

**STRATHCONA COUNTY
SUBDIVISION AND DEVELOPMENT APPEAL BOARD
AGENDA**

Date: **May 8, 2023**
Call to Order: **9:00 a.m.**
Location: **Community Centre
Council Chambers
401 Festival Lane
Sherwood Park, AB**

Pages

1. CALL TO ORDER	
2. ADDITIONS / DELETIONS / CHANGES TO AGENDA	
3. ADOPTION OF AGENDA	
4. APPEAL 2023-03	
4.1 Notice of Appeal	3 - 10
4.2 Notice of Hearing	11 - 12
4.3 PRELIMINARY MATTERS	
4.3.1 Request for Adjournment Communication from Clerk regarding request for adjournment.	13
4.3.2 Submission from Appellant Submission from appellant regarding request for adjournment.	14
4.3.3 Submission from Applicant Submission from the applicant regarding request for adjournment.	15
4.3.4 Submission from Development Officer Submission from the Development Officer regarding request for adjournment.	16
4.4 Submissions from Applicant Merit Hearing Submissions	17 - 26
4.5 Submissions from Development Officer Merit Hearing Submissions	27 - 92
4.6 Submission from Adjacent Landowners Merit Hearing Submissions	93 - 94
4.7 SUBMISSIONS RECEIVED AFTER SUBMISSION DATE	

4.7.1	Submissions from Development Officer Merit Hearing Submissions received after submission date from Development Officer.	95 - 113
-------	---	----------

4.8	Revised Notice of Hearing	114 - 116
-----	---------------------------	-----------

5. ADJOURNMENT

Site and appellant information (fill out completely)

Site information			
Municipal address of site 54263 RNG RD 224			
Owner of site Dumanowski, walenty & marjorie theresa		Applicant DUMANOWSKI, Walenty	
Legal description of site ('lot/block/plan' and/or 'quarter-section-township-range') Lot A Plan 1704RS NW-16-54-22-4			
Development permit number or subdivision application number 2022-0604-DP			
Appellant information			
Name of Appellant ARMSTRONG, JAMES A.			
Mailing address 54248 RR 224			
City/Municipality Fort Saskatchewan	Province Alberta	Postal code T8L 3Y4	Phone number 780-998-3019
Agent information and certification (if Appellant is represented by an Agent)			
Name of Agent no agent			
Mailing address			
City/Municipality	Province	Postal code	Phone number
The Appellant hereby authorizes the above named agent to act on the Appellant's behalf on matters pertaining to this Appeal.			
_____ Signature of Appellant		_____ Date	

☐ By checking this box the Appellant or, if the Appellant is represented by an Agent, the Agent would like to receive all correspondence including the Appeal hearing notice and decision via the following e-mail address and understands no paper copies will be sent.

Email address: _____

Appeal against (Check one box only)

Development permit	Subdivision application	Order
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of approval <input type="checkbox"/> Refusal	<input type="checkbox"/> Approval <input type="checkbox"/> Conditions of approval <input type="checkbox"/> Refusal	<input type="checkbox"/> Notice of order

Notice of Appeal

Subdivision and Development Appeal Board

(Page 2 of 2)

Reasons for appeal (Attach a separate page if required)

Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

Attached Page 1- Safety
Attached Page 2- Land use
Attached Page 3- Property Summary Report
Attached Page 4 - Building Rent/Lease
Attached Page 5- AltaLink - Paragraph # 96
Attached Page 6 - County Strategy

Collection and use of personal information

Personal information is collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy Act and will be used to manage and administer the Subdivision and Development Appeal Board process. Information provided in your submission may be made available to the public. If you have questions regarding the collection, use or disclosure of this information contact the Coordinator, Secretariat Services at 780-464-8140.

Signature of Appellant / Agent

James A. Armstrong

Date

YYYY

MM

DD

2023 | 04 | 06

Office use only

SDAB appeal number

Appeal fee paid

☐ Yes ☐ No

Hearing date

YYYY

MM

DD

Date Notice of Appeal Received

RV Appeal REASONS

DEVELOPMENT PERMIT 2022-0604-DP

Safety**Range Road 224 is narrow and people will not use it as they feel unsafe**

Recently I offered a garden spot to someone that had been helping out for for several years but refused due the road been too narrow. I have heard this comment a number of times over the years

My farm and driveway is south of this RV site and the road width is 21 ft 6 inch

Which Municipality is responsible for maintaing RR 224. When the Yorville Drainage ditch

was repaired this fall the contractor (AVID Energy Services inc.) told me he was being paid by the City of Fort Sask. Is that the case for the rest of 224 to TWP 544 to 542

Has the City been advised of this development permit? When I measure the road width north of 544 it is over 26 ft. A difference of 4 1/2 ft. from my driveway

However there are many areas where it is much less due to the asphalt has chipped, scraped away by the graders and supporting gravel/clay has weakened.

I travel every day and in winter it's hard to determine edge of road and in places the road dropped's off quite quicly. I almost had a accident with my dodge 2500 truck and stock trailer.

Heading home from the North the right truck wheel dropped off but unforanely speed wasn't a factor and did recover. Do tow truck operators need to keep records on pull outs as there would be many after a deep snowfall.

Many drivers going to/return turn off HWY 21/TWP 542 and then north on 224. At shift change (prison/ industrial park) morning and afternoon can be very busy. Keeping the speed limit at 80Km is difficult for some and treat it as a highway and not a secondary road. Has a current traffic count been done?

I've had the experience of some passing me on the left when turning into my driveway.

Meeting a trucks/truck w/trailer, gravel, grain is now a challenge and will be worse if RV units are appoved. Moving farm machinery safely will be difficult and more time consuming. Many times a large machine like a combine has to pull my driveway and let vehicles go by. How does this help the agriculture industy which is promoted by the county. Keep the remaining farmland rural and not commerical.

A electrical sub-station was proposed by AltaLink Management Ltd in 2011. Attached is page 16 of the decision made by Alberta Utilities Commission. Following is the first two lines of Paragraph #96.

"" Although the cost construction at Site -D is likely to be somewhat higher, the commission finds that approving at Site D is in the PUBLIC INTEREST. Site D gives rise to less impact on landowners, considering both VISUAL and noise impacts.

Although an electrical sub-station is not a thing of beauty either is a 100 RV storage yard.

LAND USE: AG-AGRICULTURE : GENERAL

Bylaw 9.4 AD - AGRICULTURE: FUTURE DEVELOPMENT

Recreational Vehicle Storage NOT permitted in Permitted Uses or Discretionary uses

Part 6: specific use regulations

6.14:Recreational Vehicle Storage

6.14.15 Max number for Parcel 4-7.9 (H) is 20 RV units

How does a 10 acre (4.04 Ha) qualify for 80 Units. It barely qualify for 20 units

How does rental of shop fit in. For rent sign taken on Jan 29

Shop not mentioned/ shown on development plan

Last years 2022 Property Summary Report shows over 20 being parked and is closer to 30.

Parking on road not allowed, how will extra be handled if entrance is occupied

Property Summary Report

Property information of roll #: 4216302002

Current assessment for tax year: 2022

Valuation date: July 1, 2021

Contact:

Strathcona County

Assessment & Tax

Phone: 780-464-8196

Fax: 780-464-8270

Email: assess@strathcona.ca

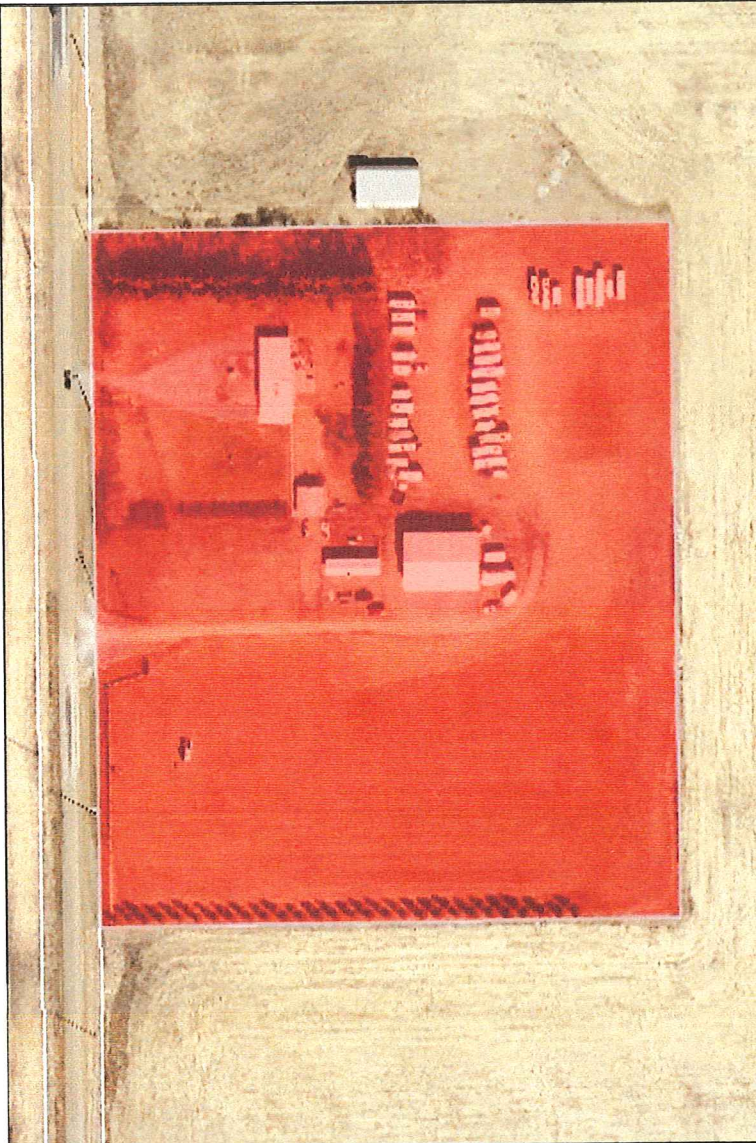
County Hall

2001 Sherwood Drive

Sherwood Park

Alberta

T8A 3W7



Property Address: 54263 RNG RD 224

Legal Description: 1704RS A

Parcel Area: 10 Acres

Current Assessment: 789000

Assessment Class: Non-Residential / Residential

Building Description: 1 Storey & Basement

Year Built: 1969

Approximate Living Area (sq. ft): 1500

Approximate Living Area (sq. m): 139

Fireplace: Y

Basement Development: Y

Garage: Y

Land Use: AG - Agriculture: General

Land Use Overlay:

TAKEN JANUARY 29 - 5:29 PM

**2,000 SQ FT
BUILDING**

**FOR RENT OR
LEASE**

Warehouse/Storage

(780) 910-6064

93. The Commission recognizes that, as illustrated by the photo simulations provided by AltaLink, the visual impacts for landowners will be significantly greater if the substation is constructed at Site-A. If the substation were constructed at Site-D, all residences would be considerably farther away. AltaLink has agreed to plant trees and shrubs as a visual barrier at either site, and Site-D also has a berm that will further block the substation from view.
94. On balance, the Commission finds that Site-D will have fewer social impacts than Site-A.

9 Determination of the approved site

95. In light of the foregoing, and in accordance with public interest as set out in Section 17 of the *Alberta Utilities Commission Act*, the Commission finds that the environmental and social factors discussed above all weigh in favor of Site-D for the construction of the proposed Westwood substation.
96. Although the cost for construction at Site-D is likely to be somewhat higher, the Commission finds that approving construction of the substation at Site-D is in the public interest. Site-D gives rise to less adverse impact on landowners, considering both visual and noise impacts. As well, Site-D provides for a significantly decreased possibility of adverse environmental impacts, particularly considering the matter of large animal movement patterns in the area of Site-A. Furthermore, as noted by AltaLink, ASRD and the interveners, environmental impacts on wetlands and agriculture will be minimal and similar at either site.
97. Accordingly, the Commission finds that the facility application is in the public interest pursuant to Section 17 of the *Alberta Utilities Commission Act*.
98. However, due to the importance of mitigation measures in reducing environmental impacts to an acceptable level, the Commission grants the approvals for construction at Site-D subject to the condition that AltaLink performs a wetland impact assessment for Site-D as required by Alberta Environment. Additionally, should construction occur during a critical breeding period for birds or other wetland species, AltaLink must prepare and implement a mitigation plan that is acceptable to ASRD.

10 Decision

99. Pursuant to sections 14 and 15 of the *Hydro and Electric Energy Act*, the Commission approves the application at the alternate site and grants AltaLink the approval set out in Appendix 1 – Permit and Licence No. U2011-338 – October 26, 2011, to construct and operate the substation (Appendix 1 will be distributed separately).
100. Pursuant to Section 21 of the *Hydro and Electric Energy Act*, the Commission approves the application at the alternate site and grants AltaLink the approval set out in Appendix 2 – Approval No. U2011-339 – October 26, 2011, to salvage the 138-kV transmission line 700L between structures 118 and 119 (Appendix 2 will be distributed separately).



About the strategy

The strategy will explore what qualities and policies are required to transform Strathcona County into an ideal location for agriculture, agricultural value-added production, and food-processing.

This will involve:

- Confirming if the [Agriculture Master Plan](#) is still a good fit and if changes are needed
- Review of the current local food system and supply chain
- Assessing the County's capacity and strengths in the sector
- Identifying stakeholders and potential market opportunities
- Identifying potential barriers to growth and opportunities to address them
- Providing a path forward to grow the industry, through improving investment

The strategy will be informed by public and stakeholder input along with industry analysis, acts and regulations, strategic alignment, policy imperatives, financial and budget considerations.

Your input

Help Strathcona County build an environment of success for our agriculture and food sector. Over the coming months, we will ask residents and stakeholders to share ideas and experiences.

Agribusiness



Agriculture resources

NOTICE OF HEARING – Appeal #2023-03

April 14, 2023

APPELLANT:

James Armstrong
54248 Range Road 224
Fort Saskatchewan, AB
T8L 3Y4

LANDOWNER:

Walenty Dumanowski and Marjorie Theresa
54263 Range Road 224
Fort Saskatchewan, AB
T8L 3Y4

APPLICANT:

Walenty Dumanowski
54263 Range Road 224
Fort Saskatchewan, AB
T8L 3Y4

RESPONDENT:

Strathcona County
c/o Ellie McCullagh
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7

RE: APPEAL #2023-03

PROPOSED RECREATIONAL VEHICLE STORAGE, Major Use: Outdoor Storage of Eighty (80) Recreational Vehicle Units (expansion to existing Recreational Vehicle Storage, Minor Use)
Development Permit Number: 2022-0604-DP
Legal Description: Lot A Plan 1704RS NW-16-54-22-2
Municipal Description: 54263 RNG RD 224

The SUBDIVISION AND DEVELOPMENT APPEAL BOARD ("SDAB") will hold a hearing to consider an appeal of the decision of the Development Officer of Strathcona County to issue a development permit for a proposed RECREATIONAL VEHICLE STORAGE, Major Use: Outdoor Storage of Eighty (80) Recreational Vehicle Units (expansion to existing Recreational Vehicle Storage, Minor Use), on the above described property as follows:

DATE:	May 4, 2023
TIME:	9:00 a.m.
LOCATION:	Via electronic means or Council Chambers 401 Festival Ln, Sherwood Park, AB T8A 3W7

The Subdivision and Development Appeal Board ("SDAB") has received a Notice of Appeal related to Development Permit 2022-0604-DP. A copy of the Notice of Appeal filed by the Appellant is enclosed.

You or any person acting on your behalf may present verbal, visual or written submissions to the SDAB at the hearing.

If you wish to submit visual or written material to the SDAB, please email your submissions to the clerk at SDAB@strathcona.ca **no later than 4:30 p.m. on April 26, 2023**. Materials submitted will be included in the hearing package prepared for the SDAB and will be distributed to the SDAB and made available to the appeal participants prior to the hearing.

If you are unable to meet the above submission deadline, please contact the clerk at SDAB@strathcona.ca.

PLEASE BE ADVISED THAT YOUR ENTIRE SUBMISSION WILL FORM PART OF THE PUBLIC RECORD.

IMPORTANT INFORMATION:

1. any visual or written material received by the Clerk of the SDAB in advance of the hearing will form part of the public record and will be made available for public inspection pursuant to section 686(4) of the *Municipal Government Act*, RSA 2000, c M-26 as amended;
2. while the Clerk of the SDAB will accept visual or written material in advance of the hearing, the ultimate decision as to whether any or all of the materials will be considered by the SDAB remains with the SDAB; and
3. depending on the complexity and volume of the materials submitted, there may be requests for adjournments which the SDAB would consider on a case-by-case basis.

You may participate in this hearing either electronically or in person. If you wish to participate electronically, contact the clerk to receive the required instructions.

Relevant documents and materials respecting the appeal will be posted on the SDAB web page **after 1:00 p.m. on April 28, 2023**.

If you have any questions concerning this appeal, please contact Lana Dyrland, Clerk of the SDAB, at (780) 464-8140.

Sincerely,

Lana Dyrland
Clerk, Subdivision and Development Appeal Board
STRATHCONA COUNTY

Enclosure

Thomas Kassian

From: Lana Dyrland
Sent: Wednesday, April 19, 2023 12:01 PM
To: SDAB
Cc: Thomas Kassian; Sara McKerry
Subject: Subdivision and Development Appeal Board - Appeal #2023-03 - Request for Adjournment

Good afternoon,

The Subdivision and Development Appeal Board (SDAB) has received an adjournment request. The Appellant is unable to attend the scheduled hearing date of May 4, 2023 and has requested an adjournment so he may attend.

On May 4, 2023, the Board will open the hearing to consider this adjournment request.

The SDAB asks all parties to reply to this email as to your availability on:

May 8, 2023 at 9:00 a.m. and

May 10, 2023 at 1:15 p.m.

Thank you for your attention to this matter,
Lana

Lana Dyrland

Coordinator, Boards, Committees, and Tribunals
Legislative & Legal Services

Strathcona County
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7
Phone: 780-464-8140
Fax: 780-464-8194
lane.dyrland@strathcona.ca
www.strathcona.ca



Find us on:

From: Jim Armstrong <jarmstrong@albertacom.com>
Sent: Monday, April 24, 2023 1:52 PM
To: Lana Dyrland <Lana.Dyrland@strathcona.ca>
Subject: RE: Subdivision and Development Appeal Board - Appeal #2023-03 - Request for Adjournment

CAUTION: This email originated from outside the organization.

Hi Lana,

One of those dates would be OK, but prefer May 8th.

Yours Truly

Jim Armstrong
780-998-3019
54248 Rge Rd. 224
Fort Sask. AB
T8L 3Y4

From: Lana Dyrland [<mailto:Lana.Dyrland@strathcona.ca>]
Sent: Wednesday, April 19, 2023 12:01 PM
To: SDAB
Cc: Thomas Kassian; Sara McKerry
Subject: Subdivision and Development Appeal Board - Appeal #2023-03 - Request for Adjournment

Good afternoon,

The Subdivision and Development Appeal Board (SDAB) has received an adjournment request. The Appellant is unable to attend the scheduled hearing date of May 4, 2023 and has requested an adjournment so he may attend.

On May 4, 2023, the Board will open the hearing to consider this adjournment request.

The SDAB asks all parties to reply to this email as to your availability on:

May 8, 2023 at 9:00 a.m. and

May 10, 2023 at 1:15 p.m.

Thank you for your attention to this matter,
Lana

Thomas Kassian

From: Val <valmar@albertacom.com>
Sent: April 20, 2023 9:16 AM
To: Lana Dyrland
Subject: RE: Subdivision and Development Appeal Board - Appeal #2023-03 - Request for Adjournment

CAUTION: This email originated from outside the organization.

Hi Lana

Either May 8th/2023 or May 10th/2023 will work for me.

Thank you
Val

From: Lana Dyrland [mailto:Lana.Dyrland@strathcona.ca]
Sent: April 19, 2023 12:01 PM
To: SDAB
Cc: Thomas Kassian; Sara McKerry
Subject: Subdivision and Development Appeal Board - Appeal #2023-03 - Request for Adjournment

Good afternoon,

The Subdivision and Development Appeal Board (SDAB) has received an adjournment request. The Appellant is unable to attend the scheduled hearing date of May 4, 2023 and has requested an adjournment so he may attend.

On May 4, 2023, the Board will open the hearing to consider this adjournment request.

The SDAB asks all parties to reply to this email as to your availability on:

May 8, 2023 at 9:00 a.m. and

May 10, 2023 at 1:15 p.m.

Thank you for your attention to this matter,
Lana

Lana Dyrland

Coordinator, Boards, Committees, and Tribunals
Legislative & Legal Services

Strathcona County
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7
Phone: 780-464-8140
Fax: 780-464-8194
lane.dyrland@strathcona.ca
www.strathcona.ca



Find us on:

Thomas Kassian

From: Chris Gow
Sent: April 19, 2023 3:56 PM
To: Lana Dyrland; SDAB
Cc: Thomas Kassian; Sara McKerry; Jana Jedlic; Ellie McCullagh
Subject: RE: Subdivision and Development Appeal Board - Appeal #2023-03 - Request for Adjournment

Good afternoon,

Thank you for your email and the Notice of Hearing for Appeal#2023-003. The development authority does not make any submission and does not take any position with respect to the adjournment request from the Appellant. If the adjournment request is granted by the board, the development authority is available to attend the potential hearing dates of May 8, 2023 at 9:00 a.m. or May 10, 2023 at 1:15 p.m.

Sincerely,

Chris Gow
Coordinator, Development Permitting
Permitting, Inspections & Customer Service
Planning & Development Services
Strathcona County
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7
Phone: 780-464-8165
Fax: 780-464-8142



From: Lana Dyrland <Lana.Dyrland@strathcona.ca>
Sent: Wednesday, April 19, 2023 12:01 PM
To: SDAB <SDAB@strathcona.ca>
Cc: Thomas Kassian <Thomas.Kassian@strathcona.ca>; Sara McKerry <Sara.McKerry@strathcona.ca>
Subject: Subdivision and Development Appeal Board - Appeal #2023-03 - Request for Adjournment

Good afternoon,

The Subdivision and Development Appeal Board (SDAB) has received an adjournment request. The Appellant is unable to attend the scheduled hearing date of May 4, 2023 and has requested an adjournment so he may attend.

On May 4, 2023, the Board will open the hearing to consider this adjournment request.

The SDAB asks all parties to reply to this email as to your availability on:

May 8, 2023 at 9:00 a.m. and

May 10, 2023 at 1:15 p.m.

Thank you for your attention to this matter,
Lana

On Sept 29th / 2022 Strathcona County Planning and Development accepted my application for an expansion to my current Minor RV Storage business.

Over the course of several months i addressed the concerns of my neighbors.

Over the months i was also in constant communication with the Development Officer looking over my application

My documentation was submitted and reviewed. After meeting the satisfactory requirements, i was then issued a Development Permit on March 17th / 2023

Valley Pinares
(VAL)

Safety:

Page 1 of 2

Range Road is narrow like a lot of other Range Roads and TWSP Roads

Winter Travel can be challenging the best of time on any roads, even our major highways.

I am very happy with the snow removal on our roads specifically Range Road 24 as it is cleared almost immediately during and after a snowfall.

Winter driving is irrelevant to my proposed storage facility as it is an RV storage yard. The RV's sit on location through the winter months.

Speed is a factor on any road, highway etc. That is a law enforcement responsibility.

My approach to my RV storage yard has been used by not only farm machinery but also people answering their phones (instead of while they are driving).

My approach is a permitted approach and meets all standards set out by the County

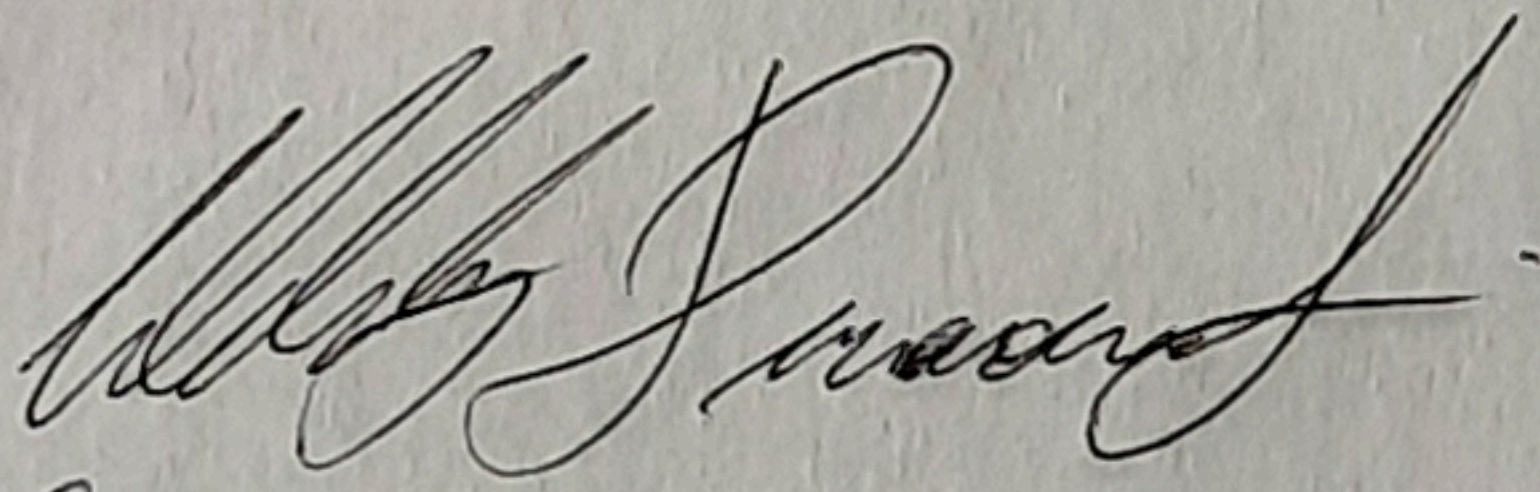
②

I was told by the County Inspector that my approach was one of the nicest approaches he has inspected in the County.

The approach can easily accommodate 2 Trucks pulling RV's (at the same time)

IT is 80ft from our edge of RR224 to the gate. IT is also 50ft wide.

This makes pulling off the RR224 rather than holding up traffic (should there be some) is a breeze.


(VAC)



From: Val <valmar@albertacom.com>
Sent: April 26, 2023 10:31 AM
To: SDAB
Subject: FW: (Val) Walenty Dumanowski submissions
Attachments: 20230426_095813.jpg; 20230426_095914.jpg; 20230426_095938.jpg; 20230426_095958.jpg; 20230426_100022.jpg

CAUTION: This email originated from outside the organization.

To The Clerk

Along with my personal comments I have included a letter handed to me from my neighbor to the North on Range Road 224...As Tom Stang's property has recently been annexed into Fort Saskatchewan he did not receive a notice of my Rv Storage Business application from Strathcona County Planning and Development . He still remains my neighbor and always travels Range Road 224.

Kind Regards
Val

From: valmar [mailto:valmar@albertacom.com]
Sent: April 26, 2023 10:10 AM
To: valmar
Subject:

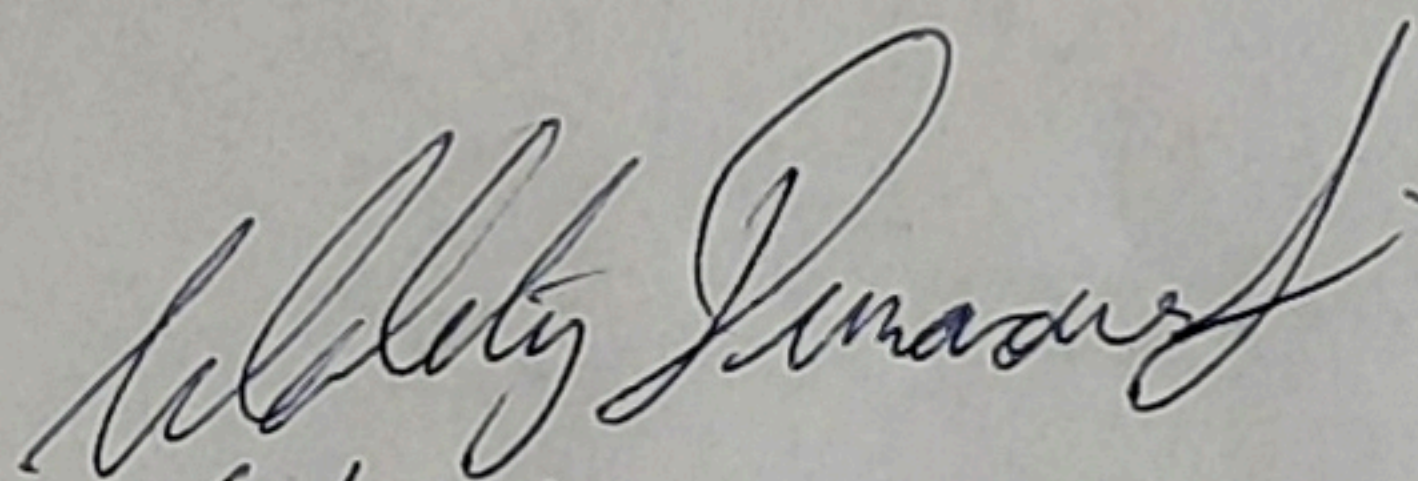
Sent from my Galaxy
Appeal Board

On Sept 29th / 2022 Strathcona County Planning and Development accepted my application for an expansion to my current Minor RV Storage Business.

Over the course of several months i addressed the concerns of my neighbors.

Over the months i was also in constant communication with the Development Officer looking over my application

My documentation was submitted and reviewed. After meeting the satisfactory requirements, i was then issued a Development Permit on March 17th / 2023


(VAL)

54263 RR 224

Development Permit Number: 2022-0604-DP

Safety: Response

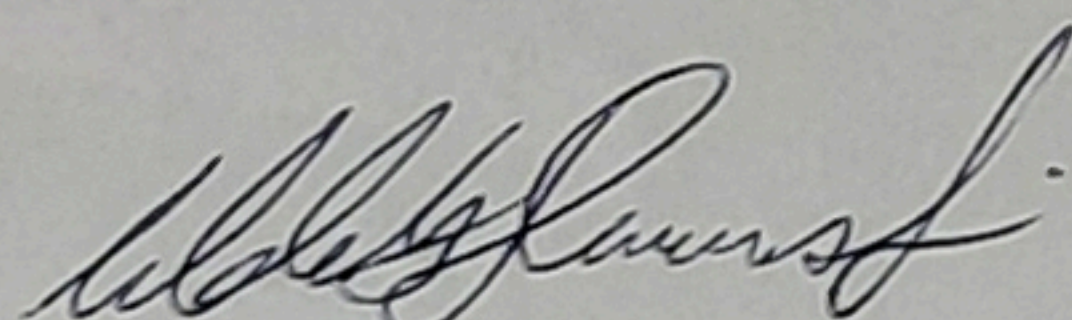
Winter travel can be challenging the best of times on any roads, including our Major Highways.

As an owner of 18 years of my rural Strathcona County acreage, I am very happy with the snow removal on Range Road 224 as it is cleared almost immediately during and after a snow fall.

Winter driving is irrelevant to my proposed storage facility as it is an RV storage yard. The RV's stay on my location through the winter months.

Speed can be a factor on any road, highway etc.

The approach to the RV storage yard has been used on numerous occasions, not only by my storage customers but also by the general public and law enforcement.


(VAL)

54263 RR 224

Development Permit Number: 2022-06004-DP

②

I have 2 approaches off Range Road 224
To my acreage.

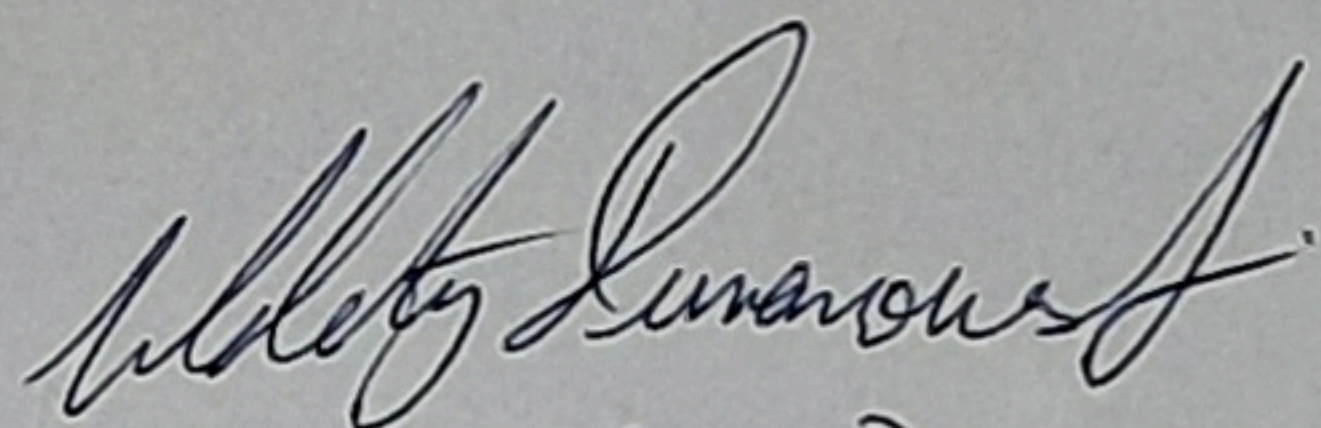
One to my residence and the other to
my RV storage yard and Shop.

The approach to my RV storage lot and shop
was constructed in a manner to not only be
convenient, but also to address any safety
issues, should they arise.

The approach can easily accommodate 2
pickups pulling RV's (side by side) should the
situation occur.

The approach is 80ft deep from my edge
of Range 224 to the gate. It is also 50ft
wide.

Exiting off Range Road 224 to the storage
yard has never been an issue.



(VAL)

54263 RR 224

Development Permit Number: 2022-0604-DP

April 24, 2023

To: Strathcona County
Development appeal Board.

Hello: Regarding Val Dumanowski
and his application for RV
Storage on his property.

I live at 54302 Rge Rd 224 and
am the closest neighbour to the
north. I have no concerns
with the development. The
development will not affect
my comfortable use and enjoyment
of my property. Val has
always been a good neighbour,
His property is always well
maintained and looking Good.
I have no concerns that →

this development will
negatively affect the
neighbourhood.

Thank You
from Larry
780-992-1776.

**STRATHCONA COUNTY
SUBDIVISION AND DEVELOPMENT APPEAL BOARD
APPEAL #2023-03**

APPLICANT	Walenty Dumanowski
APPELLANT	James Armstrong
LANDOWNERS	Walenty Dumanowski and Marjorie Theresa
RESPONDENT	Strathcona County Development Authority

**SUBMISSION OF RESPONDENT
STRATHCONA COUNTY DEVELOPMENT AUTHORITY
April 26, 2023**

I. INTRODUCTION

- [1] This submission is made by the Strathcona County Development Authority (the "DA") in response to the appeal of the DA's decision with respect to a development permit application for a proposed recreational vehicle storage, major use: outdoor storage of eighty (80) recreational vehicle units (the "Proposed Recreational Vehicle Storage Use"), approved with conditions and a variance to the minimum lot area as Development Permit #2022-0604-DP (the "Decision").
- [2] The purpose of this submission is to provide information regarding the application for the development permit, and to explain the land use considerations underlying the Decision.

II. SUBJECT SITE, APPLICATION, AND PROPOSED USE

Subject Site

- [3] The Proposed Recreational Vehicle Storage Use is to be located at Lot A, Plan 1704RS; NW-16-54-22-W4; 54263 Range Road 224 (the "Subject Site"). A copy of the location map showing the location of the Subject Site outlined in grey is attached as Exhibit 1 to this submission.
- [4] The Subject Site is located within the AG – Agriculture: General zoning district as shown on the zoning map attached as Exhibit 2 to this submission. The AG – Agriculture: General zoning district is included in Section 9.5. of the Strathcona County Land Use Bylaw 6-2015 (the "LUB").
- [5] The area comprising the Subject Site is 4.05 ha (10.00 acres).
- [6] Attached as Exhibit 3 to this submission is a County aerial image of the Subject Site. The purpose of the inclusion of such an aerial image is to provide visual information to the SDAB about the Subject Site upon which the Proposed Recreational Vehicle Storage Use is proposed to be located pursuant to the Application.

Previously Approved Development Permit (2018-0628-DP) - Recreational Vehicle Storage, Minor Use - Outdoor Storage of up to twenty (20) Recreational Vehicle Units

- [7] A development permit application was approved in September 2018 for a Recreational Vehicle Storage, Minor use to allow for the outdoor storage of up to twenty (20) recreational vehicle units.

Application

- [8] On September 23, 2022, the DA received an application for a development permit for the Proposed Recreational Vehicle Storage Use (the "Application"). The development permit application proposed the development of a recreational vehicle storage facility for the outdoor storage of 200 recreational vehicle units. The 200 units were proposed in addition to the 20 recreational vehicle units already approved under the above mentioned 2018-0628-DP, Recreational Vehicle Storage, Minor use. The Application was numbered 2022-0604-DP. A copy of the Application is attached as Exhibit 4 to this submission.

Comments from Adjacent Property Owners

- [9] On September 29, 2022, the DA sent a letter to property owners of land adjacent to the Subject Site to inform them of the Application for the Proposed Recreational Vehicle Storage Use and invite their comments on the proposal. The LUB does not mandate the DA to send such letters to neighbouring property owners; however, the letters were sent to assist the DA in understanding the perspectives of potentially affected persons related to the proposal and learning about any related land use concerns.
- [10] In response to such letter, the DA received one letter from the neighbouring landowner to the west dated October 12, 2022; one letter from the neighbouring landowner to the east dated October 13, 2023; and one letter from the tenants leasing the property to the east dated October 12, 2022. A summary of the land use related concerns raised by the neighbouring landowners and tenants was provided to the applicant as part of the DA's correspondence of November 10, 2022, as described below,
- [11] The applicant responded to the neighbouring landowners and tenants concerns as part of the applicant response of December 2, 2022, as described below. The applicant's response was provided to the parties who submitted letters of concerns on December 20, 2023. The neighbouring landowners and tenants submitted additional concerns and requests for clarification following receipt of the applicant response. In addition, a meeting between the Development Officer and the tenants leasing the property to the east was held on December 23, 2023, at the tenants' request.
- [12] Copies of the above referenced correspondence are attached as Exhibit 5 to this submission.

Referral Circulations to County Internal Departments and External Agencies

- [13] On September 29, 2022, the DA circulated information for comment related to the Proposed Recreational Vehicle Storage Use to applicable County internal departments and external

agencies. On November 10, 2022, the DA sent a letter including a summary of the comments received to the applicant and requested further information related thereto.

- [14] Copies of both the DA's letter of September 29, 2022, and letter of November 10, 2022, are attached as Exhibit 6 to this submission.
- [15] On December 8, 2022, the applicant provided further information and revised documentation in response to such comments for consideration as part of the Application, specifically:
- revised site plan;
 - revised letter of intent;
 - a response to the referral circulation comment summary;
 - a response to the adjacent landowner comment summary;

In response to the comments and concerns provided to the applicant, the revised proposal incorporated a significant reduction to the proposed number of recreational vehicle units, from 200 to 80.

A copy of the revised information and plans is attached as Exhibit 7 to this submission.

- [16] On December 20, 2022, the DA again circulated information for comment related to the Proposed Recreational Vehicle Storage Use to applicable County internal departments and external agencies. On February 1, 2023, in response to the second referral circulation, the DA sent a letter including a summary of the comments received and requested further information related thereto.
- [17] Copies of both the DA's letter of December 20, 2022, and letter of February 1, 2023, are attached as Exhibit 8 to this submission.
- [18] On March 9, 2023, the applicant provided further information and revised documentation in response to such comments for consideration as part of the Application, specifically:
- revised site plan;
 - landscape plan;
 - landscape estimate;
 - a response to the referral circulation comment summary;

A copy of the above is attached as Exhibit 9 to this submission.

- [19] On March 9, 2023, the DA again circulated information for comment related to the Proposed Recreational Vehicle Storage Use to applicable County internal departments. Copies of the DA's letter of March 9, 2023, is attached as Exhibit 10 to this submission.
- [20] No new concerns were raised in response to this third referral circulation. A minor revision to the landscape plan was requested from the applicant to clarify a note on the plan. The applicant provided a revised landscape plan on March 9, 2023. Copies of the County internal departments

response (Strathcona County Emergency Services) and revised landscape plan provided by the applicant on March 9, 2023, are attached as Exhibit 11 to this submission.

III. CONSIDERATION OF APPLICATION FOR DEVELOPMENT PERMIT

- [21] The paragraphs contained within this part III of this submission reflect the DA's considerations and determinations in making the Decision. For ease of reference, the paragraphs contained within this part III are grouped under the following headings:
- Use Definitions
 - Zoning District and Development Regulations
 - Discretion of the DA
 - Variance Consideration

Use Definitions

- [22] Section 1.17. of the Land Use Bylaw 6-2015 (the "LUB"), provides the following definition for "Recreational Vehicle", "Recreational Vehicle Storage, Major" use and "Recreational Vehicle Storage, Minor" use:

"RECREATIONAL VEHICLE means a vehicle or trailer that is designed, constructed and equipped, either temporarily or permanently, as a temporary accommodation for travel or vacation purposes, or a vehicle used for recreation purposes and includes, but is not limited to, motor homes, slide-in campers, chassis mounted campers (whether located on a truck or other vehicle or not), travel trailers, tent trailers, boats, all-terrain vehicles, snowmobiles and the trailer used to transport any of the aforementioned. This does not include a manufactured home or manufactured home (singlewide)."

*"RECREATIONAL VEHICLE STORAGE, MAJOR** means a principal or accessory use where recreational vehicles are stored on a site when they are not in use. This does not include camping, the storage of equipment, containers or abandoned vehicles, those uses identified under outdoor storage or a campground."

*"RECREATIONAL VEHICLE STORAGE, MINOR** means a use where recreational vehicles are stored on a site when they are not in use, and the number of vehicles stored is limited based on the size of the parcel. This does not include the storage of equipment, containers or abandoned vehicles, those uses identified under outdoor storage or a campground."

- [23] Based on the Application for a development permit for the Proposed Recreational Vehicle Storage Use, the DA determined that the proposed development and activities relating to the outdoor storage for 80 recreational vehicle units meet the definition for 'recreational vehicle storage, major' use in the LUB.

Zoning District and Development Regulations

- [24] The Subject Site is located within the AG – Agriculture: General zoning district pursuant to the LUB.

- [25] The use 'recreational vehicle storage, major' is included in the list of discretionary uses for the AG – Agriculture: General zoning district pursuant to section 9.5.2. of the LUB.
- [26] Section 6.14. of the LUB provides for additional regulations specific to the recreational vehicle storage use for storage of four (4) or more recreational vehicles on a lot. The additional regulations pursuant to section 6.14. of the LUB are addressed below.
- [27] Sections 6.14.1 to 6.14.5 include general regulations applicable to the recreational vehicle storage use.
- a. Section 6.14.1. Access to the lot shall be hard surfaced to prevent mud tracking onto roads and be located and constructed in accordance with County Standards to the satisfaction of the Development Authority."
 - b. Section 6.14.2. Where upgrades to an access, road or highway are required, the upgrades shall be designed and constructed by the owner or applicant in accordance with County Standards to the satisfaction of the Development Authority, and where applicable, in accordance with Alberta Transportation requirements.
 - c. Section 6.14.3. Fencing shall not be utilized in place of an existing or new or enhanced natural screen planting.
 - d. Section 6.14.4. An existing building may be considered for storage purposes.
 - e. Section 6.14.5. A recreational vehicle storage use shall not include: a) hazardous materials or goods; b) salvage of abandoned vehicles or equipment; c) construction material; d) vehicles or goods of a non-recreational vehicle nature; e) discarded or recyclable materials similar to the above; or f) day use or overnight stay(s).
- [28] For the purposes of section 6.14.1 of the LUB, the DA consulted the Strathcona County Land Development Engineering and determined that the existing access does not require any improvements or upgrades.
- [29] For the purposes of section 6.14.2 of the LUB, the DA consulted the Strathcona County Land Development Engineering and determined that no upgrades are required for the Proposed Recreational Vehicle Storage Use.
- Specifically, Strathcona County Land Development Engineering determined that the increase in traffic resulting from the addition of 80 RV storage stalls is anticipated to result in less than 10 additional trips per day, representing less than 1% of current traffic volumes observed on Range Road 224 (2021 counts were 1676 vehicles per day), with vehicle trips anticipated to occur over various periods of the day as opposed to single time period. It was also determined that the type of traffic associated with the development is also consistent with the current character and use of the road.
- [30] For the purposes of section 6.14.3 of the LUB, the DA determined that the Proposed Recreational Vehicle Storage Use complies with this regulation, as fencing is not proposed to be utilized in place of landscape screening.
- [31] For the purposes of section 6.14.4 of the LUB, the DA determined that this is not applicable to the Proposed Recreational Vehicle Storage Use, as no existing buildings are proposed to be utilized for storage purposes.

- [32] For the purposes of section 6.14.5 of the LUB, the DA determined that this is not applicable to the Proposed Recreational Vehicle Storage Use, as none of the uses listed in this section are proposed.
- [33] Section 6.14.6 includes general regulations applicable to the recreational vehicle storage use within the Rural Area:
- a. in addition to the requirements of Sections 6.14.6 b), 6.14.12 and 6.14.13, a development permit shall only be considered on a lot where:
 - i. the storage area is substantially screened year round from adjacent dwellings and roads by an existing natural screen planting, topography or existing buildings to the satisfaction of the Development Officer; and
 - ii. the existing natural screen planting exceeds 2.5 m in height;
 - b. where the storage area does not contain an existing natural screen planting, topography or existing buildings in accordance with Section 6.14.6 a), a development permit may be considered where a new or enhanced screen planting of a density and species that consists of a minimum of 70% coniferous trees at least 2.5 m high and with the remainder being deciduous with at least a 60 mm caliper, is provided in order to provide screening in accordance with Section 6.14.6 a);
 - c. an application shall include a plan detailing the existing or new or enhanced natural screen planting, including location, area, species, height and, where applicable, tree caliper. The plan shall also identify the topography or existing buildings that may be used to satisfy Section 6.14.6 a).
- [34] For the purposes of section 6.14.6.(a) of the LUB, the DA determined that the Proposed Recreational Vehicle Storage Use complies partially with this requirement. There is existing screening along the south property line that provides screening from the residence across Range Road 224 and from Range Road 224. The DA also determined that additional screening is required and, as noted below, has been proposed as part of the application.
- [35] For the purposes of section 6.14.6.(b) of the LUB, the DA determined that the Proposed Recreational Vehicle Storage Use complies with this requirement. New screening that meets the above requirement has been proposed along the west property line, adjacent to Range Road 224. This proposed screening provides further screening of the Proposed Recreational Vehicle Storage Use from the residence across Range Road 224 and from Range Road 224. There are no dwellings on the property surrounding the Subject Site to the north, east, and west.
- [36] For the purposes of section 6.14.6.(b) of the LUB, the DA determined that a landscape plan that meets the above requirements was submitted and subsequently approved as part of this Application. A copy of the landscape plan is attached as Exhibit 11 to this submission.
- [37] Sections 6.14.7 to 6.14.12 include regulations applicable to Major Recreational Vehicle Storage.
- a. 6.14.7. The amount of recreational vehicles stored on a lot is based on the lot size, recreational vehicle space size requirements, drive aisle requirements, location of existing or proposed screening, and traffic impacts, but in no case shall the amount exceed six hundred (600) recreational vehicles per lot.
 - b. 6.14.8. Recreational vehicle storage spaces shall be a minimum of 3.5 m in width and a minimum of 7.5 m in length, but may be reduced for items such as tent trailers, boats, and all-terrain vehicles.

- c. 6.14.9. Drive aisles shall be designed in a manner that provides a safe and clearly defined circulation pattern and be a minimum of 15.0 m in width unless the spaces are designed in a drive-thru manner in which case the drive aisle may be reduced to 12.0 m.
- d. 6.14.10. The location and dimensions of parking spaces and drive aisles shall be indicated on the submitted site plan.
- e. 6.14.11. Within the Urban Service Area: a) provided there is no effect on approved landscaping, parking, drive aisles or loading areas, it may be considered as an accessory use to: i) fleet service; ii) truck and manufactured home sales and rentals; iii) vehicle sales/rentals; iv) warehousing and storage; v) contractor service, general; vi) major equipment; vii) general industrial; or viii) a similar existing use which includes outdoor parking of vehicles or equipment; b) the Development Officer shall ensure the proposed use is screened and landscaped as required for the existing principal use, in accordance with the requirements of this Bylaw; c) a surface drainage plan shall be submitted indicating that the proposed use does not interfere with site grading or drainage onto any road or adjacent lot;
- f. 6.14.12. Within the Rural Area:
 - a) may be considered where a listed use in the Zoning District on a lot equal to or greater than 8.0 ha;
 - b) despite Section 6.14.12 a) may be considered on a lot in the Beaver Hills Moraine Policy Area of the Municipal Development Plan (“MDP”) that prior to the adoption of Bylaw 49-2012 had an industrial or commercial zoning and is a listed use in the Zoning District; (Bylaw 47-2015 – Sept 15, 2015)
 - c) proposed storage areas shall be developed in a manner that does not alter the natural drainage pattern or interfere with the grading or drainage onto any adjacent road or lot. A surface drainage plan shall be submitted, if there is any proposed surface alteration to the storage area.

[38] For the purposes of section 6.14.7 of the LUB, the DA determined that the Proposed Recreational Vehicle Storage Use complies with this regulation. The Proposed Recreational Vehicle Storage Use proposes the outdoor storage of eighty (80) recreational vehicles. This is in addition to the twenty (20) recreational vehicle units already approved under DPA 2018-0628-DP, bringing the total number of units to 100.

[39] For the purposes of section 6.14.8 of the LUB, the DA determined that the Proposed Recreational Vehicle Storage Use complies with this regulation.

[40] For the purposes of section 6.14.9 of the LUB, the DA determined that the Proposed Recreational Vehicle Storage Use complies with this regulation.

[41] For the purposes of section 6.14.10 of the LUB, the DA determined that the Proposed Recreational Vehicle Storage Use complies with this regulation.

[42] For the purposes of section 6.14.11 of the LUB, the DA determined that this section of the LUB is not applicable, as the Proposed Recreational Vehicle Storage Use is located within the Rural Service Area.

[43] For the purposes of section 6.14.12 of the LUB, the DA determined that

- a. The area comprising the Subject Site is 4.05 ha (10.00 acres). A variance to the minimum lot size was required to approve the Proposed Recreational Vehicle Storage Use. Further information about the required variance is provided below, in Sections 58 to 64.
 - b. Section 6.14.12.b is not applicable, as the Proposed Recreational Vehicle Storage Use is not located within the Beaver Hills Moraine Policy Area of the Municipal Development Plan.
 - c. The Proposed Recreational Vehicle Storage Use complies with this Section 6.14.12.c as no changes to the existing grading or drainage are proposed and no surface alterations are proposed.
- [44] Sections 6.14.13 to 6.14.17 include regulations applicable to Minor Recreational Vehicle Storage.
- a. This portion of the LUB is not applicable, as the Proposed Recreational Vehicle Storage Use is a Major Recreational Vehicle Storage Use.
 - b. The DA determined during the review process that considering this application as a major recreational vehicle use would be more appropriate due to the number of proposed units.

Discretion of the DA

- [45] Section 2.15.2. of the LUB provides that a discretionary use may be approved provided the DA makes certain determinations with respect to the proposed development. The DA considered section 2.15.2. of the LUB since the 'recreational vehicle storage, major use' is a discretionary use in the AG – Agriculture: General zoning district.
- a) is consistent with an applicable Statutory Plan, and policies adopted by the County;
 - b) is compatible with the general purpose of the Zoning District;
 - c) will not cause traffic impacts (in terms of daily and peak hour trip generation) and parking or public transit impacts unsuitable for the area;
 - d) is serviceable with a road and adequate capacity for drainage, water, sewage and other utilities;
 - e) is compatible with surrounding areas in terms of land use, scale of development, and potential effects on the stability or rehabilitation of the area;
 - f) is appropriate having regard for geotechnical considerations such as water table location, potential for flooding and slope stability;
 - g) will not cause a negative effect on community services and facilities such as schools, parks, fire protection, and health;
 - h) any potential adverse effect can be adequately mitigated;
 - i) is consistent with municipal land, right-of-way or easement requirements; and
 - j) the proposed development does not create a nuisance.
- [46] For the purposes of section 2.15.2.(a) of the LUB, the DA considered and determined the following:
- a. The DA considered the Municipal Development Plan (MDP) policies and found that the Proposed Recreational Vehicle Storage Use is consistent with the policies overall, as the MDP Agriculture Large Holdings Policy Area has policies to allow for this type of development. Further information is provided below.
 - b. The only statutory plan that applies to this property is the MDP.
 - c. In the MDP, the subject parcel is located in the area designated as Agriculture Large Holdings Policy Area.

- d. Section 5.5 of the MDP indicates that the intent of the policy area is “to support and promote the development of extensive agricultural operations on large unfragmented lands and to provide for limited commercial and residential uses that support these operations”. In consultation with Strathcona County Land Development Planning, the DA determined that the Proposed Recreational Vehicle Storage Use, which includes the addition of 80 recreational vehicles, meets with the stated intent as a residential and commercial use of a limited scale.
 - i. As part of the original proposal, which put forward a plan to add 200 recreational vehicle units to the property, the Strathcona County Land Development Planning group provided a recommendation that the scale should be revisited to better align with the policy area, which allows for “limited” commercial use. A copy of the Strathcona County Land Development Planning comments was provided to the applicant in a letter of November 10, 2022. A copy of the letter is attached as Exhibit 6 to this submission. On December 8, 2022, in response to such comments regarding scale, the applicant provided further information and revised documentation that included a significant modification to the scale of the development, reducing the proposed number of recreational vehicle units from 200 to 80. A copy of the revised documentation is attached as Exhibit 7 to this submission.
 - ii. In consideration of the revision to the scale of the proposed development and the size and current use of the property, the DA determined that the recreation vehicle storage, major use on the subject property is consistent with the intent of the Agriculture Large Holdings Policy Area.
- e. Policy 5.5.16 of the Commercial portion of the Agricultural Large Holdings Policy Area indicates support for home-based businesses that are “limited to the residence or accessory buildings”. The intent of policy 5.5.16.a. is to limit a home-based business from extending into farmable land to ensure the protection of arable lands. This intent is met as the lot is approximately 10-acres in size and provides a definitive boundary that limits the extent of the Proposed Recreational Vehicle Storage Use.
- f. Within the MDP, Home-Based Business: “Means the use of part of a dwelling unit or (where applicable, accessory building or site or combinations thereof) by at least one resident of the dwelling unit for a business activity that results in a product or service.” The proposed recreational vehicle storage, major use meets this definition as a use on the site that is secondary to the established residential use of the property and is operated by at least one resident of the dwelling.

[47] For the purposes of section 2.15.2.(b) of the LUB, the DA considered and determined the following:

- a. Section 9.5.1 of the LUB states that the purpose of the AG – Agriculture: General Zoning district is “to foster agriculture and conserve agricultural land outside of the Urban Service Area by providing for a compatible range of agricultural uses with regulations that maintain large parcel sizes.”
- b. The DA considered the general purpose of the AG – Agriculture: General Zoning district and found that the Proposed Recreational Vehicle Storage Use is compatible with it. Further, no changes to the existing grading or drainage nor surface alterations are proposed, ensuring the development does not impact nearby existing or potential future agricultural uses.

- [48] For the purposes of section 2.15.2.(c) of the LUB, the DA considered and determined the following:
- a. As part of the review of the Application the DA circulated on September 29, 2022 information for comment related to the Proposed Recreational Vehicle Storage Use to applicable County internal departments and external agencies. As part of this circulation the Application was circulated to Strathcona County Land Development Engineering.
 - b. Strathcona County Land Development Engineering provided comments related to the Proposed Recreational Vehicle Storage Use. Strathcona County Land Development Engineering determined that the increase in traffic resulting from the addition of 80 RV storage stalls is anticipated to result in less than 10 additional trips per day, representing less than 1% of current traffic volumes observed on Range Road 224 (2021 counts were 1676 vehicles per day), with vehicle trips anticipated to occur over various periods of the day as opposed to single time period. It was also determined that the type of traffic associated with the development is also consistent with the current character and use of the road. Based on this feedback the DA found that the Proposed Recreational Vehicle Storage Use is consistent with this regulation.
 - c. A copy of the Strathcona County Land Development Planning comments was provided to the applicant in a letter of November 10, 2022. A copy of the letter is attached as Exhibit 6 to this submission.
- [49] For the purposes of section 2.15.2.(d) of the LUB, the DA considered and determined the following:
- a. The DA found that the Proposed Recreational Vehicle Storage Use is consistent with this regulation.
- [50] For the purposes of section 2.15.2.(e) of the LUB, the DA considered and determined the following:
- a. The DA considered the AG – Agriculture: General Zoning district regulations and found that the Proposed Recreational Vehicle Storage Use required a variance to the minimum lot size to allow for the development of the proposed number of recreational vehicle storage units.
 - b. During the review of the Application, the applicant greatly reduced the initially proposed number of recreational vehicle units, from 200 to 80. Considering that size of the parcel, which is approximately 10 acres, and the existing and planned landscaping/screening, the DA found that the reduced scale of the development was consistent with section 2.15.2.(e) of the LUB
 - c. Further information about the required variance is provided below, in Sections 58 to 64.
- [51] For the purposes of section 2.15.2.(h) of the LUB, the DA considered and determined the following:
- a. The DA rendered a decision on the Application that included a number of conditions that the Proposed Recreational Vehicle Storage Use must comply with. The DA found that the conditions will adequately mitigate any potential adverse effect resulting from the development. A copy of the decision is attached as Exhibit 12 to this submission.
- [52] For the purposes of section 2.15.2.(j) of the LUB, the DA considered and determined the following:
- a. The DA found that the applicant reduced the scale of the proposed development to reduce the number of recreational vehicle units.

- b. The DA found that there are no complaints on file related to the operations of the existing Recreational Vehicle Storage, Minor use approved under 2018-0628-DP.
 - c. The DA found that any potential nuisance created by the Proposed Recreational Vehicle Storage Use is sufficiently mitigated.
 - d. Based on the application for the development permit, the information provided by the applicant, the comments received in response to the referral circulations to applicable County internal departments and external agencies, the DA determined that the Proposed Recreational Vehicle Storage Use would not create a nuisance since it would not cause adverse effects to the amenities of the neighbourhood or interfere with the normal enjoyment of adjacent properties or buildings in a manner that is uncharacteristic within the AG – Agriculture: General zoning district.
- [53] For the purposes of sections 2.15.2.(d) of the LUB, the DA considered and determined the following:
- a. The DA found that the Proposed Recreational Vehicle Storage Use is consistent with this regulation.
- [54] For the purposes of Section 2.15.2.(f) of the LUB, the DA considered and determined the following:
- a. The DA found that this regulation was not applicable to the Proposed Recreational Vehicle Storage Use.
- [55] For the purposes of Section 2.15.2.(g) of the LUB, the DA considered and determined the following:
- a. The DA found that there are no adverse off-site impacts as a result of the Proposed Recreational Vehicle Storage Use.
- [56] For the purposes of Section 2.15.2.(l) of the LUB, the DA considered and determined the following:
- a. The DA found that this regulation was not applicable to the Proposed Recreational Vehicle Storage Use.
- [57] Section 2.15.5. provides that the DA may consider, but not be bound by, any known concerns and opinions of affected residents, landowners, and adjacent municipalities.
- a. On September 29, 2022, the DA sent a letter to property owners of land adjacent to the Subject Site to inform them of the Application for the Proposed Recreational Vehicle Storage Use and invite their comments on the proposal. In response to such letter, the DA received one letter from the neighbouring landowner to the west dated October 12, 2022; one letter from the neighbouring landowner to the east dated October 13, 2023; and one letter from the tenants leasing the property to the east dated October 12, 2022. A summary of the land use related concerns raised by the neighbouring landowners and tenants was provided to the applicant as part of the DA's correspondence of November 10, 2022. Copies of the above referenced correspondence are attached as Exhibit 5 to this submission.
 - b. The applicant responded to the neighbouring landowners and tenants concerns as part of the applicant response of December 2, 2022, as described below. The applicant's response was provided to the parties who submitted letters of concerns on December 20, 2023. Copies of the above referenced correspondence are attached as Exhibit 5 to this submission.

- c. The DA found that the applicant has sufficiently addressed the land-use related concerns of the affected landowners and residents. This was done primarily by reducing the scale of the proposed development from 200 to 80 recreational units.

Variance Consideration

- [58] Section 2.16.1. of the LUB provides that “The Development Authority may grant a variance and approve a development permit for a permitted use or discretionary use, with or without conditions, which does not comply with the regulations of this Bylaw, provided that the Development Authority determines that”:
- a. the proposed development is consistent with the general purpose or character (urban or rural) of the Zoning District;
 - b. the proposed development conforms with the uses prescribed by this Bylaw for that lot or building;
 - c. the proposed development is appropriate to the size of the lot;
 - d. the proposed development would not unduly interfere with the amenities of the neighbourhood or would not materially interfere with or affect the use, enjoyment or value of adjacent parcels of land;
 - e. there are physical factors unique to the land which would result in practical difficulties for the proposed development to comply with the provisions of this Bylaw;
 - f. there are mechanisms to mitigate the effect on adjacent lots.
- [59] With respect to section 2.16.1.(a) of the LUB, the DA determined that the Proposed Recreational Vehicle Storage Use is consistent with the general purpose of the AG – Agriculture: General Zoning district.
- [60] With respect to section 2.16.1.(b) of the LUB, the DA determined that the Proposed Recreational Vehicle Storage Use conforms with the uses prescribed in the AG – Agriculture: General Zoning district. A recreational vehicle storage, major use is listed as a discretionary use within the AG – Agriculture: General Zoning district.
- [61] With respect to section 2.16.1.(c) of the LUB, the DA determined that the proposed development is appropriate to the size of the lot. Please see below for further information.
- a. Section 6.14.12.(a) of the LUB states that a recreational vehicle storage, minor use within the Rural Area may be considered on a lot equal to or greater than 8.0 ha. The area comprising the Subject Site is 4.05 ha (10.00 acres). A variance to the minimum lot size would be required to approve the Proposed Recreational Vehicle Storage Use.
 - b. Section 6.14.7 of the LUB states that the amount of recreational vehicles stored on a lot is based on the lot size, recreational vehicle space size requirements, drive aisle requirements, location of existing or proposed screening, and traffic impacts, but in no case shall the amount exceed six hundred (600) recreational vehicles per lot.
 - c. Comments generated during the review of the development application noted that the proposed initial 200 unit expansion was not appropriate for the subject property due to the existing lot area. In subsequent submissions the applicant scaled back the proposed development, to propose an expansion of 80 units. The proposed expansion would bring the total number of units to 100 when including the 20 units approved previously under DPA# 2018-0628-DP.

- d. When considering the requested variance, the DA determined the following:
- | | |
|------------------------------------|-----------|
| Minimum required lot area - 8.0 ha | |
| Lot area of subject property | - 4.05 ha |
| Deficient | - 3.95 ha |
| Requested variance | - 49.37% |
- e. When considering the requested variance, the DA also determined the following:
- Based on the maximum allowable number of 600 units and minimum required area of 8.0ha, a lot with an area of 8.0ha developing the maximum allowable number of 600 units would have 75 units per hectare.
 - This development proposes 24.69 units per hectare (100 units total on 4.05 ha). As such, the intensity is significantly less than what may be allowed on an 8.0 ha parcel.
 - The DA determined that the proposed development is appropriate to the size of the lot. Please see below for further information.

[62] With respect to section 2.16.1.(d) of the LUB, the DA determined that the Proposed Recreational Vehicle Storage Use would not cause adverse effects to the amenities of the neighbourhood or interfere with the normal enjoyment of adjacent properties or buildings in a manner that is uncharacteristic within the AG – Agriculture: General zoning district.

[63] With respect to section 2.16.1.(e) of the LUB, as the minimum site requirement for the intended use of recreational vehicle storage, major is 8.0 ha and the site is 4.05 ha, the DA determined that the area comprising the Subject Site does not allow for the development of the Proposed Recreational Vehicle Storage Use without the consideration of a variance to the minimum lot requirement.

[64] With respect to section 2.16.1.(f) of the LUB, the DA determined that there are sufficient mechanisms to mitigate the effect of the increase in number of recreational vehicle storage units, such as the existing and proposed landscaping/screening.

IV. ISSUANCE OF DEVELOPMENT PERMIT

[65] Based on the above considerations and determinations, and subject to the conditions set out in the development permit, the DA approved the Proposed Recreational Vehicle Storage Use as a discretionary use in the AG – Agriculture: General zoning district in accordance with the LUB.

[66] On March 17, 2023, the DA issued the development permit and Decision for the Proposed Recreational Vehicle Storage Use and gave notice in accordance with the LUB. A copy of the development permit and Decision is attached as Exhibit 12 to this submission.

**EXHIBIT 1
LOCATION MAP**

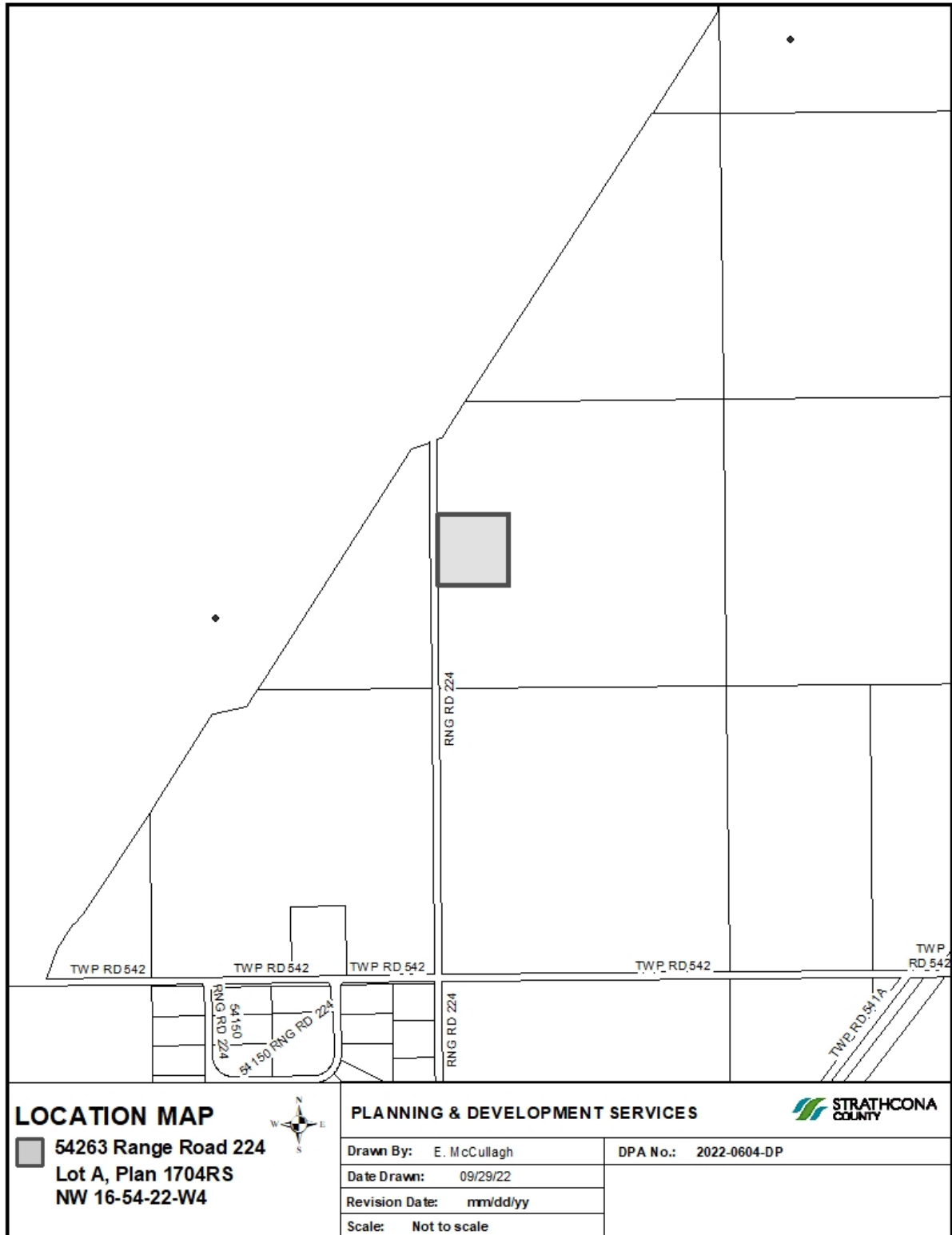


EXHIBIT 2 ZONING MAP

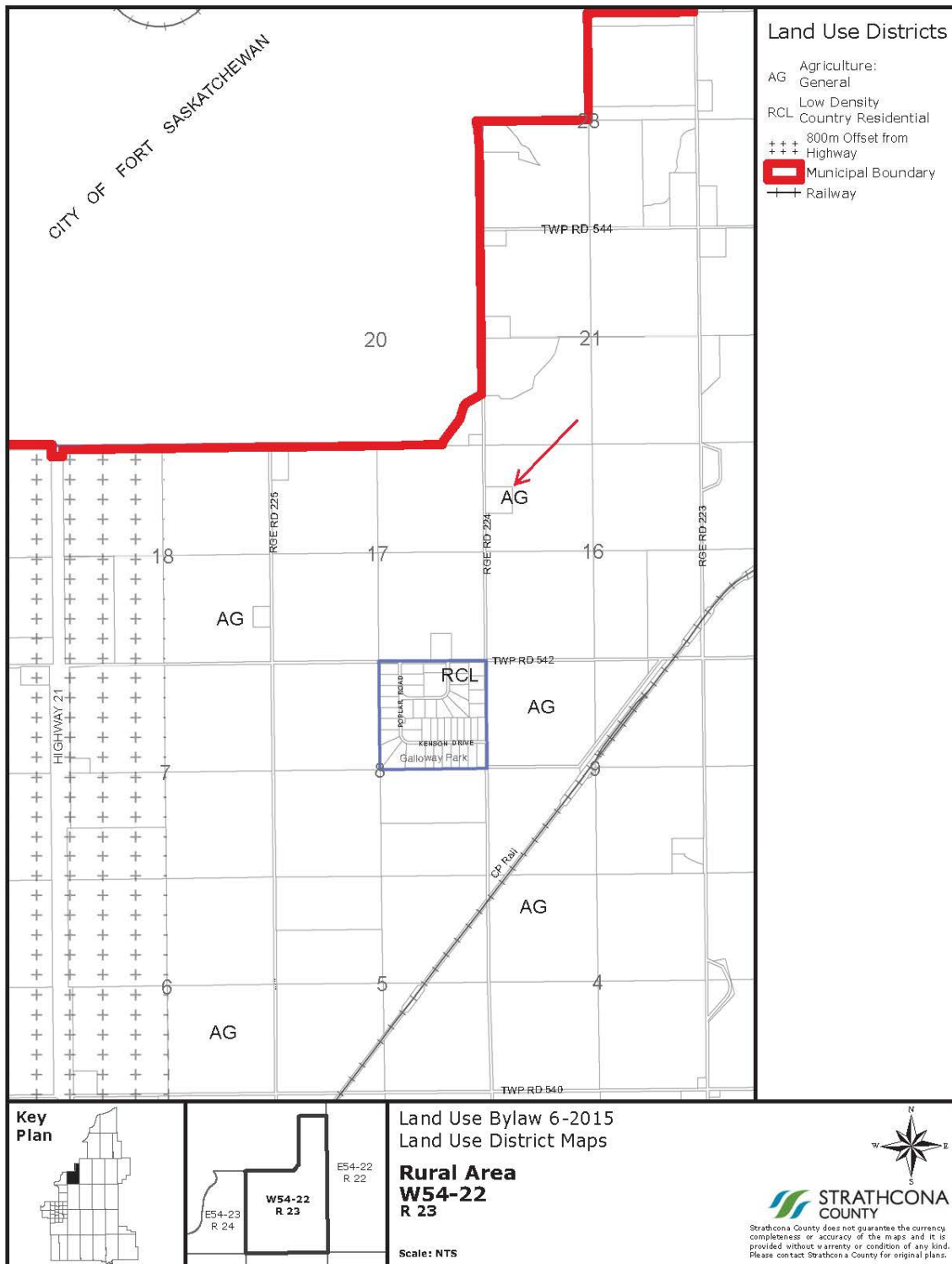


EXHIBIT 3
AERIAL IMAGE



EXHIBIT 4
DEVELOPMENT PERMIT APPLICATION



Development Permit - Application

(Page 1 of 3)

Planning and Development Services, 2001 Sherwood Drive, Sherwood Park, Alberta T8A 3W7

Phone 780-464-8080 Fax 780-464-8142
email planninganddevelopment@strathcona.ca

Is Application for a New Home? ☐ Yes ☒ No

If Not, Describe Proposed Development

Variance to my current Minor RV storage business
increasing the RV storage units to 200 RV's

→ Development Permit # 2018-0628-DP

Property Address 54263 RR224 FT Sask AB Subdivision _____

Legal description Lot A or Condo Unit _____ Block _____ Plan 1704RS
(if applicable) Quarter NW Section 16 Township 54 Range 22 Meridian 4

Applicant Name(s) Walenty Dumanowski Contact Name _____
(If different than applicant)

Applicant Address 54263 Range Road 224

FT Sask AB T8L 3Y4
City Province Postal code
780-910-6064 Valmar@alberta.com
Phone number Alternate phone email

Landowner Name Walenty Dumanowski Contact Name _____
(If different than applicant) (If different than landowner)

Landowner Address Same as the Applicant Address

City Province Postal code Phone number Alternate phone

Notifications regarding your application will be sent by email. Please indicate if you require a paper copy of your Permit.

☒ yes ☐ no If yes, do you want us to: ☒ contact you for pick up ☐ mail it out

I have been informed of the County bylaws, policies and regulations regarding this application. I understand that this permit application may be refused if the proposed development does not conform to all the aspects of the Land Use Bylaw. I am the owner/I have the consent of the owner to proceed with this Development Permit Application and I give consent to allow Council or a person appointed by it the right to enter the land and/or building(s) with respect to this Application only.

Signature of authorized applicant(s)

Signature of landowner(s)

Collection and use of personal information

Personal information is collected under the authority of s. 33 (c) of the *Freedom of Information and Protection of Privacy Act* and will be used in the management and administration of Strathcona County's planning and permitting processes. Information related to your permit application and/or any permit(s) issued may be disclosed as allowed or required by law. If you have any questions about the collection, use or disclosure of your personal information, contact the Coordinator of Development Services, Planning and Development Services, Strathcona County at 780-464-8080.

For office use only

Roll number 9216302002

Permitted ☐ Discretionary ☒ Land use district 53 Lot area 10.00 acres BP applied for ☐

Fees
Title \$ 10-
Development \$ 1,250-
Notification \$ 175
Total 1,435-
Receipt no. _____

Date received SEP 12/22
Received by CG

Application no. 2022-0609-DP
Entered by CG
Date entered SEP 19/22

Comments 220927PDS3

Completed form to be submitted as part of the Development Permit application to Planning and Development Services. Information provided will be used during the review of the application. Application will be stored in the property file and retained in accordance with the County's documents retention policy. PDS 15510-K 2019-07-25

I would like to apply for a variance to the number of RV's I'm allowed to store under my existing minor RV storage business.

Parcels of land within the Ag large holdings zones are allowed, under the discretionary land use by-law to have up to 600 RV's on site if you have 20 acres or more land

I'm asking to receive a variance of up to 200 RV's as I have a 10 acre parcel. I currently operate a minor RV storage facility on my 10 acres which allows for 20 RV's

My land is out of a subdivision with no immediate neighbors within $\frac{1}{4}$ mile.

My land is also surrounded by Ag land and pipelines with no immediate or future development plans by either Strathcona County or the city of Fort Sask

My access approach has met satisfactory requirements when approved for my existing RV storage business.

Regards
VAL

Ellie McCullagh

From: Val <valmar@albertacom.com>
Sent: September 27, 2022 9:45 AM
To: Ellie McCullagh
Subject: RE: 2022-0604-DP - Proposed Expansion to Existing RV Storage Use

CAUTION: This email originated from outside the organization.

Hi Ellie,

There will be no proposed grading related to the proposed expansion.

There will be no changes to the existing surface which is currently in grass.

There will be no changes to the existing access as it met all requirements for the minor RV storage facility that I currently operate from the property.

Thank you
Val

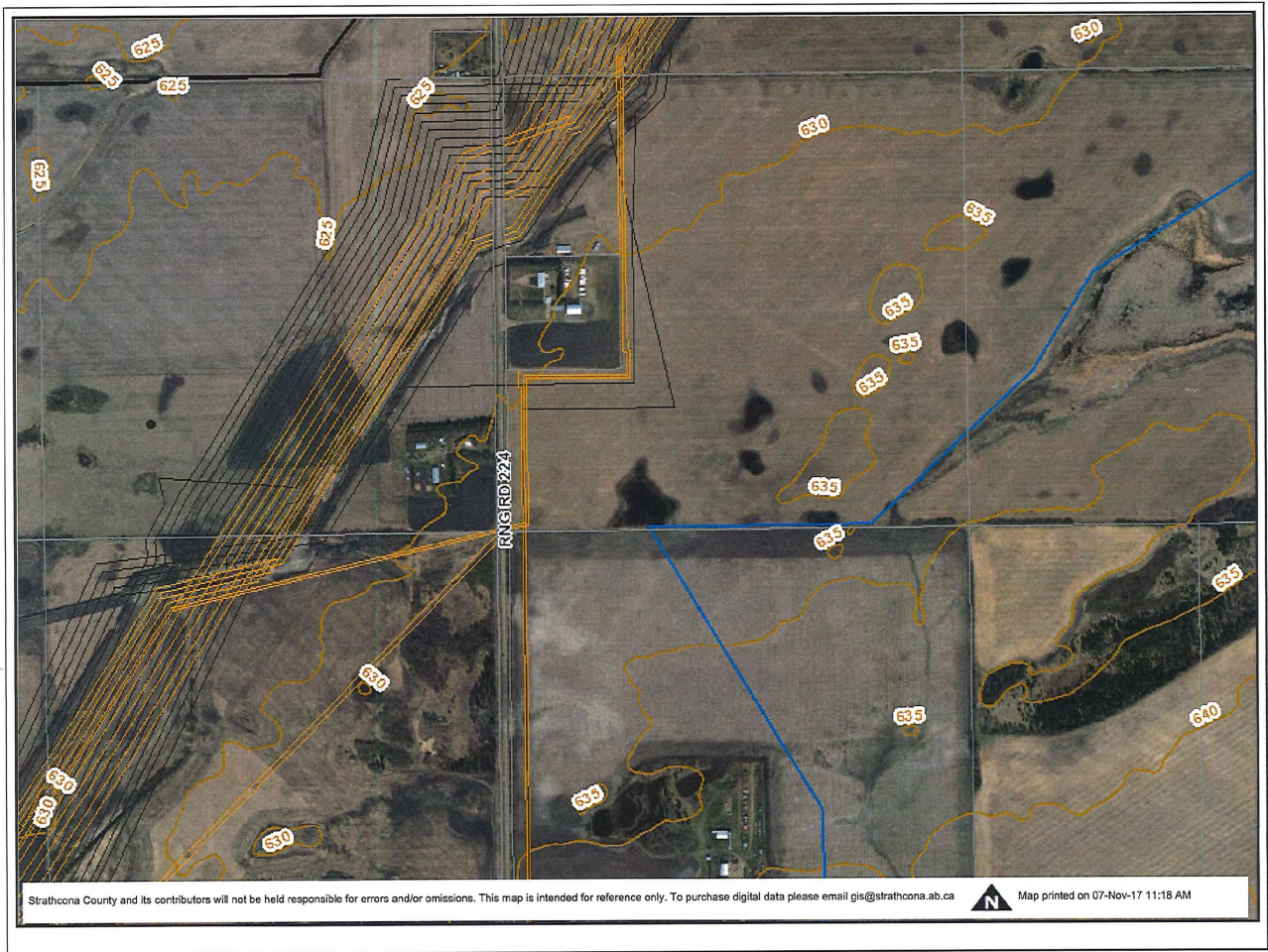
1-800-661-5268

Whitby
200 South Blair Street
Whitby, Ontario
L1N 0H8
T: 519.624.9942
F: 519.624.8682



www.reliable-tube.com





Strathcona County and its contributors will not be held responsible for errors and/or omissions. This map is intended for reference only. To purchase digital data please email gis@strathcona.ab.ca



Map printed on 07-Nov-17 11:18 AM



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0019 344 027 1704RS;;A 042 526 516

LEGAL DESCRIPTION
PLAN 1704RS
LOT A
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 4.05 HECTARES (10 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;22;54;16;NW

MUNICIPALITY: STRATHCONA COUNTY

REFERENCE NUMBER: 012 062 036

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

042 526 516 01/12/2004 TRANSFER OF LAND \$306,000 SEE INSTRUMENT

OWNERS

WALENTY DUMANOWSKI

AND

MARJORIE THERESA DUMANOWSKI

BOTH OF:

54263, RR 224

FORT SASKATCHEWAN

ALBERTA T8L 3Y4

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

042 526 517 01/12/2004 MORTGAGE
MORTGAGEE - ALBERTA TREASURY BRANCHES.
9964-99 AVE
FORT SASKATCHEWAN

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

042 526 516

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T8L4G8
ORIGINAL PRINCIPAL AMOUNT: \$125,000

052 191 913 18/05/2005 AMENDING AGREEMENT
AMOUNT: \$213,000
AFFECTS INSTRUMENT: 042526517

062 526 169 16/11/2006 AMENDING AGREEMENT
AMOUNT: \$327,750
AFFECTS INSTRUMENT: 042526517

132 300 300 23/09/2013 UTILITY RIGHT OF WAY
GRANTEE - JOSEPHBURG WATER CO-OP LTD.

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 29 DAY OF
SEPTEMBER, 2022 AT 10:56 A.M.

ORDER NUMBER: 45524303

CUSTOMER FILE NUMBER: 14601



END OF CERTIFICATE

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

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

EXHIBIT 5

NOTIFICATION TO ADJACENT PROPERTY OWNERS AND RESPONSE COMMENTS

Notification Letter to Adjacent Property Owners



**STRATHCONA
COUNTY**

2001 Sherwood Drive, Sherwood Park, AB T8A 3W7
Phone 780-464-8080 www.strathcona.ca
PLANNING & DEVELOPMENT SERVICES

NOTIFICATION TO ADJACENT PROPERTY OWNERS

September 29, 2022

DPA#2022-0604-DP

You are hereby notified that a development permit application has been submitted to Planning and Development Services for approval pursuant to Strathcona County's LAND USE BYLAW 6-2015.

APPLICANT: Walenty Dumanowsky

PROPOSED DEVELOPMENT: Recreational Vehicle Storage, Major Use – Outdoor Storage
for 200 Recreational Vehicle Units

LOCATION: 54263 Range Road 224
Lot A, Plan 1704RS
NW 16-54-22-W4
STRATHCONA COUNTY

Summary of Proposed Development:

The applicant is proposing the development of a recreational vehicle storage facility for the outdoor storage of 200 recreational vehicle units. This development is an expansion to the Recreational Vehicle Storage, Minor use (20 recreational vehicle units) approved under 2018-0628-DP. The applicant is not proposing changes to the site grading, excising surfacing or site access.

This development requires a variance to the minimum required lot area of 8.8 ha. for a Recreational Vehicle Storage, Major use due to the area of the subject lot.

If you have any concerns or comments with respect to the above, please provide them to Planning & Development Services in writing before **October 13, 2022**.

If you have any questions please contact the writer directly.

Ellie McCullagh
Development Officer
Permitting, Inspections & Customer Service
Planning & Development Services
Direct Line: (780) 464-8224
ellie.mccullagh@strathcona.ca

Collection and use of information

Please be advised that Strathcona County is collecting your feedback in accordance with section 33(c) of the *Freedom of Information and Protection of Privacy Act*. Your submissions will be used to help in our decision-making processes and may be made publicly available in the event that this matter goes before the Subdivision Development Appeal Board or the Courts of Alberta and/or Canada.

Comments from Adjacent Landowners

Ellie McCullagh

From: Jim Armstrong <jarmstrong@albertacom.com>
Sent: October 12, 2022 7:28 PM
To: Ellie McCullagh
Subject: DPA#2022-0604-DP
Attachments: AUC - AltaLink233.pdf

CAUTION: This email originated from outside the organization.

I am the landowner to the west of the Proposed expansion of the Recreational Vehicle storage. I own the NE (160 acres) & NW (152 acres) -17-54-W4thM. From my driveway to the driveway of the storage yard is 250 yards. I live at the address below full time.

I am opposed to the expansion of recreational Vehicle storage for the following reasons;

- A) The traffic on Range Road 224 will increase drastically due to the increase in capacity. Currently many drivers take the morning route: south bound on highway 21, turn east on town ship road 524 and then turn north on RR224. Not as much in the late afternoon. Is there a current traffic count?
- B) Moving farm machinery safely will be difficult and more time consuming. Many times a large machine like a combine has to pull into my driveway and let vehicles go by.
- C) Range road 224 is narrow and is getting narrower with each additional layer of asphalt applied. I have a garden spot and offered it to a lady. She turned it down due not wanting to drive on a narrow road. I myself was in a situation this spring with my stock trailer. Meeting a oncoming vehicle and moved my truck and trailer a few inches to far to the right and a difficult time keeping my unit on the road.
- D) A narrow road in the winter presents an additional problem of not knowing if snow is on the road or the ditch.
- E) Keeping the remaining farmland rural and not commercial.
 - a. At one time that acreage was owned by Jim Davies. He was a mechanic in the Air force during WW 2 and wanted to fly his airplane. Made a deal with then owner/farmer of the rest of the quarter. Jim created a runway east of the acreage and farmer farmed approx.. 5 acres south.
 - b. A electrical sub-station was proposed by AltaLink Management Ltd in 2011. Attached is page 16 of the decision made by Alberta Utilities Commission. Following is the first two lines of Paragraph #96. ""Although the cost of construction at Site -D is likely to be somewhat higher, the Commission finds that approving construction at Site D is in the PUBLIC INTEREST. Site D gives rise to less impact on landowners, considering both VISUAL and noise impacts.

Although an electrical sub-station is not a thing of beauty either is a 200 RV storage yard.

Yours Truly

Jim Armstrong
780-998-3019
54248 Rge Rd. 224
Fort Sask. AB
T8L 3Y4

93. The Commission recognizes that, as illustrated by the photo simulations provided by AltaLink, the visual impacts for landowners will be significantly greater if the substation is constructed at Site-A. If the substation were constructed at Site-D, all residences would be considerably farther away. AltaLink has agreed to plant trees and shrubs as a visual barrier at either site, and Site-D also has a berm that will further block the substation from view.

94. On balance, the Commission finds that Site-D will have fewer social impacts than Site-A.

9 Determination of the approved site

95. In light of the foregoing, and in accordance with public interest as set out in Section 17 of the *Alberta Utilities Commission Act*, the Commission finds that the environmental and social factors discussed above all weigh in favor of Site-D for the construction of the proposed Westwood substation.

96. Although the cost for construction at Site-D is likely to be somewhat higher, the Commission finds that approving construction of the substation at Site-D is in the public interest. Site-D gives rise to less adverse impact on landowners, considering both visual and noise impacts. As well, Site-D provides for a significantly decreased possibility of adverse environmental impacts, particularly considering the matter of large animal movement patterns in the area of Site-A. Furthermore, as noted by AltaLink, ASRD and the interveners, environmental impacts on wetlands and agriculture will be minimal and similar at either site.

97. Accordingly, the Commission finds that the facility application is in the public interest pursuant to Section 17 of the *Alberta Utilities Commission Act*.

98. However, due to the importance of mitigation measures in reducing environmental impacts to an acceptable level, the Commission grants the approvals for construction at Site-D subject to the condition that AltaLink performs a wetland impact assessment for Site-D as required by Alberta Environment. Additionally, should construction occur during a critical breeding period for birds or other wetland species, AltaLink must prepare and implement a mitigation plan that is acceptable to ASRD.

10 Decision

99. Pursuant to sections 14 and 15 of the *Hydro and Electric Energy Act*, the Commission approves the application at the alternate site and grants AltaLink the approval set out in Appendix 1 – Permit and Licence No. U2011-338 – October 26, 2011, to construct and operate the substation (Appendix 1 will be distributed separately).

100. Pursuant to Section 21 of the *Hydro and Electric Energy Act*, the Commission approves the application at the alternate site and grants AltaLink the approval set out in Appendix 2 – Approval No. U2011-339 – October 26, 2011, to salvage the 138-kV transmission line 700L between structures 118 and 119 (Appendix 2 will be distributed separately).

Ellie McCullagh

From: ream04farm@albertacom.com
Sent: October 12, 2022 5:03 PM
To: Ellie McCullagh
Cc: Galloway Seeds; Jonathon Harke; jarmstrong@albertacom.com
Subject: DPA#2022-0604-DP

CAUTION: This email originated from outside the organization.

Dear Ellie

This is in reference to the following application.

DPA#2022-0604-DP

Walenty Dumanowsky
Recreational Vehicle Storage, Major Use – Outdoor Storage for 200 Recreational Vehicle Units
54263 Range Road 224
Lot A, Plan 1704RS
NW 16-54-22-W4
Strathcona County

As we, Galloway Seeds Ltd., are occupants as farmers of the land surrounding Mr. Dumanowski's proposed RV Storage expansion, we are formally objecting to this application.

Our reasons are as follows.

1. This area is zoned for large agricultural production and as we understand it, Mr. Dumanowski's proposal does not meet the proper criteria already outlined by the County of Strathcona, as his acreage size is only zoned for 20 RV vehicles. His current area is about 4 ha so he is basically asking for a huge variance for the area required which is over twice that amount.
2. There are problems that will result from this. They are:
 - increased traffic
 - difficulty of both RV's and farm machinery passing on the narrow Range Road 224.
 - With the possibility of 200 RV's, they will be parked right up near the boundary of the acreage, leaving minimal distance between the land that is farmed and the RV's. Possible complaints from either or both Mr. Dumanowski and the RV owners during the times the field is being farmed (seeding and harvest) could result in dust, straw flying from combining and noise complaints.

Overall, it appears that a commercial business is trying to be placed into an area of farmland. And most specifically, we feel that the current County of Strathcona's regulations, of which we agree, regarding this proposal, are in place for a reason. The potential if this variance is granted, is that it opens the door for others to do the same thing.

We sincerely hope that this variance will not be granted. Thank you for your time.

Jim and Deb Galloway
Galloway Seeds Ltd.
780-906-1032
780-916-1232

Ellie McCullagh

From: Jonathan/Carol Harke <jacharke@telus.net>
Sent: October 13, 2022 11:32 AM
To: Ellie McCullagh
Subject: DPA#2022-0604-DP

CAUTION: This email originated from outside the organization.

Dear Ellie

DPA#2022-0604-DP

Walenty Dumanowsky

Recreational Vehicle Storage, Major Use – Outdoor Storage for 200 Recreational Vehicle Units

54263 Range Road 224

Lot A, Plan 1704RS

NW 16-54-22-W4

Strathcona County

As landowner of NW 16-54-22-W4 we are formally objecting to this proposed development.

First of all the applicant can not meet the requirements as he only owns 4.05 ha.

Our land and all adjacent properties are zoned for agriculture use, and this approval would not comply to the current zoning requirements.

Our tenant has also informed us that agriculture practices such as harvesting and planting will be hampered by possible noise, dust and other agriculture function complaints by the applicant.

We also have a concern with security as this kind of operation attracts unwanted opportunists. It would put in jeopardy our tenants equipment and ability to complete an undisturbed harvest should the equipment be left unattended for any period of time. We also have a storage shed that would be subject to similar perils.

Overall the County of Strathcona has no shortage of " **industrial zoned**" locations to accommodate this type of business operation in the Fort Saskatchewan area without putting an extra burden on infrastructure and residential quality of life.

We hope this application will be denied as many requirements are not obtainable by the applicant.

Jonathan and Carol Harke

Landowners

403-227-6187

Adjacent Property Owner Land Use Related Concerns Summary
Provided to Applicant on November 10, 2022

Adjacent Property Owner Land Use Related Concerns
(compiled November 8, 2022)

Traffic concerns

- The proposed development will lead to increased traffic.
- There is a concern with the difficulty of both RV's and farm machinery passing on the narrow Range Road 224.
- The traffic on Range Road 224 will increase drastically due to the increase in capacity. Currently many drivers take the morning route: south bound on Highway 21, turn east on Township Road 524 and then turn north on Range Road 224. Not as much in the late afternoon. Is there a current traffic count?
- Range Road 224 is narrow and is getting narrower with each additional layer of asphalt applied. Meeting an oncoming vehicle may result in a difficult time keeping the vehicle on the road.
- A narrow road in the winter presents an additional problem of not knowing if snow is on the road or the ditch.

Nuisance concerns

- Concern with the proximity of the proposed RV storage area to the existing adjacent farmed land and the potential of conflict between the two developments, resulting in dust, straw flying from combining and noise complaints.
- Agriculture practices such as harvesting and planting will be hampered by possible noise, dust and other agriculture function complaints by the applicant.

Safety concerns

- A concern with security as this kind of operation attracts unwanted opportunists. It would put in jeopardy our tenants' equipment and ability to complete an undisturbed harvest should the equipment be left unattended for any period of time. We also have a storage shed that would be subject to similar perils.

(Response to Adjacent land owners)

DP 12

Adjacent Property Owner
Land Use Related Concerns:
1 Traffic Concerns:

No RV's from the proposed development will be on RR 224 8 month's of the year as camping season runs roughly from May long weekend to Sept long weekend (weather permitting).

During the other 4 month's a majority of people pickup or return their RV after supper during the work week or on weekends.

Having said that, there will be minimal if not zero concern with extra traffic on the early morning commute or during the afternoon commute home.

farm machinery has always shared the road space with whatever type of vehicle that travels this RR 224. IT has never been an issue and i still see it as not being one.

When farm machinery uses the 224 or whatever Range Road or Township Road, everyone is forced to stay behind or on coming traffic pull over... regardless of what vehicle you are driving

(Response to Adjacent landowners)

DP 12

Nuisance Concerns:

I've lived on my property for 18 years and have been around the farming business

Dust, straw flying noise...etc has never been an issue. It's part of living in a rural setting

When you share borders with a farmer it's to be expected.

Safety Concerns

Anything of value attracts unwanted opportunists... farm equipment included.

The previous tenant of Harke's shop was getting broken into on a regular basis.

The tenant approached me and we got together.

paid for and installed fencing, and a cable to deter intruders from easily accessing the Harke land from the approach - in turn breaking into the shop

I've voiced my concern with the present Tenants about keeping the cable up across the Harke approach to deter vandals from freely driving in. They do not seem concerned about the potential danger it puts their farm machinery in.

Additional Comments from Adjacent Landowners

Ellie McCullagh

From: Jonathan/Carol Harke <jacharke@telus.net>
Sent: December 20, 2022 1:17 PM
To: Ellie McCullagh
Subject: Re: DPA#2022-0604-DP

CAUTION: This email originated from outside the organization.

Ellie,

The revised application still does not meet two of the key requirements.

As landowner of NW 16-54-22-W4 we are formally objecting to this proposed development.

First of all the applicant can not meet the requirements as he only owns 4.05 ha.

Additionally our land and all adjacent properties are zoned for " **agriculture**" use, and this approval would not comply to the current zoning requirements.

200 units or 80 units it doesn't matter as the parameters are still not met.

Jonathan and Carol Harke

Ellie McCullagh

From: Jonathan/Carol Harke <jacharke@telus.net>
Sent: December 20, 2022 1:31 PM
To: Ellie McCullagh
Subject: Re: DPA#2022-0604-DP

CAUTION: This email originated from outside the organization.

STRATHCONA COUNTY LAND USE BYLAW 6-2015

6.14.14. Where new or enhanced natural screen planting is required pursuant to Section 6.14.6, the storage area shall be located beside or to the rear of an existing dwelling on the lot.

6.14.15. The Development Officer shall refer to the following table to determine the maximum number of recreational vehicles that may be considered for a lot:

Parcel Size (ha) Maximum Number of Recreational Vehicles

4.0 – 7.9 20

8.0 – 16.1 30

16.2 – 24.2 40

24.3 – 32.3 50

32.4 – 64.8 60

Ellie McCullagh

From: ream04farm@albertacom.com
Sent: December 21, 2022 11:19 AM
To: Ellie McCullagh
Subject: RE: DPA#2022-0604-DP

CAUTION: This email originated from outside the organization.

Good morning Ellie

We would like to follow up with our letter sent to you yesterday regarding our objection to the application being considered. We are disturbed that our initial letter was so quickly sent to the applicant without our knowledge and that in turn his was reply was sent to us. Our understanding is that there would have been a level of confidentiality. With that being said please do not forward our most recent letter to the applicant without us first understanding why and/or knowing that it will be sent.

We don't understand why, when an application does clearly not meet county standards, that negotiations are taking place and that we are being put in the position of negotiating as well. The final decision is not ours; we do not make the rules.

As we are unclear of the process involved we would like to meet with you to discuss this so we have a clearer understanding of Strathcona County's procedure for such matters. Please let us know a time that works for you.

Thank you Ellie.

Jim and Deb Galloway
Galloway Seeds Ltd.

From: Ellie McCullagh <Ellie.McCullagh@strathcona.ca>
Sent: December 20, 2022 12:38 PM
To: ream04farm@albertacom.com
Subject: RE: DPA#2022-0604-DP

Good afternoon,

This e-mail is in regards to the letter of concern you submitted in October regarding development permit application 2022-0604-DP.

The applicant has revised the application to reduce the number of proposed recreational vehicles from 200 new units proposed to 80 new units proposed. He has also provided a response to the concerns that were submitted by you and other adjacent landowners, and I have attached a PDF of the response to this e-mail.

Please let me know if you have any questions.

Thank you,
Ellie McCullagh

Ellie McCullagh
Development Officer, Development Permitting
Planning and Development Services

Ellie McCullagh

From: Ellie McCullagh
Sent: December 21, 2022 4:29 PM
To: Jim Armstrong
Subject: RE: DPA#2022-0604-DP

Good afternoon,

The proposed 80 units is in addition to the 20 units previously approved. The new total, including this proposed development, would be 100 units.

Please let me know if you have any further questions.

Thank you,
Ellie

Ellie McCullagh
Development Officer, Development Permitting
Planning & Development Services
Strathcona County

From: Jim Armstrong <jarmstrong@albertacom.com>
Sent: December 21, 2022 2:21 PM
To: Ellie McCullagh <Ellie.McCullagh@strathcona.ca>
Subject: RE: DPA#2022-0604-DP

CAUTION: This email originated from outside the organization.

Hi Ellie,

Like to clarify the new proposal of 80 units. Currently has 20 units and new units of 80 for 100?

Yours Truly

Jim Armstrong
780-998-3019
54248 Rge Rd. 224
Fort Sask. AB
T8L 3Y4

From: Ellie McCullagh [<mailto:Ellie.McCullagh@strathcona.ca>]
Sent: Tuesday, December 20, 2022 12:38 PM
To: Jim Armstrong
Subject: RE: DPA#2022-0604-DP

Good afternoon,

This e-mail is in regards to the letter of concern you submitted in October regarding development permit application 2022-0604-DP.

EXHIBIT 6
FIRST REFERRAL CIRCULATION AND SUMMARY OF COMMENTS

First Referral Circulation

Ellie McCullagh

From: Ellie McCullagh
Sent: September 29, 2022 11:43 AM
To: Diana Mossing; Linette Capcara; Robin Schnitzer; Deanna Cambridge; Ryan Hall; Scott Olson; Jana Jedlic; Chris Gow; Kevin Laumbach; Phillip Barth; customer&tech; Elaine Shukle; Paula Laplante; Jocelyn Thrasher-Haug; FirePrevention; shayne.gudmundson@rcmp-grc.gc.ca; Dave Ainsworth; Shane Olson; scedt; Stephen Rausch; Amanda Sieben; circulations@atco.com; Circulations, HP; Project Manager - Northern Alberta; rick.brost@telus.com; landserv@fortisalberta.com
Cc: developmentpermitting
Subject: Development Permit Circulation DPA#2022-0604-DP - Recreational Vehicle Storage, Major Use
Attachments: 2022-0604-DP - Location Map.pdf; 2022-0604-DP - Application Package.pdf; 2022-0604-DP - Distribution List Memo.pdf; 2022-0604-DP - Distribution List.pdf

Good morning,

RE: 2022-0604-DP-DP – Recreational Vehicle Storage, Major Use

Documents outlining the proposed development have been attached for your reference.

If you have any concerns or comments, please provide them by **October 20, 2022**.

Thank you.
Ellie McCullagh

Ellie McCullagh, LEED AP
Development Officer, Development Permitting
Planning and Development Services
Strathcona County
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7
Phone: 780-464-8224
Fax: 780-464-8142
ellie.mccullagh@strathcona.ca
www.strathcona.ca

Facebook: www.facebook.com/Strathcona.County
Twitter: <https://twitter.com/strathcocounty>
YouTube: www.youtube.com/user/StrathconaCounty

MEMORANDUM

TO: SEE DISTRIBUTION LIST

DATE: September 29, 2022
DP#2022-0604-DP

FROM: Ellie McCullagh
Development Officer
Permitting, Inspections & Customer Service

RE: **PROPOSED DEVELOPMENT**
Recreational Vehicle Storage, Major Use – Outdoor Storage for 200 Recreational Vehicle Units

LOCATION
54263 Range Road 224
Lot A, Plan 1704RS
NW 16-54-22-W4
STRATHCONA COUNTY

You are hereby notified that a development permit application has been submitted to Planning & Development Services for approval of the above-mentioned development. The application was submitted by Walenty Dumowski.

The applicant is proposing the development of a recreational vehicle storage facility for the outdoor storage of 200 recreational vehicle units. This development is an expansion to the Recreational Vehicle Storage, Minor use (20 recreational vehicle units) approved under 2018-0628-DP. The applicant is not proposing changes to the site grading, excising surfacing or site access.

This development requires a variance to the minimum required lot area of 8.8 ha. for a recreational vehicle storage, major use due to the area of the subject lot.

The subject property is zoned: AG – Agriculture: General District.

The proposed development is a DISCRETIONARY use within the district.

If you have any concerns or comments with respect to the above, please provide them to Planning & Development Services in writing before October 20, 2022.

If we do not receive a response by October 20, 2022 we will assume you have no concerns with this development as proposed.

Planning & Development Services



Ellie McCullagh
Development Officer
Permitting, Inspections & Customer Service
Direct Line: (780) 464-8224
ellie.mccullagh@strathcona.ca

Collection and use of information
Please be advised that Strathcona County is collecting your feedback in accordance with section 33(c) of the *Freedom of Information and Protection of Privacy Act*. Your submissions will be used to help in our decision-making processes and may be made publicly available in the event that this matter goes before the Subdivision Development Appeal Board or the Courts of Alberta and/or Canada.

DISTRIBUTION LIST:
DPA # 2022-0604-DP
A. Internal Departments

- ☐ Director, Planning and Development Services Linette.Capcara@strathcona.ca
- ☐ Land Development Engineering – Diana.Mossing@strathcona.ca
- ☐ Land Development Planning – Robin.Schnitzer@strathcona.ca;
Deanna.Cambridge@strathcona.ca; Ryan.Hall@strathcona.ca; Scott.Olson@strathcona.ca
- ☐ Permitting, Inspections & Customer Service – Jana.Jedlic@strathcona.ca
- ☐ Development Permitting – Chris.Gow@strathcona.ca
- ☐ Building Regulations – Kevin.Laumbach@strathcona.ca; Phillip.Barth@strathcona.ca
- ☐ Customer & Technical Services (Addressing) – customer&tech@strathcona.ca ;
Elaine.Shukle@strathcona.ca ;
- ☐ Land Management Services – Paula.Laplante@strathcona.ca
- ☐ Environmental Planning – Jocelyn.Thrasher-Haug@strathcona.ca
- ☐ Emergency Services – FirePrevention@strathcona.ca
- ☐ RCMP / Enforcement Services – shayne.gudmundson@rcmp-qrc.gc.ca;
Dave.Ainsworth@strathcona.ca
- ☐ Economic Development and Tourism – Shane.Olson@strathcona.ca; scedt@strathcona.ca;
Stephen.Rausch@strathcona.ca

B. External Agencies

- ☐ Alberta Health Services, Attn: Environmental Health Officer –
Amanda.Sieben@albertahealthservices.ca
- ☐ ATCO Gas – Circulations@atco.com.
- ☐ ATCO Pipelines – HP.Circulations@atco.com ;
- ☐ Shaw Cablesystems Ltd. – ProjectManagerNorthernAlberta@sirb.ca
- ☐ Telus – Attention: Rick Brost – rick.brost@telus.com
- ☐ Fortis Alberta – Attention: Tom Aylard – landserv@fortisalberta.com

PLANNING & DEVELOPMENT SERVICES
2001 Sherwood Drive, Sherwood Park, Alberta T8A 3W7

780-464-8111
www.strathcona.ca

Referral Comment Summary Letter



**STRATHCONA
COUNTY**

2001 Sherwood Drive, Sherwood Park, AB T8A 3W7
Phone 780-464-8080 www.strathcona.ca
PLANNING & DEVELOPMENT SERVICES

November 10, 2022

Sent by email: valmar@alberta.com.com

Walenty Dumanowski
54263 Range Road 224
Sherwood Park, AB T8L 3Y4

DP #: 2022-0604-DP

**RE: REFERRAL COMMENTS LETTER
Recreational Vehicle Storage, Major Use – Outdoor Storage for 200
Recreational Vehicle Units
54263 Range Road 224
Lot A, Plan 1704RS
NW 16-54-22-W4
STRATHCONA COUNTY**

As a result of circulation of *plans and information* provided for the above noted Development Permit Application, the following comments are provided for your attention prior to a decision on your Development Permit Application.

Development Permitting Comments

DP1. The proposed development requires a variance to the minimum required lot area of 8.8 ha. for a major recreational vehicle storage use. When considering a variance, the following conditions must be met, as outlined in Section 2.16.1 of Land Use Bylaw 6-2015:

- the proposed development is consistent with the general purpose or character (urban or rural) of the Zoning District;
- the proposed development conforms with the uses prescribed by this Bylaw for that lot or building;
- the proposed development is appropriate to the size of the lot;
- the proposed development would not unduly interfere with the amenities of the neighbourhood or would not materially interfere with or affect the use, enjoyment or value of adjacent parcels of land;
- there are physical factors unique to the land which would result in practical difficulties for the proposed development to comply with the provisions of this Bylaw; and
- there are mechanisms to mitigate the effect on adjacent lots.

We may not be able to support the requested variance, as the number of proposed 200 additional recreational vehicle units is not appropriate for the existing area of the subject property. In addition, there are no proposed mechanisms to mitigate the effect of the proposed development on adjacent lots. Please revise the proposed development to reduce the number of proposed units and also provide information on how the proposed development will mitigate the requested variance.

DP2. Please revise the letter of intent to include information about the hours of operation, exact number of proposed storage units, and the number of employees (if applicable).

- DP3.** Please revise the site plan to show the proposed setbacks from the storage area to all property lines.
- DP4.** Please clearly label what areas are designated as RV storage spaces and drive aisles, as it is unclear from the plan.
- DP5.** Please clarify the total number of proposed storage spaces. The application that was submitted noted 200 spaces are proposed. The submitted plan shows 208 spaces.
- DP6.** Please show any existing and proposed fencing on the site plan. Please also note if any changes are proposed.
- DP7.** Please revise the proposed site plan to show the width of the proposed drive aisles, as not all drive aisles have the dimensions shown.
- DP8.** Please show the proposed traffic circulation patterns for all proposed drive aisles.
- DP9.** Please revise the proposed site plan to include a note that no changes to the existing surfacing are proposed.
- DP10.** Per Section 6.14.6 of Land Use Bylaw 6-2015, RV storage can only be considered when the proposed development is substantially screened year round from adjacent dwellings and roads. Such screening can be by an existing natural screen planting where the existing natural screen planting exceeds 2.5m in height. Where the storage area does not contain an existing natural screen planting, new or enhanced screen planting is required. Such planting must be of a density and species that consists of a minimum of 70% coniferous trees at least 2.5m high and with the remainder being deciduous with at least a 60 mm caliper. Additional landscaping will be required in order to provide for sufficient screening. Please submit a landscape plan showing how the proposed development complies with the minimum screening requirements. Please ensure the plan shows the proposed plant material, including planting list identifying tree species names, quantity, caliper, and height at planting.
- DP11.** Please provide an itemized cost estimate for any proposed landscaping. Please note that a landscape security is required and it is 50% of the accepted cost estimate for the required landscaping.
- DP12.** Please also see the attached land use related adjacent landowner concerns.

Please contact Ellie McCullagh at 780-464-8224 if you require additional information.

Land Development Engineering – Transportation Comments

- T1.** Be advised, no changes to site access are permitted without prior approval.

Please contact Nazia Ahsan at 780-416-6775 if you require additional information.

Land Development Engineering– Utilities Comments

- U1.** No comments on the proposed RV store expansion subject to no proposed grading and/or graveling of lanes, isles, etc. is proposed. All existing surfaces to remain in natural grass state. Should additional grading and/or imported gravel be proposed, a site grading permit, including a stormwater management assessment shall be required.

Please contact Devin Boudreau at 780-464-8258 if you require additional information.

Land Development Planning Comments

- P1. The subject parcel is located in the area designated by the Municipal Development Plan (MDP) as Agriculture Large Holdings Policy Area.
- P2. The subject parcel is an existing approximately 10 acre first parcel out of the quarter section that is primarily residential and fragmented from the agricultural operations occurring on the remainder of the quarter section.
- P3. The proposed use is not specifically contemplated within the MDP.
- P4. Policy 5.5.16 of the Commercial portion of the Agricultural Large Holdings Policy Area of the MDP indicates the following:
Strathcona County will Support opportunities for live work, local food production and local food distribution by considering:
16. home-based businesses where the proposed development:
*a. is **limited to the residence or accessory buildings**; or*
b. is related to, or serves the agricultural community; and
c. has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.
- P5. The intent of policy 5.5.16.a. is to limit a home-based business from extending into farmable land to promote the development of extensive agricultural operations on large unfragmented lands.
- P6. Within the MDP, *Home-Based Business: Means the use of part of a dwelling unit or (where applicable, accessory building **or** site or combinations thereof) by at least one resident of the dwelling unit for a business activity that results in a product or service.*
- P7. Given the intent of the Agriculture Large Holdings Policy Area, the current size and use of the subject property, as well as the MDP definition of home-based business, Land Development Planning does not feel that some degree of recreational vehicle storage, major use on the subject property would compromise the intent of this policy area.
- P8. Despite comment P7, depending on the details to be provided for the proposal, the scale of the current proposal may impact the property's primary function as a residential parcel for the proposal to be considered as a home-based business. In this regard, consideration of a reduction in scale may be beneficial.

Environmental Planning Comments

EP1. Please clarify if there are any changes to existing fencing and any lighting proposed?

Please contact Emily Kabotoff at 780-464-8414 if you require additional information.

Emergency Services Comments

- 1.** Indicate if there will be a fence and a gate for RV Storage Site in which case a fire department key lock box is strongly encouraged. In the event of an emergency, considerable damage may occur to the gate system if forcible entry is required. The details are provided in the attached information sheet.
- 2.** A minimum of 3m of non-combustible material or groomed sod between the parked recreational vehicles and the fence line is required. This is to deter or slow a running fire from entering the storage area.
- 3.** It is recommended to maintain a mow swath or non-combustible surface of up to 10m to act as a fire break to reduce risk of a grass fire transferring onto the facility. Refer to Fire-Smart Canada for further information.

4. It is recommended that trees are discarded utilizing methods other than burning on site. A burn permit is required if burning activities take place outside of a regulation fire pit. For more information please visit our webpage at <https://www.strathcona.ca/emergencies-enforcement/fire-prevention-and-investigation/apply-for-a-fire-permit-online/do-i-need-a-fire-permit/>.

Please contact Fire Prevention at fireprevention@strathcona.ca or 780-449-9651 if you require additional information.

Please review all comments and provide an itemized written response to the comments and one (1) complete set of revised plans. Please submit all information electronically. If you have any questions, please contact me at 780-464-8224.

Yours truly,

STRATHCONA COUNTY



Ellie McCullagh
Development Officer
Permitting, Inspections & Customer Service
Planning & Development Services
:em/ att

EXHIBIT 7
REVISED DOCUMENTATION
Submitted by Applicant on December 8, 2022

(Revised letter of Intent)

I would like to apply for a variance to the number of RV's I'm allowed to store under my existing Minor RV Storage Business.

I'm asking to be permitted to store an extra 80 RV's, which together with my current 20 RV's will total 100 RV's.

DP 1

My land is out of a subdivision with no immediate neighbors within $\frac{1}{4}$ mile.

My land is also surrounded by Ag land and pipelines with no immediate or future development plans by either Strathcona county or the city of Fort Sask.

My access approach has met satisfactory requirements when approved for my existing RV storage Business. By adding an extra 80 RV's to my existing minor RV storage business, I do not anticipate any adverse effects.

Regards

(VAL) Walenty Dumanowski

DP 2

Note: There will be no extra employees

I currently live on the property and I will continue to operate the RV storage business. Customers have access to their RV's 7am until 10pm 7 days a week.

DP 9

- There will be no changes to the existing surface which is currently in grass

DP 10

- Additional screening will consist of all spruce trees 2.5m Height (minimum)
screening layout is provided.

DP 11

Itemized cost for proposed landscaping is provided once i source a supplier

EPI

There will be no changes to the existing fencing or lighting

ES

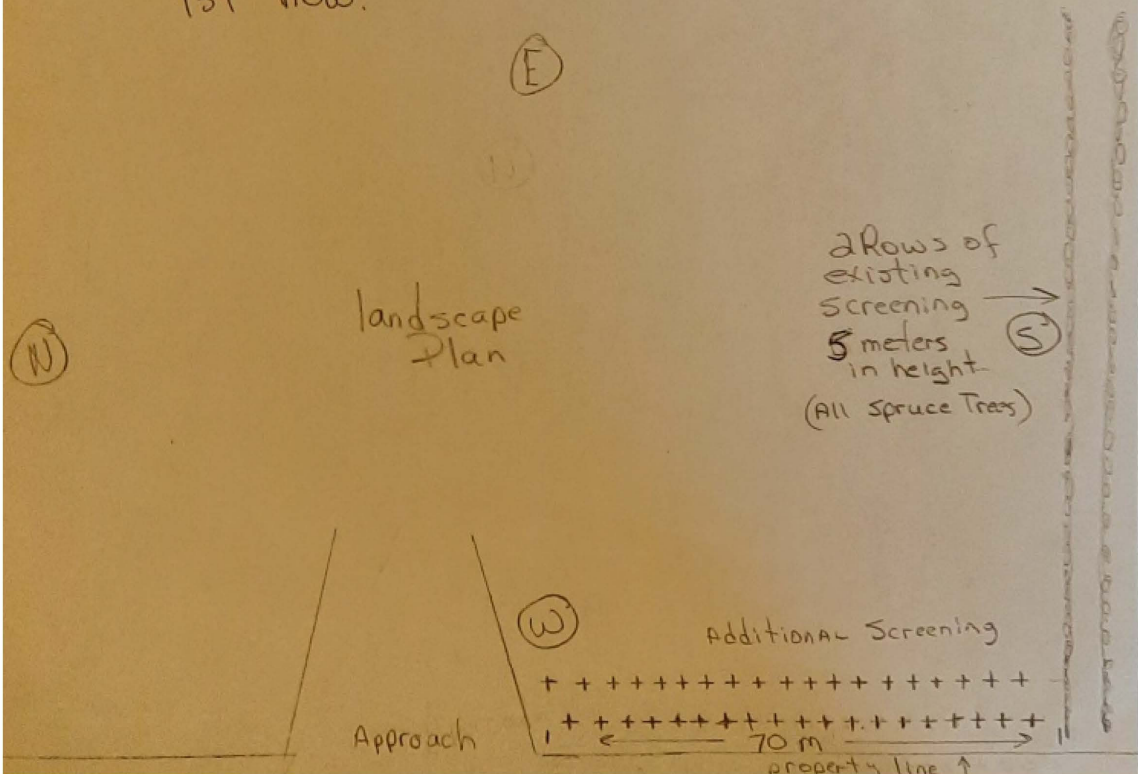
There is currently a cable with a combination lock across the entry way. Combination can be provided

DP 10

(38) Spruce trees are required to complete the additional screening which spans 70m. The trees will be planted in accordance to the requirements indicated by Strathcona County for the RV Storage Bylaws.

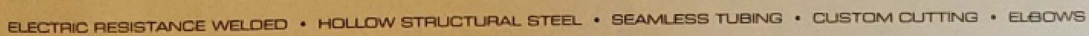
These trees will be planted on the South West corner of the acreage.

10 ft from the centre of the tree to the property line will be the setback of the 1st Row.



1-800-661-5268

Whitby
200 South Blair Street
Whitby, Ontario
L1N 0H8
T: 519.624.9942
F: 519.624.8682



www.reliable-tube.com

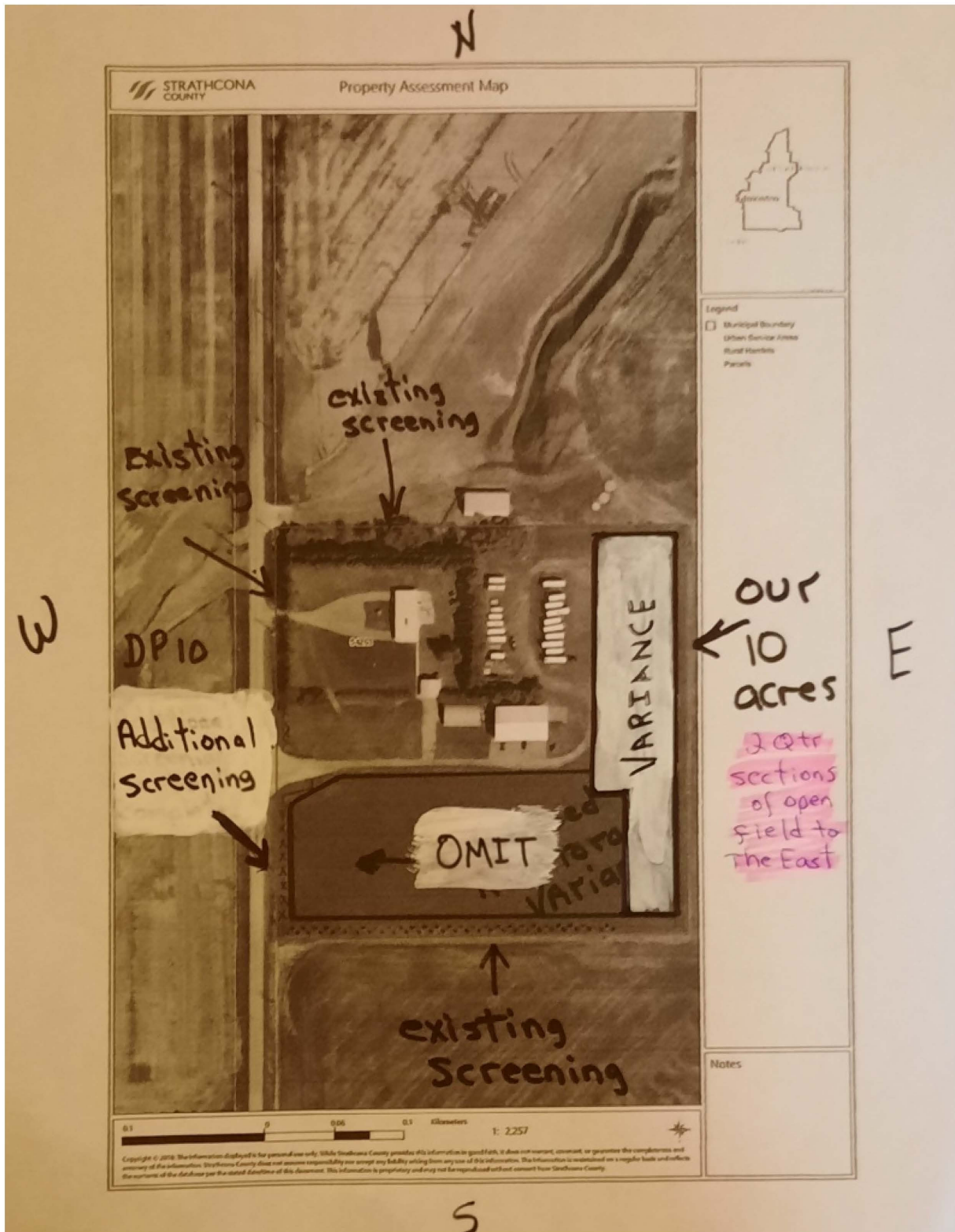


EXHIBIT 8
SECOND REFERRAL CIRCULATION AND SUMMARY OF COMMENTS

Second Referral Circulation

Ellie McCullagh

From: Ellie McCullagh
Sent: December 20, 2022 12:30 PM
To: Scott Olson; Emily Kabotoff; FirePrevention
Subject: Development Permit Circulation DPA#2022-0604-DP - Recreational Vehicle Storage, Major Use - 2nd Circulation
Attachments: Revised Letter of Intent and Comment Response - December 8 2022.pdf; Revised plans - December 8 2022.pdf; Adjacent Landowners Respose - December 8 2022.pdf

Good morning,

RE: 2022-0604-DP-DP – Recreational Vehicle Storage, Major Use

The applicant submitted a development permit application for the above referenced development which was circulated for review on September 29th. Comments were provided to the applicant on November 10th. The applicant has now submitted revised plans and information – please see the attached.

If you have any concerns or comments, please provide them by **January 10, 2023**.

Thank you.
Ellie McCullagh

Ellie McCullagh, LEED AP
Development Officer, Development Permitting
Planning and Development Services
Strathcona County
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7
Phone: 780-464-8224
Fax: 780-464-8142
ellie.mccullagh@strathcona.ca
www.strathcona.ca

Facebook: www.facebook.com/Strathcona.County
Twitter: <https://twitter.com/strathcocounty>
YouTube: www.youtube.com/user/StrathconaCounty

Referral Comment Summary Letter



2001 Sherwood Drive, Sherwood Park, AB T8A 3W7
Phone 780-464-8080 www.strathcona.ca
PLANNING & DEVELOPMENT SERVICES

February 1, 2023

Sent by email: valmar@alberta.com.com

Walenty Dumanowski
54263 Range Road 224
Sherwood Park, AB T8L 3Y4

DP #: 2022-0604-DP

RE: REFERRAL COMMENTS LETTER
Recreational Vehicle Storage, Major Use – Outdoor Storage for 200
Recreational Vehicle Units
54263 Range Road 224
Lot A, Plan 1704RS
NW 16-54-22-W4
STRATHCONA COUNTY

As a result of circulation of *plans and information* provided for the above noted Development Permit Application, the following comments are provided for your attention prior to a decision on your Development Permit Application.

Development Permitting Comments

- DP1.** Please confirm the proposed dimensions of the layout for the proposed 80 RV units. Adding the dimensions of the proposed setbacks to the property lines (15.24m), the drive aisles (15.85m) and RV stalls (3.5m x 7.5m), as shown on the plan, appears to place a portion of the proposed development outside of the property boundary, based on the property line dimensions also shown on the site plan.
- DP2.** Please show the width of the existing screening strip along the south property line.
- DP3.** Please show any existing and proposed fencing on the site plan. Please also note if any changes are proposed. *This comment was previously provided and has not been addressed.*
- DP4.** Please revise the proposed site plan to include a note that no changes to the existing surfacing are proposed. *This comment was previously provided and has not been addressed.*
- DP5.** Per Section 6.14.6 of Land Use Bylaw 6-2015, RV storage can only be considered when the proposed development is substantially screened year round from adjacent dwellings and roads. Such screening can be by an existing natural screen planting where the existing natural screen planting exceeds 2.5m in height. Where the storage area does not contain an existing natural screen planting, new or enhanced screen planting is required. Such planting must be of a density and species that consists of a minimum if 70% coniferous trees at least 2.5m high and with the remainder being deciduous with at least a 60 mm caliper. Additional landscaping will be required in order to provide for sufficient screening. Please submit a landscape plan showing how the proposed development complies with the minimum screening requirements. Please ensure the plan shows the proposed plant material, including planting list identifying tree species names, quantity, caliper, and height at planting.

This comment was partially addressed. Please revise the landscape plan to show a planting list identifying tree species names, quantity, caliper, and height at planting.

DP6. Please provide an itemized cost estimate for any proposed landscaping. Please note that a landscape security is required and it is 50% of the accepted cost estimate for the required landscaping. *This comment was previously provided and has not been addressed.*

Please contact Ellie McCullagh at 780-464-8224 if you require additional information.

Emergency Services Comments

Applicant must acknowledge the following requirements will be considered for the development:

1. A minimum of 3m of non-combustible material or groomed sod between the parked recreational vehicles and the fence line is required. This is to deter or slow a running fire from entering the storage area.
2. It is recommended to maintain a mow swath or non-combustible surface of up to 10m to act as a fire break to reduce risk of a grass fire transferring onto the facility. Refer to Fire-Smart Canada for further information.
3. It is recommended that trees are discarded utilizing methods other than burning on site. A burn permit is required if burning activities take place outside of a regulation fire pit. For more information please visit our webpage at <https://www.strathcona.ca/emergencies-enforcement/fire-prevention-and-investigation/apply-for-a-fire-permit-online/do-i-need-a-fire-permit/>.

Please contact Fire Prevention at fireprevention@strathcona.ca or 780-449-9651 if you require additional information.

Please review all comments and provide an itemized written response to the comments and one (1) complete set of revised plans. Please submit all information electronically. If you have any questions, please contact me at 780-464-8224.

Yours truly,

STRATHCONA COUNTY



Ellie McCullagh
Development Officer
Permitting, Inspections & Customer Service
Planning & Development Services
:em/ att

DP 1

All dimensions are indicated on the site plan

DP 2

The width of the existing strip along the South side of the property is 6 meters as indicated on the site plan
Consists of spruce trees 5 meters high

DP 3

There will be no changes to the existing fencing and lighting

The current fence is 4.5' in height with 4" Treated posts at 10' centres
the fence consists of Page Wire with 1 strand of barbed wire at the 4.5' height
existing fence is highlighted in orange on the property assessment map

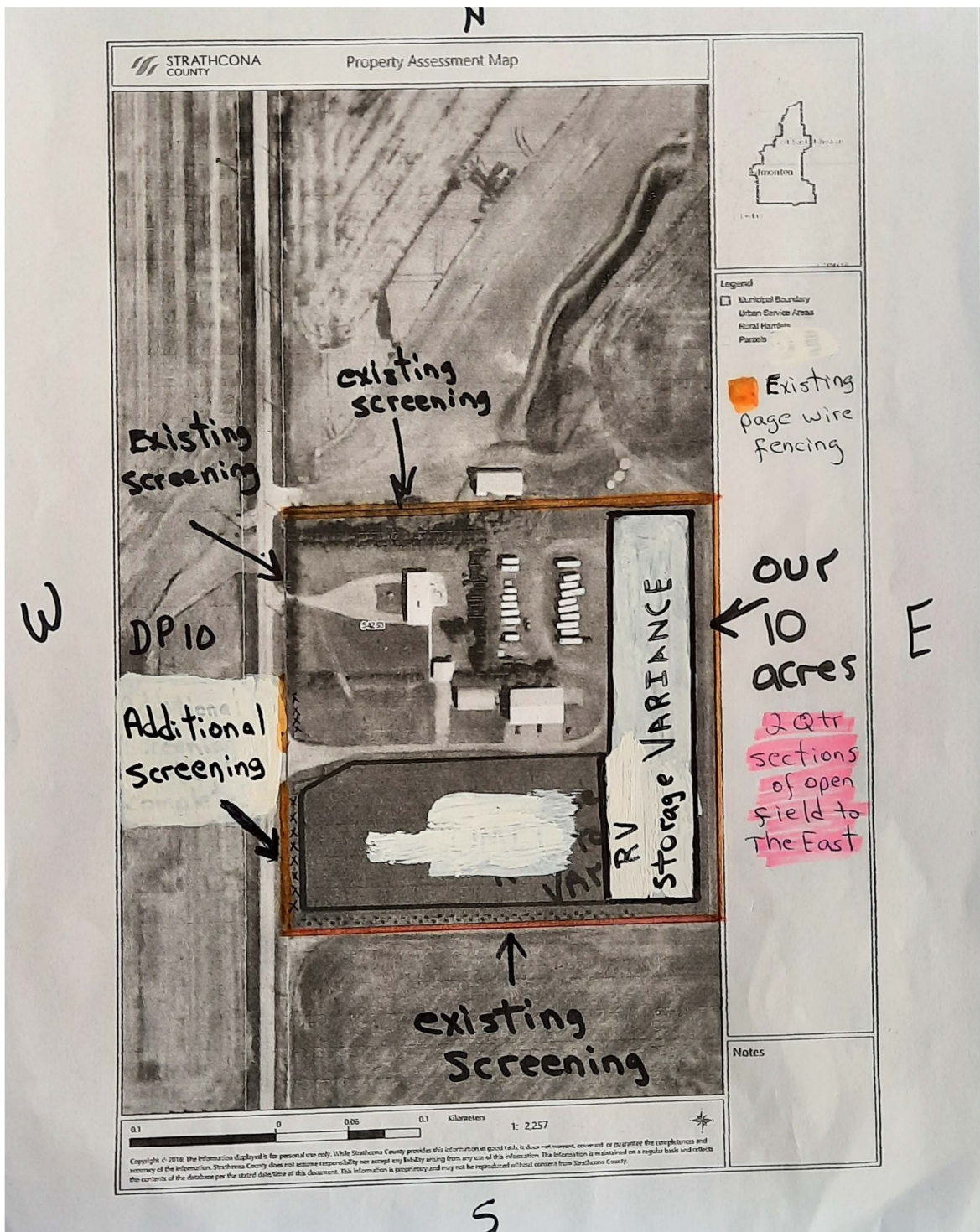
DP 4

There will be no changes to the existing surface

DP 5 All info required is indicated in the landscape plan and Quotation

Emergency Services Comments (Reply)

- 1) I acknowledge the need for a minimum of 3m of non-combustible material or groomed soil between the parked RV's and the fence line (Indicated on the site plan) i have 15.24m of groomed grass between the parked RV's and the fence line
- 2) I acknowledge the need to maintain a mow swath or non combustibile surface of up to 10m to act as a fire break to reduce risk of a grass fire transferring onto the facility
The complete acreage has a grass surface and is kept mowed throughout the season
- 3) I acknowledge the safety issues on burning discarded trees on the property
I do not burn any trees or discarded waste of any kind on the property. Everything is Transferred by trailer (off site.)



Site Plan

Existing
(20) Units
RV
storage

RV STALLS

3.5m wide
7.5m long

All Drive lanes
15m wide

Existing Entrance
into RV storage

Note: DP 4

There will be no
changes to the existing
surfaces

DP 2

6m ↓

Existing Screening

201.17 m

continues to
west property
line

property line
To 1st RV

1 2 3 4 5 6 7 8 9

15m

10 11 12 13 14 15 16 17 18

15m

19 20 21 22 23 24 25 26 27

15m

28 29 30 31 32 33 34 35 36

15m

37 38 39 40 41 42 43 44 45

15m

46 47 48 49 50 51 52 53 54

15m

55 56 57 58 59 60 61 62 63 64

15m

65 66 67 68 69 70 71 72 73 74

15m

75 76 77 78 79 80

15m

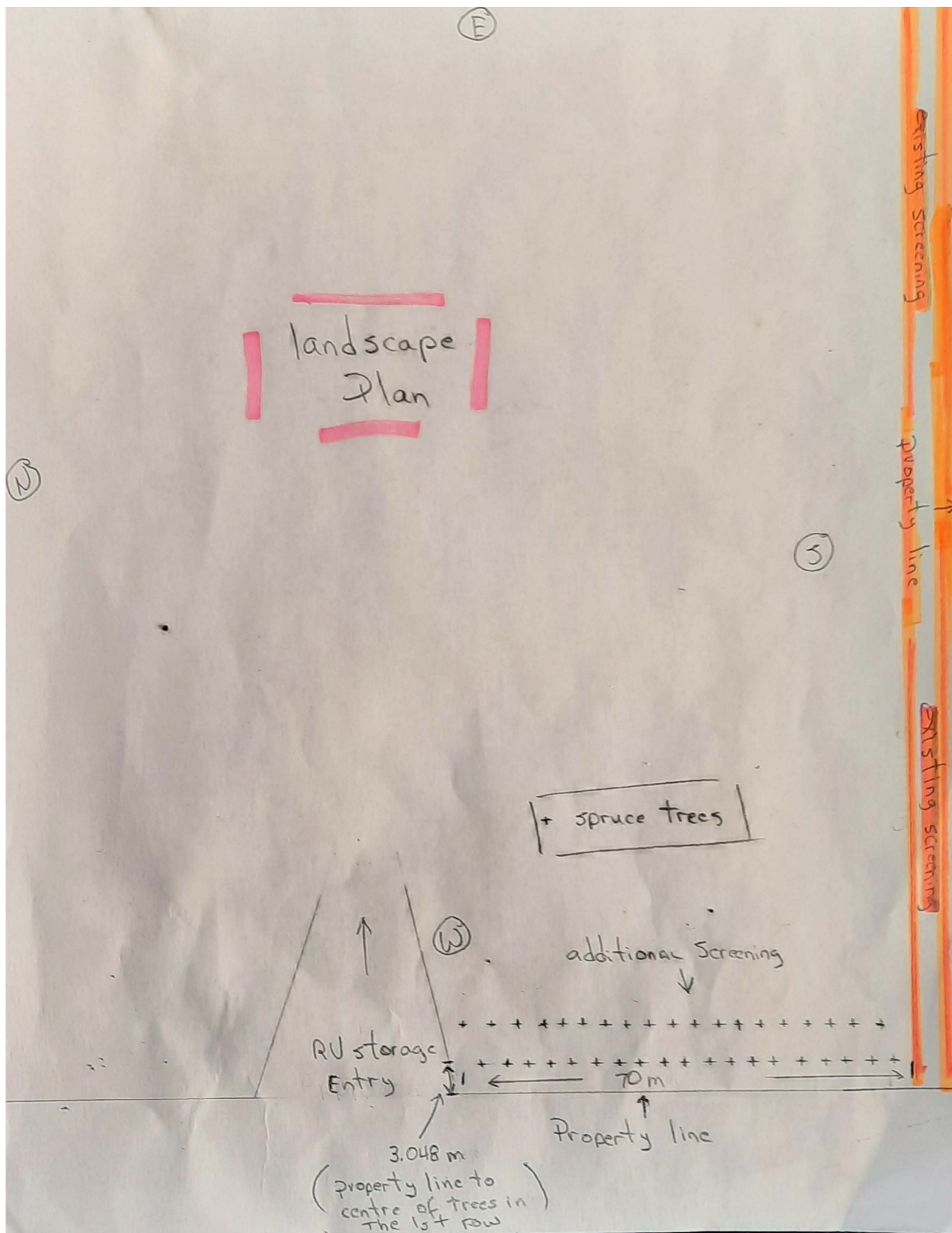
property line
To 1st RV

67.74 m

201.17 m

(E)

(S)



DP:6



Cheyenne Tree Farms (2018) Ltd
PO Box 3060, Beaumont, Alberta T4X 1K8 Ph 780-929-8102 Fax 780-929-8107
E-mail info@cheyennetree.ca Web www.cheyennetree.ca

Cash Customer 1

QUOTATION

Number: 222762
Customer no.: 810
Date: 03-02-2023 Tel:
Page: 1 Fax:

Extra info: VAL 780 910 6064 VALMAR@AALBERTACOM.COM

Quantity	Plant name	Size	Price	Amount CDN\$	
38	Picea glauca - WHITE Spruce	250 cm 8 ft.	320.00	12,160.00	GST
Sub-total				12,160.00	
5.00 % VAT (GST):				608.00	
Total			CDN\$	<u>12,768.00</u>	

All quantities are subject to availability at the time of order confirmation. Prices subject to change at time of order.

Note: This quotation does not include the delivery or planting of the required 38 spruce trees for the screening on the south portion of my acreage (site).
I will be picking up my trees and planting them as I have the necessary equipment.

EXHIBIT 10
THIRD REFERRAL CIRCULATION AND SUMMARY OF COMMENTS

Third Referral Circulation

Ellie McCullagh

From: Ellie McCullagh
Sent: March 9, 2023 11:28 AM
To: Modusser Tufail
Cc: FirePrevention
Subject: RE: SCES Comments RE: Development Permit Circulation DPA#2022-0604-DP - Recreational Vehicle Storage, Major Use - 2nd Circulation
Attachments: Emergency Services Comments - comment response.pdf; Landscape Plan.pdf; Aerial Map.pdf; Site Plan.pdf; DP Comments - comment response.pdf; Landscape Estimate.pdf

Hi, Mod,

The applicant has provided a comment response to your comments dated January 12th. Please let me know if you have any further comments.

Thank you,
Ellie

Ellie McCullagh
Development Officer, Development Permitting
Planning & Development Services
Strathcona County

From: Modusser Tufail <Modusser.Tufail@strathcona.ca>
Sent: January 12, 2023 9:46 AM
To: Ellie McCullagh Ellie.McCullagh@strathcona.ca
Cc: FirePrevention FirePrevention@strathcona.ca
Subject: SCES Comments RE: Development Permit Circulation DPA#2022-0604-DP - Recreational Vehicle Storage, Major Use - 2nd Circulation

Hi Ellie,

Applicant must acknowledge the following requirements will be considered for the development:

1. A minimum of 3m of non-combustible material or groomed sod between the parked recreational vehicles and the fence line is required. This is to deter or slow a running fire from entering the storage area.
2. It is recommended to maintain a mow swath or non-combustible surface of up to 10m to act as a fire break to reduce risk of a grass fire transferring onto the facility. Refer to Fire-Smart Canada for further information.
3. It is recommended that trees are discarded utilizing methods other than burning on site. A burn permit is required if burning activities take place outside of a regulation fire pit. For more information please visit our webpage at <https://www.strathcona.ca/emergencies-enforcement/fire-prevention-and-investigation/apply-for-a-fire-permit-online/do-i-need-a-fire-permit/>.

Please contact Fire Prevention and Investigation at 780-449-9651 or fireprevention@strathcona.ca for any questions or concerns.

Thanks,
Mod

Referral Comment Summary Letter

Ellie McCullagh

From: Ellie McCullagh
Sent: March 9, 2023 3:29 PM
To: valmar@albertacom.com
Subject: RE:

Hi, Val,

I reviewed the plans and information, and I was hoping you could send me a better picture of the site plan. The one you sent me cuts off the top, so I cannot see the property line nor read the entire note about the setback. I have no further comments, I just need a picture of the entire document.

I also have one very minor comment about the landscape plan. Per my comment DP6, the landscape plan has to show not only the tree species, but also the quantity and height at planting. Would you please add a note to your legend where you are showing "+ spruce trees" to note that you are proposing 38 trees with a minimum height of 2.5m.

Lastly, Emergency Services have confirmed that they have no further comments.

I will be able to work on the review once I receive the above.

Thank you,
Ellie

Ellie McCullagh
Development Officer, Development Permitting
Planning & Development Services
Strathcona County

EXHIBIT 11
REVISED LANDSCAPE PLAN
Submitted by Applicant on March 9, 2023

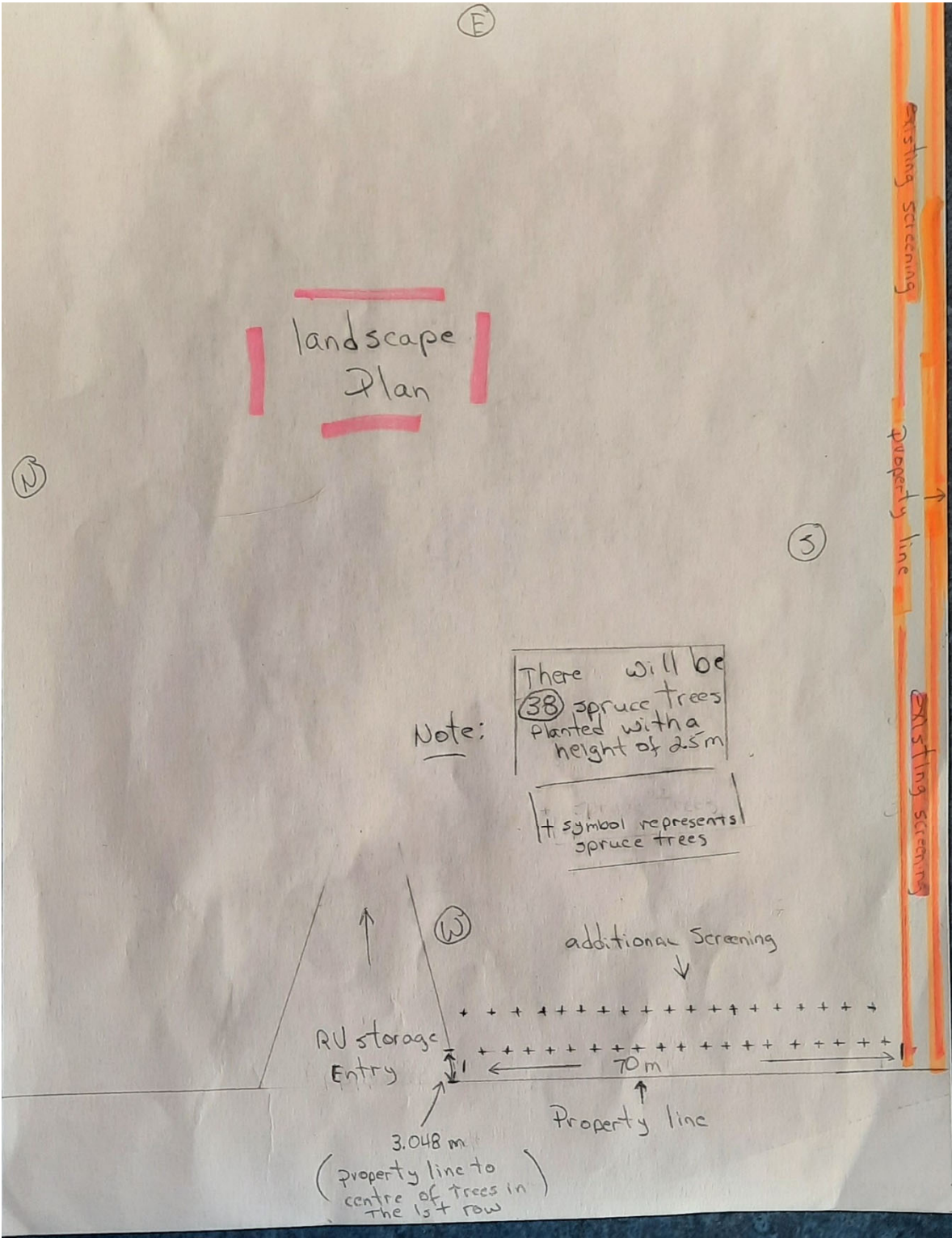


EXHIBIT 12
DEVELOPMENT PERMIT DECISION


 STRATHCONA COUNTY	Development Permit Decision	2001 Sherwood Drive Sherwood Park, Alberta T8A 3W7 Phone: (780) 464-8080 Fax: (780) 464-8142
--	--	--

DEVELOPMENT PERMIT NUMBER: 2022-0604-DP

PROPERTY DESCRIPTION	
54263 RNG RD 224 <i>Civic Address</i>	4216302002 <i>Roll Number</i>
Lot A Plan 1704RS NW-16-54-22-4 <i>Legal Description</i>	No subdivision name found <i>Subdivision Name</i>
 <i>Additional Description</i>	AG - Agriculture: General <i>Land Use District</i>

APPLICANT	LANDOWNER
DUMANOWSKI, WALENTY 54263 - RGE RD 224 FORT SASK., Alberta T8L 3Y4 Contact: Phone: 780-998-0787, 780-910-6064	Dumanowski Walenty & Marjorie Theresa 54263 Rng Rd 224 Fort Saskatchewan, AB T8L 3Y4

PROPOSED DEVELOPMENT
<i>The development proposed is described as follows:</i> Recreational Vehicle Storage, Major Use: Outdoor Storage of Eighty (80) Recreational Vehicle Units (expansion to existing Recreational Vehicle Storage, Minor Use)

DECISION
<i>The proposal has been reviewed by Planning and Development Services and the following decision was rendered pursuant to the Land Use Bylaw:</i> APPROVED <i>Please see below or Schedule A for the conditions of Approval.</i> <i>The decision on this application was made by:</i>  March 17, 2023 <div style="display: flex; justify-content: space-between;"><div>Ellie McCullagh <i>Development Officer</i></div><div><i>Date</i></div></div> <small>A permit issued in accordance with the notice of decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period the development has not commenced or been carried out to the satisfaction of the Development Officer or at any time the development has been discontinued for a period of six (6) months, this permit shall be null and void.</small>

APPEAL
<i>The decision and/or conditions of this permit are subject to a twenty one (21) day appeal period.</i> <div style="display: flex; justify-content: space-around;"><div>Decision Date: MARCH 17, 2023</div><div>Appeal Expiry Date: APRIL 7, 2023</div></div> <small>Appeals must be submitted to the Subdivision and Development Appeal Board prior to the Appeal Expiry Date. For further information, contact the clerk to the Subdivision and Development Appeal Board at (780) 464-8140.</small>

LAND USE BYLAW 6-2015
EDMS#: 4200

When Ready: ☐ Phone

☐ Mail

☐ Email

March 17, 2023

Walenty Dumanowski
54263 Range Road 224
Fort Saskatchewan, AB T8L 3Y4

#2022-0604-DP

**RE: Recreational Vehicle Storage, Major Use
Outdoor Storage of Eighty (80) Recreational Vehicle Units
(expansion to existing Recreational Vehicle Storage, Minor Use)
54263 Range Road 224
Lot A, Plan 1704RS
NW 16-54-22-W4
STRATHCONA COUNTY**

Please be advised that on March 17, 2023, Planning & Development Services APPROVED your application for a Recreational Vehicle Storage, Major use - outdoor storage of eighty (80) recreational vehicles on the subject property. This letter constitutes development approval subject to the following conditions:

1. That the proposed Recreational Vehicle Storage, Major use - outdoor storage of eighty (80) recreational vehicles shall be developed and operated in conformance with the plans and information approved with this application.
2. That the recreational vehicles shall only be stored on the subject property and at no time shall the recreational vehicles be used for camping, and/or be serviced, maintained or repaired on the subject property. Further, no disposal of wastewater from recreational vehicles on site is approved with this decision.
3. That the number of recreational vehicles to be stored on the subject property shall not exceed a maximum of one hundred (100) units. This includes eighty (80) units subject to this application and twenty (20) units previously approved under DPA# 2018-0628-DP.
4. That only recreational vehicles as defined by the Land Use Bylaw are allowed to be stored on the subject property in accordance with this approval. Recreational vehicle storage on the site shall not include storage of hazardous materials or goods, storage or salvage of abandoned vehicles or equipment, storage of building or domestic products, storage of non-recreational vehicles. In this regard, storage of equipment, containers, and abandoned vehicles are not allowed or approved with this decision.
5. That the existing natural screen plantings shall be maintained to ensure screening of the recreational vehicle storage area. In this regard, the natural screen area is to be maintained so that density of landscaping substantially screens the view of the storage area from the adjacent road. Further, any existing natural screen planting or new landscaped area shall not be reduced in area or height or be removed from the subject property while the recreational vehicle storage use exists on the subject property.
6. That the applicant shall install landscaping as indicated on the approved site plan to ensure the view of the proposed storage area is substantially screened and blocks the storage from view from the adjacent road. In this regard, the new landscaping area shall consist of coniferous trees at least 2.5 m high and deciduous trees at least a 60mm caliper. The required landscaping shall be installed prior to the storage of any recreational vehicle units on site approved under this application.



2001 Sherwood Drive
Sherwood Park, Alberta T8A 3W7
780-464-8111
www.strathcona.ca

7. That the applicant shall provide a landscape security deposit in the amount of \$6,384.00 to Planning & Development Services to ensure the installation of required landscaping as referenced in Condition #6. In this regard, landscaping security shall be held for a minimum of two growing seasons to ensure plant material survives or is replaced to the satisfaction of the Development Officer. Further, in the event of deficiencies, Strathcona County may draw upon the security to undertake completion of the landscaping.
8. That the site shall be developed in a manner that does not alter the natural drainage pattern or interfere with the grading or drainage onto any public roadway or abutting property. No alterations to the natural surface grade of the subject property are approved with this decision. Any alterations to the natural drainage pattern shall require submission of a separate Development Permit Application.
9. That any and all outdoor site lighting shall be in accordance with Land Use Bylaw Section 3.11. In this regard, all outdoor lighting fixtures shall be located, aimed and shielded in a manner that does not directly illuminate an adjacent property or a road or interfere with the effectiveness of any traffic control device. Lighting fixtures equal to or greater than 2000 lumens shall be full cut-off fixture type. In this regard, please submit a proposed lighting plan for review and acceptance prior to the installation of any outdoor site lighting.
10. All access shall be to the approval of the Development Authority with respect to location, design, and construction standards. Any proposed modifications to the access shown for this development must be submitted to the Development Authority for review and approval.
11. That the applicant shall maintain the site in a neat and orderly manner.
12. That at all times, the privacy and enjoyment of adjacent landowners shall be preserved and the proposed development shall not adversely affect the amenities of the area.
14. Failing to conform to the aforementioned conditions would render this permit invalid.

Furthermore, the applicant is advised of the following:

1. The applicant/landowner is advised to review the attached comments provided by Strathcona County Departments and other agencies.
2. That plumbing, gas or electrical permits may be required prior to construction, alteration, or change in use or occupancy of a building. Please contact Planning and Development Services for further information at 780-464-8080.
3. That any proposed changes, revisions or expansion of the approved development shall be submitted for review by the Development Officer (i.e. increases or changes in uses, accessory buildings, additional areas, renovations, alterations, etc.). Separate development permit applications may be required.
4. The applicant is advised that parking on municipal roads is not permitted under the Traffic Safety Act and on-site parking accommodation is required. The applicant is advised to ensure the requirements for on-site parking and emergency access are maintained.
5. That the applicant is responsible for ensuring that the use of the site is in compliance with the Strathcona County Noise Control Bylaw. Please contact Bylaw Services at 449-0170 for further information.
6. That approval of this application does not excuse the applicant from ascertaining and complying with the requirements of any Federal, Provincial or other Municipal legislation; or the condition of any easement, covenant, building scheme, or development agreement affecting the building or land.

This decision may be appealed to the Subdivision and Development Appeal Board within twenty-one (21) days after the decision date pursuant to Section 686 of the Municipal Government Act, RSA 2000, C M-26. For inquiries regarding the appeal process, please contact the Subdivision and Development Appeal Board at 780-464-8140.

Yours truly,
STRATHCONA COUNTY



Ellie McCullagh
Development Officer
Permitting, Inspections & Customer Service
Planning & Development Services

March 17, 2023

Walenty Dumanowski
54263 Range Road 224
Fort Saskatchewan, AB T8L 3Y4

#2022-0604-DP

**RE: REFERRAL COMMENTS LETTER
Recreational Vehicle Storage, Major Use
Outdoor Storage of Eighty (80) Recreational Vehicle Units
(expansion to existing Recreational Vehicle Storage, Minor Use)
54263 Range Road 224
Lot A, Plan 1704RS
NW 16-54-22-W4
STRATHCONA COUNTY**

As a result of circulation of plans and information provided for the above noted Development Permit Application, the following comments are provided for your attention **prior to the storage of any recreational vehicle units subject of this approval on site.**

Permitting, Inspections & Customer Services Comments:

Please be advised that the applicant/developer is required to provide the following security:

1. Security in an amount of 50% of the accepted estimated cost to ensure compliance with and completion of the landscaping and screening on the subject property for the proposed development. Strathcona County will hold the landscaping security for a minimum of two (2) complete growing seasons, from deemed completion of landscaping, to ensure planting material survives or is replaced.
2. The acceptable form of security is an automatically renewable irrevocable letter of credit or a cash deposit. Please ensure that file number 2022-0604-DP is referenced on any Letter of Credit security submission.

Please contact Ellie McCullagh at 780-464-8224 if you require additional information.

Land Development Engineering – Transportation Comments:

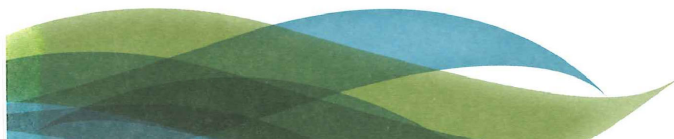
T1. Be advised, no changes to site access are permitted without prior approval.

Please contact Nazia Ahsan at 780-416-6775 if you require additional information.

Land Development Engineering– Utilities Comments

U1. All existing surfaces to remain in natural grass state. Should additional grading and/or imported gravel be proposed, a site grading permit, including a stormwater management assessment shall be required.

Please contact Devin Boudreau at 780-464-8258 if you require additional information.



2001 Sherwood Drive
Sherwood Park, Alberta T8A 3W7
780-464-8111
www.strathcona.ca

Strathcona County Emergency Services Comments:

1. A minimum of 3m of non-combustible material or groomed sod between the parked recreational vehicles and the fence line is required. This is to deter or slow a running fire from entering the storage area.
2. It is recommended to maintain a mow swath or non-combustible surface of up to 10m to act as a fire break to reduce risk of a grass fire transferring onto the facility. Refer to Fire-Smart Canada for further information.
3. It is recommended that trees are discarded utilizing methods other than burning on site. A burn permit is required if burning activities take place outside of a regulation fire pit. For more information please visit our webpage at <https://www.strathcona.ca/emergencies-enforcement/fire-prevention-and-investigation/apply-for-a-fire-permit-online/do-i-need-a-fire-permit/>.

Please contact Fire Prevention at fireprevention@strathcona.ca or 780-449-9651 if you require additional information.

Yours truly,
STRATHCONA COUNTY



Ellie McCullagh
Development Officer
Permitting, Inspections & Customer Service
Planning & Development Services

From: Jonathan/Carol Harke <jacharke@telus.net>
Sent: April 25, 2023 9:11 AM
To: SDAB
Subject: Appeal#2023-03
Attachments: appeal#2023-03.docx

SDAB,

Please find enclosed our letter of objection to the proposed R.V. storage application. This is our original letter, but still re-enforces all points of concern, but the most important fact still remains that all adjacent properties are zoned for agriculture use, and this approval would not comply to current zoning requirements.

Land owners
Jonathan and Carol Harke

DPA#2022-0604-DP

Walenty Dumanowsky

Recreational Vehicle Storage, Major Use – Outdoor Storage for 80 Recreational Vehicle Units

54263 Range Road 224

Lot A, Plan 1704RS

NW 16-54-22-W4

Strathcona County

As landowner of NW 16-54-22-W4 we are formally objecting to this proposed development.

First of all the applicant can not meet the requirements as he only owns 4.05 ha.

Our land and all adjacent properties are zoned for agriculture use, and this approval would not comply to the current zoning requirements.

Our tenant has also informed us that agriculture practices such as harvesting and planting will be hampered by possible noise, dust and other agriculture function complaints by the applicant.

We also have a concern with security as this kind of operation attracts unwanted opportunists. It would put in jeopardy our tenants equipment and ability to complete an undisturbed harvest should the equipment be left unattended for any period of time. We also have a storage shed that would be subject to similar perils.

Overall the County of Strathcona has no shortage of " **industrial zoned**" locations to accommodate this type of business operation in the Fort Saskatchewan area without putting an extra burden on infrastructure and residential quality of life.

We hope this application will be denied as many requirements are not obtainable by the applicant.

Jonathan and Carol Harke

Landowners

403-227-6187

Site Plan



Existing
(20) Units
RV
Storage

RV STALLS

3.5m wide
7.5m long

All Drive lanes
15m wide



Property line
To 1st RV

1	2	3	4	5	6	7	8	9
---	---	---	---	---	---	---	---	---

15m

10	11	12	13	14	15	16	17	18
----	----	----	----	----	----	----	----	----

15m

19	20	21	22	23	24	25	26	27
----	----	----	----	----	----	----	----	----

15m

28	29	30	31	32	33	34	35	36
----	----	----	----	----	----	----	----	----

15m

37	38	39	40	41	42	43	44	45
----	----	----	----	----	----	----	----	----

15m

46	47	48	49	50	51	52	53	54
----	----	----	----	----	----	----	----	----

15m

55	56	57	58	59	60	61	62	63
----	----	----	----	----	----	----	----	----

15m

64	65	66	67	68	69	70	71	72
----	----	----	----	----	----	----	----	----

15m

73	74	75	76	77	78	79	80
----	----	----	----	----	----	----	----

15m

81	82	83	84	85	86	87	88	89
----	----	----	----	----	----	----	----	----

15m

90	91	92	93	94	95	96	97	98
----	----	----	----	----	----	----	----	----

15m

Property line to 1st RV

135m

201.17m



Existing Entrance
into RV storage

Note: DP 4

There will be no
changes to the existing
surfaces

DP 2

6m

Existing Screening

Property line
To 1st RV

67.74m

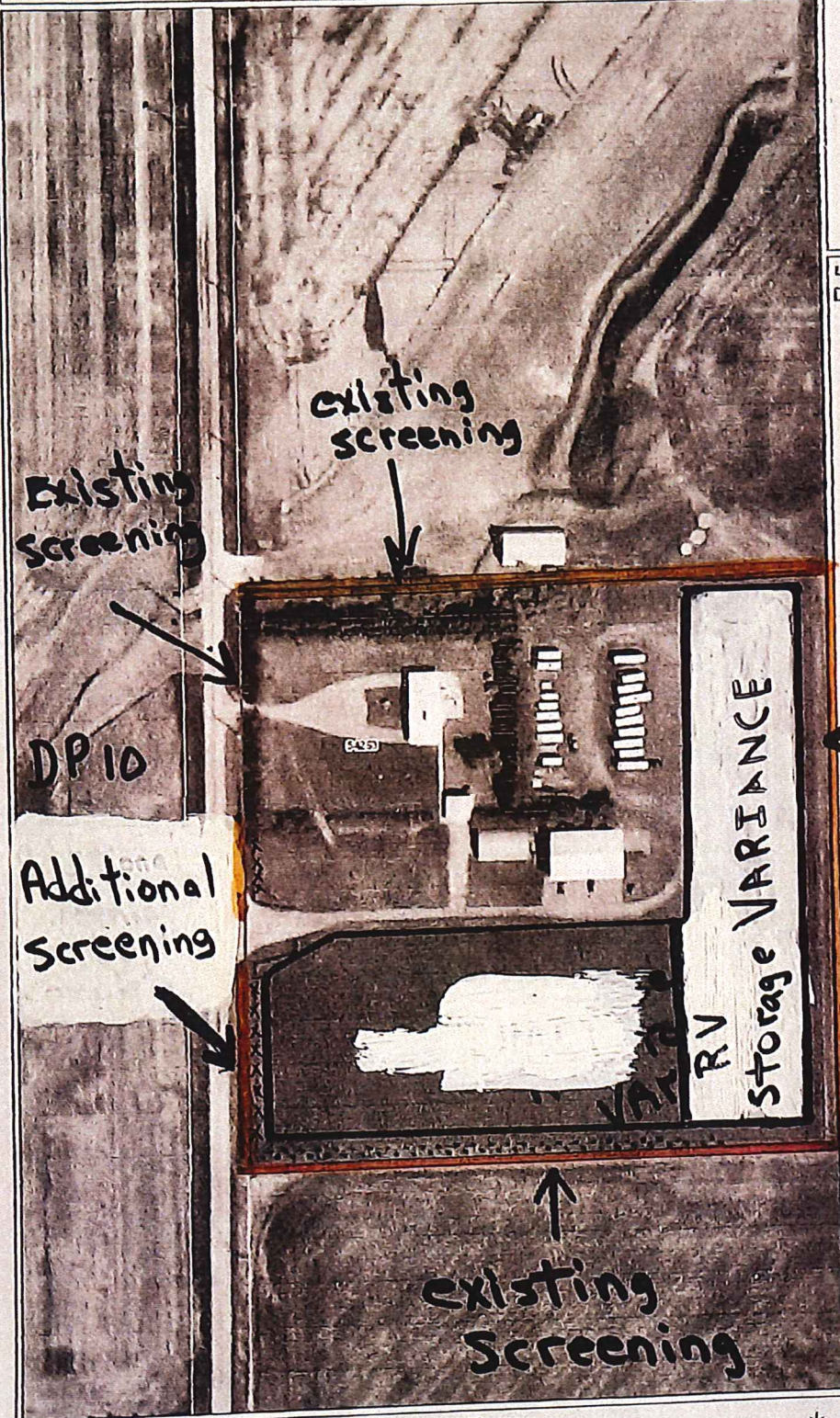
201.17m

continues to
west property
line



Site Plan
3rd subm.

N



Legend

- ☐ Municipal Boundary
- ☐ Urban Service Area
- ☐ Rural Hardship
- ☐ Parcels

Existing
page wire
fencing

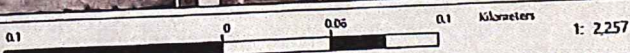
W

E

Additional
Screening

our
10
acres
2 Qtr
sections
of open
field to
The East

existing
Screening



Copyright © 2018. The information displayed is for personal use only. While Strathcona County provides this information in good faith, it does not warrant, cover or guarantee the completeness and accuracy of the information. Strathcona County does not assume responsibility for any liability arising from any use of this information. The information is maintained on a regular basis and reflects the current status of the database per the current date/time of this document. This information is proprietary and may not be reproduced without consent from Strathcona County.

Notes

STRATHCONA COUNTY

APPROVED FOR DEVELOPMENT PERMIT ONLY

DEVELOPMENT OFFICER: [Signature]

DEVELOPMENT PERMIT NO. 2018-060478 DATE March 17, 2018

S

Overall Plan
3rd subm.

(E)

STRATHCONA COUNTY

APPROVED FOR DEVELOPMENT PERMIT ONLY

DEVELOPMENT OFFICER.....

DEVELOPMENT PERMIT No.....

DATE.....

2022-0604-DP March 17, 2023

existing screening

property line

existing screening

landscape Plan

(N)

(5)

Note:

There will be
(38) spruce trees
planted with a
height of 2.5m

+ symbol represents
spruce trees

RU storage
Entry

3.048 m

(property line to
centre of trees in
the 1st row

additional Screening

70 m

Property line

3rd subm.

-submitted w/ 2nd subm. also serves as comment response

(Revised letter of Intent)

I would like to apply for a variance to the number of RV's I'm allowed to store under my existing Minor RV Storage Business.

I'm asking to be perm. H'd to store an extra 80 RV's, which together with my current 20 RV's will total 100 RV's.

DP 1

My land is out of a subdivision with no immediate neighbors within $\frac{1}{4}$ mile.

My land is also surrounded by Ag land and pipelines with no immediate or future development plans by either Strathcona county or the city of Fort Sask.

My access approach has met satisfactory requirement when approved for my existing RV storage Business. By adding an extra 80 RV's to my existing minor RV storage business, i do not anticipate any adverse effects.

Regards

(VAL) Walenty Dumanowski



DP 2

Note: There will be no extra employees.

I currently live on the property and i will continue to operate the RV storage business. Customers have access to their RV's 7am until 10pm 7days a week.

DP 9

STRATHCONA COUNTY	
APPROVED FOR DEVELOPMENT PERMIT ONLY	
DEVELOPMENT OFFICER.....	<i>[Signature]</i>
2022-0604-DP	March 17, 2023
DEVELOPMENT PERMIT No.....	DATE.....

- There will be no changes to the existing surface which is currently in grass

DP 10

- Additional screening will consist of all spruce trees 25m Height (minimum)
screening layout is provided.

DP 11

Itemized cost for proposed landscaping is provided once i source a supplier

EPI

There will be no changes to the existing fencing or lighting

ES

There is currently a cable with a combination lock across the entry way. Combination can be provided

SDAB

Appeal #2023-03

Strathcona County

Jana Jedlic, Chris Gow & Ellie McCullagh

Development Authority

Planning & Development Services

May 4, 2023

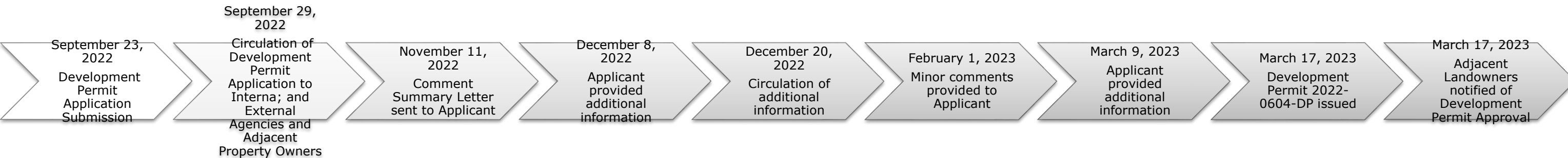
SDAB

- Appeal #2023-03
 - Proposed Recreational Vehicle Storage, Major Use:
Outdoor Storage of Eighty (80) Recreational Vehicle Units
(expansion to existing Recreational Vehicle Storage, Minor Use)
 - Lot A, Plan 1704RS
 - NW-16-54-22-W4
 - 54263 Range Road 224
 - #2022-0604-DP
 - This approval includes a variance to the minimum required lot area of 8.8ha due to the area of the subject lot.

Existing Approval and Timeline

- Previously Approved DPA#2018-0628-DP – Recreational Vehicle Storage, Minor Use – Outdoor Storage of up to Twenty (20) Recreational Vehicle Units; Approved September 2018
- Current Development Permit Approval 2022-0604-DP - Proposed Recreational Vehicle Storage, Major Use - Outdoor Storage of Eighty (80) Recreational Vehicle Units (expansion to existing Recreational Vehicle Storage, Minor Use)

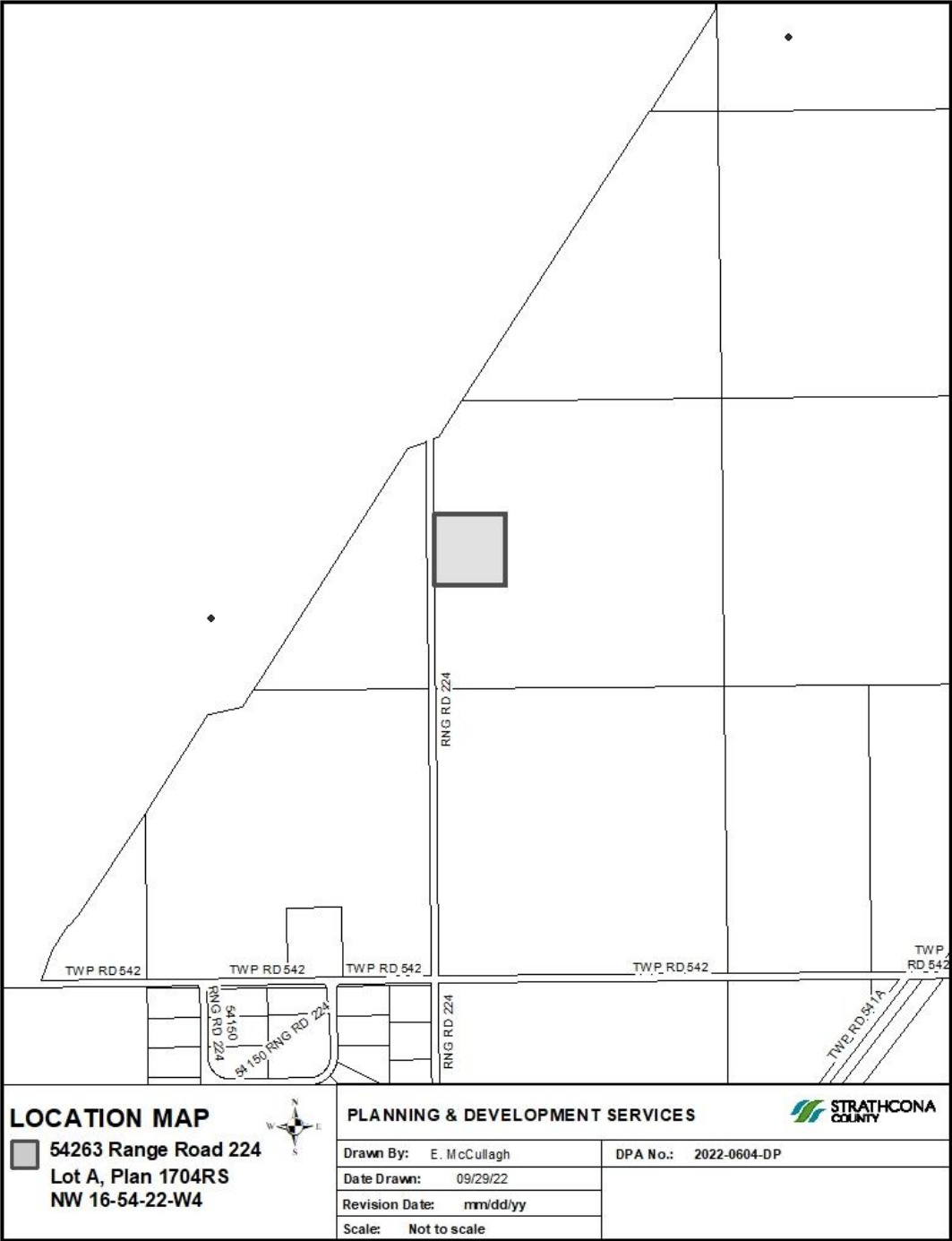
2022-0604-DP Timeline



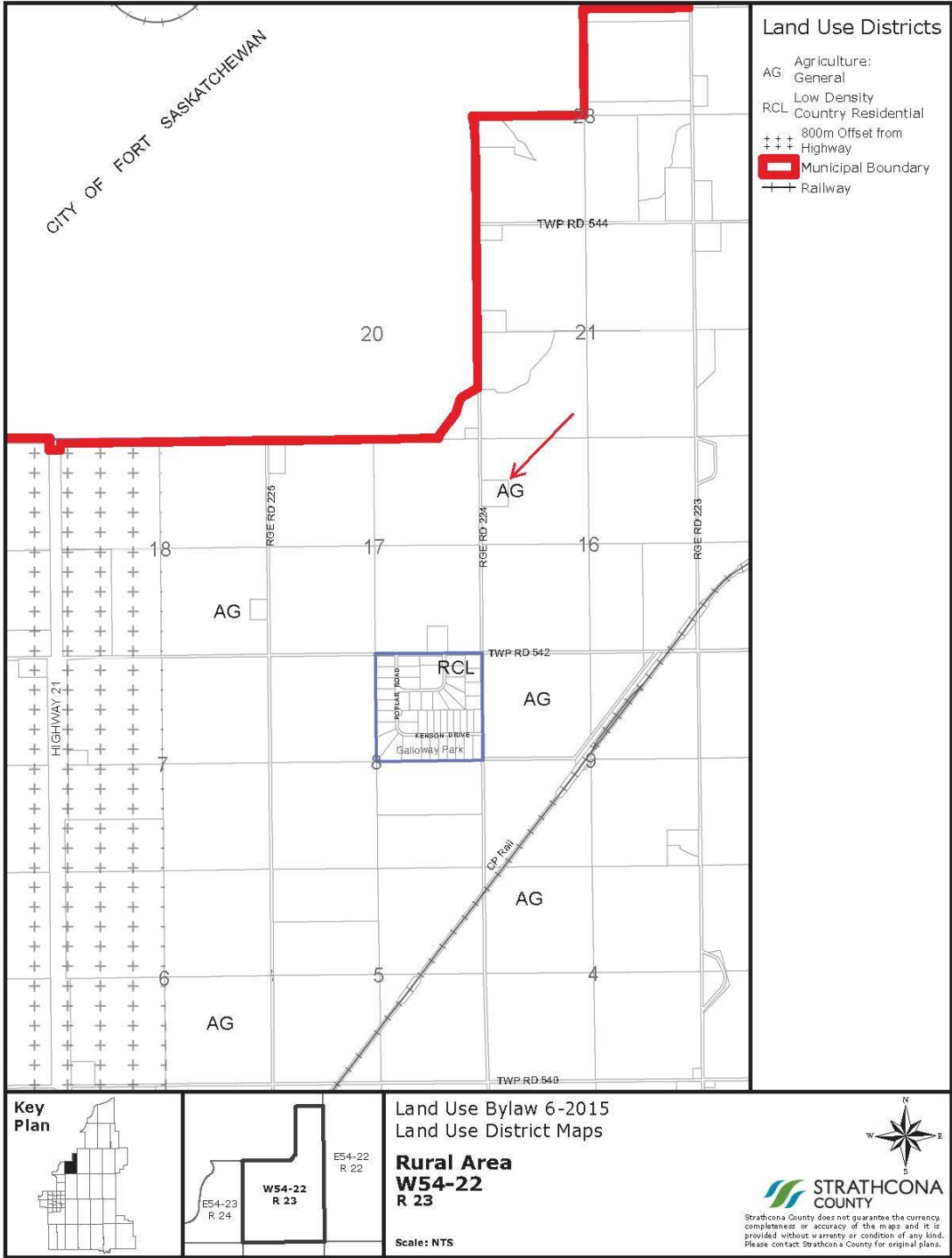
Location Map



Location Map



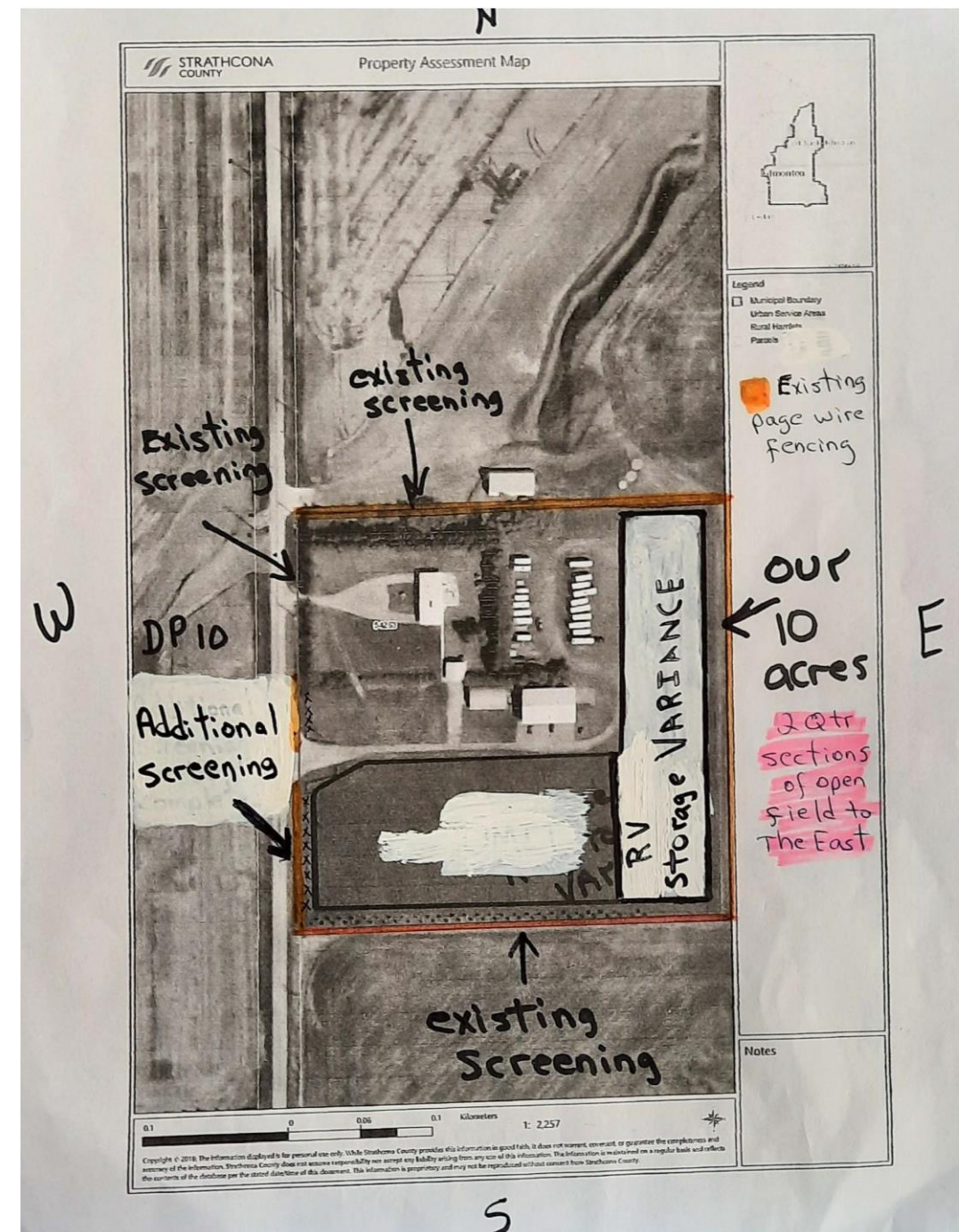
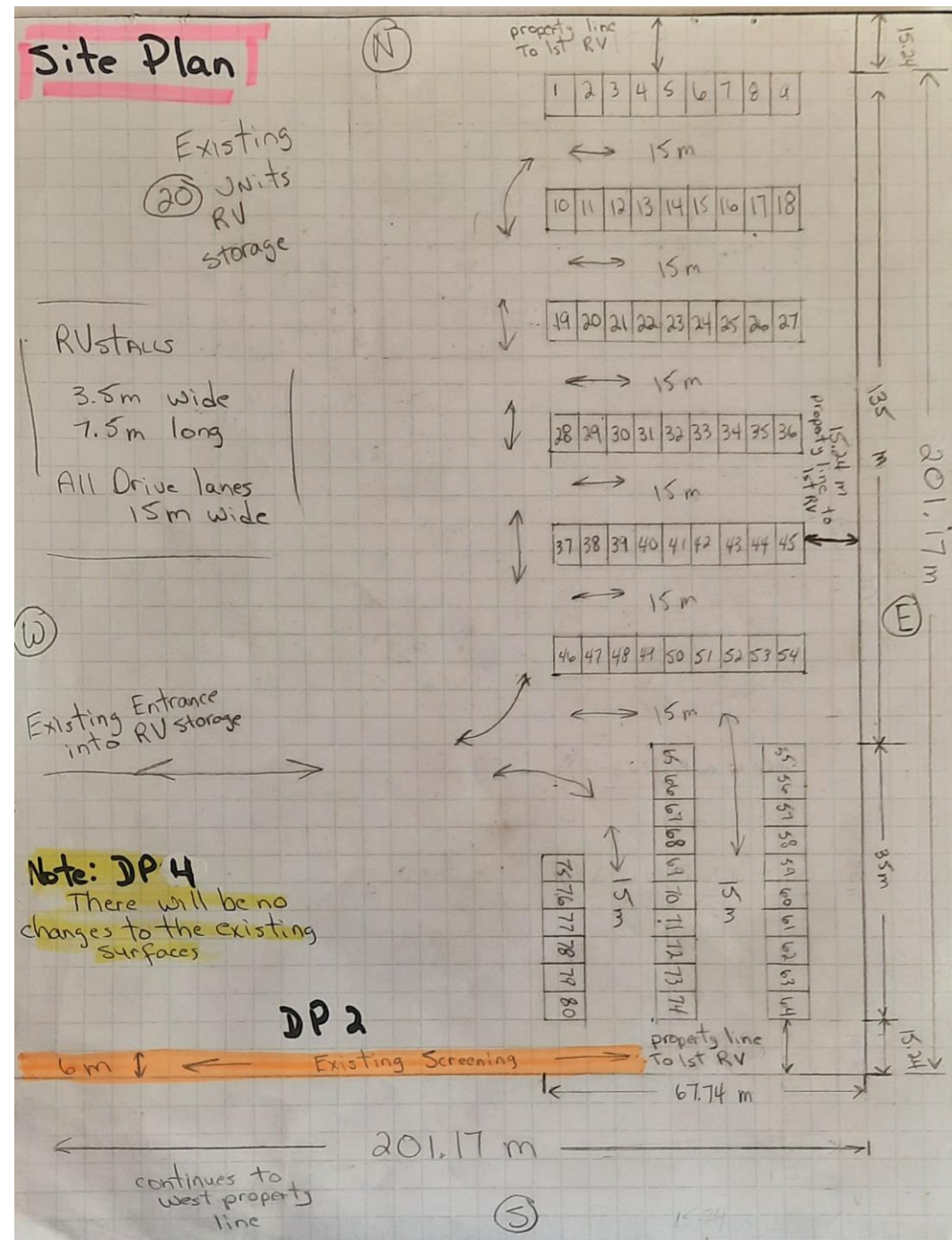
Zoning Map



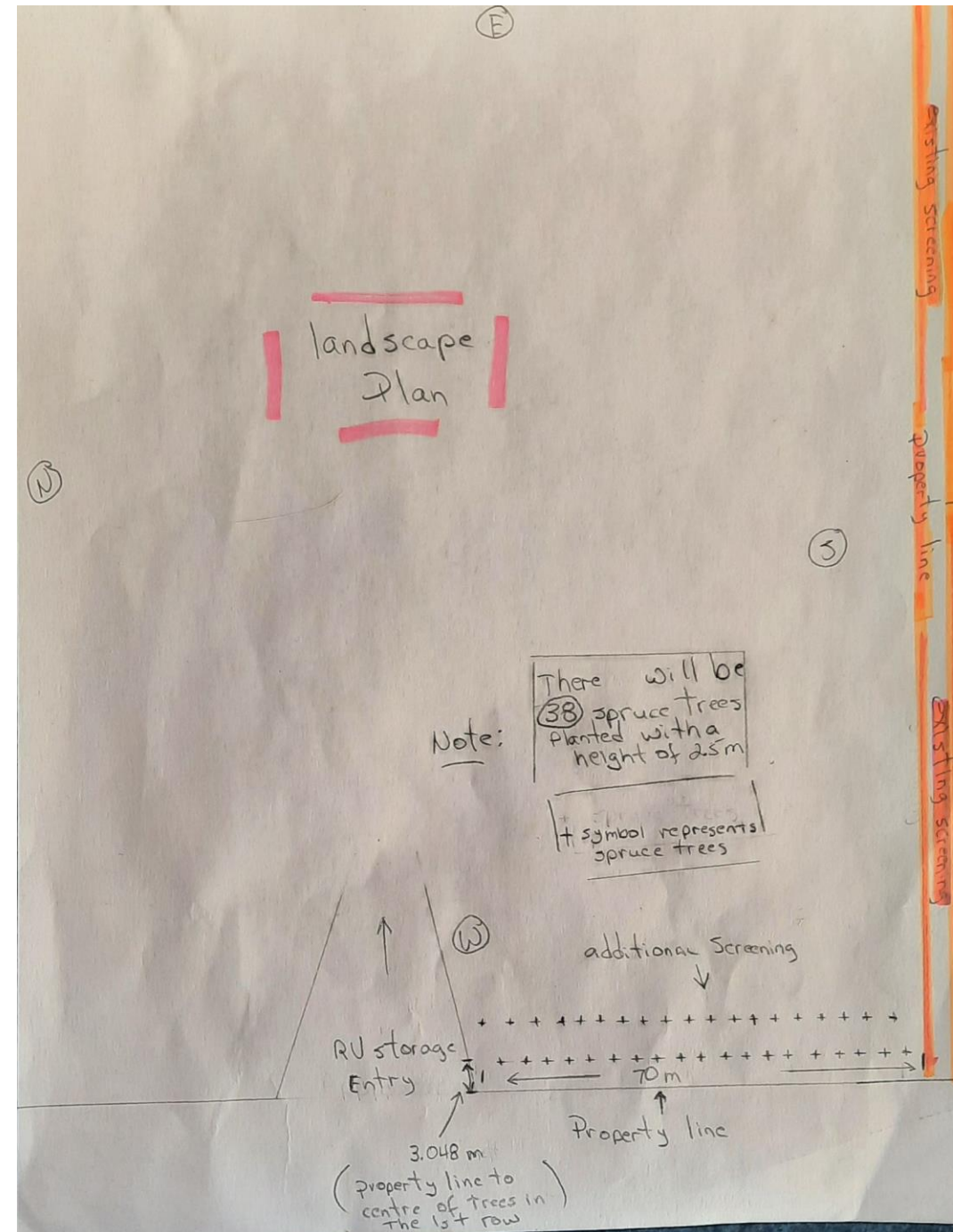
Air Photo



Site Plan



Landscape Plan



Letter of Intent

(Revised letter of Intent)

I would like to apply for a variance to the number of RV's I'm allowed to store under my existing Minor RV Storage Business.

I'm asking to be permitted to store an extra 80 RV's, which together with my current 20 RV's will total 100 RV's.

DP 1

My land is out of a subdivision with no immediate neighbors within $\frac{1}{4}$ mile.

My land is also surrounded by Ag land and pipelines with no immediate or future development plans by either Strathcona County or the City of Fort Sask.

My access approach has met satisfactory requirements when approved for my existing RV storage Business. By adding an extra 80 RV's to my existing minor RV storage business, I do not anticipate any adverse effects.

Regards

(VAL) Walenty Dumanowski

DP 2

Note: There will be no extra employees.

I currently live on the property and I will continue to operate the RV storage business. Customers have access to their RV's 7am until 10pm 7 days a week.

DP 9

- There will be no changes to the existing surface which is currently in grass.

DP 10

- Additional screening will consist of all spruce trees 2.5m Height (minimum). Screening layout is provided.

DP 11

Itemized cost for proposed landscaping is provided once I source a supplier.



EPI

There will be no changes to the existing fencing or lighting.

ES

There is currently a cable with a combination lock across the entry way. Combination can be provided.

Development Permit Approval

 STRATHCONA COUNTY		Development Permit		2001 Sherwood Drive Sherwood Park, Alberta T8A 3W7 Phone: (780) 464-8080 Fax: (780) 464-8142	
Decision					
DEVELOPMENT PERMIT NUMBER: 2022-0604-DP					
PROPERTY DESCRIPTION					
54263 RNG RD 224 <i>Civic Address</i>		4216302002 <i>Roll Number</i>			
Lot A Plan 1704RS NW-16-54-22-4 <i>Legal Description</i>		No subdivision name found <i>Subdivision Name</i>			
 <i>Additional Description</i>		AG - Agriculture: General <i>Land Use District</i>			
APPLICANT			LANDOWNER		
DUMANOWSKI, WALENTY 54263 - RGE RD 224 FORT SASK., Alberta T8L 3Y4 Contact: Phone: 780-998-0787, 780-910-6064			Dumanowski Walenty & Marjorie Theresa 54263 Rng Rd 224 Fort Saskatchewan, AB T8L 3Y4		
PROPOSED DEVELOPMENT					
<i>The development proposed is described as follows:</i> Recreational Vehicle Storage, Major Use: Outdoor Storage of Eighty (80) Recreational Vehicle Units (expansion to existing Recreational Vehicle Storage, Minor Use)					
DECISION					
<i>The proposal has been reviewed by Planning and Development Services and the following decision was rendered pursuant to the Land Use Bylaw:</i> APPROVED <i>Please see below or Schedule A for the conditions of Approval.</i>					
<i>The decision on this application was made by:</i>  March 17, 2023 <div style="display: flex; justify-content: space-between;"><div>Ellie McCullagh <i>Development Officer</i></div><div><i>Date</i></div></div>					
<small>A permit issued in accordance with the notice of decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period the development has not commenced or been carried out to the satisfaction of the Development Officer or at any time the development has been discontinued for a period of six (6) months, this permit shall be null and void.</small>					
APPEAL					
<i>The decision and/or conditions of this permit are subject to a twenty one (21) day appeal period.</i> Decision Date: MARCH 17, 2023 Appeal Expiry Date: APRIL 7, 2023 <small>Appeals must be submitted to the Subdivision and Development Appeal Board prior to the Appeal Expiry Date. For further information, contact the clerk to the Subdivision and Development Appeal Board at (780) 464-8140.</small>					
<small>LAND USE BYLAW 6-2015 When Ready: <input type="radio"/> Phone <input type="radio"/> Mail <input type="radio"/> Email EDMS#: 4200</small>					

Conditions of Approval



March 17, 2023

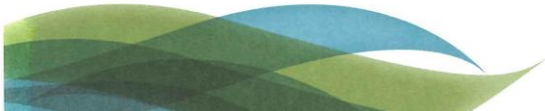
Walenty Dumanowski
54263 Range Road 224
Fort Saskatchewan, AB T8L 3Y4

#2022-0604-DP

**RE: Recreational Vehicle Storage, Major Use
Outdoor Storage of Eighty (80) Recreational Vehicle Units
(expansion to existing Recreational Vehicle Storage, Minor Use)
54263 Range Road 224
Lot A, Plan 1704RS
NW 16-54-22-W4
STRATHCONA COUNTY**

Please be advised that on March 17, 2023, Planning & Development Services APPROVED your application for a Recreational Vehicle Storage, Major use - outdoor storage of eighty (80) recreational vehicles on the subject property. This letter constitutes development approval subject to the following conditions:

1. That the proposed Recreational Vehicle Storage, Major use - outdoor storage of eighty (80) recreational vehicles shall be developed and operated in conformance with the plans and information approved with this application.
2. That the recreational vehicles shall only be stored on the subject property and at no time shall the recreational vehicles be used for camping, and/or be serviced, maintained or repaired on the subject property. Further, no disposal of wastewater from recreational vehicles on site is approved with this decision.
3. That the number of recreational vehicles to be stored on the subject property shall not exceed a maximum of one hundred (100) units. This includes eighty (80) units subject to this application and twenty (20) units previously approved under DPA# 2018-0628-DP.
4. That only recreational vehicles as defined by the Land Use Bylaw are allowed to be stored on the subject property in accordance with this approval. Recreational vehicle storage on the site shall not include storage of hazardous materials or goods, storage or salvage of abandoned vehicles or equipment, storage of building or domestic products, storage of non-recreational vehicles. In this regard, storage of equipment, containers, and abandoned vehicles are not allowed or approved with this decision.
5. That the existing natural screen plantings shall be maintained to ensure screening of the recreational vehicle storage area. In this regard, the natural screen area is to be maintained so that density of landscaping substantially screens the view of the storage area from the adjacent road. Further, any existing natural screen planting or new landscaped area shall not be reduced in area or height or be removed from the subject property while the recreational vehicle storage use exists on the subject property.
6. That the applicant shall install landscaping as indicated on the approved site plan to ensure the view of the proposed storage area is substantially screened and blocks the storage from view from the adjacent road. In this regard, the new landscaping area shall consist of coniferous trees at least 2.5 m high and deciduous trees at least a 60mm caliper. The required landscaping shall be installed prior to the storage of any recreational vehicle units on site approved under this application.



2001 Sherwood Drive
Sherwood Park, Alberta T8A 3W7
780-464-8111
www.strathcona.ca

7. That the applicant shall provide a landscape security deposit in the amount of \$6,384.00 to Planning & Development Services to ensure the installation of required landscaping as referenced in Condition #6. In this regard, landscaping security shall be held for a minimum of two growing seasons to ensure plant material survives or is replaced to the satisfaction of the Development Officer. Further, in the event of deficiencies, Strathcona County may draw upon the security to undertake completion of the landscaping.
8. That the site shall be developed in a manner that does not alter the natural drainage pattern or interfere with the grading or drainage onto any public roadway or abutting property. No alterations to the natural surface grade of the subject property are approved with this decision. Any alterations to the natural drainage pattern shall require submission of a separate Development Permit Application.
9. That any and all outdoor site lighting shall be in accordance with Land Use Bylaw Section 3.11. In this regard, all outdoor lighting fixtures shall be located, aimed and shielded in a manner that does not directly illuminate an adjacent property or a road or interfere with the effectiveness of any traffic control device. Lighting fixtures equal to or greater than 2000 lumens shall be full cut-off fixture type. In this regard, please submit a proposed lighting plan for review and acceptance prior to the installation of any outdoor site lighting.
10. All access shall be to the approval of the Development Authority with respect to location, design, and construction standards. Any proposed modifications to the access shown for this development must be submitted to the Development Authority for review and approval.
11. That the applicant shall maintain the site in a neat and orderly manner.
12. That at all times, the privacy and enjoyment of adjacent landowners shall be preserved and the proposed development shall not adversely affect the amenities of the area.
14. Failing to conform to the aforementioned conditions would render this permit invalid.

Furthermore, the applicant is advised of the following:

1. The applicant/landowner is advised to review the attached comments provided by Strathcona County Departments and other agencies.
2. That plumbing, gas or electrical permits may be required prior to construction, alteration, or change in use or occupancy of a building. Please contact Planning and Development Services for further information at 780-464-8080.
3. That any proposed changes, revisions or expansion of the approved development shall be submitted for review by the Development Officer (i.e. increases or changes in uses, accessory buildings, additional areas, renovations, alterations, etc.). Separate development permit applications may be required.
4. The applicant is advised that parking on municipal roads is not permitted under the Traffic Safety Act and on-site parking accommodation is required. The applicant is advised to ensure the requirements for on-site parking and emergency access are maintained.
5. That the applicant is responsible for ensuring that the use of the site is in compliance with the Strathcona County Noise Control Bylaw. Please contact Bylaw Services at 449-0170 for further information.
6. That approval of this application does not excuse the applicant from ascertaining and complying with the requirements of any Federal, Provincial or other Municipal legislation; or the condition of any easement, covenant, building scheme, or development agreement affecting the building or land.

Conditions of Approval

This decision may be appealed to the Subdivision and Development Appeal Board within twenty-one (21) days after the decision date pursuant to Section 686 of the Municipal Government Act, RSA 2000, C M-26. For inquiries regarding the appeal process, please contact the Subdivision and Development Appeal Board at 780-464-8140.

Yours truly,
STRATHCONA COUNTY



Ellie McCullagh
Development Officer
Permitting, Inspections & Customer Service
Planning & Development Services

Approval Referral Comments



March 17, 2023

Walenty Dumanowski
54263 Range Road 224
Fort Saskatchewan, AB T8L 3Y4

#2022-0604-DP

RE: REFERRAL COMMENTS LETTER
Recreational Vehicle Storage, Major Use
Outdoor Storage of Eighty (80) Recreational Vehicle Units
(expansion to existing Recreational Vehicle Storage, Minor Use)
54263 Range Road 224
Lot A, Plan 1704RS
NW 16-54-22-W4
STRATHCONA COUNTY

As a result of circulation of plans and information provided for the above noted Development Permit Application, the following comments are provided for your attention **prior to the storage of any recreational vehicle units subject of this approval on site.**

Permitting, Inspections & Customer Services Comments:

Please be advised that the applicant/developer is required to provide the following security:

1. Security in an amount of 50% of the accepted estimated cost to ensure compliance with and completion of the landscaping and screening on the subject property for the proposed development. Strathcona County will hold the landscaping security for a minimum of two (2) complete growing seasons, from deemed completion of landscaping, to ensure planting material survives or is replaced.
2. The acceptable form of security is an automatically renewable irrevocable letter of credit or a cash deposit. Please ensure that file number 2022-0604-DP is referenced on any Letter of Credit security submission.

Please contact Ellie McCullagh at 780-464-8224 if you require additional information.

Land Development Engineering – Transportation Comments:

T1. Be advised, no changes to site access are permitted without prior approval.

Please contact Nazia Ahsan at 780-416-6775 if you require additional information.

Land Development Engineering– Utilities Comments

U1. All existing surfaces to remain in natural grass state. Should additional grading and/or imported gravel be proposed, a site grading permit, including a stormwater management assessment shall be required.

Please contact Devin Boudreau at 780-464-8258 if you require additional information.



2001 Sherwood Drive
Sherwood Park, Alberta T8A 3W7
780-464-8111
www.strathcona.ca

Strathcona County Emergency Services Comments:

1. A minimum of 3m of non-combustible material or groomed sod between the parked recreational vehicles and the fence line is required. This is to deter or slow a running fire from entering the storage area.
2. It is recommended to maintain a mow swath or non-combustible surface of up to 10m to act as a fire break to reduce risk of a grass fire transferring onto the facility. Refer to Fire-Smart Canada for further information.
3. It is recommended that trees are discarded utilizing methods other than burning on site. A burn permit is required if burning activities take place outside of a regulation fire pit. For more information please visit our webpage at <https://www.strathcona.ca/emergencies-enforcement/fire-prevention-and-investigation/apply-for-a-fire-permit-online/do-i-need-a-fire-permit/>.

Please contact Fire Prevention at fireprevention@strathcona.ca or 780-449-9651 if you require additional information.

Yours truly,
STRATHCONA COUNTY

Ellie McCullagh
Development Officer
Permitting, Inspections & Customer Service
Planning & Development Services

From: Lana Fleming
Sent: May 5, 2023 11:29 AM
To: 'valmar@albertacom.com'; 'Jim Armstrong'; Chris Gow; developmentpermitting; Jana Jedlic; Ellie McCullagh
Cc: Sara McKerry; Thomas Kassian; Susanne Semchuk; SDAB
Subject: SDAB Preliminary Hearing on Appeal 2023-03 - Decision on Postponement Request
Attachments: 2023-03 REVISED Notice of Hearing.pdf

Importance: High

Good morning,

The Subdivision and Development Appeal Board opened the hearing for appeal 2023-03 Thursday morning. The Board considered the written submissions from the parties regarding the preliminary matter brought by the Appellant in appeal 2023-03.

The Board has granted an adjournment to Monday May 8 at 9:00 a.m. to allow all parties to be present for the hearing.
The revised Notice of Hearing is attached.

The hearing will take place in Council Chamber located in the Community Centre. The parkade offers 2 hours free parking. Please remember to register your license plate even for the 2 hours free parking. After the 2 hour free parking allotment you must pay at the stations provided in the vestibule of the parkade.

Should you have any questions please feel free to contact our offices.
Thank you,
Lana

Lana Fleming

Coordinator, Boards, Committees, and
Tribunals

Legislative & Legal Services

Strathcona County

2001 Sherwood Drive

Sherwood Park, AB T8A 3W7

Phone: 780-464-8140

Fax: 780-464-8194

lane.fleming@strathcona.ca

www.strathcona.ca



Find us on:

Thomas Kassian (he/him)

Governance Services Administrator

Legislative and Legal Services

Strathcona County

2001 Sherwood Drive

Sherwood Park, AB T8A 3W7

Phone: 780-464-8135

STRATHCONA COUNTY
Subdivision and Development Appeal Board

2001 Sherwood Drive
Sherwood Park, AB T8A 3W7
Phone: 780-464-8140
Email: SDAB@strathcona.ca

REVISED NOTICE OF HEARING – Appeal #2023-03

May 5, 2023

APPELLANT:

James Armstrong
54248 Range Road 224
Fort Saskatchewan, AB
T8L 3Y4

LANDOWNER:

Walenty Dumanowski and Marjorie Theresa
54263 Range Road 224
Fort Saskatchewan, AB
T8L 3Y4

APPLICANT:

Walenty Dumanowski
54263 Range Road 224
Fort Saskatchewan, AB
T8L 3Y4

RESPONDENT:

Strathcona County
c/o Ellie McCullagh
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7

RE: APPEAL #2023-03

PROPOSED RECREATIONAL VEHICLE STORAGE, Major Use: Outdoor Storage of Eighty (80) Recreational Vehicle Units (expansion to existing Recreational Vehicle Storage, Minor Use)
Development Permit Number: 2022-0604-DP
Legal Description: Lot A Plan 1704RS NW-16-54-22-2
Municipal Description: 54263 RNG RD 224

The SUBDIVISION AND DEVELOPMENT APPEAL BOARD ("SDAB") will hold a hearing to consider an appeal of the decision of the Development Officer of Strathcona County to issue a development permit for a proposed RECREATIONAL VEHICLE STORAGE, Major Use: Outdoor Storage of Eighty (80) Recreational Vehicle Units (expansion to existing Recreational Vehicle Storage, Minor Use), on the above described property as follows:

DATE:	May 8, 2023
TIME:	9:00 a.m.
LOCATION:	Via electronic means or Council Chambers 401 Festival Ln, Sherwood Park, AB T8A 3W7

The Subdivision and Development Appeal Board ("SDAB") has received a Notice of Appeal related to Development Permit 2022-0604-DP. A copy of the Notice of Appeal filed by the Appellant is enclosed.

You or any person acting on your behalf may present verbal, visual or written submissions to the SDAB at the hearing.

The deadline to submit visual or written material to the SDAB was **4:30 p.m. on April 26, 2023**, as set out in the original Notice of Hearing. Materials submitted have been included in the hearing package prepared for the SDAB and have been circulated to the appeal participants.

If you were unable to meet the above submission deadline, please contact the clerk at SDAB@strathcona.ca.

PLEASE BE ADVISED THAT YOUR ENTIRE SUBMISSION WILL FORM PART OF THE PUBLIC RECORD.

IMPORTANT INFORMATION:

1. any visual or written material received by the Clerk of the SDAB in advance of the hearing will form part of the public record and will be made available for public inspection pursuant to section 686(4) of the *Municipal Government Act*, RSA 2000, c M-26 as amended;
2. while the Clerk of the SDAB will accept visual or written material in advance of the hearing, the ultimate decision as to whether any or all of the materials will be considered by the SDAB remains with the SDAB; and
3. depending on the complexity and volume of the materials submitted, there may be requests for adjournments which the SDAB would consider on a case-by-case basis.

You may participate in this hearing either electronically or in person. If you wish to participate electronically, contact the clerk to receive the required instructions.

Relevant documents and materials respecting the appeal have been posted on the SDAB web page.

If you have any questions concerning this appeal, please contact Lana Fleming, Clerk of the SDAB, at (780) 464-8140.

Sincerely,

Lana Fleming
Clerk, Subdivision and Development Appeal Board
STRATHCONA COUNTY

Enclosure