

AGENDA

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Monday, February 9, 2026 – 10:00 a.m.
Council Chambers – 53109A Hwy 779, Parkland County, AB

Virtual attendance option available via Teams

Please email SDAB@parklandcounty.com no later than 9:00 a.m. on Monday, February 9, 2026 to register for attendance via Teams

- 1) Call to Order
- 2) Members Present
- 3) Adoption of Agenda
- 4) Adoption of Minutes
- 5) 10:00 a.m. Appointment
 - I. The appeal of Notice of Stop Order located at:
Legal Location: NE-8-53-26-4
Permit Number: 16-D-129
 - II. Applicant: William Cosgrove and Disposal Services Inc.
 - III. Appellant: William Cosgrove and Disposal Services Inc.
 - IV. Agent for Applicant/Appellant: Matt Feehan, Ogilvie LLP
- 6) Adjournment

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APPEAL OF STOP ORDER:

DEVELOPMENT PERMIT NUMBER 16-D-129

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MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE "BOARD") MEETING HELD AT PARKLAND COUNTY CENTRE ON November 17, 2025 AT 10:00 A.M.

1. CALL TO ORDER

Chairperson, T. Grenier, called the meeting to order at 10:02 a.m.

2. PRESENT

Members: T. Grenier, D. Smith, L. Helton, M. Chambers, L. Foy

Clerk: R. Coupal

Recording Secretary: O. Bartel

Legal Counsel: Ashley Reid, Shores-Jardine LLP

3. ADOPTION OF AGENDA

Moved by D. Smith that the November 17, 2025 agenda be adopted, as presented.

Carried

4. ADOPTION OF MEETING MINUTES

Board Member L. Helton moved that the March 10, 2025, Meeting Minutes be adopted, as presented.

Carried

5. NEW BUSINESS

10:00 a.m. Appointment

The appeal of Permitted Use with a Variance Approved Discretionary Development Permit located at:

Legal Location: SW-35-51-2-W5

Permit Number: PLDPH20250765

Applicant: Raymond Guy

Appellant: Kristopher Chiasson and Mirka Salo Chiasson

6. DEVELOPMENT AUTHORITY

Braden Selmko, Manager, Development Planning & Safety Codes

Aman Jhawer, Senior Planner, Development Planning, Parkland County

Stephanie Camilleri, Development Officer I

7. HEARING

The Chairperson, T. Grenier, asked if anyone affected by the appeal had any objection to the Board Members present. There were no objections.

The Chairperson asked if anyone in attendance had not received or reviewed the agenda package prior to the hearing. No one present at the meeting came forward.

The Chairperson asked those in attendance at the meeting if anyone wished to submit materials that were not included in the agenda package.

Applicant, Raymond Guy, came forward and indicated that he had information that was not part of the agenda package that he wishes to speak to as part of the hearing. The Applicant provided the Clerk a copy of the letter. The Chairperson stated that a recess is required to allow the Clerk time to make copies of the letter to provide to all parties present at the hearing, including those virtually.

RECESS – The Chairperson adjourned the hearing at 10:10 a.m. and reconvened the hearing at 10:19 a.m.

The Chairperson asked those in attendance if there were any objections to the additional letter provided by Raymond Guy, there were no objections.

8. PRESENTATIONS

Development Authority

The Chairperson called on the Development Authority to make their presentation. S. Camilleri for Parkland County's Development Authority provided a verbal presentation and referred to materials within the agenda package.

The Subdivision and Development Appeal Board asked questions of the Development Authority. The Development Authority provided responses to the Board's questions.

Applicant

The Chairperson called on the Applicant, Raymond Guy, to make their presentation. The Applicant provided a verbal presentation and referred to materials within the agenda.

The Subdivision and Development Appeal Board asked questions of the Applicant. The Applicant provided responses to the Board's questions.

Appellant

The Chairperson called on the Appellants, Christopher Chiasson and Mirka Chiasson, to make their presentation. The Appellants, provided a verbal presentation and referred to materials within the agenda package.

The Subdivision and Development Appeal Board asked questions of the Appellants. The Appellants, Christopher Chiasson and Mirka Chiasson, provided responses to the Board's questions.

RECESS – The Chairperson adjourned the hearing at 10:54 a.m. and reconvened the hearing at 11:16 a.m.

The Chairperson stated that there are no other speakers registered to speak.

The Chairperson asked if the Applicant or the Appellant had any questions that they would like to ask each other through the Board. No one present at the hearing came forward.

The Board asked questions of the Development Authority. The Development Authority provided responses to the Board's questions.

The Board asked questions of the Applicant. The Applicant provided responses to the Board's questions.

The Board asked questions of the Development Authority. The Development Authority provided responses to the Board's questions.

The Board asked questions of the Applicant. The Applicant provided responses to the Board's questions.

The Board asked questions of the Appellants. The Appellants provided responses to the Board's questions.

The Board asked questions of the Applicant. The Applicant provided responses to the Board's questions.

The Chairperson asked if there was any one present who wished to speak in favor of the application. No one came forward.

9. CLOSING REMARKS

The Applicant provided closing remarks.

The Appellants provided closing remarks.

RECESS – The Chairperson adjourned the hearing at 11:41 a.m. and reconvened the hearing at 11:51 a.m.

10. ADJOURNMENT

At 11:52 a.m., the Chairperson declared the hearing closed. The Board will not hear any further information regarding this appeal. The Chair advised that a written decision will be issued within 15 days.

The Chairperson closed the November 17, 2025, Subdivision and Development Appeal Board meeting at 11:52 a.m.

Chairperson

MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD ("THE BOARD") ANNUAL ORGANIZATIONAL MEETING HELD AT PARKLAND COUNTY CENTRE 9:00 A.M., JANUARY 29, 2026

1. CALL TO ORDER

Gwendolyn Stewart-Palmer, called the meeting to order at 9:00 a.m.

2. PRESENT

Members: B. Bundt, M. Chambers, L. Helton, T. Grenier, L. Foy, M. Fix

Absent:

A. Tollenaar, C. Lamoureux, W. Ekert

Clerk: R. Coupal

Staff: O. Bartel, S. Harris, D. Crowder

Legal Counsel: G. Stewart-Palmer, Shores-Jardine LLP

Lucas Novak, Shores-Jardine LLP

CHAIR ELECTIONS

- 3.** Gwendolyn Stewart-Palmer called for volunteers for the position of Chairperson. No volunteers came forward.

Gwendolyn Stewart-Palmer then invited nominations from the Board.

Barb Bundt nominated Lesley Foy. Lesley Foy accepted the nomination.

Marlene Chambers nominated Barb Bundt. Barb Bundt indicated she would be willing to serve as Chairperson if no other Board Members were interested.

Gwendolyn Stewart-Palmer again asked if any Board Members wished to volunteer for the position.

Tyler Grenier expressed interest and accepted the nomination.

Mitch Fix also expressed interest and accepted the nomination.

The following Board Members were nominated and acclaimed as Chairs until the next organizational meeting, as follows:

- Lesley Foy
- Tyler Grenier
- Mitch Fix

4. NEXT ORGANIZATIONAL MEETING

The next organizational meeting of the Parkland County Subdivision and Development Appeal Board is scheduled for January 28, 2027.

5. MUNICIPAL AFFAIRS TRAINING

2027 member and clerk training is scheduled for Thursday, January 28, 2027, after the Board's organizational meeting.

6. CLOSE OF MEETING

The Clerk closed the meeting at 9:06 a.m.

Chairperson



Notice of Appeal
Subdivision and Development Appeal Board

Site and appellant information (fill out completely)			
Site Information		Clerk Subdivision and Development Appeal Board Legislative Services 53109A Hwy 779 Parkland County, AB T7Z 1R1 Email: SDAB@parklandcounty.com Date Received: Appeal Fee: <i>Development Permit \$200</i> <i>Stop Order \$500</i> <i>Subdivision Application \$250</i>	
Municipal address of site 28304 114 Ave, Acheson, Alberta			
Legal land description of site ('plan, block, lot' and/or 'range-township-section-quarter') NE-8-53-26-4			
Development permit number or subdivision application number 16-D-129			
Appellant Information			
Name of appellant William Cosgrove and Disposal Services Inc.		Agent name (if applicable) Matt Feehan, Ogilvie LLP	
Street Address c/o 2800 Stantec Tower, 10220 103 Avenue NW			
City Edmonton	Province Alberta	Postal Code T5J 0K4	Day Phone Number 780-429-6224
Evening Phone Number	Fax Number 780-429-4453	Email Address mfeehan@ogilvielaw.com	

Appeal Against (check one box only)

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

Reasons for appeal

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

The appeal is herein launched for the following reasons: (attach a separate page if required)

See attached Schedule "A"

Collection and use of personal information

Personal information is being collected under the authority of the *Municipal Government Act (MGA)* and the *Protection of Privacy Act (POPA)*. This information will be used to process your request for a hearing before the Subdivision and Development Appeal Board. Your information will form part of a file available to the public. If you have any questions about the collection of your personal information, contact the Legal Services Coordinator at 780-968-3229 or ATI@parklandcounty.com.

Signature of appellant/agent 	Date (YYYY/MM/DD) 2025 / 12 / 22
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Instructions for filing an appeal

Notice of appeal to Parkland County Subdivision and Development Appeal Board (SDAB) must be filed in accordance with the Municipal Government Act and Parkland County Land Use Bylaw No. 2017-18.

The notice of appeal form must:

- Be received by the SDAB within 21 days of receipt of written notice or decision from the Development Authority or the Subdivision Authority
- State specific reasons for the appeal
- Be signed by the appellant
- Be accompanied by the required filing fee payable to Parkland County.

Deliver or Mail to: Parkland County
Subdivision and Development Appeal Board
Legislative Services
53109A Hwy 779
Parkland County, AB T7Z 1R1

You are cautioned that if you mail the appeal, it must be received on or before the final date for appeal. It is recommended that you use one of the alternate submission options.

Email to: sdab@parklandcounty.com

Payment: Appeal fees may be paid by cheque payable to Parkland County. Appeal fees may also be paid by using VISA, MasterCard or Debit.

For further information

You may contact the Subdivision and Development Appeal Board Clerk for any questions you may have about appeal deadlines, fee payment options and information regarding the appeal process. The Board Clerk may also advise individuals on how to prepare for and present an appeal, Board procedures and planning issues.

Telephone 780-968-8471
Email SDAB@parklandcounty.com



OUR FILE: [REDACTED] 2

December 22, 2025

YOUR FILE: N/A

VIA EMAIL: SDAB@parklandcounty.com

REPLY TO:

Clerk
Subdivision and Development
Appeal Board
Legislative Services
53109A Hwy 779
Parkland County, AB T7Z 1R1

MATT T. FEEHAN

DIRECT LINE: (780) 429-6224
DIRECT FAX: (780) 429-4453

EMAIL: mfeehan@ogilvIELaw.com

2800 STANTEC TOWER
10220 103 AVENUE
EDMONTON AB T5J 0K4
FACSIMILE (780) 429-4453
TELEPHONE (780) 421-1818

Re: Stop Work Order (the "Order") issued December 2, 2025 — 28304 114 Avenue (NE-8-53-26-W4; Lot 8, Plan 3632 RS) (the "Lands") — Mr. William M. Cosgrove ("Mr. Cosgrove")

We act for Mr. Cosgrove and Disposal Services Inc. ("DSI").

Mr. Cosgrove and DSI are appealing the Order issued on December 2, 2025, on the basis that the activities on the Lands are in compliance with approved development permit No.: 16-D-129 (the "Permit"). The Permit continues to be in force and effect and Mr. Cosgrove and DSI (collectively, the "Appellant") have been in compliance with same. At no time has the Permit been cancelled. Moreover, the Order fails, refuses, or neglects to make reference to the Permit, despite the Development Authority, and the issuing officer, Braden Slemko, being fully aware of the same.

A robust appeal record will be required for this matter, and the writer respectfully requests a canvassing of availability prior to this matter being scheduled for hearing.

We thank you in advance.

Yours truly,

Ogilvie LLP

Per: [REDACTED]

MATT T. FEEHAN
MTF/ [REDACTED]



Parkland County
 53109A HWY 779
 Parkland County, AB T7Z 1R1
 Phone: 780-968-8888 Fax: 780-968-3226

OFFICIAL RECEIPT

OGILVIE LLP

GST Reg. #: R106989189
Receipt #: 3653190
Receipt Date: 2025/12/22
Page: 1
Received by: TS

Account #	Description	Opening Balance	Payment	Amount Due
1725	Develop Appeal Fee-Non Residen	500.00	500.00	.00

Tender Type & Description	Reference	Amount		
MC 28304 114 AVE	WILLIAM COSGROVE	500.00	Total Tax:	.00
			Total Amount Paid:	500.00
			- Tender Received:	500.00
			= Change Given:	

THANK YOU FOR YOUR PAYMENT. THE MAYOR AND COUNCIL'S COMMITMENT TO YOU IS TO SPEND YOUR TAX DOLLARS RESPONSIBLY.



**Subdivision and Development Appeal Board
Waiver Form**

RE: File No. William Cosgrove and Disposal Services Inc. - 16-D-129
Municipal or Legal Address: 28304 114 Ave, Acheson, Alberta

I am requesting that this matter be heard on February 9, 2026 for the following reason(s):
Due to the Christmas closure, more time is required to prepare for the Appeal Hearing.

I hereby waive my right to be heard by the Board within thirty days.

<input checked="" type="checkbox"/> 	<input checked="" type="checkbox"/> <u>January 7, 2026</u>
Signature	Date

The Board makes every reasonable effort to schedule hearings in accordance with the requests made by parties to the appeal but cannot guarantee that a particular request will be granted. Please call us at 780-968-8471 to confirm the date of your hearing.

Parkland County Subdivision and Development Appeal Board
531 09A Hwy 779, Parkland County AB, T7Z 1R1
Ph: 780-968-8471
Email: sdab@parklandcounty.com
Website: www.parklandcounty.com

STOP ORDER**Section 645, *Municipal Government Act*
RSA 2000, c M-26, as amended**

December 2, 2025

DELIVERED: Personally DeliveredCosgrove, William M
28304 114 Ave
Acheson, AB, T7X 6E6

Dear Cosgrove, William M

**Subject: Unauthorized Development at Municipal Address 28304 114 Ave
NE-8-53-26-4 (hereinafter referred to as the "Lands")****1. AUTHORITY**

I, [Braden Slemko], am a Development Authority designated by Parkland County pursuant to the Municipal Government Act, RSA 2000, c M-26 (the "MGA"), and Parkland County Land Use Bylaw 2025-12 (the "LUB").

I am issuing this Order pursuant to **Section 645** of the MGA with respect to the Lands located at NE-8-53-26-4 municipally described as 28304 114 Ave in Parkland County, Alberta.

2. CONTRAVENTION

An inspection of the Lands on **November 20, 2025**, confirmed that development has commenced and is continuing on the Lands without the required Development Permit.

Specifically, the following unauthorized development was observed:

Extensive excavation, stripping, and grading of the Lands. This includes the removal of topsoil, the alteration of established drainage patterns, and the movement of earth material.

This constitutes a contravention of Parkland County Land Use Bylaw 2025-12:

- **Section 7.10 (2):** States that all Development requires a Development Permit, except for those listed in Section 7.20.
- **Surface Drainage and Lot Grading Bylaw 2023-02, Section 5:** States that no person shall alter any surface elevation or grade such that the alteration may cause a nuisance, hazard, or damage to any adjacent lands or impact a stormwater management system.
- **Contravention of Use:** The Lands are designated **BI - Business Industrial District**. Major earthworks and grade alterations constitute "Development" under the MGA and the LUB, and no such Development Permit has been issued for this activity.

3. ORDER

Further, Part 17 of the *MGA* and sections 6.50 of the LUB allow the Development Authority to issue a Stop Order where development or land use is not in accordance with the *MGA*, the LUB, or a development permit. Such an order may be issued to the registered owner, the person in possession of the land or the person responsible for the contravention or all or any of them to stop the development or use of land; demolish, remove, or replace the development; or carry out such other actions required by the Order so the development or use of land complies with the *MGA*, LUB or development permit within the time set out in the Order.

YOU ARE HEREBY ORDERED TO:

1. **IMMEDIATELY CEASE** the unauthorized development described above, including all excavation, grading, stripping of topsoil, and importation of fill material; **AND**
2. **BY NO LATER THAN DECEMBER 31, 2025:**
 - **SUBMIT** a complete Development Permit Application to Parkland County for the site grading and excavation activities. This application must include all required engineering drawings and lot grading plans in accordance with the Land Use Bylaw 2025-12 and Surface Drainage and Lot Grading Bylaw 2023-02, **OR**
 - **RESTORE** the Lands to their original, pre-development condition as described below.
3. **IN THE EVENT THAT** a Development Permit is not submitted by the date above, or if a Development Permit is submitted and subsequently **REFUSED:**
 - **BY NO LATER THAN DECEMBER 31, 2025:**
 - **REMOVE** any unauthorized fill material that has been imported onto the Lands;
 - **RE-CONTOUR** the Lands to restore the original grade and pre-development drainage patterns to the satisfaction of the Development Authority; and
 - **REPLACE** topsoil and **SEED** the disturbed area with a native grass mixture to prevent soil erosion and siltation of drainage courses

4. PENALTIES AND ENFORCEMENT

Take notice that if you fail to comply with this Order by the deadlines specified:

1. **Entry and Enforcement (MGA s. 646):** Parkland County may enter the Lands and take whatever actions are necessary to carry out this Order.
2. **Costs Added to Taxes (MGA s. 553):** The costs and expenses incurred by the County in carrying out this Order will be added to the tax roll of the Lands and will be collected in the same manner as property taxes.
3. **Injunction (MGA s. 554):** The County may seek an injunction from the **Court of King's Bench** to enforce this Order.

5. RIGHT TO APPEAL

You have the right to appeal this Stop Order to the Subdivision and Development Appeal Board (SDAB).

- **Deadline:** Written notice of appeal must be received within **21 days** of the date you received this Order.
- **Filing:** The appeal must be accompanied by the applicable fee and sent to:

Parkland County Subdivision and Development Appeal Board
Legislative Services 53109A Highway 779 Parkland County,
Alberta T7Z 1R1 Email: sdab@parklandcounty.com | Phone: 780-968-8471

ISSUED THIS 2nd DAY OF December 2025.

YOURS TRULY,



Braden Slemko
DEVELOPMENT AUTHORITY, PARKLAND COUNTY



Subdivision and Development Appeal Board

January 7, 2026

William Cosgrove
c/o 2800 Stantec Tower
10220 103 Avenue NW
Edmonton, AB T5J 0K4

NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

Table with 2 columns: Category and Details. Rows include Appeal of, Location, Appeal Received, Applicant, Appellant, Appeal Hearing Date, Appeal Hearing Location, and Submissions Deadline.

Parkland County received a Notice of Appeal submitted by Matt Feehan, Ogilvie LLP on behalf of William Cosgrove and Disposal Services Inc. for a Stop Order that was issued on December 2, 2025.

Correspondence has been received appealing the Stop Order and in accordance with Section 686.2 of the Municipal Government Act, a hearing will be held at Parkland County Centre in Council Chambers on Monday, February 9, 2026 at 10:00 a.m.

All written submissions for the agenda package must be sent via email to sdab@parklandcounty.com, or dropped off at the Parkland County Centre building during regular business hours on or before Tuesday February 3, 2026 by 4:00 p.m.

The agenda package for this hearing will be available for viewing on our website: www.parklandcounty.com/sdab no later than Wednesday February 4, 2026. Prior to the start of the hearing, a copy of the application and supporting documentation is available for inspection at Parkland County Centre, during regular business hours. Please contact Legislative Services at 780-968-8888 or by email at sdab@parklandcounty.com to schedule an appointment to view these documents.



Please Note:

This meeting will be conducted in person at Parkland County Council Chambers. However, for those unable to attend in person the option to attend via Teams conferencing is available. Should you wish to attend via Teams conferencing please contact SDAB Clerk staff by email at SDAB@parklandcounty.com or by telephone at 780-968-8888 no later than 9:00 a.m. on Monday, February 9, 2026.

Please contact the Clerk's Office at the above should you require assistance or have any questions/concerns.

Yours truly,

Rachel Coupal

Rachel Coupal
Clerk, Subdivision and Development Appeal Board
sdab@parklandcounty.com



Subdivision and Development Appeal Board

January 7, 2026

Disposal Services Inc.
c/o 2800 Stantec Tower
10220 103 Avenue NW
Edmonton, AB T5J 0K4

NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

Appeal of:	Notice of Stop Order Permit Number: 16-D-129
Location:	Legal Address: NE-8-53-26-4
Appeal Received:	December 22, 2025
Applicant:	William Cosgrove and Disposal Services Inc.
Appellant:	William Cosgrove and Disposal Services Inc.
Appeal Hearing Date:	Monday February 9, 2026 at 10:00 a.m.
Appeal Hearing Location:	Council Chambers – 53109A Hwy 779, Parkland County, AB <i>Virtual attendance also available</i>
Submissions Deadline:	Tuesday February 3, 2026 by 4:00 p.m.

Parkland County received a Notice of Appeal submitted by Matt Feehan, Ogilvie LLP on behalf of William Cosgrove and Disposal Services Inc. for a Stop Order that was issued on December 2, 2025.

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Yours truly,

Rachel Coupal

Rachel Coupal
Clerk, Subdivision and Development Appeal Board
sdab@parklandcounty.com

Appeal of Stop Order

28304 114 Ave

NE-8-53-26-4 (Lot 8, Plan 3632 RS)

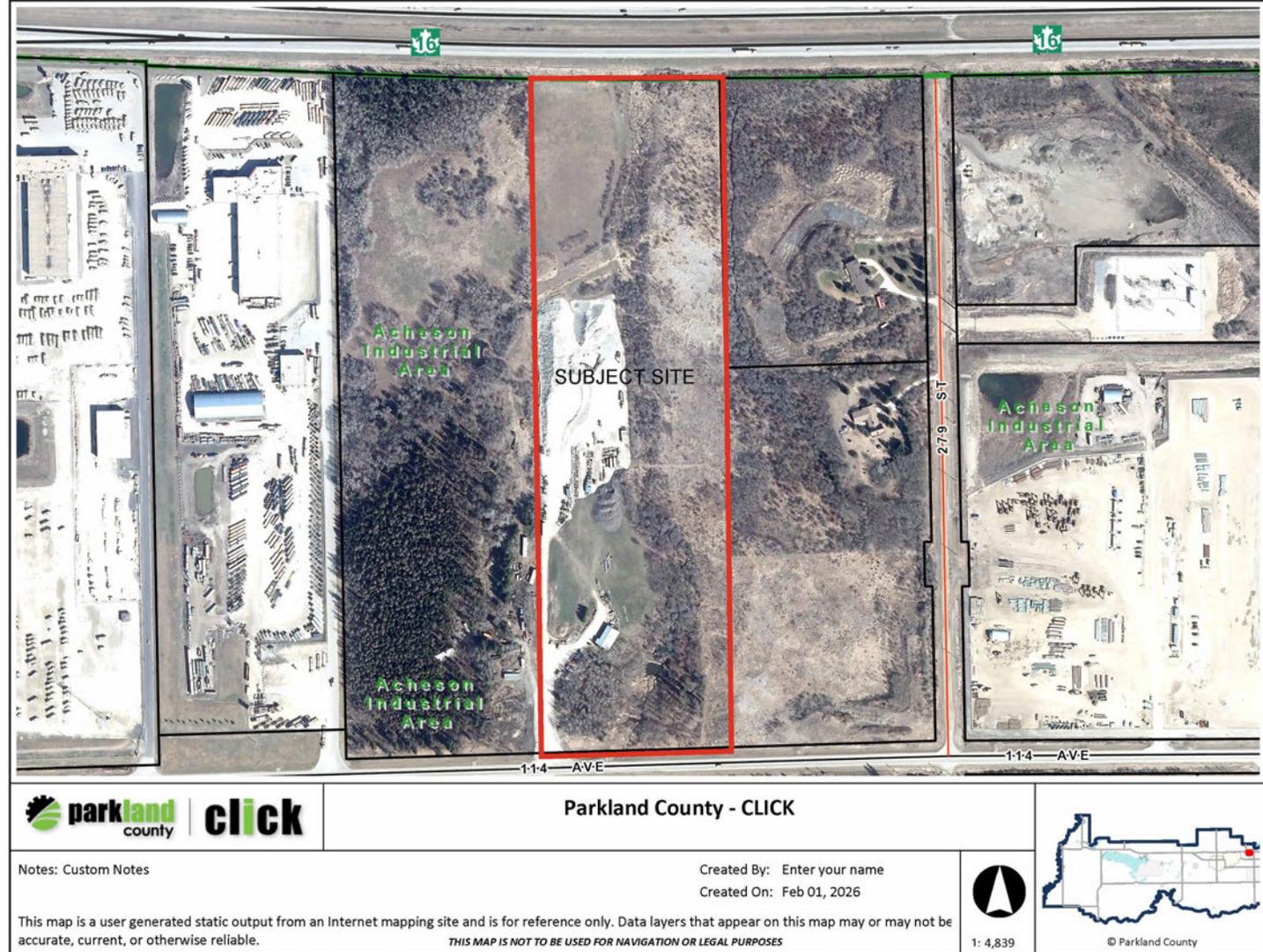
Aman Jhaver & Braden Slemko

Development Planning

Site Location & Context

NE-8-53-26-4

- **Address:** 28304 114 Ave, Acheson
- **Current District:** BI - Business Industrial
- Bordered by Highway 16 to north and 114 Avenue to south.
- Directly adjacent to Environmentally Sensitive Areas (ESA) on the eastern boundary



Nature of the Appeal



The Stop Order

Issued Dec 2, 2025, following a site inspection confirming unpermitted engineering operations, mass grading and fence development.



Key Violations

Unauthorized fill importation, un-engineered drainage diversion, unauthorized industrial-grade fence development and Environmentally Sensitive Area (ESA) disturbance.



Appellant Defense

Appellant contends alterations are authorized under legacy permit 16-D-129 for aggregate crushing.

Legacy Permit Status



LUB Section 7.80.1.1.2

A Development Permit is **not valid** unless any conditions of approval, except those of a continuing nature, have been fulfilled.

- **16-D-104:** Approved development scope change, outstanding levies and securities.
- **16-D-129:** Approved development scope change, engineering and landscape conditions never satisfied.
- **Result:** These permits never achieved legal validity.

Observation: Grading & Fill



Industrial Fill

Importation of approximately 3 feet of crushed concrete across the site without geotechnical oversight, professional compaction verification, or clean fill verification.



Appx. 6-Foot Grade Change

Site grade altered by approximately 1.8 meters relative to natural topography to create an un-engineered industrial platform.

Unauthorized Drainage Works

Western Boundary Ditch

- Un-engineered excavation intercepts third-party stormwater.
- Directs flow into Alberta Transportation (Hwy 16) system.
- Poses significant liability risk to regional infrastructure.
- **Violation:** No provincial or municipal authorization obtained.



Environmental Damage

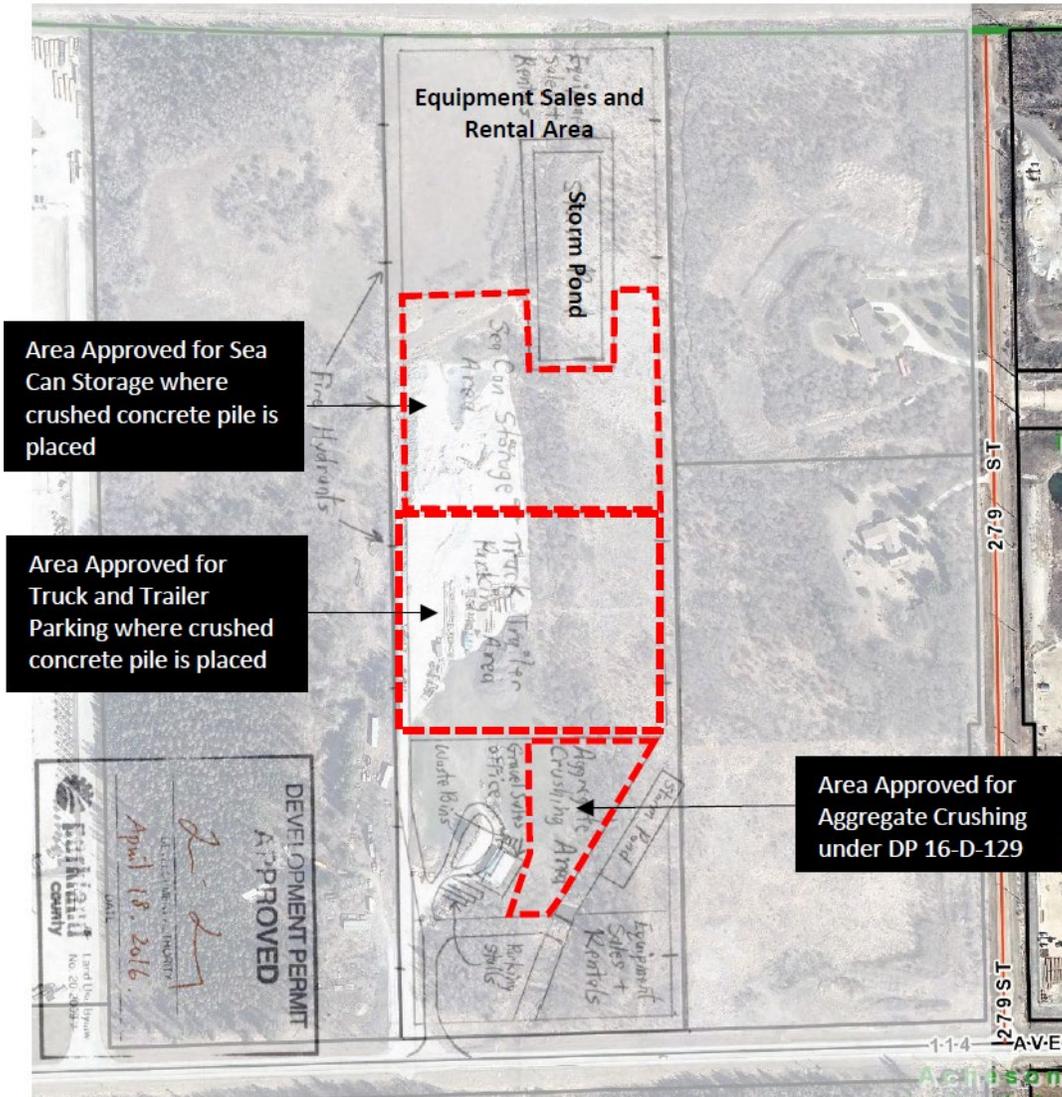
Damage to Environmentally Sensitive Area (ESA)

A natural watercourse along the eastern boundary was physically altered and infilled.

- Removal of riparian vegetation.
- Boardwalk constructed through protected Environmentally Sensitive Area (ESA).
- Direct violation of MDP mandate to avoid impacts to natural features.



Analysis: Deviation from Plans - 16-D-129



Area Approved for Sea Can Storage where crushed concrete pile is placed

Area Approved for Truck and Trailer Parking where crushed concrete pile is placed

Area Approved for Aggregate Crushing under DP 16-D-129

Scale of Non-Compliance

- Development pattern fails to align with any approved submitted plans.
- **The Missing Storm Pond:** Critical infrastructure required by permits was never built.
- Lack of engineered storm management creates a regional drainage nuisance.

Analysis: Deviation from Plans - 16-D-104



Scale of Non-Compliance

- Development pattern fails to align with any approved submitted plans.
- **The Missing Storm Pond:** Critical infrastructure required by permits was never built.
- Lack of engineered storm management creates a regional drainage nuisance.

Legislative & Policy Analysis

Bylaw	Reference	Violation / Policy Requirement
MGA	Section 616(b) / 645	"Development" includes excavation/stockpile. Stop Order authorized for non-compliance.
MDP (2024-22)	Outcome 1.5.2 & Policy 3.3.1	Requires all new development to be "Nature Positive" and minimize impacts.
LUB 2025-12	Sections 7.10.2.1 & 4.30.2.1	Excavation is a <u>Discretionary Use</u> ; development permit is mandatory.
Acheson ASP	Section 4.3	Stormwater rates must not exceed pre-development levels. Master Drainage Plan alignment.
Bylaw 2023-02	Sections 5 & 6	No unauthorized grade alteration negatively impacting natural features and posing a risk of creating localized flooding and downstream impacts including potential damage to the Alberta Transportation drainage system.

Response to Appellant's Arguments

- **Invalidity:** Legacy permits never reached legal effectiveness due to decade-long condition failure.
- **Use vs. Operation:** A permit for "Aggregate Crushing" is not a license for un-engineered "Engineering Operations."
- **Procedural Failure:** Changes to the development scope required written approval from the County, which was never sought.
- **Infrastructure & Regional Risk:** Unauthorized grade alterations and the failure to provide critical stormwater facilities negatively impact natural features, posing a significant risk of localized flooding and potential damage to the Alberta Transportation drainage system.



DA Recommendations

Deny the Appeal and Uphold the Stop Order

Path to Compliance:

1. Cease all development activity immediately.
2. Submit a complete Development Permit application (LUB Section 7.30).
3. Provide Engineered Plans, Stormwater Report, and Biophysical Assessment.
4. Alternatively, reclaim land to pre-development state.

Questions?

Thank you

Aman Jhaver & Braden Slemko
Development Planning
Parkland County

SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB) REPORT

TO: Parkland County SDAB

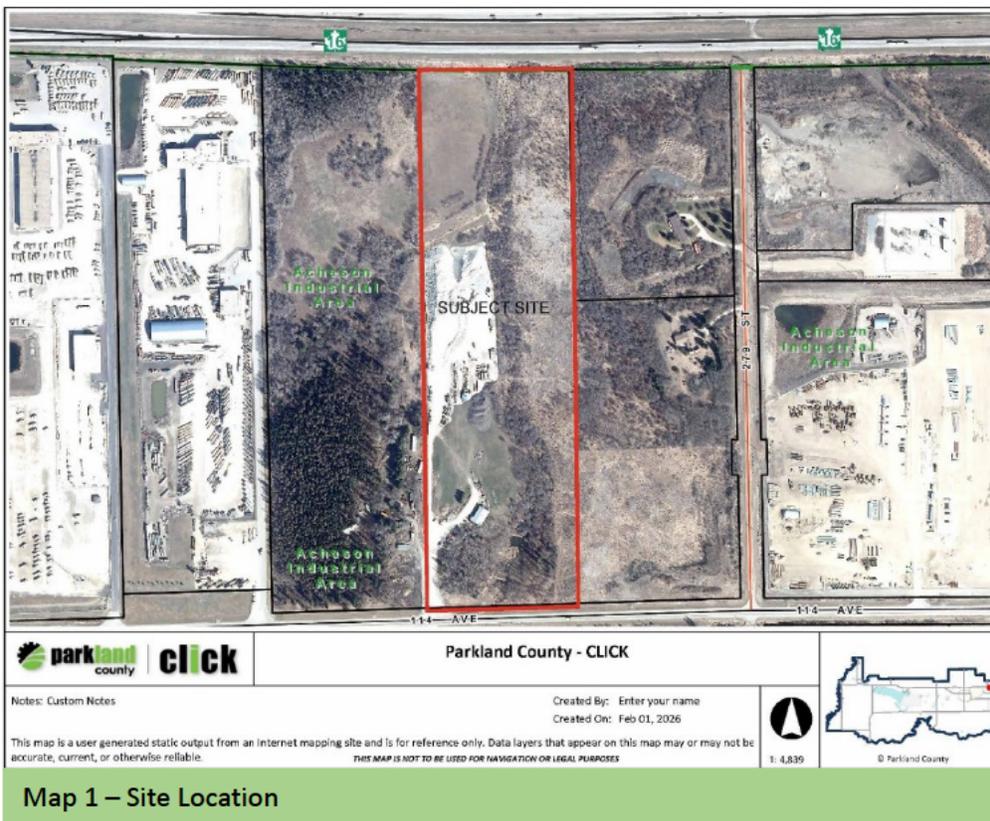
FROM: Braden Slemko, Manager of Development Planning and Safety Codes (the Development Authority)

SUBJECT: Appeal of Stop Order – 28304 114 Ave (NE-8-53-26-4) Issued on December 02, 2025

APPELLANT: William Cosgrove and Disposal Services Inc. (Represented by Ogilvie LLP)

1. SITE INFORMATION

- **Municipal Address:** 28304 114 Ave, Acheson, AB
- **Legal Description:** NE-8-53-26-4 (Lot 8, Plan 3632 RS)
- **Land Use District:** BI – Business Industrial District



2. NATURE OF THE APPEAL

The Appellant is challenging a **Stop Order** issued by the Development Authority on **December 2, 2025** (Exhibit A), pursuant to Section 645 of the *Municipal Government Act* (MGA).

The Stop Order was issued following a site inspection on November 20, 2025. The inspection confirmed that extensive development—including mass grading, importation of fill material, unauthorized industrial-grade fence development, unauthorized wood boardwalk development, unauthorized drainage alteration, and potential impacts to Environmentally Sensitive Areas (ESA)—had commenced without a valid Development Permit. The Appellant contends that these activities are authorized under a legacy permit, Development Permit 16-D-129.

3. BACKGROUND & PERMIT HISTORY

The Development Authority identifies two historical discretionary use approvals for this site (Exhibit B). Both are considered **invalid and not in effect** due to the failure to satisfy "Development Permit Conditions":

- **Development Permit 16-D-104 (March 7, 2017):** Authorized shipping container storage yard, truck trailer storage and equipment rentals yard.
- **Development Permit 16-D-129 (May 7, 2016):** Authorized aggregate crushing and sales.

Authority's Position: Pursuant to **Section 7.80** of the LUB, which explicitly outlines the requirements for the **Validity of a Development Permit**. Section 7.80.1.1 states that a Development Permit is **not valid unless**:

- **7.80.1.1.2:** Any conditions of approval, except those of a continuing nature, have been fulfilled;

As multiple conditions of approval for these legacy approvals remained outstanding for nearly a decade, including those related to landscape securities, scope change, engineering requirements, and levies & recoveries, the permits never achieved legal validity under Section 7.80.1.1.2.

4. EVIDENCE & FINDINGS OF FACT

The site visit on November 20, 2025, documented extensive unauthorized activity. This evidence is categorized below into physical observations and the subsequent failure to meet approved development permits (16-D-104 and 16-D-129).

4.1 Site Inspection Observations (November 20, 2025)

As detailed in the **Site Inspection Report** (Exhibit C), the inspection commenced at the main entrance of 28304 114 Ave and traversed the property northward to the boundary. The following physical alterations were documented and supported by site photos, also attached in the inspection report:

1. **Significant Grade Alteration:** Visual and physical evidence confirm the site grade has been changed by approximately **6 feet (1.8 meters)** relative to the original natural topography. The contrast between the retained original grade and the newly established industrial platform was distinct throughout the northern portion of the site.



Photo 1.1 – Showing the grade change

2. **Importation of Material Fill:** During the inspection, the landowner confirmed the placement

of **3 to 4 feet of crushed concrete** across the site. This material was imported from external industrial concrete plants without geotechnical oversight, professional compaction verification, or clean fill verification. Large stockpiles of this material were observed being processed and spread.



Photo 2.1 – Crushed concrete pile



Photo 2.2 – Flattened site with crushed concrete

3. **Unauthorized Drainage Works:** An un-engineered ditch was excavated along the western boundary. This feature is designed to intercept neighbouring property’s (westside) stormwater and divert it northward into the **Alberta Transportation (Hwy 16) drainage system**. This work was completed without required provincial or municipal authorization.



Photo 3.1 – Unauthorized drainage ditch along west property line. View looking north.



Photo 3.2 – Unauthorized drainage ditch along west property line. View looking south.

4. **Environmental Damage:** A natural watercourse along the eastern boundary was physically altered and infilled, resulting in the removal of riparian vegetation and damage to low-lying areas. Furthermore, a wooden boarded pathway was constructed through a protected **Environmentally Sensitive Area (ESA)**. The landowner confirmed this pathway was created specifically to facilitate the installation of unpermitted security fencing along the eastern boundary.



Photo 4.1 – Placement of crushed concrete pile at the edge of ESA.



Photo 4.2 – Development of wooden boarded pathway through ESA.



Photo 4.3 – Damage to ESA.



Photo 4.4 – Damage to existing watercourse.

- 5. **Unauthorized Fencing:** A new industrial-grade fence has been installed along the southwestern boundary with the neighbouring property, as well as along the northern and eastern borders of the property. No development permit has been issued for this structure, nor was it authorized under any previous approvals.

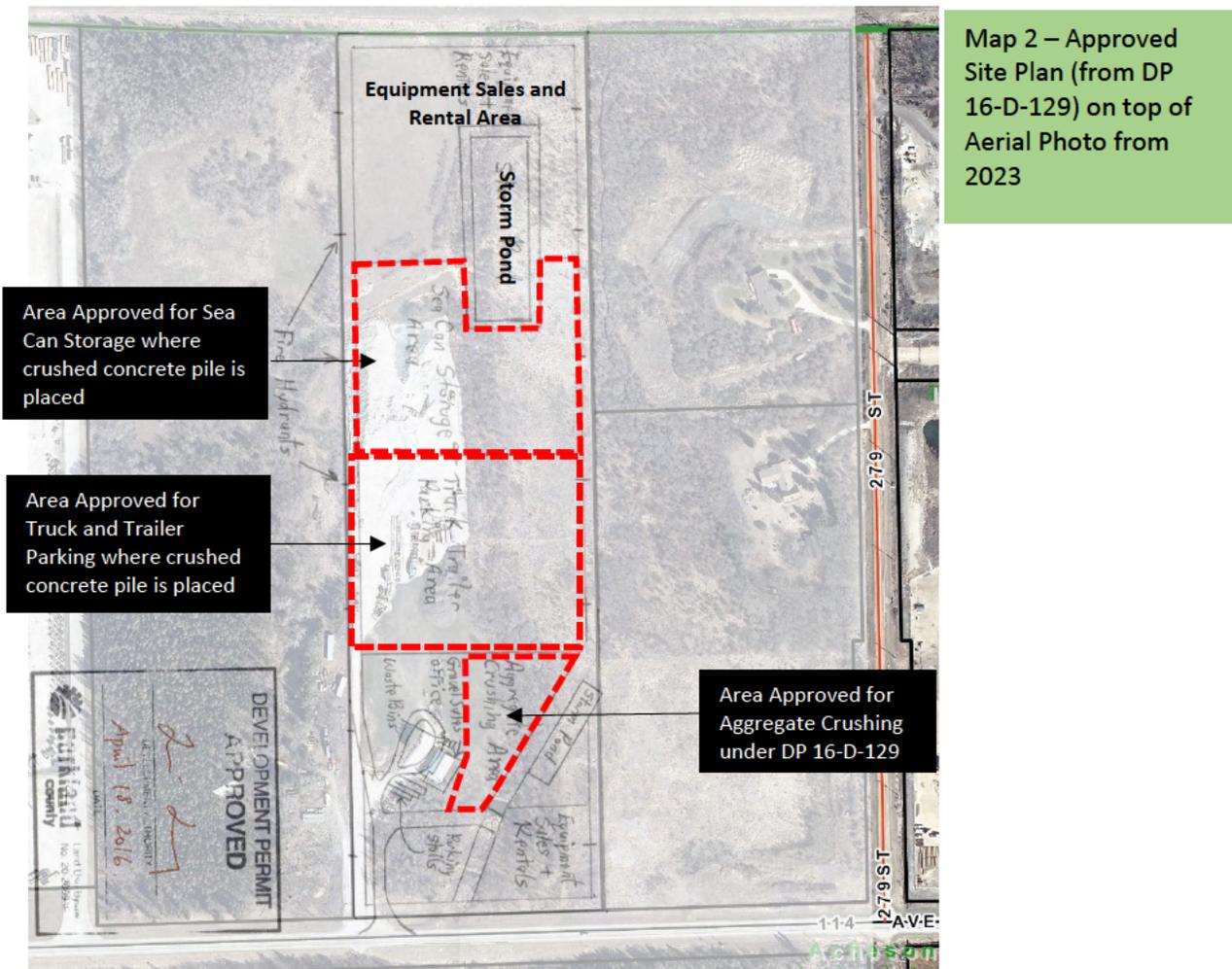


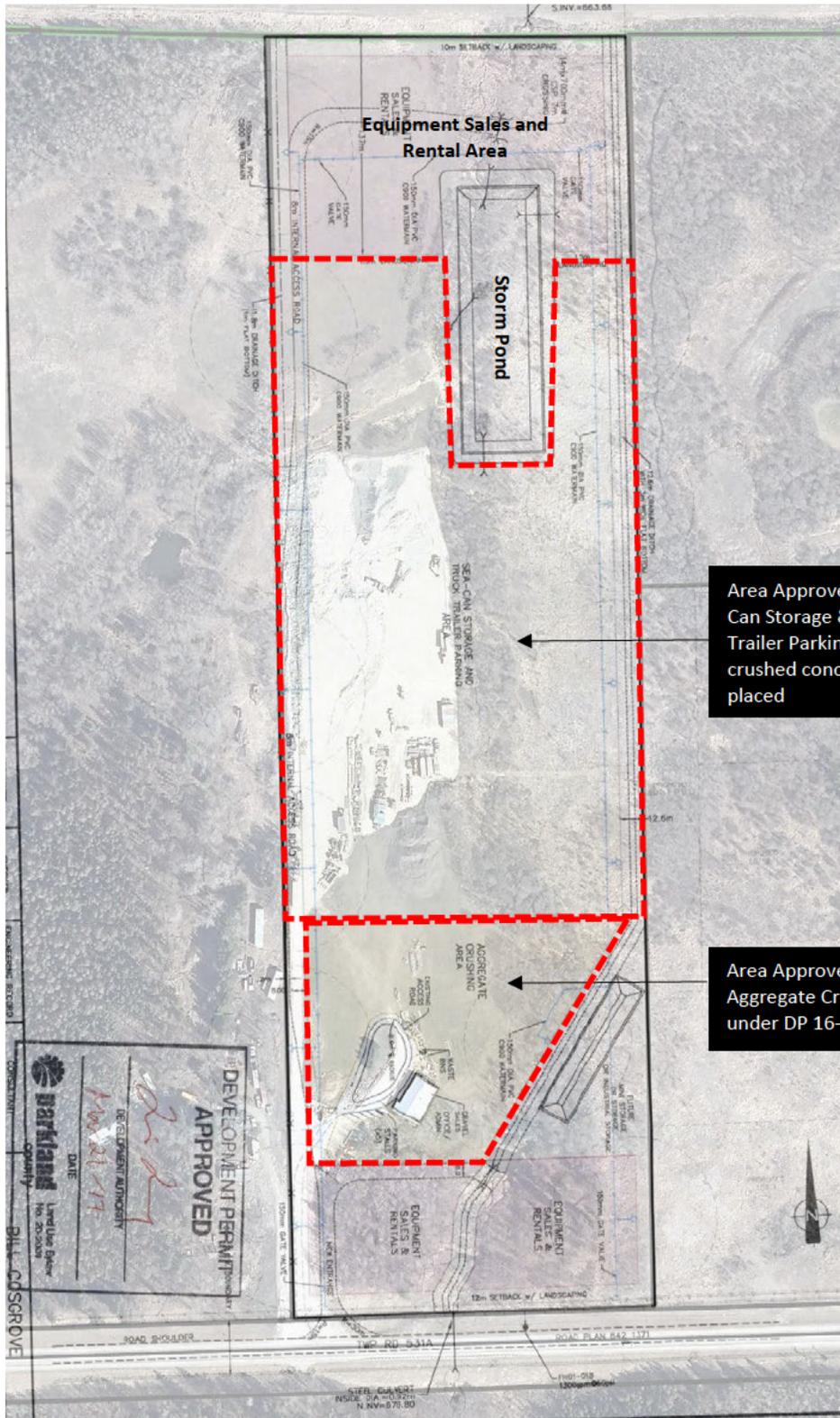
Photo 5.1 – Unauthorized fence along southwestern boundary.

4.2 Deviation from Approved Development Permit Scope and Conditions

The current state of the Lands represents a fundamental departure from the legacy discretionary use approvals (16-D-104 and 16-D-129):

Failure to Conform to Approved Plans: The current development pattern does not align with the approved submitted site plans. The "cleared" and "graded" footprint has been significantly expanded and altered without Parkland County's approval. The Development Authority has conducted a comparative analysis (Exhibit D) by overlaying the approved site plans with Parkland County's 2023 Aerial Imagery; this analysis clearly shows a substantial and unauthorized change in scope of both legacy permits.





Map 3 – Approved Site Plan (from DP 16-D-104) on top of Aerial Photo from 2023

Area Approved for Sea Can Storage & Truck Trailer Parking where crushed concrete pile is placed

Area Approved for Aggregate Crushing under DP 16-D-104

5. PLANNING & LEGISLATIVE ANALYSIS

A. Municipal Government Act (MGA)

A.1 Definition of Development (Section 616(b))

The MGA provides a broad definition of "Development," which includes:

- An excavation or stockpile and the creation of either of them;
- A building or an addition to or replacement or repair of a building;
- A change of use of land or a building;
- A change in the intensity of use of land or a building.

The extensive stripping, mass grading, and on-site importation of fill material represent a **major physical change to the land**. Because these activities result in a permanent alteration of the topography and land state, they satisfy the statutory definition of development and, therefore, **mandatorily require a Development Permit** before any work can commence. No such permit is currently in effect for these engineering operations.

A.2 Authority to Issue a Stop Order (Section 645)

Under Section 645(1) of the MGA, the Development Authority has a statutory obligation to issue a Stop Order if a development, land use, or building is not in accordance with:

1. The *Municipal Government Act* or its regulations;
2. The Land Use Bylaw; or
3. A Development Permit or subdivision approval.

In this case, the Stop Order was triggered by the fact that the development commenced without a valid permit and directly contravened the standards of the Land Use Bylaw. The Order is a formal enforcement tool used to prevent further unauthorized activity and to ensure the site is brought into compliance through proper professional review and permitting.

B. Parkland County Municipal Development Plan (MDP - Bylaw 2024-22)

The unauthorized development fails to align with the high-level strategic goals and mandatory policies of the MDP:

- **Environmental Stewardship (Outcome 1.5.2 & Policy 3.3.1):** Under Outcome 1.5.2, the County mandates that "all new development is Nature Positive, minimizing impacts on natural

function." Furthermore, Policy 3.3.1.a states that "Development should protect and avoid impacts to natural features and functions. Where disturbance cannot be avoided, development must mitigate or offset impacts to natural features and functions by achieving nature-positive design." The infilling of a watercourse and the unpermitted disturbance of a protected Environmentally Sensitive Area (ESA) directly undermines these policies.

- **Industrial Development (Outcome 1.5.5):** Outcome 1.5.5 establishes that "Long-term planning ensures infrastructure servicing is efficiently integrated with land use." The lack of engineered grading and drainage plans represents a failure to ensure that industrial development is carried out in a manner compatible with existing municipal infrastructure and natural environmental systems.
- **Water Resources (Policy 3.3.6):** Policy 3.3.6.c requires that development "should maintain natural drainage patterns by managing peak and overall stormwater volumes leaving the development area." The un-engineered diversion of water into provincial infrastructure without professional study or County coordination is a direct breach of this policy mandate to protect watershed integrity. Furthermore, the applicant failed to construct the storm pond approved under the legacy permits; this storm pond constitutes a critical piece of infrastructure required to manage on-site stormwater volumes, the absence of which exacerbates the risk to downstream systems.

C. Acheson Industrial Area Structure Plan (ASP - Bylaw 2020-13)

The ongoing development is in direct contradiction to the fundamental environmental and servicing objectives established within the Acheson Industrial ASP:

- **Section 3.1 (Environment):** This section of the ASP mandates the protection and preservation of natural areas, watercourses, and wetlands to ensure development is integrated with the natural environment. The unauthorized development violates these core policies through:
 - **Stormwater Management:** Failure to ensure post-development peak flow rates do not exceed pre-development rates, as required to prevent downstream impacts. The applicant never constructed the storm pond approved under the legacy permits, which is a critical piece of infrastructure intended to manage on-site stormwater; without this facility, there is no engineered mechanism to regulate discharge.
 - **Watercourse Protection:** The physical alteration of the eastern watercourse and encroachment into the Environmentally Sensitive Area (ESA) without a Biophysical Assessment (BA).
 - **Riparian Integrity:** The unpermitted infilling of riparian areas and failure to maintain

appropriate setbacks from watercourses.

- **Section 4.3 (Stormwater Servicing):** This section requires all development to be consistent with the **Acheson Master Drainage Plan**. The un-engineered ditching and mass grading currently occurring on-site pose a risk of creating localized flooding and downstream impacts.

D. Parkland County Land Use Bylaw (LUB) 2025-12

- **Section 7.10.2.1 & 4.30.2.1 (Requirement for a Permit and Classification of Excavation):** All Development requires a Development Permit, except for those listed in Section 7.20. Furthermore, Section 4.30.2.1 explicitly states that Excavation is a Discretionary Use and must require a Development Permit unless otherwise exempt. The Development Authority notes that the activities on the Lands—consisting primarily of excavation and un-engineered mass grading—do not fall under any of the exemptions provided in **Section 7.20**. Specifically:
 - The grading and stripping exceed the thresholds for minor landscaping or maintenance;
 - The work involves substantial engineering operations and environmental disturbance not contemplated by the exemption list;
 - The scale of industrial fill and grade alteration (6 feet) necessitates technical review to ensure safety and drainage compliance, which Section 7.20 does not waive for industrial sites.

E. Surface Drainage and Lot Grading Bylaw 2023-02

The unauthorized activities documented on the Lands directly contravene the following provisions of Bylaw 2023-02:

- **Section 5 (Alteration of Surface Elevation or Surface Grade):** No Person, without prior express written approval from the CAO, shall alter any Surface Elevation or Surface Grade of any Lot such that the alteration may:
 - **5(1):** cause a nuisance, a hazard, or damage to any adjacent lands, including County Property;
 - **5(3):** have a negative impact on a naturally occurring feature, including but not limited to wetlands, or an environmentally sensitive area; or
 - **5(4):** impact an on-site or off-site Storm Water management system.

The un-engineered excavation of a ditch along the western boundary and the overall mass grading and importation of fill were completed without the required written authorization, negatively impacting natural features and potentially damaging the Alberta Transportation drainage system.

6. RESPONSE TO APPELLANT'S ARGUMENTS

The Appellant argues that the ongoing activities are authorized under **Development Permit 16-D-129**. The Development Authority rejects this contention based on the following:

1. **Lack of Legal Validity:** Pursuant to **Section 7.80.1.1.2** of the Land Use Bylaw, a development permit is not valid until all conditions of approval (excluding those of a continuing nature) have been fulfilled. As multiple mandatory conditions—including those related to landscape securities, technical engineering and environmental submissions—remained unsatisfied for nearly a decade, the permit never achieved legal validity or effectiveness.
2. **Unauthorized Change in Scope and Failure to Seek Deviation Approval:** The development permit 16-D-129 granted a discretionary use for "**Aggregate Crushing and Sales.**" It did not authorize substantial **Engineering Operations**, such as mass site-wide grading, the importation of external industrial fill, or the un-engineered diversion of stormwater, which represent a fundamental change in the intensity and nature of land use. Under the conditions of the previous approvals, any change to the approved site plan or scope of work required a new application or written amendment from the Development Authority; by proceeding without such approval, the Appellant has bypassed mandatory municipal oversight intended to mitigate impacts on adjacent lands and the public interest.

7. RECOMMENDATION

The Development Authority recommends that the SDAB **deny the appeal and uphold the Stop Order** dated December 2, 2025.

To bring the Lands into compliance, the landowner must:

1. **Cease all activity** immediately.
2. **Submit a complete Development Permit application** as per LUB Section 7.30 Development Permit Application Requirements.
3. **Alternatively, restore the land** to its pre-development state to the County's satisfaction.

Exhibit A: Stop Order



STOP ORDER**Section 645, *Municipal Government Act*
RSA 2000, c M-26, as amended**

December 2, 2025

DELIVERED: Personally DeliveredCosgrove, William M
28304 114 Ave
Acheson, AB, T7X 6E6

Dear Cosgrove, William M

**Subject: Unauthorized Development at Municipal Address 28304 114 Ave
NE-8-53-26-4 (hereinafter referred to as the "Lands")****1. AUTHORITY**

I, [Braden Slemko], am a Development Authority designated by Parkland County pursuant to the Municipal Government Act, RSA 2000, c M-26 (the "MGA"), and Parkland County Land Use Bylaw 2025-12 (the "LUB").

I am issuing this Order pursuant to **Section 645** of the MGA with respect to the Lands located at NE-8-53-26-4 municipally described as 28304 114 Ave in Parkland County, Alberta.

2. CONTRAVENTION

An inspection of the Lands on **November 20, 2025**, confirmed that development has commenced and is continuing on the Lands without the required Development Permit.

Specifically, the following unauthorized development was observed:

Extensive excavation, stripping, and grading of the Lands. This includes the removal of topsoil, the alteration of established drainage patterns, and the movement of earth material.

This constitutes a contravention of Parkland County Land Use Bylaw 2025-12:

- **Section 7.10 (2):** States that all Development requires a Development Permit, except for those listed in Section 7.20.
- **Surface Drainage and Lot Grading Bylaw 2023-02, Section 5:** States that no person shall alter any surface elevation or grade such that the alteration may cause a nuisance, hazard, or damage to any adjacent lands or impact a stormwater management system.
- **Contravention of Use:** The Lands are designated **BI - Business Industrial District**. Major earthworks and grade alterations constitute "Development" under the MGA and the LUB, and no such Development Permit has been issued for this activity.

3. ORDER

Further, Part 17 of the *MGA* and sections 6.50 of the LUB allow the Development Authority to issue a Stop Order where development or land use is not in accordance with the *MGA*, the LUB, or a development permit. Such an order may be issued to the registered owner, the person in possession of the land or the person responsible for the contravention or all or any of them to stop the development or use of land; demolish, remove, or replace the development; or carry out such other actions required by the Order so the development or use of land complies with the *MGA*, LUB or development permit within the time set out in the Order.

YOU ARE HEREBY ORDERED TO:

1. **IMMEDIATELY CEASE** the unauthorized development described above, including all excavation, grading, stripping of topsoil, and importation of fill material; **AND**
2. **BY NO LATER THAN DECEMBER 31, 2025:**
 - **SUBMIT** a complete Development Permit Application to Parkland County for the site grading and excavation activities. This application must include all required engineering drawings and lot grading plans in accordance with the Land Use Bylaw 2025-12 and Surface Drainage and Lot Grading Bylaw 2023-02, **OR**
 - **RESTORE** the Lands to their original, pre-development condition as described below.
3. **IN THE EVENT THAT** a Development Permit is not submitted by the date above, or if a Development Permit is submitted and subsequently **REFUSED:**
 - **BY NO LATER THAN DECEMBER 31, 2025:**
 - **REMOVE** any unauthorized fill material that has been imported onto the Lands;
 - **RE-CONTOUR** the Lands to restore the original grade and pre-development drainage patterns to the satisfaction of the Development Authority; and
 - **REPLACE** topsoil and **SEED** the disturbed area with a native grass mixture to prevent soil erosion and siltation of drainage courses

4. PENALTIES AND ENFORCEMENT

Take notice that if you fail to comply with this Order by the deadlines specified:

1. **Entry and Enforcement (MGA s. 646):** Parkland County may enter the Lands and take whatever actions are necessary to carry out this Order.
2. **Costs Added to Taxes (MGA s. 553):** The costs and expenses incurred by the County in carrying out this Order will be added to the tax roll of the Lands and will be collected in the same manner as property taxes.
3. **Injunction (MGA s. 554):** The County may seek an injunction from the **Court of King's Bench** to enforce this Order.

5. RIGHT TO APPEAL

You have the right to appeal this Stop Order to the Subdivision and Development Appeal Board (SDAB).

- **Deadline:** Written notice of appeal must be received within **21 days** of the date you received this Order.
- **Filing:** The appeal must be accompanied by the applicable fee and sent to:

Parkland County Subdivision and Development Appeal Board
Legislative Services 53109A Highway 779 Parkland County,
Alberta T7Z 1R1 Email: sdab@parklandcounty.com | Phone: 780-968-8471

ISSUED THIS 2nd DAY OF December 2025.

YOURS TRULY,



Braden Slemko
DEVELOPMENT AUTHORITY, PARKLAND COUNTY

Exhibit B: Historical Development Permits



**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT**APPLICATION NO.: 16-D-104
ROLL: 254002Disposal Services Inc
12011 168 St
Edmonton, Alberta, T5V 1M9

YOUR APPLICATION FOR: Shipping container storage yard, truck trailer storage and equipment rentals yard located at Lot 8, Plan 3632 RS Acheson Zone 1, NE-8-53-26-W4 Municipal Address 26408 TWP RD 531A was considered by the Development Authority and approved subject to the following conditions:

This Development Permit authorizes the following use: **Industrial Storage and Warehousing (Shipping containers and equipment storage yard, and sale and rental of industrial equipment)**, approved as a Discretionary Use in accordance with Section 7.1 of the County's Land Use Bylaw 20-2009.

1. **The applicant shall provide security in the amount of 100% of the cost estimate of the landscaping, as outlined in the approved landscaping plan as revised. The security shall be in the form of an irrevocable letter of credit. This security shall be held to ensure that the landscaping is provided, installed and maintained in accordance with Section 13 of Parkland County's Land Use Bylaw 20-2009.**
2. All drainage and grading improvements shall be in accordance with the approved site drainage and grading plan submitted by Opus Stewart Weir as revised, and to the satisfaction of the Development Authority in consultation with Parkland County Development Engineering Services.
3. The proposed development shall conform to the submitted plans, including the stacking of up to a maximum of four (4) shipping containers high and the placement of extra landscaping, and shall not be moved, altered or enlarged except where authorized or directed through this permit approval.
4. The applicant is responsible to ensure the outdoor storage area is securely fenced and gated with fence not less than 1.8 m (6 ft) high, and locked when the site is not staffed.
5. The applicant shall have due regard for the conservation of soil and watercourses, and install silt fencing to mitigate erosion in accordance with the submitted Erosion and Sedimentation Control Plan.
6. The display or placement of signage on the premises shall be in accordance with Subsection 15.5 as per Parkland County's Land Use Bylaw 20-2009.
7. The applicant shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
8. As per Parkland County Policy all commercial and industrial outdoor lighting installations and outdoor luminary replacements requiring an electrical permit shall be Dark Sky compliant.
9. Any proposed changes shall first be submitted for review by the Development Authority. Any changes considered substantial or inconsistent with this approval, as determined by the Development Authority, may require separate development permit approval.
10. Failure to comply with the conditions of this permit may result in the permit being cancelled and/or revoked.

PERMIT NOTES:

1. Payment of any outstanding levies and recoveries owing must be received prior to the commencement of development on this property. Please contact Development Planner at Parkland County, Planning and Development Services, to arrange payment.
2. The approach to the property must comply with Parkland County Engineering Design Standards' drawing 7.12 (industrial specifications).

3. The applicant is responsible for ensuring compliance with the Alberta Fire Code regarding fire protection measures, including placements and design of private fire hydrants as outlined in the submitted plans. Detailed requirements and recommendations from Parkland County Fire Service are attached to this permit approval. For further information, please contact Parkland County Fire Services at 780-968-8338.
4. The applicant is responsible for obtaining any required provincial approvals and authorizations, including but not limited to, approvals under the Water Act for any impact to watercourses and wetlands.
5. The applicant is responsible for ensuring compliance with Migratory Birds Convention Act.
6. The applicant is responsible for ensuring compliance with the Environmental Protection & Enhancement Act regarding dust and air quality.
7. If applicable, the applicant is responsible for obtaining their Municipal Address and sign from Parkland County.
8. The applicant is responsible for obtaining a Roadside Development Permit from Alberta Transportation.
9. The applicant is responsible for ensuring compliance with the Restrictive Covenant(s) registered on Title.
10. The applicant is responsible for ensuring compliance with the Alberta Safety Codes Act. Prior to commencement of the development, the applicant is responsible for obtaining building, plumbing, electrical, gas and private sewage permits which may be required. Permits must be obtained from Parkland County.

You are hereby authorized to commence the development outlined above on or after **April 01, 2017**, provided that all conditions of approval are complied with and no appeal is received. If an appeal is received the permit is suspended until the Subdivision and Development Appeal Board (SDAB) has rendered a decision on the appeal. In the case of an appeal, the effective date of the approval shall be when the SDAB makes their decision.

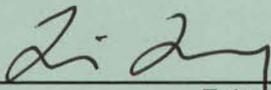
DATE OF DECISION: **March 07, 2017**

DATE OF ISSUE OF NOTICE OF DECISION: **March 17, 2017**

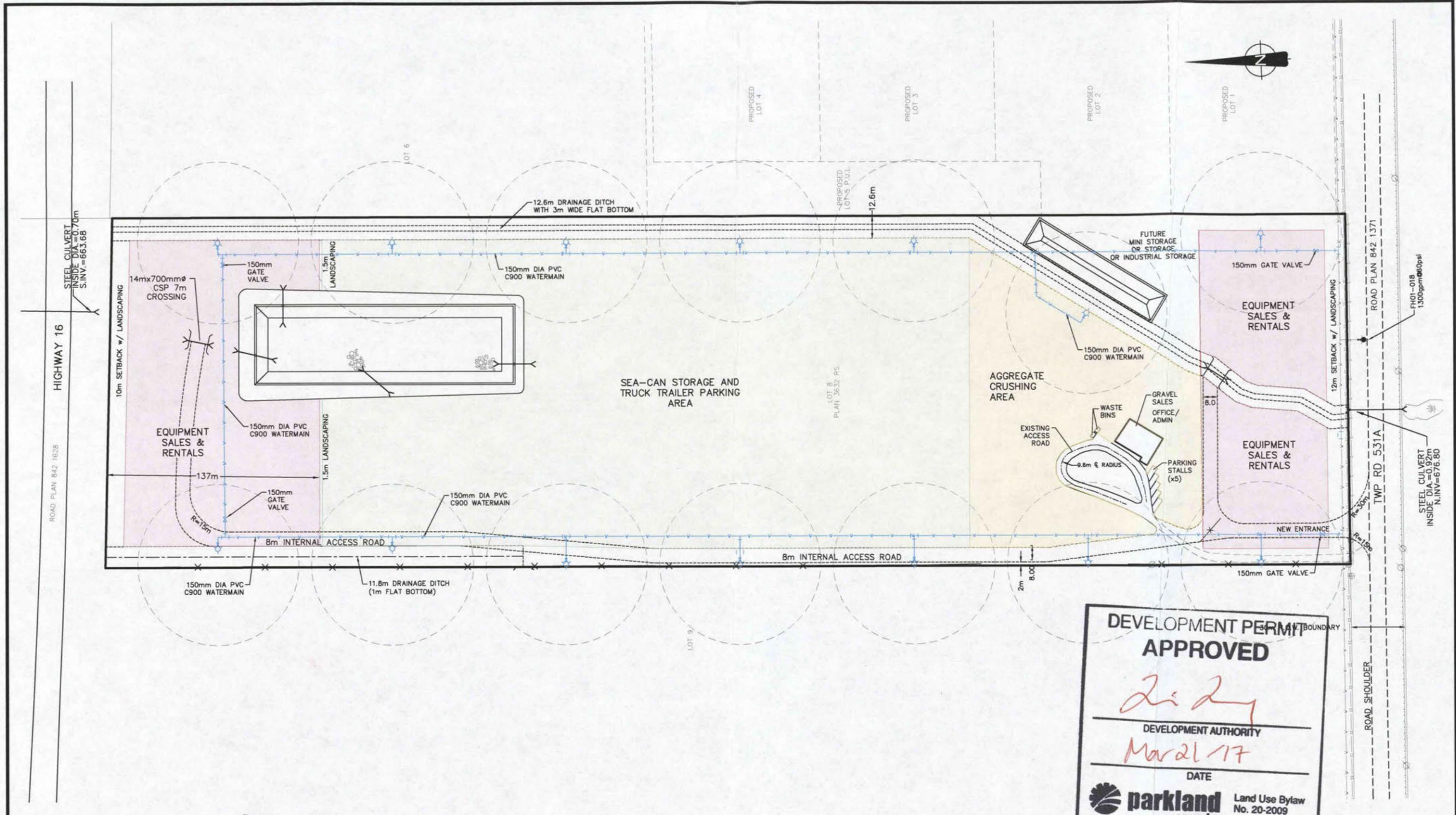
The development must be started and diligently pursued within **twelve (12) months** from the date of decision, unless otherwise specified on this development permit approval or in the conditions of the development permit approval. If the authorized development is not commenced, the approval ceases and this permit is deemed void, expired and without effect, unless an extension to this permit has been previously granted.

Section 17 of the Land Use Bylaw explains the steps for submitting an appeal to the SDAB by any person, **including the applicant**, claiming to be affected by a decision of the Development Authority. All appeals must be in writing and must be received by the Secretary of the Subdivision and Development Appeal Board no later than **March 31, 2017**.

PLEASE NOTE: Parkland County requires that a non-refundable fee of **\$200.00** must be paid for and appeal served on the Subdivision and Development Appeal Board by the applicant.



 Feinan Long
 Development Planner



**DEVELOPMENT PERMIT
APPROVED**

[Signature]
DEVELOPMENT AUTHORITY

March 17
DATE

parkland county Land Use Bylaw No. 20-2009

CONSULTANT **BILL COSGROVE**

NOTES

- All existing utilities are compiled from plans and information supplied by others. It is the contractor's responsibility to verify the exact location and depth of all existing underground utilities in the field prior to excavation.
- All figures contained hereon have been checked by Stewart, Weir & Co. Ltd. and are believed to be accurate. It is the contractor's and/or user's responsibility to carefully review the aforesaid figures and to report any suspected inaccuracies to Stewart, Weir & Co. Ltd. for any corrections, interpretation or revision before work is commenced.

SCALE BAR

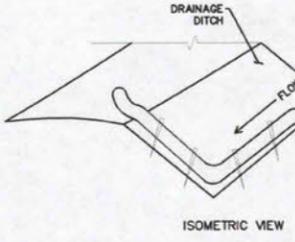
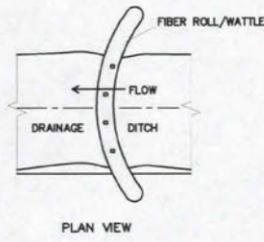
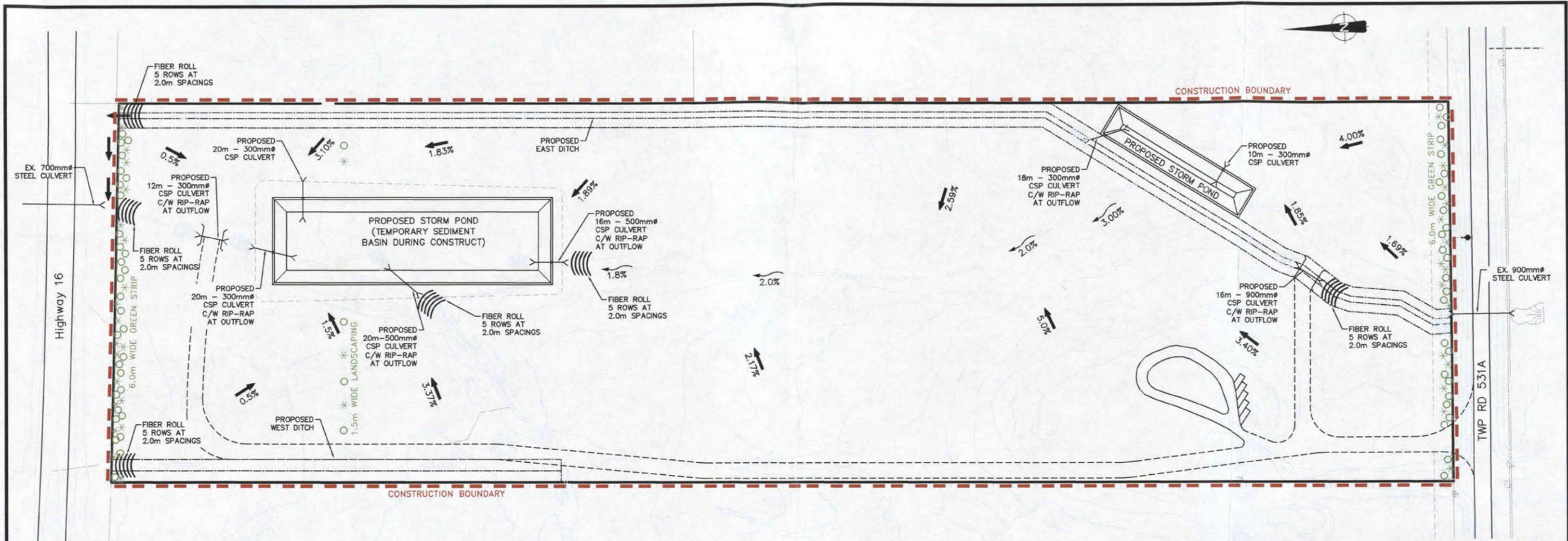
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HORIZONTAL METRES

No.	REVISIONS	DATE	BY	CHK'D	APP'D	LEGEND
A	ISSUE FOR APPROVAL	2016-03-18	AA		KD	SETBACK BOUNDARY
B	RE- ISSUED FOR APPROVAL	2017-03-22	WK		KD	DOUBLE WOOD POST SIGN
						FIRE PROTECTION AREA (45m RADIUS)
						EXISTING FIRE HYDRANT
						PROPOSED FIRE HYDRANT
						PROPOSED FIRE HYDRANT SERVICING LINE

DESIGNER	CHECKER	ENGINEERING RECORD
		DESCRIPTION INITIALS DATE
		SURVEYED
		DESIGNED KD -
		DRAWN RV 15/11/09
		CHECKED
		ISSUED FOR APPROVAL
		ISSUED FOR TENDER
		ISSUED FOR CONSTRUCTION

OPUS STEWART WEIR PERMIT TO PRACTICE PERMIT NUMBER P 292 The Association of Professional Engineers, Geologists and Geophysicists of Alberta FILE No.: ED60,36153	PROPOSED GRADING AND LAND USE
	PROPOSED LAND USE PLAN LOT 8, PLAN 3632 RS N.E. 1/4 SEC.8-53-26-W.4M. SCALE: 1:1000 SP 3615360.A1 002 REV A

DATE: MARCH 15, 2015



FIBER ROLL/WATTLE DETAIL
SCALE: NTS

DEVELOPMENT PERMIT APPROVED

DEVELOPMENT AUTHORITY

DATE: Mar 21/17

parkland county

Land Use Bylaw No. 20-2005

- Landscaping Notes:**
1. All trees shall be a minimum 63.5mm (2.5") caliper and a minimum 152mm (6") from ground level.
 2. Coniferous trees shall be a minimum 2.4 m (8') in height.
 3. In the 6.0m WIDE GREEN STRIP along TWP RD 531 A, Area = 1012 m²
 - Provide one (1) tree for every 40.0m² of landscaped area, minimum 26 trees, 13 coniferous and 13 deciduous.
 - Provide one (1) shrub for every 60.2m² of landscaped area, minimum 16 shrubs, 10 deciduous to 6 coniferous.
 4. In the 6.0m WIDE GREEN STRIP along HWY 16, Area = 1170 m²
 - Provide one (1) tree for every 40.0m² of landscaped area, minimum 30 trees, 15 coniferous and 15 deciduous.
 - Provide one (1) shrub for every 60.2m² of landscaped area, minimum 20 shrubs, 13 deciduous and 7 coniferous.
 5. In the 6.0m WIDE LANDSCAPING DIVIDE near north end, Area = 154 m²
 - Provide one (1) tree for every 40.0m² of landscaped area, minimum 4 trees, 2 coniferous and 2 deciduous.
 - Provide one (1) shrub for every 60.2m² of landscaped area, minimum 3 shrubs, 2 deciduous and 1 coniferous.
 6. Trees shown ... ○ Shrub shown ... *

- ESC NOTES:**
1. Minimize the entrance / egress points to and from the construction site to minimize mud tracking off site. All entrance / egress points to be gravel padded prior to any major grading activities to minimize mud tracking.
 2. Stripping and clearing should be staged according to rough and / or final grading that will immediately follow within the cleared / stripped area. Avoid stripping the entire construction boundary in advance to minimize exposure to erosion potential for a longer period if final grading of that area is not immediately undertaken. Efforts should be made to keep minimum exposure of the bare ground by appropriately planning ground stripping, completing necessary grading and stabilizing the exposed ground with final landscaping (i.e. gravel, grass etc.).
 3. Proposed east and west ditches should be constructed prior to stripping inside the construction boundary. These ditches will divert offsite runoff from entering into the major stripping and grading zone within the construction boundary, thus, help reducing potential erosion and sedimentation resulting from this zone.
 4. Proposed storm pond should be constructed concurrently with the east and west ditches, which can be used as a temporary sediment basin. This pond can be constructed in two stages; 1st stage being partial construction, concurrently with the ditch, to act as the temporary sediment basin. Full construction of the pond to design grade can be completed in 2nd stage.
 5. Install 300mm dia. Bio3 fiber roll / straw wattle or equivalent sediment containment system. All stakes for holding the fiber roll product to be installed pointing towards the upstream slope, preferably at a 45° angle or as per manufacturer's instruction to provide best protection against product getting floated.
 6. Install class 1M rock rip-rap on top of non-woven geotextile.
 7. ESC measures shown and / or outlined in this drawing as minimum requirements based on the final design grade of the site. Contractor, as part of their ECO plan, is responsible for any temporary ESC measures necessary according to their day to day construction activities.
 8. Slopes and other disturbed ground to be grass seeded with native seed mix for Alberta Transportation (AT) Zone-5. (Ref. AT. ESC Manual)
 9. All temporary ESC structures must be removed once final landscaping of the site is completed. This may include, but not limited to, removal of silt fences, removal of stakes used for the fiber roll, etc.
 10. All ESC measures must be maintained and kept ready for future events over the construction duration. This may include, but not limited to removal of built-up sediments along silt fence (typically when sediment built-up is 1/3rd of the height).
 11. All ESC measures must be inspected every 7 days, and following rainstorm or snowmelt events. Any disturbed areas; material storage areas including entrances and exits must be inspected. The sample inspection form provided separately (from Appendix D of Alberta Transportation's ESC Manual) can be used.
 12. All ESC inspection and maintenance records are to be kept on site.

NOTES	LEGEND	No.	REVISIONS	DATE	BY	CHK'D	APP'D	DESIGNER	CHECKER	ENGINEERING RECORD			CONSULTANT	BILL COSGROVE
										DESCRIPTION	INITIALS	DATE		
1. REFER TO DRAWING SP 3615360.A1 002 FOR THE LEGEND AND GENERAL NOTES WHICH FORM AN INTEGRAL PART OF EACH DRAWING WITHIN THIS SET OF DRAWINGS.		A	ISSUED FOR APPROVAL	2017-03-03	WK		KD					OPUS STEWART WEIR PERMIT TO PRACTICE PERMIT NUMBER P 292 The Association of Professional Engineers and Geoscientists of Alberta	SITE DRAINAGE OUTSIDE STORAGE YARD EROSION & SEDIMENT CONTROL (ESC) AND LANDSCAPING PLAN LOT 8, PLAN 3632 R.S.	
														SCALE: 1:1000

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT**

APPLICATION NO.: 16-D-129

ROLL: 254002

Disposal Services Inc
12011-168 St
Edmonton, Alberta, T5V 1M9

YOUR APPLICATION FOR: Aggregate Crushing and Sales located at Lot 8, Plan 3632 RS Acheson Zone 1, NE-8-53-26-W4 Municipal Address 26408 TWP RD 531A was considered by the Development Authority and approved subject to the following conditions:

This Development Permit authorizes the following use: **Natural Resource Extraction/Processing (Aggregate crushing and sales)**, approved as a Discretionary Use in accordance with Sections 7.1, 10.1 and 12.12 of the County's Land Use Bylaw 20-2009.

1. **The proposed development must be located within the property boundary in such manner that the boundary of the aggregate crushing use is at minimum 1,000 ft. from the boundary of the multi-parcel residential subdivision to the north, as shown on the submitted site plan.**
2. The applicant shall provide a landscaping plan and security in the amount of 100% of the cost estimate of the landscaping. The security shall be in the form of an irrevocable letter of credit, to ensure that the landscaping is provided, installed and maintained in accordance with Section 13 of Parkland County's Land Use Bylaw 20-2009.
3. As per Parkland County Policy all commercial and industrial outdoor lighting installations and outdoor luminary replacements requiring an electrical permit shall be Dark Sky complaint.
4. All development shall be landscaped in a manner to prevent any surface run-off onto adjacent properties.
5. The applicant/landowner shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
6. All drainage and grading improvements shall be in accordance with the drainage/grading plan Drawing No. SP 3615360.A1 by OPUS Steward Weir (or the most recent revised version of this plan).
7. Hours of Operation - The hours of operation for the aggregate crushing shall be specified as: 7 a.m. to 5 p.m. Monday to Saturday; No activities on Sunday. Please note any changes to the above noted hours of operation will require a new development permit approval.
8. Dust and Noise - The applicant shall: a) prevent noise from becoming an annoyance to neighbouring landowners at the request of and to the satisfaction of the Development Authority. Required prevention may include, but not be limited to, locating stockpiles to act as sound barriers and using methods of minimizing or reducing noise created by machinery and equipment. Noise that exceeds the level as specified in the Community Standards Bylaw is an indication that noise may be an annoyance; and b) ensure compliance with the Environmental Protection & Enhancement Act regarding dust and air quality.
9. The proposed development shall conform to the submitted plans and shall not be moved, altered or enlarged except where authorized or directed through this permit approval.
10. Any proposed changes shall first be submitted for review by the Development Authority. Any changes considered substantial or inconsistent with this approval, as determined by the Development Authority, may require separate development permit approval.
11. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended or modified.

PERMIT NOTES:

1. The applicant/landowner is responsible to obtain a Roadside Development Permit from Alberta Transportation.

2. The applicant/landowner is responsible to ensure compliance with the Alberta Fire Code.
3. The applicant/landowner is responsible to ensure compliance with the Environmental Protection & Enhancement Act regarding dust and air quality.
4. The applicant/landowner is responsible to ensure compliance with the Alberta Wildlife Act and the Migratory Birds Convention Act.

You are hereby authorized to commence the development outlined above on or after **May 07, 2016**, provided that all conditions of approval are complied with and no appeal is received. If an appeal is received the permit is suspended until the Subdivision and Development Appeal Board (SDAB) has rendered a decision on the appeal. In the case of an appeal the effective date of the approval shall be when the SDAB makes their decision.

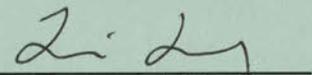
DATE OF DECISION: **April 18, 2016**

DATE OF ISSUE OF NOTICE OF DECISION: **April 22, 2016**

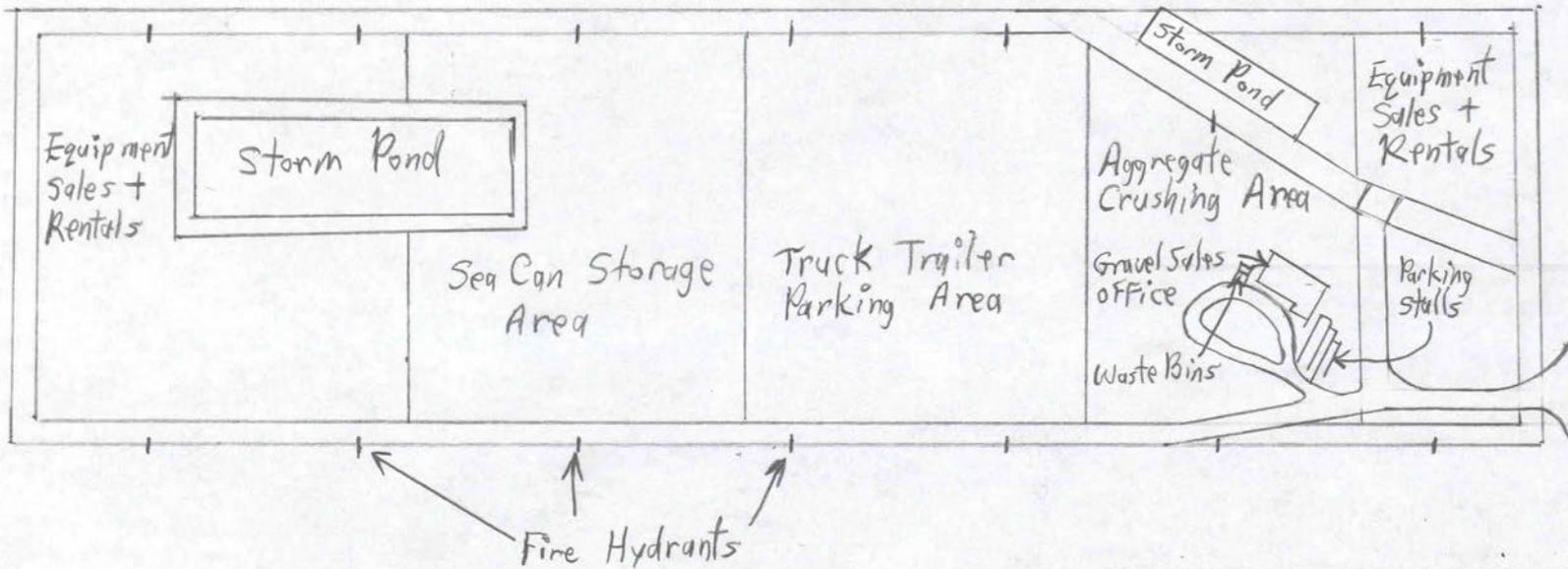
The development must be started and diligently pursued within **twelve (12) months** from the date of decision, unless otherwise specified on this development permit approval or in the conditions of the development permit approval. If the authorized development is not commenced the approval ceases and this permit is deemed void, expired and without effect, unless an extension to this permit has been previously granted.

Section 17 of the Land Use Bylaw explains the steps for submitting an appeal to the SDAB by any person, **including the applicant**, claiming to be affected by a decision of the Development Authority. All appeals must be in writing and must be received by the Secretary of the Subdivision and Development Appeal Board no later than **May 06, 2016**.

PLEASE NOTE: Parkland County requires that a non-refundable fee of **\$200.00** must be paid for and appeal served on the Subdivision and Development Appeal Board by the applicant.



Feinan Long
Development Planner

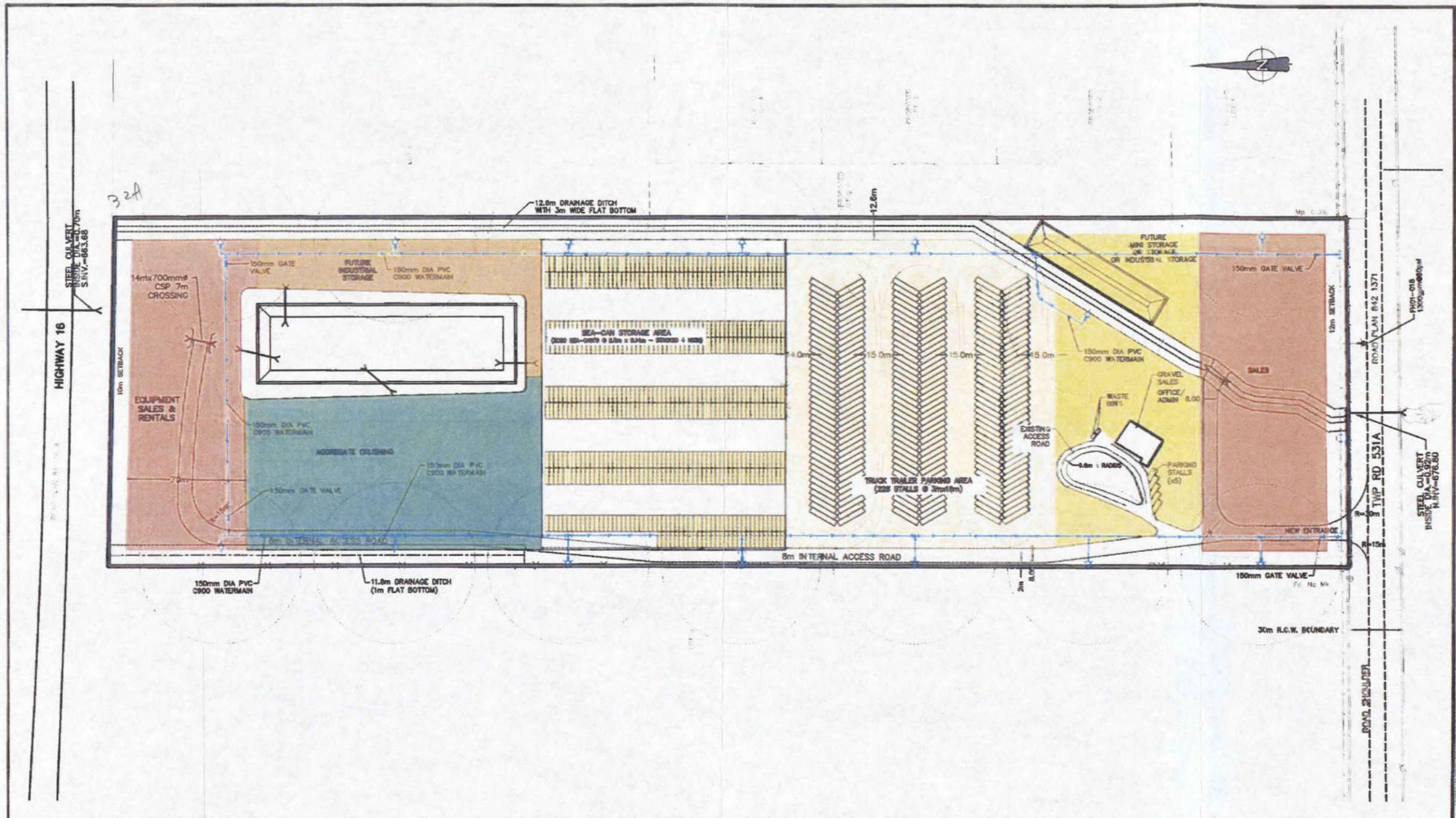


**DEVELOPMENT PERMIT
APPROVED**

L. L.
DEVELOPMENT AUTHORITY

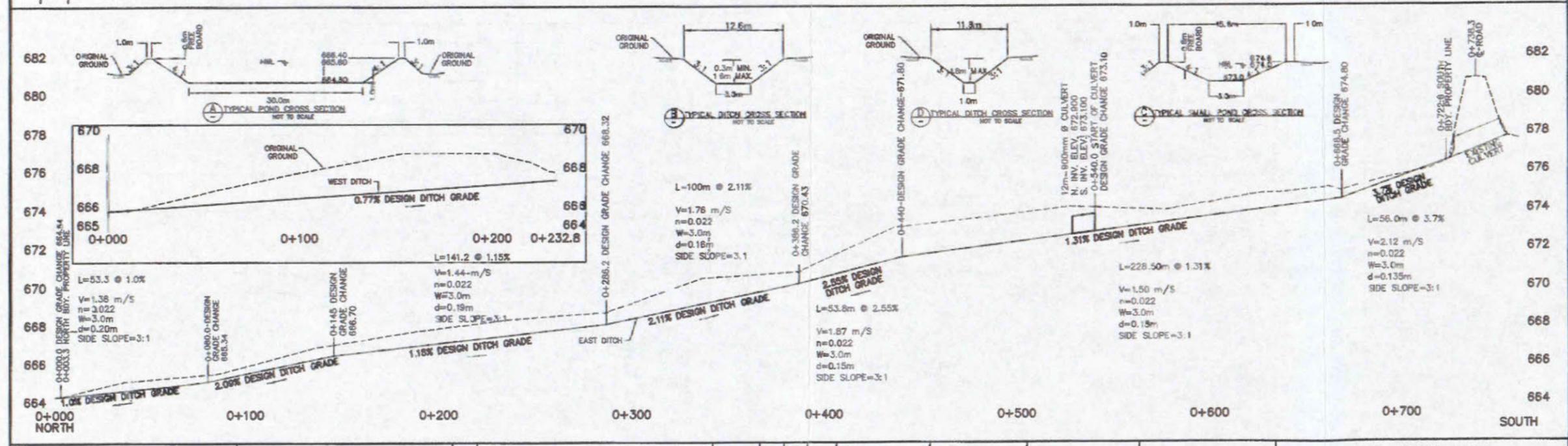
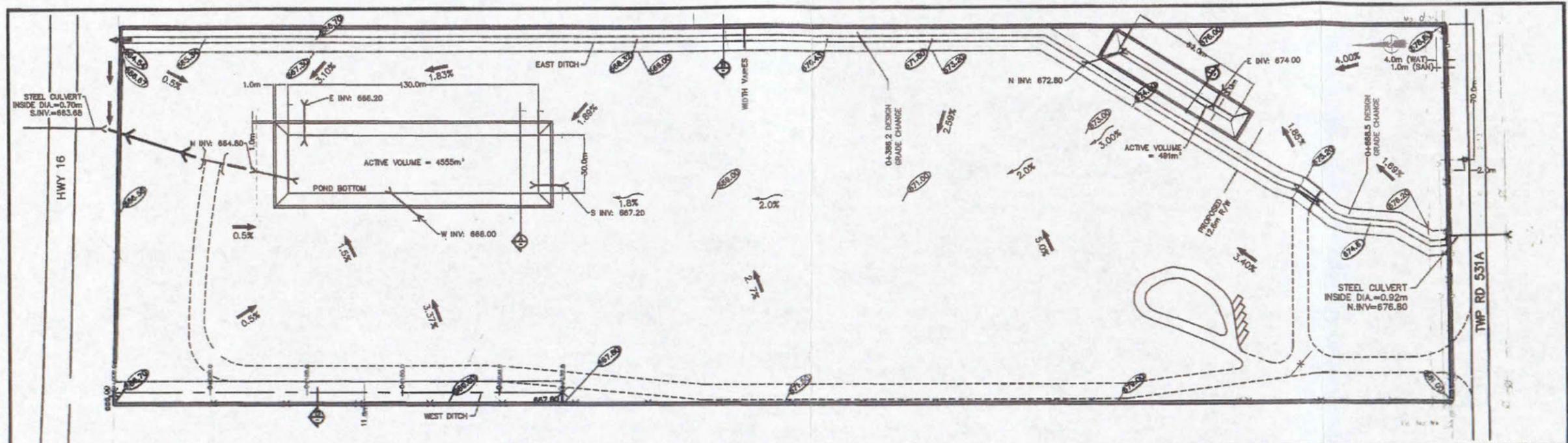
April 18, 2016.
DATE

 **parkland
county** Land Use Bylaw
No. 20-2009



NOTES	No.	REVISIONS	DATE	BY	CHKD/APPD	LEGEND	DESIGNER	CHECKER	ENGINEERING RECORD	CONSULTANT	BILL COSGROVE																					
<p>1. All existing utilities are compiled from plans and information supplied by others. It is the contractor's responsibility to verify the exact location and depth of all existing underground utilities in the field prior to construction.</p> <p>2. All drawings contained herein have been checked by Stewart, Wm & Co. Ltd. and are believed to be accurate. It is the contractor's and/or user's responsibility to carefully review the attached figures and to report any suspected inaccuracies to Stewart, Wm & Co. Ltd. for any corrections, interpretation or revision before work is commenced.</p>	A	SITE FOR APPROVAL	2016-03-18	AA	JD	<p>SETBACK BOUNDARY</p> <p>DOUBLE WOOD POST SIGN</p> <p>FIRE PROTECTION AREA (45m RADIUS)</p> <p>EXISTING FIRE HYDRANT</p> <p>PROPOSED FIRE HYDRANT</p> <p>PROPOSED FIRE HYDRANT SERVICING LINE</p>			<table border="1"> <tr><th>DESCRIPTION</th><th>DETAILS</th><th>DATE</th></tr> <tr><td>DESIGNED</td><td>JD</td><td></td></tr> <tr><td>DRAWN</td><td>BY</td><td>16/1/16</td></tr> <tr><td>CHECKED</td><td></td><td></td></tr> <tr><td>DESIGNED FOR APPROVAL</td><td></td><td></td></tr> <tr><td>CHECKED FOR PERMIT</td><td></td><td></td></tr> <tr><td>DESIGNED FOR CONSTRUCTION</td><td></td><td></td></tr> </table>	DESCRIPTION	DETAILS	DATE	DESIGNED	JD		DRAWN	BY	16/1/16	CHECKED			DESIGNED FOR APPROVAL			CHECKED FOR PERMIT			DESIGNED FOR CONSTRUCTION			<p>OPUS STEWART WEIR</p> <p>PERMIT TO PRACTICE PERMIT NUMBER P 292 The Association of Professional Engineers, Geologists and Geophysicists of Alberta</p> <p>FILE No. ED80.36163</p>	<p>PROPOSED GRADING AND LAND USE</p> <p>PROPOSED LAND USE PLAN</p> <p>LOT 8, PLAN 3632 RS N.E. 1/4 SEC.8-53-26-W.4M.</p> <p>SCALE: 1:1000</p> <p>SP 3615360.A1 002 REV A</p> <p>DATE: MARCH 18, 2016</p>
	DESCRIPTION	DETAILS	DATE																													
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NOTES	LEGEND	No.	REVISIONS	DATE	BY	CHK'D	APP'D	DESIGNER	CHECKER	ENGINEERING RECORD	CONSULTANT	BILL COSGROVE																								
1. REFER TO DRAWING SP 3615360.A1 002 FOR THE LEGEND AND GENERAL NOTES WHICH FORM AN ESSENTIAL PART OF EACH DRAWING WITHIN THIS SET OF DRAWINGS.		A	REVISED FOR APPROVAL	2018-03-16	AA		RD			<table border="1"> <tr><th>DESCRIPTION</th><th>INITIALS</th><th>DATE</th></tr> <tr><td>SURVEYED</td><td></td><td></td></tr> <tr><td>DESIGNED</td><td></td><td>2008-02-28</td></tr> <tr><td>DRAWN</td><td></td><td>2011-11-03</td></tr> <tr><td>CHECKED</td><td></td><td></td></tr> <tr><td>DESIGNED FOR APPROVAL</td><td></td><td></td></tr> <tr><td>DESIGNED FOR TENDER</td><td></td><td></td></tr> <tr><td>DESIGNED FOR CONSTRUCTION</td><td></td><td></td></tr> </table>	DESCRIPTION	INITIALS	DATE	SURVEYED			DESIGNED		2008-02-28	DRAWN		2011-11-03	CHECKED			DESIGNED FOR APPROVAL			DESIGNED FOR TENDER			DESIGNED FOR CONSTRUCTION			OPUS STEWART WEIR	BILL COSGROVE SITE DRAINAGE OUTSIDE STORAGE YARD PLAN & PROFILE LOT 6, PLAN 3632 R.S. DWG. No.: SP 3615360.A1 003 REV A DATE: MARCH 16, 2018
DESCRIPTION	INITIALS	DATE																																		
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DESIGNED		2008-02-28																																		
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DESIGNED FOR APPROVAL																																				
DESIGNED FOR TENDER																																				
DESIGNED FOR CONSTRUCTION																																				

Exhibit C: Site Inspection Report



Officer Name:	Sarah Madore	Officer Position:	Community Peace Officers
Development Authority	Aman Jhaver	Development Authority Position:	Senior Development Planner
Names & Positions of other attendees:	<p><u>LANDOWNER / REPRESENTATIVES</u> Cosgrove, Willian M</p> <p><u>PARKLAND COUNTY REPRESENTATIVES</u> Sarah Madore – Community Peace Officer Kathy MacKinnon – Development Compliance Coordinator Aman Jhaver – Senior Development Planner</p>		
Legal Address:	NE-8-53-26-4		
Municipal Address:	28304 114 Ave		
Zoning:	BI - Business Industrial District		
Owner/Tenant:	Cosgrove, Willian M		
Previous History:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Permits on File:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <ol style="list-style-type: none"> 1. Development Permit 16-D-104 Approved on March 07, 2017 (Not Valid) This Development Permit approval authorized Industrial Storage and Warehousing (Shipping containers and equipment storage yard, and sale and rental of industrial equipment), approved as a Discretionary Use in accordance with Section 7.1 of the County's Land Use Bylaw 20-2009. However, Parkland County's records indicate that several key conditions of the permit were not met. For a development permit to be considered valid and for development to commence, all conditions of approval must be satisfied. 2. Development Permit 16-D-129 Approved on May 07, 2016 (Not Valid) This Development Permit approval authorized the Natural Resource Extraction/Processing (Aggregate crushing and sales), approved as a Discretionary Use in accordance with Sections 7.1, 10.1 and 12.12 of the County's Land Use Bylaw 20-2009. However, Parkland County's records indicate that several key conditions of the permit were not met. For a development permit to be considered valid and for development to commence, all conditions of approval must be satisfied. 3. 95-D-128 Approved Accessory Building Development Permit on June 05, 1995 		

[Type here]

Date of Inspection:	November 20, 2025	Time of Inspection:	10:00 AM
Notes of Investigation:	<p>Image 1: Southern View (Main Entrance & Western Boundary)</p>  <ul style="list-style-type: none">• Observations: The image shows a newly constructed graded pathway extending south towards the main entrance. A new fence has been erected along the western property line.• Material Noted: The pathway consists of significant volumes of crushed concrete fill. The conversation with the landowner confirmed that this material was imported from external concrete plants.• Violations: Unpermitted Grading: No Development Permit (DP) has been issued for the "Engineering Operations" required to strip topsoil and replace it with industrial fill (Crushed Concrete).<ul style="list-style-type: none">○ Unpermitted Fencing: Fences in Industrial districts often require a permit if they exceed specific heights.○ Importation of Fill: The use of crushed concrete requires County oversight to ensure the material is clean and does not negatively impact the local water table or adjacent drainage.		

[Type here]

Image 2: Northern View (Internal Pathway & Grade Comparison)



- **Observations:** This image provides a view looking north along the newly constructed internal pathway. It captures the distinct visual difference between the retained, original natural grade and the newly established, significantly lower grade.
- **Metrics:**
 - Visual estimates suggest a total grade alteration of approximately **6 feet (1.8 meters)** in certain areas compared to original ground level.
 - **Landowner Confirmation:** During the inspection, the landowner verbally confirmed that they have imported and placed **crushed concrete fill to a depth of 3 to 4 feet (0.9 to 1.2 meters)** across the graded areas.

[Type here]



Image 3&4: Northern View (Stockpile and Fill Volume Analysis)

- **Observations:** These images, taken from the highest point of the original natural grade looking north, shows a massive stockpile and spreading area of **crushed concrete**.
- Images capture the transition where raw material (crushed concrete) is being dumped and then spread to elevate the site. The volume of material shown is consistent with the landowner's admission of a 3-4 foot fill depth.

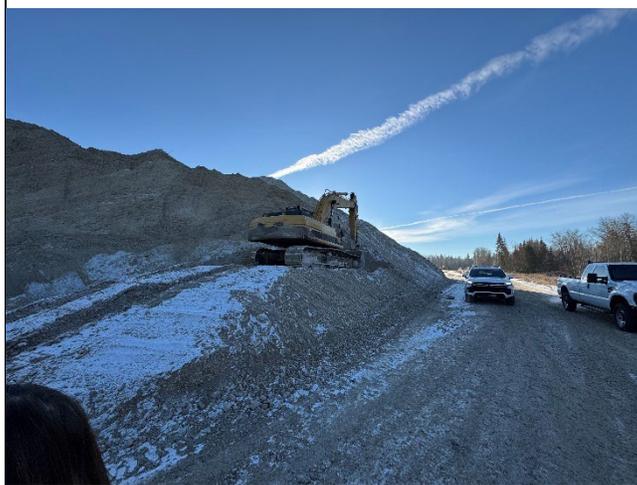
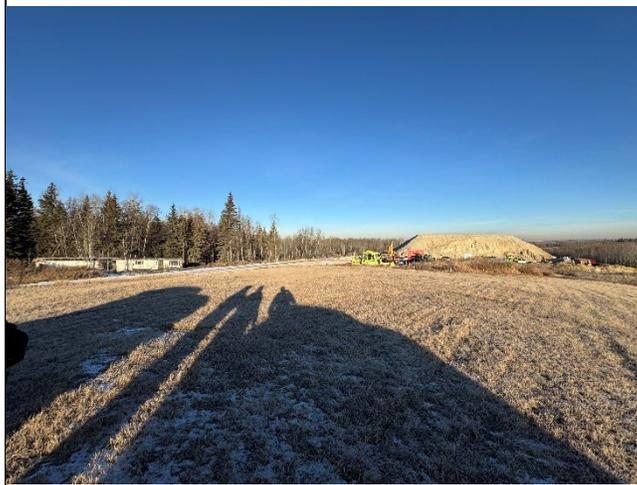


Image 5: Close-up of Crushed Concrete Stockpile

Observations: A close view of the imported material confirms it is crushed concrete containing various aggregate sizes. The material is being stored in high-density, uncontained stockpiles prior to being spread across

the site.

[Type here]

Image 6: Western Boundary (Unauthorized Drainage Ditch)



- **Observations:** This image shows a newly excavated ditch running along the western property line. The ditch appears designed to intercept and channel stormwater from the adjacent neighbor's property toward the north.
- The landowner's works are intended to discharge this collected water into the Alberta Transportation (AT) drainage system (the ditch for Highway 16).

Image 7: Southern View (Ditch Continuity)



[Type here]

- **Observations:** This image provides a view looking south along the western property boundary, capturing the southern extent of the unauthorized ditch.

Image 8: Northwestern View (Extent of Site Grading)



- **Observations:** This image shows the northern portion of the site, looking west from a position near the eastern property boundary. It documents that significant grading has already been completed across this entire area using imported crushed concrete.
- The image establishes the horizontal scale of the development. It clearly shows the full-site industrial grading project that has replaced the natural permeable surface with a compacted, industrial-fill platform.

[Type here]

Images 9, 10, & 11: Mid-Point to North (Eastern Boundary & Environmental Damage)



- **Observations:** These images show the eastern boundary of the property, where a natural watercourse has been physically altered. Significant environmental damage is evident, including the removal of riparian vegetation and the infilling of low-lying areas.
- The landowner has attempted to divert a natural watercourse along the eastern property line. The stated intent (as per site context) is to increase the "developable" area of the site by removing natural constraints.

[Type here]

	<p>Images 12, & 13: Mid-Point of Site (Boarded Pathway through ESA)</p>  <ul style="list-style-type: none">• Observations: A wooden boarded pathway has been constructed through a heavily vegetated, low-lying area identified as environmentally sensitive. The pathway spans from the central graded area to the eastern property boundary. <ul style="list-style-type: none">• The landowner confirmed the pathway was created specifically to provide access for the installation of a fence along the eastern boundary.• The construction involved clearing native vegetation and placing structures within a natural drainage corridor/wetland area without a Biophysical Assessment or Wetland Impact Assessment.
From where was the inspection conducted?	<i>Inspection began at entrance to 28304 114 Ave and continued through the property towards the north side. Inspection ended at property entrance.</i>
Were photographs taken?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are photographs attached?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (<i>attach to report and ensure they are time and date stamped</i>)
List any other attachments.	<i>Map of property</i>

December 19, 2025
Date Report Finalized

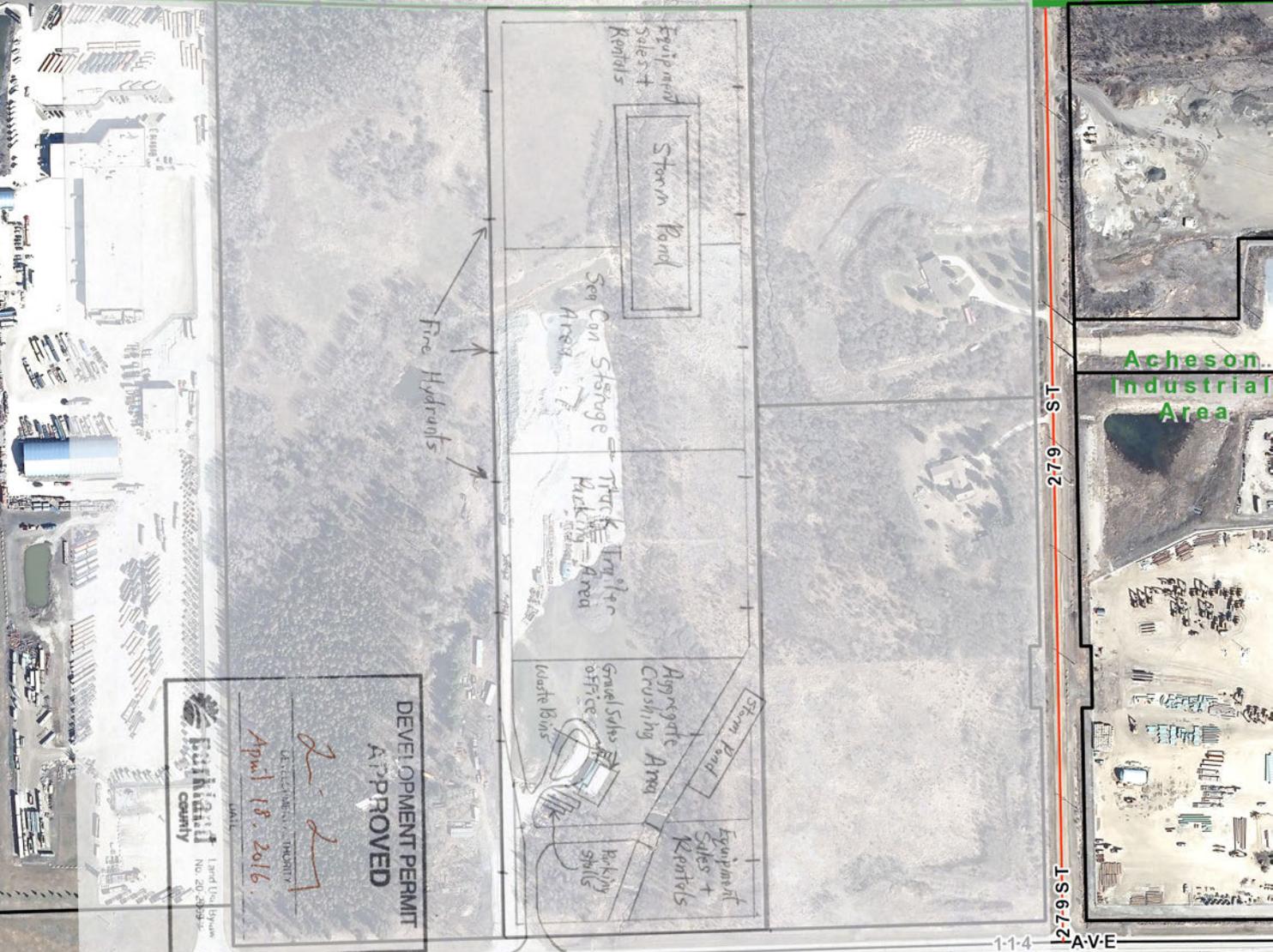
Aman Jhawer

Author of Report



Signature of Author

Exhibit D: – Approved Site Plans (from DP 16-D-129 & DP 16-D-104) on top of Aerial Photo from 2023



DEVELOPMENT PERMIT
APPROVED
 2-27
 APRIL 18, 2016
 PLANNING DEPARTMENT
 FAIRHURST COUNTY
 Land Use Bylaw No. 20-2593

A. INTRODUCTION

- 1) These submissions are filed on behalf of Mr. William Cosgrove (“**Cosgrove**”) and his company, Disposal Services Inc. (together, the “**Appellants**”), appealing the Stop Work Order (the “**Order**”) issued under section 645 of the *Municipal Government Act*, RSA 2000, c M-26 (the “**MGA**”) on December 2, 2025, for the lands legally described as NE-8-53-26-W4, Lot 8, Plan 3632 RS (the “**Lands**”).
- 2) The central point is straightforward. The Order should be quashed because the activities it describes—excavation, stripping, grading, removal of topsoil, alteration of drainage patterns and movement of earth—are authorized by Development Permit 16-D-129 (“**DP-129**”),¹ a discretionary use approval granted on April 18, 2016, for Natural Resource Extraction/Processing (aggregate crushing and sales), which has never been cancelled and whose conditions expressly require and regulate drainage and grading in accordance with an engineering plan prepared by Opus Stewart Weir Ltd. (the “**OSW Plan**”).²
- 3) The Appellants seek an order from the Board quashing the Stop Work Order.
- 4) The key legal standards are those in Part 17 of the MGA, including sections 645, 646, 553 and 554 (as referenced in the Order).

B. STATEMENT OF FACTS

Summary:

- 5) On March 30, 2016, the Appellants applied for a discretionary development permit for Natural Resource Extraction/Processing (aggregate crushing and sales) on the Lands.³
- 6) On April 18, 2016, the County’s Development Authority approved DP-129, authorizing aggregate crushing and sales as a discretionary use in accordance with Sections 7.1, 10.1 and 12.12 of Land Use Bylaw 20-2009. The permit was issued with a notice date of April 22, 2016, with an effective date of May 7, 2016, if no appeal was received.
- 7) There is no record of any appeal against DP-129.
- 8) DP-129 includes conditions, including location setbacks and environmental controls, and at condition 6 requires that “[a]ll drainage and grading improvements shall be in accordance with the drainage/grading plan Drawing No. SP 3615360.A1 by Opus Stewart Weir (or the most recent revised version of this plan).”⁴ The permit recognizes that further regulatory interfaces are required and, in the permit notes, stipulates responsibility to obtain a Roadside Development Permit from Alberta Transportation and to ensure compliance with applicable provincial environmental legislation.
- 9) There is no record of DP-129 being cancelled, suspended, or modified.
- 10) On June 30, 2025, the Appellants met with the Order’s issuing officer, Braden Slemko (“**Slemko**”), and the Appellants advised Mr. Slemko that they intended to continue

¹ Discretionary Use Approved Development Permit Application No.: 16-D-129 (“DP-129”), **Exhibit “A”**.

² Stormwater Management Plan, Opus Stewart Weir Ltd., (“OSW Plan”), **Exhibit “B”**.

³ Development Permit Application dated March 30, 2016, **Exhibit “C”**.

⁴ *Supra* note 1, Exhibit “A”.

development of the project, and asked the County to put in writing any objection with reasons within 14 days, otherwise they would continue.

- 11) After the meeting with Slemko, the Appellants never received a stop work order, and continued with development of the project. Parkland County is estopped from alleging the development was unauthorized.
- 12) On December 2, 2025, despite the County's prior knowledge of the works and their context, the County, in bad faith, issued the Order alleging "extensive excavation, stripping, and grading," "removal of topsoil," "alteration of established drainage patterns," and "movement of earth material" without a development permit, and failed to acknowledge DP-129 at all.
- 13) That omission is not incidental. DP-129 expressly requires that "all drainage and grading improvements shall be in accordance with the drainage/grading plan Drawing No. SP 3615360.A1 by OPUS Stewart Weir (or the most recent revised version of this plan)." The types of works cited in the Order—grading, re-profiling, drainage adjustments consistent with the approved plan—were contemplated by, and sit squarely within, the scope of DP-129 as issued and as recognized for years in County correspondence, engineering reviews and inter-agency coordination.
- 14) DP-129 expressly permits and authorizes the Appellants to do what is complained of in the Order.

Historical Background:

- 15) The historical background surrounding DP-129 is relevant for the hearing. The information below, obtained primarily through a FOIP request, demonstrates that the Order is inconsistent with the County's own records and inter-agency history, rendering it unenforceable.
- 16) The chronology begins with the County's delegated role under the Acheson/Big Lake "Fenceline" approval and the build-up of inter-governmental correspondence from late 2016 through mid-2017.
- 17) During this period, Parkland County (as approval holder), Alberta Environment and Parks ("**AEP**") (as Director/oversight), and Alberta Transportation ("**AT**"), and the Appellants exchanged emails about stormwater, wetland obligations, and highway interface issues on and around the Lands. The Appellants acted transparently and promptly, supplying all requested technical materials and engaged directly with each agency as issues arose. The records show:
 - a) DP-129 was repeatedly treated by Parkland County as a valid and operative development authorization;
 - b) AEP expected Parkland County to administer stormwater and wetland matters under the Fenceline regime; and,
 - c) AT raised highway-adjacent drainage concerns that County Engineering contemporaneously questioned as extending beyond AT's mandate.

AEP and Water Act Approval

- 18) The Fenceline Approval was first issued in December 2011 as Water Act Approval No. 00287756-00-00 to Parkland County to address stormwater outlets and wetland alteration for the Acheson/Big Lake area in light of anticipated growth and cumulative drainage effects. As approval holder, Parkland County was to manage stormwater within the defined fenceline boundary, develop a wetland inventory, administer wetland mitigation, and provide annual reporting to remain in compliance.⁵ Developers within the fenceline seeking to alter wetlands would compensate through Parkland's process, and stormwater works consistent with the approval did not require an additional Water Act approval.
- 19) AEP's position was that complete authority for stormwater approvals within the fenceline lay with Parkland County. AEP confirmed it would not accept parallel applications and expected the County to submit wetland matters to the Director, write applicable conditions into development permits, and ensure professional engineering oversight.⁶ This delegated framework was operative at the time the County approved DP-129.
- 20) In late 2016, at Parkland County's direction, the Appellants began engaging with AEP under the Water Act. The Appellant's complied with all requests, despite the same not being a condition under DP-129. AEP's file review from December 2016 onward requested additional information, including a rare plant survey, a permanence assessment of the creek, and verification of wetland boundaries/ABWRET-A scoring, all of which the Appellants provided.⁷
- 21) In early 2017, as DP-129 proceeded and related engineering deliverables were exchanged, AEP and Parkland discussed Parkland's outstanding 2016 Fenceline annual report and the mechanics of Parkland's delegated functions. The Appellants application with AEP was left on hold as AEP waited on Parkland's annual report.
- 22) On May 25, 2017, several months late due to internal delays, Parkland emailed AEP the 2016 annual report.⁸ On May 29, 2017, Parkland advised the Appellants it had been submitted the report to AEP.⁹ On June 8, 2017, AEP proposed a coordination meeting with Parkland to clarify roles, processes, and touchpoints for stormwater and wetland files within the Fenceline, including when Parkland must submit wetland mitigation materials to the Director and how Parkland should capture conditions in development permits and agreements.¹⁰ This proposal followed AEP's review of the Appellants' Water Act file and Parkland's delayed reporting.

⁵ Water Act Approval No. 00287756-00-00, **Exhibit "D" [unable to locate Rev – 00]**

⁶ Parkland County Meeting Minutes dated June 22, 2017, **Exhibit "E"**.

⁷ Email from Dwayne Hollett ("Hollett") to Amanda Cooper ("Cooper") dated December 7, 2016, **Exhibit "F"**, Email from Cooper to Hollett dated December 7, 2017, **Exhibit "G"**, Email from Hollett to Feinan Long ("Long"), forwarded to Cosgrove, dated April 4, 2017, **Exhibit "H"**, Email from Cooper to Cosgrove dated June 8, 2017, **Exhibit "I"**, Email from Cooper to Cosgrove dated June 28, 2017, **Exhibit "J"**.

⁸ Email from Long to Cosgrove dated April 5, 2017, **Exhibit "K"**, Email from Cooper to Cosgrove dated April 5, 2017, **Exhibit "L"**, Email from Cosgrove to Cooper dated April 7, 2017, **Exhibit "M"**, Email from Cosgrove to Cooper dated April 14, 2017, **Exhibit "N"**, Email from Clint Richards ("Richards") to Cosgrove dated April 17, 2017, **Exhibit "O"**, Email from Cosgrove to Richards dated May 9, 2017, **Exhibit "P"**, Email from Richards to Andrew Patton ("Patton"), dated May 25, 2017, **Exhibit "P"**, Email from Richards to Cosgrove dated May 29, 2017, **Exhibit "Q"**.

⁹ *Supra* note 8, Exhibit "Q".

¹⁰ Email from Cooper to Richards dated June 8, 2017, **Exhibit "R"**.

23) The coordination culminated in a meeting on June 22, 2017. The minutes record the following:¹¹

- a) "It was indicated that through this approval, AEP cannot receive any additional applications nor issue any further approvals for developments within this Fenceline boundary. Complete authority has been granted to Parkland County through the Fenceline approval; however, the County must request amendments to the Approval in specific instances where there is variance to the Acheson Big Lake Area (ABLA) Masterplan";
- b) "The County is responsible to ensure that all conditions are met by the developer prior to issuing a development permit. All information must be submitted by the County to AEP at least a minimum of 30 days prior to disturbing a wetland (or 60 days for major works) for review prior to issuing a development permit. Within the fenceline approval, all applicable conditions should be written into the development agreement or permit for any development occurring within the fenceline area. It is the County's responsibility to ensure that not only the design of any stormwater or drainage infrastructure is consistent with the ABLA master plan, but also that all necessary studies and assessments (including wetland assessment and impact reports (WAIR) and associated wetland replacement plans) are completed and reviewed by the County, and that storm pond and drainage infrastructure design, and construction supervision, is supervised and signed off by a professional engineer";
- c) "Private Ownership of stormwater facilities within the Fenceline is allowable but approvals, developments, any surface or underground infrastructure design, construction and maintenance will still be the responsibility of Parkland County as the approval holder, and all fenceline approval requirements related to stormwater, drainage or wetlands would be applicable, including annual reporting of activities to remain in compliance. Parkland County could enter into maintenance and reporting agreements with private owners to ensure long term transfer of responsibility" (emphasis added);
- d) "[Amanda Cooper] stressed the extreme importance in not letting the renewal (2026) lapse and ensure renewal application is done in advance (minimum 6 months). If the County does not submit an amendment requesting renewal, a complete approval application process would be triggered which includes public inputs";
- e) [Amanda Cooper] will be responding to current application (ABLA-4-8) [Cosgrove] that an approval cannot be obtained as there is an existing approval which covers the request, providing contact of Parkland County (emphasis added).

24) It is against that framework Parkland County approved DP-129.

25) AEP withdrew the Appellants' separate Water Act application because the County's Fenceline approval already covered the activities, confirming that developers within the Fenceline "do not need to apply for an additional Water Act approval," and directing Parkland to administer mitigation and submit wetland plans to the Director.

¹¹ *Supra* note 6, Exhibit "E".

26) AEP effectively chastised the County for not operationalizing its delegated role: it recorded that “complete authority” lay with the County, that the County “is responsible to ensure that all conditions are met by the developer prior to issuing a development permit”, and that private ownership of stormwater facilities is allowable but “design, construction and maintenance will still be the responsibility of Parkland County as the approval holder,” including annual reporting. Accordingly, responsibility for the design, construction, maintenance, monitoring, and reporting of stormwater facilities within the Fenceline rests with Parkland County as the approval holder.

Alberta Transportation’s Involvement:

27) AT’s position with respect to DP-129 and the development of the Lands has been to hold the Roadside Development Permit in abeyance unless and until the Appellants furnished an engineer-endorsed plan proving that post-development stormwater leaving the property would not increase discharge rate or reduce water quality at the Highway 16 right-of-way, coupled with prescriptive requirements for erosion control and grading tie-ins both at the Highway 16 boundary and at the County’s ditch along 114 Avenue.¹² Those requirements were first set out by Robert Lindsay (“**Lindsay**”) on January 30, 2017, when AT stated it would “hold your application in abeyance pending receipt of this required information,” expressly demanding erosion control plans, cross-sections tying site grading to the highway property line and the south roadside ditch, and confirmation that the rate and quality of “all of the storm water” discharging at the highway boundary would not deteriorate after development.¹³ The breadth of those demands extends beyond protecting the highway interface and into on-site design and County drainage, while County engineering was already reviewing on-site drainage against AEP guidance. The abeyance posture and the scope of AT’s conditions are documented in AT’s January 30, 2017 letter and underscore a pattern of overreach that is not supported by any statutory necessity identified in the record.

28) The Appellants provided the OSP Plan on March 4, 2017.¹⁴ Four months later, notably after the AEP June 22, 2017, meeting, Lindsay wrote that he had “finally completed” AT’s review, and asserted the plan “has not addressed all of your surface water that will arrive at the Highway 16 right of way,” and required that the plan address both precipitation on Lot 8 and “overland flows arriving at your property from neighbouring lands,” including a proposed bypass ditch—failing which AT would continue to hold the permit in abeyance.¹⁵

29) The insistence that the Appellants assume responsibility for third-party and municipal inflows, and redesign on-site systems until all such flows were comprehensively managed, pushed well beyond AT’s remit and moved the goal posts. Parkland County’s Development Engineering was explicit that flow mitigation beyond the highway interface was not part of its review, that on-site stormwater would be assessed to AEP quality and release-rate guidelines, and that residual concerns “should be addressed by AEP representatives,” underscoring that AT’s requirements strayed into AEP and County jurisdiction.¹⁶ AT’s July 6 email and Parkland’s contemporaneous correspondence demonstrate that AT’s position was both expansive and jurisdictionally misplaced.¹⁷

¹² Letter from Lindsay to Cosgrove dated January 30, 2017, **Exhibit “S”**.

¹³ *Ibid*.

¹⁴ Email from Cosgrove to Lindsay dated March 4, 2017, **Exhibit “T”**

¹⁵ Email from Lindsay to Cosgrove date July 6, 2017, Exhibit “T”.

¹⁶ *Supra* note 7, Exhibit “H”.

¹⁷ *Supra* note 14, Exhibit “T”.

- 30) Correspondence dated March 4, 2025, between Matthew Good (“**Good**”) and Andrew Patton, produced as part of the FOIP request, states the follow:¹⁸

I have attached a letter of correspondence from Amanada Cooper _____ that indicated that we (Parkland County) have the authority to permit the realigning of the natural drainage course. It is my understanding that our (Parkland County) Fence Line approval lonely permits us to authorize development that aligns with our Acheson Big Lake Stormwater Plan/Reports. The realigning of a natural drainage course does not align with our plans as well, you will see the (sic) Bill is looking to capture and retain only the stormwater that comes off the developed portion of his site and has no intention of retaining or monitoring the quality of water for the natural drainage course.

- 31) Good wrote Lindsay on March 4, 2024, and stated the following:¹⁹

...The attached letter eludes to the matter of Bill having to monitor and manage the natural drainage course flows and I wanted to touch base with you to make sure I was interpreting this correctly. It is our understanding that natural drainage is managed by AEP and so I have reached out to Andrew Patton to discuss the proposed plan in more detail...

- 32) Lindsay wrote Good on March 4, 2025, and opined that the Appellants’ proposed ditch “will not provide the same filtering, permeation or slowing effect” as the existing vegetated watercourse and that “water quality is likely to be worse and the discharge rate & volume is likely to be higher,” before directing that the landowner “manage ALL his water,” for example by routing all flows to an on-site storm pond.²⁰ In essence, AT moved the goal posts, now requiring the Appellants to deal with the County’s water. He also acknowledged that AT’s “only substantial concern” with the property’s development was water management and that the project would not “break” the Highway 44 interchange or the Highway 60 signals, which further exposes the disproportion between AT’s narrow mandate at the highway interface and the breadth of conditions it attempted to impose.²¹

- 33) The interface with AEP and Parkland County further demonstrates that AT’s requirements overlapped with, and at times conflicted with, AEP and Parkland County. On June 8, 2017, AEP advised that the Water Act application was incomplete and specified AEP-level technical requirements, including a “Storm water Plan,” rare plant survey, permanence assessment of the creek, and historical evidence, confirming AEP’s active regulatory role over drainage and wetlands on and through the site. On August 17, 2017, Parkland County’s Director, Carol Bergum, recorded that AEP had indicated the County was responsible to assess Water Act requirements, that the County lacked a process and resources for that work, and that “AB Transportation has requested additional information regarding water flow onto road ROWs” before providing its approval—underscoring the overlap and the friction created by AT’s extra-mandate demands. Parkland County’s Development Engineering had already made clear that on-site stormwater would be assessed to AEP guidelines and that AT’s residual concerns “should be addressed by AEP

¹⁸ FOIP document (uncertain as to Email), dated March 4, 2025, **Exhibit “U”**.

¹⁹ Email from Good to Lindsay date March 4, 2025, **Exhibit “V”**.

²⁰ *Ibid.*

²¹ *Ibid.*

representatives". Taken together, these records show that AT's abeyance posture and prescriptive conditions encroached upon AEP and County jurisdictions and caused delay without identifying any highway safety or capacity concern beyond the stormwater interface itself.

Last Few Years:

- 34) From 2018 onwards, the contemporaneous records show Parkland County staff continuing to recognize DP-129 as operative.
- 35) In early 2022, Parkland County's Senior Planner sent the Appellants the "site plan you submitted for 16-D-129" for 28304-114 Avenue and expressly directed the stormwater and drainage questions to Engineering for response, copying the Manager of Land Development Engineering.²² Internally, Parkland County continued to communicate about DP-129.²³ Read together, those exchanges demonstrate on their face that, as at early 2022, County staff were still working off the DP-129 site plan as the governing technical reference.
- 36) On April 3, 2024, Karen Kormos wrote Aman Jhawar, and asked Aman Jhawar to contact Cosgrove and stated "he is looking to develop his property in Acheson. He has had a couple of approvals in the past for filing and just as an fyi there are drainage issues on site".²⁴
- 37) The documentary record further shows the County continuing to discuss DP-129 internally. On November 5, 2024, Parkland County, Dwayne Hollett ("**Hollett**"), circulated the Appellants' materials internally with a subject line of "Bill Cosgrove".²⁵ That transmittal evidences that DP-129 remained part of the County's working file and continued to be consulted for present decision-making.
- 38) On April 23, 2025, Parkland County followed up with Cosgrove seeking an update on the development, and forwarded an email, devoid of context, which imposed possible new restrictions on the development.²⁶
- 39) On June 30, 2025, the Cosgrove met with Slemko and advised that he would be continuing with development, inviting the County to issue a stop work order within two weeks if it objected. No order was received within that timeframe, and the Appellants proceeded with the development as stated.
- 40) In reliance on DP-129, the Appellants have invested millions of dollars in the development, including moving substantial quantities of crushed concrete to the site over several years.
- 41) The County's Stop Order of December 2, 2025, does not acknowledge DP-129 at all, notwithstanding the County's evident awareness of the permit. The Appellants' Notice of Appeal filed in response asserts that the Permit continues to be in force and effect and that the activities complained of are authorized under DP-129.

²² Email from Rachele Trovato ("Trovato") to Cosgrove dated January 19, 2022, **Exhibit "W"**.

²³ Email from Hollett to Good dated January 20, 2022, **Exhibit "X"**, Email from Hollett to Trovato dated January 20, 2022, **Exhibit "Y"**, Email from Trovato to Hollett dated February 1, 2020 **Exhibit "Z"**, Email from Trovato to Hollett dated February 4, 2020, **Exhibit "AA"**.

²⁴ Email from Karen Kormos to Aman Jhawar dated April 3, 2024, **Exhibit "BB"**.

²⁵ Email from Hollett to Deborah Kaleikinmi-Johnson dated November 5, 2024, **Exhibit "CC"**.

²⁶ Email from Good to Cosgrove dated April 23, 2024, **Exhibit "DD"**

42) Many further records exist.

C. ISSUES

43) The only question the Board need determine now is whether a “true contravention” existed to justify a stop work order under s. 645 of the Municipal Government Act (MGA), i.e., whether any development, land use, or use of a building by the Appellants was “not in accordance with” the MGA, the land use bylaw, or DP-129.

D. ARGUMENT

44) The Board can decide the sole live question-whether there was a “true contravention” supporting a stop work order-without resolving contested historical details or inter-agency process matters. Those facts provide helpful context about jurisdiction and process, but they are not elements of s. 645.

45) Section 645 authorizes a stop order only where a development, land use, or use of a building is “not in accordance with” the MGA, the land use bylaw, or the applicable development permit. The evidentiary record identifies no specific breach of DP-129, no land-use infraction, and no statutory non-compliance by the Appellants.

46) Parkland’s records consistently recognize DP-129’s validity (including after July 2025 when DP-104 was expressly declared invalid with notice) and route technical issues through Engineering under DP-129; AEP’s June 22, 2017 direction confirms that additional Water Act approvals are not required for stormwater works within the Fenceline. In short, the legal preconditions for a stop order are absent.

47) Parkland’s reliance on stop orders is not a lawful substitute for administering DP-129 conditions and seeking Director input on wetland matters. That approach amounts to fettering and failure to consider relevant considerations (the Fenceline Approval and Master Drainage Plan).

E. CONCLUSION

48) The Historical Background explains why the Appellants proceeded as they did and why Parkland’s administrative choices culminated in a stop order; however, those background details need not be adjudicated to resolve the narrow statutory issue now before the Board. The determinative question is whether a “true contravention” existed under s. 645 and the record demonstrates it did not.

49) The Board must revoke the Order.



Planning and Development Services

Phone: (780) 968-8443 Fax: (780) 968-8444

DISCRETIONARY USE APPROVED DEVELOPMENT PERMIT

APPLICATION NO.: 16-D-129
ROLL: 254002

Disposal Services Inc
12011-168 St
Edmonton, Alberta, T5V 1M9

YOUR APPLICATION FOR: Aggregate Crushing and Sales located at Lot 8, Plan 3632 RS Acheson Zone 1, NE-8-53-26-W4 Municipal Address 26408 TWP RD 531A was considered by the Development Authority and approved subject to the following conditions:

This Development Permit authorizes the following use: **Natural Resource Extraction/Processing (Aggregate crushing and sales)**, approved as a Discretionary Use in accordance with Sections 7.1, 10.1 and 12.12 of the County's Land Use Bylaw 20-2009.

1. **The proposed development must be located within the property boundary in such manner that the boundary of the aggregate crushing use is at minimum 1,000 ft. from the boundary of the multi-parcel residential subdivision to the north, as shown on the submitted site plan.**
2. The applicant shall provide a landscaping plan and security in the amount of 100% of the cost estimate of the landscaping. The security shall be in the form of an irrevocable letter of credit, to ensure that the landscaping is provided, installed and maintained in accordance with Section 13 of Parkland County's Land Use Bylaw 20-2009.
3. As per Parkland County Policy all commercial and industrial outdoor lighting installations and outdoor luminary replacements requiring an electrical permit shall be Dark Sky complaint.
4. All development shall be landscaped in a manner to prevent any surface run-off onto adjacent properties.
5. The applicant/landowner shall remove all garbage and waste at his/her own expense and keep the site in a neat and orderly manner.
6. All drainage and grading improvements shall be in accordance with the drainage/grading plan Drawing No. SP 3615360.A1 by OPUS Steward Weir (or the most recent revised version of this plan).
7. Hours of Operation - The hours of operation for the aggregate crushing shall be specified as: 7 a.m. to 5 p.m. Monday to Saturday; No activities on Sunday. Please note any changes to the above noted hours of operation will require a new development permit approval.
8. Dust and Noise - The applicant shall: a) prevent noise from becoming an annoyance to neighbouring landowners at the request of and to the satisfaction of the Development Authority. Required prevention may include, but not be limited to, locating stockpiles to act as sound barriers and using methods of minimizing or reducing noise created by machinery and equipment. Noise that exceeds the level as specified in the Community Standards Bylaw is an indication that noise may be an annoyance; and b) ensure compliance with the Environmental Protection & Enhancement Act regarding dust and air quality.
9. The proposed development shall conform to the submitted plans and shall not be moved, altered or enlarged except where authorized or directed through this permit approval.
10. Any proposed changes shall first be submitted for review by the Development Authority. Any changes considered substantial or inconsistent with this approval, as determined by the Development Authority, may require separate development permit approval.
11. Failure to comply with the conditions of this permit may result in the permit being cancelled, suspended or modified.

PERMIT NOTES:

1. The applicant/landowner is responsible to obtain a Roadside Development Permit from Alberta Transportation.

Parkland County 53109A Highway 779, Parkland County, AB Canada, T7Z 1R1
Phone (780) 968-8888 Toll Free 1-888-880-0858 Fax 780-986-8413

www.parklandcounty.com

- 2. The applicant/landowner is responsible to ensure compliance with the Alberta Fire Code.
- 3. The applicant/landowner is responsible to ensure compliance with the Environmental Protection & Enhancement Act regarding dust and air quality.
- 4. The applicant/landowner is responsible to ensure compliance with the Alberta Wildlife Act and the Migratory Birds Convention Act.

You are hereby authorized to commence the development outlined above on or after **May 07, 2016**, provided that all conditions of approval are complied with and no appeal is received. If an appeal is received the permit is suspended until the Subdivision and Development Appeal Board (SDAB) has rendered a decision on the appeal. In the case of an appeal the effective date of the approval shall be when the SDAB makes their decision.

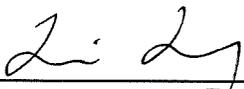
DATE OF DECISION: **April 18, 2016**

DATE OF ISSUE OF NOTICE OF DECISION: **April 22, 2016**

The development must be started and diligently pursued within **twelve (12) months** from the date of decision, unless otherwise specified on this development permit approval or in the conditions of the development permit approval. If the authorized development is not commenced the approval ceases and this permit is deemed void, expired and without effect, unless and extension to this permit has been previously granted.

Section 17 of the Land Use Bylaw explains the steps for submitting an appeal to the SDAB by any person, **including the applicant**, claiming to be affected by a decision of the Development Authority. All appeals must be in writing and must be received by the Secretary of the Subdivision and Development Appeal Board no later than **May 06, 2016**.

PLEASE NOTE: Parkland County requires that a non-refundable fee of **\$200.00** must be paid for and appeal served on the Subdivision and Development Appeal Board by the applicant.



 Feinan Long
 Development Planner



Lot8, Plan 3632 RS
NE 8-53-26-W4

STORMWATER MANAGEMENT PLAN

Revision 1 – Previous Version Issued Dec 19, 2012

Opus Stewart Weir Ltd
Sherwood Park Office
Suite 140, 2121 Premier Way
Sherwood Park AB T8H 0B8
Canada

Telephone: +1 780 410 2580
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Date: March 19, 2016
Reference: S-36153.00

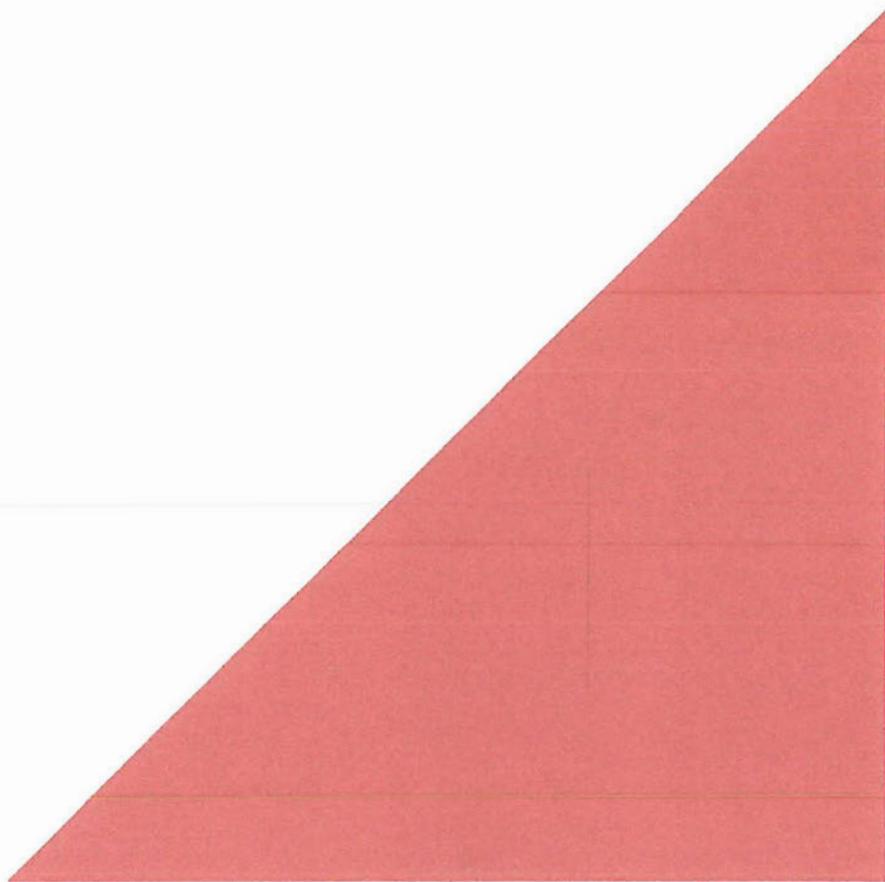


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APPENDICES:

APPENDIX A – Lot Grading and Land Use Plans (Drawing Set)

APPENDIX B – Figures 5.17 and 5.20 from the Acheson and Big Lake Area Master Drainage Plan (2011)

1 SITE DESCRIPTION

1.1 Introduction

The project consists of the development of Lot 8, Plan 3632RS within NE 8-53-26-W4 within Parkland County to a commercial/industrial use. The lot falls within the Acheson Industrial Area Structure Plan boundaries.

Opus Stewart Weir (OSW) has been retained by the owner to prepare a Stormwater Management Plan that assesses pre and post development scenarios and presents a stormwater management design that meets applicable standards and guidelines.

1.2 Site Description

The project site encompasses approximately 13.5 hectares of land to be developed and is located south of Highway 16 and west of Range Road 264 on Twp Rd 531A in Parkland County, Alberta.

The lot is long and narrow and approximately 690 m long and 195 m wide. There is currently an existing drainage course running through the center of the lot from south to north. The drainage course takes flow from the south east from the Twp Rd 531A road ditch. There are also two small intermittent draws from both adjacent lots.

The intent of the storm water management design is to re-align the existing drainage to the east edge of the site. Water entering the site from the south will flow through uninterrupted along the new alignment. Drainage from the site will be directed away from the re-aligned channel and will flow through one of two proposed storm ponds designed to control discharge to the required 2.5l/s/ha.

2 DESIGN STANDARD

2.1 Design Criteria and Assumptions

Based on the Acheson and Big Lake Area Master Drainage Plan (2011), the Acheson Industrial Area Structure Plan (2011), the Alberta Environment 2006 Standards and Guidelines for Municipal Storm Drainage Systems, the Alberta Environment Stormwater Management Guidelines 1999 and site specific constraints, the following design criteria have been developed and used for the stormwater design:

Acheson Industrial Area Structure Plan

- Clause 6.2.3.4 Pursue the implementation of the general design criteria and recommendations from the Acheson and Big Lake Area Master Drainage Plan – Amendment (2011)
- Clause 6.2.4.4 The construction and operation of all stormwater facilities in Acheson shall comply with existing Alberta Environment and Sustainable Resource Development Water Act approval requirements.

Acheson Big Lake Area Mater Plan

Zone 1, Basin 4, Sub-basin 4-8

- 80% imperviousness
- 1.2 or 2.5 l/s/ha discharge rate depending on downstream conditions
- 105.8mm runoff depth

Alberta Environment

- Dry pond maximum active retention storage depth 1.5m
- Maximum interior sideslopes 4H:1V
- Maximum exterior sideslopes 3H:1V
- Minimum freeboard of 0.6m
- Minimum ratio of effective length to effective width 4:1 to 5:1
- Emergency spillway

3 PROPOSED STORMWATER MANAGEMENT PLAN

3.1 Proposed Stormwater Management Plan

The site currently has an existing intermittent drainage course that runs more or less down the centre of the lot from south to north. The contributing area to this drainage course includes lands to the south and east as shown on Figure 5.20 (extracted from the Acheson and Big Lake Area Master Drainage Plan) consisting of over 160 hectares of partially developed land.

The Master Drainage Plan anticipates upgrades to this drainage course in the future to accommodate additional flow from a future lift station south of the CN rail line.

The intent of this Stormwater Management Plan is to propose a solution that separates site drainage from the existing watercourse while providing a required level of control for the post-development run-off from the proposed development on Lot 8.

This site poses some unique design challenges from a stormwater perspective. The existing drainage intersects the property and the natural lay of the land drains towards the center. Maintaining this alignment would bisect the already narrow lot and limit land use possibilities. We are proposing to re-align the existing drainage to the east lot line. This allows internal site grading and fill to proceed without the need for multiple channel crossings and culverts.

The internal site grading will be directed towards one of two proposed storm ponds. The large storm pond will be located close to the north end of the lot, leaving a defined setback from the highway ditch for commercial development. The second small storm pond will be located in the southeast corner of the site on the east side of the ditch realignment. The proposed channel re-alignment creates a triangle of land in the southeast corner that is separate from the remaining parcel area. We are proposing that this small catchment area is intercepted by a long narrow ditch shaped pond parallel to the channel alignment. Run-off will be controlled in this small pond before being released into the drainage channel.

Table 3.1 below summarizes the results of the stormwater run-off assessment and the proposed stormwater pond volumes.

Table 3.1 Stormwater Pond Parameters

Calculation Parameters	
Pond No. 1 (Main Pond)	
Pond Tributary Area	11.3 Hectares
Maximum Rate of Discharge	0.028m ³ /s
100 Year Post Development Percent Runoff	80%
Recommended Pond Volume	4,432m ³
Orifice Plate	10.5cm
Pond No. 2 (Small Pond)	
Pond Tributary Area	1.25 Hectares
Maximum Rate of Discharge	0.003m ³ /s
100 Year Post Development Percent Runoff	80%
Recommended Pond Volume	490m ³
Orifice Plate	2cm

The ponds have been sized based on the 2.5 l/s/ha discharge rate presented in the Master Drainage Plan since there are no downstream conditions presented in the report to warrant the more stringent release rate.

The ponds will be rectangular in shape maintaining the Alberta Environment requirement of 4:1 effective length to width ratio. The outlet control structures will have an orifice to accommodate very low flow conditions and control larger storm events. The structures will also be constructed with an overflow weir to maintain the HWL and accommodate large rainfall events.

The proposed pond is a dry pond with micro-pools at the inlets and outlet. The detention in the storm pond will assist with the removal nutrients from the water through biological uptake and sedimentation. The overall water quality treatment is expected to exceed the solids removal performance of Alberta Environment of 85% removal of particles 75 microns and larger.

The micro pools at the inlets and outlet area will further assist in the settling of sediments and any associated contaminants. The micro pools will help prevent the re-suspension of sediment and clogging of the pond outlet.

The drawing set included as Appendix B displays the conceptual pond design and control structure. The control structure will perform two functions:

1. Maintain the design pond water level.
2. Control the flow rate.

To ensure the stormwater pond maintains its designed operation standard, regular maintenance should take place. Regular and appropriate maintenance should include the following:

1. The control structure should be inspected and cleaned once per year, or as required.
2. The micro pool should be inspected once per year, and cleaned once every 3 years, or as required.

4 CONCLUSIONS AND RECOMMENDATIONS

The following is a summary of the Stormwater Management Plan conclusions and recommendations for the proposed development.

1. The site has two defined catchment areas totaling 12.55ha. Drainage from the entire site will be directed through one of two proposed stormwater management ponds and discharged to the Highway 16 road ditch. The existing drainage channel through the property will be re-aligned to the east property line to allow off-site drainage to flow through the site unobstructed.
2. The stormwater ponds have been sized to control the discharge of water to 2.5l/s/ha.
3. The pond design as presented in this report meets the requirements in the Acheson Big Lake Area Mater Plan, the Acheson Industrial Area Structure Plan and applicable Alberta Environment standards and guidelines.

5 CLOSURE

This report was prepared by Opus Stewart Weir for Bill Cosgrove. The material in this report reflects Opus' best judgment in light of the information available at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Opus Stewart Weir accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken based on this report.

This document is dated March 19, 2016. The report was prepared by:

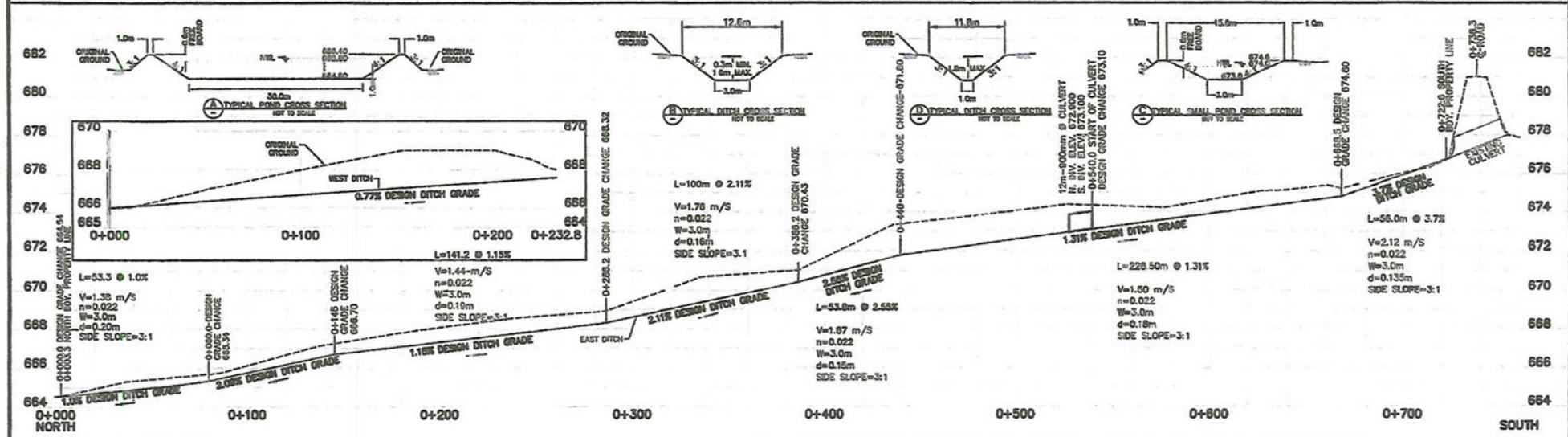
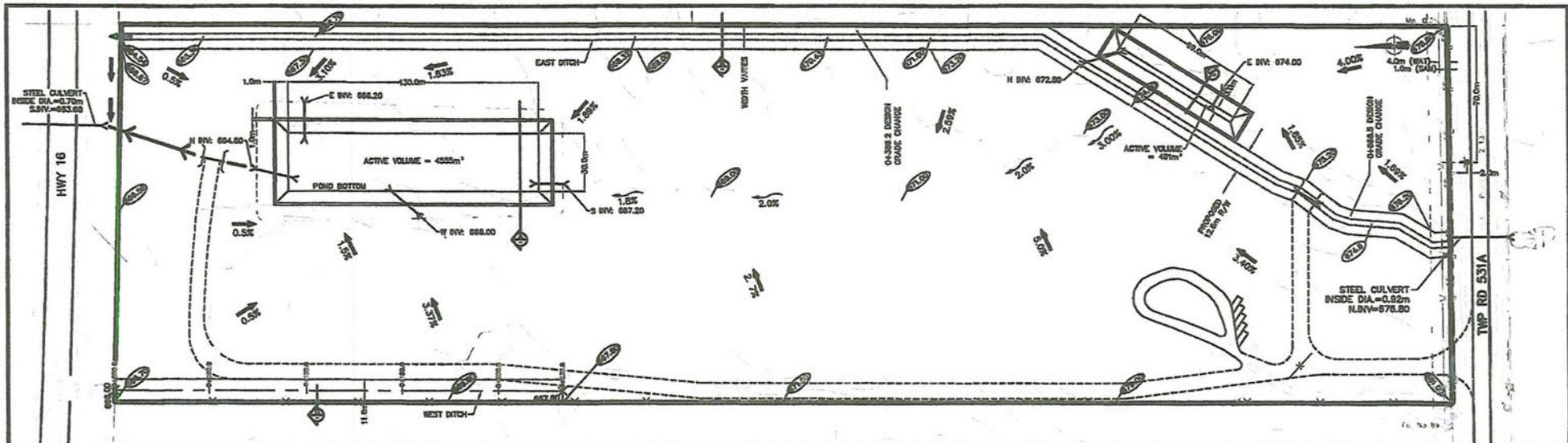
Opus Stewart Weir



Kirsten Davis, P.Eng.

APEGA Permit to Practice # P000292

APPENDIX A:
Lot Grading and Land Use Plans



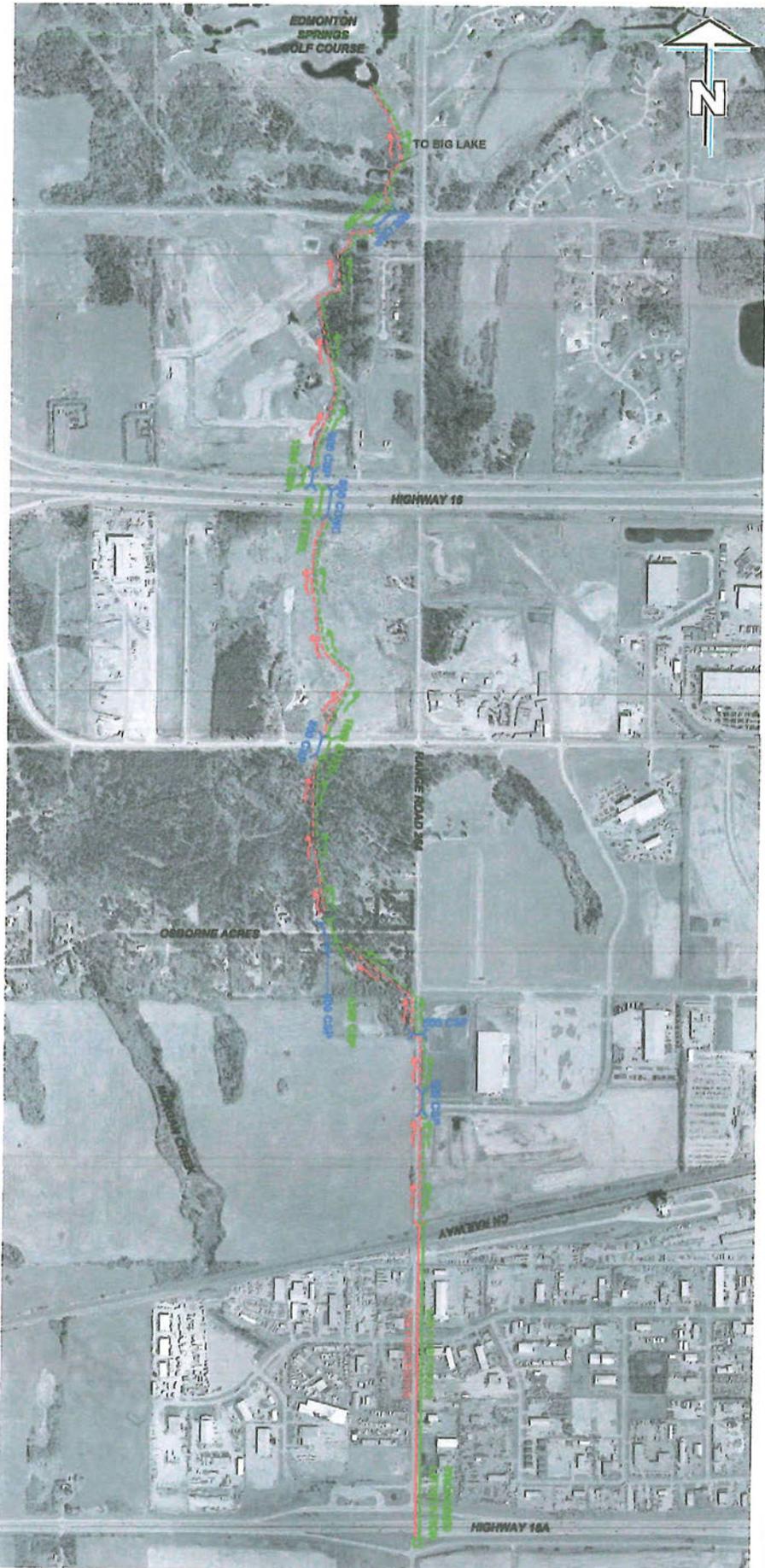
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1. REFER TO DRAWING SP 3615380.A1 FOR THE LEGEND AND GENERAL NOTES WHICH FORM AN ORIGINAL PART OF EACH DRAWING WITHIN THE SET OF DRAWINGS.		A	FOR APPROVAL	2025-03-20	AA		ID			<table border="1"> <tr><th>DESCRIPTION</th><th>DATE</th></tr> <tr><td>DESIGNED</td><td>2025-02-20</td></tr> <tr><td>REVISED</td><td>2025-02-20</td></tr> <tr><td>ISSUED</td><td>2025-03-20</td></tr> </table>	DESCRIPTION	DATE	DESIGNED	2025-02-20	REVISED	2025-02-20	ISSUED	2025-03-20	OPUS STEWART WEIR	PERMIT TO PRACTICE PERMIT NUMBER P 282 The Association of Professional Engineers and Geoscientists of Alberta
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APPENDIX B:

Figures 5.17 and 5.20 from the Acheson and Big Lake Area Master Drainage Plan (2011)



- LEGEND**
- EXISTING CULVERT
 - PROPOSED CULVERT
 - EXISTING CULVERT DIAMETER (mm)
 - PROPOSED CULVERT DIAMETER (mm)
 - OUTFALL DRAINAGE ROUTE - STAGE 1
 - OUTFALL DRAINAGE ROUTE - STAGE 3
 - DRAINAGE FLOW DIRECTION - STAGE 1
 - DRAINAGE FLOW DIRECTION - STAGE 3
 - PROPOSED LIFT STATION



Partland County
 Acheson/Big Lake Area
 Master Drainage Plan Amendment
Proposed Downstream Improvements
Range Road 264 to Big Lake
 Figure 5.17



LEGEND

- STUDY AREA
- DRAINAGE PATH
- AGRICULTURAL ZONE
- WAGNER NATURAL AREA GROUNDWATER RECHARGE ZONE
- BUFFER AREA
- EXISTING STORMWATER MANAGEMENT FACILITY
- PROPOSED STORMWATER MANAGEMENT FACILITY
- PROPOSED DRAINAGE BASINS
- SUB-BASIN BOUNDARY
- SUB-BASIN NAME

NOTE

THE EAST HALF OF BASIN 2-1 WAS MODELLED AS DRAINING TO MORGAN CREEK HOWEVER, IT IS PREFERABLE TO DRAIN THE EAST HALF OF BASIN 2-1 TO BASIN 4 THROUGH THE EXISTING DRAINAGE ROUTE TO HELP PREVENT EROSION IN CREEK



Parkland County
 Acheson/Big Lake Area
 Master Drainage Plan Amendment
 Ultimate Stormwater
 Drainage Basin 2 to 5
 Figure 5.21



Opus Stewart Weir Ltd
Suite 140, 2121 Premier Way
Sherwood Park AB T8H 0B8
Canada

t: +1 780 410 2580
f: +1 780 410 2589
w: www.opussw.com



Development Permit Application Form

Overlay Acheson Ind Com Overlay

Office use only

Application Fee: \$300 DB CR CHQ CSH Receipt Number: [REDACTED] Date: Mar. 30.16 Rec'd By: FL

Permit Number: 16-D-129 Zoning: B1 Div: 2 Roll No.: 254002 Parcel Size: 33.25

IMPORTANT: THIS IS NOT A BUILDING PERMIT

Any approvals granted regarding this application does not excuse the applicant from complying with the requirements of any Federal, Provincial or other Municipal Legislation or the conditions of any easement, restrictive covenant or agreement affecting the buildings or lands.

Applicant/Landowner Information

Applicant Name: <u>Disposal Services Inc.</u>	Registered Owner Name(s): <u>Bill Cosgrove</u>
Mailing Address: <u>[REDACTED]</u>	Mailing Address: <u>[REDACTED]</u>
<u>Edmonton AB</u>	
PH: <u>[REDACTED]</u> Cell: <u>[REDACTED]</u>	PH: <u>[REDACTED]</u> Cell: <u>[REDACTED]</u>
Email: <u>[REDACTED]</u>	Email: <u>[REDACTED]</u>

Parcel Information

Plan: <u>3632RS E</u>	Block: <u>[REDACTED]</u>	Lot: <u>8</u>	Subdivision: <u>Acheson Zone 1</u>
Meridian: <u>XW4</u> (select one)	Range: <u>26</u>	Township: <u>53</u>	Section: <u>8</u>
Quarter Section: <input checked="" type="checkbox"/> NE	Municipal Address: <u>Don 3632 RS Lot 8</u>		<u>26408 township 531A</u>

Proposed Development Information

Describe Proposed Development: Aggregate crushing + sales - see attached.

New Development Existing Development

Authorization

Registered Owner/s:

I / We, the registered owner/s certify that:

- a) the information given is complete and is, to the best of my/our knowledge, a true statement of the facts relating to the application for development approval and that no further progress will occur on the development until a decision on the permit has been rendered;
- b) I authorize the staff of Parkland County and other agencies as designated in Section 542 of the *Municipal Government Act*, R.S.A. 2000, to enter my land for the purpose of conducting a site inspection in connection with my development permit application;
- c) Where applicable, the individual(s) whose information has been listed under "Applicant" on this application is hereby authorized to make this application on my/our behalf.

<u>[REDACTED]</u> Registered Owner Signature	<u>[REDACTED]</u> Registered Owner Signature	<u>[REDACTED]</u> Registered Owner Signature
<u>Bill Cosgrove Jr</u> Print Name	<u>[REDACTED]</u> Print Name	<u>[REDACTED]</u> Print Name

The personal information provided by you is being collected under the authority of the *Municipal Government Act* and will be used for the purposes under that Act. The personal information that you provide may be made public, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. Questions regarding the collection and use of this information may be directed to the Freedom of Information & Protection of Privacy Coordinator for Parkland County at 780-968-3229.

*All development and construction that occurs prior to permit issuance is subject to a penalty which amounts to double the current permit fee. A Stop Work Order may also be issued. SDAB Hearing - February 9, 2026 at 10:00 a.m. - Stop Order DP 16-D-129 Page 95 of 141

APPROVAL AMENDMENT

PURSUANT TO THE PROVISIONS
OF THE *WATER ACT*

APPROVAL No. 00287756-00-00
LEGACY AMENDMENT No. 00287756-00-04
LEGACY FILE No. 00287756
EAS OneStop AMENDMENT No. 5048840

Parkland County

The Approval is amended as follows:

1. The following amendments are null and void:
 - a) 00287756-00-01
 - b) 00287756-00-02
 - c) 00287756-00-03
2. Delete all conditions listed in the approval and replace with the following:

APPROVAL NO.: 00287756-00-00
 ACTIVITY NO.: 5048840
 ACTIVITY LOCATION: TABLE 1
 WATER BODY: TABLE 2
 EFFECTIVE DATE: March 26, 2020
 EXPIRY DATE: December 20, 2026
 APPROVAL HOLDER: Parkland County

Pursuant to the *Water Act*, R.S.A. 2000, c.W-3, as amended, an Approval is issued to the Approval Holder, subject to the attached terms and conditions.

TABLE 1 - Activity Location (LLD)

Sec - Twp - Rge - Mer
2 - 53 - 26 - 4
3 - 53 - 26 - 4
4 - 53 - 26 - 4
5 - 53 - 26 - 4
6 - 53 - 26 - 4
7 - 53 - 26 - 4
8 - 53 - 26 - 4
9 - 53 - 26 - 4
10 - 53 - 26 - 4
11 - 53 - 26 - 4
14 - 53 - 26 - 4
15 - 53 - 26 - 4
16 - 53 - 26 - 4
17 - 53 - 26 - 4
20 - 53 - 26 - 4
21 - 53 - 26 - 4
23 - 53 - 26 - 4
26 - 52 - 26 - 4
27 - 52 - 26 - 4
28 - 52 - 26 - 4
29 - 52 - 26 - 4
32 - 52 - 26 - 4
33 - 52 - 26 - 4
34 - 52 - 26 - 4
35 - 52 - 26 - 4
1 - 53 - 27 - 4
12 - 53 - 27 - 4

TABLE 2

Water Body
Tributaries to Atim Creek and Big Lake

Part 1: ACTIVITY

1.1 Pursuant to the *Water Act*, R.S.A. 2000, c.W-3, as amended, an Approval is issued to the Approval Holder to commence, continue and discontinue the following activities:

placing, constructing, operating, maintaining, removing, distributing works, in or on any land, water or water body;

maintaining, removing or distributing ground, vegetation or other material in or on any land, water or water body;

for the purpose(s) of management of storm drainage works

subject to the attached terms and conditions.

Part 2: DEFINITIONS

2.1 All definitions from the Act and the Regulations apply except where expressly defined in this Approval.

2.2 In all parts of this Approval:

- (a) "Act" means the *Water Act*, RSA 2000, c. W-3, as amended;
- (b) "EPEA" means the Environmental Protection and Enhancement Act
- (c) "AEP" means Environment and Parks
- (d) "Application" means the written submissions to the Director in respect of application number 5048840 and any subsequent applications for amendments of Approval number 00287756-00-00;
- (e) "Director" means an employee of the Government of Alberta designated as a Director under the Act;
- (f) "Approval Holder" means Parkland County, or those authorized under a Developer Agreement with Parkland County to undertake an Activity in accordance with this approval;
- (g) "Maintenance" means the routine repair, upkeep and preservation of the activity authorized under this approval; and
- (h) "Regulations" means the regulations, as amended, enacted under the authority of the Act;

- (i) “Adequate outlet” means a storm drainage discharge outlet to a receiving water body that does NOT measurably:
 - (i) alter the natural peak flow or level of the water body receiving the storm drainage, whether temporarily or permanently;
 - (ii) change or be capable of changing the location of the water or the direction of flow of water in the water body receiving the storm drainage;
 - (iii) cause or be capable of causing the siltation or the erosion of any bed or shore of the receiving water body;
 - (iv) cause or be capable of causing an adverse effect on the aquatic environment.
- (j) “Storm Drainage” means drainage, including residential, commercial and industrial runoff resulting from precipitation and snow disposal sites.
- (k) “Storm Drainage System” means any system for collecting, storing, conveying, and disposing of Storm Drainage, and includes any or all of the following components:
 - (i) storm sewers, valves, fittings, pumping stations, and appurtenances;
 - (ii) overland ditches, swales and other overland conveyance systems;
 - (iii) ponds which are used to temporarily collect or store the storm drainage;
 - (iv) stormwater management ponds;
 - (v) outfall structures;
 - (vi) snow disposal sites.
- (l) “Sub-basin” means, for the purpose of this Approval, the sub-basins identified in figures 3.2, 3.7, and 3.8 in 00287756-R001 and figure 4.1 in 00287756-R002.
- (m) “Stormwater Management Plan” means a site-specific plan containing detailed design and construction information for a storm drainage system development.

Part 3: GENERAL

- 3.1 The Approval Holder shall immediately report to the Director by telephone any contravention of the terms and conditions of this Approval at 1-780-422-4505.
- 3.2 The terms and conditions of this Approval are severable. If any term or condition of this Approval is held invalid, the application of such term or condition to other circumstances and the remainder of this Approval shall not be affected thereby.
- 3.3 The Approval Holder shall ensure that notifications for the Code of Practice for Outfall Structures on Water Bodies under the *Water Act* are submitted.
- 3.4 The Approval Holder is subject to *Alberta Wetland Policy* requirements for any activity affecting wetlands.
- 3.5 The Approval Holder shall submit applications under the *Act* for any construction activities in water bodies including wetlands and creeks.
- 3.6 The Approval Holder is subject to the *Public Lands Act* requirements for any disturbance to the bed and shore of crown claimed water bodies.
- 3.7 The Approval Holder is subject to *Environmental Protection and Enhancement Act* requirements for storm drainage works.

Part 4: PARTICULARS

- 4.1 This Approval is appurtenant to the following:
 - (a) Sections 2 to 11, 14 to 17, 20, 21, 23 of 53-26-W4M; Sections 26 to 29, 32 to 35 of 52-26-W4M; Sections 1 and 12 of 53-27-W4M as shown in plan 00287756-P001: Study Area and Fenceline Approval Area – Figure 2.1, prepared by AECOM, dated August 2011 as specified in 4.2.
- 4.2 The Approval Holder shall only undertake the activity in accordance with the following plan(s) and report(s)

REPORTS AND PLANS

00287756-R001: Parkland County Acheson/Big Lake Master Drainage Plan Amendment Application Document. Prepared by AECOM Dated: August 2011 (For Basins 2 through 10 inclusive)

00287756-R002: Acheson/Big Lake Basin 1 Stormwater Summary Report. Prepared by ISL Engineering and Land Services Ltd. Dated: March 2018 (For Basin 1)

00287756-R003: Memorandum Report dated August 25, 2014 by Northwest Hydraulic Consultants. Re: Parkland Industrial Estates – NW 11-53-26-W4M, SWM Pond Dam Safety Assessment

00287756-P001: Study Area and Fenceline Approval Area – Figure 2.1, prepared by AECOM, dated August 2011

- 4.3 All storm drainage works outlets in basin 1 through 10 are permitted to discharge during the wet weather events and the Approval Holder shall ensure all storm drainage works outlets are designed to limit the outflow to the maximum post development release rates for different basins as outlined in reports 00287756-R001 and 00287756-R002.
- 4.4 The Approval Holder shall ensure Best Management Practices for managing stormwater are implemented for all basins 1 through 10 as outlined in Section 3.3 and Figure 3.6 of report 00287756-R001 to undertake an Activity in accordance with this approval.
- 4.5 The Approval Holder shall retain a copy of the report(s) and plan(s) referred to in 4.2 at the site of the Activity at all times while conducting the Activity.
- 4.6 Prior to commencement of construction, the Approval Holder shall ensure an easement has been registered at Land Titles for lands affected by storm drainage discharge routes to an adequate outlet.
- 4.7 The Approval Holder shall not undertake the Activity in any manner or use any material that causes or may cause an adverse effect on the aquatic environment, human health, property or public safety.
- 4.8 The Approval Holder shall not release any substance from any Storm Drainage System that will adversely affect any downstream water body within or outside of the area shown in plan 00287756-P001.
- 4.9 The Approval Holder shall ensure that the storm drainage works outlets are designed to not exceed the pond's design high water elevation.
- 4.10 The Approval Holder shall minimize the removal or disturbance of existing bank vegetation at the site of the Activity.
- 4.11 The Approval Holder shall stabilize and reclaim all disturbed areas following completion of any works relating to undertaking the Activity.
- 4.12 Prior to construction of Storm Drainage Systems at the sub-basin level, the Approval Holder shall develop a Stormwater Management Plan.
- 4.13 When requested in writing by the Director the Approval Holder shall submit to the Director within 90 days, an as-constructed report of any constructed storm drainage works, complete with plans of works and photos of any construction in progress.
- 4.14 The Approval Holder shall perform operation and maintenance of the Storm Drainage System and downstream receiving water bodies within the area shown in plan 00287756-P001, as necessary.

Part 5: SILTATION AND EROSION CONTROL

- 5.1 The Approval Holder shall not do or permit anything to be done, nor omit or permit any omissions, which causes or may cause an adverse effect related to:
- (a) siltation; or
 - (b) erosion
- as a result of the Activity.
- 5.2 The Approval Holder shall develop a written Siltation and Erosion Control Plan.
- 5.3 The Approval Holder shall implement the Siltation and Erosion Control Plan required in 5.2.



Designated Director under the Act
Mohammad Habib, P.Eng.
Approvals Manager

March 26, 2020

Dated



Meeting Minutes

Project: **Alberta Environment and Parks, Fenceline Water Act**
 Meeting Type: **External**
 Location: **Twin Atria, Edmonton**
 Purpose: **Discuss roles and responsibilities regarding Parkland County's Fenceline Approval**

Project No: **n/a**
 Meeting Date: **June 22, 2017**
 Meeting Time: **10:30 – 12:00**
 Meeting No: **MTG 01**

In Attendance: Amanda Cooper (AC) - AEP Bryan Poll (BP) - AEP
 Brandi Dechkoff (BD) - PC Louise Versteeg (LV) - PC
 Unavailable: Keith Bobey (KB) - PC Nick Bronetto (NB) - PC

Rev: **0**
 Written By: **CR**

The subjects discussed and decisions reached are summarized in the following record. Please notify the author of any errors or omissions. If no comments are received within 7 days this record is considered correct.

Item	Description	Action	Due	Priority
1.	Introductions			
a	General introductions were made and business cards exchanged	Info	n/a	
2.	Approval Review			
a	Brief overview of the approval including the activity and various definitions.	-	-	
b	This is the first Municipal Fenceline approval and AEP is moving in this direction for the future, in more detail to MGA (60) – Water bodies.	-	-	
c	It was indicated that through this approval, AEP cannot receive any additional applications nor issue any further approvals for developments within this Fenceline boundary. Complete authority has been granted to Parkland County through the Fenceline approval; however, the County must request amendments to the Approval in specific instances where there is variance to the Acheson Big Lake Area (ABLA) Masterplan.	-	-	
d	The County is responsible to ensure that all conditions are met by the developer prior to issuing a development permit. All information must be submitted by the County to AEP at least a minimum of 30 days prior to disturbing a wetland (or 60 days for major works) for review prior to issuing a development permit. Within the fenceline approval, all applicable conditions should be written into the development agreement or permit for any development occurring within the fenceline area. It is the County's responsibility to ensure that not only the design of any stormwater or drainage infrastructure is consistent with the ABLA master plan, but also that all necessary studies and assessments (including wetland assessment and impact reports (WAIR) and associated wetland replacement plans) are completed and reviewed by the County, and that storm pond and drainage infrastructure design, and construction supervision, is supervised and signed off by a professional engineer.	-	-	
e	Private Ownership of stormwater facilities within the Fenceline is allowable but approvals, developments, any surface or underground infrastructure design, construction and maintenance will still be the responsibility of Parkland County as the approval holder, and all fenceline approval requirements related to stormwater, drainage or wetlands would be applicable, including annual reporting of activities to remain in compliance. Parkland County could enter into maintenance and reporting agreements with private owners to ensure long term transfer of responsibility;	-	-	

however, enforcement of the maintenance and reporting conditions will remain with the County.

- f In consideration of Parkland County not having a specific bylaw or other direct mechanism for enforcement of provincial legislation, there is a requirement for Parkland County to immediately, upon notice of any act of non-compliance, to issue stop work orders and report contradictions to AEP for enforcement as due diligence. AEP indicated that beyond the County performing its due diligence, any further enforcement would be determined and effected through an AEP investigation. In the event of contamination occurrence, Parkland County would be expected to act immediately to isolate the contamination and report to AEP for further investigation including the source. - -
- g Wetland Compensation and Mitigation is the responsibility of Parkland County to administer and submit reporting to AEP a minimum of 30 days prior to work being done. The County shall ensure that any development application within the fenceline to meet all current wetland policies and standards. - -

As the primary approval holder, under the current Wetland Policy, the County will be responsible for requesting that all developments within the fenceline complete a Wetland Assessment and Impact Report (WAIR) and associated wetland mitigation and compensation (replacement) plan following the Alberta Wetland policy, directives and guidelines for any wetlands that will be impacted. The WAIR and associated wetland mitigation or replacement plans will need to be reviewed by the County to ensure that the information complies with the Alberta Wetland Policy and associated directives and guidelines, as well as the ABLA master plan. This information will then be summarized in the Wetland Mitigation Plan that is then submitted to AEP. This review must be completed by a qualified professional biologist that meets the qualification requirements for Authenticating Professionals Under the Transitional Period Directive for Professional Responsibilities in Completion and Assurance of Wetland Science, Design and Engineering Work in Alberta.

In terms of wetland compensation, the County can request that the developer enter into a terms of agreement with Ducks Unlimited (currently the designated wetland replacement agent for the province) for any in-lieu fees that are required for wetland compensation, or the County can act as the designate for handling in-lieu fee payments.

- h AC stressed the extreme importance in not letting the renewal (2026) lapse and ensure renewal application is done in advance (minimum 6 months). If the County does not submit an amendment requesting renewal, a complete approval application process would be triggered which includes public inputs. - -
- i AC suggested that the information contained within the annual report was satisfactory to date. Suggested in the future if unable to deliver on the deadline (March 31) to request for an extension. - -

3. **AEP Concerns**
- a Concern with wetland infill in basin 4 sub-basin 8 (ABLA-4-8), contradicting wetland compensation and mitigation, and referenced to approval item 3.11 and timing restrictions of activities between April 16 to June 30. - - 1
 - b ABLA-4-8 natural drainage although not mapped, is likely crown claimable (to be determined by the waterbodies unit), and therefore would fall under the Public Lands Act & require a disposition. - -
 - c If a wetland is disturbed by ~50% the compensation is 100%. Although this compensation can be in the name of a developer/owner not necessarily the approval holder. (ABLA-4-8 ~\$500,000) - -
4. **Action Items**
- a AC will be responding to current application (ABLA-4-8) that an approval cannot be obtained as there is an existing approval which covers the request, providing contact of Parkland County AC 2
 - b CR to provide AC with Parkland County contact regarding (ABLA-4-8) CR 170627 1
 - c Parkland County to develop and implement standard processes to ensure that all conditions of approval are being met including development approvals, operations & maintenance and reporting. This will reduce the County's risk of being directly non-compliant with the Approval as well as defining specific triggers and protocols for monitoring and regulating third party activities within the fenceline. PC

From: Dwayne Hollett [mailto:dhollett@parklandcounty.com]

Sent: Wednesday, December 07, 2016 11:59 AM

To: Amanda Cooper

Cc: Feinan Long

Subject: Bill Cosgrove application - NE-8-53-26-W4 - 3632RS//8 - 26408 TWP RD 531A

Good morning Amanda,

In speaking with Mr. Cosgrove a few moments ago, he indicated that you raised some questions regarding the drainage through his property, who is responsible to re-align the ditch and who maintains a pond on his property. I would like to speak with you to confirm you discussed as the County will be scheduling a meeting with Mr. Cosgrove soon to discuss his application for development moving forward.

If you are available this afternoon, please give me a call at 780-968-8442 after 1 p.m. I should be in the office all afternoon.

Thank you and I look forward to speaking with you.

Dwayne Hollett, C.E.T. | Development Engineering Officer | Parkland County

53109A HWY 779 | Parkland County | AB | Canada | T7Z 1R1

Office: 780 968 8888 ext. 8442

dhollett@parklandcounty.com | parklandcounty.com

cid:image001.jpg@01D06C70.37F674E0



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From: [Amanda Cooper](#)
To: [Dwayne Hollett](#)
Cc: [Feinan Long](#)
Subject: RE: Bill Cosgrove application - NE-8-53-26-W4 - 3632RS//8 - 26408 TWP RD 531A
Date: Wednesday, December 7, 2016 12:05:29 PM
Attachments: [image001.jpg](#)

Hello Dwayne,

Thank you for your email. I unfortunately will be in another meeting this afternoon. Mr. Cosgrove has submitted an application for impacting wetlands on his property and he contacted me today to discuss why he has so much water on his property. He is aware, as am I of the Master Drainage Plan for the area and had concerns and questions about the Plan. I told him that it was a municipal plan and to obtain more information he should contact the County. I can call you tomorrow morning around 10am to discuss with you further.

Kind Regards,

Amanda Cooper, B.Sc, P.Biol

Water Technologist

Red Deer- North Saskatchewan Region

Alberta Environment and Parks

Phone: 780-638-4441

----- *** -----

Please send applications to our Regulatory Approvals Centre, Attention Cheryl Tweten, email at

esrd.waapplications@gov.ab.ca,

Complaints / Emergencies 1-800-222-6514, ERC.Environment@gov.ab.ca

----- *** -----

From: Bill Cosgrove gravel4you@gmail.com 
Subject: Department of Transportation Robert Lindsay
Date: March 1, 2025 at 12:11 PM
To: Matthew Good matthew.good@parklandcounty.com

**Matt Good Alberta Transportation
.pdf** 

**Saturday March 1, 2025--To-
.textClipping** 

-----Original Message-----

From: Dwayne Hollett

Sent: Tuesday, April 04, 2017 12:27 PM

To: Feinan Long <flong@parklandcounty.com>

Subject: RE: Yellowhead Development - File # 16-D-104

Feinan,

The flow mitigation is not considered within our review process other than to ensure "recharge flows" continue on their intended path. The intent of our review is to ensure on-site storm water management downstream flows are released at levels that adhere to current AEP guidelines for quality/release rates and ability to contain possible contaminants through a shut off mechanism. This pond will not become Parkland County infrastructure and therefore these additional concerns should be addressed by A.E.P. representatives. The drainage channel is only slightly diverted within the applicants lands and have the same historical entrance and exit points.

I suggest Mr. Cosgrove follow up with A.E.P. for their opinion/decision regarding AT concerns.

Thanks

Dwayne Hollett, C.E.T.

Development Engineering Officer, Land Development Engineering Planning &
Development Services | Parkland County 53109A HWY 779 | Parkland County | AB |
Canada | T7Z 1R1

Office: 780 968 8888 ext. 8442

Cell: 780 868 7090

Fax: 780 968 8444

dhollett@parklandcounty.com | parklandcounty.com

From: **Robert Lindsay** Robert.Lindsay@gov.ab.ca
Subject: **RE: Package for Pick-up**
Date: **Jul 6, 2017 at 2:37:46 PM**
To: **dsi2@telus.net**
Cc: **flong@parklandcounty.com, Kirsten.Davis@opusssw.com**

Good afternoon Bill,

I've finally completed my review of the storm water management plan you sent (attached) and note that it has not addressed all of your surface water that will arrive at the highway 16 right of way. As we discussed, your plan needs to address both the water that arrives as precipitation on your land and the overland flows arriving at your property from neighbouring lands. So both what the current plan proposes to manage and the bypass ditch you propose to dig. I note that Figure 5.21 in Appendix B of the report identifies the existing watercourse across your property and envisions it being managed by a storm water management pond before draining into the highway right of way.

What we need the report to address is a plan that ensures that the water quality, and the total discharge rate, of all the water leaving the south boundary of your property onto our highway is the same or better (higher quality and or lower discharge rate) after you develop your site than before.

Alberta Transportation continues to hold your permit application in abeyance awaiting a plan that addresses this concern.

Alberta Transportation

Robert Lindsay
Development and Planning Technologist
Operations - Stony Plain
North Central Region

Room 223, Provincial Building
4709 - 44th Ave
Stony Plain, Alberta T7Z 1N6

:Email : Robert.Lindsay@gov.ab.ca

(Phone : (780) 968-4228

(Fax : (780) 963-7420

<http://www.transportation.alberta.ca>

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Saturday March 1, 2025

To: Alberta Transportation Attention: Robert Lidnsay

Bill Cosgrove response to email of July 6, 2017, at 2:37:46 PM

1. Address all the surface water that will arrive at the highway 16 right away.
2. Address water that arrives as precipitation on my land.
This water is managed by the Storm Water Management Pond as per Opus SWMP.
3. Address overland flows arriving at my property from neighbouring lands. See A-F below
4. Figure 5.21 in the report identifies the existing water course across your property being managed by storm water management pond before draining into the highway right of way.
No longer relevant as per ~~Figure 98/124~~ ^{page} dated 2023-05-25 provided by Matt Good on ~~FEB 26 2025 email~~ @ 3:10 PM
5. The report is to address a plan that ensures the water quality and the total discharge rate, of all the water leaving the south boundary of your property onto our highway is the same or better (higher quality and lower discharge rate) after you develop your site than before.

Overland Flows Entering Cosgrove Property

- A. from Northgate Industries 40-acre property located west of Range Road 264
Northgate Agreed to install Culverts along East side of Range Road. 264
If this does not happen Northgate's water flow would enter the East side re-aligned drainage course located on the Cosgroves property as per SWMP.
- B. Water from Hugh Barber 30-acres property, to the west side of Cosgrove property
Drainage course straight to yellowhead as per SWMP. Industrial Development and activities are occurring on the property. It is against the bylaw for Barber to drain water through the Cosgrove Property. Barber must put a drainage course straight through to Highway 16 on his land.
- C. Range Road 264 culvert and Acheson industrial park approximately. 500-Acres.
Could be removed to allow flow to the yellowhead along East side of Range Road. 264 or enter the east side of re-aligned drainage course as per SWMP.
- D. Water from Wong 20-acre property entering from the east side of Cosgrove's property
Will enter re-aligned East drainage course as per SWMP.
- E. Water from G. Mersk 20-acre property entering the east side of Cosgrove's property
Will enter re-aligned East drainage course as per SWMP.
- F. Water entering from 114 Avenue culvert at the south end of Cosgrove property.
Will flow through the re-aligned drainage course located on East side of Cosgrove property as per SWMP.

Bill Cosgrove



LEGEND

- STUDY AREA
- DRAINAGE PATH
- AGRICULTURAL ZONE
- WAGNER NATURAL AREA
- GROUNDWATER RECHARGE ZONE
- BUFFER AREA
- EXISTING STORMWATER MANAGEMENT FACILITY
- PROPOSED STORMWATER MANAGEMENT FACILITY
- PROPOSED DRAINAGE BASINS
- SUB-BASIN BOUNDARY
- SUB-BASIN NAME

1-10

NOTE

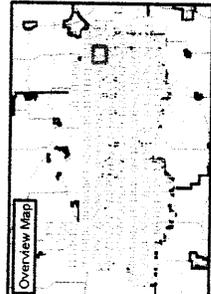
THE EAST HALF OF BASIN 2-1 WAS MODELLED AS DRAINING TO MORGAN CREEK. HOWEVER, IT IS PREFERABLE TO DRAIN THE EAST HALF OF BASIN 2-1 TO BASIN 4 THROUGH THE EXISTING DRAINAGE ROUTE TO HELP PREVENT EROSION IN CREEK.



Perkland County
 Acheson/Big Lake Area
 Master Drainage Plan Amendment

**Ultimate Stormwater Management Plan
 Drainage Basin 2 to 5
 Figure 5.21**





- Bridge
- Road
- Provincial Highway
- Rail
- Culvert
- Stormwater Gravity Main
- Stormwater Force Main
- Licensed or Constructed Drainage Course
- Modelled Drainage Path
- Contour (5m)
- Watercourse
- Waterbody
- Existing Stormwater Management Facility
- Sub-Watershed
- Municipal Boundary
- Parcels

**STORMWATER MAP BOOK
PAGE 88 OF 124**

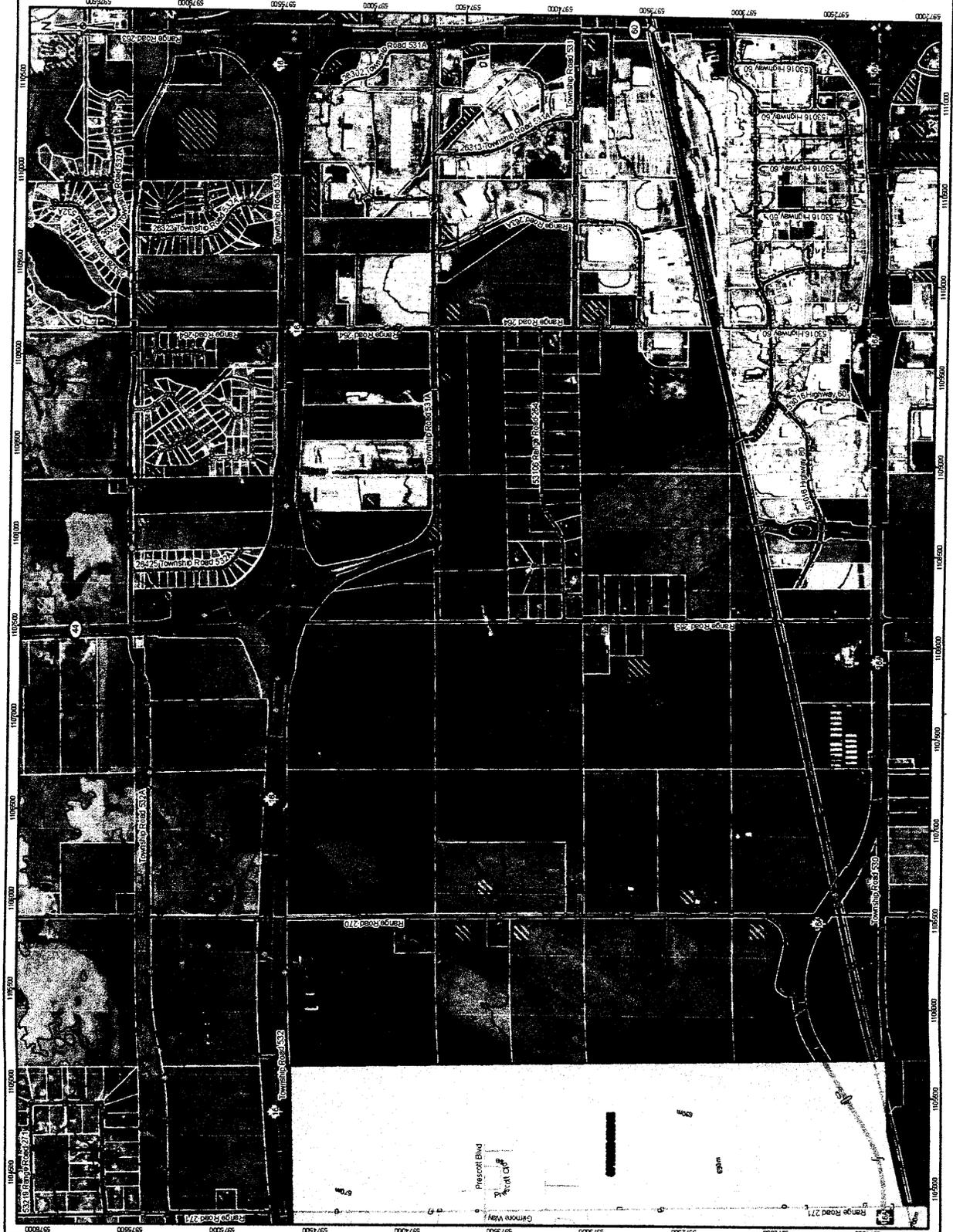
PARKLAND STORMWATER MASTER PLAN

DATE: 2023-05-25
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]
 SHEET NO: 88 OF 124
 PROJECT TITLE: Parkland Stormwater Master Plan
 CLIENT: [Organization]
 PROJECT LOCATION: [Address]

parkland county

Scale: 1:20,000
 0 250 500 Meters

DATE: 2023-05-25
 SHEET NO: 88 OF 124
 PROJECT TITLE: Parkland Stormwater Master Plan



From: **Amanda Cooper** Amanda.Cooper@gov.ab.ca
Subject: **File 00386147, Application 001-00386147 - Bill Cosgrove,
Infilling Wetlands – NE 08-053-26-W4**
Date: **Jun 8, 2017 at 10:26:25 AM**
To: **dsi2@telus.net**
Cc: **Tyler Ramm** tramm@nor-alta.com, **Bryan Poll**
bryan.poll@gov.ab.ca

Hello Bill,

Bryan and I have received and reviewed the updated report from Parkland County, and will be requesting a meeting with them to get further information.

In the meantime, the Water Act Application and WAIR submitted as part of your Water Act Application is incomplete. Please provide the additional information:

- Rare plant survey.
- Permanence Assessment of the creek, submitted to Water boundaries and a determination response form the Water Boundaries Unit.
- Storm water Plan
- Please review the ABWRET-A results. the cover pages are both for Wetland A and state that the area is only 6 acres. Please also have them review F24, F25 and F26. The unnamed creek may flow through Wetland A, but I don't see evidence it is entering or exiting Wetland B. This may change the ABWRET-A score.
- Additional Historical photographs as specified by the WAIR Directive. Providing only 3 photos that date back to 1994 is insufficient. Please review the WAIR Directive and provide the required information.

Kind Regards,

Amanda Cooper, B.Sc, P.Biol
Water Technologist

Red Deer- North Saskatchewan Region
Alberta Environment and Parks
Phone: 780-638-4441

-----***-----

Please send applications to our Regulatory Approvals Centre, Attention Cheryl Tweten, email at aep.waapplications@gov.ab.ca

Complaints / Emergencies 1-800-222-6514, ERC.Environment@gov.ab.ca

-----***-----

6/29/2017

TELUS

TELUS

dsi2@telus.net

RE: File 00386147, Application 001-00386147 - Bill Cosgrove, Infilling Wetlands – NE 08-053-26-W4

From : Amanda Cooper <Amanda.Cooper@gov.ab.ca>

Wed, Jun 28, 2017 02:38 PM

Subject : RE: File 00386147, Application 001-00386147 - Bill Cosgrove, Infilling Wetlands – NE 08-053-26-W4

To : dsi2@telus.net

Cc : Bryan Poll <bryan.poll@gov.ab.ca>, jhancock@parklandcounty.com, ! CRICHARDS <CRICHARDS@PARKLANDCOUNTY.COM>, Louise Versteeg <lversteeg@parklandcounty.com>, Andrew Patton <Andrew.Patton@gov.ab.ca>

Hello Mr. Cosgrove,

As previously discussed, your application for storm water drainage, wetland impacts and creek re-alignment has been withdrawn as Parkland County currently has an Approval under the Water Act (00287756-00-00) to undertake these activities. Therefore, please contact Jody with Parkland County to discuss your proposal and obtain a development agreement as required under Parkland Counties existing Water Act Approval.

Jody Hancock, P.Eng.
Director of Engineering Services
jhancock@parklandcounty.com
Office: 780-968-8441

Kind Regards,
Amanda Cooper, B.Sc, P.Biol
Water Technologist

Red Deer- North Saskatchewan Region
Alberta Environment and Parks
Phone: 780-638-4441

-----***-----

PLEASE NOTE THAT I WILL BE OUT OF THE OFFICE FROM JULY 15 – JULY 31

-----***-----

Please send applications to our Regulatory Approvals Centre, Attention Cheryl Tweten, email at aep.waapplications@gov.ab.ca,

Complaints / Emergencies 1-800-222-6514, **ERC.Environment@gov.ab.ca**

-----***-----

TELUS

dsi2@telus.net

FW: Yellowhead Development - File # 16-D-104

From : Feinan Long <flong@parklandcounty.com>

Tue, Apr 04, 2017 01:00 PM

Subject : FW: Yellowhead Development - File # 16-D-104

To : 'dsi2@telus.net' <dsi2@telus.net>

See below

Feinan Long | Development Planner | Parkland County
780-968-8888 ext. 8381

*Clint Richards - Parkland
April 17/17 → May 9/17
gone till May 15/15
drainage Plan ??? Done/1/2*

-----Original Message-----

From: Dwayne Hollett
Sent: Tuesday, April 04, 2017 12:27 PM
To: Feinan Long <flong@parklandcounty.com>
Subject: RE: Yellowhead Development - File # 16-D-104

*Jody Hancock Director Far
Engineering Department*

Feinan #8381

May 9/17 BC Jr. LM Far Jody

Feinan,

The flow mitigation is not considered within our review process other than to ensure "recharge flows" continue on their intended path. The intent of our review is to ensure on-site storm water management downstream flows are released at levels that adhere to current AEP guidelines for quality/release rates and ability to contain possible contaminants through a shut off mechanism. This pond will not become Parkland County infrastructure and therefore these additional concerns should be addressed by A.E.P. representatives. The drainage channel is only slightly diverted within the applicants lands and have the same historical entrance and exit points.

I suggest Mr. Cosgrove follow up with A.E.P. for their opinion/decision regarding AT concerns.

Thanks

Dwayne Hollett, C.E.T.
Development Engineering Officer, Land Development Engineering Planning & Development Services | Parkland County 53109A HWY 779 | Parkland County | AB | Canada | T7Z 1R1
Office: 780 968 8888 ext. 8442
Cell: 780 868 7090
Fax: 780 968 8444
dhollett@parklandcounty.com | parklandcounty.com

-----Original Message-----

From: "Amanda Cooper" <Amanda.Cooper@gov.ab.ca>
To: "dsi2@telus.net" <dsi2@telus.net>
Cc: "Bryan Poll" <bryan.poll@gov.ab.ca>
Sent: Wednesday, April 5, 2017 10:20:32 AM
Subject: RE: Yellowhead Development - File # 16-D-104

Hello Bill,

I received your voicemails. As the drainage course on your property is tied to the Acheson Master Drainage Plan, we are waiting for Parkland County to submit the required annual report (due March 31) before we move forward with your application/compliance file. Once the report is received and review has occurred, we will contact you to discuss how to move forward with your file.

Kind Regards,
Amanda Cooper, B.Sc, P.Biol
Water Technologist

Red Deer- North Saskatchewan Region
Alberta Environment and Parks
Phone: 780-638-4441

-----***-----

Please send applications to our Regulatory Approvals Centre, Attention Cheryl Tweten, email at aep.waapplications@gov.ab.ca.

Complaints / Emergencies 1-800-222-6514, **ERC.Environment@gov.ab.ca**

-----***-----

4/7/2017

TELUS

TELUS

dsi2@telus.net

Fwd: Yellowhead Development - File # 16-D-104

From : dsi2@telus.net

Fri, Apr 07, 2017 11:39 AM

Subject : Fwd: Yellowhead Development - File # 16-D-104

To : Amanda Cooper <Amanda.Cooper@gov.ab.ca>

From: Bill Cosgrove 780-482-5000, I did speak to Clint Richards Manager of Parkland County Drainage Department today. He is not sure when the annual report due on March 31 2017 will be completed. His number is 780-482-5000. Could you use the current report to answer the Transportation Departments question of, How is water being managed before it arrives at my property, and how flow rates are controlled? I would really like to get the transportation Departments approval so I can start this development. Thanking you in advance Bill.

4/11/2017

TELUS

TELUS

dsi2@telus.net

Re: File 00386147, Application 001-00386147 - Bill Cosgrove, Infilling Wetlands – NE 08-053-26-W4

From : Clint Richards <crichards@parklandcounty.com>

Mon, Apr 17, 2017 09:55 AM

Subject : Re: File 00386147, Application 001-00386147 - Bill Cosgrove,
Infilling Wetlands – NE 08-053-26-W4

To : dsi2@telus.net

Hi Bill,

The report is currently under internal review. A submission date will depend on comments received and extent of revisions required. I am hoping to submit by the end of this week.

Sent from my iPhone

On Apr 14, 2017, at 7:50 AM, "dsi2@telus.net<mailto:dsi2@telus.net>"
<dsi2@telus.net<mailto:dsi2@telus.net>> wrote:

From: Bill Cosgrove, have you any new information as to when Acheson Master Drainage Plan will be completed? Has anything changed with respect to How is water being managed before it arrives at my property and how are flow rates are controlled from the previous years report?

4/17/2017

TELUS

TELUS

dsi2@telus.net

Re: File 00386147, Application 001-00386147 - Bill Cosgrove, Infilling Wetlands – NE 08-053-26-W4

From : Clint Richards <crichards@parklandcounty.com>

Mon, Apr 17, 2017 09:55 AM

Subject : Re: File 00386147, Application 001-00386147 - Bill Cosgrove, Infilling Wetlands – NE 08-053-26-W4

To : dsi2@telus.net

Hi Bill,

The report is currently under internal review. A submission date will depend on comments received and extent of revisions required. I am hoping to submit by the end of this week.

Sent from my iPhone

On Apr 14, 2017, at 7:50 AM, "dsi2@telus.net<mailto:dsi2@telus.net>" <dsi2@telus.net<mailto:dsi2@telus.net>> wrote:

From: Bill Cosgrove, have you any new information as to when Acheson Master Drainage Plan will be completed? Has anything changed with respect to How is water being managed before it arrives at my property and how are flow rates are controlled from the previous years report?

From: Clint Richards

Sent: Thursday, May 25, 2017 5:38 PM

To: Andrew.Patton@gov.ab.ca

Cc: Jody Hancock <jhandcock@parklandcounty.com>; Brandi Dechkoff <bdechkoff@parklandcounty.com>

Subject: Water Act Approval No. 00287756-00-00 Annual Report Submission

Andrew,

For your records, please find attached Parkland County's 2016 Annual Report for the Acheson Big Lake Area Master Drainage Plan Fenceline.

A hard copy will follow in the mail to supplement the attached electronic format.

If you have any questions relating to the report do not hesitate to contact myself at 780-968-8446 or email.

Regards,

Clint Richards, C.E.T., EPT | Manager, Drainage, Utilities & Aggregate Resources
53109A HWY 779 | Parkland County | AB | Canada | T7Z 1R1
Office: 780.968.8888 | Fax: 780.968.3249

crichards@parklandcounty.com | www.parklandcounty.com

cid:image003.jpg@01CE8D2F.895492F0



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6/22/2017

TELUS

TELUS

dsi2@telus.net

FW: File 00386147, Application 001-00386147 - Bill Cosgrove, Infilling Wetlands – NE 08-053-26-W4

From : Clint Richards <crichards@parklandcounty.com>

Mon, May 29, 2017 12:45 PM

Subject : FW: File 00386147, Application 001-00386147 - Bill Cosgrove, Infilling Wetlands – NE 08-053-26-W4

To : 'dsi2@telus.net' <dsi2@telus.net>

Hello Bill,

As indicated from previous discussions, please be informed that Parkland County has submitted our report to Alberta Environment and Parks last week on Thursday.

Clint Richards, C.E.T., EPt | Manager, Drainage, Utilities & Aggregate Resources
53109A HWY 779 | Parkland County | AB | Canada | T7Z 1R1
Office: 780.968.8888 | Fax: 780.968.3249
crichards@parklandcounty.com | www.parklandcounty.com

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From: Amanda Cooper
Sent: Thursday, June 08, 2017 10:36 AM
To: 'Clint Richards'
Cc: ! KBOBEY; Bryan Poll
Subject: RE: Water Act Approval No. 00287756-00-00 Annual Report Submission

Hello Clint,

Thank you for the report. I would like to set up a meeting with you and our compliance group as well to discuss the Fence line Approval and how it pertains to the Water Act Application I have for Mr. Bill Cosgrove. I have discussed this application previously with Dwayne Hollett from the County as well. As of right now I have Monday June 19 or Wednesday June 21 open as possible dates for a meeting here at my office in Edmonton. Please let me know if those dates would work for you and I will send a meeting request.

Kind Regards,

Amanda Cooper, B.Sc, P.Biol
Water Technologist
Red Deer- North Saskatchewan Region
Alberta Environment and Parks
Phone: 780-638-4441

-----***-----

Please send applications to our Regulatory Approvals Centre, Attention Cheryl Tweten, email at aep.waapplications@gov.ab.ca,

Complaints / Emergencies 1-800-222-6514, ERC.Environment@gov.ab.ca 

-----***-----

North Central Region
Stony Plain Office

Room 223, 4709-44 Ave, Prov. Bldg.
Stony Plain, Alberta
Canada T7N 1N4
Toll-Free Connection

Telephone 780/963-5711
Fax 780/963-7420
Web: www.transportation.alberta.ca
Dial 310-0000

January 30, 2017

Our File: 2511/NE8-53-26-4

Mr. Bill Cosgrove
Disposal Services Inc.
12011 – 168 Street
Edmonton, AB T5V 1M9

Dear Mr. Cosgrove:

**RE: Proposed Landscaping and Operation of an Industrial Operation
Lot 8 Plan 3632RS; NE8-53-26-W4M; South of Highway 16; Parkland County**

Thank you for submitting an application for a roadside development permit for development of Lot 8 Plan 3632RS. The department has reviewed your submission and notes that there is no storm water management plan. Alberta Transportation requires that any changes to this property do not result in the rate (liters per minute) at which all of the storm water exits the north boundary of Lot 8 onto the highway right of way after development of this property to be higher than prior to development or that the quality of that water becomes lower. Please submit a plan professionally endorsed by a qualified engineer that addresses this concern.

Please also provide a plan showing the proposed erosion control treatment of the planned drainage outfall structure(s) along with a set of typical cross sections showing how the proposed site grading will tie into existing ground elevations at the highway property line and the roadside ditch on the south side of the highway. Please also include your plans for temporary erosion control of the disturbed slopes that will prevent silt from washing into the highway ditch before vegetation has been fully restored.

Alberta Transportation will hold your application in abeyance pending receipt of this required information. Please call me at (780) 968-4228 if you have any questions regarding this matter.

Yours truly,


Robert Lindsay
Development and Planning Technologist

RL

cc: Kim Kozak, Parkland County

TELUS

dsi2@telus.net

RE: Package for Pick-up**From :** Robert Lindsay <Robert.Lindsay@gov.ab.ca>

Thu, Jul 06, 2017 02:37 PM

Subject : RE: Package for Pick-up

6 attachments

To : dsi2@telus.net**Cc :** flong@parklandcounty.com, Kirsten Davis
<Kirsten.Davis@opussw.com>Robert
Lindsay
Transport.
Dept.

Good afternoon Bill,

I've finally completed my review of the storm water management plan you sent (attached) and note that it has not addressed all of your surface water that will arrive at the highway 16 right of way. As we discussed, your plan needs to address both the water that arrives as precipitation on your land and the overland flows arriving at your property from neighbouring lands. So both what the current plan proposes to manage and the bypass ditch you propose to dig. I note that Figure 5.21 in Appendix B of the report identifies the existing watercourse across your property and envisions it being managed by a storm water management pond before draining into the highway right of way.

What we need the report to address is a plan that ensures that the water quality, and the total discharge rate, of all the water leaving the south boundary of your property onto our highway is the same or better (higher quality and or lower discharge rate) after you develop your site than before.

Alberta Transportation continues to hold your permit application in abeyance awaiting a plan that addresses this concern.

Alberta Transportation

Robert Lindsay
Development and Planning Technologist
Operations - Stony Plain
North Central Region

Room 223, Provincial Building
4709 - 44th Ave
Stony Plain, Alberta T7Z 1N6

✉ Email : Robert.Lindsay@gov.ab.ca

☎ Phone : (780) 968-4228

☎ Fax : (780) 963-7420

<http://www.transportation.alberta.ca>

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From: dsi2@telus.net [mailto:dsi2@telus.net]**Sent:** Saturday, March 04, 2017 8:49 AM**To:** Robert Lindsay**Subject:** Fwd: Package for Pick-up

From: Disposal Services Inc. Bill Cosgrove, here is the storm water management plan that was completed by Opus Stewert Wier re: NE8-53-26-4 Lot 8 Plan 3632 RS let me know if you need anything else. Bill

From: "kirsten davis" <Kirsten.Davis@opussw.com>
To: "dsi2@telus.net" <dsi2@telus.net>
Sent: Monday, March 21, 2016 8:21:06 AM
Subject: Package for Pick-up

Hello Bill,

I have attached the final signed plans and report. Two hard copies are waiting for you at our reception, one for you and one for the County. I am away from the office until March 29th but will be periodically checking emails.

Regards,
Kirsten



Kirsten Davis, P.Eng. | Project Manager | Opus Stewart Weir Ltd
Phone +1 780 410 2580 | Mobile +1 780 918 6414 | Fax +1 780 410 2589 | Email Kirsten.Davis@opussw.com
Suite 140 2121 Premier Way, Sherwood Park AB T8H 0B8, Canada

Visit us online: www.opussw.com



Up-to-date road information, including traffic delays, is a click or a call away. Call 5-1-1 toll-free, visit 511.alberta.ca or follow us on Twitter @511Alberta to get on the road to safer travel.

<http://511.alberta.ca/ab/en.html>
<https://twitter.com/511Alberta>

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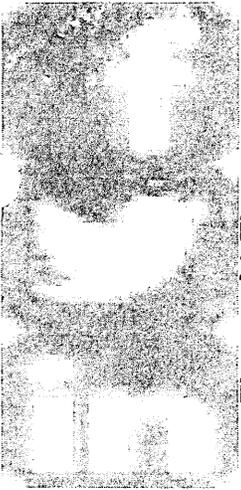


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image005.png
18 KB

Photo's provided by: [unreadable]

RPT-Cosgrove Stormwater Management Plan_20160319.pdf
5 MB

From: Matthew Good <[redacted]>
Sent: Tuesday, March 4, 2025 10:11 AM
To: Andrew Patton <[redacted]>
Cc: Hayden Kalke <[redacted]>
Subject: Parkland County - Fence Line Plan3632RS, Lot 8

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Hello Andrew,

I left you a voice message this morning.

I am looking into a file that was initially delt with back in 2016-2017

The parcel is located within the Acheson Industrial boundary, located at 28304 - 114th Avenue (figure below).



The owner (Bill Cosgrove) has reached out to myself looking for some answers and I'm hoping you or one of your staff can provide some insight into this file, so we can help move it along?

I have attached the original plan of development, showing the realignment of the natural drainage course that runs through Bill's land. The natural drainage runs south to north, through Bills land and across Highway 16, to the north and through the Spring Meadows subdivision. Bill's plan was to realign the natural drainage course so that it ran parallel to the East parcel boundary, so that it opened up more of his land for development.

I have attached a letter of correspondence from an Amanda Cooper ([redacted]) that indicated that we (Parkland County) have the authority to permit the realigning of the natural drainage course. It is my understanding that our (Parkland County) Fence Line approval only permits us to authorize development that aligns with our Acheson Big Lake Stormwater Plan/Reports. The realigning of a natural drainage course does not align with our plans as well, you will see the Bill is looking to capture and retain only the stormwater that comes off the developed portion of his site and has no intention of retaining or monitoring the quality of water for the natural drainage course.

I have also attached a response from Carol (Parkland County) to Bill indicating next steps. If you could confirm what the next steps are in order for Bill to meet his approvals with AEP and the Water Act, as well as confirm AEP authorization over realignment of the natural drainage course that would be appreciated?

There may be more to this than what I have provided in this email, so if you would prefer to get on a



call, please let me know times that would work for you or your team member lead. I have included Hayden on here as he was very helpful in some previous development files and wasn't sure if AEP designated specific personnel to different regions or not.

Thank you,

Matthew Good, MSc, P.Eng., P.Env. Manager Land Development Engineering Parkland County
53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext. 8263 matthew.good@parklandcounty.ca www.parklandcounty.com

One Parkland: Powerfully Connected.

From: [Robert Lindsay](#)
To: [Matthew Good](#)
Cc: [Patrice Ndjangang](#); [Nadeem Abbas](#)
Subject: RE: Parkland County - Acheson 28304 - 114th Ave; Lot 8 Plan 3632RS; NE08-53-28-W4M; S of Hwy 16
Date: Tuesday, March 4, 2025 11:41:49 AM
Attachments: [image003.jpg](#)
[image004.png](#)
[image005.jpg](#)
[image001.png](#)

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Hi Matthew,

The situation that existed at that time (and should still exist) is that there is a natural south to north drainage course roughly in the middle of this property. Water flowed north out of the roadside ditch of 114 Avenue (Township Road 531A) into Lot 8 and from there travelled to the south roadside ditch of Highway 16. Once the water leaves the county's right of way and enters lot 8, that water stops being the county's water to be responsible for and becomes the landowner of Lot 8's water to be responsible for.

What this landowner appeared to want to do is separate his water into two different "buckets". The first "bucket" would be the surface water that would run off/through the area where he proposes to do site grading. He proposed to direct this water into a storm water management pond so that the discharge rate and the water quality would be managed so a specified standard.

The second "bucket" would be to capture the water that crosses over onto his property from the local road in a new drainage ditch and direct it in an uncontrolled manner to the north boundary of his lot and dump it into the highway right of way. The proposed ditch will not provide the same filtering, permeation or slowing effect of the broad vegetated watercourse that it will replace. The water quality is likely to be worse and the discharge rate & volume is likely to be higher from the proposed ditch than from the existing watercourse.

What TEC requires is that the landowner of Lot 8 manage ALL his water so that the discharge rate is equal to, or lower than what exists before he does the proposed development and that the water quality of the discharge water is equal to or better than what exists prior to the proposed development.

This could be done by directing all of his water into an appropriately designed and sized storm water pond on Lot 8. The volume of water that this landowner would need to manage could be reduced if Parkland County prevented water from exiting 114 Avenue onto this land. However, this would require that Parkland County take appropriate measures to manage this water so that the discharge rate and quality of the water exiting 114 Avenue into the Highway ROW at the Highway 44 interchange is not adversely affected.

TEC's only substantial concern with development of this property is the water management issue. They are not going to break the interchange at Highway 44 or the signalized intersection at Highway 60.

Robert Lindsay
Development and Planning Technology
Transportation and Economic Corridors
Construction And Maintenance Division
NorthCentral Region

Tel 780-968-4228
robert.lindsay@gov.ab.ca

Room 223, Provincial Building
4709 44 Avenue
Stony Plain, Alberta T7Z 1N4

Please note the following procedural changes:

In order to better track, review and respond to all development related applications, referrals and inquiries, the department has launched the he Roadside Planning and Application Tracking Hub (RPATH). This is a new web application that will coordinate review of roadside planning activities such as subdivision referrals, permits for developments, highway access, utilities, or events, and all related applications or inquiries.

RPATH was launched on May 25, 2022 and can be viewed at <https://roadsideplanning.alberta.ca/>

Please submit all referrals, applications and development inquiries through the link above.

A MyAlberta ID (MADI), or My Alberta ID for Business (MADI-B) account is required for access to RPATH and to and make your application or submit your municipal planning referral. For more information about MyAlberta Digital ID, please visit <https://account.alberta.ca/>

511 Alberta - Alberta's Official Road Reports
Go to 511.alberta.ca and follow [@511Alberta](https://twitter.com/511Alberta)



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Classification: Protected A

From: Matthew Good <Matthew.Good@parklandcounty.com>
Sent: Tuesday, March 04, 2025 10:24 AM
To: Robert Lindsay <Robert.Lindsay@gov.ab.ca>

From: Rachelle Trovato
Sent: January 19, 2022 4:55 PM
To: gravel4you@gmail.com
Cc: Matthew Good ; Land Development Engineering
Subject: 16-D-129 Site Plan

Good afternoon Bill,

As discussed on the phone, please see attached for the site plan you submitted for 16-D-129 (Address: 28304-114 Avenue).

You had questions regarding realignment of the drainage easement and stormwater management facility design that I feel would be better addressed by a member of our Engineering Services group.

I have cc'd Matthew Good, Manager of Land Development Engineering, on this email. Please send him your questions so that he may respond.

Thank you,

Rachelle Trovato, RPP MCIP MPlan Senior Planner, Development Planning Parkland County
53109A HWY 779, Parkland County, Alberta T7Z 1R1

Office: 780-968-8888 ext 8321 rachelle.trovato@parklandcounty.com

www.parklandcounty.com

Frequently Requested Links: [Land Use Bylaw](#) [Development Permit Applications](#) [Fees and Charges](#) [Discover Parkland](#)

From: [Dwayne Hollett](#)
To: [Matthew Gr](#) mailto:Dwayne.Hollett@parklandcounty.com
Subject: FW: 16-D-129 Site Plan
Date: Thursday, January 20, 2022 5:13:14 PM
Attachments: 3632RS-000-008_015_16-D-129 - Site Plan.pdf

If you want a bit of history on this file, we can chat about it. He wanted to make some changes last year but the answer was no.

Please set a time and we can discuss.

Thanks

Dwayne Hollett, C.E.T. Engineering Officer Parkland County 53109A HWY 779, Parkland County, Alberta T7Z 1R1

Office: 780-968-8888 ext. 8442 Cell: 780-868-7019 dwayne.hollett@parklandcounty.com |

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From: Dwayne Hollett <Dwayne.Hollett@parklandcounty.com>

Sent: January 20, 2022 5:17 PM

To: Rachelle Trovato <Rachelle.Trovato@parklandcounty.com>

Cc: Matthew Good <Matthew.Good@parklandcounty.com>

Subject: RE: 16-D-129 Site Plan

Rachelle,

Is he proposing to change the previously approved grading and stormwater plan? I spoke to him last week and L.D.E. couldn't agree to what was proposed at that time. If L.D.E. were okay with any newly proposed changes (unsure what he is requesting until he contacts us), would he need a new D.P. or just a revision to the current file?

Thanks

Dwayne Hollett, C.E.T. Engineering Officer Parkland County 53109A HWY 779, Parkland County, Alberta T7Z 1R1

Office: 780-968-8888 ext. 8442 Cell: 780-868-7019 dwayne.hollett@parklandcounty.com |

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From: Rachelle Trovato <Rachelle.Trovato@parklandcounty.com>

Sent: February 1, 2022 11:30 AM

To: Dwayne Hollett <Dwayne.Hollett@parklandcounty.com>

Cc: Matthew Good <Matthew.Good@parklandcounty.com>

Subject: RE: 16-D-129 Site Plan

Hi Dwayne,

Sorry for the delayed response on this. If Bill hasn't undertaken any work in the time since the DP was issued, his original DP would be expired as they expire if the project isn't undertaken within 12 months. If he is changing the site plan, he would need a new Development Permit.

Rachelle Trovato, RPP MCIP MPlan Senior Planner, Development Planning Parkland County
53109A HWY 779, Parkland County, Alberta T7Z 1R1

Office: 780-968-8888 ext 8321 rachelle.trovato@parklandcounty.com |

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Frequently Requested Links: [Land Use Bylaw](#) [Development Permit Applications](#) [Fees and Charges](#) [Discover Parkland](#)

From: [Rachelle Trovato](#)
To: [Dwayne Hollett](#)
Cc: [Matthew Good](#)
Subject: RE: 16-D-129 Site Plan
Date: Friday, February 4, 2022 2:57:00 PM

Hey Dwayne,

I don't believe any action is required on this unless Bill contacts Engineering with his questions.

Rachelle Trovato, RPP MCIP MPlan Senior Planner, Development Planning Parkland County
53109A HWY 779, Parkland County, Alberta T7Z 1R1

Office: 780-968-8888 ext 8321 rachelle.trovato@parklandcounty.com |

www.parklandcounty.com

Frequently Requested Links: [Land Use Bylaw](#) [Development Permit Applications](#) [Fees and Charges](#) [Discover Parkland](#)

From: Karen Kormos
Sent: April 3, 2024 3:10 PM
To: Aman Jhawer <aman.jhawer@parklandcounty.com>
Subject: development questions

Aman,

Would you please reach out to Bill Cosgrove (780-482-5000) he is looking to develop his property in Acheson. He has had a couple approvals in the past for filling and just as an fyi there are drainage issues on this site.

Roll Number: **254002**
Legal: **NE-8-53-26-4**
Plan / Block / Lot: **3632RS//8**
Municipal Address: **28304 114 AV**
Primary Owner: **Cosgrove, William M**

Also he called a couple weeks back and I have just got to this....sorry

Regards,

Karen Kormos Manager, Development Planning & Safety Codes Parkland County 53109A HWY
779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8443 ext. 8376 Karen.kormos@parklandcounty.com |
www.parklandcounty.com

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From: [Dwayne Hollett](#)
To: [Deborah Kaleikini-Johnson](#)
Subject: Bill Cosgrove
Date: Tuesday, November 5, 2024 11:10:00 AM
Attachments: [16-D-104 - Revised Site Plan.pdf](#)
[16-D-104 - Storm Water Managment Plan.pdf](#)
[16-D-129 - Site Plan 2.pdf](#)
[image001.png](#)
[image002.png](#)

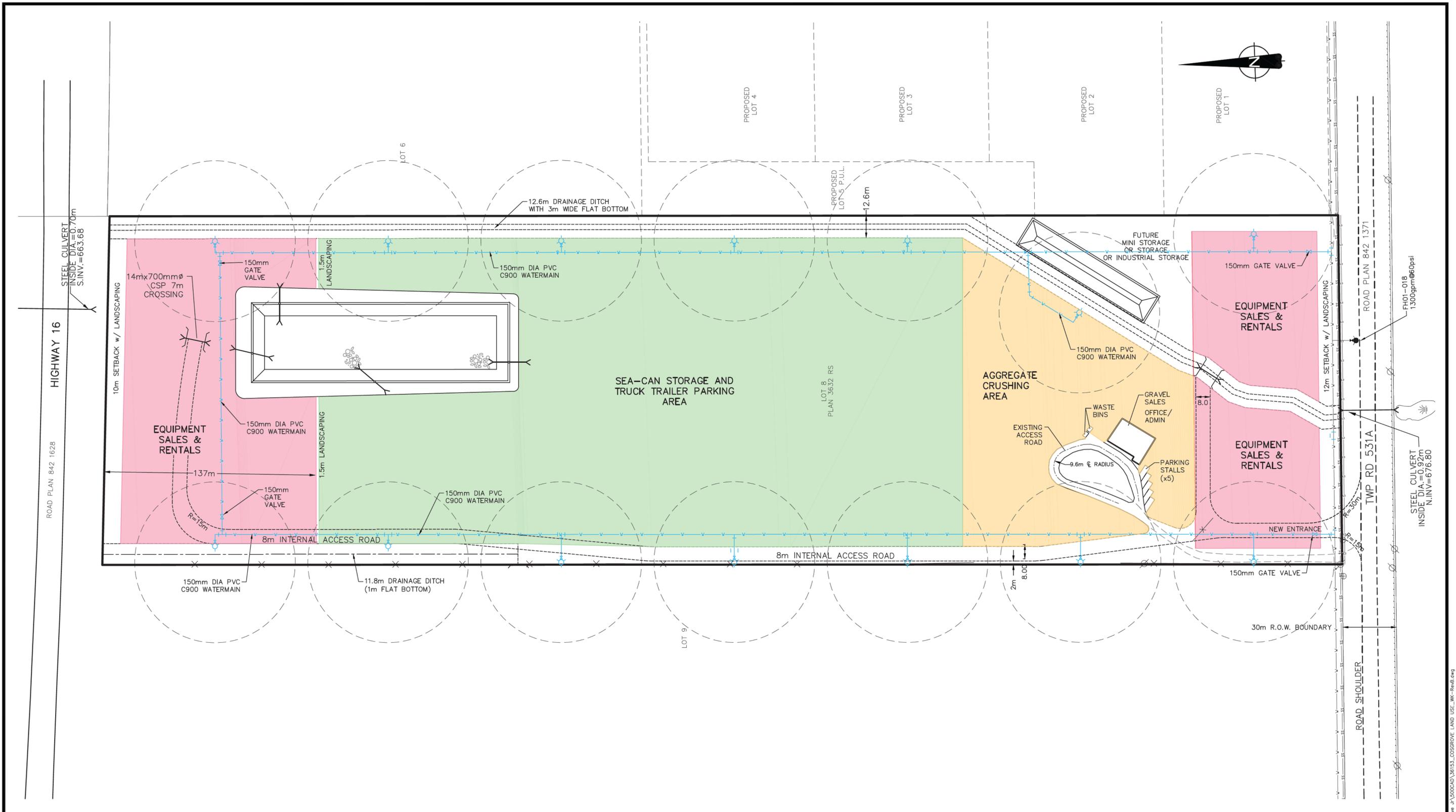
Please see attached.

This is all I could find.

Thanks

Dwayne Hollett, C.E.T. | Engineering Officer | Parkland County | 53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext. 8442 | dwayne.hollett@parklandcounty.com | www.parklandcounty.com





NOTES

1. All existing utilities are compiled from plans and information supplied by others. It is the contractor's responsibility to verify the exact location and depth of all existing underground utilities in the field prior to excavation.

2. All figures contained herein have been checked by Stewart, Weir & Co. Ltd. and are believed to be accurate. It is the contractor's and/or user's responsibility to carefully review the aforesaid figures and to report any suspected inaccuracies to Stewart, Weir & Co. Ltd. for any corrections, interpretation or revision before work is commenced.

SCALE BAR

0 20 40 60 80 100
HORIZONTAL METRES

No.	REVISIONS	DATE	BY	CHK'D	APP'D
A	ISSUE FOR APPROVAL	2016-03-18	AA		KD
B	RE- ISSUED FOR APPROVAL	2017-03-22	WK		KD

LEGEND
SETBACK BOUNDARY
DOUBLE WOOD POST SIGN
FIRE PROTECTION AREA (45m RADIUS)
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
PROPOSED FIRE HYDRANT SERVICING LINE

DESIGNER	CHECKER	ENGINEERING RECORD																								
		<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>INITIALS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>SURVEYED</td> <td></td> <td></td> </tr> <tr> <td>DESIGNED</td> <td>KD</td> <td></td> </tr> <tr> <td>DRAWN</td> <td>RV</td> <td>15/11/09</td> </tr> <tr> <td>CHECKED</td> <td></td> <td></td> </tr> <tr> <td>ISSUED FOR APPROVAL</td> <td></td> <td></td> </tr> <tr> <td>ISSUED FOR TENDER</td> <td></td> <td></td> </tr> <tr> <td>ISSUED FOR CONSTRUCTION</td> <td></td> <td></td> </tr> </tbody> </table>	DESCRIPTION	INITIALS	DATE	SURVEYED			DESIGNED	KD		DRAWN	RV	15/11/09	CHECKED			ISSUED FOR APPROVAL			ISSUED FOR TENDER			ISSUED FOR CONSTRUCTION		
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CONSULTANT

OPUS STEWART WEIR

PERMIT TO PRACTICE
PERMIT NUMBER P 292

The Association of Professional Engineers,
Geologists and Geophysicists of Alberta

FILE No.: ED60.36153

BILL COSGROVE

PROPOSED GRADING AND LAND USE

PROPOSED LAND USE PLAN

LOT 8, PLAN 3632 RS
N.E. 1/4 SEC.8-53-26-W.4M.

SCALE: 1:1000

SP 3615360.A1 002 REV A

DATE: MARCH 15, 2015



Lot8, Plan 3632 RS
NE 8-53-26-W4

STORMWATER MANAGEMENT PLAN

Revision 1 – Previous Version Issued Dec 19, 2012

Opus Stewart Weir Ltd
Sherwood Park Office
Suite 140, 2121 Premier Way
Sherwood Park AB T8H 0B8
Canada

Telephone: +1 780 410 2580

Facsimile: +1 780 410 2589

Date: March 19, 2016

Reference: S-36153.00

From: **Matthew Good** Matthew.Good@parklandcounty.com • Ext. 8263
Subject: FW: Cross-culvert inquiry for Bill Cosgrove
Date: April 23, 2025 at 3:47 PM
To: Bill Cosgrove gravel4you@gmail.com

Matt
Good
Parkland

Hey Bill,

Wondering how your progress is going and wanted to pass along the below message from our environmental team, in regard to that cross culvert.

Let me know how you are making out and if we should plan to do that pre-app meeting as suggested last?

Regards,

Matt Good, MBA, P.Eng., PMP Manager Land Development Engineering Parkland County 53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext. 8263 matthew.good@parklandcounty.com | www.parklandcounty.com

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Hi Matt,

I looked into the cross-culvert on 279 Street. Here are some thoughts. I went through the aerial imagery available in CLICK and the WAIR completed by Nor-Alta Environmental Services in 2016. There is potential that that water flowing through the culvert is part of a watercourse that drains northwest from the southeast. The adjacent property was not accessed in the previous WAIR and could have been overlooked. It is important that the applicant reaches out to the Water Boundaries Unit to get clarity if any of the potential watercourses on the property are subject to the Public Lands Act, in addition to the Water Act. Culverts that fall within a watercourse and are subject to the Code of Practice for Watercourse Crossings. However, altering the hydrology of a wetland by installing/removing a culvert could be subject to additional provincial regulations.

Northgate Roy 780-271-0449 Re: culverts

Water
Boundaries
Unit
Classification
-Northgate
-Northgate