



BEAVER COUNTY

## SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING October 10, 2023 Development Authority Report

**Legal Description:** Plan 102 3393; Block 1; Lot 1 located SE-29-50-20-W4

**Municipal Address:** 20410 Township Road 504, Beaver County

**Parcel Area:** 30.89 Acres (12.50 Hectares)

**Landowner:** Obsidian Ridge Ltd.

**Applicant:** Kelly Lafayette (owner of Obsidian Ridge Ltd.)

**Appellants:** Janet Trotno, Graham Munro, Dale Wakeling, and Daphne Wakeling.

**Subject Matter of Appeal:** Concerns with respect to the approval of Development Permit No.: 020020-23-D0050

### **Summary:**

An appeal has been filed against the Development Authority's Notice of Approval of a Development Permit Application for "bed and breakfast operation focusing on connecting guests to nature". Per section 8.1(1)(17) of the *Land Use Bylaw No. 98-801, as amended* ("LUB"):

"BED AND BREAKFAST ESTABLISHMENT" means a development within a dwelling which possesses a dwelling unit, where temporary sleeping accommodations, up to a maximum of four (4) bedrooms, with or without meals, are provided for remuneration to members of the public."

In the opinion of the Development Authority, as the operations of the Applicant are not solely "bed and breakfast" and include overnight stay, event, entertainment, food, and ultimately a specialized service, the use the development would fall under General Commercial Use.

In the opinion of the Development Authority ("DA"), event and overnight stay services would fall under the definition of General Commercial Use 8.1(1)(65) of the LUB:

"GENERAL COMMERCIAL USE" means commercial development, outside the Equity Industrial Park Area Structure Plan area, **which provides services to the farm and hamlet population**. Such development would include retail and warehouse sales and services; **entertainment services; food services** including restaurants, **specialty**, mobile catering; financial, professional and/or administrative offices; equipment rentals; drive-in businesses; pet care services; alcohol sales, and cannabis retail sales."

General Commercial Use is defined as a discretionary use in the Agricultural District.

The Development Authority does not consider the development as General Industrial Use. Per section 8.1(1)(66) of the LUB:

"GENERAL INDUSTRIAL USE means development, outside of the Equity Industrial Park Area Structure Plan area, with the following activities:

- (a) the processing of raw materials, including agricultural products;



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- (b) the manufacturing, repairing or assembling of goods, products or equipment, including clothing, articles, and/or craft objects; food and beverage products; and automotive related activities;
- (c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, and contractor services, where such operations create impacts that would make them incompatible in non-industrial districts;
- (d) the storage or transhipping of materials, goods and equipment, including petrochemical products and supplies; fuels and chemicals sale and storage; municipal shop and storage yard; outside sale and storage yard; vehicle and equipment storage; commercial storage and temporary storage;
- (e) the training of personnel in general industrial operations;
- (f) the supplying of goods, materials, or services directly and primarily to the agricultural industry including agricultural support services; farm and industrial machinery sale, rental and service;
- (g) A biomedical waste facility is not considered a general industrial use;
- (h) it may include any indoor display, office, technical, administrative support areas or any sales operation accessory, business support services, custom workshops, to the general industrial uses. General Industrial Uses shall be further classified as follows:
  - I. General Industrial Use - Type I means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Any development, even though fully enclosed, where, in the opinion of the Development Authority, there is significant risk of interfering with the safety or amenity of adjacent sites because of the nature of the site, material or processes, shall not be considered a General Industrial Use -Type I
  - II. General Industrial Use - Type II means those developments in which all or a portion of the activities and use are carried on outdoors, without any significant nuisance factor such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the safety and amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated, shall be considered a General Industrial Use - Type III.



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- III. General Industrial Use - Type III means those developments which may have a significant detrimental effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods. In determining the significance of a detrimental effect or nuisance factors, the following criteria shall be considered:
- (a) the expected magnitude and consequence of the effect or nuisance;
  - (b) the expected extent, frequency and duration of exposure to the effect or nuisance;
  - (c) the use and sensitivity of adjacent or nearby sites relative to the effect or nuisance;
  - (d) the conclusions of an Environment Impact Assessment, if applicable, and requested at the sole discretion of the Development Authority;
  - (e) adherence to relevant provincial environment legislation or widely recognized performance standards; and
  - (f) the reliability and record of the proposed methods, equipment and techniques in controlling or mitigating detrimental effects or nuisances."

Per the Municipal Development Plan Bylaw #98-800 ("MDP"), as amended preamble/goal section:

"The goal of Beaver County is to conserve and enhance the County's agricultural and rural character while encouraging environmentally sound, **sustainable economic development**.

The County foresees agriculture and agricultural services as major economic forces in the community. The conservation of agricultural land and measures designed to assist the continuation of agricultural activities will remain a priority in most of the County.

Although the Council of Beaver County regards agricultural land as an important asset, **they recognize the need to promote economic diversification so that all residents may enjoy optimum working and living standards. This economic diversification must be environmentally sound and compatible with the rural character of the County.**

**In the west end of the County, where the agricultural capability of land is limited and where country residential development predominates, the County will allow residential development that can be harmonized with the unique environmental sensitivities of the area.**

The County will provide leadership and direction in the following areas:

- (1) Conservation of agricultural land and encouragement of diversity in the agricultural and the agricultural service sectors;
- (2) Preservation of wildlife habitats and environmentally sensitive areas; and



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(3) Provision of the infrastructure necessary to encourage sustainable, environmentally sound economic development."

Per section 5.1 of the MDP:

"Highway Commercial uses and General Commercial uses may be allowed in the Agricultural Area."

In the opinion of the Development Authority, section 5.1 of the MDP does apply to this development.

Per section 5.2 of the MDP:

"Commercial subdivision and development which, in the opinion of Council, could have a significant impact on the community and environment, shall be controlled by the County Council through the process of Land Use Bylaw amendment to a Rural Commercial District in the Land Use Bylaw."

In the opinion of the Development Authority, the improvements on the subject site have minimal impact on the environment and are developed in a manner that they can be removed or moved on the site, if needed (i.e.: geodesic domes are temporary structures, similar to the modular/sea can cabin structures also being proposed). Therefore, in the opinion of the Development Authority, section 5.2 of the MDP does not apply to this development.

Per section 5.5 of the MDP:

"General commercial uses shall refer to those uses which primarily serve the agricultural and hamlet population. Such uses would include retail and wholesale sales and services, restaurants, offices, financial and entertainment establishments."

In the opinion of the Development Authority, Obsidian Ridge is a private business which can be accessed by the general public, clientele from afar, and the local agricultural and hamlet population. Therefore, in the opinion of the Development Authority, section 5.5 of the MDP does not apply to this development.

Per section 5.7 of the MDP:

"Commercial uses shall be encouraged to locate on lower capability agricultural land wherever possible."

After consultation with the Agricultural Fieldman and in the opinion of the Development Authority, due to the subject site's low crop production capability, these lands are deemed to be lower capability agricultural lands. The lands could be used as pasture lands now or in the future, but are not suitable for cropland; the land still serves a purpose for ecological goods and services. Therefore, in the opinion of the Development Authority, section 5.7 of the MDP does not apply to this development.



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LUB and MDP excerpts attached hereto as **Attachments "A" and "B"**.

**Background:**

Obsidian Ridge Ltd. has existing Development Permit 020020-19-D0013 (**Attachment "C"**) and has been operational for multiple years. This property is zoned Agricultural and located within the Moraine Residential Area. The Beaver Hills Moraine, while not officially protected by Federal or Provincial legislation, is an important natural area in the west end of the County where country residential development predominates. Due to the Moraine's significance for wildlife habitat, the *MDP* encourages the preservation of the area's unique environmental features when considering residential development proposals. This property is located within the Biosphere; however, the municipality has control over land use.

Obsidian Ridge Ltd. is located at 20410 Township Road 504, north of Township Road 504, east of Range Road 205, and west of Range Road 204. The parcel of land is located directly west of a named body of water, Owen Lake. However, there are no *Water Act* or *Environmental Protection and Enhancement Act* approvals or authorization that would cause any limitations on the Obsidian Ridge parcel.

A site visit was conducted at Obsidian Ridge on June 13, 2023, by the Development Authority to have a preliminary discussion regarding the development permit process and to address existing improvements on the property that were not included in the existing Development Permit 020020-19-D0013 (specifically, the geodesic domes). The Development Authority Advised Obsidian Ridge Ltd. that on the next development permit application the geodesic domes must be included. It is the typical practice of the Development Authority, that when there are unauthorized developments/improvements on a property, that the landowner is given an opportunity to apply for a permit and address the issue in a corrective fashion prior to enforcement being pursued.





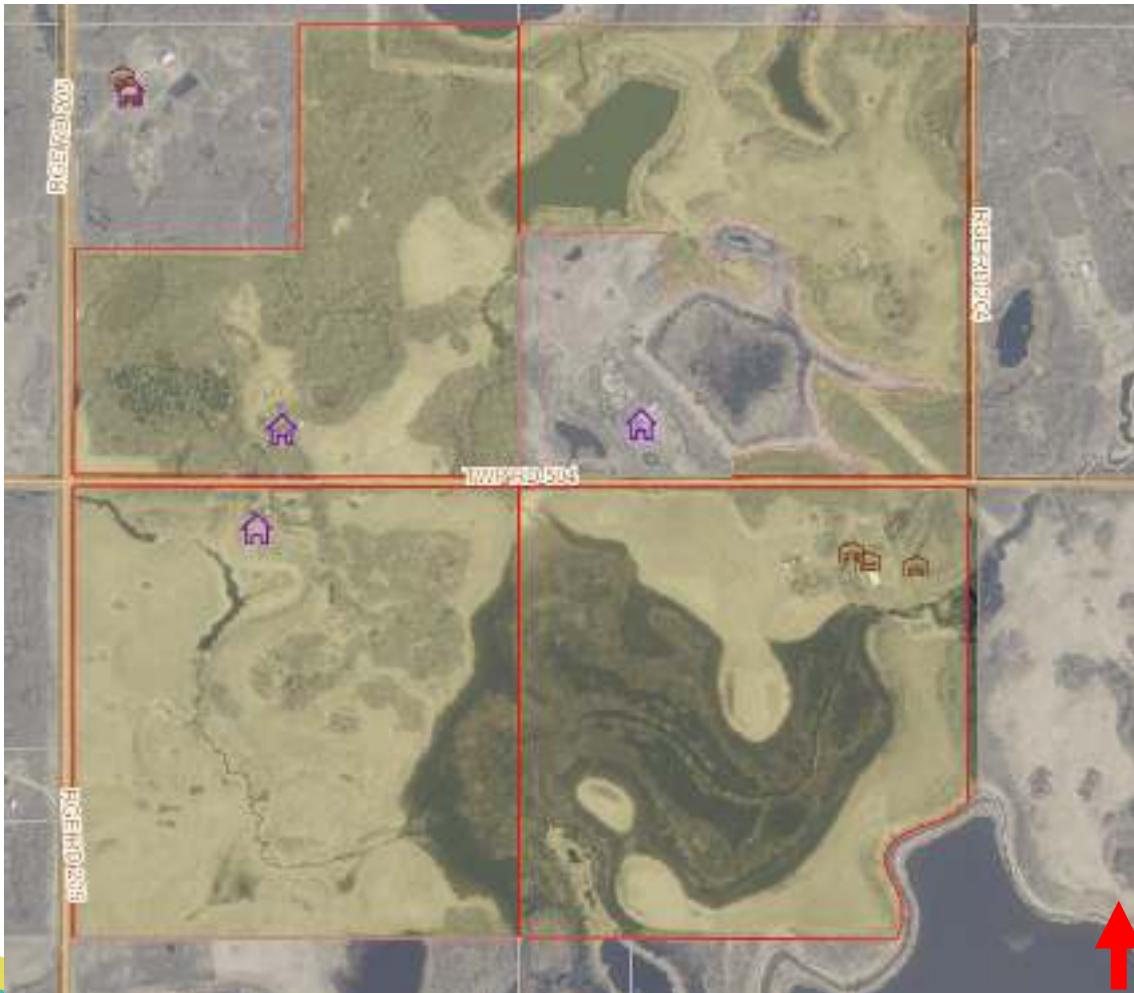
### Timeline of Events:

- Development permit application received on August 9, 2023. (**Attachment "D"**)
- Letter sent out to adjacent landowners on August 10, 2023 advising of proposed development permit. (**Attachment "E"**).

When deciding who is adjacent, the Development Authority referred to the definition of adjacent land in section 8.1(1)(5) of the LUB, which states: "land that is contiguous to a particular parcel of land and includes:

- (a) Land that would be contiguous if not for a highway, road, river, or stream,
- (b) And other land identified in this Bylaw as adjacent for the purpose of satisfying Section 2.5 of this Bylaw."

The following map demonstrates the adjacent lands that received a letter notifying of the proposed development.





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- One written comment received from adjacent landowners (two landowners on one parcel's title) expressing concern on August 24, 2023 (specifically dust control, carrying over conditions from existing development permit no. 020020-19-D0013, construction of gate to adjacent landowner's property, and better directional signage from Obsidian). (**Attachment "F"**)
- Comments taken into consideration and no further written comments received.
- Development Permit 020020-23-D0050 notice of approval sent to landowner on August 29<sup>th</sup> and advertised in the Beaver County Chronicle commencing on August 30<sup>th</sup>. (**Attachments "G" and "H"**)
- Notice of approval sent to adjacent landowners who submitted comment and further exchange addressing any outstanding questions/concerns. (**Attachment "I"**)
- Notice of Appeal received by Beaver County on September 11, 2023.
- Email sent to applicant advising of notice of appeal on September 11, 2023. (**Attachment "J"**)

#### **Consideration for Decision-Making:**

The Development Authority considered the following matters when making its decision:

- The specialized services provided by Obsidian Ridge Ltd. fall under the definition General Commercial Use and is considered a discretionary use in the Agricultural District and as mentioned in the "Background" section of this report, do not contravene the Agricultural Districts rules or regulations noted in the MDP or LUB.
- The comments received from adjacent landowners were mitigated in advance of the Development Authority's issuance of the notice of decision.
- Multiple conditions are in place in the Development Permit to address dust control, noise (including the Applicant's preparation of a Noise Management Plan, which was provided by the applicant after the issuance of the notice of approval as per condition number 10 of the Development Permit (**Attachment "K"**)), safety, capacity of people and vehicles on site at any given time, drainage, site maintenance, tree buffer, and construction of gate on an adjacent landowner's parcel (as a result of the written comment received).
- The Applicant's development will ultimately lessen noise pollution carrying on outdoors and provide the Applicant's clientele with an option to keep nuisances minimized and now within an enclosed structure.



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In conclusion, in the opinion of the Development Authority, Development Permit No.: 020020-23-D0050 was approved with conditions as the proposed development permit fell within the General Commercial Use of the LUB which is a discretionary use in the Agricultural District, will not negatively impact the agricultural capability of the land, and the adjacent landowner concerns were successfully mitigated.

The Development Authority acknowledges that under Section 687(3) of the *Municipal Government Act*, the Board has the authority to substitute the Notice of Approval with a decision of its own.

**Applicable Legislation:**

*Beaver County Land Use Bylaw #98-801, as amended*

*Beaver County Municipal Development Plan Bylaw #98-800, as amended*

*Municipal Government Act*

**Attachments:**

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Respectfully submitted,

**Jessica POST  
Development Authority**



## ATTACHMENT A

# PART 8 INTERPRETATION

## 8.1 DEFINITIONS

1. In this Bylaw
  - (1) "**ACCESSORY BUILDING**" means an enclosed building which is subordinate or incidental to an existing principal building on a site and which is not attached above grade to the principal building. Examples include garages, shops, air supported and fabric covered structures, shipping containers and sheds greater than 18 sq. m. (192 sq. ft.) in size.
  - (2) "**ACCESSORY STORAGE BUILDING**" means an enclosed building which is subordinate or incidental to the principal building on the site but is constructed in advance of the principal building. Examples include small sheds to store tools, lawn mowers and small equipment, garages, and may include shops provided the purpose is to complement the intended primary use of the site.
  - (3) "**ACCESSORY USE**" means a use which is subordinate or incidental to the principal use of the site and located on the same lot as a principal use.
  - (4) "**ACT**" means The Municipal Government Act, 1994, as amended.
  - (5) "**ADJACENT LAND**" means land that is contiguous to a particular parcel of land and includes:
    - (a) land that would be contiguous if not for a highway, road, river or stream,
    - (b) and other land identified in this Bylaw as adjacent for the purpose of satisfying Section 2.5 of this Bylaw.
  - (6) "**AGRICULTURAL OPERATION**" means an agricultural operation as defined in the Agricultural Operation Practices Act.
  - (7) "**AGRICULTURE, PRODUCT PROCESSING**" means a premise for the purpose of processing agricultural products including: mixing, drying, canning, size reduction, fermentation, heat treatments, cold treatments, chemical treatments and biological treatments of plant matter; or cutting, curing, smoking, aging, wrapping or freezing of meat. This may include accessory uses, including but not limited to office, sales, technical, administrative support, storage or warehousing.
  - (8) "**AGRICULTURAL SUPPORT SERVICE**" means the use of land, buildings and structures for the purposes of supply of goods, materials or services directly and primarily to the agricultural industry. This may include, but is not limited to, the sale, cleaning, and storage of seed, feed, fertilizer and chemical products and the repair of agricultural equipment.
  - (9) "**AIR SUPPORTED AND FABRIC COVERED STRUCTURES**" means an accessory building where the outer shell is supported by artificially produced and constantly maintained air pressure above local atmospheric level or the outer shell is made of artificial fabric spanned across rigid trusses
  - (10) "**AIRPORT**" means
    - (a) any area of land or water, including the frozen surfaces thereof, or other supporting surface used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft, and
    - (b) includes any building, installation or equipment in connection therewith, operated by the Department of National Defence or for which an airport license has been issued by the Ministry of Transport.

- (11) "**ANIMAL HOSPITAL AND SHELTER**" means development used for the temporary accommodation and care or impoundment of animals and livestock within an enclosed building and may have outdoor corrals or pens.
- (12) "**AUCTIONEER ESTABLISHMENTS**" means a development intended for the auctioning of livestock, goods, and/or equipment, including the temporary storage of such livestock, goods, and/or equipment, but does not include garage sales, flea markets, or sale of such items on an irregular basis.
- (13) "**AUTHORIZED AGENT**" means a person who has been given written permission by an owner to act on their behalf.
- (14) "**AUTO BODY**" means a premise where automobiles, trucks, and other vehicles undergo body repair and painting.
- (15) "**AUTO WRECKING**" means the demolishing of motor vehicles and selling or otherwise disposing of the parts or salvage thereof.
- (16) "**AUTOMOTIVE AND EQUIPMENT SALE, REPAIR, RENTAL, AND STORAGE**" means the sale, servicing, rental, mechanical repair, and/or storage of automobiles, light trucks, and utility and recreational vehicles, motorcycles, snowmobiles, and similar vehicles, and the sale, installation, servicing, rental, or storage of related accessories and parts. This includes automobile, light truck, and recreational vehicle dealerships, rental agencies, and motorcycle dealerships, transmission shops, muffler shops, tire shops, body shops, and automotive glass and upholstery shops. This does not include auto wrecking
- (17) "**BED AND BREAKFAST ESTABLISHMENT**" means a development within a dwelling which possesses a dwelling unit, where temporary sleeping accommodations, up to a maximum of four (4) bedrooms, with or without meals, are provided for remuneration to members of the public.
- (18) "**BIOMEDICAL WASTE**" means waste that is generated by: (i) Human health care facilities, (ii) Medical research and teaching establishments, (iii) Clinical testing or research laboratories, and (iv) Facilities involved in the production or testing of vaccines, and contains or may contain pathogenic agents that may cause disease in humans exposed to the waste.
- (19) "**BROADCAST STUDIO**" means a premise used for the production and/or broadcasting of audio and visual programming typically associated with radio, television and motion picture studios.
- (20) "**BUILDING**" includes anything constructed or placed on, in, over or under land but does not include a highway or road or a bridge forming part of a highway or road.
- (21) "**BUSINESS SUPPORT SERVICE**" means a premise used to provide support services to other businesses. This may include one or more of the following:
  - (a) the use of minor mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office security;
  - (b) the sale, rental, repair, or servicing of office equipment, furniture and machines; and
  - (c) the sale, rental, repair or servicing of computers, cellular phones and fax machines.
- (22) "**COMMERCIAL SCHOOL**" means development used for training and instruction in a specific trade, skill, or service. This use class does not include schools defined as Public Education or Private Education. Typical uses include secretarial, business, hairdressing, beauty culture, dancing, or music schools, driver training

- (61) "**FRONT YARD**" means a yard extending across the full width of a lot from the front line of the lot to the nearest wall of the principal building situated on the lot.
- (62) "**FUELS AND CHEMICALS SALE AND STORAGE**" means lands, buildings, or structures where refined or crude oil, other petroleum products, or liquid or solid chemicals, such as fertilizer, are for sale and storage. This includes the sale of fuel, lubricants, and other automotive fluids, including key lock retail sales, and the sales and storage of other chemicals, such as fertilizer.
- (63) "**FUNERAL HOME**" means premises for the preparation of the dead for burial or cremation, and the holding of memorial services. This includes funeral homes and undertaking establishments
- (64) "**GARAGE**" means a building constructed for the primary purpose of storing motor vehicles.

(65) "**GENERAL COMMERCIAL USE**" means commercial development, outside the Equity Industrial Park Area Structure Plan area, which provides services to the farm and hamlet population. Such development would include retail and warehouse sales and services; entertainment services; food services including restaurants, specialty, mobile catering; financial, professional and/or administrative offices; equipment rentals; drive-in businesses; pet care services; alcohol sales, and cannabis retail sales.

(66) "**GENERAL INDUSTRIAL USE**" means development, outside of the Equity Industrial Park Area Structure Plan area, with the following activities:

- (a) the processing of raw materials, including agricultural products;
- (b) the manufacturing, repairing or assembling of goods, products or equipment, including clothing, articles, and/or craft objects; food and beverage products; and automotive related activities;
- (c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, and contractor services, where such operations create impacts that would make them incompatible in non-industrial districts;
- (d) the storage or transhipping of materials, goods and equipment, including petro-chemical products and supplies; fuels and chemicals sale and storage; municipal shop and storage yard; outside sale and storage yard; vehicle and equipment storage; commercial storage and temporary storage;
- (e) the training of personnel in general industrial operations;
- (f) the supplying of goods, materials, or services directly and primarily to the agricultural industry including agricultural support services; farm and industrial machinery sale, rental and service;
- (g) A biomedical waste facility is not considered a general industrial use;
- (h) it may include any indoor display, office, technical, administrative support areas or any sales operation accessory, business support services, custom workshops, to the general industrial uses. General Industrial Uses shall be further classified as follows:
  - i. **General Industrial Use - Type I** means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Any development, even though fully enclosed, where, in the opinion of the Development Authority, there is significant risk of interfering with the safety or amenity of adjacent sites because of the nature of the site, material or processes, shall not be considered a General Industrial Use -Type I

- ii. **General Industrial Use - Type II** means those developments in which all or a portion of the activities and use are carried on outdoors, without any significant nuisance factor such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the safety and amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated, shall be considered a General Industrial Use - Type III.
- iii. **General Industrial Use - Type III** means those developments which may have a significant detrimental effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods.

In determining the significance of a detrimental effect or nuisance factors, the following criteria shall be considered:

- (a) the expected magnitude and consequence of the effect or nuisance;
- (b) the expected extent, frequency and duration of exposure to the effect or nuisance;
- (c) the use and sensitivity of adjacent or nearby sites relative to the effect or nuisance;
- (d) the conclusions of an Environment Impact Assessment, if applicable, and requested at the sole discretion of the Development Authority;
- (e) adherence to relevant provincial environment legislation or widely recognized performance standards; and
- (f) the reliability and record of the proposed methods, equipment and techniques in controlling or mitigating detrimental effects or nuisances.

(67) "**GOVERNMENT SERVICES**" means a premise providing for crown corporation, municipal, provincial or federal government services directly to the public. This does not include protective and emergency services, detention and correction services, minor utility services, major utility services, and public education. Typical uses include County, Provincial and Federal Offices, courthouses and postal offices.

(68) "**GREEN HOUSES AND PLANT NURSERY**" means a commercial development, within the Equity Industrial Park Area Structure Plan area, for the growing, acclimating, propagating, harvesting, displaying, and selling of fruits, vegetables, bedding, household, and ornamental plants directly to the consumer, and may include accessory uses related to the storing, displaying, and selling of gardening, nursery, and related products. The green house, plant nursery, and market garden use does not include a marijuana facility.

(69) "**GROUP CARE FACILITY**" means a facility which provides resident service in a dwelling to seven (7) or more individuals who may or may not be related to the residents of the household. These individuals may be handicapped, aged, disabled, or in need of adult supervision, and are provided service and supervision in accordance with their individual needs. This category includes boarding homes for children, group homes and family homes.

(70) "**HAMLET**" refers to the unincorporated communities of Bruce and Kinsella.

(71) "**HIGHWAY**" means highway as defined pursuant to the Public Highways Development Act.



BEAVER COUNTY

## ATTACHMENT B



780-663-3730



beaver.ab.ca



Box 140, Ryley, AB T0B 4A0

**BEAVER COUNTY  
MUNICIPAL DEVELOPMENT PLAN  
BYLAW NO. 98-800, as amended**

**GOAL**

The goal of Beaver County is to conserve and enhance the County's agricultural and rural character while encouraging environmentally sound, sustainable economic development.

The County foresees agriculture and agricultural services as major economic forces in the community. The conservation of agricultural land and measures designed to assist the continuation of agricultural activities will remain a priority in most of the County.

Although the Council of Beaver County regards agricultural land as an important asset, they recognize the need to promote economic diversification so that all residents may enjoy optimum working and living standards. This economic diversification must be environmentally sound and compatible with the rural character of the County.

In the west end of the County, where the agricultural capability of land is limited and where country residential development predominates, the County will allow residential development that can be harmonized with the unique environmental sensitivities of the area.

The County will provide leadership and direction in the following areas:

- (1) Conservation of agricultural land and encouragement of diversity in the agricultural and the agricultural service sectors;
- (2) Preservation of wildlife habitats and environmentally sensitive areas; and
- (3) Provision of the infrastructure necessary to encourage sustainable, environmentally sound economic development.

## **5.0 COMMERCIAL DEVELOPMENT**

### **Statement of Intent**

The intent of this Plan is to accommodate commercial facilities, primarily adjacent to the highway and secondary road systems and within established hamlets, in order to meet the needs of the agricultural community, of local residents, and of the highway traveling public. No commercial development shall unduly affect the standard of safety or convenience, or the functional integrity of any highway or road. This Plan also recognizes that specific commercial uses may require unique site locations in order to serve the rural community.

### **Objectives**

- (a) To encourage appropriate commercial development in environmentally suitable locations;
- (b) To minimize conflicts between commercial development and existing or future land uses;
- (c) To minimize any local government costs resulting from commercial development; and
- (d) To minimize municipal servicing costs, including transportation.

### **Policies**

- 5.1 Highway Commercial uses and General Commercial uses may be allowed in the Agricultural Area.
- 5.2 Commercial subdivision and development which, in the opinion of Council, could have a significant impact on the community and environment, shall be controlled by the County Council through the process of Land Use Bylaw amendment to a Rural Commercial District in the Land Use Bylaw.
- 5.3 Commercial uses may be permitted in the hamlets of Kinsella and Bruce only if they require limited services.
- 5.4 Highway commercial uses shall refer to those uses, primarily established near primary highways or secondary roads, which provide service requirements for the highway traveling public. Such uses would include service stations, bulk fuel and oil sales, restaurants, motels and campsites.
- 5.5 General commercial uses shall refer to those uses which primarily serve the agricultural and hamlet population. Such uses would include retail and wholesale sales and services, restaurants, offices, financial and entertainment establishments.
- 5.6 General commercial uses should be encouraged to develop in hamlets and existing areas of general commercial use, unless it can be demonstrated that there is justifiable reason and need for such use in another location.

- 5.7 Commercial uses shall be encouraged to locate on lower capability agricultural land wherever possible.
- 5.8 Commercial uses shall be encouraged to avoid locating in environmentally sensitive areas and/or where critical wildlife habitat exists.
- 5.9 In consideration of a proposal for a Rural Commercial District, an assessment of the proposed development may be required which:
- (a) precisely defines the boundaries of the proposal;
  - (b) designates suitable building sites;
  - (c) ensures the functional integrity of the adjacent roads is maintained through the use of service roads and limited access points;
  - (d) defines standards of development, which may include architectural, landscaping and sign controls;
  - (e) identifies methods and facilities for servicing; and
  - (f) includes groundwater and soil permeability tests.



## ATTACHMENT C



## BEAVER COUNTY

Box 140  
Ryley, Alberta T0B 4A0

Our File No.: 200293011

April 10, 2019

Mr. Kelly Lavson Lafayette  
[REDACTED]

(sent via e-mail to [REDACTED])

**RE: DEVELOPMENT PERMIT – 020020-19-D0013  
SE 29-50-20-W4**

Please find enclosed Development Permit #020020-19-D0013 for the noted development. Please note that the permit is not valid until after the appropriate appeal period has expired on May 1, 2019.

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

In the interest of public safety and as required by the Safety Codes Act, construction permits must be obtained prior to the commencement of construction (building, electrical, gas, plumbing and private sewage disposal). You can obtain the application forms from the Beaver County Office, on our website at <http://www.beaver.ab.ca/departments/planning-development/development-permit-faqs>, or by contacting The Inspections Group at 1-866-554-5048.

Your municipal address is **20410 Twp Rd 504** and you are required by Bylaw No. 10-970 to post **20410 Twp Rd 504** at the entrance to your property within three (3) months of the effective date of the Development Permit.

Sincerely,

Jessica Lui  
Development Officer

CC: BESC, The Inspections Group Inc.

**BEAVER COUNTY  
DEVELOPMENT PERMIT**

**PERMIT NO.:** **020020-19-D0013**  
**PROPOSED USE:** **Landscaping and Other Commercial Ventures**  
**APPLICANT:** **Lafayette, Kelly Layson**  
**LOCATION:** **Plan 102 3393; Block 1; Lot 1 in SE 29-50-20-W4**

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A development involving Application No. 020020-19-D0013 has been **APPROVED WITH CONDITIONS:**

- 1. Approval is granted based on the attached “Schedule A” and additional information provided for in “Schedule B” and “Schedule C”, for the approved development and business activities only and no other development. The approved development shall be located on the attached revised site plan in “Schedule B”.**
- 2. All parking for the business shall be restricted to those areas identified on the site plan, in “Schedule B”, and information submitted with the development permit application. No parking is permitted on the County right-of-way.**
- 3. Notwithstanding conditions #1 and #2 above, “Schedule B” may be amended subject to Alberta Environment approval for compliance with the Water Act. Applicant shall provide a copy to Beaver County of all necessary approvals/permits from Alberta Environment.**
- 4. Notwithstanding the expected number of customers per day for special events in “Schedule A”, the number of occupants, including employees, on site at any time shall not exceed 200. The change in intensity of occupants will require a separate development permit.**
- 5. No further development, expansion or change in use is permitted unless approved by Beaver County.**
- 6. The Applicant shall enter into and abide by a Development Agreement with Beaver County. The Development Agreement shall include terms, to the satisfaction of Beaver County, provided for in “Schedule D”.**
- 7. A building permit from The Inspections Group shall be obtained for a change in use. No event shall be held within the site until Beaver County receives written correspondence from The Inspections Group that the commercial use is compliant with the Alberta Building Code.**

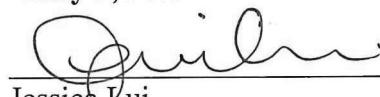
- 8. The applicant shall provide a minimum one (1) month written notice to adjacent landowners and the County when hosting special events with over 100 people.**
- 9. The applicant shall ensure all persons who occupy the site, shall not make or cause unusual or unnecessary noise which will disturb or is likely to disturb adjacent landowners during the hosting of events, beyond the boundaries of the property between the hours of 11:01 o'clock p.m., and 7:00 o'clock a.m.**
- 10. The applicant shall ensure sound systems for events are directed away from adjacent residential dwellings and not cause noise beyond the boundaries of the property.**
- 11. The applicant shall erect and maintain an agricultural fence along the applicant's west property line, at the applicant's sole expense.**
- 12. The applicant shall maintain the existing treed buffer surrounding the site in order to screen the development from the view of the adjacent neighbours.**
- 13. The site shall be maintained in a neat and orderly manner including the containment of all construction and the removal of all garbage and waste from the lands.**
- 14. The operation of the business shall be secondary to the residential use of the subject parcel.**
- 15. The applicant shall obtain any and all approvals, permits, and authorizations from any and all provincial and federal agencies, departments, and authorities that may be required.**

You are hereby authorized to proceed with the development specified, provided that any stated conditions are complied with, that development is in accordance with the application and attached site plan, that all other applicable permits are obtained, and that the appropriate appeal period has been exhausted. Should an appeal be made against this decision to the Subdivision and Development Appeal Board, this Development Permit shall not come into effect until the appeal has been determined and the Permit upheld, modified or nullified.

DATE OF DECISION: **Apr 10, 2019**

DATE OF ISSUE OF DEVELOPMENT PERMIT: **May 2, 2019**

SIGNATURE OF DEVELOPMENT OFFICER:



Jessica Lui

**The applicant is ADVISED of the following:**

1. To comply with the requirements from Alberta Health Services for hosting public special events and with food vendors. For more information, please contact the local health inspector at 780-662-5224 or visit <https://www.albertahealthservices.ca/eph/Page13999.aspx>
2. To ensure potable water, sewage and waste water disposal facilities are adhered to during the hosting of events under the *Nuisance and General Sanitation Regulations (243/2003)*.
3. To ensure a liquor license is obtained for any event in which alcohol will be served or sold. For more information, please visit <https://aglc.ca/liquor/licences/applying-liquor-licence>
4. To contact Beaver Emergency Services Commission at 780-336-3041 for information regarding compliance with the Alberta Fire Code, if required.
5. A Development Permit is subject to the condition that it does not become effective until the date of validity on May 2, 2019 in accordance with Beaver County's Land Use Bylaw No. 98-801 if no appeals have been received.
6. The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, on the prescribed form to the Secretary of the Subdivision and Development Appeal Board on or before May 1, 2019; such appeal to be accompanied by the applicable fee of \$200.00. The appeal should outline the grounds for the appeal. The prescribed form is available at [www.beaver.ab.ca](http://www.beaver.ab.ca) or at the County office.
7. **This is a Development Permit ONLY.** Issuance of this Permit does not excuse the applicant from satisfying all other applicable municipal, provincial and/or federal requirements.
8. **This Development Permit is valid for a period of 12 months from the Date of Issue.** If at the expiry of this period, the development has not commenced or been carried out with reasonable diligence, this Permit shall be null and void.
9. Bylaw No. 10-970 requires that every person who obtains a Development Permit for the construction of a commercial, residential, or industrial development shall erect an address sign within three (3) months. **Your municipal address is 20410 Twp Rd 504 and you are required to post it at the end of the driveway.** If you have already posted your address, please disregard this request.

**APPROACHES**

Developers must contact Beaver County Public Works Department at (780)663-3730 for all new approaches or improvements to existing approaches.

**OTHER PERMITS ARE REQUIRED**

In the interest of public safety and as required by the Safety Codes Act construction permits must be covered by the appropriate permits prior to commencement of construction (Building, Electrical, Gas, Plumbing, and Private Sewage). For more information regarding how to obtain the required permits, contact The Inspections Group 1-866-554-5048

# Schedule A



BEAVER  
COUNTY

BEAVER COUNTY  
BOX 140, RYLEY  
Alberta, T0B 4A0  
Ph: 780-663-3730 Fax: 780-663-3602

Application for  
HOME OCCUPATION /  
COMMERCIAL  
DEVELOPMENT  
PERMIT

**For Office Use Only**

|                      |               |                            |              |
|----------------------|---------------|----------------------------|--------------|
| Permit No.: 19-D0013 | Roll No.:     | Div.: 2                    | Receipt No.: |
| Date Received:       | Dec. 21, 2018 | Date Accepted as Complete: | Feb. 8, 2019 |

I hereby make application for a Development Permit in accordance with the plans and supporting information submitted herewith.

**Applicant / Agent Information**

Name: Kelly Layson Lafayette Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Postal Code: T0B 4S2  
Email Address: \_\_\_\_\_

Yes for Electronic Communication Authorization; In accordance with Section 608(1) of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended, I/We grant consent to receive electronic communication by an authorized person of Beaver County relative to a development application.

**Registered Owner(s) Information**

Owner Same as Applicant  
Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Yes for Electronic Communication Authorization; In accordance with Section 608(1) of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended, I/We grant consent to receive electronic communication by an authorized person of Beaver County relative to a development application.

**Property Information**

Legal: Pt. (circle one) NW NE SW SE Sec. 29 Twp. 50 Range. 20 West of 4<sup>th</sup> Meridian  
Plan: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Subdivision Name (if applicable): \_\_\_\_\_ Property Address: \_\_\_\_\_

Describe proposed development in detail (use reverse of page if necessary). *RECEIVED DEC 21 2018*

Estimated Project Cost: 750,000 + Floor area: \_\_\_\_\_ Deck height: \_\_\_\_\_

Distance of proposed development from road (Front yard): \_\_\_\_\_

Side yard: \_\_\_\_\_ Rear yard: \_\_\_\_\_

Estimated start date: \_\_\_\_\_ Completion: \_\_\_\_\_

Site plan attached: (containing ALL relevant material)  Yes  No

If applicable, please include a copy of the construction drawings in 11x17 or PDF format.

**Right of Entry**

I/We, being the registered owner(s) or person in possession, hereby give my consent to allow authorized persons the right to enter the above land and/or buildings with respect to this application. I/We swear that the information contained in this application is true to the best of my knowledge.

Signature of Applicant: \_\_\_\_\_ Date: Dec 17 2018

Signature of ALL Registered Owner(s): \_\_\_\_\_  
(If different from Applicant)

This personal information is being collected under the authority of the Municipal Government Act and will be used for administering the Beaver County Land Use Bylaw, determining assessment, and will be forwarded to The Inspections Group. It is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection contact Margaret Jones, Assistant Chief Administrative Officer, Beaver County, Box 140, Ryley AB T0B 4A0, telephone 780-663-3730.

**NOTE: Safety Codes Permits (Building, Electrical, Plumbing, Gas, and Private Sewage) may be required for your development. Please contact Inspections Group at 1-866-554-5048 to determine what permits are required.**

Please send or email the completed form to Beaver County, Box 140, Ryley, AB, T0B 4A0  
Phone: 780-663-3730 Fax: 780-663-3602 Email: [administration@beaver.ab.ca](mailto:administration@beaver.ab.ca).

## Schedule A

1. Hours and days of operation:

June - October (Mon-Thurs - NOON - 8pm) (Fri, SAT, SUN 8am-10pm)

2. Number of employees, including yourself:

3

3. Storage facilities and nature of goods to be stored:

Existing shop - Tools & Equipment for lawn maintenance

4. Commercial vehicles? If so, number, type, size and where will they be stored?

1 ton Trucks and trailers - to be stored at back of property

5. Waste management plans:

Any waste created from commercial activities will be put in BWMC garbage bin

6. Number of customers expected (day/week/month/year):

Summer Months - 50-100 / day on weekends 10-50 / day on weekdays

7. Anticipated change in traffic to your site:

Increase traffic

8. Landscaping details:

See attached site plan

9. Where will business be conducted (include dimensions):

All over the developed areas

RECEIVED DEC 21 2018

10. Maximum number of vehicles on site at any one time:

TBD

11. Signage for business (please note signage may require a development permit):

Sign on HWY 14

Additional Information:

The business plan is to enhance the beauty of the land with high end landscaping in order to attract customers seeking nature and the great outdoors. We are developing the land to provide equestrian services such as horse boarding, horse training and trail riding. We propose to build a greenhouse specializing in growing annuals, to sell to the public. To supplement the intensive agricultural business that we propose we are seeking to host special events for clients looking to rent the various areas on the property. We also plan to construct a new house in the location of the existing house. The existing house will be relocated on the property until construction process is finished.

Note that the greenhouse is no longer proposed for this development.

This letter is to provide additional information to accompany our development permit application. Our main intent for development is to create a world class Equestrian Ranch attracting nature lovers seeking to enjoy the great outdoors.

Our services will include horse boarding, horse training, horse back riding, sleigh and carriage rides, nature trails, hiking, biking, bird watching, archery, camping and high quality private event venue facilities. Some general events we will offer the ability to host are photoshoots, birthdays, weddings, reunions, school field trips, and retreats. We will seek to hire employees from the local community and use local contractor services for development whenever possible.

The topography of the property is not ideal for traditional farming methods because land is extremely hilly and majority of the flat lands are covered with water. Although the property may pose extremely difficult conditions for traditional agricultural uses it is exceptionally beautiful and picturesque. Our plan is to utilize these naturally attractive aspects to create a ranch that prospers from the beauty of the land. Using a combination of high-end creative landscape design, old growth trees, mountain rocks, water features, and landscape structures, we will enhance the existing beauty of the land and provide our customers a unique experience of nature and the environment.

A significant portion of our revenue is anticipated to come from hosting a few special events each year, these events will be open to the public and offered at a discount to the local community. One special event we plan to sponsor and host is a winter wonderland Christmas festival that will feature; Christmas lights across the property, Christmas music, ice sculptures, live performances, fun activities such as ice skating, sleigh rides, tobogganing, carolling, arts and crafts for families to come and enjoy. This event can be used to raise food and money for charity and bring together the local community.

Our dream is much like many people who choose to buy farm land and live in the country... we dream of making a living from the land and being able to work from home to provide for our family. We believe we have envisioned a way to work with the challenging topography of the property and create a business that will benefit our family, the environment and the local community around us.

Sincerely yours,

Kelly LaFayette

## Schedule A

| <b>Equestrian Services</b>  |  |                 |           |
|---|--|-----------------|-----------|
| <b>All year</b>   |  |                 |           |
| <b>Hours of operation ?</b>   | Mon - Thurs  | Fri & Sat & Sun | Sunday    |
|   | 9am - 9pm  | 10am - 10 pm    | 9am - 9pm |
| <b>Number of Customers per day?</b>   | 0 -10  | 0-25            | 0-25      |
| <b>Number of cars expected per day?</b>   | 5  | 10              | 10        |
| <b>Number of Employees?</b>   | 4  |                 |           |
| <b>Storage Facilities and nature of goods stored</b>                              | Existing shop & future pole shed or tent building. Feed. Hay bales, tractor and farm equipment   |                 |           |
| <b>Commercial Vehicles? If so, number, type, size and where will it be stored</b> | 1 ton truck and trailer. Farm Tractor. Skid steer loader Stored at the back of the property.   |                 |           |
| <b>Waste management plan</b>  | Waste will be put into BWMC bin  |                 |           |
| <b>Anticipated change in traffic</b>  | Mild Increase in traffic   |                 |           |
| <b>Landscaping details</b>  | See attached plan  |                 |           |
| <b>Where will business be conducted</b>   | At the far north of the property   |                 |           |
| <b>Maximum # of vehicles on property at one time</b>                              | <b>Parking lot max capacity is 200</b>   |                 |           |
| <b>Signage for business</b>   | Future Signs on HWY 14   |                 |           |
| <b>Additional Information</b>   | We will offer a variety of services including horse boarding, horse training, sleigh rides, carriage rides, horse back riding, and day passes/memberships to use the facilities. Membership holders will get discounts to use the nature trails (for riding, hiking, and biking, bird watching) archery lanes, camping, and the amphitheatre for private general events. |                 |           |

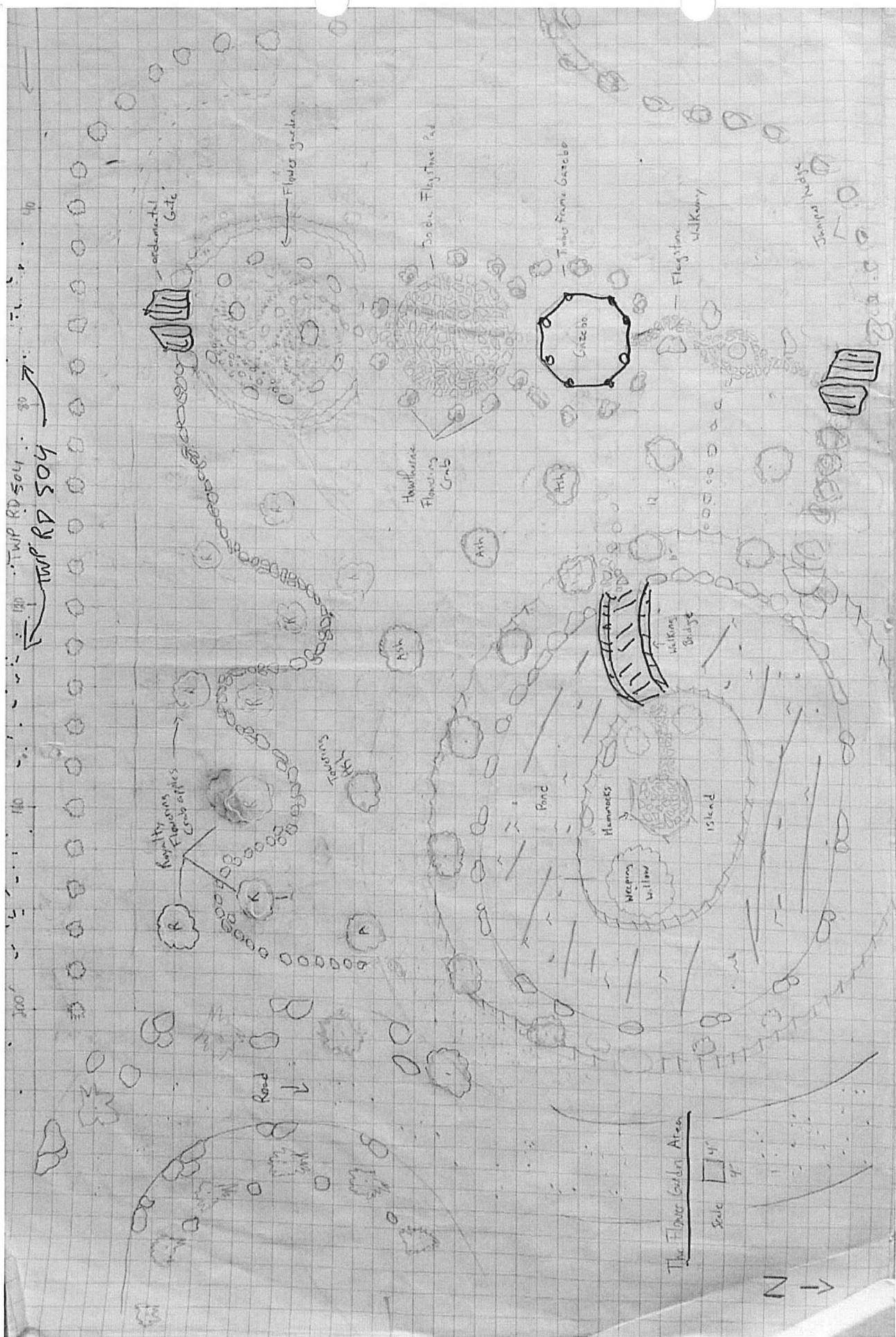
Schedule A

**Event hosting Services**

|  | General events   |              |             | Special events  |
|--|--|--------------|-------------|---|
| Hours of operation?  | June - October   |              |             |   |
|  | Sun - Thurs  | Fri & Sat    | Sunday      | Fri & Sat   |
|  | 9am - 9pm  | 9 am - 12 am | 9am to 10pm | 9am - 12am  |
| <b>Estimated Number of Customers expected per day?</b>                             | 0-50   | 50 - 200     | 50 - 200    | 200+  |
| <b>Estimated Number of Cars expected per day?</b>                                  | 20   | 50- 100      | 50 - 100    | 100+  |
| <b>Number of Employees?</b>  | 4  |              |             | 10  |
| <b>Storage Facilities and nature of goods stored?</b>                              | Existing Shop - tools and equipment for lawn maintenance. Tables Chairs and decorations for events.  |              |             | Existing Shop - tools and equipment for lawn maintenance. Tables Chairs and decorations for events.   |
| <b>Commercial Vehicles? If so, number, type, size and where will it be stored?</b> | 1 ton truck, lawn tractors and maintenance equipment. Stored in the shop and the back of the property  |              |             | 1 ton truck, lawn tractors and maintenance equipment. Stored in the shop and the back of the property   |
| <b>Waste management plan?</b>  | Garbage and Recycle bins to be placed at various locations to collect and put into BWMC bin  |              |             | Garbage and Recycle bins to be placed at various locations to collect and put into BWMC bin   |
| <b>Anticipated change in traffic?</b>  | Moderate Increase in traffic. * we are considering ways to reduce the impacts of increased traffic such as oiling the road for dust control  |              |             | Moderate Increase in traffic. * we are considering ways to reduce the impacts of increased traffic such as oiling the road for dust control   |
| <b>Landscaping details?</b>  | See Attached Plan  |              |             | See Attached Plan   |
| <b>Where will business be conducted?</b>   | All landscaped areas at front of property  |              |             | All landscaped areas at front of property   |
| <b>Maximum # of vehicles on property at one time</b>                               | <b>Maximum parking capacity 200</b>  |              |             | <b>Maximum parking capacity 200</b>   |
| <b>Signage for business on HWY?</b>  | TBD  |              |             |   |
| <b>Washroom services?</b>  | Portable washroom units  |              |             | Portable washroom units   |
| <b>ADDITIONAL INFORMATION</b>  | General events are for private rental only and equestrian membership holders will be offered discounted access to our facilities. We believe access to all our facilities will be a major selling point for people seeking a horse boarding ranch. We classify general events as birthdays, weddings, reunions, school field trips, and photoshoots. |              |             | Special Events will be only be held a few times per year. The local community will be offered discounted prices. Some examples special events we could host are: horse shows/auctions, steak fry's, Amateur Rodeos, and Canada day celebrations, Winter Wonderland Christmas Festival. Increases in traffic will be reduced by using buses to bring people to the events. Our large parking area and overflow parking areas will ensure no cars will be parked on the road. |
|  |  |              |             |   |

## Diagram of Flower Garden

## Schedule A



**APPLICATION FOR DEVELOPMENT  
(LANDSCAPING and OTHER COMMERCIAL VENTURES)  
SE 29-50-20-W4**

- 
- 1. The hours of operation for general and special events ending at midnight, from June to October - in a predominately residential area - is a concern. Hosting parties and concerts with an expected 200 guests is not suitable in a residential area. What steps will the developer take to mitigate the amount of noise from these events? A neighbour noted the amount of construction noise that took place last summer and believes this will be a “significant disturbance”.**

Any significant disturbance from the construction period last year is not reflective of the proposed future business operations. The construction was comparable to noise of Agricultural cultivation processes, a combine operates at excess of 100db, and travels across the land ranging in proximity to other residences. Cultivation processes produce loud noise, for long hours, and sometimes through the night if circumstances require it. Our property is adjacent to cultivation activities as well as two nearby shooting ranges that create significant disturbances on occasion. Currently there is no municipal bylaw for noise restrictions in this area, If our property is to adhere to noise restrictions will adjacent properties be required to abide by the same noise restriction policy? In our perspective, noise created on other adjacent properties has potential to be a significant disturbance to some of our customers seeking peace and quiet.

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The majority of activities we're anticipating will not produce significant disturbances, (horse back riding, sleigh/carriage rides, nature trail hiking, biking, bird watching, archery, photoshoots, wedding ceremonies, birthdays, retreats, reunions, school field trips, winter wonderland festival). These are quiet activities and only occasionally require small PA sound systems for ambient music or public speaking. For years we have hosted personal parties & family reunions, and there has been no report of significant disturbances.

---

The outdoor gathering areas are designed and built specifically to minimize noise and increase privacy. The gathering areas are built 10 ft below ground level, surrounded by spruce trees, with the nearest residence approximately 1200ft away. Although it is not our main focus, Our property is fully capable of professionally facilitating festivals. With proper organization and management we can host festivals that would benefit the community, stimulate the local economy, and provide people a place for outdoor entertainment and fun.

---

When hosting outdoor festivals or concerts, that use major sound systems we are willing to do the following: (a) Give adjacent neighbours adequate notice of the event - minimum 1 month notice (b) Ensure loudspeakers are located only in designated assembly area (c) establish appropriate time durations and noise levels (d) Make it a requirement for event organizers to offer adjacent neighbours compensation for any inconveniences. (e) Employ a security team to enforce compliance of our policies and procedures (f) Commit to only hosting a limited number (2 to 4/yr) of outdoor festivals/concerts that use major sound systems.

---

The main attraction of our property is its beauty and tranquility. Our target market will be nature lovers seeking the great outdoors, peace, quiet and solitude from the busy city. Overall We are confident our business will not be a significant disturbance and will produce similar or less noise in comparison to agricultural cultivation processes and the near by shooting range.

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**APPLICATION FOR DEVELOPMENT  
(LANDSCAPING and OTHER COMMERCIAL VENTURES)  
SE 29-50-20-W4**

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**2. How can the developer address the impact on Twp Rd 504 including:**

- a. Increase in traffic from visitors and supply vehicles? Twp Rd 504 does not appear to be wide enough to accommodate the traffic.**

TWP RD 504 is regularly used by passenger vehicles, which will be the majority of the traffic produced by our business. There will be no over sized, over weight or wide load commercial vehicles used by our business operations, we do not foresee any requirement to widen the road. Our parking lot and road system is large enough to ensure no traffic will ever be parked on TWP RD 504.

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**b. The wear and tear on Twp Rd 504?**

Wear and tear caused by our business will be minimal as majority of traffic will be small passenger vehicles. TWP RD 504 withstands regular use by large commercial vehicles such as, tractor trailers, tandem gravel trucks, concrete trucks, Farm Tractors etc, none of these large heavy commercial vehicles will be a part of our business operations.

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**c. Increase in dust affecting adjacent properties?**

For each year we are operational, We are willing to pay for the standard size application of dust control in front of the adjacent neighbours houses.

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**4. Development will have a negative impact on the environment and existing wildlife due to increase in garbage, pollution, waste water and sewage during events. What steps will the developer take to ensure the proper disposal of waste and any environmental concerns?**

We believe our business will have a positive effect on the environment in multiple ways for multiple reasons. First, our entire business model is built around attracting nature lovers to enjoy the beauty of our property, it is in our best interest and highest priority to ensure the land is nourished, cleaned and well maintained. The past 10 years we have demonstrated our ongoing commitment to developing in a way that enhances the existing environment. To date we have designed and built a high quality landscape that flows with the lay of the land. We have planted over 300 old growth trees, with over 3000 shrubs and flowers to be planted this summer. The small pond we've created has provided the surrounding eco system with a source of water throughout the hottest months of the summer. We have witnessed a increase in animals around this area; frogs, snakes, ducks, swallows, geese, hawks, eagles, moose, and deer have all frequented the pond area ever since we developed it.

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**APPLICATION FOR DEVELOPMENT  
(LANDSCAPING and OTHER COMMERCIAL VENTURES)  
SE 29-50-20-W4**

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Our entire property will have a strict - LEAVE NO TRACE - policy, which means anyone using the space is responsible for leaving the land exactly the way they found it. All event organizers are responsible for cleaning up and will be required to place a security deposits (to be used in case any large clean up or land remediation is required.) Memberships will be revoked if members are found violating this policy.

---

All sewage will be captured and contained via sewage holding tanks, which means all sewage produced by events will be pumped out and hauled away.

---

There will be no significant pollution produced by our business. The only potential pollution will be from small tractors and lawn maintenance equipment. Many agricultural processes use pesticides or fertilizers that can harm the environment we will not use any of these substances on our property.

---

- 5. In general, the adjacent neighbours would like more clarification on the proposal. It was mentioned that the application cannot be supported due to “many unknowns”. For example, where is the proposed area for camping and archery? Is this open to the public or membership holders only? Is the new house being proposed on the property?**

---

The Camping area proposed will be identified on a updated aerial map. Camping will only be available to membership holders for pre-booked private group rental, it is not directly open to the pubic.

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We have not designated the archery location at this time, it is a service we would like to offer and we would make sure the placement and construction adheres to municipal regulations and safe building codes.

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There was no new house proposed in this development permit application

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## Schedule B Revised Site Plan with Camping Area

**SE 29-050-20-W4**

Write a description for your map.



## Schedule C

Jessica Lui

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**From:** Layson LaFayette · [REDACTED]  
**Sent:** Monday, March 18, 2019 12:39 PM  
**To:** Jessica Lui  
**Subject:** RE:

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jessica

Another point to i forgot to add for you and your team is that i plan to mitigate traffic by use of buses.

Typically we expect 25 to 50 people on average per day on weekends

Which is around 10 to 20 cars

We plan on owning a few buses that we can offer customers to transport their guests from the city to our ranch. This works for all kinds of different types of events. The bottom line is we can move 150 people with 3 buses.

so a 200 person event can be done effectively with 20 cars and 3 buses. This drastically reduces traffic impacts in every way and should be noted in the application that it is in our plan to implement this.

I mentioned this mitigation technique for high volume of traffic on my original application. I forgot to add it again to this most recent letter. I will be explaining this to the neighbors who contact me

Thanks

Layson (Kelly) LaFayette - CEO  
II LIONS

Cell- [REDACTED]  
Email- [REDACTED]  
Website - [www.iilions.com](http://www.iilions.com)

## Schedule D

Page 1 of 3

THIS AGREEMENT made this \_\_\_\_ day of \_\_\_\_\_ A.D. 2019.

BETWEEN

**BEAVER COUNTY**

of P.O. Box 140, Ryley, Alberta T0B 4A0

(hereinafter referred to as the 'County')

OF THE FIRST PART

AND

**KELLY LAYSON LAFAYETTE**

of [REDACTED]

(hereinafter referred to as the 'Developer')

OF THE SECOND PART

**WHEREAS** the Developer is the registered owner of those lands located within the boundaries of Beaver County, in the Province of Alberta, legally described as follows:

Plan 102 3393, Block 1, Lot 1 in SE 29-50-20-W4  
containing 12.5 hectares (30.89 acres), more or less  
(hereinafter referred to as the 'Land')

**AND WHEREAS** the Developer has applied to the County for a development permit of the said lands (#020020-19-D0013, hereinafter referred to as the 'Permit');

**AND WHEREAS** the Developer has received approval for the Permit, subject to conditions, by Beaver County regarding the development of the said lands (Date of Decision on April 10, 2019);

**AND WHEREAS** the Permit does not become effective until the time for appealing the permit to the Subdivision and Development Appeal Board has expired, without an appeal being filed **or** an appeal to the Subdivision and Development Appeal Board has been filed, within the time allowed for the filing of an appeal on that permit, the permit does not come into effect until one of the following events occurs:

- (a) the Subdivision and Development Appeal Board makes its decision and the time for appealing that decision to the Court of Appeal expires, without an appeal being filed with the Court of Appeal;
- (b) the decision of the Subdivision and Development Appeal Board is appealed to the Court of Appeal and the Court of Appeal makes its decision without directing the matter be reheard by the Subdivision and Development Appeal Board.

## Schedule D

Page 2 of 3

**AND WHEREAS** upon the validity of permit, the County requires certain agreements and assurances with respect to the development prior to the operation of the development;

**NOW THEREFORE**, the parties hereto covenant and agree that:

1. The Developer shall supply dust control subject to the County's *Dust Control Policy*, as identified in "Appendix A", with the following requirements:
  - a) Notwithstanding the fee-for-service amount in the County's *Dust Control Policy*, the full cost of dust control shall be at the Developer's sole expense;
  - b) The length of dust control shall be a minimum of 450 metres starting from the applicant's west property line and going west; and 200 metres along the front driveway of NE 20-50-20-W4, as identified in "Appendix B".
  - c) The frequency of dust control application shall be a minimum of two (2) applications per year (spring and summer), for each year the business is in operation, for up to three (3) years. The frequency of dust control may be reduced to one (1) application after that, for each year the business is in operation, at the discretion of the County Superintendent of Public Works.
  - d) The Developer shall submit payment for the dust control application for the areas noted in (b) and at the frequency noted in (c), no later than the deadline indicated in the County's *Dust Control Policy*, for each year the business is in operation.
  - e) Upon receipt of the payment and dust control application, the County will maintain the dust control in the areas indicated.
  - f) The first application of dust control must be in place prior to the operation of any general or special events.
2. The Developer shall take appropriate steps to encourage use of the main access route from RR 205 (Splistead Road) and east onto Twp Rd 504, as identified in "Appendix B"; and limit the use of traffic coming west on Twp Rd 504.
3. Prior to operation, the Developer shall upgrade the west approach, as identified in "Appendix B", with a 300 mm culvert in accordance with the approach standards set by the County (as identified on the attached Approach Standard (B3), that is satisfactory to the County and at the Developer's sole expense, as identified in "Appendix C".

## Schedule D

Page 3 of 3

- a) The Developer shall be responsible for all costs incurred to upgrade the said approach to the Land.
  - b) The Developer agrees to update the said approach no later than 3 months from the date of this agreement, and to notify the County once construction has been completed, to arrange inspection of the said approach by the County Superintendent of Public Works.
4. The Developer shall not make or cause any adverse drainage impact onto adjacent properties, County roads, or flooding of nearby ditches in excess of their capabilities during construction of the development.
5. The Developer shall indemnify and save harmless the County from any and all losses, costs, damages, claims, suits, actions, or cause of action, resulting from anything done or omitted to be done by the Developer in pursuance, or purported pursuance, of this Development Agreement.

**IN WITNESS WHEREOF** the parties hereunto set their hands and seals this \_\_\_\_\_ day of  
\_\_\_\_\_ A.D. 2019.

**BEAVER COUNTY**

---

Beaver County Representative

**DEVELOPER**

---

KELLY LAYSON LAFAYETTE



BEAVER COUNTY  
POLICY AND PROCEDURE  
HANDBOOK

PUBLIC WORKS  
POLICY:  
DUST CONTROL

**POLICY:**

County Council recognizes that dust suppression on gravel roads is both a public and private benefit and will assist residents with the cost of dust control applications.

**APPLICATION TO VISION STATEMENT:**

Dust control contributes to the safety of the travelling public, improves residents' quality of life, and enhances the County's image as "*a place to call home*".

**DEFINITIONS:**

- Main Collector Road: A road which funnels a high volume of residential or recreational traffic to a primary or secondary highway or other Main Collector Road.
- Short-Term Application: The application of dust suppression products (such as calcium chloride) that are normally applied on an annual or bi-annual basis.
- Long-Term Application: The application of dust suppression products (such as oil) that have a multi-year life span.

**ELIGIBILITY:**

This Policy applies to all residents of Beaver County.

**GUIDELINES:**

The following guidelines apply to both Short-Term and Long-Term Applications:

1. The County may provide dust control, at its own cost, in the following circumstances:
  - a) Consistent and continued use of a gravel road that provides access to a gravel pit actively used by the County;
  - b) Council has designated the road a Main Collector Road;
  - c) Other exceptional circumstances where Council deems it unfair or inequitable to require that the resident pay a fee for dust control.
2. The County reserves the right to determine the type of dust suppression product and length of application, taking into consideration the volume of traffic, density of the residential area, etc.
3. The County may charge a fee for Short-Term and Long-Term Applications, if a road does not meet the above Guidelines. If a new dust suppression product is being tested, Council may waive the fee in the first year of application.
4. The fee for Short-Term Applications will be imposed as a fee-for-service, calculated on the basis of 50% of the cost of the dust suppression product.
5. The fee for Long-Term Applications will be imposed as a special tax or local improvement tax. The tax will be calculated on the basis of 50% of the cost of the dust suppression product, divided equally amongst all benefitting landowners.

**Council Approval**

Date: June 17, 2015

Motion:

Page: 1 of 2

Last Revision: June 18, 2014

# Appendix A

## POLICY

## DUST CONTROL

- 
6. The County may, at its sole discretion, deny any application for dust control.

### **Dust Control (Short-Term Application)**

The following guidelines apply to Short-Term Applications:

7. Short-Term Applications will be scheduled twice per calendar year.
8. Applications from residents for Short-Term Applications must be received by the County no later than April 15<sup>th</sup> of each year for the June application, or July 31<sup>st</sup> for the August application.
9. Residents who make arrangements for private Short-Term Applications must contact the County to ensure a qualified contractor is applying an industry-approved dust suppression product to the road. The resident will be solely responsible for the cost of private Short-Term Applications.
10. The County reserves the right to maintain all Short-Term Application sites so that the safety of the travelling public is not jeopardized. If the dust suppression product is removed for this reason, the County will not be responsible for replacing it.

### **Dust Control (Long-Term Application)**

The following guidelines apply to Long-Term Applications:

11. The County will consider a Long-Term Application under the following circumstances:
  - a) If sufficient interest is expressed by the benefitting residents; or
  - b) Council proposes the project on its own.
12. If a fee is charged for the Long-Term Application, it will not be charged for a period longer than the estimated life span of the dust suppression product.
13. The County reserves the right to maintain the Long-Term Application site so that the safety of the travelling public is not jeopardized.
14. The reapplication of a dust suppression project after its initial application will be considered a new project.

Administration will develop procedures to implement this Policy, which may be amended from time to time without compromising the intent of this Policy.

---

## Council Approval

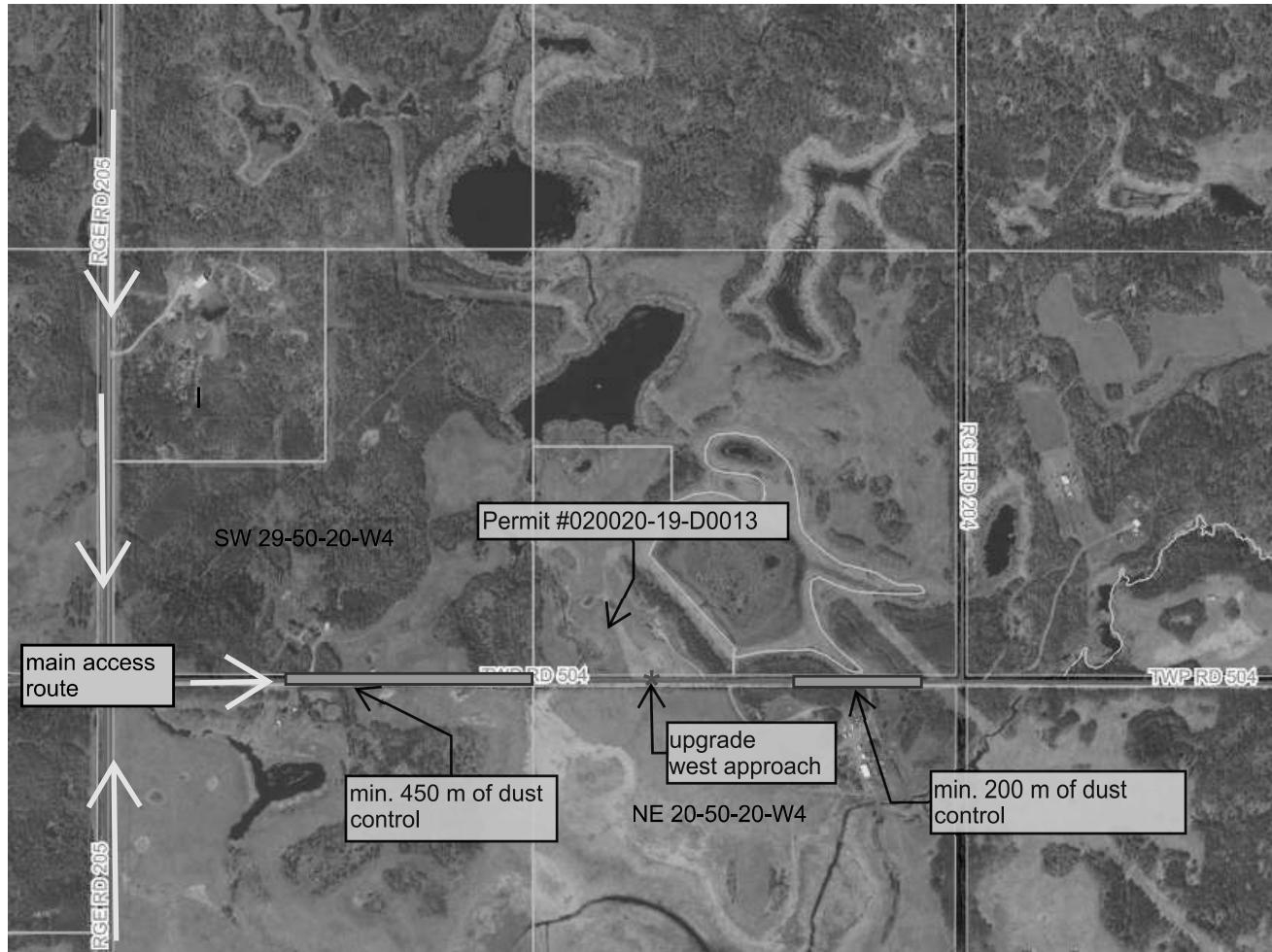
Date: June 17, 2015

Motion:

Page: 2 of 2

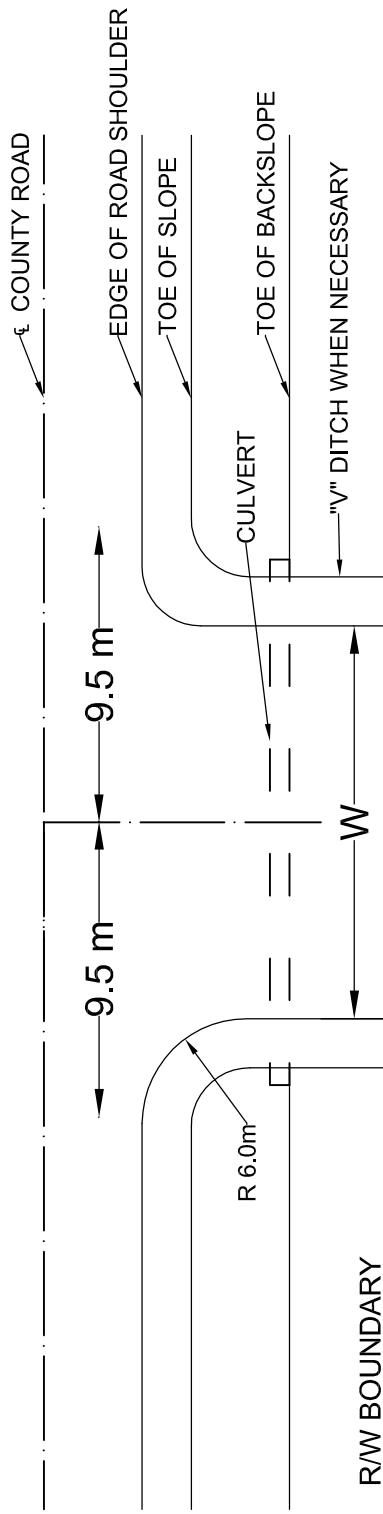
Last Revision: June 18, 2014

## Appendix B

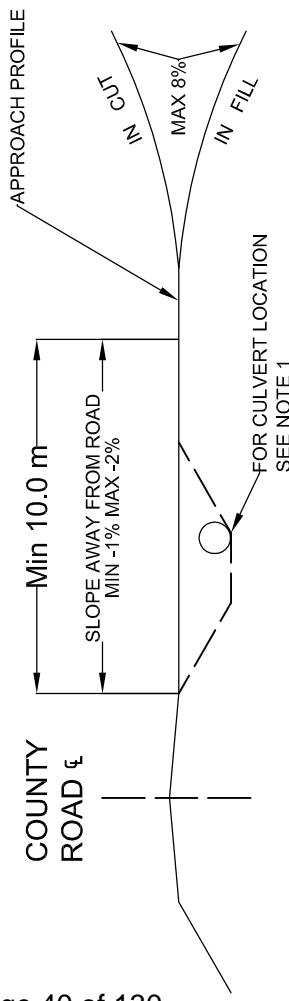


## APPROACH STANDARD (B3)

## Appendix C



### APPREOACH PROFILE

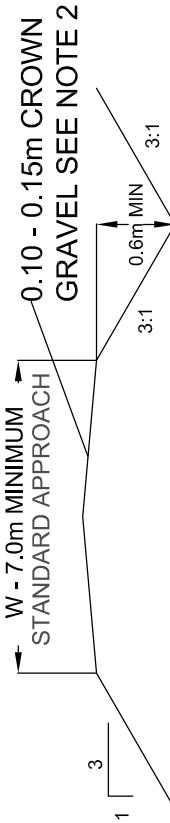


Page 40 of 130

### DITCH AND CULVERT LOCATION

#### NOTES

- 1) When culverts are required for approaches, they must be corrugated steel pipe and be a minimum of 300mm diameter, no smaller than the direct upstream culvert
  - a) Length will vary with depth of fill
  - b) Culvert to be placed at toe of backslope
- 2) A minimum of 8 m<sup>3</sup> of maximum 50mm crushed gravel is to be applied to the approach
- 3) All dimensions shown are in meters
- 4) Minimum approach length is from road shoulder to right of way boundary





## ATTACHMENT D



BEAVER  
COUNTY

BEAVER COUNTY  
BOX 140, RYLEY  
Alberta, T0B 4A0  
Ph: 780-663-3730 Fax: 780-663-3602

Application for  
HOME OCCUPATION /  
COMMERCIAL  
DEVELOPMENT  
PERMIT

For Office Use Only

|                |           |                            |              |
|----------------|-----------|----------------------------|--------------|
| Permit No.:    | Roll No.: | Div.:                      | Receipt No.: |
| Date Received: |           | Date Accepted as Complete: |              |

I hereby make application for a Development Permit in accordance with the plans and supporting information submitted herewith.

Applicant / Agent Information

Name: Kelly Layson Lafayette Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Yes for Electronic Communication Authorization: In accordance with Section 608(1) of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended, I/we grant consent to receive electronic communication by an authorized person of Beaver County relative to a development application.

Registered Owner(s) Information

Owner Same as Applicant  
Name: Obsidian Ridge Ltd. Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Yes for Electronic Communication Authorization: In accordance with Section 608(1) of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended, I/we grant consent to receive electronic communication by an authorized person of Beaver County relative to a development application.

Property Information

Legal: Pt. (circle one) NW NE SW SE Sec. \_\_\_\_\_ Twp. \_\_\_\_\_ Range. \_\_\_\_\_ West of 4<sup>th</sup> Meridian  
Plan: \_\_\_\_\_ Block: 1 Lot: 1  
Subdivision Name (if applicable): \_\_\_\_\_ Property Address: \_\_\_\_\_

Describe proposed development in detail (use reverse of page if necessary).

Bed and Breakfast operation focused on connecting guests to nature

Estimated Project Cost: 150,000 Floor area: See Plans Deck height: \_\_\_\_\_

Distance of proposed development from road (Front yard): \_\_\_\_\_

Side yard: \_\_\_\_\_ Rear yard: \_\_\_\_\_

Estimated start date: Aug 2023 Completion: Aug 2024

Site plan attached: (containing ALL relevant material)  Yes  No

Will landscaping occur during development? If yes, will the existing grade and surface drainage pattern of the property be materially altered?

Yes  No

If applicable, please include a copy of the construction drawings in 11x17 or PDF format.

Right of Entry

I/we, being the registered owner(s) or person in possession, hereby give my consent to allow authorized persons the right to enter the above land and/or buildings with respect to this application. I/we swear that the information contained in this application is true to the best of my knowledge.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of ALL Registered Owner(s)  
(If different from Applicant) \_\_\_\_\_

This personal information is being collected under the authority of the Municipal Government Act and will be used for administering the Beaver County Land Use Bylaw, determining assessment, and will be forwarded to The Inspections Group. It is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection contact Margaret Jones, Assistant Chief Administrative Officer, Beaver County, Box 140, Ryley AB T0R 4A0 telephone 780-663-3730

NOTE: Safety Codes Permits (Building, Electrical, Plumbing, Gas, and Private Sewage) may be required for your development. Please contact Inspections Group at 1-866-554-5048 to determine what permits are required.

Please send or email the completed form to Beaver County, Box 140, Ryley, AB T0R 4A0  
Phone: 780-663-3730 Fax: 780-663-3602 Email: [administration@beaver.ab.ca](mailto:administration@beaver.ab.ca).

June 2020

**General Office Hours**

Hours of Operations (All year): 9am to 5pm - 5 days a week  
Number of customers expected per day: 10  
Number of customers expected per week: 50  
Number of customers expected per month: 200  
Number of customers expected per year:  
Numbers of cars expected per day: 5  
Number of employees, including yourself: 5  
Storage facilities and nature of goods stored: office supplies  
Commercial vehicles? If so, number, type, size and where will it be stored: NA  
Waste management plans: Dumpster  
Anticipated traffic change: none  
Landscaping details: none  
Where will business be conducted: Office space  
Maximum number of vehicles on property at one time: 5  
Signage for business: NA  
Additional information: NA

**Event Hosting Services**

Hours of Operation: 10am - 2am  
Number of customers expected per day: 200 - 300  
Number of cars expected per day: 100  
Number of employees, including yourself: 10  
Storage facilities and nature of goods stored: Shipping container, Event supplies (chairs, tables, decorations, pop, juice, ice, dinnerware etc)  
Commercial vehicles? If so, number, type, size and where will it be stored: 2 passenger vans, 1 ton truck and cargo trailer. Stored in main parking lot  
Waste management plans: Commercial dumpster  
Anticipated traffic change: moderate - plan to use buses for events greater than 200  
Landscaping details: Planting trees. no changes in drainage paths  
Where will business be conducted: Reception Area & Dining Hall  
Maximum number of vehicles on property at one time: 100 -150  
Signage for business: Highway and Road way directional signs  
Additional information: NA

**Overnight Stay Services**

Hours of Operation: 9am to 12am

Number of customers expected per day: 50 - 100

Number of cars expected per day: 25

Number of employees, including yourself: 5

Storage facilities and nature of goods stored: Laundry room - Cleaning supplies, bedding, washer, dryer.

Commercial vehicles? If so, number, type, size and where will it be stored: 2 passenger vans, 1/2 ton truck. Stored in main parking lot

Waste management plans: Commercial dumpster

Anticipated traffic change: moderate

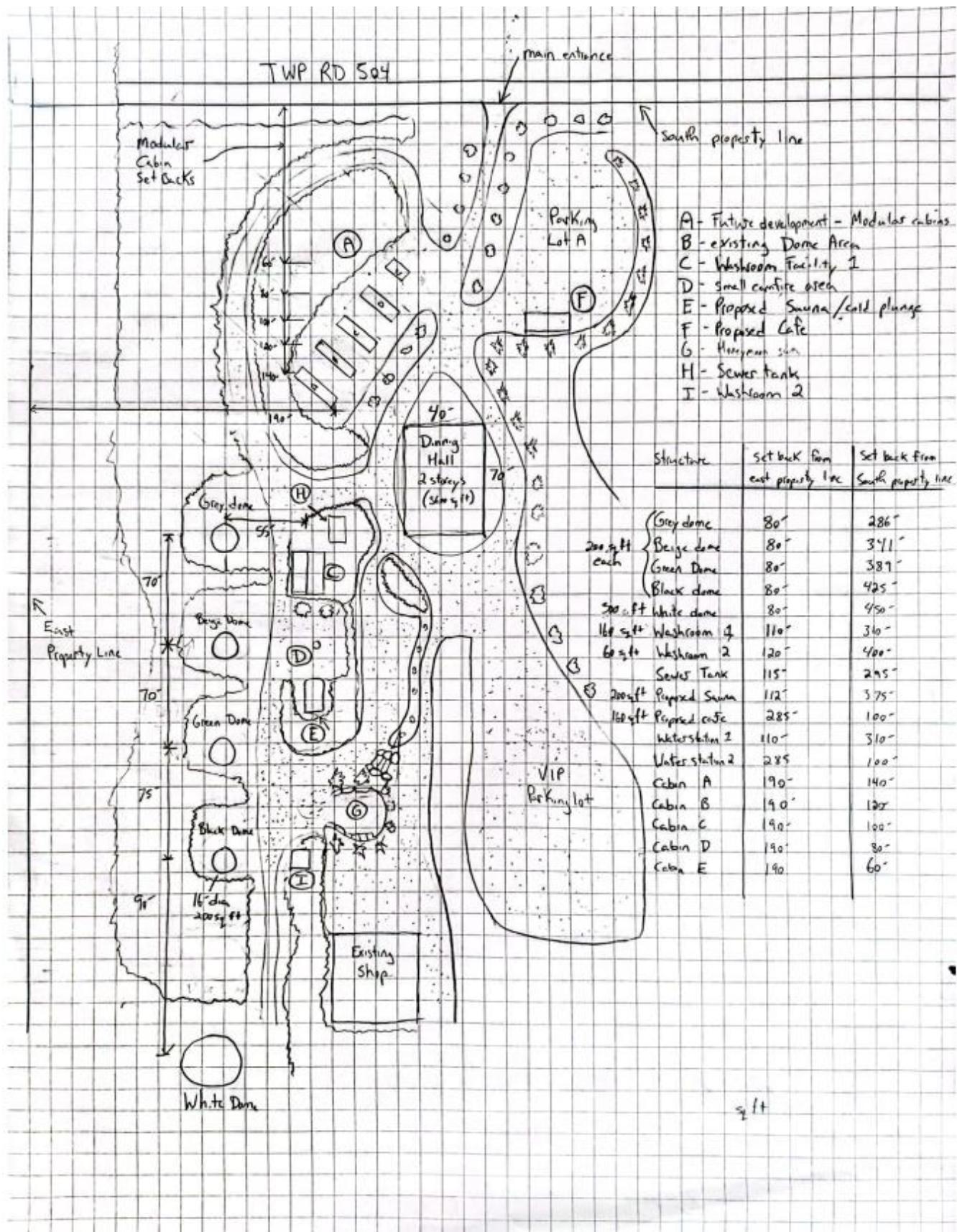
Landscaping details: Planting trees, installation of gravel and ground covers, no changes in drainage paths

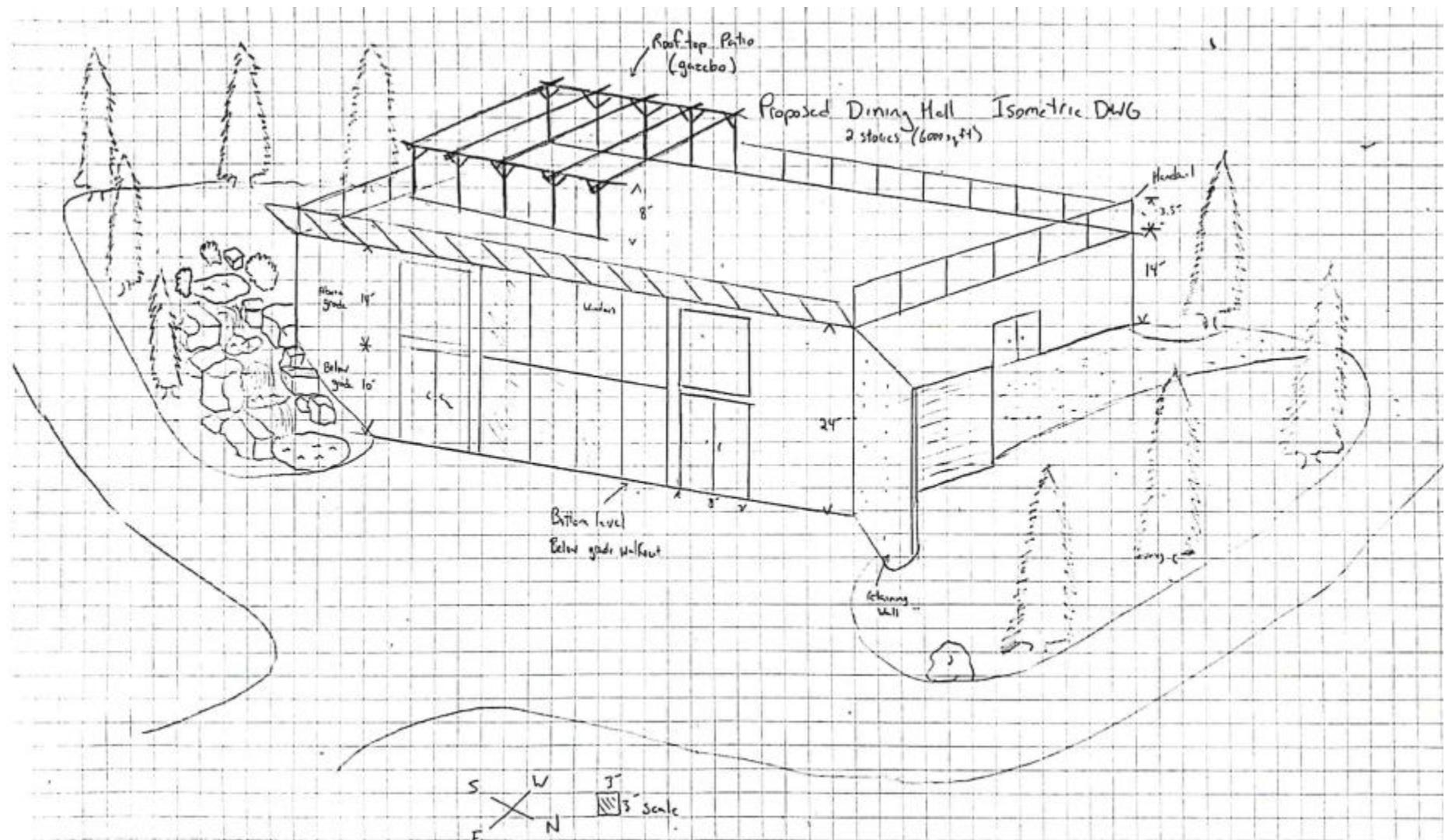
Where will business be conducted: Obsidian Oasis Area

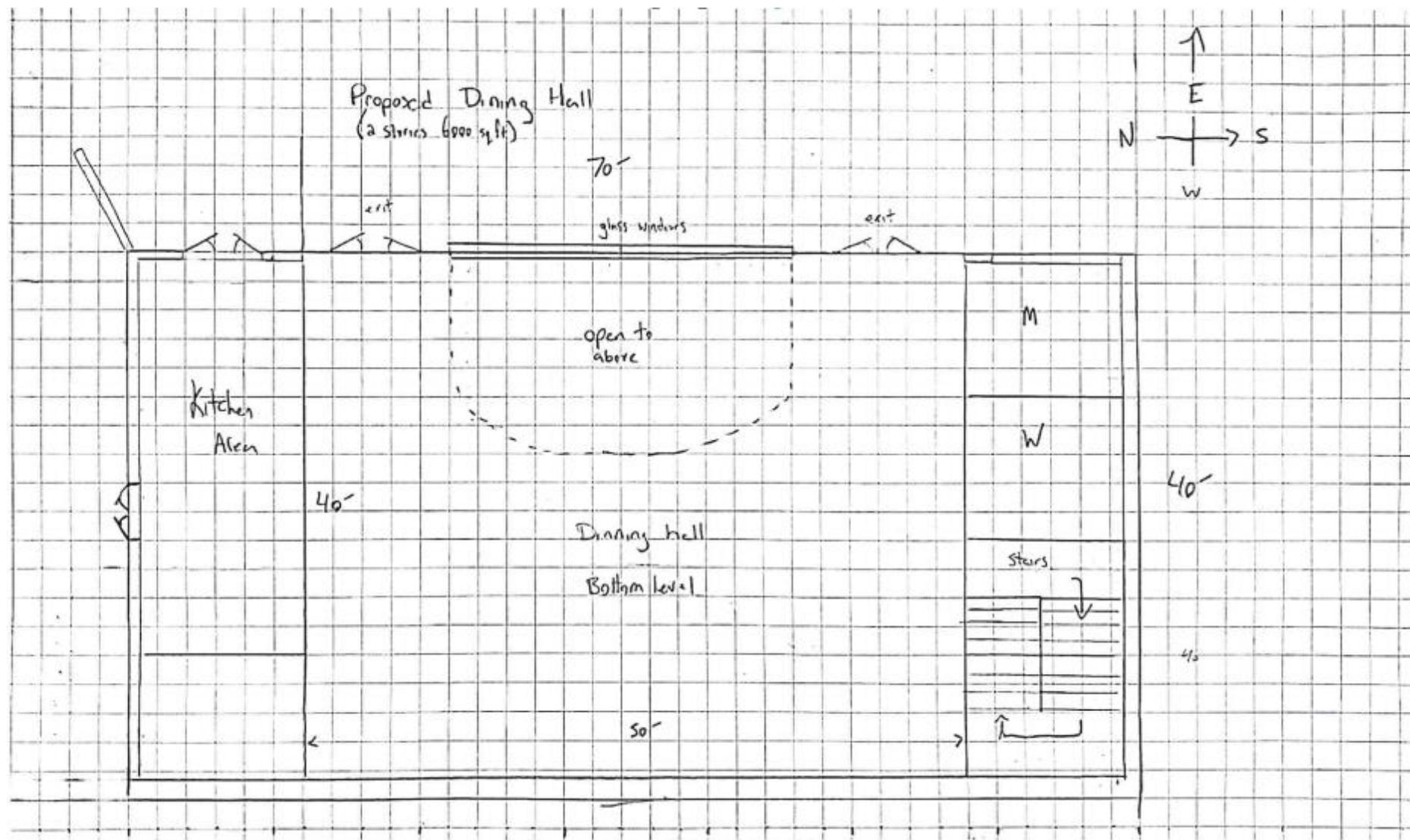
Maximum number of vehicles on property at one time: 25

Signage for business: NA

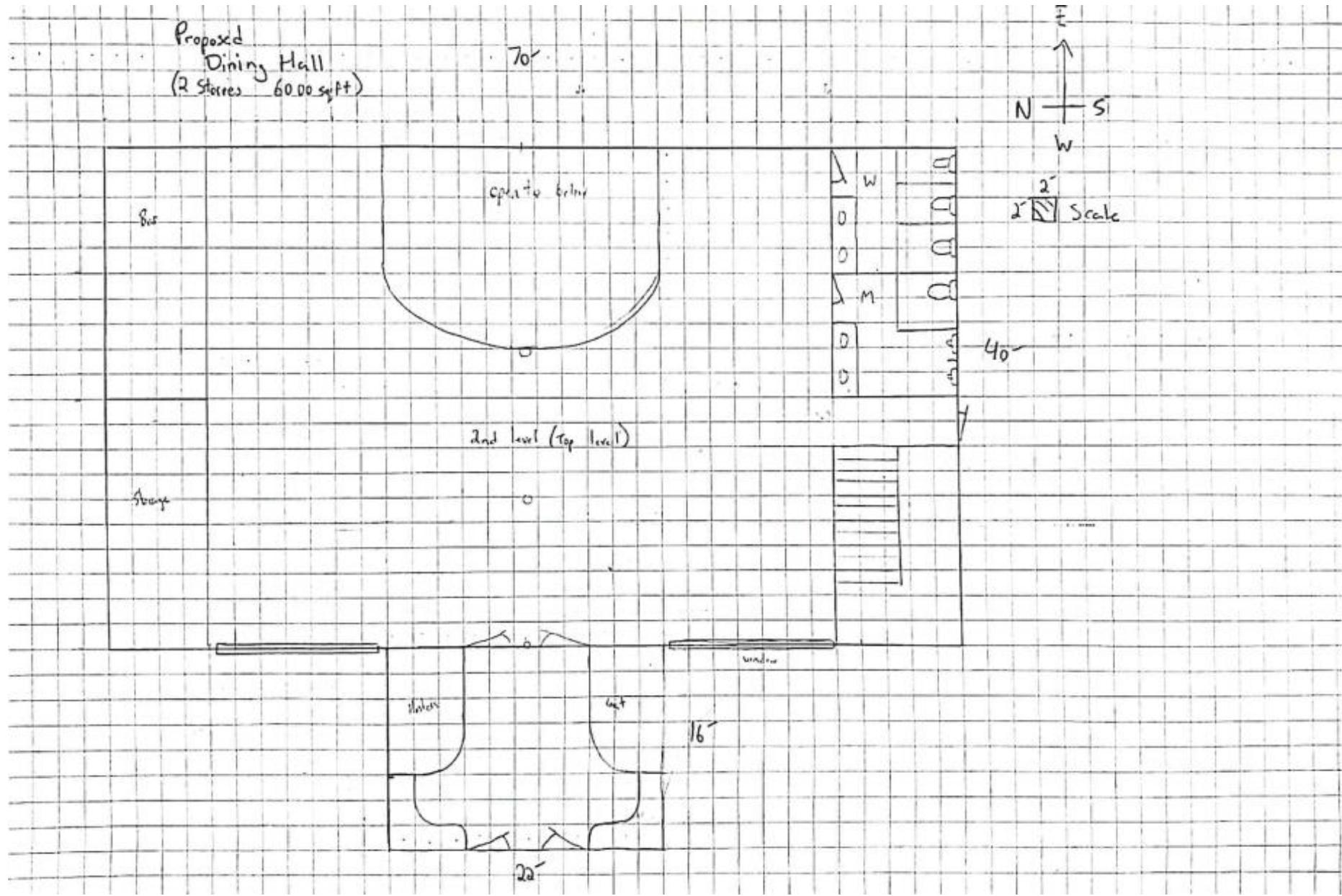
Additional information: NA

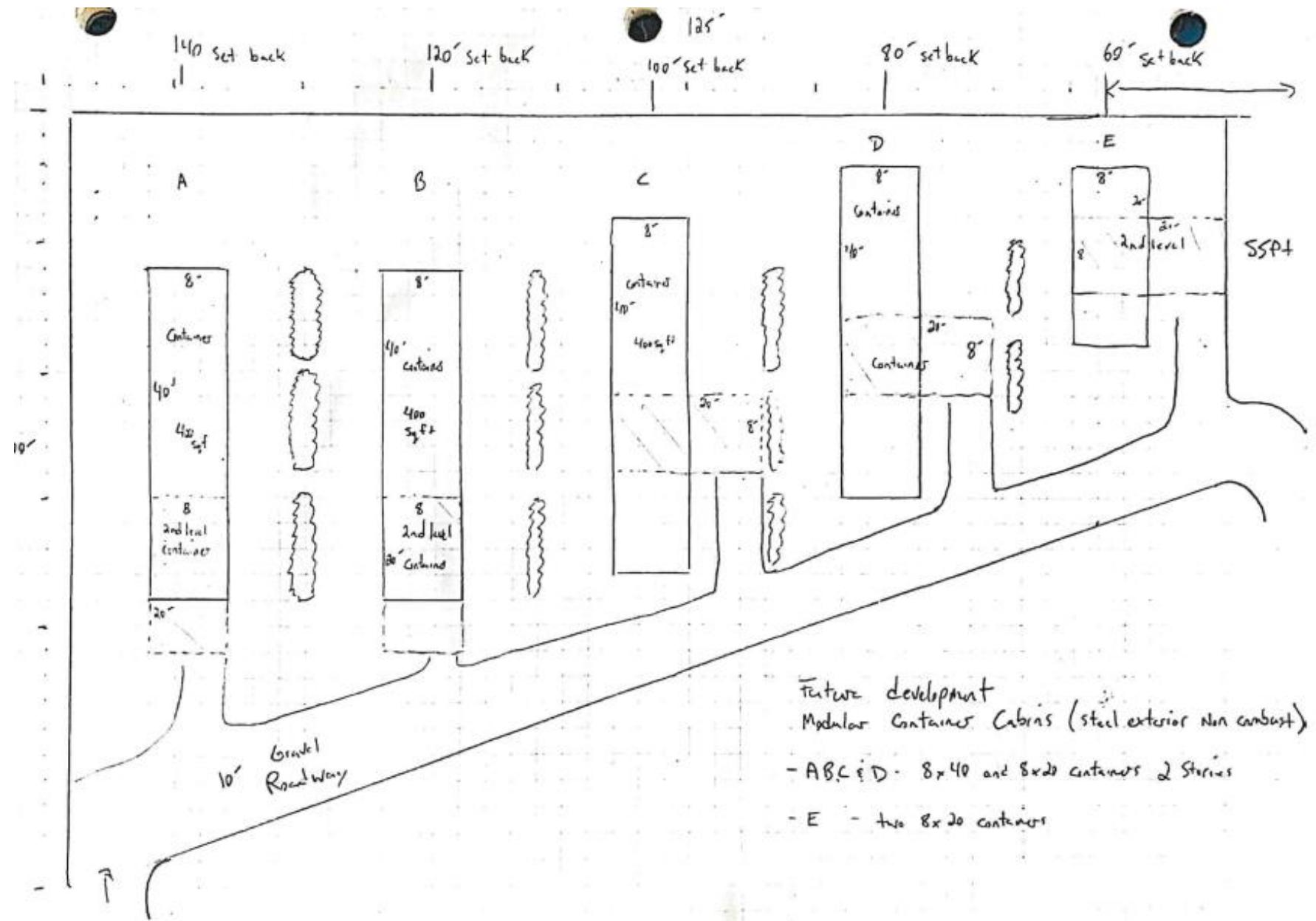






Proposed  
Dining Hall  
(2 Stories 60,000 sq ft)





8 x 20 two story cabin examples





8 x 40 two story cabin examples

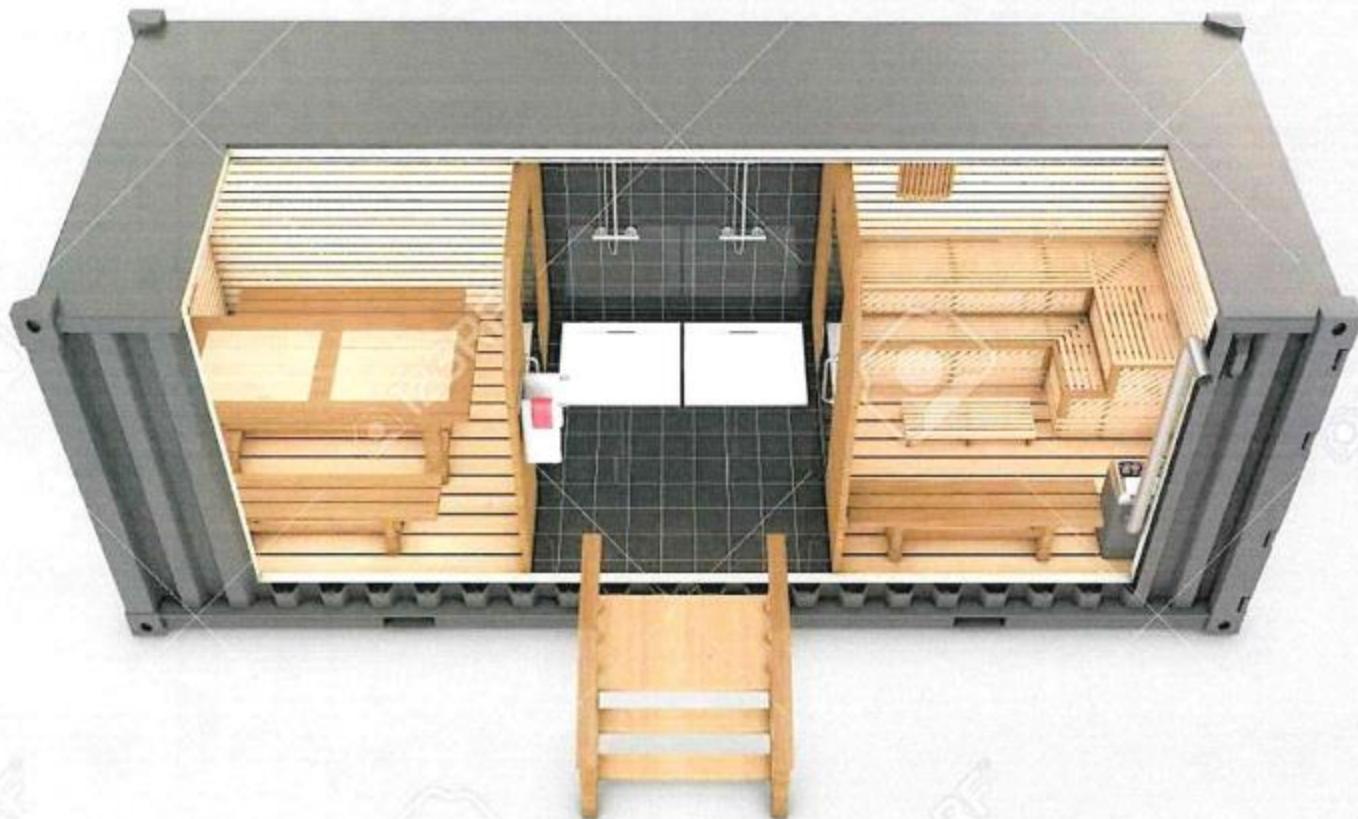






8 x 20 sauna example





8 x 20 café examples







**Beaver County**  
Box 140  
Ryley, Alberta T0B 4A0  
PH (780) 663-3730  
FX (780) 663-3602

## OFFICIAL RECEIPT

OBSIDIAN RIDGE

GST Reg. #: R106988637  
Receipt #: 0127496  
Receipt Date: 2023/08/09  
Page: 1  
Received by: KR

Tax Codes: E=Exempt; T=Taxable; I=Included

| Reference #     | Description          | Reference | Tax Code | GST | Payment |
|-----------------|----------------------|-----------|----------|-----|---------|
| 01-3-415-00-00- | DISCRETIONARY PERMIT |           | E        | .00 | 200.00  |

|                           |           |        |                           |        |
|---------------------------|-----------|--------|---------------------------|--------|
| Tender Type & Description | Reference | Amount | GST:                      | .00    |
| VS OBSIDIAN RIDGE         |           | 200.00 |                           |        |
|                           |           |        | <b>Total Amount Paid:</b> | 200.00 |
|                           |           |        | Tender Received:          | 200.00 |
|                           |           |        | Change Given:             |        |

**Visionary and Progressive**  
Working towards tomorrow....



## ATTACHMENT E



August 10, 2023  
**DELIVERED VIA REGULAR MAIL**



**RE: Notice to Adjacent Landowner**

Beaver County Development Authority has received an application for a development permit regarding:

**Legal Land Description: SE-29-50-20-W4**

**Municipal Address: 20410 Township Road 504**

**General Commercial Use - Addition to existing operations the following:**

- **Four (4) Geodesic Domes (200 sq.ft.)**
- **One (1) Geodesic Dome (300 sq.ft.)**
- **One (1) Outdoor Washroom Facility (160 sq.ft.)**
- **One (1) Outdoor Washroom Facility (60 sq.ft.)**
- **One (1) Modular Contained Sauna/Cold Plunge (200 sq.ft.)**
- **One (1) Modular Container Café (160 sq.ft.)**
- **Four (4) Modular Container Cabins - Two Stories (480 sq.ft.)**
- **One (1) Modular Container Cabin - Two Stories (320 sq.ft.)**
- **One (1) Dining Hall - Two Stories (6,000 sq.ft.)**

This is a discretionary use in the Agricultural District. As you are a property owner adjacent to the property and may be affected by this development, we are providing you with the opportunity to submit written comments prior to a decision being made on the application. Please submit your comments to this office by 4:30 pm, August 24, 2023.

Should you have any questions or concerns, please contact Jessica Post, Development Officer, at 780-663-3730 ext. 1018.

Sincerely,

Jessica Post  
Development Officer



## ATTACHMENT F

**Jessica Post**

---

**From:** [REDACTED]  
**Sent:** August 24, 2023 3:19 PM  
**To:** Jessica Post  
**Cc:** [REDACTED] Obsidian Ridge  
**Subject:** Obsidian Ridge Application for a Development Permit  
**Attachments:** Obsidian\_New Permit.docx

Please find, attached, written comments to the proposal for additional development to the property SE-29-50-20 W4 which is adjoining to our property.

Thank you for the opportunity

[REDACTED]

August 23, 2023

Jessica Post  
Development Officer  
County of Beaver  
Cc Kelly Lafayette

Re: Notice to Adjacent Landowner: Obsidian Ridge Application for a Development Permit

I am writing to provide comments to the proposal for additional development to the property SE-29-50-20 W4 which is adjoining to our property and to provide an update on outstanding issues related to the current development permit for this property.

We have been in discussion with Mr. Lafayette and have resolved several of the outstanding issues, including the cost of the fence, signage and the mitigation and monitoring of the noise.

In discussion with him about this application he clarified that the permit would not be for the full quarter (as your description suggested) but for only the part that has is currently operating as Obsidian Ridge. We have agreed that the current conditions for the property use be extended, including that he will continue to provide dust control so long as the businesses are operating. In addition, to help offset the wear and tear on our driveway from people mistakenly turning into our property he has graciously offered to compensate us for the gravel that was applied this year (\$650). In addition, he is continuing to pursue the addition of official signage to help with directing people to the right location and he has proposed to fund the construction of a gate at the entrance to our property to be built with our consultation to ensure that the use is not compromised to be built in as part of the conditions which we gratefully appreciate.

As Mr Lafayette has explained he is hoping to diversify the business to be less dependent on weddings and other large “party-like” activities to focus more on overnight accommodations: creating a boutique bed & breakfast for people are seeking to come to get away from the city and enjoy our space and are seeking peace, quiet and the beauty of nature. While we have a workable solution for the noise at present, we will be grateful to have less of the noise and more of the nature going forward.

In conclusion, with the agreements above and the extension of the existing conditions, the extension of the dust control and addition of the conditions of working with us to create a gate, we are supportive of this application.

Thank you for the opportunity to respond with written comments.

Sincerely

[REDACTED]



BEAVER COUNTY

## ATTACHMENT G



780-663-3730



beaver.ab.ca



Box 140, Ryley, AB T0B 4A0

## Jessica Post

---

**From:** Jessica Post  
**Sent:** August 29, 2023 9:04 AM  
**To:** Obsidian Ridge  
**Cc:** questions@inspectionsgroup.com  
**Subject:** 020020-23-D0050 Development Permit - Obsidian Ridge (Our File No.: 200293011)  
**Attachments:** 020020-23-D0050 Development Permit - Obsidian Ridge.pdf

Good Morning,

Please find attached a copy of your approved Development Permit for a Discretionary Uses - General Commercial Use – Event and Overnight Stay Services - Addition to existing operations the following: Four (4) Geodesic Domes (200 sq.ft.); One (1) Geodesic Dome (300 sq.ft.); One (1) Outdoor Washroom Facility (160 sq.ft.); One (1) Outdoor Washroom Facility (60 sq.ft.); One (1) Modular Contained Sauna/Cold Plunge (200 sq.ft.); One (1) Modular Container Café (160 sq.ft.); Four (4) Modular Container Cabins – Two Stories (480 sq.ft.); One (1) Modular Container Cabin – Two Stories (320 sq.ft.); and One (1) Dining Hall – Two Stories (6,000 sq.ft.).

Kindly note that Safety Code permits may be required and I have copied Inspections Group on this email. The Inspections Group phone number is 780-454-5048. In addition, this development permit does not include permissions or permits from the County for Road Use. It is the applicant's responsibility to contact RoaData at [www.roodata.com](http://www.roodata.com) or 1-877-236-6445 to obtain the appropriate road use agreement and check for road bans.

We recommend that you review the attached permit with care and contact us if you have any questions regarding the approval. Should you require a hard copy of this Development Permit, please advise and a copy will be mailed to you.

This will begin being advertised in the Beaver County Chronicle on August 30 (Wednesday).

If you have any questions, please let me know.

Thank-you,

**Jessica Post**  
Development Officer



Box 140, Ryley, AB T0B 4A0  
Direct Line: (825) 385-0062  
Office: (780) 663-3730 Ext. 1018  
Email: JPost@beaver.ab.ca  
[www.beaver.ab.ca](http://www.beaver.ab.ca)

***We want to keep you updated! [Click here](#) to receive email updates on the Land Use Bylaw and Municipal Development Plan.***

***Beaver County supports a respectful workplace. Abuse of any kind will not be tolerated.***



**BEAVER COUNTY  
DEVELOPMENT PERMIT**

|                      |  |
|----------------------|--|
| <b>PERMIT NO.:</b>   | <b>020020-23-D0050</b>   |
| <b>PROPOSED USE:</b> | Discretionary Uses - General Commercial Use - Event and Overnight Stay Services - Addition to existing operations the following: Four (4) Geodesic Domes (200 sq.ft.); One (1) Geodesic Dome (300 sq.ft.); One (1) Outdoor Washroom Facility (160 sq.ft.); One (1) Outdoor Washroom Facility (60 sq.ft.); One (1) Modular Contained Sauna/Cold Plunge (200 sq.ft.); One (1) Modular Container Café (160 sq.ft.); Four (4) Modular Container Cabins - Two Stories (480 sq.ft.); One (1) Modular Container Cabin - Two Stories (320 sq.ft.); and One (1) Dining Hall - Two Stories (6,000 sq.ft.). |
| <b>APPLICANT:</b>    | Lafayette, Kelly   |
| <b>LANDOWNER:</b>    | Obsidian Ridge Ltd.  |
| <b>LOCATION:</b>     | SE-29-50-20-W4   |

A development involving Application No. 020020-23-D0050 has been Approved with Conditions.

1. The Applicant/Registered Owner shall ensure the site be developed in accordance with the attached site drawings and information attached hereto as Schedule A. If the development (Discretionary Uses - General Commercial Use - Event and Overnight Stay Services - Addition to existing operations the following: Four (4) Geodesic Domes (200 sq.ft.); One (1) Geodesic Dome (300 sq.ft.); One (1) Outdoor Washroom Facility (160 sq.ft.); One (1) Outdoor Washroom Facility (60 sq.ft.); One (1) Modular Contained Sauna/Cold Plunge (200 sq.ft.); One (1) Modular Container Café (160 sq.ft.); Four (4) Modular Container Cabins - Two Stories (480 sq.ft.); One (1) Modular Container Cabin - Two Stories (320 sq.ft.); and One (1) Dining Hall - Two Stories (6,000 sq.ft.)) is found to be incorrectly placed, the applicant may be required to move or remove the development at the sole expense of the Applicant/Registered Owner. Any changes to the attached plans require prior written approval by the Development Authority.
2. The Applicant/Registered Owner shall ensure parking be restricted to those areas identified on the site drawings in Schedule A. No parking is permitted on the Beaver County road allowance.
3. The Applicant/Registered Owner shall ensure the number of customers, excluding employees, on site at any time shall not exceed 300. The change in intensity of customers on site will require a new development permit.



4. The Applicant/Registered Owner shall ensure the number of customer vehicles, excluding employee vehicles and Obsidian Ridge's commercial vehicles, on site at any time shall not exceed 200. The change in intensity of vehicles on site will require a new development permit.
5. The Applicant/Registered Owner shall provide a minimum one (1) month written notice to adjacent landowners when hosting special events with over 100 people.
6. The Applicant/Registered Owner shall adhere to all setbacks and requirements of the Agricultural (A) District within the Beaver County Land Use Bylaw 98-801, as amended.
7. The Applicant/Registered Owner shall ensure that post construction lot grading and drainage on the lot is consistent with the pre-construction lot drainage pattern on the lot. Preconstruction lot elevations and contours are identified on Schedule B.
8. The Applicant/Registered Owner shall ensure all persons who occupy the site, shall not make or cause unusual or unnecessary noise which will disturb or is likely to disturb adjacent landowners during the hosting of events, beyond the boundaries of the property between the hours of 11:01 p.m. and 7:00 a.m.
9. The Applicant/Registered Owner shall ensure sound systems for events are directed away from adjacent residential dwellings and not cause noise beyond the boundaries of the property.
10. The Applicant/Registered Owner shall prepare and provide the Beaver County Development Officer a Noise Management Plan addressing how excessive noise will be mitigated during events and overnight stays prior to Development Permit Date of Validity.
11. The Applicant/Registered Owner shall ensure compliance with Noise Control Bylaw No.: 09-957.
12. The Applicant/Registered Owner shall construct or pay for the construction of a gate for the driveway of the property located at 20424 Township Road 504 to prevent trespassing of Obsidian's clientele onto the property.
13. The Applicant/Registered Owner shall maintain the existing agricultural fence along the applicant's west property line, at the applicant's sole expense.



- 14. The Applicant/Registered Owner shall maintain the existing treed buffer surrounding the site in order to screen the development from the view of the adjacent residential dwellings.**
- 15. The Applicant/Registered Owner shall abide by the existing Development Agreement with Beaver County, attached hereto as Schedule C.**
- 16. The Applicant/Registered Owner shall maintain the site in a neat and orderly manner including the containment of all construction and the removal of all garbage and waste from the lands.**
- 17. The Applicant/Registered Owner shall be responsible for any damage to municipal property resulting from this permit. Costs for repairs of municipal property will be assessed by Beaver County and will be charged back to the applicant.**
- 18. The Applicant/Registered Owner shall obtain any and all approvals, permits, and authorizations from any and all provincial and federal agencies, departments, and authorities that may be required.**
- 19. No further development, expansion, or change in use is permitted unless approved by the Beaver County Development Authority.**
- 20. The Applicant/Registered Owner shall ensure compliance with previously issued Development Permits.**

You are hereby authorized to proceed with the development specified, provided that any stated conditions are complied with, that development is in accordance with the application and attached site plan, that all other applicable permits are obtained, and that the appropriate appeal period has been exhausted. Should an appeal be made against this decision to the Subdivision and Development Appeal Board, this Development Permit shall not come into effect until the appeal has been determined and the Permit upheld, modified or nullified.

DATE OF DECISION OF DEVELOPMENT PERMIT:

**August 29, 2023**

DATE OF ISSUE OF DEVELOPMENT PERMIT:

**August 30, 2023**

DATE OF VALIDITY OF DEVELOPMENT PERMIT:

**September 21, 2023**

SIGNATURE OF DEVELOPMENT AUTHORITY:



Jessica Post



---

NOTES:

1. To ensure compliance with the Public Health Act and Alberta Food Regulations, please contact the Alberta Health Services Environmental Public Health Contact Centre in person at 5543 44 Street, Tofield, Alberta, by calling 1-833-476-4743, or by emailing [centralzone.environmentalhealth@ahs.ca](mailto:centralzone.environmentalhealth@ahs.ca).
2. To ensure potable water, sewage and waste water disposal facilities are adhered to during the hosting of events under the *Nuisance and General Sanitation Regulations* (243/2003).
3. To ensure a liquor license is obtained for any event in which alcohol will be served or sold. For more information, please visit <https://aglc.ca/liquor/liquor-licences/apply-liquor-licence>.
4. To contact Beaver Emergency Services Commission at 780-336-3041 for information regarding compliance with the Alberta Fire Code, if required.
5. A **Development Permit** is subject to the condition that it **does not become effective until the date of validity September 21, 2023, in accordance with Beaver County's Land Use Bylaw No. 98-801 if no appeals have been received.**
6. Please be advised that pursuant to Section 686(1) of the *Municipal Government Act*, the decision of the Development Authority may be appealed by any person claiming to be affected. An appeal can be made by filing a written notice of appeal along with payment of \$200.00 to the **Subdivision and Development Appeal Board (Box 140, Ryley, Alberta T0B 4AO)** within 21 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.
7. **This is a Development Permit ONLY.** Issuance of this Permit does not excuse the applicant from satisfying all other applicable municipal, provincial and/or federal requirements.
8. **This Development Permit is valid for a period of 12 months from the Date of Issue.** If at the expiry of this period, the development has not commenced or been carried out with reasonable diligence, this Permit shall be null and void.



9. Bylaw No. 10-970 requires that every person who obtains a Development Permit for the construction of a commercial, residential, or industrial development shall erect an address sign within three (3) months. Please contact Rhonda Knudslien, Assessment Technician/Tax Clerk, to obtain your municipal address at 780-663-3730 ext. 1005 or rhonda@beaver.ab.ca. If you have already posted your address, please disregard this request.
10. If landscaping occurs where the existing grade and surface drainage pattern is materially altered, a permit will be required to show the proposed grading plan. The grading plan must show the re-established drainage course for the property.

#### APPROACHES

Developers must contact Beaver County Public Works Department at (780)663-3730 for all new approaches or improvements to existing approaches.

#### OTHER PERMITS ARE REQUIRED

In the interest of public safety and as required by the Safety Codes Act construction permits must be covered by the appropriate permits prior to commencement of construction (Building, Electrical, Gas, Plumbing, and Private Sewage). For more information regarding how to obtain the required permits, contact The Inspections Group 1-866-554-5048. It is the applicant's responsibility to contact RoaData at [www.roadata.com](http://www.roadata.com) or 1-877-236-6445 to obtain the appropriate road use agreement and check for road bans.



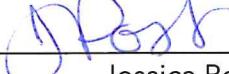
## SCHEDULE A

BEAVER COUNTY  
BOX 140, RYLEY  
Alberta, T0B 4A0  
Ph: 780-663-3730 Fax: 780-663-3602



BEAVER COUNTY

Approved on August 29, 2023


(17 pages)

Jessica Post  
Development Authority

## PERMIT

## For Office Use Only

|                |           |                            |              |
|----------------|-----------|----------------------------|--------------|
| Permit No.:    | Roll No.: | Div.:                      | Receipt No.: |
| Date Received: |           | Date Accepted as Complete: |              |

I hereby make application for a Development Permit in accordance with the plans and supporting information submitted herewith.

## Applicant / Agent Information

Name: Kelly Layson Lafayette

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Yes for Electronic Communication Authorization; In accordance with Section 608(1) of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended, I/we grant consent to receive electronic communication by an authorized person of Beaver County relative to a development application.

## Registered Owner(s) Information

Owner Same as Applicant

Name: Obsidian Ridge Ltd. Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Yes for Electronic Communication Authorization; In accordance with Section 608(1) of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended, I/we grant consent to receive electronic communication by an authorized person of Beaver County relative to a development application.

## Property Information

Legal: Pt. (circle one) NW NE SW SE Sec. \_\_\_\_\_ Twp. \_\_\_\_\_ Range. \_\_\_\_\_ West of 4<sup>th</sup> Meridian

Plan: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Subdivision Name (if applicable): \_\_\_\_\_

Property Address: \_\_\_\_\_

Describe proposed development in detail (use reverse of page if necessary).

Bed and Breakfast operation focused on connecting guests to nature

Estimated Project Cost: 150,000 Floor area: See Plans Deck height: \_\_\_\_\_

Distance of proposed development from road (Front yard): \_\_\_\_\_

Side yard: \_\_\_\_\_

Rear yard: \_\_\_\_\_

Estimated start date: Aug 2023 Completion: Aug 2024

Site plan attached: (containing ALL relevant material)  Yes  No

Will landscaping occur during development? If yes, will the existing grade and surface drainage pattern of the property be materially altered?

Yes  No

If applicable, please include a copy of the construction drawings in 11x17 or PDF format.

## Right of Entry

I/we, being the registered owner(s) or person in possession, hereby give my consent to allow authorized persons the right to enter the above land and/or buildings with respect to this application. I/we swear that the information contained in this application is true to the best of my knowledge.

Signature of Applicant: \_\_\_\_\_

Signature of ALL Registered C  
(If different from Applicant)

This personal information is being collected under the authority of the Municipal Government Act and will be used for administering the Beaver County Land Use Bylaw, determining assessment, and will be forwarded to The Inspections Group. It is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection contact Margaret Jones, Assistant Chief Administrative Officer, Beaver County, Box 140, Ryley AB T0B 4A0, telephone 780-663-3730.

NOTE: Safety Codes Permits (Building, Electrical, Plumbing, Gas, and Private Sewage) may be required for your development. Please contact Inspections Group at 1-866-554-5048 to determine what permits are required.

Please send or email the completed form to Beaver County, Box 140, Ryley, AB T0B 4A0

Phone: 780-663-3730 Fax: 780-663-3602 Email: [administration@beaver.ab.ca](mailto:administration@beaver.ab.ca)

June 2020

**General Office Hours**

Hours of Operations (All year): 9am to 5pm - 5 days a week  
Number of customers expected per day: 10  
Number of customers expected per week: 50  
Number of customers expected per month: 200  
Number of customers expected per year:  
Numbers of cars expected per day: 5  
Number of employees, including yourself: 5  
Storage facilities and nature of goods stored: office supplies  
Commercial vehicles? If so, number, type, size and where will it be stored: NA  
Waste management plans: Dumpster  
Anticipated traffic change: none  
Landscaping details: none  
Where will business be conducted: Office space  
Maximum number of vehicles on property at one time: 5  
Signage for business: NA  
Additional information: NA

**Event Hosting Services**

Hours of Operation: 10am - 2am  
Number of customers expected per day: 200 - 300  
Number of cars expected per day: 100  
Number of employees, including yourself: 10  
Storage facilities and nature of goods stored: Shipping container, Event supplies (chairs, tables, decorations, pop, juice, ice, dinnerware etc)  
Commercial vehicles? If so, number, type, size and where will it be stored: 2 passenger vans, 1 ton truck and cargo trailer. Stored in main parking lot  
Waste management plans: Commercial dumpster  
Anticipated traffic change: moderate - plan to use buses for events greater than 200  
Landscaping details: Planting trees. no changes in drainage paths  
Where will business be conducted: Reception Area & Dining Hall  
Maximum number of vehicles on property at one time: 100 -150  
Signage for business: Highway and Road way directional signs  
Additional information: NA



### **Overnight Stay Services**

Hours of Operation: 9am to 12am

Number of customers expected per day: 50 - 100

Number of cars expected per day: 25

Number of employees, including yourself: 5

Storage facilities and nature of goods stored: Laundry room - Cleaning supplies, bedding, washer, dryer.

Commercial vehicles? If so, number, type, size and where will it be stored: 2 passenger vans, 1/2 ton truck. Stored in main parking lot

Waste management plans: Commercial dumpster

Anticipated traffic change: moderate

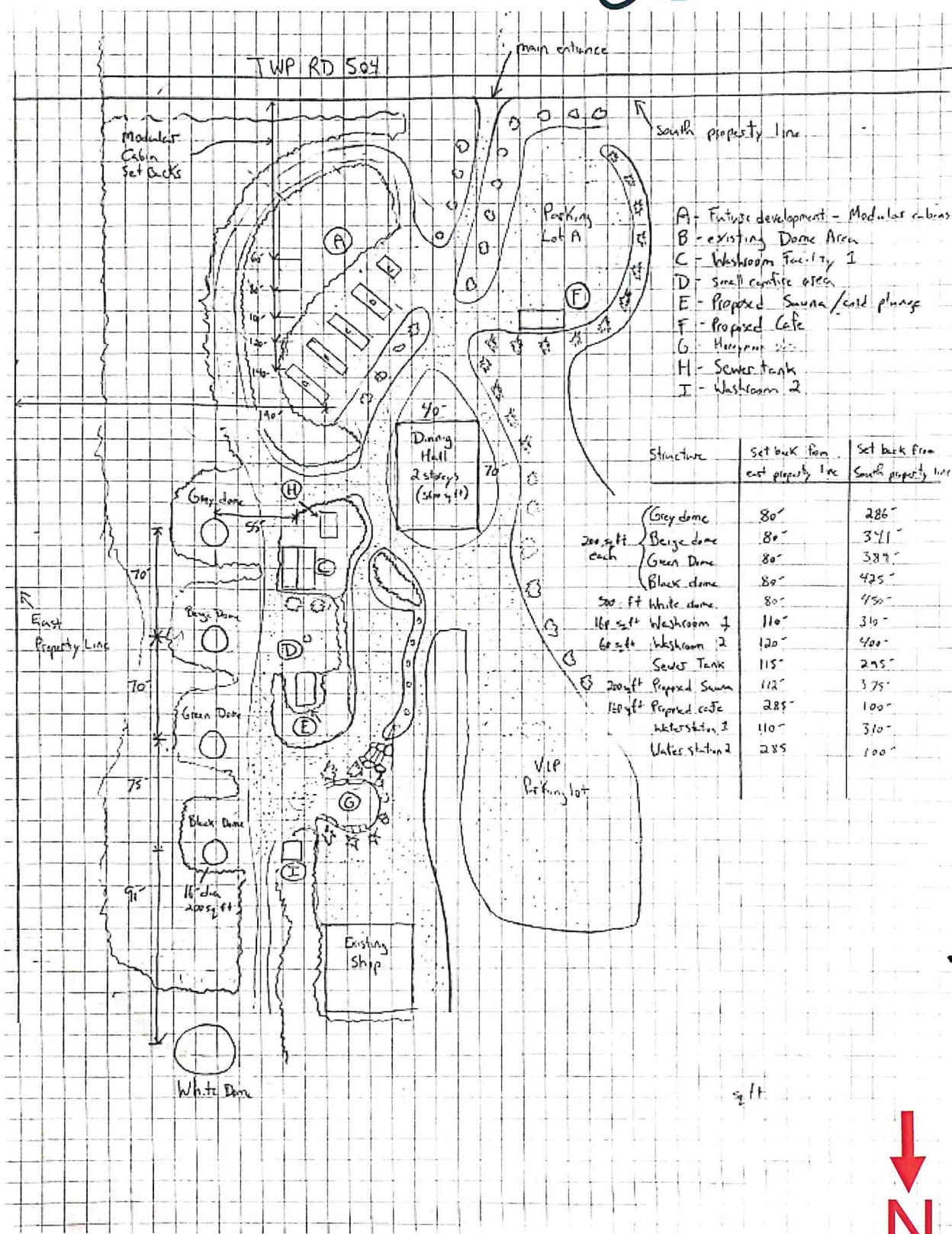
Landscaping details: Planting trees, installation of gravel and ground covers, no changes in drainage paths

Where will business be conducted: Obsidian Oasis Area

Maximum number of vehicles on property at one time: 25

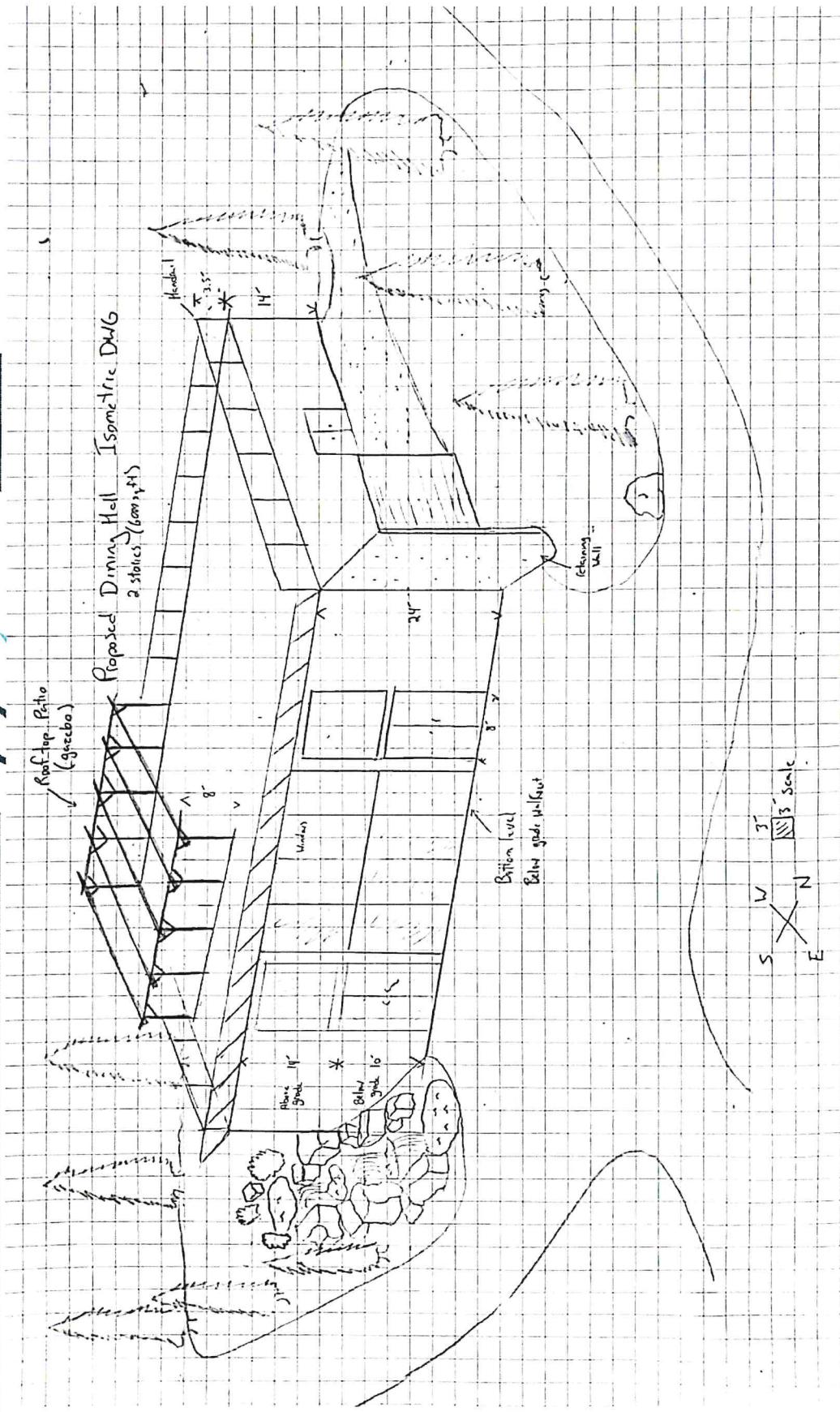
Signage for business: NA

Additional information: NA



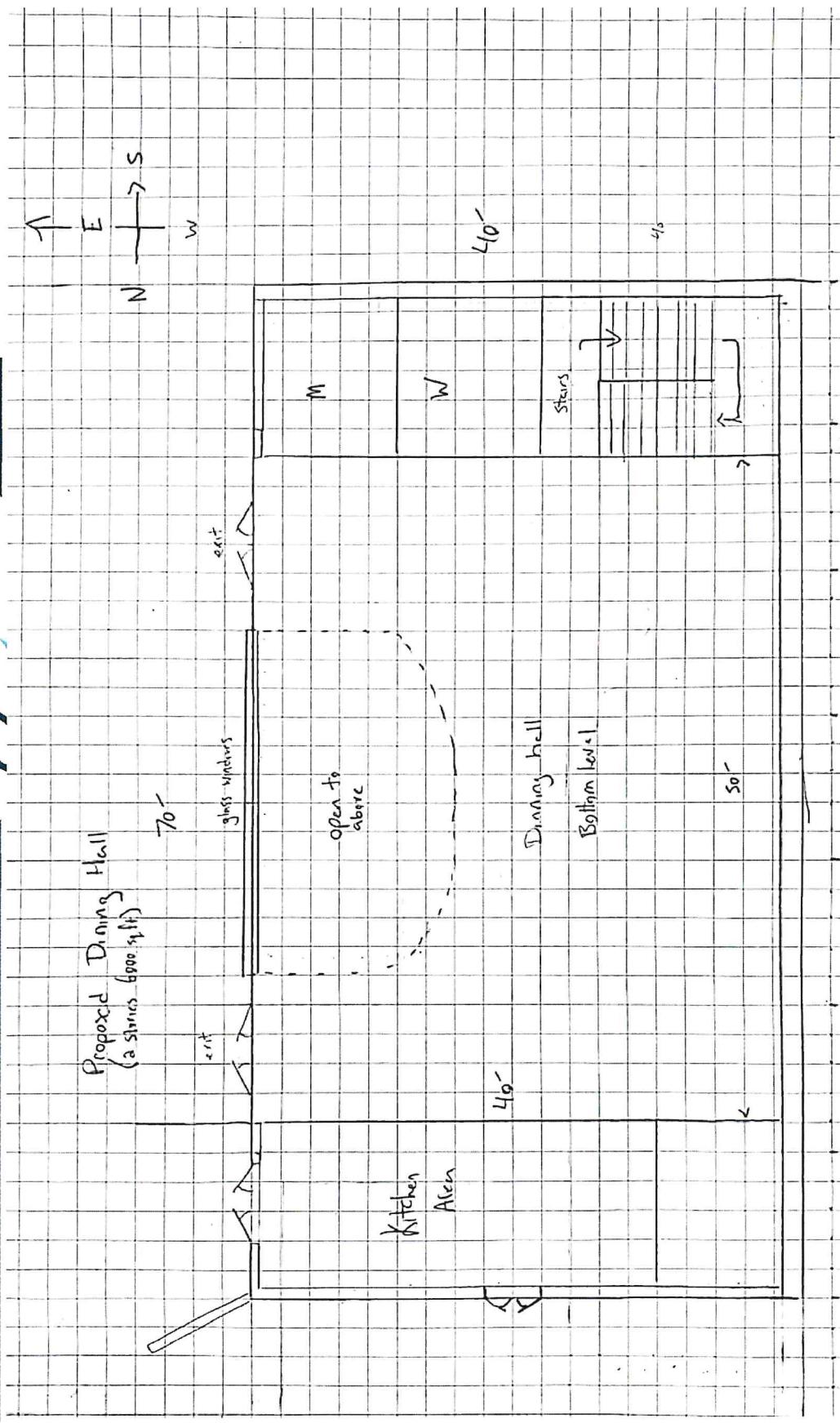
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BEAVER COUNTY





BEAVER COUNTY



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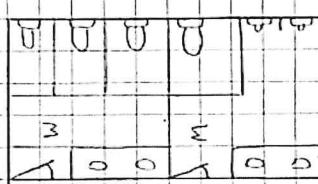


BEAVER COUNTY

Proposed  
Dining Hall  
(2 Stories, 60.00 sq ft)

E  
N S W

2'  
Scale



40'

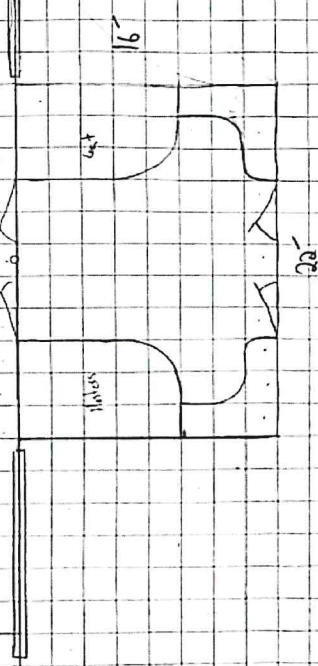
Capitol Blvd

80's

2nd Ave (top line)

Street

O



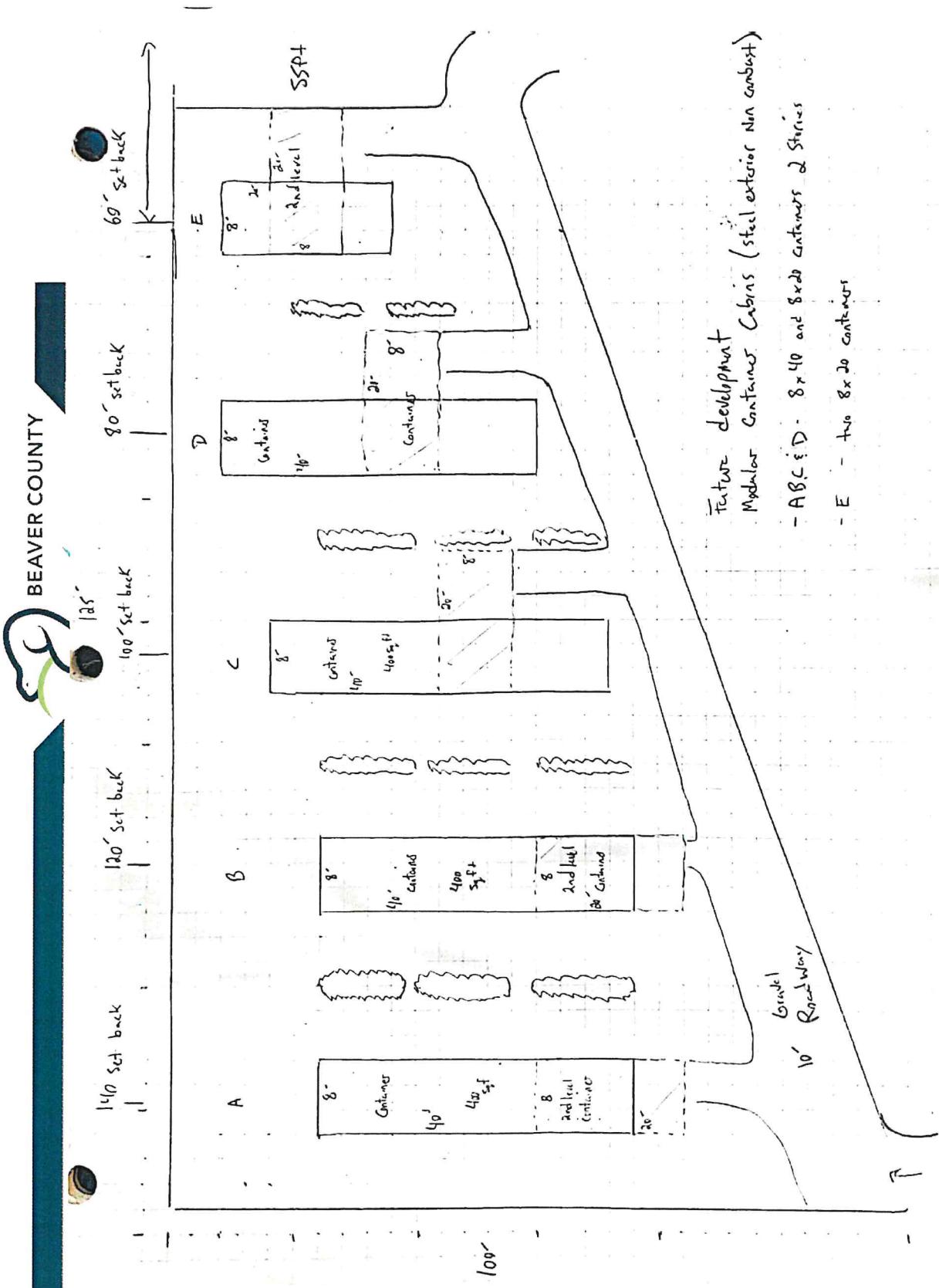
20'

16'

20'

020020-23-D0050

BEAVER COUNTY



020020-23-D0050



BEAVER COUNTY

8 x 20 two story cabin examples



020020-23-D0050





BEAVER COUNTY



8 x 40 two story cabin examples

020020-23-D0050



BEAVER COUNTY



020020-23-D0050



0200020-23-D0050



8 x 20 sauna example



020020-23-D0050



020020-23-D0050

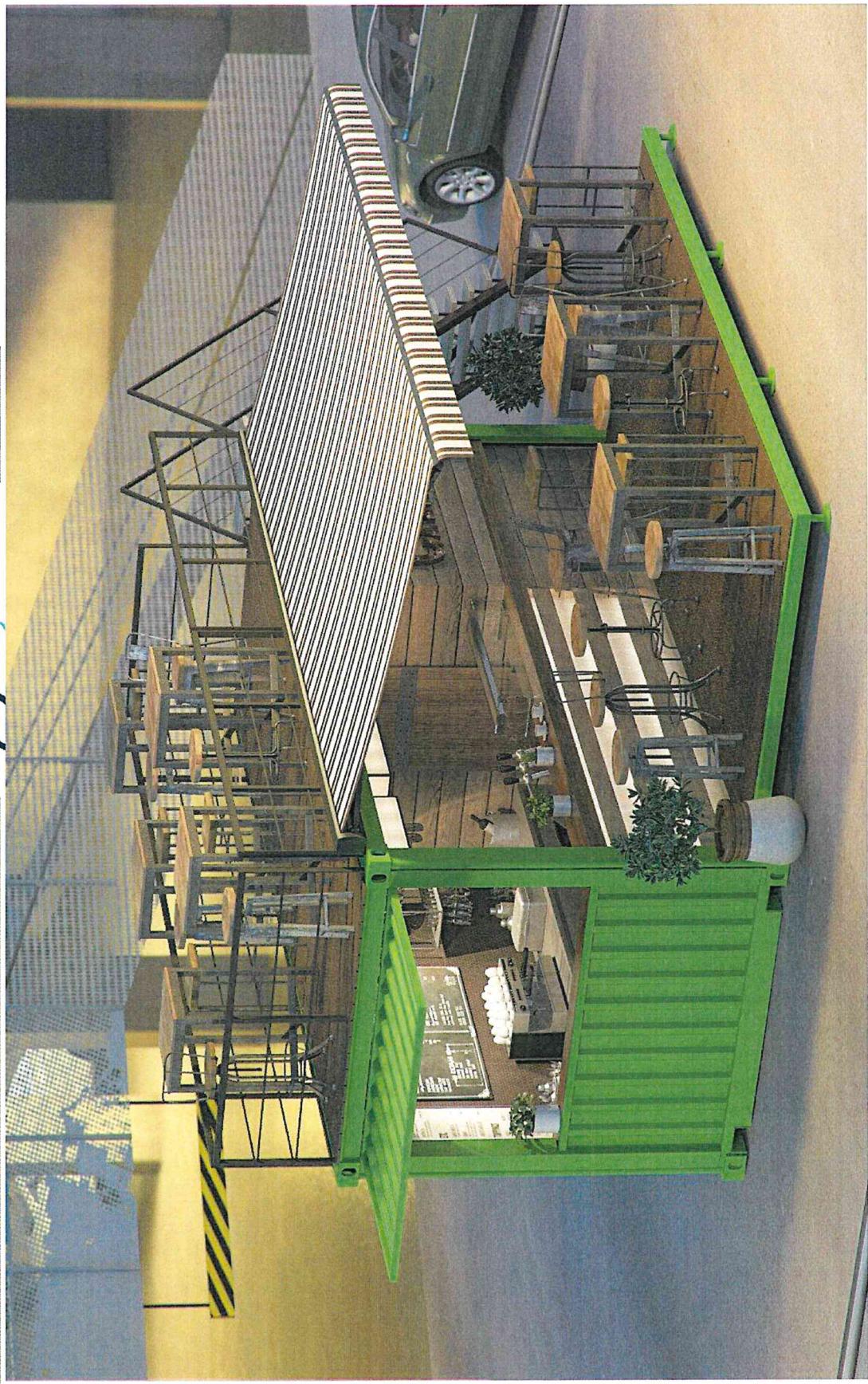


BEAVER COUNTY

8 x 20 café examples

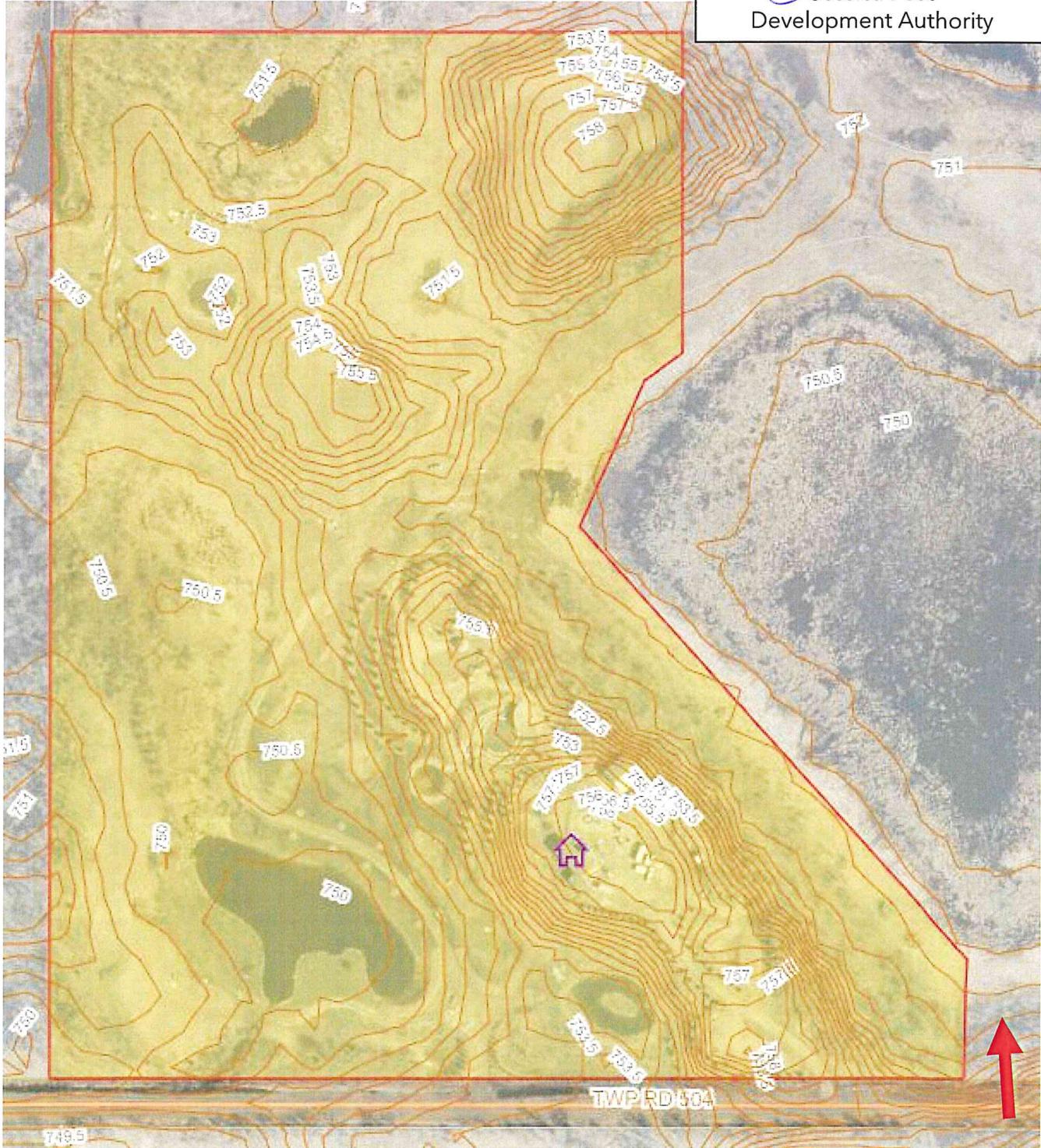


020020-23-D0050



**SCHEDULE B****Contours/Slopes**

Approved on August 29, 2023

Jessica Post  
Development Authority

**SCHEDULE C**

Page 1 of 3

THIS AGREEMENT made this 4 day of JULY A.D. 2019.

BETWEEN

**BEAVER COUNTY**  
of P.O. Box 140, Ryley, Alberta T0B 4A0  
(hereinafter referred to as the 'County')  
OF THE FIRST PART

AND

**KELLY LAYSON LAFAYETTE**

of [REDACTED]

(hereinafter referred to as the 'Developer')  
OF THE SECOND PART

Approved on August 29 2023  
J. Post (7 pages)  
Jessica Post  
Development Authority

**WHEREAS** the Developer is the registered owner of those lands located within the boundaries of Beaver County, in the Province of Alberta, legally described as follows:

Plan 102 3393, Block 1, Lot 1 in SE 29-50-20-W4  
containing 12.5 hectares (30.89 acres), more or less  
(hereinafter referred to as the 'Land')

**AND WHEREAS** the Developer has applied to the County for a development permit of the said lands (#020020-19-D0013, hereinafter referred to as the 'Permit');

**AND WHEREAS** the Developer has received approval for the Permit, subject to conditions, by Beaver County regarding the development of the said lands (Date of Decision on April 10, 2019);

**AND WHEREAS** the Permit does not become effective until the time for appealing the permit to the Subdivision and Development Appeal Board has expired, without an appeal being filed **or** an appeal to the Subdivision and Development Appeal Board has been filed, within the time allowed for the filing of an appeal on that permit, the permit does not come into effect until one of the following events occurs:

- (a) the Subdivision and Development Appeal Board makes its decision and the time for appealing that decision to the Court of Appeal expires, without an appeal being filed with the Court of Appeal;
- (b) the decision of the Subdivision and Development Appeal Board is appealed to the Court of Appeal and the Court of Appeal makes its decision without directing the matter be reheard by the Subdivision and Development Appeal Board.



**AND WHEREAS** upon the validity of permit, the County requires certain agreements and assurances with respect to the development prior to the operation of the development;

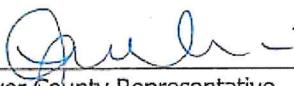
**NOW THEREFORE**, the parties hereto covenant and agree that:

1. The Developer shall supply dust control subject to the County's *Dust Control Policy*, as identified in "Appendix A", with the following requirements:
  - a) Notwithstanding the fee-for-service amount in the County's *Dust Control Policy*, the full cost of dust control shall be at the Developer's sole expense;
  - b) The length of dust control shall be a minimum of 450 metres starting from the applicant's west property line and going west; and 200 metres along the front driveway of NE 20-50-20-W4, as identified in "Appendix B".
  - c) The frequency of dust control application shall be a minimum of two (2) applications per year (spring and summer), for each year the business is in operation, for up to three (3) years. The frequency of dust control may be reduced to one (1) application after that, for each year the business is in operation, at the discretion of the County Superintendent of Public Works.
  - d) The Developer shall submit payment for the dust control application for the areas noted in (b) and at the frequency noted in (c), no later than the deadline indicated in the County's *Dust Control Policy*, for each year the business is in operation.
  - e) Upon receipt of the payment and dust control application, the County will maintain the dust control in the areas indicated.
  - f) The first application of dust control must be in place prior to the operation of any general or special events.
2. The Developer shall take appropriate steps to encourage use of the main access route from RR 205 (Splistead Road) and east onto Twp Rd 504, as identified in "Appendix B"; and limit the use of traffic coming west on Twp Rd 504.
3. Prior to operation, the Developer shall upgrade the west approach, as identified in "Appendix B", with a 300 mm culvert in accordance with the approach standards set by the County (as identified on the attached Approach Standard (B3), that is satisfactory to the County and at the Developer's sole expense, as identified in "Appendix C".



- a) The Developer shall be responsible for all costs incurred to upgrade the said approach to the Land.
  - b) The Developer agrees to update the said approach no later than 3 months from the date of this agreement, and to notify the County once construction has been completed, to arrange inspection of the said approach by the County Superintendent of Public Works.
4. The Developer shall not make or cause any adverse drainage impact onto adjacent properties, County roads, or flooding of nearby ditches in excess of their capabilities during construction of the development.
5. The Developer shall indemnify and save harmless the County from any and all losses, costs, damages, claims, suits, actions, or cause of action, resulting from anything done or omitted to be done by the Developer in pursuance, or purported pursuance, of this Development Agreement.

**IN WITNESS WHEREOF** the parties hereunto set their hands and seals this 4 day of  
July A.D. 2019.

**BEAVER COUNTY**  
\_\_\_\_\_  
Beaver County Representative**DEVELOPER**  
\_\_\_\_\_  
KELLY CLAYSON LAFAYETTE

## Appendix A



**BEAVER COUNTY**  
**POLICY AND PROCEDURE  
HANDBOOK**

## **PUBLIC WORKS**

### **POLICY: DUST CONTROL**

#### **POLICY:**

County Council recognizes that dust suppression on gravel roads is both a public and private benefit and will assist residents with the cost of dust control applications.

#### **APPLICATION TO VISION STATEMENT:**

Dust control contributes to the safety of the travelling public, improves residents' quality of life, and enhances the County's image as "*a place to call home*".

#### **DEFINITIONS:**

- Main Collector Road: A road which funnels a high volume of residential or recreational traffic to a primary or secondary highway or other Main Collector Road.
- Short-Term Application: The application of dust suppression products (such as calcium chloride) that are normally applied on an annual or bi-annual basis.
- Long-Term Application: The application of dust suppression products (such as oil) that have a multi-year life span.

#### **ELIGIBILITY:**

This Policy applies to all residents of Beaver County.

#### **GUIDELINES:**

The following guidelines apply to both Short-Term and Long-Term Applications:

1. The County may provide dust control, at its own cost, in the following circumstances:
  - a) Consistent and continued use of a gravel road that provides access to a gravel pit actively used by the County;
  - b) Council has designated the road a Main Collector Road;
  - c) Other exceptional circumstances where Council deems it unfair or inequitable to require that the resident pay a fee for dust control.
2. The County reserves the right to determine the type of dust suppression product and length of application, taking into consideration the volume of traffic, density of the residential area, etc.
3. The County may charge a fee for Short-Term and Long-Term Applications, if a road does not meet the above Guidelines. If a new dust suppression product is being tested, Council may waive the fee in the first year of application.
4. The fee for Short-Term Applications will be imposed as a fee-for-service, calculated on the basis of 50% of the cost of the dust suppression product.
5. The fee for Long-Term Applications will be imposed as a special tax or local improvement tax. The tax will be calculated on the basis of 50% of the cost of the dust suppression product, divided equally amongst all benefitting landowners.

#### **Council Approval**

Date: June 17, 2015

Motion:

Page: 1 of 2

Last Revision: June 18, 2014

## Appendix A

### POLICY

### DUST CONTROL

6. The County may, at its sole discretion, deny any application for dust control.

#### **Dust Control (Short-Term Application)**

The following guidelines apply to Short-Term Applications:

7. Short-Term Applications will be scheduled twice per calendar year.
8. Applications from residents for Short-Term Applications must be received by the County no later than April 15<sup>th</sup> of each year for the June application, or July 31<sup>st</sup> for the August application.
9. Residents who make arrangements for private Short-Term Applications must contact the County to ensure a qualified contractor is applying an industry-approved dust suppression product to the road. The resident will be solely responsible for the cost of private Short-Term Applications.
10. The County reserves the right to maintain all Short-Term Application sites so that the safety of the travelling public is not jeopardized. If the dust suppression product is removed for this reason, the County will not be responsible for replacing it.

#### **Dust Control (Long-Term Application)**

The following guidelines apply to Long-Term Applications:

11. The County will consider a Long-Term Application under the following circumstances:
  - a) If sufficient interest is expressed by the benefitting residents; or
  - b) Council proposes the project on its own.
12. If a fee is charged for the Long-Term Application, it will not be charged for a period longer than the estimated life span of the dust suppression product.
13. The County reserves the right to maintain the Long-Term Application site so that the safety of the travelling public is not jeopardized.
14. The reapplication of a dust suppression project after its initial application will be considered a new project.

Administration will develop procedures to implement this Policy, which may be amended from time to time without compromising the intent of this Policy.

---

#### Council Approval

Date: June 17, 2015

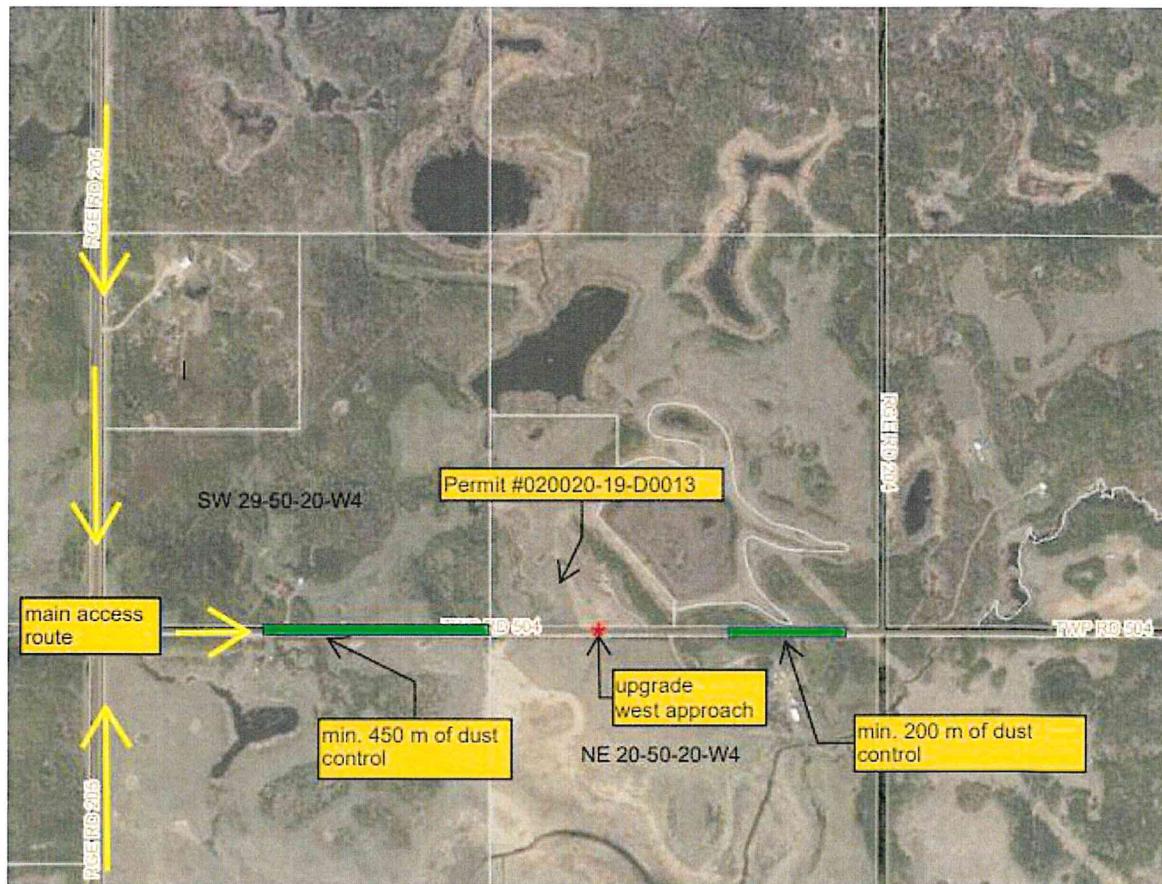
Motion:

Page: 2 of 2

Last Revision: June 18, 2014



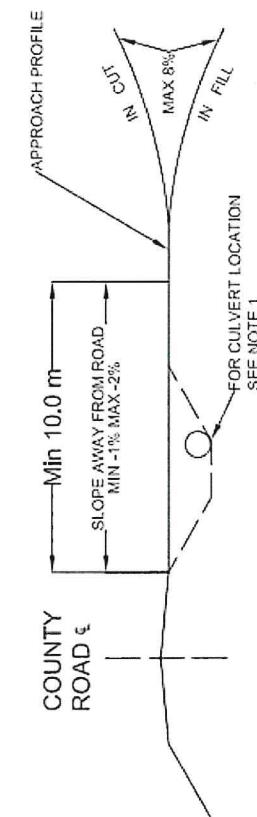
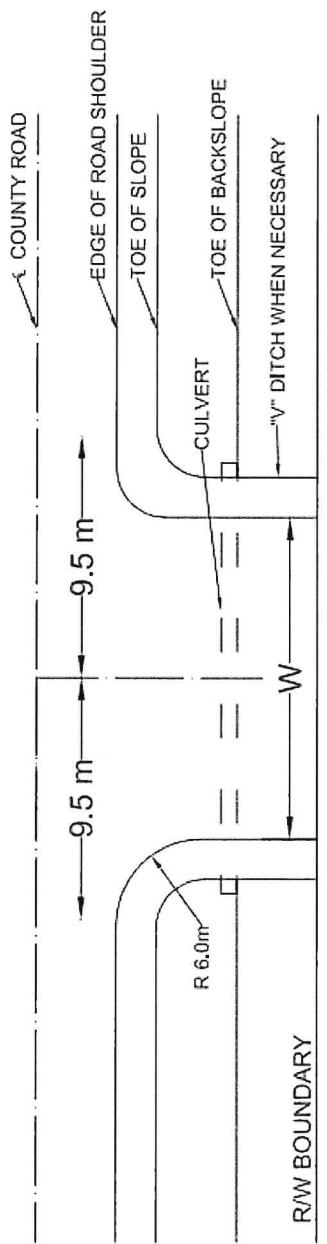
## Appendix B





## Appendix C

### APPROACH STANDARD (B3)



### APPROACH CROSS SECTION

### DITCH AND CULVERT LOCATION

### NOTES

- 1) When culverts are required for approaches, they must be corrugated steel pipe and be a minimum of 300mm diameter, no smaller than the direct upstream culvert
  - a) Length will vary with depth of fill
  - b) Culvert to be placed at toe of backslope
- 2) A minimum of 8 m<sup>3</sup> of maximum 50mm crushed gravel is to be applied to the approach
- 3) All dimensions shown are in meters
- 4) Minimum approach length is from road shoulder to right of way boundary



## ATTACHMENT H



## Beaver County

5120 - 50th Street, Box 140, Ryley AB, T0B 4A0  
Phone: 780-663-3730 | www.beaver.ab.ca

## Community Events:

- Tools For School

Tofield/Beaver County West FCSS in partnership with the Tofield and Ryley area Food Bank are currently collecting tools for the 2023/2024 school year! Drop off bins are located at the Tofield FCSS office, Tofield/Ryley and area Food Bank, or Busy B Bargains. If you are a family in need of school supplies for the upcoming 2023/2024 school year, we are here to help! Please contact the Tofield/Beaver County West Office at 780-662-7067.



- Tofield and Area Culture Days

Thursday, September 7th, 2023, 6:00-8:00 PM at the Tofield Community Hall. If you wish to participate in this event, please contact Tofield/Beaver County West FCSS at 780-662-7067 to register the cultural dish that you will be donating. Hosted by the Tofield and Area Welcome Initiative in partnership with the Don't Hibernate Fair.

## GRANT WRITING WORKSHOP

*Calling all organizations, municipalities, not-for-profits, societies, and anybody who wants to learn more about grant writing best practices!*

You can join grant-writing experts and the office of MP Damien Kurek to learn the ins and outs of applying for grants to give you the best chance at getting funding!

- AUGUST 31ST, 2023
- 10 AM
- ZOOM MEETING

To learn how to register, please email [Damien.Kurek@parl.gc.ca](mailto:Damien.Kurek@parl.gc.ca) with the subject line "Grant Writing Workshop"

Damien.Kurek@parl.gc.ca

damienkurek.ca

1.800.665.4358

## GO EAST OF EDMONTON ROADTRIP ADVENTURE GAME!

The Roadtrip Adventure Game ends on September 3rd. With 43 sticker stations located all across the region, and over \$6000 in prizes to be won, you won't want to miss out! Pick up a travel guide at either of our Campgrounds, or the Beaver County Office, and visit Black Nugget and Camp Lake Campgrounds to collect stickers for your gameboard! For more information visit [www.goeastofedmonton.com](http://www.goeastofedmonton.com) or scan the QR code with your phone ...



## DEVELOPMENT PERMITS

The following Development Applications have been APPROVED (except where otherwise noted) by the Development Authority under the provisions of Land Use Bylaw No.98-801, subject to the right of appeal to the Subdivision and Development Appeal Board.

### APPEAL DEADLINE: September 6, 2023

#### Application No:

Applicant:  
Landowner:  
Location:  
Development:

Discretionary Use - Natural Resource Extraction Uses and General Industrial Uses - Type II - Natural Gas Generator 800 kw ~~995kw~~ (12m ~~6m~~ x 2.4m ~~2,809m~~) and Data Processing Facility (sea can 6m ~~4m~~ x 2.4m ~~10m~~) - added to existing wellsite with well and compressor.

### APPEAL DEADLINE: September 13, 2023

#### Application No:

Applicant:  
Landowner:  
Location:  
Development:

General Industrial Use - Type 1 - Building Restoration and Conservation Business in existing house (16' x 32') and existing outbuilding (12' x 16')

### APPEAL DEADLINE: September 20, 2023

#### Application No:

Applicant:  
Landowners:  
Locations:  
Development:

Multi-lot perimeter fence with wood posts and wood rails - 3.5' in height.

### APPEAL DEADLINE: September 20, 2023

#### Application No:

Applicant:  
Landowner:  
Location:  
Development:

Discretionary Uses - General Commercial Use - Event and Overnight Stay Services - Addition to existing operations to the following: Four (4) Geodesic Domes (200 sq. ft.); One (1) Geodesic Dome (300 sq. ft.); One (1) Outdoor Washroom Facility (60 sq. ft.); One (1) Outdoor Washroom Facility (160 sq. ft.); One (1) Modular Contained Sauna/Cold Plunge (200 sq. ft.); One (1) Modular Container Cafe (160 sq. ft.); Four (4) Modular Container Cabins - Two Stories (480 sq. ft.); One (1) Modular Container Cabin - Two Stories (320 sq. ft.); and One (1) Dining Hall (6,000 sq.ft.).

Any person wishing to appeal a decision may do so by serving written notice on the prescribed form (stating reasons for the appeal) and submitting the applicable fee of \$200.00 to the Secretary of the Subdivision and Development Appeal Board at the following address. The notice of appeal must be submitted before 4:30 pm on the appeal deadline date shown above. The prescribed form is available on the County website or in the office.

Further information regarding the above decisions may be obtained from the County Office:

### SECRETARY

#### Subdivision and Development Appeal Board

Beaver County

Box 140

Ryley, AB T0B 4A0

780-663-3730

## THE PARAGON THEATRE

September 16th Movies - Outdoors on the north wall of the Theatre (must provide own chairs)

Note: No restrooms available at the theatre.  
If cancelled due to weather, movies will be moved to Community Hall.

- 3 PM - Ron's Gone Wrong - G 106m
- 8 PM - Shazam! Fury of the Gods - PG 130m

Admissions:  
Donations to theatre repairs

CASH ONLY

Info:  
[paragontheatre.ca](http://paragontheatre.ca)

Next Movie:  
October 124th (TBA)



## Beaver County

5120 - 50th Street, Box 140, Ryley AB, T0B 4A0  
Phone: 780-663-3730 | www.beaver.ab.ca

## Community Events:

### • Tools For School

Tofield/Beaver County West FCSS in partnership with the Tofield and Ryley area Food Bank are currently collecting tools for the 2023/2024 school year! Drop off bins are located at the Tofield FCSS office, Tofield/Ryley and area Food Bank, or Busy B Bargains. If you are a family in need of school supplies for the upcoming 2023/2024 school year, we are here to help! Please contact the Tofield/Beaver County West Office at 780-662-7067.



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September 16th Movies - Outdoors on the north wall of the Theatre (must provide own chairs)

*Note: No restrooms available at the theatre. If cancelled due to weather, movies will be moved to Community Hall.*

- 3 PM - Ron's Gone Wrong - G 106m
- 8 PM - Shazam! Fury of the Gods - PG 130m

### Admissions:

Donations to theatre repairs

-

CASH ONLY

-

Info:

paragontheatre.ca

-

Next Movie:

October 124th (TBA)

## BRUCE SIDEWALK REPLACEMENT PROJECT

On August 30, work started on a sidewalk replacement project in Bruce. While we don't have the exact timeframe for completion just yet, we want to thank you all for your patience and understanding as we undertake this important upgrade.

We're committed to executing this project efficiently, ensuring minimal disruption. Your cooperation during this period is highly appreciated.



## RAIL SAFETY WEEK: COLOURING COMPETITION

Get ready to embrace your inner artist and take part in our competition!

There are four categories for prizes:

- 4-6 yrs
- 7-8 yrs
- 9-12 yrs
- 12+ yrs

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Let's spread rail safety awareness in a colourful way! ...and, don't think you're too old for colouring - it's timeless!



## DEVELOPMENT PERMITS

The following Development Applications have been APPROVED (except where otherwise noted) by the Development Authority under the provisions of Land Use Bylaw No.98-801, subject to the right of appeal to the Subdivision and Development Appeal Board.

### APPEAL DEADLINE:

#### Application No:

Applicant: MAGA Energy Ltd.

Landowner: Romanowski, Wilfred

Location: NW-15-51-19-W4

Development: Discretionary Use - Natural Resource Extraction Uses and General Industrial Uses - Type II - Natural Gas Generator 800 kw ~~995kW~~ (12m ~~6m~~ x 2.4m ~~2.809m~~) and Data Processing Facility (sea can 6m ~~4m~~ x 2.4m ~~10m~~) - added to existing wellsite with well and compressor.

### APPEAL DEADLINE:

#### Application No:

Applicant: Fraser Building Conservation Ltd.

Landowner: Fraser, Eileen

Location: SW-15-50-20-W4

Development: General Industrial Use - Type 1 - Building Restoration and Conservation Business in existing house (16' x 32') and existing outbuilding (12' x 16')

### APPEAL DEADLINE:

#### Application No:

Applicant: Walsh, Jason

Landowners: 2108112 Alberta Ltd. and Walsh, Jason and Carlene Plan 4834 W; Block 5; Lot 01-02, Lot 03, Lot 04, Lot 05-06, and Lot 07-08

Locations: Multi-lot perimeter fence with wood posts and wood rails - 3.5' in height.

### APPEAL DEADLINE:

#### Application No:

Applicant: Lafayette, Kelly

Landowner: Obsidian Ridge Ltd.

Location: SE-29-50-20-W4

Development: Discretionary Uses - General Commercial Use - Event and Overnight Stay Services - Addition to existing operations to the following: Four (4) Geodesic Domes (200 sq. ft.); One (1) Geodesic Dome (300 sq. ft.); One (1) Outdoor Washroom Facility (60 sq. ft.); One (1) Outdoor Washroom Facility (160 sq. ft.); One (1) Modular Contained Sauna/Cold Plunge (200 sq. ft.); One (1) Modular Container Cafe (160 sq. ft.); Four (4) Modular Container Cabins - Two Stories (480 sq. ft.); One (1) Modular Container Cabin - Two Stories (320 sq. ft.); and One (1) Dining Hall (6,000 sq.ft.).

### APPEAL DEADLINE:

#### Application No:

Applicant: Hofer, Peter

Landowner: Hutterian Brethren of Holden

Location: SE-18-49-16-W4

Development: Discretionary Uses - Second or Additional Dwellings (fourplex - 7,040 sq.ft.)

### APPEAL DEADLINE:

#### Application No:

Applicant: Kuby Energy Renewable Energy Ltd.

Landowner: Doll, Jared

Location: NE-35-52-19-W4

Development: Discretionary Use - Solar Collectors, Structure Mount (roof mounted solar panels on existing single-family dwelling - 117 sq.ft.)

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**Beaver County**  
**Box 140**  
**Ryley, AB T0B 4A0**  
**780-663-3730**



## Beaver County

5120 - 50th Street, Box 140, Ryley AB, T0B 4A0  
Phone: 780-663-3730 | www.beaver.ab.ca

### PUBLIC SALE OF LAND (MUNICIPAL GOVERNMENT ACT)

Notice is hereby given that under the provisions of the Municipal Government Act, Beaver County will offer for sale, by public auction, at the County Office, at 5120 50th St. Ryley Alberta, on Thursday, September 28th, 2023, at 10:00 AM the following lands:

| M-RG-TWP-SC-PS | PLAN | BLOCK | LOT | NAME | ACRES |
|----------------|------|-------|-----|------|-------|
| NW-22-48-12-W4 | 782  | 0860  | 1   |      | 21.54 |

Each parcel will be offered for sale subject to a reserve bid and to the reservations and conditions contained in the existing certificate of title.

Beaver County may, after the public auction, become the owner of any parcel of land that is not sold at the public auction.

Terms: Cash, certified cheque, or bank draft.

Redemption may be effected by payment of all arrears of taxes and costs at any time prior to the sale.

Dated at Ryley, Alberta, September 13, 2023.

**KAYLEENA SPIESS - CHIEF ADMINISTRATIVE OFFICER**

## THE PARAGON THEATRE

September 16th Movies - Outdoors on the north wall of the Theatre (must provide own chairs)

Note: No restrooms available at the theatre. If cancelled due to weather, movies will be moved to Community Hall.

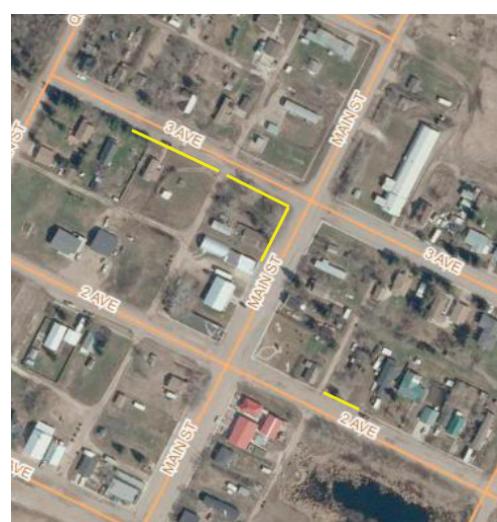
- 3 PM - Ron's Gone Wrong - G 106m
- 8 PM - Shazam! Fury of the Gods - PG 130m

Admissions:  
Donations to  
theatre repairs  
---  
**CASH ONLY**  
---  
Info:  
paragontheatre.ca  
---  
Next Movie:  
October 14th (TBA)

## BRUCE SIDEWALK REPLACEMENT PROJECT

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**APPEAL DEADLINE:** **September 13, 2023**

**Application No:** 020020-23-D0046

Applicant: Fraser Building Conservation Ltd.

Landowner: Fraser, Eileen

Location: SW-15-50-20-W4

Development: General Industrial Use – Type 1 – Building Restoration and Conservation Business in existing house (16' x 32') and existing outbuilding (12' x 16')

**APPEAL DEADLINE:** **September 20, 2023**

**Application No:** 020020-23-D0050

Applicant: Walsh, Jason

Landowners: 2108112 Alberta Ltd. and Walsh, Jason and Carlene Plan 4834 W; Block 5; Lot 01-02, Lot 03, Lot 04, Lot 05-06, and Lot 07-08

Locations: Multi-lot perimeter fence with wood posts and wood rails - 3.5' in height.

**APPEAL DEADLINE:** **September 20, 2023**

**Application No:** 020020-23-D0051

Applicant: Lafayette, Kelly

Landowner: Obsidian Ridge Ltd.

Location: SE-29-50-20-W4

Development: Discretionary Uses - General Commercial Use - Event and Overnight Stay Services - Addition to existing operations to the following: Four (4) Geodesic Domes (200 sq. ft.); One (1) Geodesic Dome (300 sq. ft.); One (1) Outdoor Washroom Facility (60 sq. ft.); One (1) Outdoor Washroom Facility (160 sq. ft.); One (1) Modular Contained Sauna/Cold Plunge (200 sq. ft.); One (1) Modular Container Cafe (160 sq. ft.); Four (4) Modular Container Cabins - Two Stories (480 sq. ft.); One (1) Modular Container Cabin - Two Stories (320 sq. ft.); and One (1) Dining Hall (6,000 sq.ft.)

**APPEAL DEADLINE:** **September 27, 2023**

**Application No:** 020020-23-D0053

Applicant: Hofer, Peter

Landowner: Hutterian Brethren of Holden

Location: SE-18-49-16-W4

Development: Discretionary Uses - Second or Additional Dwellings (fourplex - 7,040 sq.ft.)

**APPEAL DEADLINE:** **September 27, 2023**

**Application No:** 020020-23-D0054

Applicant: Kuby Energy Renewable Energy Ltd.

Landowner: Doll, Jared

Location: NE-35-52-19-W4

Development: Discretionary Use - Solar Collectors, Structure Mount (roof mounted solar panels on existing single-family dwelling - 117 sq.ft.)

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### COUNCIL HIGHLIGHTS

Council Highlights are available on the Beaver County website!

Here are the Key Highlights from the September 6th Council Meeting:

- Final Readings of the new Procedural Bylaw
- Moving ahead with Equity Industrial Park planning and engineering studies.

*Council Highlights are not an official record of any Council meeting. Minutes are presented at the next scheduled Council meeting and become official once approved. Council meeting information can be found on the Beaver County website.*



## Beaver County

5120 - 50th Street, Box 140, Ryley AB, T0B 4A0  
Phone: 780-663-3730 | www.beaver.ab.ca

## UPCOMING MEETINGS

### September 20th:

- 9:30 AM: Governance & Priorities Committee Meeting
- 1:00 PM: Regular Council Meeting

### October 4th:

- 9:30 AM: Regular Council Meeting
- 1:00 PM: Governance & Priorities Committee Meeting

### October 18th:

- 9:30 AM: Governance & Priorities Committee Meeting
- 1:00 PM: Regular Council Meeting



### Book Club

Location: Ross Creek Community Hall, 531041 Range Road 191  
Rural Book Club that meets the first Tuesday each month.  
Books are provided by the local library or can be checked out on their own by attendees. **October 3rd, November 7th, December 5th**, 7 PM-8 PM. All ages are welcome!



Submit your event/s, meetings and/or gatherings to our events calendar on the website! Just head to the website, scroll down to the calendar, click to view all events, then hit the **Submit an event button!**

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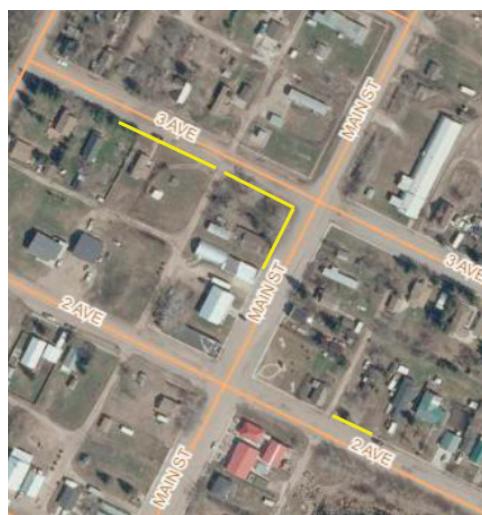
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Landowners: 2108112 Alberta Ltd. and Walsh, Jason and Carlene Plan 4834 W; Block 5; Lot 01-02, Lot 03, Lot 04, Lot 05-

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Applicant: Kuby Energy Renewable Energy Ltd.

Landowner: Doll, Jared

Location: NE-35-52-19-W4

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780-663-3730

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Find the details on our website under Community > Rail Safety Week.





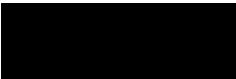
## ATTACHMENT I

## Jessica Post

---

**From:** [REDACTED]  
**Sent:** August 29, 2023 11:10 AM  
**To:** Jessica Post  
**Cc:** [REDACTED]  
**Subject:** Re: Obsidian Ridge Application for a Development Permit

Thanks for clarifying.



Sent from my iPhone

On Aug 29, 2023, at 09:07, Jessica Post <jpost@beaver.ab.ca> wrote:

Hi [REDACTED]

Great question. Dust Control is discussed in condition number 15 (by way of Development Agreement – Schedule C starting on page 24).

Thank-you,

**Jessica Post**  
**Development Officer**

<image001.png>

Box 140, Ryley, AB T0B 4AO  
Direct Line: (825) 385-0062  
Office: (780) 663-3730 Ext. 1018  
Email: JPost@beaver.ab.ca  
[www.beaver.ab.ca](http://www.beaver.ab.ca)

**We want to keep you updated! [Click here](#) to receive email updates on the Land Use Bylaw and Municipal Development Plan.**

**Beaver County supports a respectful workplace. Abuse of any kind will not be tolerated.**

---

**From:** [REDACTED]  
**Sent:** August 29, 2023 11:05 AM  
**To:** Jessica Post <jpost@beaver.ab.ca>  
**Cc:** [REDACTED]  
**Subject:** Re: Obsidian Ridge Application for a Development Permit

Thank you Jessica

I noted that there is no requirement for dust control - my understanding was that was also going to be part of the conditions.

Would you please clarify?

Many thanks



Sent from my iPhone

On Aug 29, 2023, at 07:10, Jessica Post <[jpost@beaver.ab.ca](mailto:jpost@beaver.ab.ca)> wrote:

Good Morning [REDACTED]

Please see attached a copy of the approved (with conditions) Development Permit for Obsidian Ridge.

Notice of the same will be published in the Beaver Chronicle starting tomorrow.

If you have any questions or concerns, please let me know.

Thank-you,

**Jessica Post**  
**Development Officer**

<image001.png>

Box 140, Ryley, AB T0B 4A0  
Direct Line: (825) 385-0062  
Office: (780) 663-3730 Ext. 1018  
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---

**From:** Jessica Post  
**Sent:** August 24, 2023 3:23 PM  
**To:** [REDACTED]

**Cc:** [REDACTED]; Obsidian Ridge [REDACTED]  
**Subject:** RE: Obsidian Ridge Application for a Development Permit

Thank-you, Dianne and Marianne for the comments.

**Jessica Post**  
**Development Officer**

<image001.png>

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Direct Line: (825) 385-0062  
Office: (780) 663-3730 Ext. 1018  
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---

**From:** [REDACTED]  
**Sent:** August 24, 2023 3:19 PM  
**To:** Jessica Post <[jpost@beaver.ab.ca](mailto:jpost@beaver.ab.ca)>  
**Cc:** [REDACTED] Obsidian Ridge [REDACTED]  
**Subject:** Obsidian Ridge Application for a Development Permit

Please find, attached, written comments to the proposal for additional development to the property SE-29-50-20 W4 which is adjoining to our property.

Thank you for the opportunity

<020020-23-D0050 Development Permit - Obsidian Ridge.pdf>

<020020-23-D0050 Development Permit - Obsidian Ridge.pdf>



BEAVER COUNTY

## ATTACHMENT J

## Jessica Post

---

**From:** Jessica Post  
**Sent:** September 11, 2023 3:48 PM  
**To:** Obsidian Ridge  
**Cc:** Meagan Walsh  
**Subject:** Appeal Received

Hi Layson,

I'm just reaching out to let you know a notice of appeal has been received by our office for our development permit decision.

You will be receiving materials from Margaret Jones or Meagan Walsh of our office once things are finalized. You may also be reached out to by Meagan to go over dates that work for you for the appeal hearing.

Please stop development (if any development has commenced) for this new development permit.

Thanks,

**Jessica Post**  
Development Officer



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BEAVER COUNTY

## ATTACHMENT K

## Jessica Post

---

**From:** Obsidian Ridge [REDACTED]  
**Sent:** September 24, 2023 3:08 PM  
**To:** Jessica Post  
**Subject:** sound management plan  
**Attachments:** Obsidian\_Ridge\_Noise\_Study(DRAFT).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Attached here is sound management plan from the Acoustical engineer that we hired last year to come out and assist us with new stereo system design, installation, and creation of this sound management plan.

1. We purchased and installed our in house speakers that are mounted on the ceiling pointing down towards the floor and northbound towards the crown land and not towards any neighboring property.
2. We purchased and installed our own mixer/Eq which is been calibrated according to engineers instructions and installed so that we can control maximum volume
3. We have also installed a fixed Decibel meter that reads the DB levels and displays it on a scoreboard. This follows the guidance of engineers and also improves it because the sound meter sensor is fixed location and able to be displayed at all times so the DJ can see it while they are playing.
4. As indicated in the engineer 's report, these preset levels will need adjustment as the various atmospheric condition changes drastically impact how sound will travel. On each event day we have an onsite manager who receives text correspondence from neighbors if there is a complaint. We respond immediately by adjusting the volume to an acceptable level.

Side note: (I have saved records of this correspondence and we have been avidly working with the hendersons and they are very happy with our dedication to making this plan work. Conversely Dale and Daphne do not communicate when disturbances happen and they always contact me the next day, or days later to inform me of their complaints. I have asked them multiple times to contact me when the sound disturbances happen. This gives me the ability to adjust it in real time and get it to a level that is satisfactory.)

5. We do not allow any other PA speaker systems to be used by guests anywhere else on the premises. This also includes car audio systems. Only the PA system that is permitted after 23:00 is in the reception tent following this engineering guideline.

### **Future Sound Management PLAN.**

1. I will be involving an acoustical engineer in the design phase of the new dining hall, the goal is to make this a sound proof building that will allow loud events to occur and drastically reduce, and almost eliminate noise impacts on the neighborhood.

2. We will continue to operate using the above sound management plan in outdoor event space. Once the new indoor dining hall is built we will begin to change the operation plan in the outdoor event area (reception tent). having even greater reduced sound levels in that area and moving all loud events into the indoor sound proof building. \*this will have a transitional period to perform this migration. The sooner we have approval the sooner we can begin the process to determine when the new building will be ready for bookings

--

**Layson LaFayette**

Owner

Obsidian Ridge

t. [REDACTED]

[Website](#) | [Email](#) | [Location](#)

*The content of this email is confidential and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.*

To: Obsidian Ridge  
[REDACTED]

July 28, 2022

Attn: Layson LaFayette

re: **Acoustical Review for Obsidian Ridge Wedding Venue**

Dear Layson,

Attached is an acoustical review and assessment for the Obsidian Ridge Wedding Venue in Beaver County, Alberta. In addition to the assessment please find a detailed calibration procedure that can be utilized prior to the start of each event. We trust the information provided is sufficient; if there are further questions, please contact us. Thank you for retaining **aci** for this work.

Yours very truly,  
Per



**aci Acoustical Consultants Inc.**,  
Patrick Froment, B.Sc., B.Ed., P.L.(Eng.)  
Principal Partner  
APEGA Permit to Practice # P7735

## **1. INTRODUCTION**

aci Acoustical Consultants Inc., of Edmonton, was retained by Obsidian Ridge (Obsidian) to conduct an acoustical review and assessment for their Obsidian Ridge Wedding Venue (the Facility) in Beaver County, Alberta. The purpose of the work was to visit the site and review the Facility and its operations to help develop a calibration procedure to standardize the sound contributions from the Facility. Site work was conducted for aci on Wednesday July 27, 2022, by P. Froment, B.Sc., B.Ed., P.L.(Eng.).

## **2. DESCRIPTION**

The Facility is located approximately 32 km southeast of Edmonton in a rural area within Beaver County as indicated in [Figure 1](#). The site is bordered on the south by Township Road 504, and by open fields to the west, north and east. From subjective observation made during the site visit there are no industrial or commercial sites within the study area. However, it should be noted that sound contributions from the Sherwood Park Fish and Game Association, Ketchamoot Creek Property was observed during the site visit. The primary residents with concerns with the Facility can be found approximately 590 m west of the entrance to the tent.

Topographically the land between the residents to the west and the Facility has moderate changes in elevation with rolling hills. In addition, the land between them is composed of a mix of thick dense vegetation and open fields. Therefore, the vegetative absorption is considered moderate.

## **3. SOUND LEVEL SOURCES**

As would be expected, the primary sound level contributions from the Facility are from amplified voices and music from the sound system. As a result, the sound levels, and the frequencies of the sound from the Facility will be dependent on the music that is being played. However, the calibration procedure will utilize an A-weighted<sup>1</sup> sound source that reduces the fluctuation between frequencies.

Lastly, as per the development permit, the Facility must reduce their contributions at 23:00 during events.

## **4. SOUND LEVEL DESCRIPTORS**

Environmental sound levels from various sources (industrial, roads, railways, etc.) are commonly described in terms of equivalent sound levels or  $L_{eq}$ . This is the level of a steady sound having the same acoustic energy, over a given time period, as the fluctuating sound. In addition, this energy averaged level

---

<sup>1</sup> Correction factor used to reflect human hearing. Refer to [Appendix II](#) for additional information.

is A-weighted to account for the reduced sensitivity of average human hearing to low frequency sounds. These  $L_{eq}$  in dBA, which are the most common environmental sound measure, are often given for daytime (07:00 to 22:00)  $L_{eq}Day$  and night-time (22:00 to 07:00)  $L_{eq}Night$  while other criteria use the entire 24-hour period as  $L_{eq}24$ . Since the duration of each event at the Facility will vary, the value provided in this report is simply an  $L_{eq}$  which represents the entire operational time of the event. Refer to [Appendix I](#) for a description of the acoustical terminology, and [Appendix II](#) for a list of common sound level sources.

## **5. PERMISSIBLE SOUND LEVELS**

As confirmed with Beaver County representatives, there are **no** documents or guidelines that directly relate to this type of operation/activity within Beaver County. Further, there are no Provincial or Federal criteria/guidelines for acceptable environmental sound levels for outdoor wedding venues. Currently, the only restriction, which is outline in the development permit, is that the Facility must reduce their contributions by 23:00.

## **6. CALIBRATION PROCEDURE**

The following is a procedure that should be implemented by Obsidian Ridge once the deejay has installed their equipment for an event. This was the procedure that was utilized by **aci** during the initial calibration process conducted on July 27, 2022.

Once this procedure has been completed, the speakers should not be moved or altered in any way. Even a small change in direction can alter the contributions to the area residents.

- 1) Once the deejay has added his mixing desk (laptop, etc.) to the Facility's sound system, the deejay will put his levels at maximum (prior to peaking/clipping).
- 2) They will then use an A-weighted sound source (i.e. Pink Sound generator) and play this sound through the speakers.
- 3) The Facility operators or the deejay will then perform the calibration measurements at the predetermined permanent markings along the floor. This will ensure that identical measurement locations are used for all future calibration procedures.
- 4) Using a sound level meter, at the measurement locations (discussed in the following section) Obsidian Ridge will measure the sound levels for 20 - 30 seconds and then make note of the dBA sound levels. **It is imperative that these measurements be recorded and filed.**

- 5) The results from the initial calibration procedure will form the basis for future events within the Facility.
- 6) If the sound levels are reduced throughout the evening to accommodate a complaint from area residents, the adjusted level on the mixing desk should be marked.

Lastly, it should be noted that this calibration procedure is meant to ensure that the sound level contributions into the study are standardized. It is also a procedure to develop acceptable contributions from the Facility. It is not meant as a means to ensure that residents within proximity to the Facility cannot hear sound contributions from the Facility.

## **7. CALIBRATION MEASUREMENT**

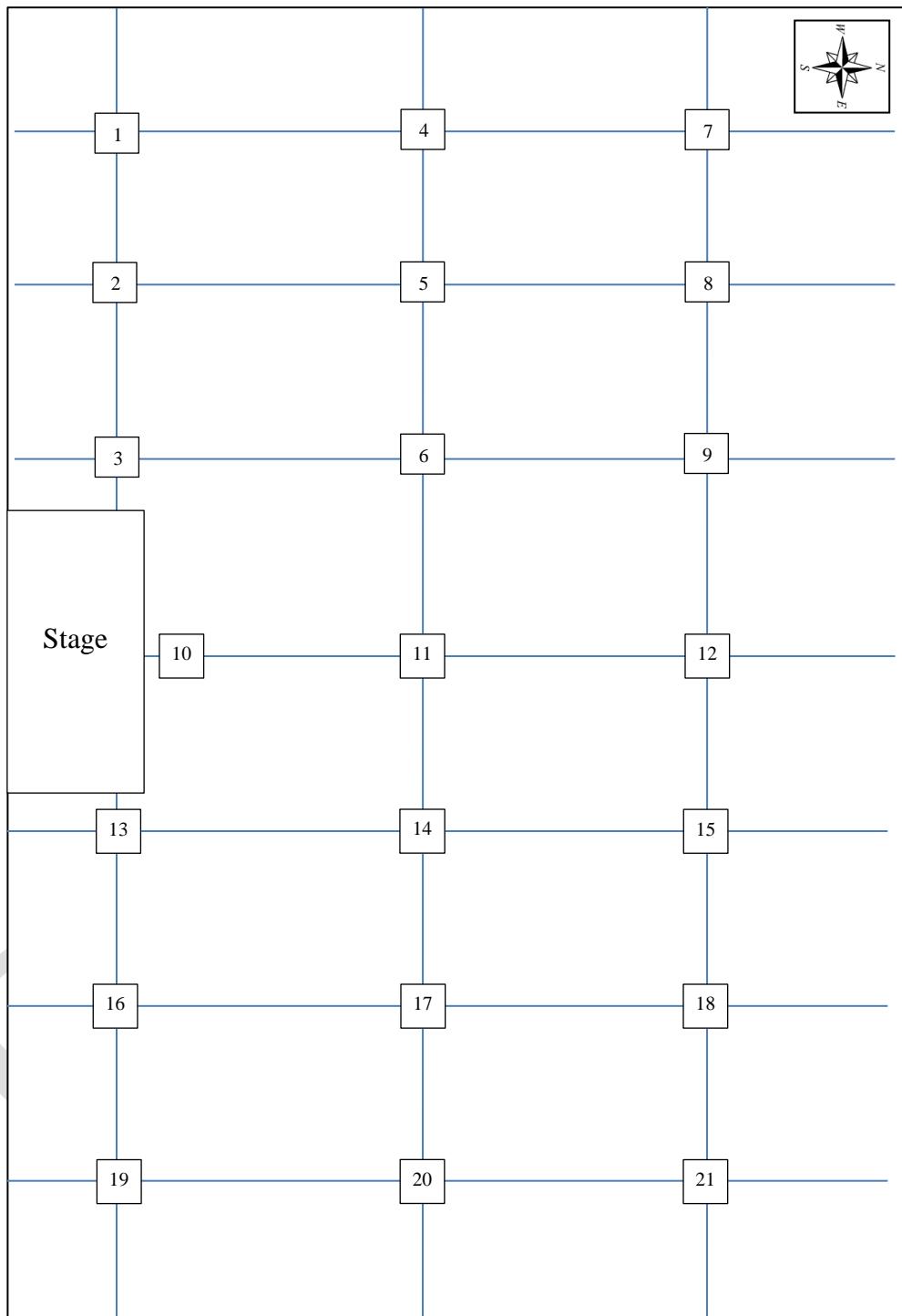
The results found in Table 1 were obtained utilizing the calibration procedures discussed in Section 6. The measured sound pressure levels can be used as a baseline for future events at the Facility. The measurement locations are identified in [Figure 2](#).

**Table 1. Short-Term Sound Level Measurement Results**

| Measurement Number | Sound Pressure Level (dBA) |
|--------------------|----------------------------|
| 1                  | 67.5                       |
| 2                  | 68.0                       |
| 3                  | 71.0                       |
| 4                  | 67.0                       |
| 5                  | 68.0                       |
| 6                  | 69.5                       |
| 7                  | 67.5                       |
| 8                  | 68.0                       |
| 9                  | 69.0                       |
| 10                 | 71.0                       |
| 11                 | 69.5                       |
| 12                 | 69.0                       |
| 13                 | 71.0                       |
| 14                 | 69.0                       |
| 15                 | 68.5                       |
| 16                 | 67.0                       |
| 17                 | 67.5                       |
| 18                 | 68.0                       |
| 19                 | 66.5                       |
| 20                 | 66.5                       |
| 21                 | 67.0                       |



**Figure 1. Study Area**



**Figure 2. Sounds Calibration Locations<sup>2</sup>**

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<sup>2</sup> Please note that the dimensions are not to scale. They are simply meant to be representations of the measurement locations. In addition, the order of measurements can be changed. The pattern was modified due to external sound sources.

## **Appendix I THE ASSESSMENT OF ENVIRONMENTAL NOISE (GENERAL)**

### **Sound Pressure Level**

Sound pressure is initially measured in Pascal's (Pa). Humans can hear several orders of magnitude in sound pressure levels, so a more convenient scale is used. This scale is known as the decibel (dB) scale, named after Alexander Graham Bell (telephone guy). It is a base 10 logarithmic scale. When we measure pressure we typically measure the RMS sound pressure.

$$SPL = 10 \log_{10} \left[ \frac{P_{RMS}^2}{P_{ref}^2} \right] = 20 \log_{10} \left[ \frac{P_{RMS}}{P_{ref}} \right]$$

Where:  $SPL$  = Sound Pressure Level in dB

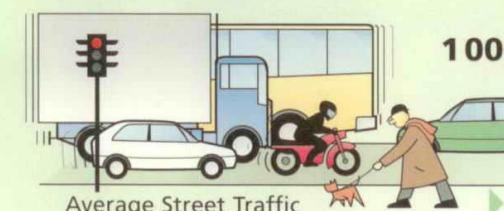
$P_{RMS}$  = Root Mean Square measured pressure (Pa)

$P_{ref}$  = Reference sound pressure level ( $P_{ref} = 2 \times 10^{-5}$  Pa = 20 µPa)

This reference sound pressure level is an internationally agreed upon value. It represents the threshold of human hearing for “typical” people based on numerous testing. It is possible to have a threshold which is lower than 20 µPa which will result in negative dB levels. As such, zero dB does not mean there is no sound!

In general, a difference of 1 – 2 dB is the threshold for humans to notice that there has been a change in sound level. A difference of 3 dB (factor of 2 in acoustical energy) is perceptible and a change of 5 dB is strongly perceptible. A change of 10 dB is typically considered a factor of 2. This is quite remarkable when considering that 10 dB is 10-times the acoustical energy!

## SOUND PRESSURE



## SOUND PRESSURE LEVEL

140 dB

130

120

110

100

90

80

70

Business Office

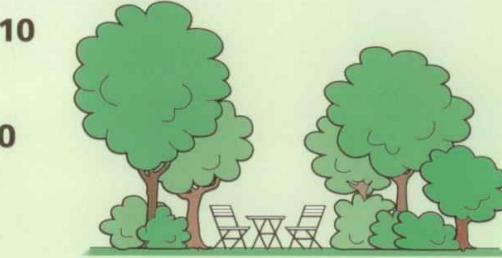


Living Room

40



Wood



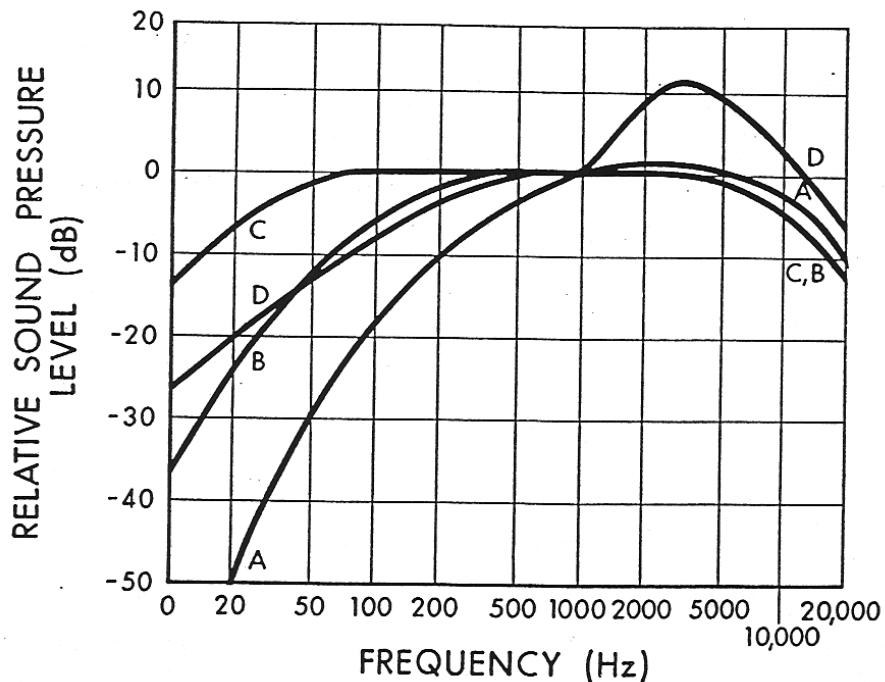
## Frequency

The range of frequencies audible to the human ear ranges from approximately 20 Hz to 20 kHz. Within this range, the human ear does not hear equally at all frequencies. It is not very sensitive to low frequency sounds, is very sensitive to mid frequency sounds and is slightly less sensitive to high frequency sounds. Due to the large frequency range of human hearing, the entire spectrum is often divided into 31 bands, each known as a 1/3 octave band.

The internationally agreed upon center frequencies and upper and lower band limits for the 1/1 (whole octave) and 1/3 octave bands are as follows:

| <u>Whole Octave</u> |                  |                  | <u>1/3 Octave</u> |                  |                  |
|---------------------|------------------|------------------|-------------------|------------------|------------------|
| Lower Band Limit    | Center Frequency | Upper Band Limit | Lower Band Limit  | Center Frequency | Upper Band Limit |
| 11                  | <b>16</b>        | 22               | 14.1              | <b>16</b>        | 17.8             |
| 22                  | <b>31.5</b>      | 44               | 17.8              | <b>20</b>        | 22.4             |
| 44                  | <b>63</b>        | 88               | 22.4              | <b>25</b>        | 28.2             |
| 88                  | <b>125</b>       | 177              | 28.2              | <b>31.5</b>      | 35.5             |
| 177                 | <b>250</b>       | 355              | 35.5              | <b>40</b>        | 44.7             |
| 355                 | <b>500</b>       | 710              | 44.7              | <b>50</b>        | 56.2             |
| 710                 | <b>1000</b>      | 1420             | 56.2              | <b>63</b>        | 70.8             |
| 1420                | <b>2000</b>      | 2840             | 70.8              | <b>80</b>        | 89.1             |
| 2840                | <b>4000</b>      | 5680             | 89.1              | <b>100</b>       | 112              |
| 5680                | <b>8000</b>      | 11360            | 112               | <b>125</b>       | 141              |
| 11360               | <b>16000</b>     | 22720            | 141               | <b>160</b>       | 178              |
|                     |                  |                  | 178               | <b>200</b>       | 224              |
|                     |                  |                  | 224               | <b>250</b>       | 282              |
|                     |                  |                  | 282               | <b>315</b>       | 355              |
|                     |                  |                  | 355               | <b>400</b>       | 447              |
|                     |                  |                  | 447               | <b>500</b>       | 562              |
|                     |                  |                  | 562               | <b>630</b>       | 708              |
|                     |                  |                  | 708               | <b>800</b>       | 891              |
|                     |                  |                  | 891               | <b>1000</b>      | 1122             |
|                     |                  |                  | 1122              | <b>1250</b>      | 1413             |
|                     |                  |                  | 1413              | <b>1600</b>      | 1778             |
|                     |                  |                  | 1778              | <b>2000</b>      | 2239             |
|                     |                  |                  | 2239              | <b>2500</b>      | 2818             |
|                     |                  |                  | 2818              | <b>3150</b>      | 3548             |
|                     |                  |                  | 3548              | <b>4000</b>      | 4467             |
|                     |                  |                  | 4467              | <b>5000</b>      | 5623             |
|                     |                  |                  | 5623              | <b>6300</b>      | 7079             |
|                     |                  |                  | 7079              | <b>8000</b>      | 8913             |
|                     |                  |                  | 8913              | <b>10000</b>     | 11220            |
|                     |                  |                  | 11220             | <b>12500</b>     | 14130            |
|                     |                  |                  | 14130             | <b>16000</b>     | 17780            |
|                     |                  |                  | 17780             | <b>20000</b>     | 22390            |

Human hearing is most sensitive at approximately 3500 Hz which corresponds to the  $\frac{1}{4}$  wavelength of the ear canal (approximately 2.5 cm). Because of this range of sensitivity to various frequencies, we typically apply various weighting networks to the broadband measured sound to more appropriately account for the way humans hear. By default, the most common weighting network used is the so-called “A-weighting”. It can be seen in the figure that the low frequency sounds are reduced significantly with the A-weighting.



### Combination of Sounds

When combining multiple sound sources the general equation is:

$$\sum SPL_n = 10 \log_{10} \left[ \sum_{i=1}^n 10^{\frac{SPL_i}{10}} \right]$$

#### Examples:

- Two sources of 50 dB each add together to result in 53 dB.
- Three sources of 50 dB each add together to result in 55 dB.
- Ten sources of 50 dB each add together to result in 60 dB.
- One source of 50 dB added to another source of 40 dB results in 50.4 dB

It can be seen that, if multiple similar sources exist, removing or reducing only one source will have little effect.

## Sound Level Measurements

Over the years a number of methods for measuring and describing environmental noise have been developed. The most widely used and accepted is the concept of the Energy Equivalent Sound Level ( $L_{eq}$ ) which was developed in the US (1970's) to characterize noise levels near US Air-force bases. This is the level of a steady state sound which, for a given period of time, would contain the same energy as the time varying sound. The concept is that the same amount of annoyance occurs from a sound having a high level for a short period of time as from a sound at a lower level for a longer period of time.

The  $L_{eq}$  is defined as:

$$L_{eq} = 10 \log_{10} \left[ \frac{1}{T} \int_0^T 10^{\frac{dB}{10}} dT \right] = 10 \log_{10} \left[ \frac{1}{T} \int_0^T \frac{P^2}{P_{ref}^2} dT \right]$$

We must specify the time period over which to measure the sound. i.e. 1-second, 10-seconds, 15-seconds, 1-minute, 1-day, etc. **An  $L_{eq}$  is meaningless if there is no time period associated.**

In general there are a few very common  $L_{eq}$  sample durations which are used in describing environmental noise measurements. These include:

- $L_{eq24}$  - Measured over a 24-hour period
- $L_{eqNight}$  - Measured over the night-time (typically 22:00 – 07:00)
- $L_{eqDay}$  - Measured over the day-time (typically 07:00 – 22:00)
- $L_{DN}$  - Same as  $L_{eq24}$  with a 10 dB penalty added to the night-time

## Statistical Descriptor

Another method of conveying long term noise levels utilizes statistical descriptors. These are calculated from a cumulative distribution of the sound levels over the entire measurement duration and then determining the sound level at xx % of the time.

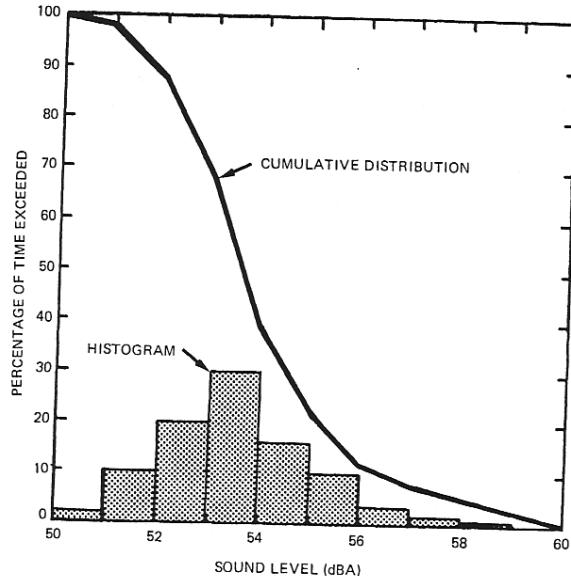


Figure 16.6 Statistically processed community noise showing histogram and cumulative distribution of A weighted sound levels.

*Industrial Noise Control, Lewis Bell, Marcel Dekker, Inc. 1994*

The most common statistical descriptors are:

- $L_{\min}$  - minimum sound level measured
- $L_{01}$  - sound level that was exceeded only 1% of the time
- $L_{10}$  - sound level that was exceeded only 10% of the time.
  - Good measure of intermittent or intrusive noise
  - Good measure of Traffic Noise
- $L_{50}$  - sound level that was exceeded 50% of the time (arithmetic average)
  - Good to compare to  $L_{eq}$  to determine steadiness of noise
- $L_{90}$  - sound level that was exceeded 90% of the time
  - Good indicator of typical "ambient" noise levels
- $L_{99}$  - sound level that was exceeded 99% of the time
- $L_{\max}$  - maximum sound level measured

These descriptors can be used to provide a more detailed analysis of the varying noise climate:

- If there is a large difference between the  $L_{eq}$  and the  $L_{50}$  ( $L_{eq}$  can never be any lower than the  $L_{50}$ ) then it can be surmised that one or more short duration, high level sound(s) occurred during the time period.
- If the gap between the  $L_{10}$  and  $L_{90}$  is relatively small (less than 15 – 20 dBA) then it can be surmised that the noise climate was relatively steady.

## Sound Propagation

In order to understand sound propagation, the nature of the source must first be discussed. In general, there are three types of sources. These are known as ‘point’, ‘line’, and ‘area’. This discussion will concentrate on point and line sources since area sources are much more complex and can usually be approximated by point sources at large distances.

### Point Source

As sound radiates from a point source, it dissipates through geometric spreading. The basic relationship between the sound levels at two distances from a point source is:

$$\therefore SPL_1 - SPL_2 = 20 \log_{10} \left( \frac{r_2}{r_1} \right)$$

Where:  $SPL_1$  = sound pressure level at location 1,  $SPL_2$  = sound pressure level at location 2  
 $r_1$  = distance from source to location 1,  $r_2$  = distance from source to location 2

Thus, the reduction in sound pressure level for a point source radiating in a free field is **6 dB per doubling of distance**. This relationship is independent of reflectivity factors provided they are always present. Note that this only considers geometric spreading and does not take into account atmospheric effects. Point sources still have some physical dimension associated with them, and typically do not radiate sound equally in all directions in all frequencies. The directionality of a source is also highly dependent on frequency. As frequency increases, directionality increases.

#### Examples (note no atmospheric absorption):

- A point source measuring 50 dB at 100m will be 44 dB at 200m.
- A point source measuring 50 dB at 100m will be 40.5 dB at 300m.
- A point source measuring 50 dB at 100m will be 38 dB at 400m.
- A point source measuring 50 dB at 100m will be 30 dB at 1000m.

### Line Source

A line source is similar to a point source in that it dissipates through geometric spreading. The difference is that a line source is equivalent to a long line of many point sources. The basic relationship between the sound levels at two distances from a line source is:

$$SPL_1 - SPL_2 = 10 \log_{10} \left( \frac{r_2}{r_1} \right)$$

The difference from the point source is that the ‘20’ term in front of the ‘log’ is now only 10. Thus, the reduction in sound pressure level for a line source radiating in a free field is **3 dB per doubling of distance**.

#### Examples (note no atmospheric absorption):

- A line source measuring 50 dB at 100m will be 47 dB at 200m.
- A line source measuring 50 dB at 100m will be 45 dB at 300m.
- A line source measuring 50 dB at 100m will be 44 dB at 400m.
- A line source measuring 50 dB at 100m will be 40 dB at 1000m.

## Atmospheric Absorption

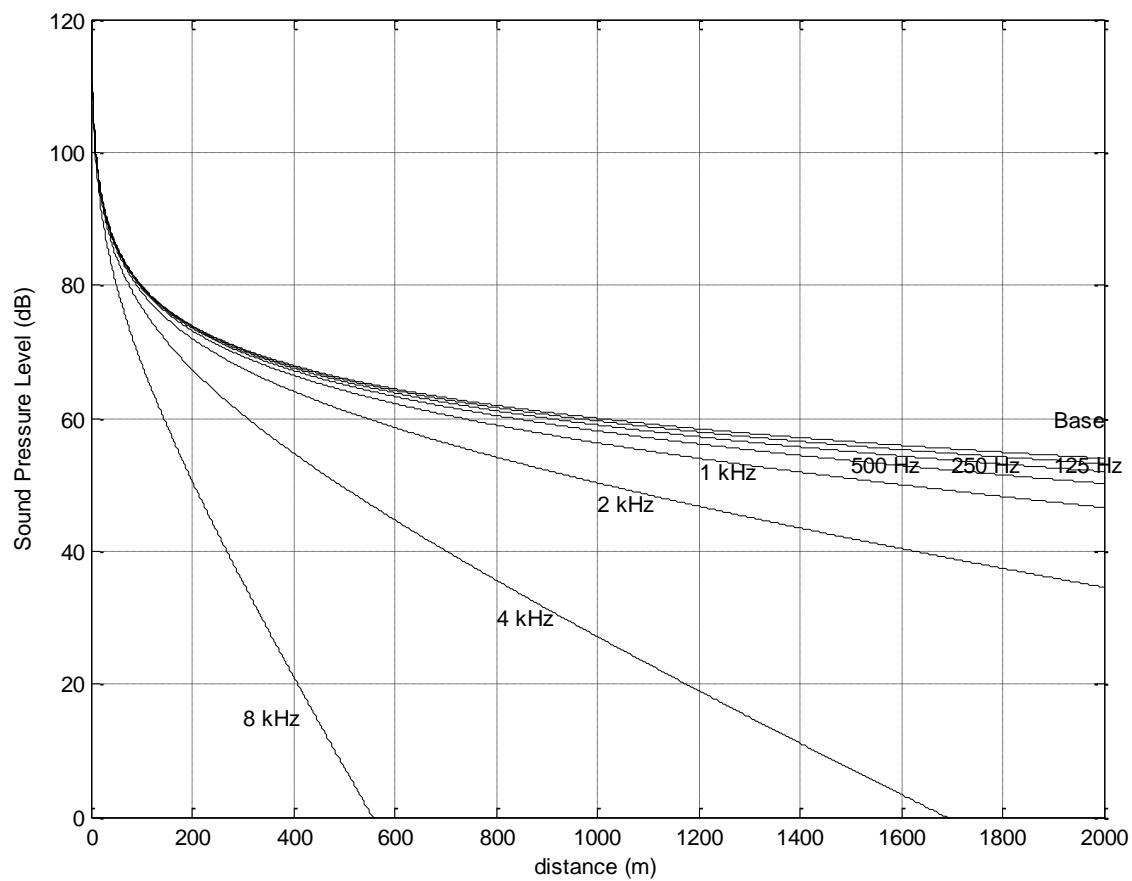
As sound transmits through a medium, there is an attenuation (or dissipation of acoustic energy) which can be attributed to three mechanisms:

- 1) **Viscous Effects** - Dissipation of acoustic energy due to fluid friction which results in thermodynamically irreversible propagation of sound.
- 2) **Heat Conduction Effects** - Heat transfer between high and low temperature regions in the wave which result in non-adiabatic propagation of the sound.
- 3) **Inter Molecular Energy Interchanges** - Molecular energy relaxation effects which result in a time lag between changes in translational kinetic energy and the energy associated with rotation and vibration of the molecules.

The following table illustrates the attenuation coefficient of sound at standard pressure (101.325 kPa) in units of dB/100m.

| Temperature<br>°C | Relative Humidity<br>(%) | Frequency (Hz) |      |      |      |      |      |
|-------------------|--------------------------|----------------|------|------|------|------|------|
|                   |                          | 125            | 250  | 500  | 1000 | 2000 | 4000 |
| 30                | 20                       | 0.06           | 0.18 | 0.37 | 0.64 | 1.40 | 4.40 |
|                   | 50                       | 0.03           | 0.10 | 0.33 | 0.75 | 1.30 | 2.50 |
|                   | 90                       | 0.02           | 0.06 | 0.24 | 0.70 | 1.50 | 2.60 |
| 20                | 20                       | 0.07           | 0.15 | 0.27 | 0.62 | 1.90 | 6.70 |
|                   | 50                       | 0.04           | 0.12 | 0.28 | 0.50 | 1.00 | 2.80 |
|                   | 90                       | 0.02           | 0.08 | 0.26 | 0.56 | 0.99 | 2.10 |
| 10                | 20                       | 0.06           | 0.11 | 0.29 | 0.94 | 3.20 | 9.00 |
|                   | 50                       | 0.04           | 0.11 | 0.20 | 0.41 | 1.20 | 4.20 |
|                   | 90                       | 0.03           | 0.10 | 0.21 | 0.38 | 0.81 | 2.50 |
| 0                 | 20                       | 0.05           | 0.15 | 0.50 | 1.60 | 3.70 | 5.70 |
|                   | 50                       | 0.04           | 0.08 | 0.19 | 0.60 | 2.10 | 6.70 |
|                   | 90                       | 0.03           | 0.08 | 0.15 | 0.36 | 1.10 | 4.10 |

- As frequency increases, absorption tends to increase
- As Relative Humidity increases, absorption tends to decrease
- There is no direct relationship between absorption and temperature
- **The net result of atmospheric absorption is to modify the sound propagation of a point source from 6 dB/doubling-of-distance to approximately 7 – 8 dB/doubling-of-distance (based on anecdotal experience)**



### Atmospheric Absorption at 10°C and 70% RH

DY

## **Meteorological Effects**

There are many meteorological factors which can affect how sound propagates over large distances. These various phenomena must be considered when trying to determine the relative impact of a noise source either after installation or during the design stage.

### **Wind**

- Can greatly alter the noise climate away from a source depending on direction
- Sound levels downwind from a source can be increased due to refraction of sound back down towards the surface. This is due to the generally higher velocities as altitude increases.
- Sound levels upwind from a source can be decreased due to a “bending” of the sound away from the earth’s surface.
- Sound level differences of  $\pm 10\text{dB}$  are possible depending on severity of wind and distance from source.
- Sound levels crosswind are generally not disturbed by an appreciable amount
- Wind tends to generate its own noise, however, and can provide a high degree of masking relative to a noise source of particular interest.

### **Temperature**

- Temperature effects can be similar to wind effects
- Typically, the temperature is warmer at ground level than it is at higher elevations.
- If there is a very large difference between the ground temperature (very warm) and the air aloft (only a few hundred meters) then the transmitted sound refracts upward due to the changing speed of sound.
- If the air aloft is warmer than the ground temperature (known as an *inversion*) the resulting higher speed of sound aloft tends to refract the transmitted sound back down towards the ground. This essentially works on Snell’s law of reflection and refraction.
- Temperature inversions typically happen early in the morning and are most common over large bodies of water or across river valleys.
- Sound level differences of  $\pm 10\text{dB}$  are possible depending on gradient of temperature and distance from source.

### **Rain**

- Rain does not affect sound propagation by an appreciable amount unless it is very heavy
- The larger concern is the noise generated by the rain itself. A heavy rain striking the ground can cause a significant amount of highly broadband noise. The amount of noise generated is difficult to predict.
- Rain can also affect the output of various noise sources such as vehicle traffic.

### **Summary**

- In general, these wind and temperature effects are difficult to predict
- Empirical models (based on measured data) have been generated to attempt to account for these effects.
- Environmental noise measurements must be conducted with these effects in mind. Sometimes it is desired to have completely calm conditions, other times a “worst case” of downwind noise levels are desired.

## Topographical Effects

Similar to the various atmospheric effects outlined in the previous section, the effect of various geographical and vegetative factors must also be considered when examining the propagation of noise over large distances.

### Topography

- One of the most important factors in sound propagation.
- Can provide a natural barrier between source and receiver (i.e. if berm or hill in between).
- Can provide a natural amplifier between source and receiver (i.e. large valley in between or hard reflective surface in between).
- Must look at location of topographical features relative to source and receiver to determine importance (i.e. small berm 1km away from source and 1km away from receiver will make negligible impact).

### Grass

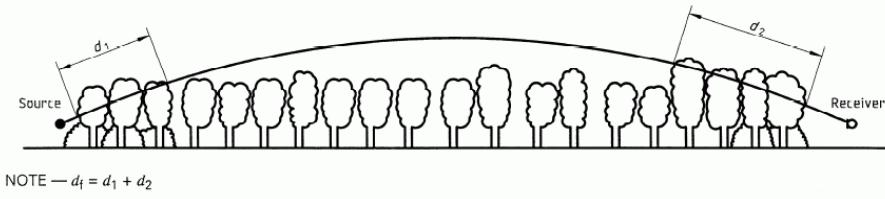
- Can be an effective absorber due to large area covered
- Only effective at low height above ground. Does not affect sound transmitted direct from source to receiver if there is line of sight.
- Typically less absorption than atmospheric absorption when there is line of sight.
- Approximate rule of thumb based on empirical data is:

$$A_g = 18 \log_{10}(f) - 31 \quad (\text{dB}/100m)$$

Where:  $A_g$  is the absorption amount

### Trees

- Provide absorption due to foliage
- Deciduous trees are essentially ineffective in the winter
- Absorption depends heavily on density and height of trees
- No data found on absorption of various kinds of trees
- Large spans of trees are required to obtain even minor amounts of sound reduction
- In many cases, trees can provide an effective visual barrier, even if the noise attenuation is negligible.



**Figure A.1 — Attenuation due to propagation through foliage increases linearly with propagation distance  $d_f$  through the foliage**

**Table A.1 — Attenuation of an octave band of noise due to propagation a distance  $d_f$  through dense foliage**

| Propagation distance $d_f$<br>m | Nominal midband frequency<br>Hz |      |      |      |       |       |       |       |
|---------------------------------|---------------------------------|------|------|------|-------|-------|-------|-------|
|                                 | 63                              | 125  | 250  | 500  | 1 000 | 2 000 | 4 000 | 8 000 |
| 10 ≤ $d_f$ ≤ 20                 | Attenuation, dB:<br>0           | 0    | 1    | 1    | 1     | 1     | 2     | 3     |
| 20 ≤ $d_f$ ≤ 200                | Attenuation, dB/m:<br>0,02      | 0,03 | 0,04 | 0,05 | 0,06  | 0,08  | 0,09  | 0,12  |

*Tree/Foliage attenuation from ISO 9613-2:1996*

### Bodies of Water

- Large bodies of water can provide the opposite effect to grass and trees.
- Reflections caused by small incidence angles (grazing) can result in larger sound levels at great distances (increased reflectivity, Q).
- Typically air temperatures are warmer high aloft since air temperatures near water surface tend to be more constant. Result is a high probability of temperature inversion.
- Sound levels can “carry” much further.

### Snow

- Covers the ground for much of the year in northern climates.
- Can act as an absorber or reflector (and varying degrees in between).
- Freshly fallen snow can be quite absorptive.
- Snow which has been sitting for a while and hard packed due to wind can be quite reflective.
- Falling snow can be more absorptive than rain, but does not tend to produce its own noise.
- Snow can cover grass which might have provided some means of absorption.
- Typically sound propagates with less impedance in winter due to hard snow on ground and no foliage on trees/shrubs.

## **Appendix II   SOUND LEVELS OF FAMILIAR NOISE SOURCES**

Used with Permission Obtained from ERCB Directive 038 (2007)

| <b>Source<sup>3</sup></b>         | <b>Sound Level ( dBA)</b> |
|-----------------------------------|---------------------------|
| Bedroom of a country home .....   | 30                        |
| Soft whisper at 1.5 m .....       | 30                        |
| Quiet office or living room ..... | 40                        |
| Moderate rainfall .....           | 50                        |
| Inside average urban home .....   | 50                        |
| Quiet street .....                | 50                        |
| Normal conversation at 1 m .....  | 60                        |
| Noisy office .....                | 60                        |
| Noisy restaurant .....            | 70                        |
| Highway traffic at 15 m .....     | 75                        |
| Loud singing at 1 m .....         | 75                        |
| Tractor at 15 m .....             | 78-95                     |
| Busy traffic intersection .....   | 80                        |
| Electric typewriter .....         | 80                        |
| Bus or heavy truck at 15 m .....  | 88-94                     |
| Jackhammer .....                  | 88-98                     |
| Loud shout .....                  | 90                        |
| Freight train at 15 m .....       | 95                        |
| Modified motorcycle .....         | 95                        |
| Jet taking off at 600 m .....     | 100                       |
| Amplified rock music .....        | 110                       |
| Jet taking off at 60 m .....      | 120                       |
| Air-raid siren .....              | 130                       |

<sup>3</sup> Cottrell, Tom, 1980, *Noise in Alberta*, Table 1, p.8, ECA80 - 16/1B4 (Edmonton: Environment Council of Alberta).

## **SOUND LEVELS GENERATED BY COMMON APPLIANCES**

Used with Permission Obtained from ERCB Directive 038 (2007)

| <b>Source<sup>4</sup></b>      | <b>Sound level at 3 feet (dBA)</b> |
|--------------------------------|------------------------------------|
| Freezer .....                  | 38-45                              |
| Refrigerator .....             | 34-53                              |
| Electric heater .....          | 47                                 |
| Hair clipper .....             | 50                                 |
| Electric toothbrush .....      | 48-57                              |
| Humidifier .....               | 41-54                              |
| Clothes dryer .....            | 51-65                              |
| Air conditioner .....          | 50-67                              |
| Electric shaver .....          | 47-68                              |
| Water faucet .....             | 62                                 |
| Hair dryer .....               | 58-64                              |
| Clothes washer .....           | 48-73                              |
| Dishwasher .....               | 59-71                              |
| Electric can opener .....      | 60-70                              |
| Food mixer .....               | 59-75                              |
| Electric knife .....           | 65-75                              |
| Electric knife sharpener ..... | 72                                 |
| Sewing machine .....           | 70-74                              |
| Vacuum cleaner .....           | 65-80                              |
| Food blender .....             | 65-85                              |
| Coffee mill .....              | 75-79                              |
| Food waste disposer .....      | 69-90                              |
| Edger and trimmer .....        | 81                                 |
| Home shop tools .....          | 64-95                              |
| Hedge clippers .....           | 85                                 |
| Electric lawn mower .....      | 80-90                              |

<sup>4</sup> Reif, Z. F., and Vermeulen, P. J., 1979, "Noise from domestic appliances, construction, and industry," Table 1, p.166, in Jones, H. W., ed., *Noise in the Human Environment*, vol. 2, ECA79-SP/1 (Edmonton: Environment Council of Alberta).