

Site and appellant information (fill out completely)

Site information

Notice of Appeal

Subdivision and Development Appeal Board

Beaver County, 5120 – 50 Street, Box 140, Ryley AB TOB 4A0

Legal land description of site ('lot/block/plan' and/or 'quarter-section-township-range')

Phone 780-663-3730 Fax 780-663-3602

Date Received Stamp

Email: admin@beaver.ab.ca

5E-29-50-	20-W4	RECEIVED
Development permit number or subdivision application number		-
020020-23-D0050		SEP 1 1 2023
Appellant information		OLI 1 2020
Name of appellant		BEAVER COUNTY
Janet Trotno an	ld Graham Munro	
Mailing Address		
Town/village Proving	De Postal code	Davtime phone number
	lberta	
Evening phone number Ce 1/ Fax nu	mber Email address	
Preferred Time of Appeal Dates v	within the next 30 days that are not suitable	ior nearing gate:
Hearing		<u> </u>
□ Day Time □ Evening		
L Everling		
Appeal against (Check one box only)		
Development permit	Subdivision application	
🗷 Approval	☐ Approval	
☐ Conditions of approval	☐ Conditions of approval	
□ Refusal		
reiusai	☐ Refusal	
- Nelusai	□ Refusai	
Reasons for appeal		,
Reasons for appeal	nment Act require that the written Notice of Appeal	must contain specific reasons for the appeal.
Reasons for appeal Sections 678 and 686 of the Municipal Govern	nment Act require that the written Notice of Appeal	
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see definitions tab

Re: Application for registered owners of Obsidian Ridge Ltd.

Permit number: 020020-23-D0050

Proposed Use: Discretionary Uses - General Commercial Use - Event & Overnight Stay Services -

Addition to existing operations the following:

4 - Geodesic Domes 200 sq.ft. 1 - Geodesic Dome 300 sq.ft.

1 - Outdoor Washroom Facility 160 sq.ft.1 - Outdoor Washroom Facility 60 sq.ft.

1 - Modular Container Sauna / Cold Plunge 200 sq.ft.

1 - Modular Container Cafe 160 sq.ft.

4 - Modular Container Cabins, 2 story, 480 sq.ft. 1 - Modular Container Cabin, 2 story, 320 sq.ft.

1 - Dining Hall, 2 story, 6,000 sq.ft.

The appeal is herein launched for the following reasons:

Application says - Bed & Breakfast Operation

The definition of "Bed & Breakfast Establishment" means a development within a dwelling which possesses a dwelling unit, where temporary sleeping accommodations, up to a maximum of 4 bedrooms, with or without meals, are provided for renumeration to members of the public.

The definition of "Dwelling Unit" means a complete dwelling or self-contained portion of a dwelling, or a set or suite of rooms for use of one or more individuals living as a "single housekeeping unit", containing sleeping, cooking and seperated or shared toilet facilities intended as a "permanent or semi-permanent" residence not seperated from direct access to outside by another seperate dwelling unit.

I cannot determine where this Bed & Breakfast Operation would take place, there are no details as to where a "Residence" or single housekeeping unit are on the property.

Proposed Uses: As described in the newspaper.

The 5 - Geodesic Domes are already on the property as well as the 2 - washroom facilities. These have all been used for their Wedding Business already.

There are also numerous other buildings that have been constructed as well. A large Reception Tent that is up year round, a honeyroom room that is underground, an Amphitheatre, A Bar and a few smaller Grainery Type Buildings.

We did not see any development permit application for any of these.

To fully explain why we are opposed to this new development we must go back to the original development request from 2019 and the conditions it was approved under - permit no. D0013

The conditions set forth at that time have not been completely adherred to.

I will refer to sections of the conditions and dispute that they were followed properly.

Schedule A - A proposed Equestrian Ranch, this never materialized A proposed General Events and Special Events.

I will address the Special Events first, there were only supposed to be a few every year. These would be events open to the public and offered at a discount to the local community.

They did have some Special Events but these were produced without any prior communication to the neighbors and they received a lot of compaints. The compaints were mainly about the noise level and that 1 of these were an all day and night event and the other was a 3 day loud music fest.

There were well over 200 people as their maximum number of guests as well.

Noise levels and number of guests and communication were not done according to their conditions.

Please refer to the letter of compaint that I sent to Beaver County on Oct of 2019

Schedule A - A proposed General Event Hosting Services

This was supposed to be family events open to the community and to help support other businesses in Beaver County.

This has turned into a Commercial Wedding Operation with preferred Vendors. These Vendors, all 33 that they list on their website are all from out of Beaver County with the exception of 1 company which is the Wedding Commissioner, so 1 person.

Schedule B - # 2 and # 3 Moderate Increase in Traffic

I have looked at their current bookings for weddings and they are as follows:

2023	2024
For the month of July they had 21 days	May 2 days \
booked from 10 am until closing (2am)	June 8 days Will probably
August was 29 days	July 9 days book even
September 18 days	Aug 16 days / more
October 3 days	Sept 15 days /

If every day they are booked they have the possibility of having 100 vehicles come out, this is more than just moderate traffic.

Schedule A - A proposed General Event Hosting Services

In the original proposal, the only building mentioned was an already existing shop on the property. There was no mention of any of the buildings that have been constructed and that they are now asking a development permit for.

Schedule B #4 - A Leave no Trace policy

A past employee of Obsidian Ridge Ltd. had seen a large area of garbage towards the back of the property that was referred to as "Garbage Island" I have attached a google map to show how it looks.

In your new conditions I see that under Condition 16 that the county has addressed this but an inspection of the property should be done to verify.

Schedule B #4 - Sewage

In the original proposal, only portable washroom units were going to be used. Then on their clarification letter sewage holding tanks would be used. As per the past employee of Obsidian, these holding tanks are being pumped out twice a week. This would indicate a large number of customers.

My husband personally knows that years ago there were at least 4 tanks that were placed along the ridge where they are proposing 5 modular cabins. I don't know if these are being used yet.

Have there been any permits pulled for these?

Schedule B #5 - Camping

In the original proposal, all that was said was that camping information would be updated and include an aerial map. Camping would be for membership holders only.

These proposed camping modular cabins if fully occupied could possibly exceed the amount of 200 customers on the property at the same time.

Condition #10 - Noise

This has been a major issue. We complained as per letter to Beaver County in October of 2019. Since then it has been reported and complaints made about noise coming from Obsidian Ridge Ltd. weekdays and weekends.

Obsidian Ridge has a wedding package to wedding clients stating that live music must end at 11pm. Then it goes on to say that if you have a DJ, they may continue to play music through Obsidian's in house PA system.

They have a venue wide PA system throughout the grounds.

Condition #10 - 1 months written notice of any special events.

Are weddings now considered a special event? We have only received a letter one time over the past 3 years to show how many weddings they had booked for the year and that was early in the year so they may have had more.

Side Note: Kelly Lafayette has now subdivided the quarter section, putting his private land between Obsidian Ridge Ltd. and our property. This was a move on his part to become his own immediate neighbor to the east. This in our opinion was done to exclude us from receiving any coorespondence and shows very little respect for his neighbors.

Condition #12 - Tree Buffer to mitigate noise

It was a condition to leave an existing tree buffer to mitigate any noise to neighbors. Since Kelly Lafayette has subdivided, he has cleared this original buffer on what is now his new home area. This was done with no regard of noise traveling to the neighbors to the east.

Condition #14 - States that the business shall be secondary to the residential use of the subject parcel. He has no residence on this property now - it is all Obsidian Ridge Ltd. now.

** This would indicate to me that this is a completely commercial enterprise and that it has no place being in an agriculture district.

Condition #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.

Since they are now asking for development permits for buildings that are already up and being booked out to customers, I would like to know from the County if Obsidian has the above permits etc.

Condition # 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.

When did this change from 200 maximum in the original 2019 proposal change to 300 maximum? We do not approve the increase in customers.

Condition # 5 - The applicant/Registered Owner shall provide a minimum one month written notice to adjacent landowners when hosting special events over 100 people.

To clarify special events, does this mean wedding events now? They have a Dining Hall that can accomodate 200 people.

And to ammend adjacent landowners to include all neighbors within a 1 mile radius of Obsidian Ridge Ltd. property.

Condition # 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 dwellings.

Since Kelly Lafayette has subdivided he has cleared out the original treed buffer. He should have to replant an equal treed buffer to where and what it was originally. What he has done is make the noise travel more now to the east.

Condition # 20 - The applicant/Registered Owner shall ensure compliance with previously issued Development Permits.

Obsidian Ridge Ltd. has are not adhered to all his 2019 conditions. A stop business order should be issued.

There needs to be some sort of consequence.

As per discretionary use in an Agricultural Land District, the definition for

"Agricultural Support Services" 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.

Obsidian Ridge Ltd. has no Agricultural Support Services, it is a completely Commercial Wedding Venue Enterprise.

In our view his type of Development is a General Industrial use, Type III.

General Industrial use, Type III: means those developments which may have a significant detrimental effect on safety, use, amenity,

"or enjoyment of adjacent or nearby sites due to appearance, NOISE," odour, emmission 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 of sensitivity of adjacent or nearby sites relative to the effect or nuisance;
- d) the conclusion of an Environmental Impact Assessment, if applicable, and requested at the sole discretion of the Development Authority;
- e) adherence to relevant provincial environmental legislation or widely recognized performance standards
- f) the reliability and record of the proposed methods, equipment and techniques in controlling or mitigating detrimental effects or nuisances.

Due to the frequency of all day customers, numerous noise complaints, construction ongoing which also creates noise, altering the landscape extensively throughout the property, and creating new ponds, we feel this is a General Industrial Use, Type III, which is not included in the Agriculture District Discretionary Use.

Obsidian Ridge Ltd. is completely Commercial Venture and should be rezoned to Commercial.

A rezoning request would require a public hearing where adjacent landowners are notified and a bylaw is required. In the case of Obsidian Ridge Ltd. we feel that the community as per the West End Growth Management Plan should also be notified as they did not feel that a business of this size should be allowed and that the comments were to keep it small, home-based only, increased traffic and noise were also a major concern.

Under the West End Growth Management plan, it was determined that - the intent of this district is to allow two (2) parcels per 1/4 section. The minimum parcel size is 32 hectares (80 acres)

Kelly lafayette has subdivided the quarter section into a 60 or so acre parcel where Obsidian Ridge Ltd. is located and 100 acres remaining for his home parcel.

This goes against the Land Use Bylaw for AG.

There is also a concern that when Kelly Lafayette subdivided, he built his home at the very far north end of his property, see attached map.

There is no road to Kelly's private residence other than through Obsidian Ridge Ltd. If there were a fire at his residence how would the fire department know where it is. He should have a private road up to his residence. If a fire were to spread due to the fire department not getting there in a timely manner due to not having proper access, the neighbors lands could burn as a result. Who would be liable in the case of such an occurance, the County? for allowing him to live there without proper road access?

Kelly Lafayette has built his residence less than 50 meters from his north property line. The quarter section to his north is crown land. Hunters come from all over to hunt on crown land. Now there is a private residence less than 50 meters away and Hunting Regulations state that a person shooting has to be 200 meters away from a residence. This leaves a large area on the crown land that is not available to hunters. Unless the crown land were to be marked extremely well, this could pose a danger to Kelly Lafayette and his family. Who is liable in this case where a residence was allowed to be buillt so close to Crown Land?

One year Permit - This was the time frame for the original development permit. Why were we not notified as to how Obsidian Ridge Ltd. was adhering to the conditions to determine if they would get an extension on the original development permit?

In conclusion, we are not happy with how Kelly Lafayette and Obsidian Ridge Ltd. have been operating. He has shown little respect for his neighbors and has used questionable means to avoid having to communicate his intentions to his immediate neighbors. He has proven that he will just go ahead and do things.

We have a nice piece of "once" adjacent land that we wanted to build our retirement home on but with Obsidian Ridge operating almost daily and every weekend in the summer months, we don't know if it's something we should do now. How do we sell our property if a buyer were to come out and find there is a commercial wedding venue down the road.

When Kelly Lafayette first proposed this in 2019 it was a proposal for a permit that was vague, only a few events per year, these events were to help out and give back to the local community, he was going to work with the natural landscape, keep the noise and traffic down etc. He proposed more of an equestrian venture.

We thought well if it will be small for the most part and all his conditions were met, than we could approve it. However Obsidian Ridge Ltd. has become an intensive commercial venture that wants to grow, he has done extensive work to the landscape to shape it into his vision of the land, not enhancing nature. He is pushing nature out of his area. His constant construction is a noise nuisance. If you were to compare it to the Oats and Notes Festival, this event only happens 1 weekend every 2 years and gives back to charities and music programs. Obsidian Ridge Ltd. make only profit and gives nothing back to the community.

Obsidian Ridge Ltd. is in a Agriculture District and now has become a completely commercial Venture which we cannot approve in that location.

Since there were so many conditions that were not met during these past 4 years, We feel his new development proposal should not be approved even with the amendments we have documented.

Janet Trotno and Graham Munro September 11, 2023



200293011

BEAVER COUNTY DEVELOPMENT PERMIT

PERMIT NO.:

020020-23-D0050

PROPOSED USE:

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.).

APPLICANT: LANDOWNER:

LOCATION:

Lafavette, Kelly Obsidian Ridge Ltd. SE-29-50-20-W4

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

- The Applicant/Registered Owner shall ensure the site be developed in 1. 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.

Page **1** of **30**



- 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.
- 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.
- 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.

12 3 - A



- 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.
- 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: DATE OF ISSUE OF DEVELOPMENT PERMIT: DATE OF VALIDITY OF DEVELOPMENT PERMIT:

August 29, 2023 August 30, 2023 September 21, 2023

SIGNATURE OF DEVELOPMENT AUTHORITY:

Jėssica 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.
- 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 TOB 4A0) 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.
- 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 or 1-877-236-6445 to obtain the appropriate road use agreement and check for road bans.

SCHEDULE A



BEAVER

COUNTY

BEAVER COUNTY BOX 140, RYLEY Alberta, TOB 4A0

Ph: 780-663-3730 Fax: 780-663-360

BEAVER COUNTY

Approved on August 29, 2023

(17 pages) Jessica Post

Development Authority

For Office Use Only	PERMIT
Permit No.: Roll No.:	Div.: Receipt No.:
Date Received:	Date Accepted as Complete:
Thereby make application for a Development Permit in accordance	ance with the plans and supporting information submitted herewith.
Applicant / Agent Information	and the plane and appointing mornation attended increasing.
Vame: Kelly Layson LaFayette	Phone:
Mailing Address	
Fmail Address	
Yes for Electronic Communication Authorization; In accordance amounted IAMs grant consent in accordance electronic communication by a	e with Section 608(1) of the Municipal Government Act, R.S.A. 2000, c. M-25, as an authorized revision of Resear County relative to a development and implica-
Registered Owner(s) Information	
Courner Same as Applicant	
Name: Obsidian Ridge Ltd.	Phone:
Mailinn Address	Postal Code:
Email Address	
** Yes for Electronic Communication Authorization; In accordance with Secondard in messa abstracts communication by an authorized respond Research	ton 608(1) of the Municipal Government Act, R.S.A., 2000, c. M-25, as amended, tille grant County related to a development and ration
Property Information	
Legal: Pt. (circle one) NW NE SW SE Sec Twp Rang	geWest of 4 th Meridian
Plan:	Block: Lot_
Subdivision Name (if anniicable):	Princenty Address:
Describe proposed development in detail (use reverse of page if neces Bed and Blackfish operation forward	sary). I on connecting quests to nature
Estimated Project Cost: 150,000 Floor area:	
Distance of proposed development from road (Front yard):	Deck neight:
Side vard	Reat varit:
Estimated start date: Aug 2023 Co Site plan attached: (containing ALL relevant material) XYes III No	mplation: Aug 2014
El Company of the Com	
Will landscaping occur during development? If yes, will the existing grad	le and surface drainage pattern of the property be materially aftered?
1)Y⇔ IXNo	
If annicable, nlease include a convol the construction drawings in	111x17 or PDF formal
Right of Entry	
We, being the registered owner(s) or person in possession, hemby	give my consent to ellow authorized persons the right to enter the above land
and/or buildings with respect to this application. Vive swear that the info	ermation contained in this application is true to the best of my knowledge.
Signature of Applicant:	
Signature of ALI. Registered C (If different from Applicant)	
	Municipal Government Act and will be used for administering the Beaver County e Inspections Group. It is protected by the privacy provisions of the Freedom of out the collection contact Margaret Jones, Assistant Chief Administrative Officer,

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 small the completed form to Reaver County, Box 140, Ryley, AR, TOR 440, Phone: 780-653-3730 Fax: 780-653-3602 Email: administration@heaver.ab.ca.

Page 6 of 30



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

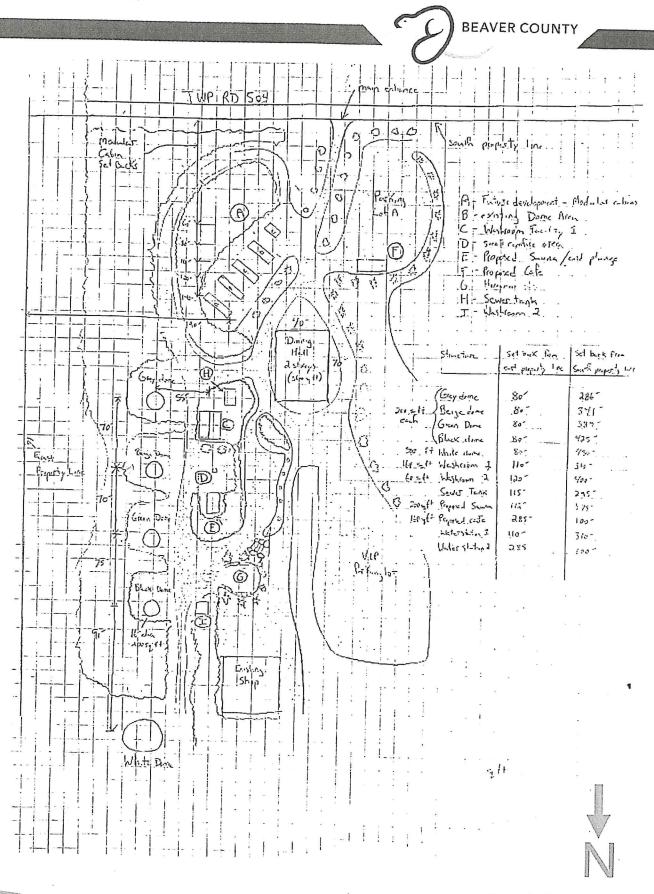
Anticipated traffic change: moderate

Landscaping details: Planting trees, installation of gravel and ground covers, no

changes in drainage paths

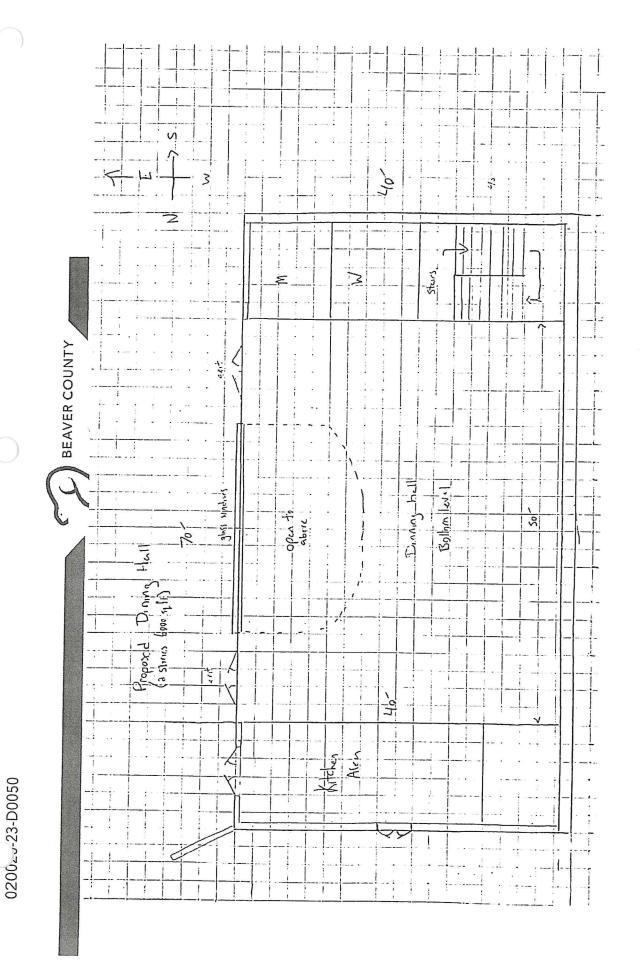
Where will business be conducted: Obsidian Oasis Area Maximum number of vehicles on property at one time: 25

Signage for business: NA Additional information: NA



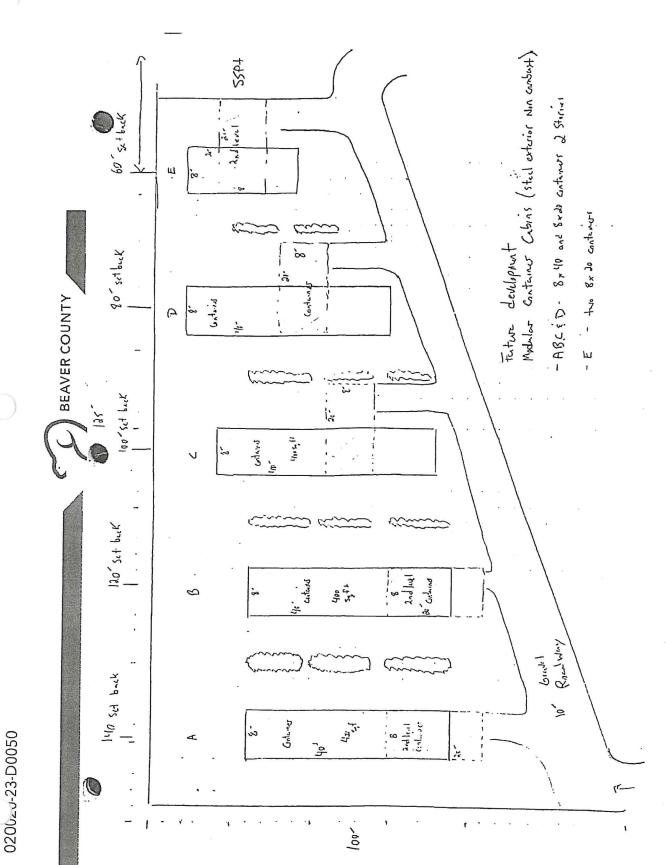
Page 9 of 30

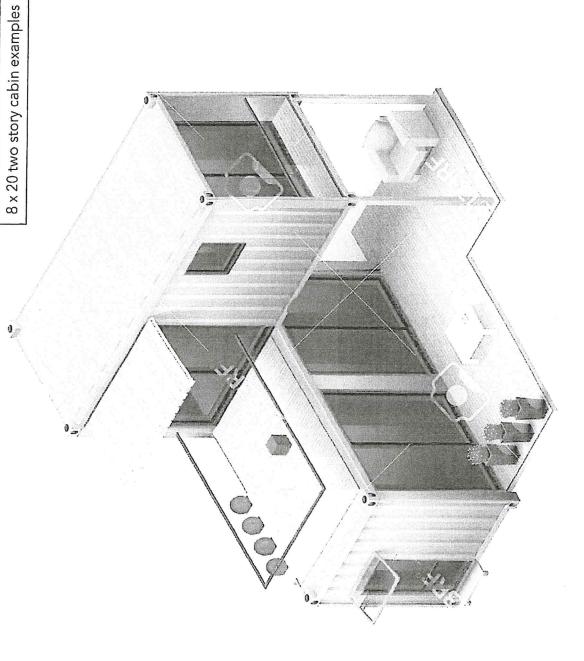
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BEAVER COUNTY		
Proposed Dining Hall (2 Steres) 60.00 st.Pt)	June 1	20

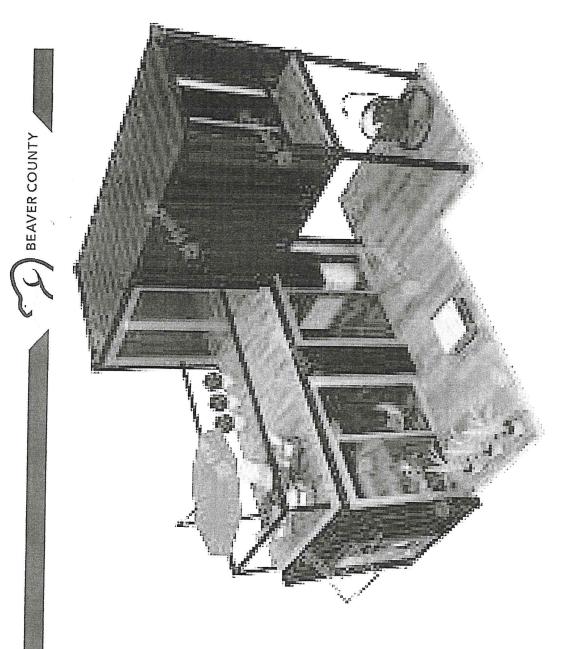
Page **12** of **30**



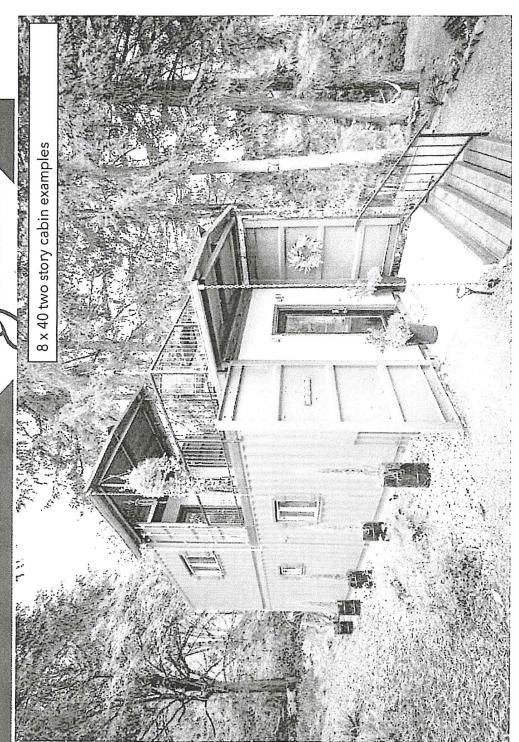


BEAVER COUNTY

02002-23-D0050

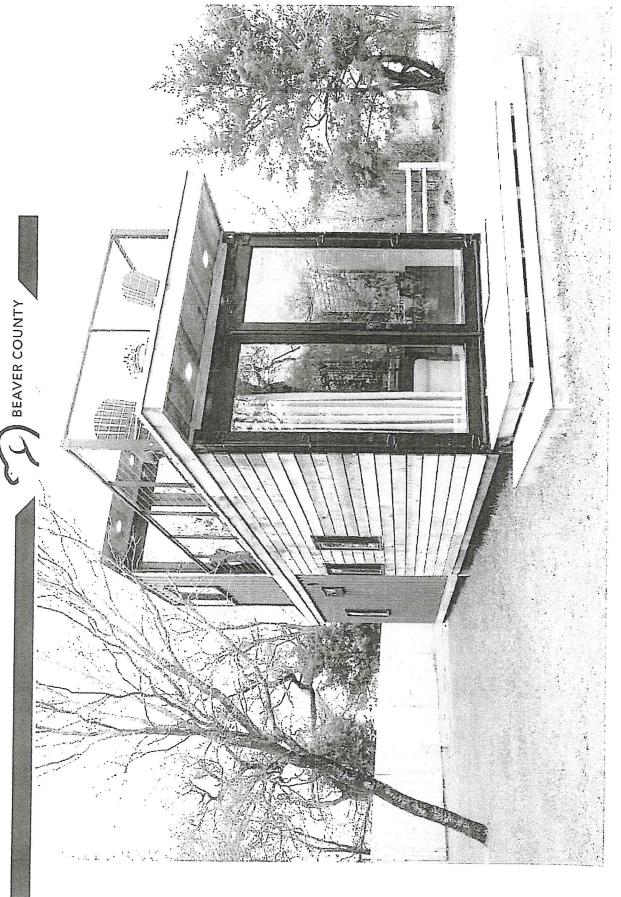


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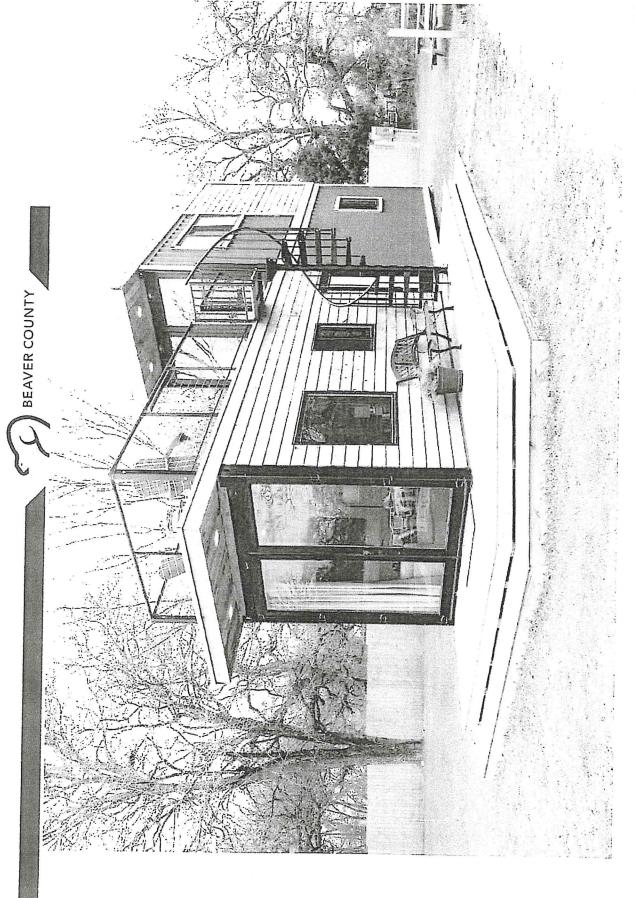


BEAVER COUNTY

02002v-23-D0050



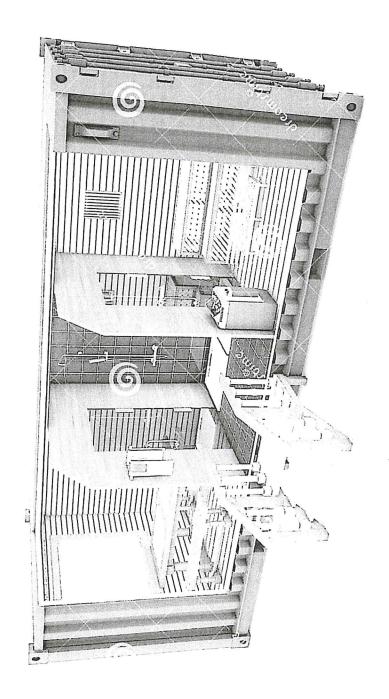
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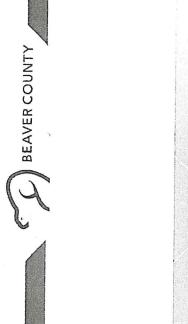


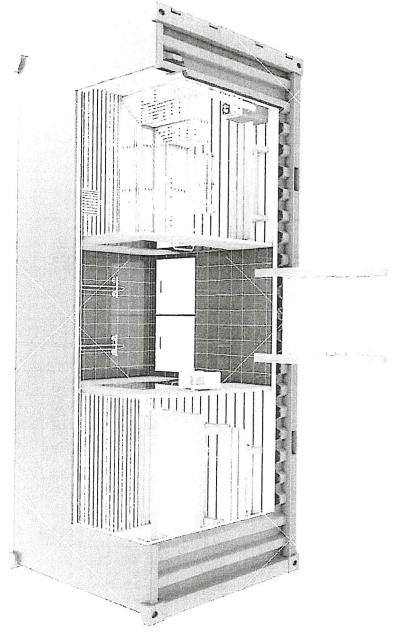
020L -23-D0050



8 x 20 sauna example

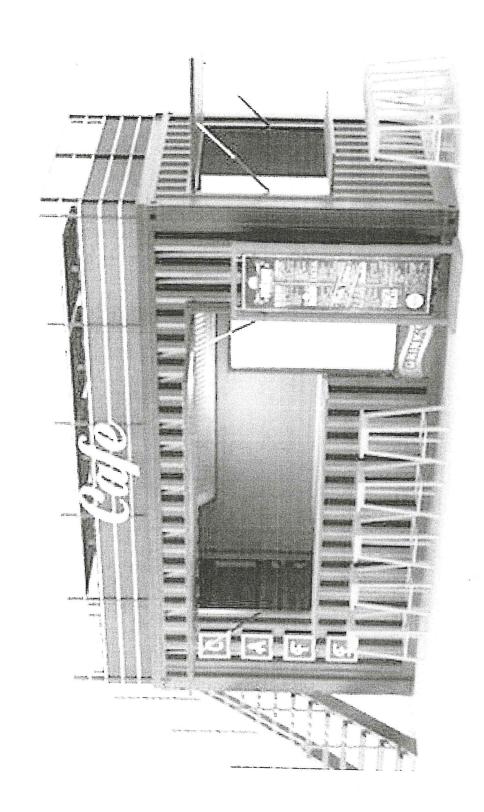


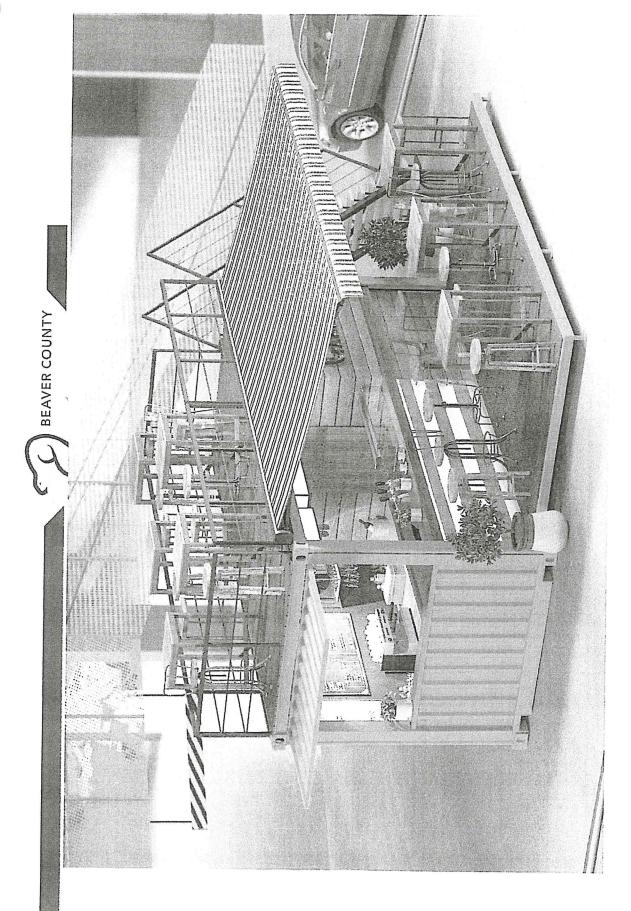




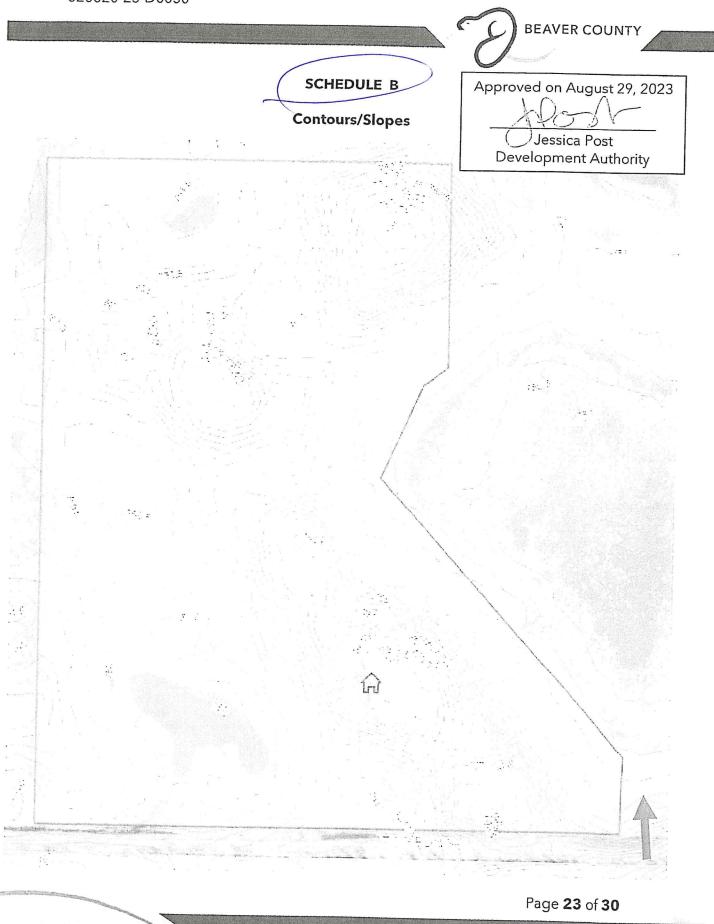


 8×20 café examples





02002~-23-D0050



C 780-663-3730

⊗ beaver.ab.ca

Page 140, Ryley, AB T0B 4A0

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

A development involving Application No. 020020-19-D0013 has been <u>APPROVED</u> <u>WITH CONDITIONS:</u>

- 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 Jui

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/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 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



April 10, 2019

Adjacent Landowners:

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

A copy of the permit package is attached for your review and information.

APPEAL DEADLINE: May 1, 2019

Application No. 020020-19-D0013

Applicant:

Lafayette, Kelly Layson

Location:

Plan 102 3393; Block 1; Lot 1 in SE 29-50-20-W4

Development: Landscaping and Other Commercial Ventures

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 or be postmarked. The appeal prescribed form is available at www.beaver.ab.ca or at the County office.

Further information regarding the above decision may be obtained from the County Office, Ryley, Alberta.

SECRETARY
Subdivision and Development Appeal Board
Beaver County
Box 140
Ryley, Alberta T0B 4A0
(780) 663-3730

Please don't hesitate to contact me, should you have any questions.

Sincerely.

Jessica Lui

Development Officer

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

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

A development involving Application No. 020020-19-D0013 has been <u>APPROVED</u> <u>WITH CONDITIONS</u>:

- 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.
- X
- 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.

website 7
says
4,573 guests?

A

- 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. Heard H 2km. away!
 - 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:

Leggica 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/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 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.
- 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



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 Date Received:	Roll No.: Dec. 21, 2018	Div.:2 Receipt No.: Date Accepted as Complete: Feb. 8, 2019
GREAT LANGE TO SELECT AND	SECTION OF THE SECTIO	lance with the plans and supporting information submitted herewith.
Applicant / Agent Informa	tion	Para tara para bita sapporting information addititied netering.
Name: Kelly Lay	son Lafayette	Phone:
Mailing Address:		Postal Code: ToB 452
Email Address:		
X Yes for Electronic Commu amended, I/We grant consent t	nication Authorization; In accordance or receive electronic communication by	ce with Section 608(1) of the Municipal Government Act, R.S.A. 2000, c. M-26, an authorized person of Beaver County relative to a development application.
Registered Owner(s) Infor	mation	
Owner Same as Applicant		
Name:		Phone:
Mailing Address:		Postal Code:
Email Address:		
		[20] [[[1] [[2] [[2] [[2] [[2] [[2] [[2] [[
Yes for Electronic Commu emended, I/We grant consent to	nication Authorization; In accordanc receive electronic communication by	e with Section 608 <mark>(1) of the Municipal Government Act, R.S.A. 2000, c. M-26.</mark> an authorized person of Beaver County relative to a development application.
emended, I/VVe grant consent to	nication Authorization; In accordance o receive electronic communication by	e with Section 608(1) of the Municipal Government Act, R.S.A. 2000, c. M-26, an authorized person of Beaver County relative to a development application.
emended, <i>I/We grant consent to</i> Property Information	receive electronic communication by	an authorized person of Beaver County relative to a development application.
emended, I/We grant consent to Property Information Legal: Pt. (circle one) NW N	Free electronic communication by	an authorized person of Beaver County relative to a development application. Range. 20 West of 4 th Meridian
Property Information Legal: Pt. (circle one) NW N Plan: Subdivision Name (if applica	E SW SE Sec. 29 Twp. 50	an authorized person of Beaver County relative to a development application. Range, 20 West of 4 th Meridian Block:
Property Information Legal: Pt. (circle one) NW N Plan: Subdivision Name (if applica	E SW SE Sec. 29 Twp. 50	an authorized person of Beaver County relative to a development application.
emended, Inve grant consent to Property Information Legal: Pt. (circle one) NW N Plan: Subdivision Name (if applica Describe proposed developr	E SW(SE)Sec. 29 Twp. 50	an authorized person of Beaver County relative to a development application. Range, 20 West of 4 th Meridian Block:
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Property Information Legal: Pt. (circle one) NW N Plan: Subdivision Name (if applica Describe proposed develope Estimated Project Cost: Distance of proposed developications of proposed developicat	be receive electronic communication by E SW(SE)Sec. 29 Twp. 50 ble): nent in detail (use reverse of page 750,000 + Floor area: pment from road (Front yard):	an authorized person of Beaver County relative to a development application. Property Address: If necessary). RECEIVED DEC 2 1 2016 Deck height: Rear yard: Completion:
Property Information Legal: Pt. (circle one) NW N Plan: Subdivision Name (if applica Describe proposed develope Estimated Project Cost: Distance of proposed develo Side yard: Estimated start date: Site plan attached: (containing applicable, please included)	ble): nent in detail (use reverse of page 750,000 + Floor area: pment from road (Front yard):	an authorized person of Beaver County relative to a development application. Property Address: If necessary). RECEIVED DEC 2 1 2016 Deck height: Rear yard: Completion:
Property Information Legal: Pt. (circle one) NW N Plan: Subdivision Name (if applica Describe proposed develope Estimated Project Cost: Distance of proposed developications are considered start date: Site plan attached: (containing applicable, please include tight of Entry	E SW SE Sec. 29 Twp. 50 ble): nent in detail (use reverse of page 750,000 + Floor area: pment from road (Front yard): g ALL relevant material) X Yes e a copy of the construction dra	Property Address: Deck height: Rear yard: Completion: No wings in 11x17 or PDF format.
Property Information Legal: Pt. (circle one) NW N Plan: Bubdivision Name (if applica Describe proposed develope Estimated Project Cost: Distance of proposed developication of propos	E SW SE Sec. 29 Twp. 50 ble): nent in detail (use reverse of page 750,000 + Floor area: priment from road (Front yard): g ALL relevant material) X Yes e a copy of the construction dra	Property Address: I Deck height: Rear yard: Completion: No wings in 11x17 or PDF format.
Property Information Legal: Pt. (circle one) NW N Plan: Subdivision Name (if applica Describe proposed develope Estimated Project Cost: Distance of proposed developications are contained attached: (containing applicable, please include tight of Entry We, being the registered owner.	ble): nent in detail (use reverse of page 750,000 + Floor area: pment from road (Front yard): g ALL relevant material) X Yes e a copy of the construction dra en(s) or person in possession, hereby his application. IWe swear that the interests	Property Address: Deck height: Rear yard: Completion: No wings in 11x17 or PDF format.

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 780-863-3730.

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.

1. Hours and days of operation: Thus - October (Mon-Thurs - NOON - 8pm) (Fri, SAT, SUN 8am-10pm)
2. Number of employees, including yourself:
3. Storage facilities and nature of goods to be stored: Existing shep - Tools & Equipment for lawn maintenance
4. Commercial vehicles? If so, number, type, size and where will they be stored? The 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 garbaje bir
6. Number of customers expected (day/week/month/year): Summer Months - 50-100 / day on weekinds 10-50/day on weekinds
7. Anticipated change in traffic to your site:
8. Landscaping details: Sa attached 5, to plan
9. Where will business be conducted (include dimensions): All wo the developed Areas RECEIVED DEC 2 1 2018
10. Maximum number of vehicles on site at any one time:
11. Signage for business (please note signage may require a development permit): Sign on HWY IY
Additional Information: The business Plan is to enhance the beauty of the land
action and the great outdoors. We are developing the land to
provide equestrian services such as horse hourding. Morre training and trail ridges We propose to build a green house specializing.
agricultural business that we propose we are secking to host
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.

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.

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

pid not Po!

	Equestrian Service	es	
		All year	
Hours of operation?	Mon - Thurs	Fri & Sat & Sun	Sunday
	9am - 9pm	10am - 10 pm	9am - 9pm
Number of Customers per day?	0 -10	0-25	0-25
Number of cars expected per day?	5	10	10
Number of Employees?	4		
Storage Facilities and nature of goods stored	Existing shop & future pole shed or tent building. Feed. Hay bales, tractor and farm equipment		
Commercial Vehicles? If so, number, type, size and where will it be stored	1 ton truck and trailer. Farm Tractor. Skid steer loader Stored at the back of the property.		
Waste management plan	Waste will be put into BWMC bin		
Anticipated change in traffic	Mild Increase in traffic		
Landscaping details	See attached plan		
Where will business be conducted	At the far north of the property		
Maximum # of vehicles on property at one time	Parking lot max capacity is 200		
Signage for business	Future Signs on HWY 14		
Additional Information	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.		

Event hosting Services

		General ev		Special events
		June - Oct		
Hours of operation?	Sun - Thurs	Fri & Sat	Sunday	Fri & Sat
	9am - 9pm	9 am - 12 am	9am to 10pm	9am - 12am
Estimated Number of Customers expected per day?	0-50	50 - 200	50 - 200	200+
Estimated Number of Cars expected per day?	20	50- 100	50 - 100	Fri & Sat 9am - 12am 200+ 100+
Number of Employees?		4		10
Storage Facilities and nature of goods stored?	maintenance. Tables Chairs and decorations for			Existing Shop - tools and equipment for lawn maintenance. Tables Chairs and decorations for events.
Commercial Vehicles? If so, number, type, size and where will it be stored?	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
Waste management plan?	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
Anticipated change in traffic?			of increased traffic	Moderate Increase in traffic. * we are considering ways to reduce the impacts of increased traffic such as oiling the road for dust control
Landscaping details?	See Attached	Plan		See Attached Plan
Where will business be conducted?	All landscaped areas at front of property		t of property	All landscaped areas at front of property
Maximum # of vehicles on property at one time	Maximum parking capacity 200		/ 200	Maximum parking capacity 200
Signage for business on HWY?	тво			
Vashroom services?	Portable washroom units			Portable washroom units
	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.		ship holders will coess to our ess to all our selling point for coarding ranch.	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 B

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.

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.

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

- 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.

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.

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.

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.

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

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.

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.

nere was no new nouse prop	osed in this development permit application	

Legen Write a description for your map SE 29-050-20-W4

Schedule B Revised Site Plan with Camping Area

Schedule C

Jessica Lui

From:

Layson LaFayette < layson@iilions.com>

Sent:

Monday, March 18, 2019 12:39 PM Jessica Lui

To: Subject:

RE:

Follow Up Flag: Flag Status:

Follow up 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 exceed 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 techique 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-

Email- <u>Layson@iilions.com</u> Website - <u>www.iilions.com</u>

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

(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.

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 <u>3</u> 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.

A.D. 2019.	es nereunto set their nands and seals this day of
	BEAVER COUNTY
	Beaver County Representative
	,,
	DEVELOPER

KELLY LAYSON LAFAYETTE



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

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 15th of each year for the June application, or July 31st 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

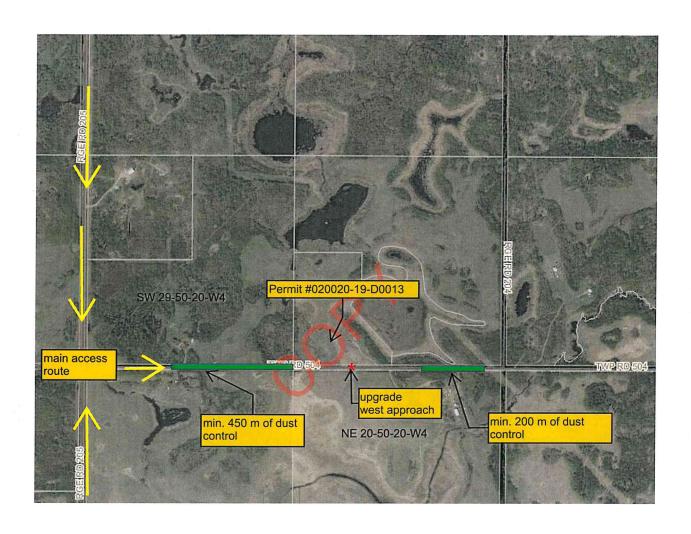
Date: June 17, 2015

Motion:

Page: 2 of 2

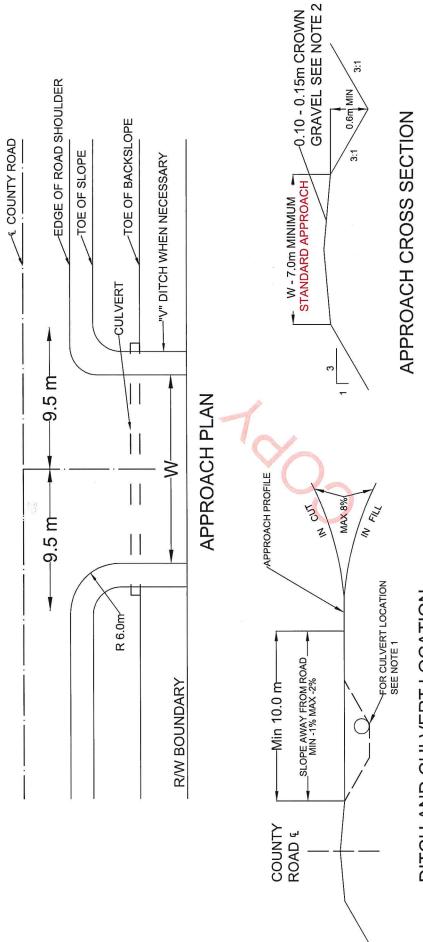
Last Revision: June 18, 2014

Appendix B









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 m3 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

My Copy saw Margaret Oct 3/19

To Jessica Lui,

This letter is regarding the development No. 020020-19-D0013, applicant Kelly Lafayette and his Landscaping & Other Commercial Ventures.

In the Approved with Conditions, there are several things that have not been adhered to. The main one being that he has not given any neighbor the one months notice of any major event. And the events lasted well over the time that was agreed to & with more people than agreed to. The first event was a complete surprise with very loud music that we could hear from 2 km away. This was a 3 day event that we were not notified about. I have since found out it was The Grey

Area Music Festival, Friday - Sunday Aug. 16-18, 2019.

The second event was their Together at Last Open House! Sept. 1 - An all Day - All night Event! We were not notified about this event either, it would have gone a long way in neighbor relations to have known about this and perhaps get an invite. Again the music could be heard from my place which is 2 kms away, we thought our immediate neighbors were having a party, that is how loud it was, but found out from friends in Royal Glen Estates subdivision that it was coming from Mr. Lafayettes event. Since then I have found out on my own that they call their place Obsidian Ridge. They have a facebook page. On the facebook page, under events they have that there were 4,573 guests. That is way more than the 200 that we agreed to. And one comment was that most venues make you clean up and go home at midnight but this party was just getting started!

There were so many questions when we had to decide if we wanted to allow this as neighbors but we were assured that our concerns were heard and would be addressed.

Since this is a discretionary permit valid for 12 months, I would like to have these issues addressed.

Sincerely Janet Trotno Adjacent Land Owner October, 2019

JOHN G AND JENNIPER WILLIAM SCOTT TREVIS AND KAREN ELECTIVE SECTION OF THE PROPERTY OF THE PROPER AND VIVIAN WILLIAM SCOTT WILLIAM SCOTT SCHMIDT, JOHN G AND G HENDERSON, LOYOF & DIANNE & PETER AND INGEBORG LEE, ROBERT JOHN WADDELL)
EDWARD
BRUCE **
USICK, LALIREN
HIELEN KELLY LAYSON AND LORI WAKELING. COLLEGN THOTNO JANET ESTHER ASSOCIATION HORBICKS, ALBERTA FISH AND CAME BIG VALLEY DEVELOPMENTS LIMITED SCHACKER, SEUTTER BENJAMIN AND HONOR TOP 图系 全世 98 both exint who heard

Rge.Rd. 210

Rge.Rd. 205

Curent to mo Could hear Change Change Rgc.Rd. 204

Rge.Rd. 203



Google Maps Owen Lake



Kelly Lafayette (Obsidian Ridge, ca) my adjacent property

in this subdivision.





COME CELEBRATE THE GRAND OPENING OF OBSIDIAN WITH THE 1ST ANNUAL FAMILY FRIENDLY MUSIC GATHERING

September 1st - 2nd 2019

THE MAD DOGS EXPERIENCE RAYGUN COWBOYS

EASY RUCKUS | JODIE B | LANNY B | JUNG KINGS
PANTY SOUP | SEBASTIAN | THE JAY GILDAY BAND
BETTER LIVING DJ'S | MISTER CROWLEY | THE BEAT BURGLAR
AND MORE TBA!

HIP HOP PANCAKE BREAKFAST! FAMILY FRIENDLY! KIDS ZONE!

(FACE PAINTING, CRAFTS, GAMES)

SCENIC CAMPSITES, FOOD TRUCKS, ART VENDORS! COMMUNAL FIRE PIT, WATERFALLS

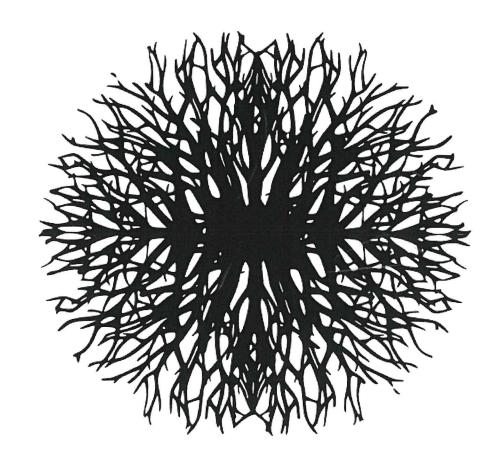
All Day, All Night Event! I lam Sunday- I lam Monday! Scenic RV & Tent Camping On-Site Shuttle's from Whyte Ave All Day & Night!!

> FREE ADMISSION FOR AGES 6 AND UNDER GET YOUR TICKETS NOW AT WWW.SHOWPASS.COM/TOGETHERATLAST/



Obsidian ridge.ca

- under events - had 4,573 guests / at open house o



OBSIDIAN

We are excited and honored to welcome you to Obsidian for your special moment.

Thank you for choosing us.

Site Map

This site map is provided to help orientate you while visiting the property. OBSIDIAN Ridge is a large venue so we recommend that anyone helping with setup bring a good pair of walking shoes. We don't recommend high heels on the grounds.

Some key features to note:

- Access to the Glamping sites, the Groom's Den & the Bridal Suite is through the eastern
 VIP Gate
- Guest access to the main facility is through the western Guests Gate
- Gates open at 10:00 am unless otherwise agreed upon

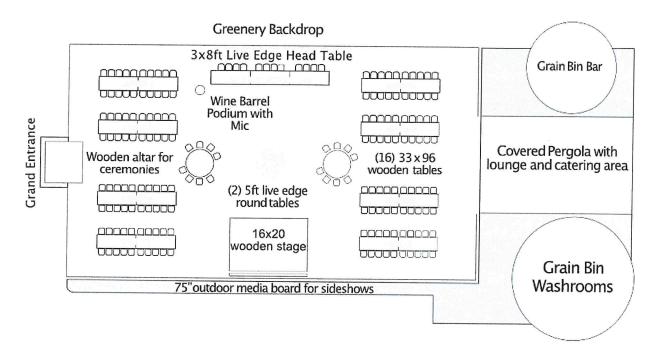


Main Tent Configurations

200 Person Configuration

The following Tent layout is suitable for up to 200 people. Slight modifications are available; however, limitations exist due to the fixed hanging chandeliers and stage. In this plan, the following additional **accessory tables** are available:

- Two (2) 60" round tables
- One (1) 72" rectangular plastic table
- Two (2) 24" x 96" harvest style wood table for buffet serving

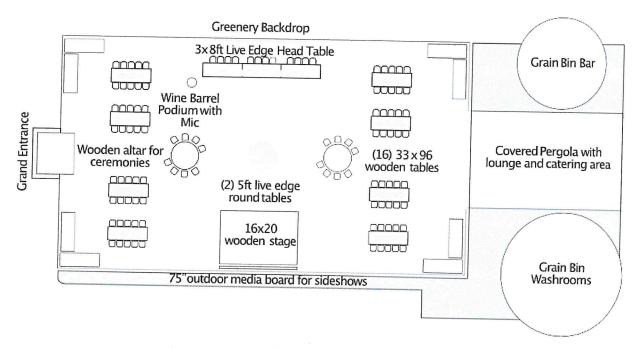


Clearspan 40' x 80' Tent with Seating up to 200 Guests

100 Person Configuration

The following tent layout is suitable for up to 100 people. Slight modifications are available; however, limitations exist due to the fixed hanging chandeliers and stage. In this plan, the following additional **accessory tables** are available:

- Eight (8) 30" x 96" rectangular tables
- Two (2) 60" round tables
- One (1) 72" rectangular plastic table
- Two (2) 24" x 96" harvest style wood table for buffet serving



Clearspan 40' x 80' Tent with Seating up to 100 Guests

Key Times

While each day at Obsidian is uniquely its own, there are some logistical aspects to the venue timeline that all guests should be aware of in order to make sure that each event flows smoothly. Our unique overnight packages mean that there are some key times for your arrival and departure throughout the day. Please keep these in mind when planning your day.

10:00 am	Arrival on-site	The main gates open for your arrival. At this point you will have access to the Main Reception Area, Bridal Suite, Grooms Den and Ceremony Space. Golf cart rentals also begin at this time.
11:00 am (+1 day)	Check-out	If you are staying the night, your check-out time will be 11:00 am the following day. This includes the Honeymoon suite, Geo Domes, Vintage RVs and all campers. Access to the Fire Pit and Outdoor kitchen also end at this time.
12:00 pm	RV & Camper Arrival	If you have reserved a campsite and are hosting guests with RVs and/or tents, they may start arriving at 12:00 pm to setup.
3:00 pm	Check-in	If you have reserved any of our overnight accommodations (Honeymoon suite, Geo-Domes, Vintage RVs) you may check in at 3:00 pm.
5:00 pm	Grooms Deb & Bridal Suite Close	At 5:00 pm all personal items must be removed from the Bridal Suite and Groom's den. We ask that this happens before dinner and the reception because once the party starts you really don't want to worry about this. This allows us to prepare the spaces for the following guests.
6:00 pm	Golf Cart Rental Ends	If you've rented a golf cart, you will be asked for the keys at this time. No Drinking and Driving!

OBSIDIAN RIDGE www.obsidianridge.ca

11:00 pm	Live Music Ends	Any live music must be completed by 11:00 pm. This is in order to comply with county noise bylaws. If you have a DJ, they may continue to play music through our in-house PA system.
1:00 am (+1 Day)	Last Call	Last call in the Reception Area. Our staff will help wind things down at the Bar. If you have included an overnight package with your event, you may continue to enjoy the evening in the Fire Pit Area until check-out time (11:00 am).
		Note that for weekday events (Sun - Thurs) last call is 11:00 pm
2:00 am (+1 Day)	Ceremony & Reception Area Cleanup	All personal items, and decor must be cleaned and removed from both the Reception and Ceremony Areas by 2:00 am the following morning.
		If you have an overnight package included - this can be delayed until 8:00 am; however,

we strongly recommend that you enlist some volunteers to handle this task before this time - it will make the next morning much better.

Vendor Information

Catering

We can accommodate a wide variety of catering setups; however, there are some special considerations that should be taken into account given the location and outdoor nature of the venue.

- Water on site is non-potable we do not provide water for table service.
- There is no kitchen
- Food should arrive pre-prepared, or a means of cooking will need to be provided.
- An outdoor prep area is available behind the Grain bin washroom
- There is 1 catering fridge and a rinse sink in the outdoor prep area.
- There are 3 x 4' stainless steel tables in the prep area
- The available footprint for food service is approximately 10' x 20' in the reception area
- We provide 2 x 8' tables for catering service
- There are 2 x 20A circuits in the covered pergola area and 2 x 15A circuit in the vendor prep area
- Food trucks are OK, but must be self-sustaining, we do not provide power or water.
- No Dumping grease or oils
- There is no on-site dishwashing
- Caterers are responsible for clearing all service items, bagging garbage & placing in proper receptacles. Garbage bags are available on-site.
- All areas are to be left in the state they were found upon arrival

Caterers are required to remove all food and service items at the end of the night. They will also need to capture and remove any cooking oils / grease, we don't have disposal facilities for this. Please contact us if there are any special requirements, or there are multiple vendors that need to coordinate.

Catering may only park near the vendor prep area and must ensure that they do not block the roadway. If caterers plan to bring any cooking apparatus, they must ensure that an appropriate fire extinguisher is also provided in the cooking area.

All catering equipment must be removed from premises by 8am the following day.

Audio

Tent PA System

- Yorkville YXL12P (x2)
- Presonus StudioLive 16R digital EQ

We provide standard XLR (or $\frac{1}{4}$ ") inputs to our reception tent PA system. You must use this interface for any DJs or live music in the reception tent. We will provide a sound check during setup to set the final master level of the audio output. This must not be tampered with once set.

As Obsidian is an outdoor venue, it is subject to local sound bylaws. At 11:00 pm, bass frequencies will be filtered and sound levels must remain below the maximum limit. Live bands should also end their set by 11:00 pm.

Venue Wide System

- 3 Areas Amphitheater, Reception & Tent area, Fire Pit
- Bose Outdoor speakers
- Accessible via in-house device
- Requires spotify login

The venue wide system is suitable for ambient music throughout the grounds, as well as music during your ceremony. There is also a dedicated speaker in the Amphitheater that can be used during your ceremony - we have 2 lapel mics, and 1 cordless mic for this system.

Please contact us if you have any other special requirements.

Video

The reception tent contains a 75" outdoor rated smart TV mounted in the reception tent behind the stage.

The following inputs are available:

- Screen Mirror
- HDMI

USB

There is a second 60" LCD behind the bar. You can access this USB.

Bar

If you are serving alcohol, bartenders, basic bussing service and corkage will be arranged as part of your rental contract. You will need to secure, and provide a liquor license. Standard corkage includes:

- Drink Mix Coke, Diet coke, Sprite, Ginger Ale, Club Soda, Tonic & Cranberry Juice
- Lemons & Limes
- Disposable cups, Shot Glasses & Straws
- Water station & Ice

If you would like to serve drinks that use additional mixes, this should be discussed with our bar manager in advance. We offer a number of popular kits at fixed costs.

Cesar Corkage Kit

This popular kit includes:

- Clamato juice
- Pickled asparagus
- Worcestershire sauce
- Tabasco
- Celery salt Rimmer

Juice Corkage Kit

This popular kit includes:

- Orange, Grapefruit and Pineapple Juice
- Grenadine and Lime Cordial

Sangria Corkage Kit

This popular kit includes:

Homemade Sangria infused with fresh fruit & a splash of Sprite

Specialty Corkage Kit

If you have speciality requirements that are not covered by any of our standard kits, please inquire to make any necessary arrangements. Speciality corkage kits will vary in price depending on what is included, but you can anticipate a cost of between \$150 and \$300 per event.

There is 1 full size commercial fridge, and 1 undercounter fridge to store your drinks. Overflow beverages can be stored unchilled.

We serve our drinks in standard plastic cups and our bussers only clear items we've served.

If you're not serving alcohol, you may use the fridges for storage of other refreshments. We will provide your designated "bar-keeps" with the code to the door. This should remain closed when not in use.

For more information about our Bar Service please visit our website.

Floral

We love flowers! The only real consideration is that if you plan to throw flower petals on the ground, they must be removed before the end of your rental.

Cake

At this time we do not have a dedicated Cake fridge. If your cake must be refrigerated, it will need to go in the catering or bar fridge.

Overnight Information

Many guests choose to spend the night at Obsidian to make the most of their experience. For the wedding couple, we provide an optional honeymoon suite. The other available options for overnight accommodations are our Geodesic domes or Vintage RVs. Alternately, guests may bring their own campers or tents.

Please note that accommodations are subject to availability, and must be booked in advance. Please note that we do not provide towels in any of the units (except in the honeymoon suite).

Check-in time for all accommodations is 3:00 pm. Check-out time is 11:00 am the following day.

Hillside (Honeymoon) Suite

Our one of a kind, underground honeymoon suite consists of:

- Queen size bed
- Electric fireplace
- Freestanding tub (towels included)
- Private toilet
- Coffee bar

Geodesic Domes

Each of our Geodesic domes are situated on a quiet pathway, with views of the sunrise over Owen Lake. Inside, you will find:

20' Geodesic Dome (x1)

- King size bed
- Pull out bed
- AC / Heater
- Fridge & Coffee Maker

16' Geodesic Dome (x4)

- King size bed
- AC / Heater
- Fridge & Coffee Maker

Vintage RVs

We have 3 Vintage RVs available as sleeper units. The RVs are always booked and rented as a group of 3. The vintage RVs can sleep 6-10 people depending on the configuration. Each unit is outfitted as follows.

28' Airstream

- 1 Full Bunk
- 2 Single Bunks
- 2 Bunk Beds

22' Travelmaster

- 1 Camper King
- 1 Full Bed

24' Romper

• 2 Single Bunks

Campers & RVs

Guests who have included a campsite in their package will have access to one of our two gravel lots for RVs. We offer 1 water fill (non-potable) for all campers so your guests can arrive dry and save some weight during their travel. Campsite A can accommodate up to 15 (average size) RVs. Campsite B can accommodate up to 10 (average size) RVs.

Tenting

All Campsites also include access to tenting areas. There are multiple tenting areas available that can comfortably accommodate up to 20 tents.

Important Reminders

Arriving On-Site

Gates open at 10:00 am - In order to prevent traffic jams on the public roads, please do NOT arrive more than 15 min early unless other arrangements are confirmed in writing.

Access to Glamping, Groom's Den & the Bridal Suite is through the eastern VIP Gate.

Access to Parking, RV lots, Reception Tent & the Ceremony area is through the western *Guests Gate*.

Permanent parking by the Reception Tent is not permitted.

An Obsidian employee will be present during arrival to ensure an orderly arrangement of vehicles.

Mobility assistance is available for guests who require it.

Setting Up

The area around the Reception Tent is meant for set up and take down activities. General parking is not permitted.

Access must remain open for emergency vehicles at all times.

Anyone helping set up may want to bring alternate shoes to walk around prior to your event.

The venue is very large and walking it in dress shoes all day will be difficult. Please let your helpers and wedding party know this information.

Take-down and Cleanup

Bridal Suite & Grooms Den

Check-out time is 5:00 pm. All personal items must be removed by this time.

Reception Tent, Bar & Ceremony Space

Take down and clean up of all areas must be completed by 8:00 am the following day.

- All decor items must be removed
- Food scraps and garbage must be properly disposed of
- All catering items must be removed

Fire Pit

All personal items must be removed by 11:00 am.

The Main Grounds

For the safety, and maximum comfort of guests, the use of high heels on Obsidian grounds is not recommended; flats or low heels are **strongly** encouraged.

Given the size of the venue, people often rent a golf cart or bring their own, especially for events with overnight camping.

The Reception area (Reception Tent, Grain Bin Bar, Outdoor Lounge Area, Washroom Facility) must be closed down at 2:00 am unless otherwise agreed upon in writing.

Obsidian Ridge is a *Glass Free* facility. We strive to keep our grounds and landscaped areas free of broken glass. No glassware is permitted outside the Main Tent, This *includes* decorations.

In camping areas and parking lots bottled beer is not allowed. Overnight guests should bring cans only.

The Kids

For the safety of guests, children must be supervised at all times and are not permitted to roam the venue unsupervised.

Hazardous Conditions / Avoiding Accidents

As the venue continues to develop, some areas may be under construction and present hazardous conditions.

Nobody wants an accident - please do not venture beyond the limitations indicated on the map.

Any damages caused will be charged against the security deposit.

Keeping Things Clean

Bagged garbage cannot be left out overnight.

Camping guests must use the garbage cans provided across the venue.

Wildlife will tear garbage bags left out. This may result in additional clean up charges.

Smoking

Designated smoking areas and ash trays are located throughout the property.

Fire hazards are a huge risk. Please do not discard cigarette buts on the ground.

☐ Pre-wedding Checklist

Paperwork Please ensure all the following documents are completed, available and submitted on time. | Final Contract | Insurance Certificate | Security Deposit

Liquor License - must be printed out on event day, and available at the bar.

We're available to answer any additional questions you may have

Preferred Vendors

■ Categories



Confections Cake Co. INC

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https://confectionscakeco.com

Wild Rose Cakes

▶ Wild Rose Cakes is a boutique cake studio offering custom...

+17804340320

@ Instagram

4532 - 99 street edmonton, Alberta T6E Tacebook
5H5

☐ info@wildrosecakes.com

https://wildrosecakes.com

LAYERED By Rissa

- ▶ Congratulations on your engagement! This is an exciting time...
- +18258898500

@ Instagram

☐ Facebook

12050 17 Avenue Southwest Edmonton, Alberta T6W 1X4

Linked In

☑ info@layeredbyrissa.com

https://www.layeredbyrissa.com

Catering

Primo Catering & Events

- ▶ We at Primo Catering are fully equipped to offer all...
- +17802004106

10351-82 ave

Edmonton, Alberta T6E1Z9

- ☑ primocateringandevents@gmail.com
- $\ \ \, \bigoplus \ \, \text{https://primocateringandevents.com}$

Zaika Bistro

- ▶ One of Edmonton's top caterers, Zaika Bistro specializes in East...
- +17805049448

1 Instagram

2303 Ellwood Drive SW Edmonton, Alberta T6X OJ6

∏ Facebook

- ☑ ashu@zaikabistro.com
- thttps://zaikabistro.com/

Catering by Freson

- ▶ Each event is unique, just like the people we serve....
- +15879835419

Instagram

121	130 4401 48 street Stony Plain, Alberta T7Z 1N3	☐ Facebook ☐ Linked In
Ø	catering@freson.com	
(1)	https://www.cateringbyfreson.com	

Elegant Affairs Catering Inc.

- All Occasion Catering...
- +17804602999

25

St. Albert, AB T8N 1P3

☑ eaffairs@telus.net

https://elegantaffairscatering.ca

Sawmill Banquet & Catering Services

- ▶ Sawmill Banquet & Catering Services is a locally owned professional...
- +17808183659

(a) Instagram

12165 Fort Road NW Edmonton, Alberta T5B4H2 ☐ Facebook

☑ pdoucette@sawmillcatering.ca

https://sawmillcatering.ca



Decor

Edge Of Elegance by Ala

▶ Edge of Elegance is a full-service event decor company...

4 +17808435908

@ Instagram

Edmonton Edmonton, AB T6V 0H9

Tacebook

☑ edgeofelegancebyala@gmail.com

J Tik Tok

https://www.edgeofelegancebyala.ca

Rendezvous wedding decor

•	Full wedding decor and service . Fresh ar	nd fake flowers
4	7809772160	@ Instagram
21	11022 176A av Edmonton , Alberta T5x6h4	☐ Facebook
3	rendezvousweddingbyeman@gmail.com	♂ Tik Tok



DJ Services

KWAKE Entertainment Inc

- ▶ If you're looking to have the best wedding EVER, you've...
- **4** +17807081546
- Instagram
- 11733 13a ave sw edmonton, alberta
 T6w0E7
- ☑ info@djkwake.com
- https://WWW.DJKWAKE.COM

Happy Wife Happy Life Entertainment

- > Happy Wife Happy Life was founded in 2014 by two of of...
- +17809534945
- @ Instagram
- 13 Woodstock Drive Sherwood Park, AB T8A 4C4
- ☐ Facebook
- ☑ sean@happylifeent.ca
- https://happylifeent.ca

Talent Productions

- > Talent Productions has been doing events at Obsidian Ridge right...
- +17809645460
- @ Instagram
- ☑ info@talentproductions.ca
- ☐ Facebook
- ⊕ https://www.talentproductions.ca



Event Planners

Roselite Events

Wedding planning and coordination specializing in ethnic weddings and creating...

+17807821153

(instagram

Tacebook

13127 155 Avenue Northwest Edmonton, AB T6V 1B5

☐ Linked In

☑ info@roseliteevents.com

J Tik Tok

https://roseliteevents.com



Wild Petals Boutique

Flowers are professionally dried using multiple techniques to ensure proper...

☑ wildpetalsboutique@outlook.com

@ Instagram

♠ https://www.wildpetalsboutique.com
☐ Facebook

J Tik Tok

Flowers in the Park

Flowers in the Park is a premier floral shop with...

4 +17804170293

@ Instagram

☑ info@flowersinthepark.com

https://www.flowersinthepark.com



Officiants

Circles and Ceremonies

As a specially trained wedding officiant and ceremonialist, I will...





Landon Bushell Music

- Read Description
- +17806902810
- @ Instagram
- ☑ landonbushell26@gmail.com
- https://landonbushell.com

Live Event Painting by Jennie

- ▶ Jennie Vegt is a professional artist who will set up...
- +17802226510
- 135 Street Edmonton, AB T5M1L3
- ☑ jennie.vegt@gmail.com
- https://www.jennievegt.com

Jeff Ramsey | Event Musician



Photography / Videography

Jamie Dimitry Photography

- ▶ Read Description
- +17802450842

(instagram

1634 Tomlinson Common NW

🖬 Facebook

Edmonton, AB TGR2Y7

- ${\color{red} \,\boxtimes\,} jamie dimit ryphotography@gmail.com$
- https://jamiedimitry.com

Jillian Ila Photography

- Making weirdos look dapper since 2010...
- +17807192380

@ Instagram

2 Edmonton, Alberta

☑ contact@jillianilaphotography.com

nttps://jillianilaphotography.com

Émilie Smith Photography

• Émilie Smith is the photographer for couples who want and...

+17806683637

1 Instagram

☑ emilie@photosbyemilie.com

☐ Facebook

https://www.photosbyemilie.com

Brad Bogdan Media

▶ 5 years experience filming weddings. Completely flexible video style open... +14033821438 Instagram 351 Skeena Crescent West Lethbridge, Alberta T1J 5K3 ☑ bradley.bogdan@gmail.com # https://www.bradbogdan.com Just Married Photography Award winning magazine style fine art wedding photography by Ken... **4** +17807077214



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+17807187734

51222 RR# 224

Sherwood Park, Alberta T8C 1H3

- ☐ ironhorseranch@syban.net
- $\label{eq:https://ironhorseturtleranchcarriageandsleighservice.com} \Leftrightarrow \text{https://ironhorseturtleranchcarriageandsleighservice.com}$



Wedding Design by Anika

- ▶ Your invitations will be the first glimpse that guests see...
- +17809158818

(instagram

101-9241 50 Street Edmonton, Alberta 🦭 Twitter T68 3B6



Glam Artistry Inc

- Award Winning Bridal Makeup Artists...
- +17808849273

(instagram)

#120 15 perron street St. Albert, AB T8N1E5

 ${\color{red} \, \, \boxtimes \, } \, {\color{blue} \, \, contactglamartistry@gmail.com}$

https://glamartistryinc.com

BV studio inc

- Owned and operated by Vanessa Potestio, or as some may...
- **4** +17808608904

(instagram

8506 104 street
Edmonton, Alberta
T6e4g4

- https://www.bvstudio.ca

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- We have been providing henna for brides and bridal parties...
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@ Instagran

Chapelle area (available to travel for weddings) Edmonton AB

☐ Facebook

☑ yeghennaart@gmail.com

https://www.instagram.com/yeghenna



Bailando Boutique

At our private boutique in Edmonton, we firmly...

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(1) Instagram

17019 108 St NW Edmonton, Alberta T5X 3C3

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https://www.bailandoboutique.com

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+17806726092

Facebook

4895 50 Street Camrose, Alberta T4V1P6

☑ dresstish@gmail.com

https://www.tishsfashions.com

Contact Us For Booking Options

VIEW AVAILABILITY











About

Copyright © 2023 Obsidian Ridge

Wedding Packages

Our venue availability can be viewed below. Please note that if you are interested in reserving a date it is always best to contact us as this schedule is subject to change. If you are looking for pricing information – view our Package Pricing.

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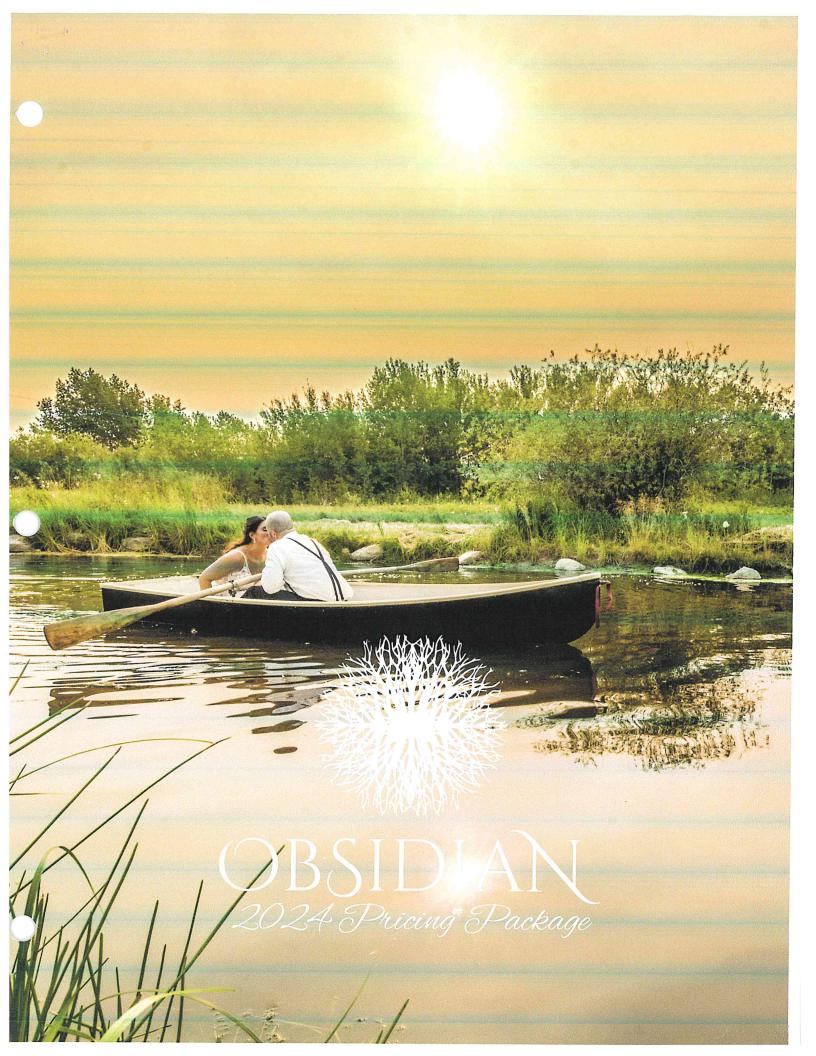
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Designed for Love

Inspired by our own wedding experience, we began the journey to create the venue we dreamed we could have found. This is a grassroots venture that is truly a dream come true, created by family and friends, this place was built with love, for love.

The greatest lesson we learned from our wedding experience was that the most precious commodity is time... we specifically designed the venue and our packages to give people more freedom, so they can focus on the things that matter most, sharing moments and creating memories with their loved ones.

You step into another world as you enter the venue. We combined an atmosphere you would expect to find at a far away destination location, with the feeling of being at home, as you are able to bring your whole family. The architecture will take your breath away... from the seven stage waterfall, to the botanical gardens always in bloom, to the venue wide lighting system that brings the entire property to life at night... It truly is a wonderland that goes on and on.

Along with a property that provides "turn key" style set up, flow and luxury amenities, we have an enthusiastic team that supports you throughout the process, from the time you book and all the way up to your big day. It takes teamwork to make a dream work, and we always do our best to be there for you every step of the way.

Luxury Elegance Simplicity

Our primary focus is to give you the "turn key" experience and the fantasy wedding you've always dreamed about. It is our passion to work intimately with each couple to ensure your day flows together perfectly, in all those magical ways. Our property offers a vast array of possibilities, with the flexibility to include the things most important to your heart.



Photography: Jamie Dimitry Jillian Ila Aspen & Ash Candace Flynn

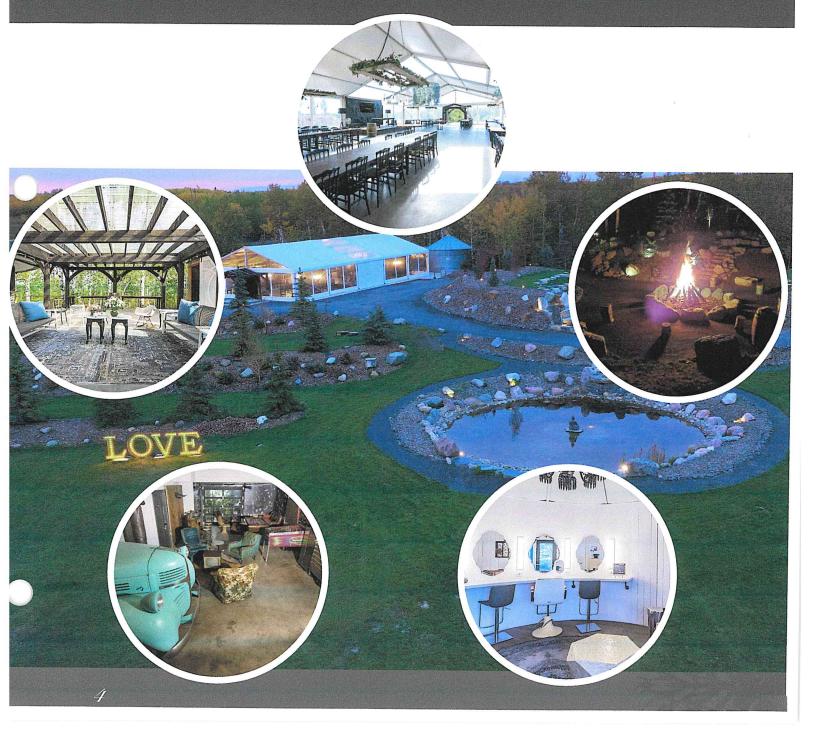
Base Venue Rental

Weekday (Sunday - Thursday)

Weekend (Friday & Saturday)

.... \$10,000

..... \$12,250



Mhat's Fucluded

Ceremony

- ·Stone Amphitheater Ceremony Area with 14 benches, 2 wine barrels, 1 heptagon arch
- ·Independent microphone & speaker for ceremony
- ·Bose speakers for music!

Reception

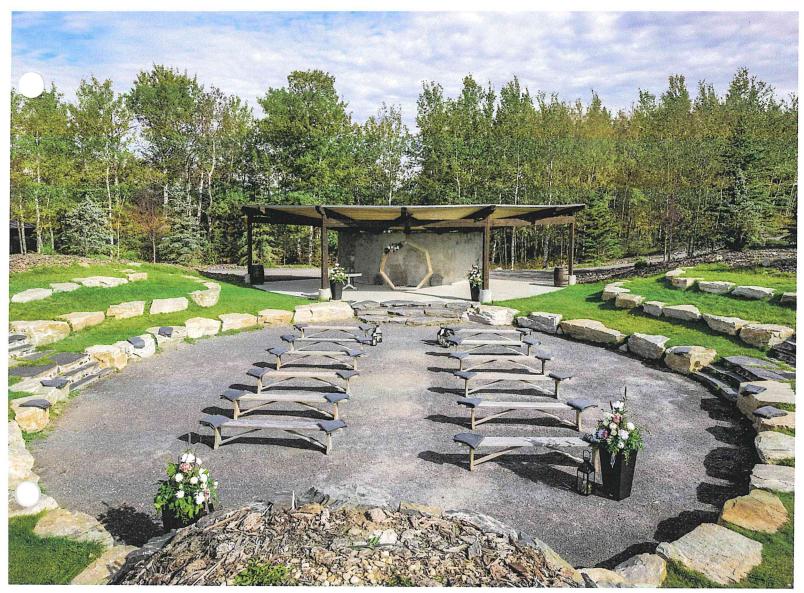
- ·Transparent tent with interior lighting & greenery decorations
- · 16 rectangle, 2 round wood tables. 3 live edge head tables
- · Wine barrel podium
- ·In-House PA stereo system & 75" HD TV & Media board
- ·Set up, take down of tables & chairs
- ·Licensed Bar Service
- ·Timber frame outdoor lounge area with furniture & wine barrels

The Rest

- ·Bridal Suite & Grooms Den
- ·Bon Fire Pit & Outdoor Kitchen
- · Event day coordinator
- · Venue wide outdoor sound system!
- · WIFI for wedding party
- ·Row boat, lawn games & LOVE sign
- · 1.5 hr Rehearsal²
- · General clean up³

² Must be booked in advance

³ Does not include decor takedown



*floral decorations not included

Stone (Amphitheatre Ceremony Space

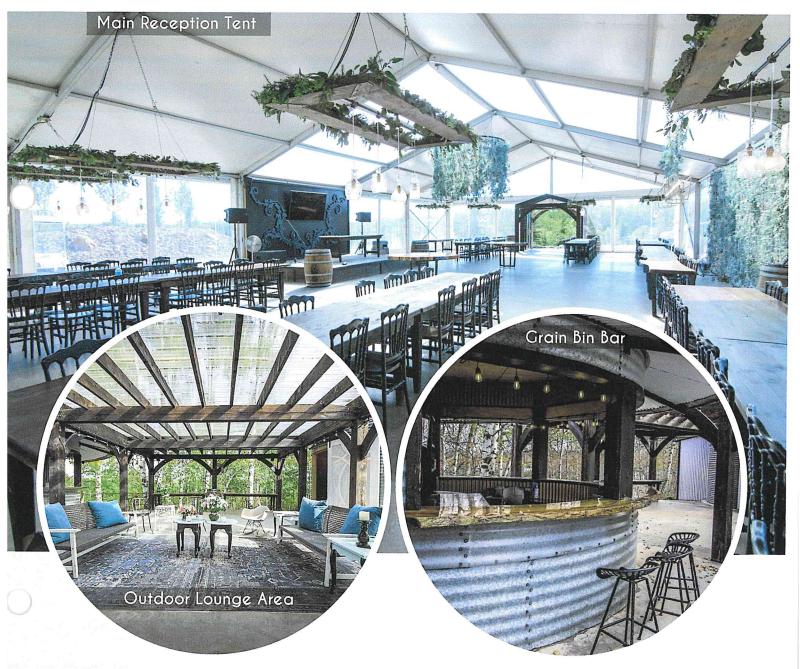
10:00 am - 2:00 am

Ceremony is sacred and we intentionally created our area with deeper meaning woven into the fabric of the foundation. The stone symbolizes permanence, stability and strength, so just like the bond of marriage is forever, this stone circle will be here... forever. The amphitheater is a truly monumental work of art, a modern day Canadian Stonehenge.

Reception (Area

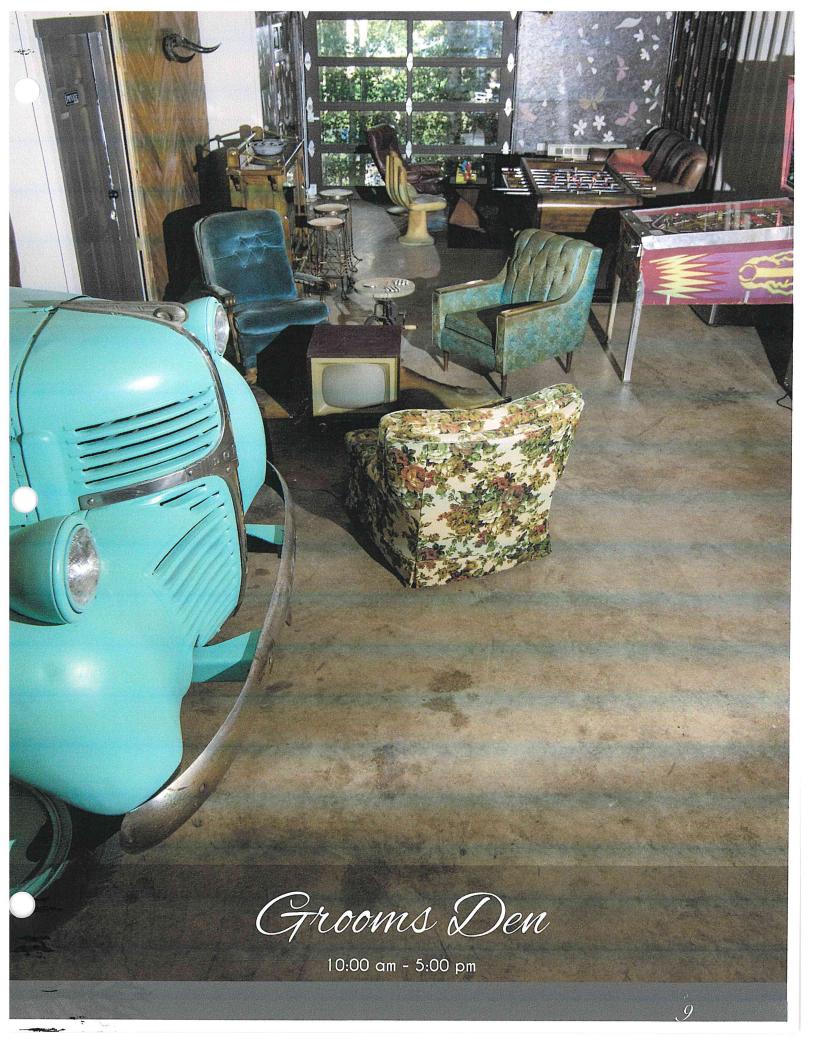
10:00 am - 2:00 am

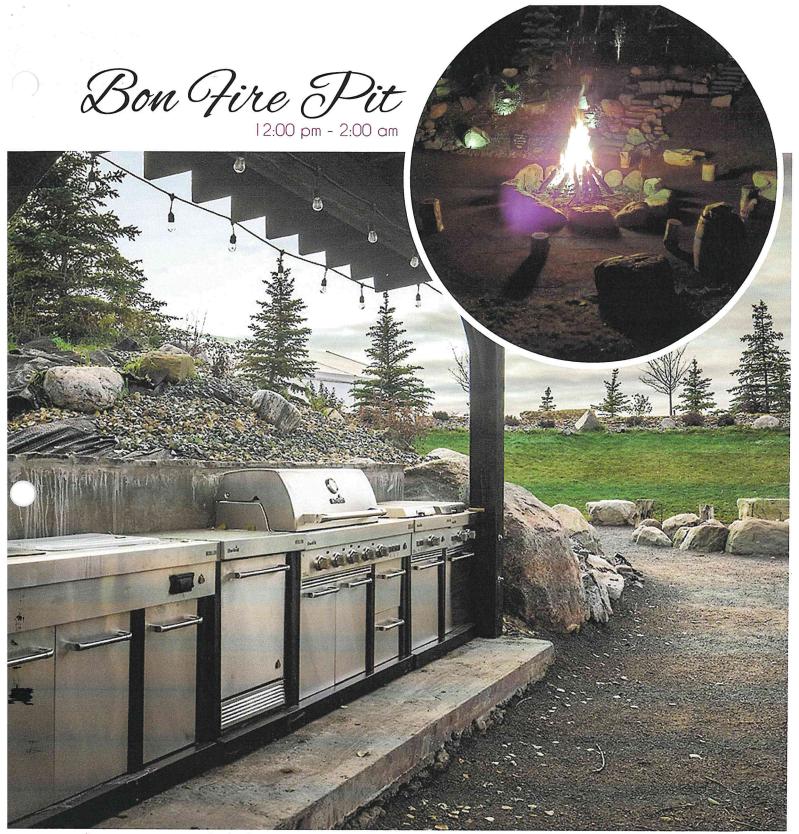
Covered beneath a transparent canopy, you will share your first dance under the stars and dining in the ambiance of interior accent lighting. This open air stylish tent keeps you in touch with the surrounding natural beauty and provides a truly enchanted experience. Our reception area provides many unique features with an extensive amount of interior decorations, all included into the package. This saves you time and money while providing a real turn-key experience!





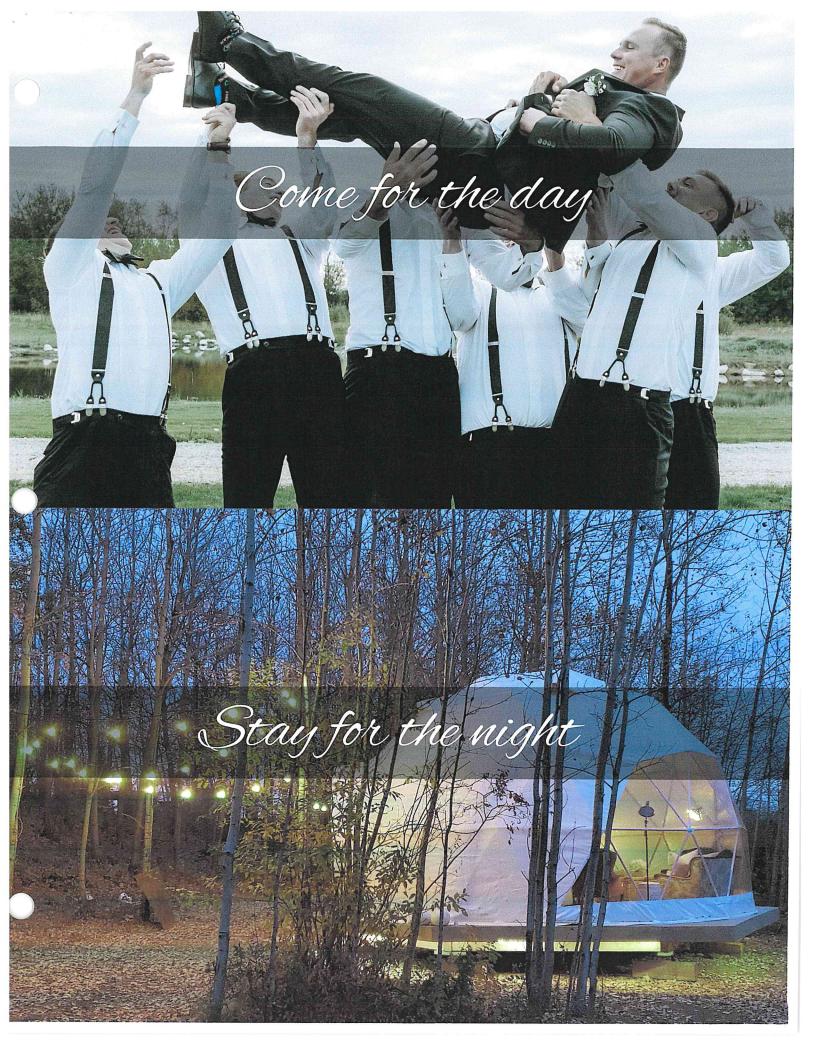




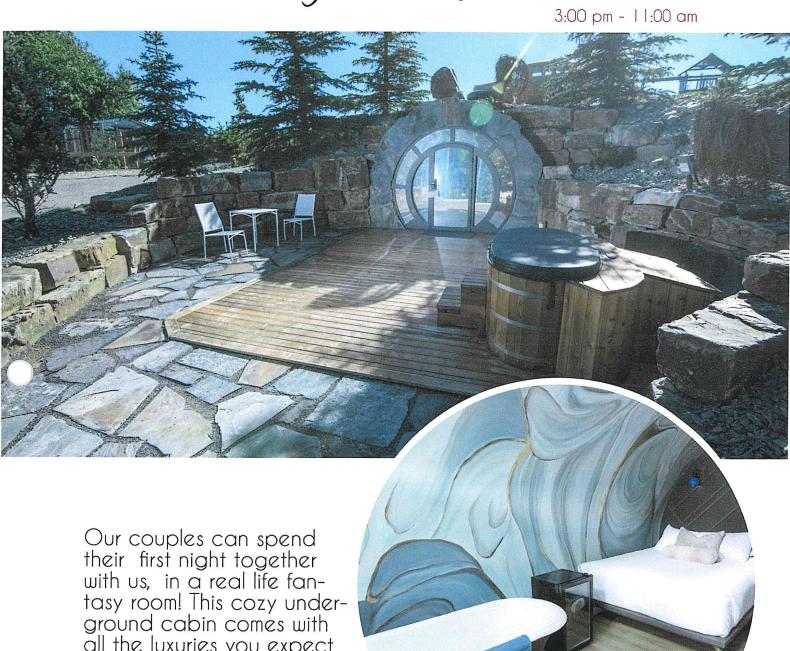


*propane not included

Outdoor Kitchen
12:00 pm - 2:00 am



Honeymoon Suite*



all the luxuries you expect and more with its own private fire pit and two person cedar hot tub.

Overnight Package Options

Looking to extend your evening? All overnight package options are in addition to the base venue rental and allow for extended access to the fire pit and outdoor kitchen until 11:00 am the following day.

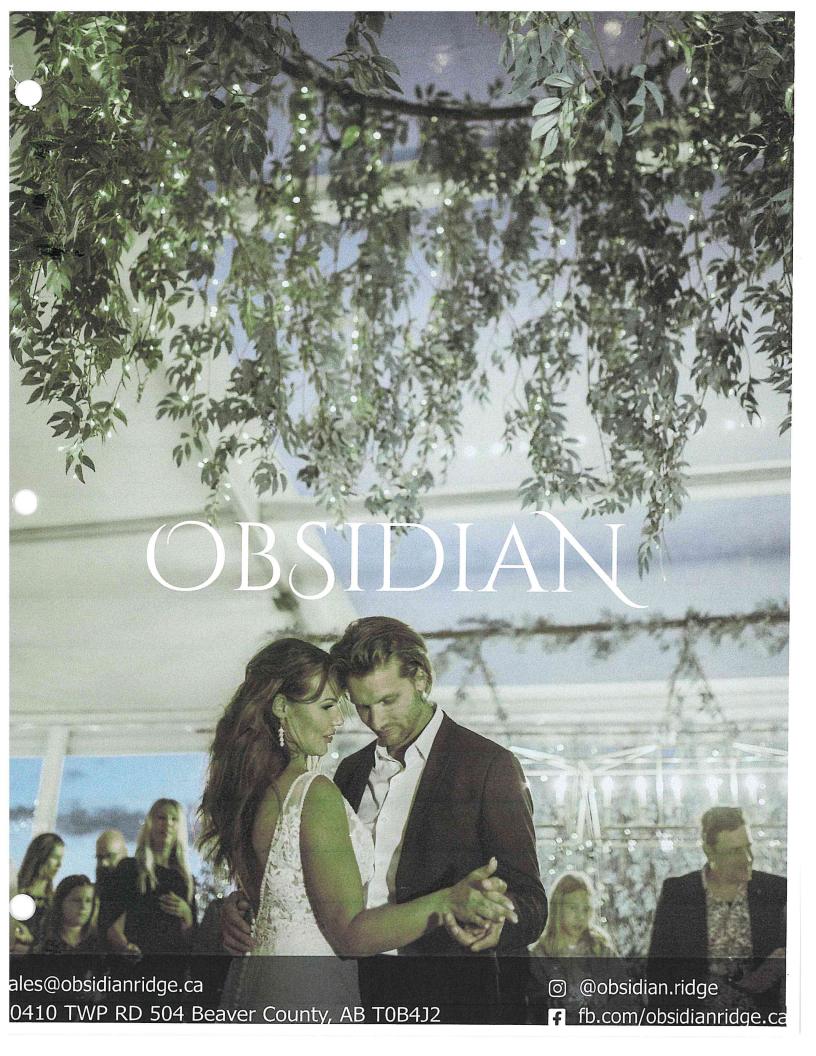


Additional



Add-On's

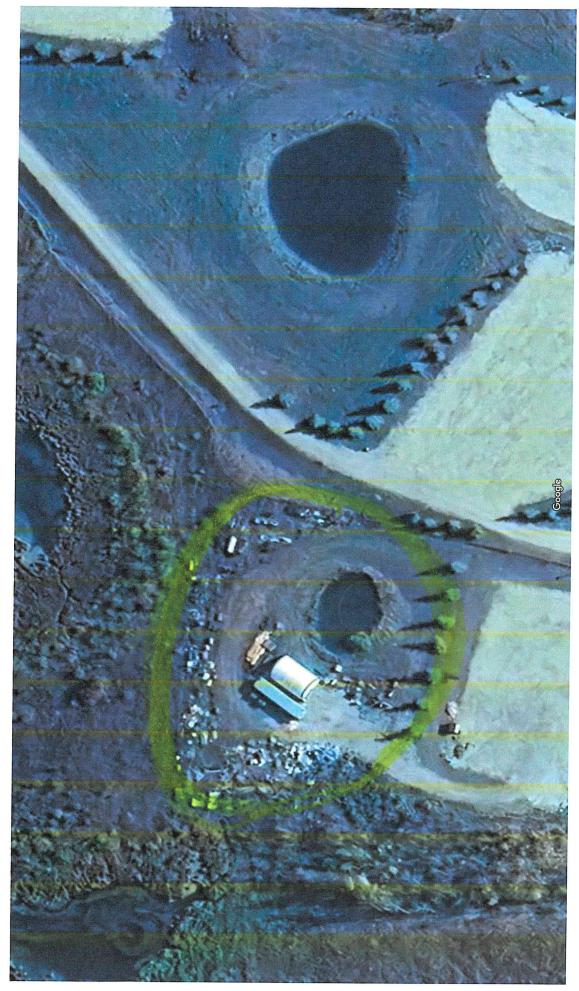






referred to as "garbage island

Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2023 Google 100 m



referred to as "Garbage Island"

Home ~

OBSIDIAN

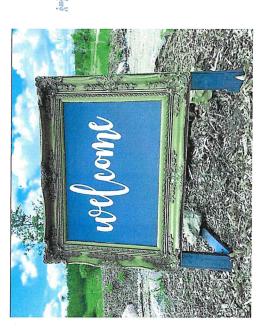
Important Times To Note

While each day at Obsidian is uniquely its own, there are some logistical aspects to the venue timeline that all guests should be aware of in order to make sure that each event flows smoothly. Our unique overnight packages mean that there are some key times for your arrival and departure throughout the day. Please keep these in mind when planning your day.

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Arrival on-site

The main gates open for your arrival. At this point you will have access to the Main Reception Area, Bridal Suite, Grooms Den and Ceremony Space. Golf cart rentals also begin at this time.



ie-ږ 10:00 am

Check-out

If you are staying the night, your check-out time will be 11:00 am the following day. This includes the Honeymoon suite, Geo Domes, Vintage RVs and all campers. Access to the Fire Pit and Outdoor kitchen also end at this time.

11:00 am (+1 day) 🕒



RV & Camper Arrivals

If you have reserved a campsite and are hosting guests with RVs and/or tents, they may start arriving at 12:00 pm to setup.



12:00 pm

Check-in

If you have reserved any of our overnight accommodations (Honeymoon suite, Geo-Domes, Vintage RVs) you may check in at 3:00 pm.





Groom's Den & Bridal Suite Close

At 5:00 pm all personal items must be removed from the Bridal Suite and Groom's den. We ask that this happens before dinner and the reception because once the party starts you really don't want to worry about this. This allows us to



5:00 pm

Golf Cart Rental Ends

If you've rented a golf cart, you will be asked for the keys at this time. No Drinking and Driving!



6:00 pm

Live music ends

order to comply with county noise bylaws. If you have a DJ, they may continue to play music through our in-house PA Any live music must be completed by 11:00 pm. This is in system.



11:00 pm

Last Call

Last call in the Reception Area. Our staff will help wind things down at the Bar. If you have included an overnight package with your event, you may continue to enjoy the evening in the Fire Pit Area until check-out time (11:00 am).

Note that for weekday events (Sun - Thurs) last call is 11:00 pm)







Ceremony & Reception Area Clean up

All personal items, and decor must be cleaned and removed from both the Reception and Ceremony Areas by 2:00 am the following morning.

If you have an overnight package included - this can be delayed until 8:00 am; however, we strongly recommend that you enlist some volunteers to handle this task before this time - it will make the next morning much better.

2:00 am (+1 day)



Contact Us For Booking Options

VIEW AVAILABILITY

6.2 AGRICULTURAL DISTRICT - A

The general purpose of this district is to permit activities associated with primary agricultural production, and to preserve valuable agricultural land from inappropriate development.

1. District Boundaries

This district comprises all the land in the County of Beaver within the area so designated on the Land Use District Map (Part 10).

2. Permitted Uses

- (a) Community Recreation
- (b) Extensive Agriculture
- (c) Government Services
- (d) Home Occupations Type I
- (e) One Family Dwellings
- (f) Public Parks
- (g) Recreational Vehicle Uses
- (h) Single Lot Country Residential Use (in the form of a farmstead separation or a fragmented parcel, or undeveloped single lot country residential subdivision)
- (i) Solar Collectors, Structure and Ground Mount (equal to or less than 10m2 floor area)
- (j) Buildings and Uses Accessory to Permitted Uses

3. Discretionary Uses

- (a) Airports
- (b) Animal hospital and shelter
- (c) Auctioneering establishments
- (d) Bed and Breakfast Establishments
- (e) Daytime Child Care
- (f) Family Care Facilities
- (g) Fire and Protective Services
- (h) General Commercial Uses
- (i) General Industrial Uses Type I and Type II
- (j) Group Care Facilities
- (k) Highway Commercial Uses
- (l) Home Occupations Type II
- (m) Institutional Uses (educational, medical, religious, cultural, public administration and other public uses)
- (n) Intensive Agricultural Uses
- (o) Kennels
- (p) Landfills Class III
- (q) Local Industrial Uses
- (r) Motels
- (s) Natural Resource Extraction Uses
- (t) Pet Cemeteries
- (u) Recreation Uses
- (v) Recycling Depots
- (w) Renewable and Alternate Energy Facility
- (x) Second or Additional Dwellings
- (y) Signs
- (z) Solar Collectors, Ground Mount (over 10m2 floor area)
- (aa) Solar Farms
- (bb) Storage Sites
- (cc) Surface Impoundment
- (dd) Utility and Transportation Uses
- (ee) Veterinarians

- (ff) Other similar uses as approved the Development Authority
- (gg) Buildings and Uses Accessory to Discretionary Uses

4. Regulations

- (1) No more than three titled parcels as a combination of agricultural uses (such as Extensive Agriculture, Confined Feeding Operations, etc.), country residential uses, or fragmented parcels shall be permitted on any quarter section within this District. Land subdivided for school sites, community halls, churches, and cemeteries is excluded from the maximum number of subdivisions permitted in a quarter section.
- (2) Minimum Lot Size Permitted Uses
 - (a) for single lot country residential uses 1.2 hectares (3 acres), or 0.4 ha (1 acre) for lots created prior to January 14, 2004
 - (b) for other permitted uses one half of the subject quarter section, except where a subdivision has been registered in Land Titles within the subject quarter section, the minimum lot size shall be the subject quarter section less the area of the subdivision.
- (3) Minimum Lot Size Discretionary Uses
 - (a) As required by the Development Authority.
- (4) Minimum Yard Dimensions
 - (a) Minimum Front Yard Building Setbacks
 - i) Rural Road 38.0 m (125 ft.) from the centre line of the road right-of-way;
 - ii) Secondary Road 63.7 m (209 ft.) from the centre line of the road right-of-way;
 - iii) Highway 71.6 m (235 ft.) from the centre line of the road right-of-way;
 - or as shown in Figures 9.2 through 9.5 where there is an intersection or curve.
 - (b) Minimum Side Yard Building Setback 6.1 m (20 ft.) or greater if determined to be necessary by the Development Authority;
 - (c) Minimum Rear Yard Building Setback 7.6 m (25 ft.) or greater if determined to be necessary by the Development Authority.
- (5) A surface impoundment may be approved as a portion of a development permit for an intensive agricultural use and shall to the extent reasonably possible, comply with the Provincial or National Code of Practice published for that particular type of development.
- (6) The Development Authority, may at his discretion, send a copy of any application for a development permit to a neighboring municipality where he feels that municipality may be affected by the application.
- (7) The Development Authority may refuse to issue a permit for a development where that development would restrict the efficient future growth of urban centres located within the County.
- (8) Within the areas shown on Maps 10.1 and 10.2 as an Airport Vicinity Area, the Development Authority shall consider the potential impact of any proposed development over 10 m (32.8 ft.) in height on the operations of the airport. Conditions of any approval may take the potential impact into account.

- (9) Notwithstanding any provision of this Bylaw to the contrary, except as noted in Subsection (10) below, no dwelling shall be located so as to be within the setback suggested between a single dwelling and a confined feeding operation as determined through the use of Schedule 1 of the Standards and Administration Regulation adopted pursuant to the Agricultural Operation Practices Act.
- (10) Notwithstanding Subsection (9) above, the owner(s) or operator(s) of a confined feeding operation may locate and reside within dwellings which do not meet the minimum distance separations between a single dwelling and a confined feeding operation as determined through the use of Schedule 1 of the Standards and Administration Regulation adopted pursuant to the Agricultural Operation Practices Act. Such dwellings shall satisfy all other provisions of this Bylaw.
- (11) Notwithstanding any other provision in this Bylaw to the contrary, specifically Section 7.19.1(b), two country residential subdivisions may be allowed on the NW 3-51-17-W4.

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

- (23) "COMMERCIAL STORAGE" means a building or group of buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature. This does not include temporary or outdoor storage.
- (24) "COMMUNICATION TOWER" means an antenna and/or a supporting structure intended for the transmission and/or receiving of radio communication, including but not limited to radio and television transmission, two-way radio, land-mobile systems, fixed-point microwave and amateur radio systems, in excess of 15 m (50 feet) in height measured from grade.
- (25) "COMMUNITY RECREATION" means recreational, social or multi-purpose uses without fixed seating and with an occupancy seating of fewer than 300 people, primarily intended for local community purposes.

 Typical uses include community halls, community centres and community league buildings operated by local residents' organizations.
- (26) "COMPOST FACILITY CLASS I" means a waste management facility where waste, not including biomedical and hazardous waste, is decomposed through a controlled bio-oxidation process that results in a stable humus-like material, but does not include a residential composter.
- (27) "COMPOST FACILITY CLASS II" means a waste management facility where only vegetative matter or manure are decomposed through a controlled bio-oxidation process that results in a stable humus-like material, but does not include a residential composter.
- (28) "CONFINED FEEDING OPERATION" means a confined feeding operation as defined in the Agricultural Operation Practices Act.
- (29) "CORNER LOT" means a lot with boundary lines on two separate roads or highways or a single road or highway that curves at an angle of sixty (60) degrees or more at the subject lot. For the purposes of this definition, a road or highway shall not include a lane.
- (30) "CONTRACTOR SERVICE, GENERAL" means development used for the provision of building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer, or similar services of a construction nature which require on-site storage space for materials, construction equipment, or vehicles normally associated with the contractor service. Any sales, display, office, or technical support service areas shall be accessory to the principal general contractor services use only. This use class does not include professional, financial, and administrative offices.
- (31) "COUNCIL" means the Council of Beaver County
- (32) "COUNTRY RESIDENTIAL USE, SINGLE LOT" means a one family dwelling on a lot resulting from a subdivision for a farmstead, fragmented parcel, or undeveloped country residential site
- (33) "CUSTODIAL QUARTERS" means:
 - (a) dwelling unit, within the Equity Industrial Park Area Structure Plan area, primarily in an industrial district where the occupant of the dwelling unit performs a custodial or security function that is necessary for the operation of the development with which the custodial quarters are combined;
 - (b) must not be approved on a site unless another development has been approved for that site; and
 - (c) must be located in the same building as the principal use unless otherwise authorized by the Development Authority.
- (34) "CUSTOM WORKSHOP" means the use of premises for the production or manufacture/processing of clothing, articles, and/or craft objects. This use may include the provision of classes or workshops to members of the public; however, this shall be accessory to the principal use.

(35) "DAYTIME CHILD CARE" means daytime personal care and education of children licensed by the Provincial government but does not include overnight accommodation. Typical uses include day-care centres, day nurseries, kindergartens, nursery schools, and play schools.

(36) "DEVELOPMENT" means

- (a) (an excavation or stockpile and the creation of either of them, or
- (b) a building or an addition to, or replacement or repair of a building and the construction or placing of any of them in, on, over or under land, or
- (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
- (d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

This definition shall include the demolition or removal of a building or the placement of an already constructed or partially constructed building on a lot.

- (37) "DEVELOPMENT AUTHORITY" means the Development Authority established by this Bylaw.
- (38) "DEVELOPMENT PERMIT" means a document authorizing a development issued pursuant to a land use bylaw or the land use regulations.
- (39) "DISCRETIONARY USE" means the use of land or a building provided for in this Bylaw for which a development permit may be issued upon an application having been made.
- (40) "DRIVE-IN BUSINESS" means an establishment with facilities for on-site service to customers who remain in their motor vehicles, but does not include a drive-in theatre. This also includes any business which has a drive through as an accessory component. Typical uses include oil change garages, and fast food restaurants.
- (41) "DUPLEX" means a dwelling containing two dwelling units sharing a common wall, and located side by side or one above the other.
- (42) "DWELLING" means any building used exclusively for human habitation, which may be supported on a permanent foundation or base extending below ground level. This definition shall include one family dwellings, duplexes, and manufactured homes.
- (43) "DWELLING UNIT" means a complete dwelling or self-contained portion of a dwelling, or a set or suite of rooms for the use of one or more individuals living as a single housekeeping unit, containing sleeping, cooking and separated or shared toilet facilities intended as a permanent or semi-permanent residence not separated from direct access to the outside by another separate dwelling unit.
- (44) "EIP INDUSTRIAL, GENERAL" means development, within the Equity Industrial Park Area Structure Plan area, used principally for one or more of the following:
 - (a) the processing of raw materials; the manufacturing or assembling of semi-finished or finished goods, products or equipment, but not food products;
 - (b) the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial, building or household use;
 - (c) terminals for the storage or trans-shipping of materials, goods and equipment;

- (d) the distribution and sale of materials, bulk goods and equipment to institutions, industrial or commercial businesses for their direct use or to general retail stores or other use classes for resale to individual customers; or
- (e) the training of personnel in general industrial operations.

Any indoor display, office, technical, administrative support, or retail sale operations shall be accessory to the general industrial uses listed above.

This does not include other uses that are defined separately, including a biomedical waste facility.

This includes only those developments where activities and uses may be carried on indoor and/or outdoors and where no significant nuisance factor is created or apparent beyond the boundaries of the site.

Any development, where, in the opinion of the Development Officer, there is significant risk of interfering with the safety and amenity of adjacent sites because of the nature of the site, materials, or process, cannot be successfully mitigated, shall not be considered an EIP general industrial use.

- (45) "EIP MANUFACTURING, LARGE SCALE" means a use, within the Equity Industrial Park Area Structure Plan area, that is engaged in manufacturing, assembly, fabrication, packaging, or other industrial processing of products, primarily from extracted or raw materials or the bulk storage and handling of such products and materials, or an industrial establishment having potential to produce noise, dust, glare, odors or vibration beyond its property line. This term includes but is not limited to:
 - (a) processing and packaging of alcohol beverages;
 - (b) chemical manufacturing:
 - (c) stonework or concrete product manufacturing;
 - (d) fabrication of metal products;
 - (e) manufacturing of agricultural, construction, or mining machinery;
 - (f) motor vehicle manufacturing;
 - (g) lumber milling;
 - (h) permanent concrete/batch plant.
- (46) "EIP MANUFACTURING, SMALL SCALE" means a use, within the Equity Industrial Park Area Structure Plan area, that is engaged in small scale, on-site production of goods by hand manufacturing, primarily involving the use of hand tools including, but not limited to woodworking, wool processing and small-scale welding.
- (47) "EIP RETAIL, CONVENIENCE" means a premise, within the Equity Industrial Park Area Structure Plan area, used for the retail sale of goods from premises which do not exceed 235 m2 (2,530 ft2) in gross floor area. This includes but is not limited to a small food store, a drug store or variety stores selling confectionery tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter, or the rental of videos, alcohol sales, and cannabis retail sales.

- (48) "EQUIPMENT RENTALS" means development used for the rental of tools, appliances, recreation craft, office machines, furniture, light construction equipment, or similar items. This use class does not include the rental of motor vehicles or industrial equipment.
- (49) "EXTENSIVE AGRICULTURE" means the use of land or buildings, including the first dwelling or manufactured home, for an agricultural operation, but not including intensive agriculture or confined feeding operations.
- (50) "FAMILY CARE FACILITY" means a facility which provides resident service in a dwelling of from four (4) to six (6) individuals who are not 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.
- (51) "FARM AND INDUSTRIAL MACHINERY SALE, RENTAL, AND SERVICE" means development used for the sale, rental, or service of heavy vehicles, machinery, or mechanical equipment typically used in building, roadway, pipeline, oilfield, and mining construction, manufacturing, assembling, and processing operations, and agricultural production
- (52) "FARMSTEAD" means the habitable dwelling or other improvements used in connection with an agricultural operation and situated on a lot used in connection with such agricultural operation.
- (53) "FLEET SERVICES" means a premise that uses a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long-term lease. This includes, but is not limited to ambulance services, taxi services, bus lines (including school buses), and messenger and courier services. This does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3,000 kg.
- (54) "FLOOR AREA" means the total of the floor areas of every room and passageway contained in a building, but not including the floor areas of basements, attached garages, sheds, open porches, decks, or breezeways.
- (55) "FOOD AND BEVERAGE PRODUCTS" means a commercial facility in which food or beverage products or both are manufactured, produced or otherwise prepared for human consumption but not consumed on the premises. This may include a retail component; however, this retail component shall be accessory to the principal use. Typical uses may include a bakery, pre-packaged foods, water bottling and catering facilities. This does not include food service, mobile catering. The impact of this use shall not extend beyond the boundaries of the building.
- (56) "FOOD SERVICE, MOBILE CATERING" means the delivery and sale of food to the public using a fleet of vehicles.
- (57) "FOOD SERVICE, RESTAURANT" means a premise where the primary purpose is the sale of prepared foods and beverages to the public for consumption on or off the site. This use typically has a varied menu, with a fully equipped kitchen and preparation area.
- (58) "FOOD SERVICE, SPECIALTY" means a premise where limited types of prepared foods and beverages are offered for sale to the public for consumption on or off the site. This use relies primarily on walk-in clientele. Typical uses are coffee, donut, bagel, sandwich or dessert shops.
- (59) "FRAGMENTED PARCEL" means a part of a lot that is separated from the balance of a lot by a permanent water body or watercourse or by a physical barrier such as a road, highway, or a railway.
- (60) "FRONT LINE" means the boundary line of a lot lying adjacent to a highway or road. In the case of a corner lot, the shorter of the two boundary lines adjacent to the highway or road shall be considered the front line.

- (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 Ill.
- 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.

- (72) "HIGHWAY COMMERCIAL USE" means a commercial development established near highways or secondary roads which provides the most common and regular service requirements of the highway traveling public. Such development would include service stations, gas bars, bulk fuel and oil sales, restaurants, motels and campsites.
- (73) "HOME OCCUPATION" means any occupation, trade, profession or craft carried on by a resident of a dwelling as a use secondary to the residential use of the land or building and which does not change the external appearance or primary residential character of the dwelling. Home Occupations are further classified as follows:
 - (a) Home Occupation Type I means an office for a person who occupies the dwelling as a principal residence. Typical uses include self-employed persons providing professional, financial and office support services, telephone mail order or other sales services not involving any production, manufacturing and repairs, or parking of a commercial vehicle on site;
 - (b) Home Occupation Type II means an occupation, trade, or craft for gain or support conducted primarily within the dwelling. Typical uses include dressmaking, millinery, homecrafts and handicrafts, delivery services, mobile food vendors or caterers, the manufacture of novelties and souvenirs, individual instruction to students, mobile repairs and installation, janitorial services, mobile entertainment services, the carrying out of minor household appliance repair, and babysitting of not more than three children.
- (74) "INDOOR PARTICIPANT RECREATION USE" means development providing facilities within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis. Typical uses include athletic clubs, health and fitness clubs; curling, roller skating and hockey rinks; swimming pools; rifle and pistol ranges; bowling alleys; soccer and racquet clubs.
- (75) "INSTITUTIONAL USE" includes but is not limited to hospitals, educational facilities (both public and private), churches, libraries and senior citizen housing.
- (76) "INTENSIVE AGRICULTURE" means an agricultural operation which, due to the nature of the operation, can use smaller tracts of land, but not including confined feeding operations. Without restricting the generality of the foregoing, this shall include nurseries, greenhouses, sod farms, bee keeping, tree farms, stud farms, horse training facilities, fish farms, marijuana facility and other similar uses, provided that they are not of the scale or intensity to be considered confined feeding operations that require a registration or approval under the Agricultural Operation Practices Act.
- (77) "INTERNAL ROAD" means a road included in a registered plan of subdivision for multi-lot country residential use.
- (78) "KENNEL" means any building or facility in which more than 3 dogs are maintained, boarded, bred, trained, cared for, kept for commercial purposes or boarded overnight for a period greater than 24 hours. A kennel may provide for the incidental sale of products relating to the services provided by the use. A kennel may include outside enclosures, pens, runs or exercise areas. This use class does not include pet care services, animal hospitals and shelters or veterinary services.
- (79) "LAKE" means a permanent body of water, free from large quantities of aquatic vegetation, and characterized by relatively large open water (limnetic) and deep water (profundal) zones compared with the shore (littoral) zone; and, as designated by the Council of the County of Beaver.
- (80) "LANDFILL" " means a waste management facility at which waste is disposed of by placing it on or in land, but does not include a land treatment facility, a surface impoundment, salt cavern or a disposal well, or a biomedical waste facility

- (81) "LANDFILL CLASS I(a)" means a landfill for the disposal of waste and that has:
 - (a) two liners of which at least one is a synthetic liner,
 - (b) a leachate collection and removal system.
 - (c) a leak detection system between the two liners, and
 - (d) a groundwater monitoring system.
- (82) "LANDFILL CLASS I(b)" means a landfill for the disposal of waste and that has:
 - (a) a synthetic or clay liner,
 - (b) a leachate collection and removal system, and
 - (c) a groundwater monitoring system.
- (83) "LANDFILL CLASS II" means a landfill for the disposal of waste, not including hazardous waste.
- (84) "LANDFILL CLASS III" means a landfill for the disposal of waste:
 - (a) that is solid, and
 - (b) that, on disposal in a landfill, is not reasonably expected to undergo physical, chemical or biological changes to such an extent as to produce substances that may cause an adverse effect,
 - (c) and includes but is not limited to demolition debris, concrete, asphalt, glass, ceramic materials, scrap metal, and dry timber or wood that has not been chemically treated, but does not include hazardous waste.
- (85) "LIVESTOCK" means livestock as defined in the Agricultural Operation Practices Act.
- (86) "LOCAL INDUSTRIAL USE" means farm support businesses and minor service, storage, repair and minor manufacturing activities in the rural area. Typical uses include limited contractor services; custom workshops; auto body, auto wrecking, automotive and equipment repair; outdoor sale and storage; vehicle and equipment storage; and household repair services at a scale and size compatible with adjacent development.
- (87) "LOT" means
 - (a) a quarter section;
 - (b) a river lot shown on an official plan referred to in the <u>Surveys Act</u> that is filed or lodged in a Land Titles Office;
 - (c) a settlement lot shown on an official plan referred to in the <u>Surveys Act</u> that is file or lodged in a Land titles Office;
 - (d) a part of a parcel described in a certificate of title, if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or
 - (e) a part of a parcel described in a certificate of title if the boundaries of the part are described in the certificate of title by reference to a plan of subdivision.

- (88) "MANUFACTURED HOME" means a structure that conforms to CSA provisions, is designed to be transported on its own wheels or by other means, and upon arriving at the site for location is, apart from incidental operations such as placement of foundation supports and connections of utilities, ready for year round use as dwelling accommodation for one or more persons. This definition shall include a building that would otherwise be considered to be a one family dwelling if the roof pitch were greater than 1:4, if the depth of eaves were greater than 30.4 cm (12 in.), or if the ratio of depth vs. width (or width vs. depth) were less than 2.5:1. If the roof pitch is less than 1:4, if the eaves is less than 30.4 cm (12 in.), or if the ratio noted above is more than 2.5:1, the building shall be considered to be a manufactured home.
- (89) "MANUFACTURED HOME PARK" means any lot on which two or more occupied manufactured homes are harboured or are permitted to be harboured without regard to whether a fee or charge is paid or made, and shall include any building, structure, tent, vehicle or enclosure used or intended for use as a part of the equipment of such manufactured home park, which complies with relevant government regulations governing manufactured home parks.
- (90) "MANURE STORAGE FACILITY" means a manure storage facility as defined in the Agricultural Operation Practices Act.
- (91) "MAY" is an operative word meaning a choice is available, with no particular direction or guidance intended.
- (92) "MARIJUANA FACILITY" means any building in which an activity authorized by a license issued under the Federal Government or any successor or replacement legislation or regulation, is or may be conducted including such activities as growing, processing, labeling and packaging, storing, and transporting of marijuana. This does not include the cannabis retail sales.
- (93) "MUNICIPAL SHOP AND STORAGE YARD" means the facility used by a municipality for the storage of materials used in fulfilling its various functions and the housing and repair of its equipment.
- (94) "MUNICIPALITY" means Beaver County, unless the context of the text requires otherwise.
- (95) "NATURAL AREAS" means areas identified for the conservation, preservation and/or enhancement of natural features, biodiversity, and ecological processes.
- (96) "NON-CONFORMING BUILDING" means a building
 - (a) that is lawfully constructed or lawfully under construction at the date a land use bylaw or any amendment thereof affecting the building or land on which the building is situated becomes effective, and
 - (b) that on the date the land use bylaw becomes effective does not, or when constructed will not, comply with the land use bylaw.
- (97) "NON-CONFORMING USE" means a lawful specific use
 - (a) being made of land or a building or intended to be made of a building lawfully under construction, at the date a land use bylaw affecting the land or building becomes effective, and
 - (b) that on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw.
- (98) "ODOR FROM FEEDLOTS SETBACK ESTIMATION TOOL" (a.k.a. OFFSET Tool) means the model developed by the University of Minnesota in 2001 to calculate the separation distance required to achieve desired odor annoyance-free frequencies. Average odor impacts are estimated for a variety of animal facilities and manure storages, recognizing that the amount of odor emitted from a particular farm is a function of animal species, housing types, manure storage and handling methods, the size of the odor sources, and the implementation of odor control technologies.

- (99) "OILFIELD WASTE RELATED FACILITY" means a facility that is approved by the Alberta Energy and Utilities Board to treat, dispose of, store or recycle oilfield waste.
- (100) "ONE FAMILY DWELLING" means a dwelling consisting of one dwelling unit, and shall include a manufactured home.

(101) "OWNER" means

- (a) in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land, or
- (b) in the case of other land, the person shown as the owner of the lot on the municipality's assessment roll.
- (102) "OUTSIDE SALE AND STORAGE" means land that is used for the sales and storage of products, goods or equipment in an area that is open or exposed to the natural elements; and where such storage of products, goods or equipment is accessory to the Principal Use of the site.
- (103) "PERMITTED USE" means the use of land or a building provided for in a land use bylaw for which a development permit shall be issued upon an application having been made if the proposal satisfies the regulations of this Bylaw or provides the requirements as established by the Development Authority where, in this Bylaw, the Development Authority is given the authority and responsibility to establish requirements or regulations.

(104) "PET CARE SERVICE" means a use:

- (a) where animals are washed, groomed, or trained;
- (b) where the animals shall not be boarded overnight; and
- (c) that may involve the incidental sale of products relating to the services provided by the use.
- (105) "PET CEMETERY" means that portion of land used for the burial of domesticated animals (cats, dogs, birds, iguanas, and other animals that can be defined as pets) and may include horses and other livestock in limited numbers.
- (106) "PRINCIPAL BUILDING" means a building in which is conducted the main or principal use of the lot on which it is erected.
- (107) "PRINCIPAL USE" means the main purpose for which a building or lot is used.
- (108) "PROFESSIONAL AND/OR ADMINISTRATIVE OFFICES" means development primarily used for the provision of professional, management, administrative, consulting, and financial services. Typical uses include the offices of lawyers, accountants, engineers, and architects; offices for real estate and insurance firms; clerical, secretarial, employment, telephone answering, and similar office support services; and banks, credit unions, loan offices, and similar financial uses.
- (109) "REAR LINE" means the boundary line of a lot lying opposite to the front line of the lot and/or farthest from a highway or road.
- (110) "REAR YARD" means a yard extending across the full width of a lot from the nearest wall of the principal building situated on the lot to the rear line of the lot.

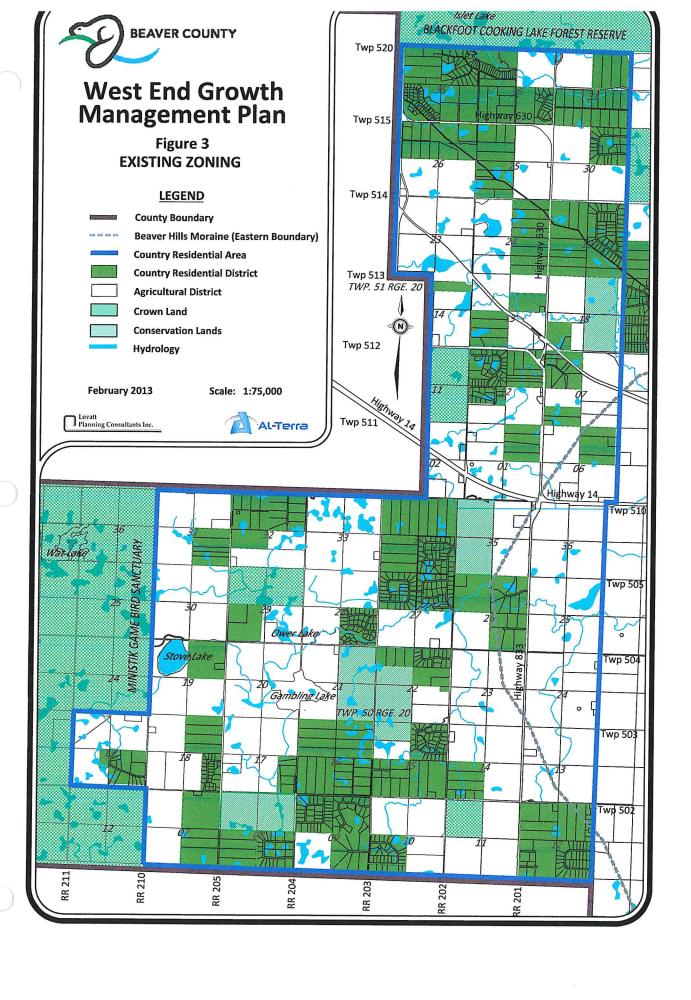
- (111) "RECREATION, EXTENSIVE" means the use of land primarily for recreational uses, for profit or not, which generally utilize undeveloped tracts of land and which generally do not require building, facility or structures. Examples of such uses are cross-country ski trails, walking or riding paths, natural wildlife park, gardens, playground or sports fields without viewing stands or bleachers and may include accessory campsites or other accessory buildings for use by extensive recreation users only.
- (112) "RECREATION USE" means a recreational development conducted on a unified basis on a single site where the prime reason for location is to take advantage of natural physical features including the availability of large areas of land to provide day-to-day sporting and athletic facilities and the structures incidental thereto, and includes ski slopes, golf courses, archery, trap and rifle ranges, race tracks, boating, riding, swimming, picnicking, camping and other similar uses, and may include a refreshment stand incidental to the primary use.
- (113) "RECREATIONAL VEHICLE" means a structure that conforms to CSA provisions; is a portable structure designed and built to be carried on a vehicle, or a unit designed and built to be transported on its own wheels to provide temporary living accommodation for travel and recreational purposes and includes such vehicles as a motor home, a camper, a travel trailer, a tent trailer and a boat but does not include a manufactured home. RVs do not meet Part 9 of the Alberta Building Code and shall not be used as a permanent dwelling.
- (114) "RECREATIONAL VEHICLE USE" means the use of recreational vehicles intended to be occupied for more than six (6) months to provide temporary living accommodation beyond travel and recreational purposes, not for permanent use.
- (115) "RECYCLING DEPOT" means a development, for the buying and temporary storage of bottles, cans, newspapers, and other similar household goods for reuse where all storage is contained within an enclosed building or designated compound site.
- (116) "RECYCLING, OIL DEPOT" means a development, within the Equity Industrial Park Area Structure Plan area, specifically intended for temporary storage of used automotive petroleum products and containers excluding any dangerous or hazardous materials or containers. Materials temporarily stored onsite shall be limited to residential products.

(117) "REGISTERED OWNER" means:

- (a) in respect of unpatented land, the Crown, and
- (b) in respect of other land, the person who is registered under the Land Titles Act as the owner of the fee simple estate in the land.
- (118) "RENEWABLE AND ALTERNATE ENERGY FACILITY" means a facility or development, either stand alone or adjoining another development, that either generates energy using natural or renewable resources, such as, wind, geothermal, bio-fuels, or biomass, or generates energy using an energy generation process that reduces the amount of harmful emissions to the environment, when compared to conventional systems, such as district heating or cogeneration.
- (119) "RENTABLE UNIT" means a separate unit of a motel used or intended to be used for the temporary dwelling accommodation of one or more persons.
- (120) "RESIDENTIAL SECURITY/CARETAKER UNIT" means a self-contained, accessory dwelling unit, reserved for the exclusive use of an on-site caretaker or security person. The on-site caretaker and/or security person shall not be the owner or a shareholder of the owner of either the parcel of land or the business being conducted on the parcel. The use of the parcel as a business must be the primary activity on the property, and not the residential occupation of the parcel.

- (121) "RESOURCE EXTRACTION INDUSTRY" means an industry engaged in the extraction of natural resources such as clay, sand, gravel, coal and other minerals including petroleum and natural gas, and which may include the processing of these through primary treatment into a raw marketable form.
- (122) "RURAL ROAD" means any public road other than a highway, a secondary road, a service road to a highway or a secondary road, or an internal road in a subdivision or hamlet.
- (123) "SECONDARY ROAD" means a road designated as such by Ministerial Order pursuant to the Public Highways Development Act and described by plates published in the Albert Gazette pursuant to Alberta Regulation 164/69 as 500, 600, 700 and 800 series.
- (124) "SHALL" is an operative word which means the action is obligatory.
- (125) "SHOULD" is an operative word with means that, in order to achieve local goals and objectives it is strongly advised that the action be taken.
- (126) "SIDE LINE" means the boundary line of a lot lying between a front line and a rear line of a lot. In the case of a corner lot, the longer of the two boundary lines adjacent to the highway or road shall be considered a side line.
- (127) "SIDE YARD" means a yard extending from the front wall of the principal building situated on a lot to the rear wall of the principal building and lying between the side line of the lot and the nearest wall of the principal building.
- (128) "SOLAR COLLECTOR" means a device or combination of devices used to collect sunlight and is part of a system used to convert radiant energy from the sun into thermal or electrical energy. Types of solar collector devices and structures include:
 - (a) "STRUCTURE MOUNT" means an installation of panels to collect solar energy that are mounted on a structure such as a roof or wall and are used to service uses located on the parcel upon which the panels are located.
 - (b) "GROUND MOUNT" means an installation of panels to collect solar energy that is a stand-alone assembly mounted on racking on or in the ground. The total combined area of ground coverage is less than 0.40 ha (1.0 ac) and may be located on one or more parcels of land.
 - (c) "SOLAR FARM" means an installation of solar panels to collect solar energy that are stand-alone assemblies mounted on racking on the ground. The total combined area of ground coverage is 0.40 ha (1.0 ac) or greater and may be located on one or more parcels of land.
- (129) "STORAGE SITE" means a waste management facility, where waste, other than biomedical or hazardous waste, is
 - (a) stored,
 - (b) sorted, compacted, shredded, ground or processed, or
 - (c) collected and held for removal to another waste management facility.
- (130) "SUBDIVISION AND DEVELOPMENT APPEAL BOARD" means a subdivision and development appeal board established and appointed by the Council in accordance with the Subdivision and Development Appeal Board Bylaw adopted pursuant to the Act.
- (131) "SUBSTANDARD LOT" means any lot which is smaller, in area or in any dimension, than the minimum area or dimension stipulated in the regulations of the District in which the lot is located;

- (132) "SURFACE IMPOUNDMENT" means a facility that consists of an excavation or diked areas that is formed primarily of earthen material and is used for the storage of waste.
- (133) "TEMPORARY" means a development lasting for only a limited period of time.
- (134) "TEMPORARY STORAGE" means development used exclusively for temporary outdoor storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land for a period up to one (1) year. Typical uses include pipe yards, or vehicle or heavy equipment storage compounds.
- (135) "URBAN SERVICES" means municipal water supply and distribution systems, municipal sanitary sewage collection and disposal systems, paved roads, and storm sewers.
- (136) "UTILITY AND TRANSPORTATION SERVICES" means public utility infrastructure which is likely to have some impact on the environment or adjacent land uses by virtue of appearance, noise, size, traffic generation or operational characteristics. This includes any one (1) or more of the following:
 - (a) vehicle, equipment and material storage and maintenance yards;
 - (b) systems for the distribution of gas, whether artificial or natural;
 - (c) facilities for the storage, transmission, treatment, distribution, or supply of water;
 - (d) facilities for the collection, treatment, movement, or disposal of sanitary sewage;
 - (e) storm sewer drainage facilities;
 - (f) systems for electrical distribution and lighting; and
 - (g) systems for telephone, telecommunications, and cable television distribution.
- (137) "VEHICLE AND EQUIPMENT STORAGE" means a development used for the outdoor storage of recreational vehicles and other equipment and does not involve the erection of permanent structures.
- (138) "VETERINARY SERVICE" means development used for the care and treatment of animals where the veterinary services primarily involve outpatient care and minor medical procedures involving care for fewer than four (4) days. All animals shall be kept within an enclosed building. This use class includes pet clinics, animal veterinary clinics, and veterinary offices. This use class does not include animal hospitals and shelters.
- (139) "WAREHOUSE SALES" means development used for the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. This use class includes developments where principal goods being sold are items such as furniture, carpet, major appliances, fertilizer, and building materials.
- (140) "YARD" means a part of a lot upon or over which no principal building is erected.
- and all other words and expressions have the meanings respectively assigned to them in the Act.



Agriculture (A) allows subdivision of a farmstead from a ¼ section leaving the agricultural remnant; or the subdivision of the ¼ section into two relatively equal parts.

2.7.2 Leduc County

Municipal Development Plan

Leduc County's 1999 MDP is the oldest of the surrounding municipalities and has been extensively amended. The MDP restricts country residential to poorer agricultural land.

- Minimum parcel is size 1.4 hectares (3.5 acres).
- Maximum density is 35 parcels per ¼ section (50 if condominium).
- Area Structure Plan or Outline Plan may be required.

Land Use Bylaw

The Ministik Lake Bird Sanctuary separates private lands in Leduc County from adjacent Beaver County lands. Leduc's LUB districts adjacent the Plan area include:

Lake Watershed Protection (LW) with a minimum country residential parcel size of 1.0 hectare (2.5 acres) and maximum parcel size of 2.0 hectares (5.0 acres).

- allows for creation of a Residential Woodlot parcel with a maximum parcel size of 8.0 hectares (20 acres)
- encourages the retention of trees cover

Country Residential (RC) with a minimum country residential parcel size of 1.0 hectares (2.5 acres) and maximum parcel size of 2.0 hectare (5.0 acres).

2.7.3 Strathcona County

Municipal Development Plan

Sustainable development is the key theme of the Strathcona County's 2007 MDP.

- Strathcona's MDP discourages any new country residential subdivisions in the Beaver Hills Moraine Policy Area.
- Area adjacent Beaver County is within the Beaver Hills Moraine Policy Area
 - Allows subdivision of a single rural residential parcel from a ¼ section or the subdivision of the ¼ section into two relatively equal parts
 - Exceptions for lands districted Rural Residential/Agriculture
- Multi-lot development policies emphasize application of conservation design principles
 - Area Structure Plan required for redistricting to country residential

<u>Land Use Bylaw</u> The majority of the lands adjacent Beaver County are districted Agriculture with some ¼ sections districted Country Residential and Rural Residential/Agriculture Transition.

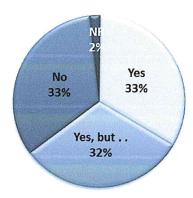
Agriculture General (AG) - the intent of this district is to allow two (2) parcels per ¼ section. The minimum parcel size is 32 hectares (80 acres).

Rural Residential/Agriculture Transition (RA) - this large lot residential district allows a maximum of 8 parcels per ¼ section with a minimum parcel size of 8.0 hectares (20 acres).

Country Residential (RC) – this district is applied to only one ¼ section adjacent the south east corner of Strathcona County and allows for a minimum parcel size 0.8 hectares (2.0 acres).

- Good support for water truck filling station south of Highway 14. Concern expressed regarding the impact on taxes.
 - Not interfering with existing land owners transfer station contamination?
 - Yes transfer station great idea. Also near Lindbrook store if locals can support that. Seems like a great spot to build a small commercial hub – and other amenities.
 - As long as taxes don't effect someone not needing station.
 - Good idea to put it at or near the transfer station.
 - Would be nice but big bucks!
 - Consider road load.
 - Get it across Highway 14 as soon as possible. Lindbrook transfer station site.
- 8. Should local commercial development be encouraged in the CR area?

Yes	Yes, but	No	No Response
15	13	16	1



Lindbrook

- Development has to follow rules and regulations & be appropriate for the area.
- Home based only. Encourage that. Again noise issues businesses do not have the right to intrude on quiet residential areas.
- Beneficial to the area. Not a detriment. Noise and traffic to be considered.
- Absolutely in well placed well locally-supported locations. Even consider incentives for locals and the business to support small clusters.
- Farmers market.
- Depending on what type of commercial.
- More people = more services needed. le a convenience store/gas station in Spilstead. Encourage local home based businesses to cluster to draw business.
- Good info. Shirley and I own 40 acres, 2 ½ miles north of Lindbook store. We purchased this land in 1971 and cut a 600' road in by hand.
- Respect other uses.

Spilstead

- Only along paved roads.
- An eye on increased traffic, hazardous chemicals, should be kept.
- Keep it small.
- Noise consideration, pollution.
- Examples and clarity required.
- Should be considered, not necessarily encouraged.
- 9. Do you have any additional comments?

Lindbrook

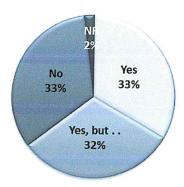
- No clusters if you can't police it & protect the people from quads and snowmobiles and the
 resulting crime waves that accompany them. Peace and quiet is a right! It positively affects
 quality of life.
- Keep up the good work!
- Very impressed with the process and the accomplishments.
- I don't understand how subjective land use goals "try to ensure environmental sensitive areas" help us legally. Could it be worded more concretely? I guess it is a fuzzy guideline but seems to fuzzy.
- Building restrictions should be implemented in all subdivisions.
- No further subdivision of existing acreages into smaller 5acre lots.
- This has been a great information session! Please keep us informed.
- Corridors for wildlife between residences, parks, sanctuaries.

Spilstead

- Higher density means less disturbance to natural spaces and conservation areas. Higher density is a good thing!
- The economics for 16 lots is not viable. No increase in density means no increase in taxes.
- Good job. Tough questions. Some not answered well but you can't know it all. City versus Country life.
- Would it apply to existing subdivisions biophysical assessment.
- Too much 'text' in the presentation. It would be easier to speak around pictures to better understand the presentation. I will review the published material and provide additional feedback by Nov 27.

10. Should local commercial development be encouraged in the CR area?

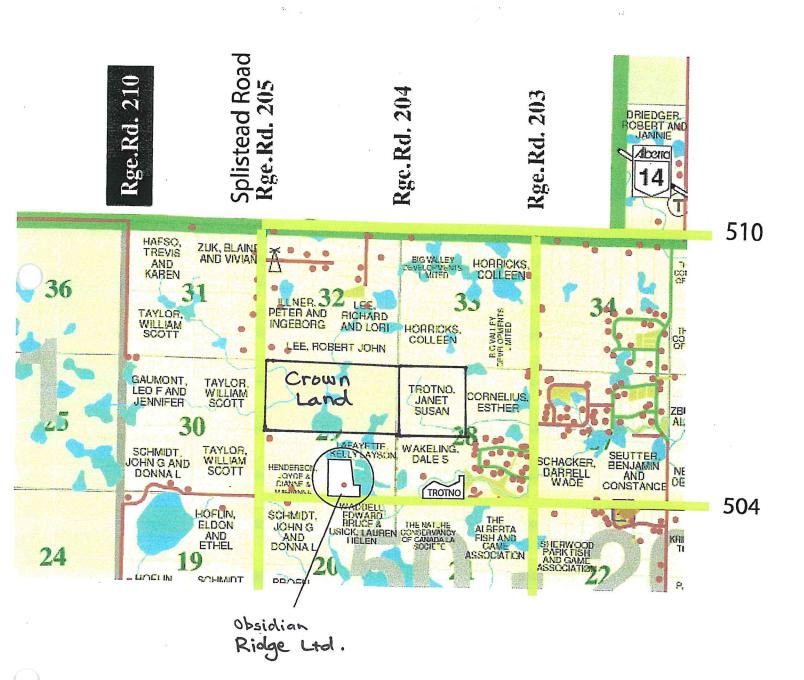
Yes	Yes, but	No	No Response
15	13	16	1

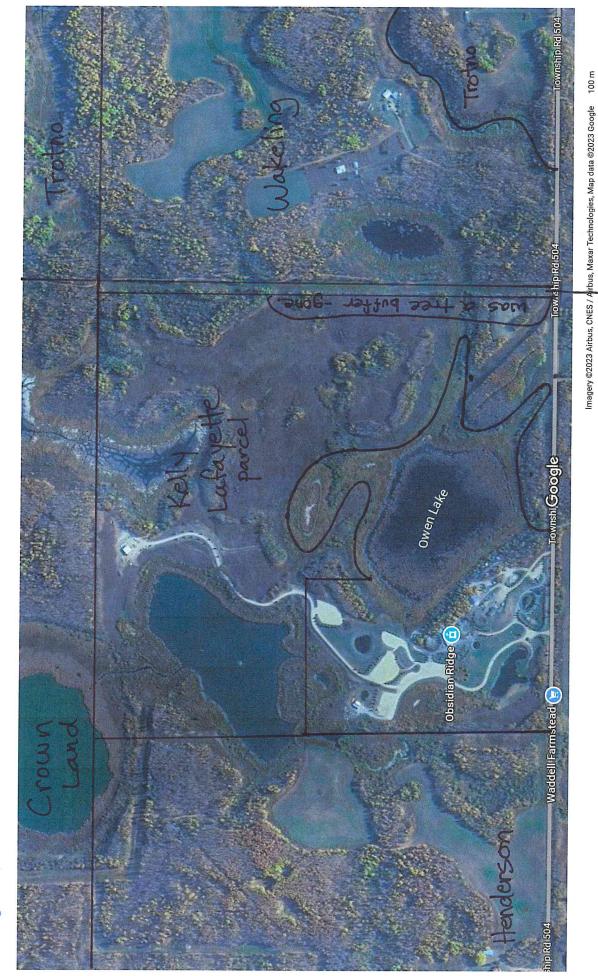


- Although many support the encouragement of commercial developments, concern over the type and extent of commercial development
- Home based only. Encourage that. Again noise issues businesses do not have the right to intrude on quiet residential areas.
- Absolutely in well placed well locally-supported locations. Even consider incentives for locals and the business to support small clusters.
- Respect other uses.
- Examples and clarity required.
- Should be considered, not necessarily encouraged.
- This is country living. Tofield is not that far.
- A general store would provide a spirit of neighbourhood and give social sense of community for the residents.
- If people wanted to live in commercial areas they would stay in the townsites. Industrial and commercial growth would bring in too much non-residential traffic leading to higher crime rates and too high a demand on our water supplies.

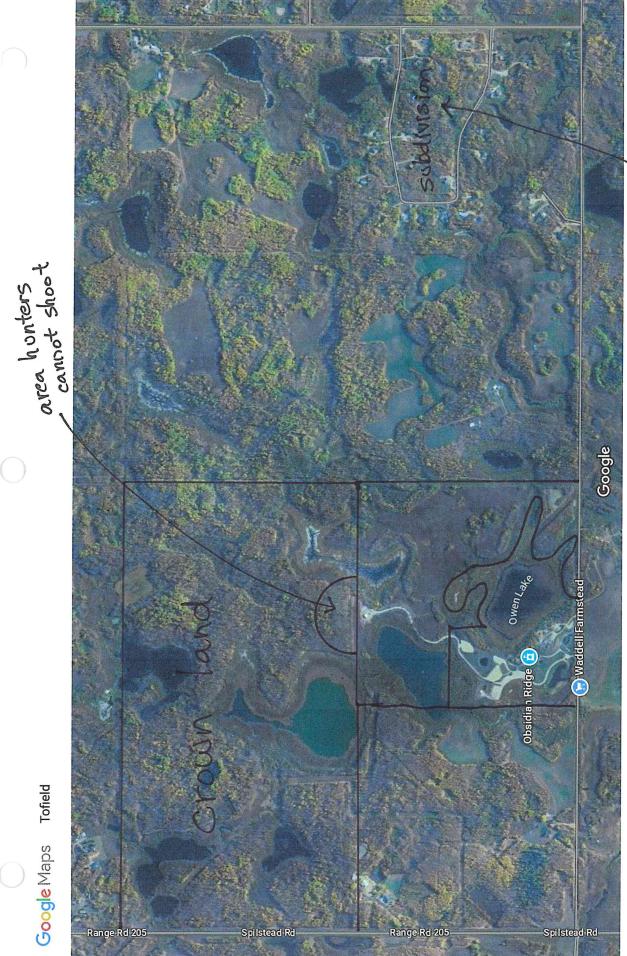
11. Do you have any additional comments?

- Keep up the good work!
- Very impressed with the process and the accomplishments.
- I don't understand how subjective land use goals "try to ensure environmental sensitive areas" help us legally. Could it be worded more concretely? I guess it is a fuzzy guideline but seems too fuzzy.
- This has been a great information session! Please keep us informed.
- Corridors for wildlife between residences, parks, sanctuaries.
- Higher density means less disturbance to natural spaces and conservation areas. Higher density is a good thing!
- The economics for 16 lots is not viable. No increase in density means no increase in taxes.
- Good job. Tough questions. Some not answered well but you can't know it all. City V. Country life.





RR204 Dirt Road



Noise travels, it has been heard by people in subdivision