES MADE TO THE PROPERTY?

Y N

IF YES, HOW OFTEN ARE DELIVERIES MADE TO THE PROPERTY?

BUSINESS SIZE & ADVERTISING

TOTAL FT²/M² OF HOME

1700 sq Ft.

FT²/M² ALLOCATED FOR BUSINESS

2 acres

LIST ANY ADDITIONAL BUILDINGS USED IN THE OPERATION OF THE BUSINESS INCLUDING FT²/M²

Shop 60x40 Ft., 40x20 Ft heated Shop

WHAT ADVERTISING SIGNAGE WILL APPEAR ON THE PROPERTY?

None

SITE PLAN

SITE PLAN (attached)

PLEASE PROVIDE A SITE PLAN INDICATING THE BUILDINGS INTENDED FOR USE BY THE BUSINESS, ONSITE PARKING STALLS FOR CLIENTS/EMPLOYEES, PARKING AREA FOR VEHICLES AND EQUIPMENT RELATED TO THE BUSINESS, EXTERIOR STORAGE AREA (dimensioned) FOR MATERIALS/GOODS, AND ANY PROPOSED OR EXISTING SCREENING OR FENCING.

APPLICANT AUTHORIZATION

I/we hereby give my/our authorization to apply for this home based business development permit application and allow authorized persons the right to enter the above land and/or building(s) with respect to this application only. 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.

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[Redacted signature area]

Sturgeon County to com

Severed in line with s.20 of ATIA

[Redacted signature area]

Feb 9, 2026
TE

26
26

SUPPORT DOCUMENTS

Ensure the listed supporting documentation is included with this permit application, Sturgeon County cannot accept incomplete applications.

ALBERTA TRANSPORTATION APPROVAL OR PROVIDE CURRENT ROADSIDE APPROVAL # _____ N/A
If developing within 800m (0.5 miles) of a Provincial highway.

LAND TITLE CERTIFICATE
Searched within 30 days prior to the application. These documents can be obtained at any Provincial Registry Office or online at <http://www.spin.gov.ab.ca/>.

CORPORATE REGISTRY N/A

FOR OFFICE USE ONLY

HOME BASED BUSINESS LEVEL 1 2 3

ROLL 1281000

LUB ZONING Agriculture

FEES 160.00

USE: PERMITTED DISCRETIONARY

Severed in line with s.20 of ATIA

FOIP DISCLAIMER: The personal information provided will be used to process a home based business development permit application and is collected under the authority of Section 642 of the Municipal Government Act and Section 33 (c) of the *Freedom of Information and Protection of Privacy (FOIP) Act*. Personal information you provide may be recorded in the minutes of the Municipal Planning Commission. 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.

PLANNING AND DEVELOPMENT SERVICES REPORT

Subdivision & Development Appeal Board
File Number 026-STU-009

FILE INFORMATION

| | |
|--------------------------|---|
| Department File: | DP-26-0031 |
| Legal Land Description: | SE 26-56-23-4 |
| Address: | 56412 RR 231 |
| Appellant: | Doris Barsness |
| Landowner: | Doris Barsness |
| Description of Appeal: | Appealing the Decision of the Development Authority of Refusal to operate a Home-Based Business Level 3 (LCJ Transportation Ltd.) |
| Land Use Bylaw District: | AG – Agriculture |
| Tax Roll Number: | 1281000 |

BACKGROUND

- A development permit application was submitted to operate a Home-Based Business Level 3 for LCJ Transportation Ltd.
- The proposed business includes the transportation, storage, and sale of school buses. Vehicle sales would be conducted by appointment only, with approximately two to four sales occurring per month.
- The application identified up to ten non-resident employees associated with the operation, although not all employees would be present on-site at the same time. It also indicated that between five and ten school buses would be stored on the property at any given time.
- The site plan submitted proposes buses to be stored within both the yard and pasture areas of the parcel.
- Upon review, the proposed number of non-resident employees and commercial vehicles exceeded the maximum limits permitted for a Home-Based Business Level 3 under the Land Use Bylaw. As the application did not conform to the requirements, the development permit application was refused.

PROPERTY INFORMATION

- The property is 2.38ha (5.89 acres) in area currently developed with a single detached dwelling, detached garage and agriculture accessory buildings.

RELEVANT POLICY/LEGISLATION

- There is no Local Planning Document (i.e., Area Structure Plan) for this area, therefore the County's Municipal Development Plan provides the overarching land

use policies for this application.

- **Municipal Development Plan Modernization Bylaw 1681/25**
 - Economic Health, EH 5.2 Promoting an Integrated Economy
 - 5.5.15 *Shall consider proposed Non-Residential development that supports the HBB levels outlined within the LUB. Development that exceeds the HBB levels outlined within the LUB, or that cause significant impact to municipal infrastructure, shall be relocated to an appropriate location based on the activity.*
- **Land Use Bylaw 1385/17**, as amended.
 - A Home-Based Business Level 3 is a discretionary use within the AG district.
 - Home-Based Business means *the accessory use of a dwelling, accessory buildings and parcel for an occupation, trade, profession, or craft to be operated by the permanent residents of the dwelling.*
 - Commercial Vehicle means *a unit which includes a multi-axle vehicle or trailer, used in relation to a home-based business. Commercial vehicles are those considered to require a Class 1, 2, 3, or 4 driver's license.*
 - **Fleet Service** means *the use of the parcel and/or building(s) for the parking and servicing of vehicles for the delivery of people, goods, or services where such vehicles are not available for sale or long-term lease. This may include bus lines, commercial transport, cartage and courier services.*
 - Home-based businesses shall comply with the requirements provided in Table 6.1:

Table 6.1: Home-Based Business Requirements

| | Level 1 | Level 2 | Level 3 |
|--|---|---|---|
| Business Size (maximum) | <ul style="list-style-type: none"> • 10% of the gross floor area of the dwelling | <ul style="list-style-type: none"> • 30% of the gross floor area of the dwelling • Area of accessory building(s) at the discretion of the Development Authority | <ul style="list-style-type: none"> • 30% of the gross floor area of the dwelling • 100% of the gross floor area of accessory building(s) at the discretion of the Development Authority |
| Equipment and/or material storage | <ul style="list-style-type: none"> • Shall be located within the dwelling | <ul style="list-style-type: none"> • No exterior storage. Any storage shall be located within the dwelling or accessory building(s). | <ul style="list-style-type: none"> • Exterior storage shall not exceed 1% of the parcel size in accordance with Section 5.7 |
| Client traffic generation (maximum) | <ul style="list-style-type: none"> • None permitted | <ul style="list-style-type: none"> • Eight vehicle visits per 24-hour period in the AG district • Four vehicle visits per 24-hour period in all other districts | <ul style="list-style-type: none"> • Ten vehicle visits per 24-hour period |
| Non-resident employees on site (maximum) | <ul style="list-style-type: none"> • None permitted | <ul style="list-style-type: none"> • Two | <ul style="list-style-type: none"> • Four |
| Commercial vehicles (maximum) | <ul style="list-style-type: none"> • None permitted | <ul style="list-style-type: none"> • One (not exceeding 4,800kg if located in a residential district) | <ul style="list-style-type: none"> • Three |
| Commercial trailers (maximum) | <ul style="list-style-type: none"> • None permitted | <ul style="list-style-type: none"> • One | <ul style="list-style-type: none"> • Three |
| Passenger vehicles (maximum) | <ul style="list-style-type: none"> • One | <ul style="list-style-type: none"> • One | <ul style="list-style-type: none"> • Two |
| Hours of operation | <ul style="list-style-type: none"> • No limit | <ul style="list-style-type: none"> • 7:00a.m. to 8:00p.m. | <ul style="list-style-type: none"> • 7:00a.m. to 8:00p.m. |
| Additional on-site parking stall requirements | In accordance with Part 9 | | |

- Section 2.8 Decision Process - The Development Authority may refuse an application for a discretionary use where the proposed development does not conform to the Bylaw.

ANALYSIS

- The MDP policy requires development proposals exceeding the scope of home-based business (HBB) regulations be relocated to a more appropriate site based on the nature and intensity of the business.
- The scale and character of the proposed operation – specifically the presence of multiple school buses, associated parking and storage requirements, and the number of non-resident employees – are more reflective of a Fleet Service operation than a Home-Based Business. A Fleet Service is neither a permitted nor discretionary use within the AG district. Under the Land Use Bylaw, Fleet Service operations are intended to be located within commercial, industrial, or direct control districts where such activities can be appropriately accommodated.
- The appeal submission also referenced the ability to conduct vehicle maintenance within the on-site shop using a certified mechanic. This component was not included in the original development permit application. The addition of on-site maintenance would further intensify the operation and introduce an additional non-resident employee, expanding the scope of the business beyond that contemplated for a home-based business.
- While the parcel is physically large enough to accommodate school bus storage and employee parking, the submitted site plan and supporting aerial imagery indicate that buses are dispersed throughout the parcel rather than contained within a defined, designated parking or storage area.
- A variance or relaxation of regulations should not be applied to authorize a use that is not supported by the LUB. Variances are not intended to undermine the intent of the Bylaw or facilitate an otherwise non-compliant use.
- Pursuant to section 2.8.1(c) of the LUB, the Development Authority may refuse an application for a discretionary use, where the proposed development does not conform to the Bylaw. In this case, the number of commercial vehicles and the number of non-resident employees exceed the maximum number permitted for a Home-Based Business Level 3. A Fleet Service is neither a permitted nor discretionary use within the AG district, the application does not comply with the LUB and was therefore refused.

CONCLUSION

- The Board must comply with the following:
 - Any applicable statutory plan (*MGA* s. 687(3)(a.2)).
 - In the opinion of the Development Authority the application is incompatible with respect to MDP Policy 5.5.15.

- The Board may interpret this policy independently.
 - Application must conform with the prescribed uses of the Land Use Bylaw (*MGA* s. 687(3)(d)(ii)).
 - In the opinion of the Development Authority the Home-Based Business operations exceed the intent of a Level 3 and should be considered a Fleet Service.
 - The Board may independently interpret the business operations.
- The Board may consider the following:
 - Adjacent landowner support for the business.
 - The County has not received complaints regarding the business.
 - If the development unduly interferes with the amenities of the neighbourhood; or materially interferes with or affects the use, enjoyment, or value of neighbouring properties.
 - Special circumstances that may be applicable to the subject property such as size, shape, topography, location, buildings, or surroundings.
 - **Mitigation of potential impacts may be addressed through measures such as requiring non-resident employees (drivers) to park company buses at their residences and refrain from attending the subject parcel.**

Should the Board uphold the Appeal and approve the application as a Home-Based Business Level 3 to operate in accordance with the submitted application and additional information provided, the following conditions are recommended:

1. No more than one (1) Level 3 home-based business shall be permitted on the parcel.
2. The home-based business shall occupy no more than 30% of the gross floor area of the dwelling and up to 100% of the gross floor area of the accessory building, as identified on the approved site plan, for storage and mechanical operations.
3. **A separate development permit shall be required and approved for a change of use of an Agricultural Accessory Building to Commercial Building for any accessory building(s) used for business purposes.**
4. A Road Use Agreement shall be entered into with Sturgeon County Transportation Services, if required.
5. **There shall be no more than XX (at the Board's discretion) commercial vehicles parked on-site at any given time, whether for sale, repair or storage.**
6. **All commercial vehicles shall be parked in an orderly manner within in a designated parking area shown on an approved site plan.**
7. One commercial trailer shall be permitted to be stored on the property and be used for business purposes.
8. **On-site parking shall be provided for non-resident employees in accordance with an approved site plan.**

9. **The home-based business shall be operated by the permanent resident(s) of the dwelling and there shall be no more than XX (at the Board's discretion) non-resident employees on-site at any given time.**
10. Mechanical repair activities shall be limited solely to LCJ Transport vehicles. No mechanical repair services shall be provided to external or third-party customers.
11. Only one on-site, commercially produced sign to identify the business, shall be allowed. The sign dimensions shall be a maximum of 1m (3.3ft) in length and 0.6m (2ft) in height. The sign shall be displayed as a window sign, be affixed to a building, or be located in the front yard adjacent to the front parcel boundary and either be self-supporting or attached to existing fencing. There shall be no off-site signage associated with this home-based business.
12. The hours of operation of the home-based business shall be limited to 7:00 am to 8:00 pm., daily.
13. The development permit is issued to the applicant only and shall be non-transferable. The permit shall be null and void if the applicant relocates or transfers ownership of the business.

Advisory Notes:

1. Home Based Business means the accessory use of a dwelling, accessory buildings and parcel for an occupation, trade, profession, or craft to be operated by the permanent residents of the dwelling.
2. A building permit is required for a change of use any an accessory building from a Farm Building to a Commercial Building.
3. Pursuant to section 1.6 of Land Use Bylaw 1385/17, a commercial vehicle includes a multi-axle vehicle or trailer, used in relation to a home-based business. School buses are considered commercial vehicles due to their high passenger capacity and the requirement for operators to hold a Class 2 driver's license.

Attachment

SDAB Training Manual section 4.2.3

Prepared By:



Carla Williams, Development Officer

Reviewed By:

Tyler McNab

Digitally signed by Tyler McNab
Date: 2026.03.26 12:54:02 -06'00'

Tyler McNab, Program Lead Development & Safety Codes

Subdivision and Development Appeal Board Training for Members and Clerks

Training Manual

2025

must be referred to the right board. The dates to process the appeal then run from the date the second board received the notice of appeal from the first board.¹¹²

4.2.3 Applying the Legislated Framework to Development Permit Appeals

As with subdivision appeals, the SDAB can refuse or approve a development permit, with or without conditions, which need not be the same as the DA's.¹¹³ The *MGA* lists how the appeal boards must be guided by the various planning documents. In particular, an SDAB is to:¹¹⁴

- act in accordance with any applicable *ALSA* regional plan;
- comply with the Provincial Land Use Policies;
- comply with any applicable statutory plans;
- comply with the LUB use provisions;
- comply with other provisions of the LUB unless a variance would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land;
- comply with the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of the development described in a cannabis licence¹¹⁵ Subject to a variance by an LUB, an exterior wall of a premises described in a cannabis licence may not be located within 100 m of:
 - a provincial health care facility or a boundary of the parcel of land on which the facility is located;
 - a building containing a school or a boundary of a parcel of land on which the building is located; or
 - a boundary of a parcel of land that is designated as school reserve or municipal and school reserve under the *MGA*; and
- have regard to, but is not bound by, the *Regulation*.

¹¹² *MGA* s. 686(1.1)

¹¹³ *MGA* s. 687(3)(c)

¹¹⁴ *MGA* ss. 687 and 618.3

¹¹⁵ Section 105(3) of the *Gaming and Liquor and Cannabis Regulation*

Although there are many similarities between the subdivision and development contexts, the specific requirements for development permit appeals mean SDABs have less discretion than they have for subdivision appeals.

First, development permits *for permitted uses* can only be appealed if the LUB was relaxed, varied, or misinterpreted or the application was deemed refused under *MGA* s. 683.1(8). While there is no appeal in such cases, the SDAB may still need to hold a hearing to address whether the DA in fact varied, relaxed, or misinterpreted the LUB.¹¹⁶

Second, whereas the SDAB need only “have regard to” the statutory plans in the case of a subdivision appeal, it must “comply” with them in the development appeal context. In other words, the SDAB has no discretion to vary provisions of the MDP (or the IDP, ASP, or ARP) in the development context.

4.2.4 Development Permit Conditions

The SDAB can confirm, revoke, or vary the DA’s conditions, provided the conditions are listed in the LUB.¹¹⁷ As noted previously (see 2.2.1 of this Training Manual), the SDAB can only impose a condition on a development permit approval if authorized by the LUB. For permitted uses, the LUB must list each potential condition specifically; however, for discretionary uses the LUB can give broad authority to impose conditions.¹¹⁸ It is good practice to reference the LUB authority for the condition within the reasons (or the condition itself) to clarify for parties where it is allowed.

As with subdivision, development conditions must be specific and enforceable, serve a valid land use planning purpose, and avoid improper sub-delegation of decision-making responsibility. Similar considerations also apply to development permit conditions requiring parties to enter into a development agreement or pay off-site levies.¹¹⁹

4.2.5 Council Decisions in Direct Control Districts

Appeals within a direct control district are a special case: The SDAB cannot hear a development permit appeal for Direct Control District lands where council was the decision-making authority. Where council has delegated the decision-making authority to a different development authority, there is a limited right of appeal to the SDAB on the

¹¹⁶ *Rau v Edmonton (City)* 2015 ABCA 136

¹¹⁷ *MGA* ss. 640(2)(c)(iv) and 687(3)

¹¹⁸ *Burnco Rock Products Ltd v Rockyview* (MD No. 44) 2000 ABCA 129

¹¹⁹ *MGA* s. 650 outlines potential contents of development agreements imposed as conditions of development

DP-26-0031 Home Based Business Level 3

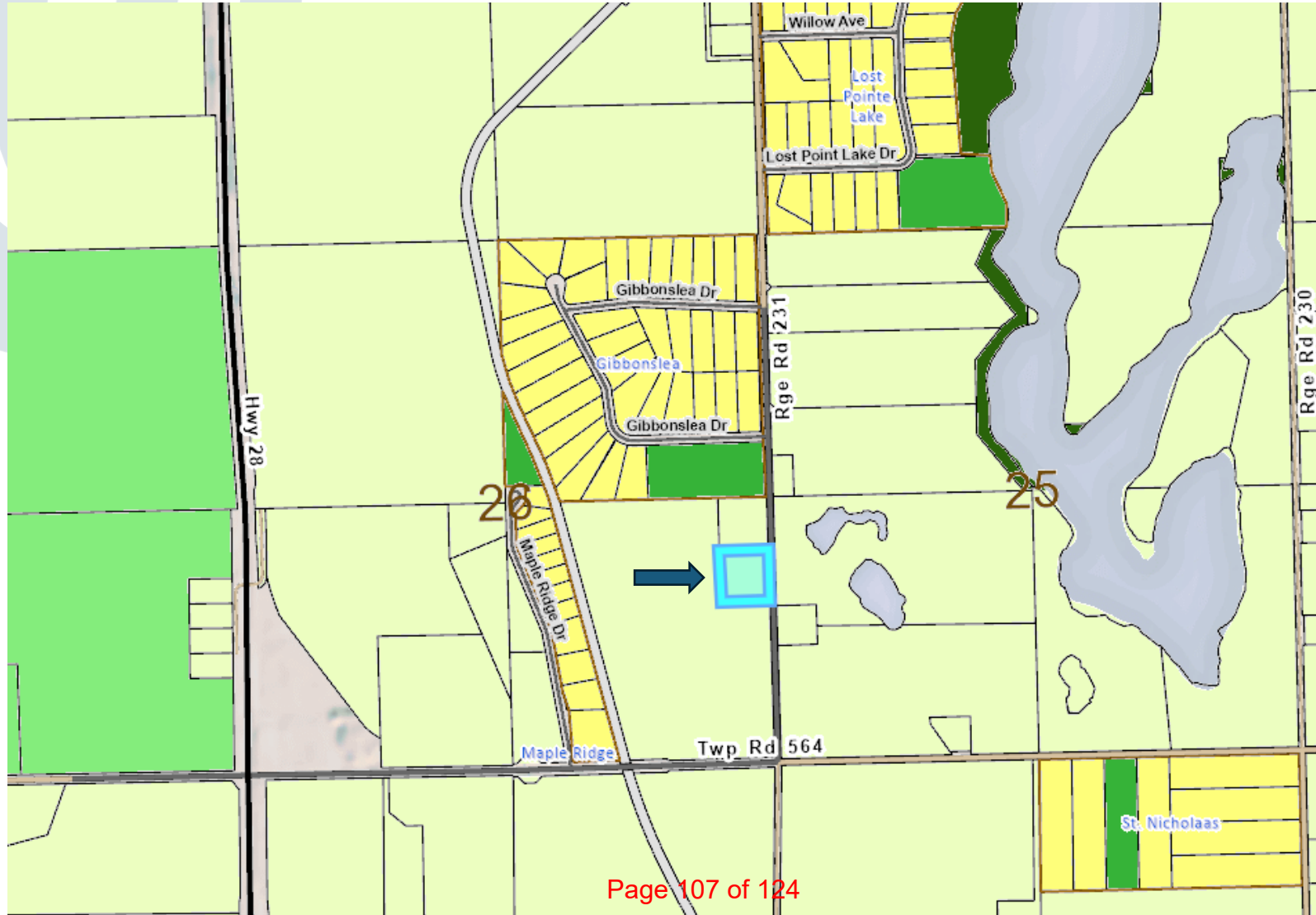
Development Authority Report for SDAB Appeal 026-STU-009

2026-04-02



Sturgeon
C O U N T Y

Site Location



Site Location



Property Information

56412 RR 231

Plan 0740842; Blk 2; Lot 1

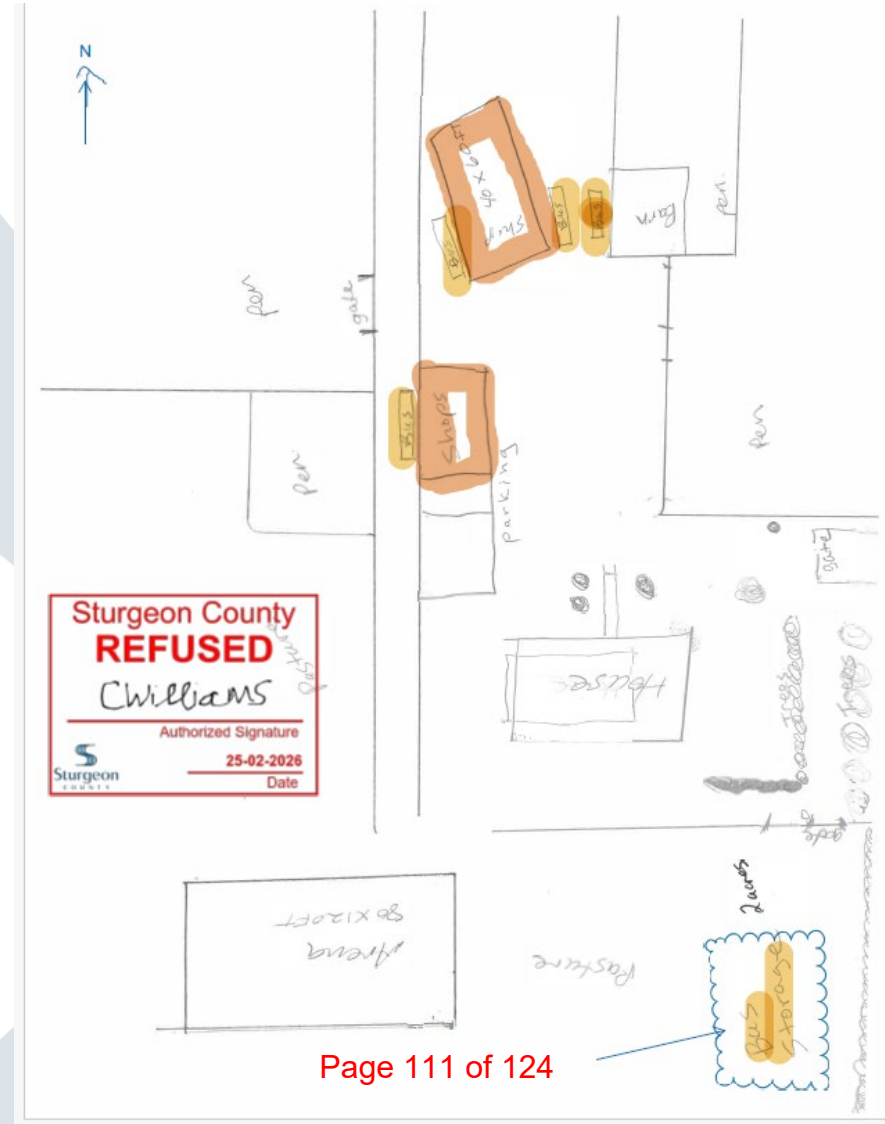
- 2.38ha (5.89ac)
- **AG - Agricultural Residential**
- Development Records
 - Single Detached Dwelling
 - Accessory Building
 - Agricultural Accessory Buildings

Application Details

A completed application was accepted by the Development Authority and included the following details:

- LCJ Transportation Ltd.
- School buses, buying & selling – by appointment only 2-4 per month
- Been in business since 2016
- Non-resident employees – **10 (not all at once)**
- Commercial Vehicles/Trailers
 - 5-10 school buses (stored in yard and pasture)**
 - 1 flat deck trailer**
- Shop (60ft x 40ft)
- Heated Shop (40ft x 20ft)

Site Plan



Relevant Policy & Legislation

Municipal Development Plan Modernization Bylaw 1681/25

Economic Health, EH 5.2 Promoting and Integrated Economy

- Shall consider proposed non-residential development that supports the HBB levels outlined within the LUB. Development that exceeds the HBB Levels outlined within the LUB, or that cause significant impact to municipal infrastructure, **shall** be relocated to an appropriate location based on the activity.

Relevant Policy & Legislation

Land Use Bylaw 1385/17

Home-Based Business means the accessory use of a dwelling, accessory buildings and parcel for an occupation, trade, profession, or craft to be operated by the permanent residents of the dwelling.

Commercial Vehicle means a unit which includes a multi-axle vehicle or trailer, used in relation to a home-based business.

Commercial vehicles are those considered to require a Class 1, 2, 3, or 4 driver's license.

- ❑ School buses are considered commercial vehicles due to their high passenger capacity and requirement for Class 2 license

Table 6.1: Home-Based Business Requirements

| | Level 1 | Level 2 | Level 3 |
|--|---|---|---|
| Business Size (maximum) | <ul style="list-style-type: none"> 10% of the gross floor area of the dwelling | <ul style="list-style-type: none"> 30% of the gross floor area of the dwelling Area of accessory building(s) at the discretion of the Development Authority | <ul style="list-style-type: none"> 30% of the gross floor area of the dwelling 100% of the gross floor area of accessory building(s) at the discretion of the Development Authority |
| Equipment and/or material storage | <ul style="list-style-type: none"> Shall be located within the dwelling | <ul style="list-style-type: none"> No exterior storage. Any storage shall be located within the dwelling or accessory building(s). | <ul style="list-style-type: none"> Exterior storage shall not exceed 1% of the parcel size in accordance with Section 5.7 |
| Client traffic generation (maximum) | <ul style="list-style-type: none"> None permitted | <ul style="list-style-type: none"> Eight vehicle visits per 24-hour period in the AG district Four vehicle visits per 24-hour period in all other districts | <ul style="list-style-type: none"> Ten vehicle visits per 24-hour period |
| Non-resident employees on site (maximum) | <ul style="list-style-type: none"> None permitted | <ul style="list-style-type: none"> Two | <ul style="list-style-type: none"> Four |
| Commercial vehicles (maximum) | <ul style="list-style-type: none"> None permitted | <ul style="list-style-type: none"> One (not exceeding 4,800kg if located in a residential district) | <ul style="list-style-type: none"> Three |
| Commercial trailers (maximum) | <ul style="list-style-type: none"> None permitted | <ul style="list-style-type: none"> One | <ul style="list-style-type: none"> Three |
| Passenger vehicles (maximum) | <ul style="list-style-type: none"> One | <ul style="list-style-type: none"> One | <ul style="list-style-type: none"> Two |
| Hours of operation | <ul style="list-style-type: none"> No limit | <ul style="list-style-type: none"> 7:00a.m. to 8:00p.m. | <ul style="list-style-type: none"> 7:00a.m. to 8:00p.m. |
| Additional on-site parking staff requirements | In accordance with Part 9 | | |

Relevant Policy & Legislation

Fleet Service means the use of the parcel and/or building(s) for the parking and servicing of vehicles for the delivery of people, goods, or services where such vehicles are not available for sale or long-term lease. This may include, but is not limited to, bus lines, commercial transport, cartage, and courier services. This use does not include warehousing.

Fleet Service use is currently permitted under Industrial, Commercial and Direct Control Land Use Districts.



Aerial Photo – Subject Parcel



2024



2025

Analysis

- MDP policy – development proposals exceeding HBB regulations – to be relocated
- Fleet Service is neither a permitted nor discretionary use in AG – Agricultural District
 - **Scale and character – multiple buses, parking/storage & number of non-resident employees**
 - **Appeal letter referenced ability to conduct vehicle maintenance (on-site mechanic)**
- Site plan – buses dispersed throughout the parcel (no defined parking/storage area)
- Variance or relaxation of regulations (to allow for more commercial vehicles or non-resident employees) should not be applied to authorize a use that is not supported by LUB
- A Home-Based Business Level 3 is a discretionary use in the AG district
 - **The Development Authority may refuse an application where the proposed development does not conform to the Bylaw**
 - **Number of vehicles and number of non-resident employees exceed regulations**

Conclusion

The Board must comply with the following:

- Any applicable statutory plan (*MGA s. 687(3)(a.2)*).
 - In the opinion of the Development Authority the application is incompatible with MDP Policy 5.5.15
 - The Board may interpret this policy independently.
- Application must conform with the prescribed uses of the land (*MGA s. 687(3)(d)(ii)*).
 - In the opinion of the Development Authority the proposed use better falls under a Fleet Service use - neither permitted nor discretionary within the AG district.
 - The Board may independently interpret what use is proposed.

Conclusion

The Board may consider the following:

- Adjacent landowner support
- No complaints have been received by the County
- If the development unduly interferes with the amenities of the neighbourhood; or materially interferes with or affects the use, enjoyment, or value of neighbouring properties
- Special circumstances that may be applicable to the subject property such as size, shape, topography, location, buildings, or surroundings
- Mitigation of potential impacts may be addressed through measures such as requiring non-resident employees (drivers) to park company buses at their residences and refrain from attending the subject parcel.

Conditions

Should the Board uphold the appeal and approve the application as a Home-Based Business Level 3, the following conditions are recommended:

1. No more than one (1) Level 3 home-based business shall be permitted on the parcel.
2. The home-based business shall occupy no more than 30% of the gross floor area of the dwelling and up to 100% of the gross floor area of the accessory building, as identified on the approved site plan, for storage and mechanical operations.
3. **A separate development permit shall be required and approved for a change of use of an Agricultural Accessory Building to Commercial Building for any accessory building(s) used for business purposes.**
4. A Road Use Agreement shall be entered into with Sturgeon County Transportation Services, if required.
5. **There shall be no more than XX (at the Board's discretion) commercial vehicles parked on-site at any given time, whether for sale, repair or storage.**
6. **All commercial vehicles shall be parked in an orderly manner within in a designated parking area shown on an approved site plan.**
7. One commercial trailer shall be permitted to be stored on the property and be used for business purposes.
8. **On-site parking shall be provided for non-resident employees in accordance with an approved site plan.**
9. **The home-based business shall be operated by the permanent resident(s) of the dwelling and there shall be no more than XX (at the Board's discretion) non-resident employees on-site at any given time.**

Conditions

10. **Mechanical repair activities shall be limited solely to LCJ Transport vehicles. No mechanical repair services shall be provided to external or third-party customers.**
11. Only one on-site, commercially produced sign to identify the business, shall be allowed. The sign dimensions shall be a maximum of 1m (3.3ft) in length and 0.6m (2ft) in height. The sign shall be displayed as a window sign, be affixed to a building, or be located in the front yard adjacent to the front parcel boundary and either be self-supporting or attached to existing fencing. There shall be no off-site signage associated with this home-based business.
12. The hours of operation of the home-based business shall be limited to 7:00 am to 8:00 pm., daily.
13. The development permit is issued to the applicant only and shall be non-transferable. The permit shall be null and void if the applicant relocates or transfers ownership of the business.

Advisory Notes:

1. Home Based Business means the accessory use of a dwelling, accessory buildings and parcel for an occupation, trade, profession, or craft to be operated by the permanent residents of the dwelling.
2. A building permit is required for a change of use any an accessory building from a Farm Building to a Commercial Building.
3. Pursuant to section 1.6 of Land Use Bylaw 1385/17, a commercial vehicle includes a multi-axle vehicle or trailer, used in relation to a home-based business. School buses are considered commercial vehicles due to their high passenger capacity and the requirement for operators to hold a Class 2 driver's license.

APPELLANT SUBMISSIONS RECEIVED

***NOTE:**

No submissions were received at the
time of publication of the agenda
package.

WRITTEN
SUBMISSIONS
FROM
ADJACENT
LANDOWNERS
AND OTHER
AFFECTED
PERSONS

Appeal Board Hearing SDAB File Number: 026-STU-009

Severed in line with s.20 of ATIA

From LESLI CHRISTIE

Date Thu 2026-03-26 9:49 AM

To Legislative Services <legis

You don't often get email from

Severed in line with s.20 of ATIA

CAUTION: This email originated from the sender, and know the content. ISSupport@sturgeoncounty.ca

March 26, 2026

Tanis Sawatsky
Secretary, Subdivision and Development Appeal Board
9613-100 Street
Morinville AB
T8R 1L9

Lesli Christie
56417 RR 231
Sturgeon County AB
T0A 1N4

RE: Written submission in support of Appeal Board Hearing appellant Doris Barsness (DP-26-0031).

Good morning Tanis,

My name is Lesli Christie. Since September 2014, my husband Ron Christie and I have been neighbours of Doris Barsness and her school bus transportation business which she operates on her property. Throughout the past nearly 12 years she has safely managed her business for our surrounding communities and we have had no complaints at all. Her property is spacious enough to accommodate her busses and outbuildings. Her property is surrounded by trees and we have had no noise complaints or issues with traffic. From the road her property looks well maintained.

Doris is a kind neighbour. I know she is appreciated by many families with whom she has provided, and continues to provide, safe transportation and access to school education. It is our opinion that she be allowed to continue her operations on her property as there are no issues at all that we as neighbours and adjacent homeowners have had or can foresee having, as a result.

I appreciate the opportunity to provide clarity and support to Doris and her appeal to operate a Home-based business Level 3 in Sturgeon County, Alberta.

Thank you for your time.

Sincerely,

Lesli Christie
Ron Christie