

EXHIBIT LIST

File Number	Appellant
SDAB 2024-004	Donald G. McIver

Legal Description	Civic Address
Lot 1, Block 22, Plan 802 2826	127 Donovan Drive, Anzac, AB

Exhibit #	Description	Filing Date
	Subject Area Map	2024-09-12
1.	Notice of Appeal (5 pages pages)	2024-09-10
2.	Municipality Evidence Disclosure (52 pages)	2024-10-03

SUBJECT PROPERTY MAP

Notification



Subject
Survey Parcels

Adjacent Owners
within 60m

127 Donovan Drive, Anzac
Lot 1, Block 22, Plan 8022826



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Map Produced for the Community
Development Planning Branch
Page 1
12 Sep 2024



Wood Buffalo
TRIBUNALS

SEP 10 2024

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

NOTICE OF APPEAL

Subdivision & Development
Appeal Board

In accordance with Section 678 and 686 of the Municipal Government Act and the Regional Municipality of Wood Buffalo Land Use Bylaw 99/059, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame.

Section 1 – Property Information

Legal Land Description: (i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer)

Lot 1 Block 22 Plan 802 282 6 ATS

Civic Address

127 DONOVAN DRIVE, N 2A AB

Development Permit Number or type of Order

STOP ORDER

Section 2 – Appellant Information

B: At the time of the appeal hearing the individual acting as agent must produce the completed and signed Agent Authorization Form.

Appellant Name (If the Appellant is a company, enter the complete legal name of the company)

DONALD G. MCIVER

Agent's Name (if applicable)

Contact Name (if different) and position held

Mailing Address

City/Town

Province

Postal Code

FOIP section 17(1)

FOIP section 17(1)

Telephone Number (Daytime)

Alternate Telephone Number

Email Address

FOIP section 17(1)

FOIP section 17(1)

Section 3 – Appeal (Check One Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit

Subdivision Application

Notice of Order

☐ Approval

☐ Approval

☐ Condition of Approval

☐ Condition of Approval

☐ Refusal

☐ Refusal

☒ Notice of Order

☒ We are the Applicant or Land Owner of the subject property

☐ We are a person affected by an order, decision or development permit

Section 4 – Reasons for Appeal

Section 678 and 686 Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal. In support of your appeal, you are requested to provide a full statement of the grounds and reasons of your appeal. You may include any photographs, drawings or plans for clarification.

I/We hereby appeal the decision of the Approval Authority for the following reason(s):

Please see attached

(Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

Date

Signature of Appellant / Agent

If an Agent is representing the property owner, a letter is required from the owner giving consent to a property inspection.

Registered Owner:

I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property as necessary for the purpose of this Appeal.

FOIP section 17(1)

Page 2

Signature of Registered Owner

I am the registered owner of 127 Donovan Drive in Anzac. I am an Indigenous Status individual that is second generation in this community.

I have temporarily leased my empty lot to a local Indigenous contractor, Consun Contracting Ltd. to be used as a laydown for aggregate, material and equipment storage while they are doing the RWSS Program for the RMWB.

Without the use of my vacant lot to store assets, Consun would be forced to dump sand, gravel and topsoil on roads in front of properties. Equipment would be parked on people's driveways and lawns. It is beneficial and cost effective for the RMWB to have a place to store material on a temporary basis as Consun will need to increase the cost of restorations without the use of this property. Also, having piles of material dumped all over on streets will keep the pulse line very busy.

Also, I have spoken to my neighbors about this situation, they do not have a problem with my property being temporarily used for this purpose.

As the RMWB is not able to provide a laydown for any contractor working in this area. It is unclear to me why I have been sent me a STOP ORDER for using my land that I pay taxes on as I see fit, especially when it benefits local residents getting their hook ups done in a timely fashion and saves the RMWB money.

Date of Issuance: August 28, 2024

STOP ORDER

Issued Pursuant to Section 645 of the Municipal Government Act, RSA 2000 c. M-26

TO: DONALD G. MCIVER & SHIRLEY A. MCIVER

FOIP section 17(1)

SERVICE: Hand Delivery

RE: Municipal Address: 127 Donovan Drive, Anzac, AB
Legal Description: Lot: 1, Block: 22, Plan: 802 2826
(hereinafter referred to as the "Lands")

In my capacity as a Development Authority for the Regional Municipality of Wood Buffalo (the "Municipality"), I am hereby issuing this **STOP ORDER** pursuant to Section 645 of the *Municipal Government Act*, as amended, with respect to the above-described Lands.

Section 645(1) of the *Municipal Government Act* and Section 37.4 of the Municipality's *Land Use Bylaw # 99/059* permit a Development Authority to issue a Stop Order directing the owner to "stop the development or use of the land or building in whole or in part" where the development or use of the land or building does not comply with the *Municipal Government Act*, the *Land Use Bylaw*, a development permit, or a subdivision approval.

The Municipality's *Land Use Bylaw # 99/059*, as amended, states:

Section 19.1:

Except as otherwise provided in this Bylaw, no person shall undertake any development in the Municipality unless a development permit has first been issued pursuant to this Bylaw, and the development is in accordance with the terms and conditions of a development permit issued pursuant to this Bylaw.

Section 37.4 (a)

On finding that a development, land use, or use of a building is not in accordance with the Municipal Government Act or the regulations under the Act, this Bylaw, a development permit or subdivision approval or the conditions of either of them, a Development Officer may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them to:

- (i) stop the development or use of the land or building in whole or in part as directed by the notice;*
- (ii) demolish, remove or replace the development; or*
- (iii) carry out any other actions required by the notice so that the development, use of the land or building complies with the Act or the regulations under the Act, this Bylaw, a development permit or subdivision approval.*

within the time set out in the notice.

Section 37.4(b)

The Municipality may register a caveat against the certificate of title for the land that is subject to the Stop Order, provided that the caveat is discharged when the Stop Order has been complied with.

Section 37.4(c)

The costs and expenses incurred by the Municipality in carrying out a Stop Order may be placed on the tax roll of the land subject to the Stop Order.

Section 37.4(d)

A person named in a Stop Order may appeal to the Subdivision and Development Appeal Board.

After the municipal inspections on the site, I concluded that in my opinion the developments and the use of the land do not comply with the Municipality's Land Use Bylaw 99/059 because:

- 1. Stockpiling and excavation in the Lands without development approvals**
- 2. The development construction encroaches into the adjoining municipal lands and changes to grading and drainage without authorization.**

ACCORDINGLY, YOU ARE ORDERED to remedy the unsightly and noncompliant conditions identified above in the following manner from the Lands by **September 13th, 2024, at 4:00 PM:**

- 1. Lawfully remove all machinery, structures, and unauthorized construction materials from the Lands.**
- 2. Lawfully remove all unpermitted activities from the adjoining municipal lands.**
- 3. Provide to the Municipality the remedy process to restore the adjoining municipal lands to the satisfaction of Development Authority.**

If this Order is not complied with within the time limits that have been set out above, the Municipality has the authority under the *Municipal Government Act*, RSA 2000 C c-40 (the "MGA") to:

1. Enter onto the Lands and take any action necessary to carry out the Order (pursuant to s.542(1))
2. Register a caveat under the Land Titles Act against the certificate of title for the Lands (pursuant to s.646(2)).
3. Apply to the Court of King's Bench for an injunction or other order (pursuant to s.553(1)).

4. Add the expenses and costs for carrying out the Order to the tax roll for the Lands (pursuant to 553(1) (h.1)).
5. Issue a violation ticket to the owner of the Land for contravention of the Land Use Bylaw (pursuant to s. 37.1 of the Land Use Bylaw, and section 566 of the MGA).

BE ADVISED that pursuant to Sections 645 and 646 of the *Municipal Government Act* the Municipality has the authority, in the event that any requirements of this Order are not complied with within the time limits provided (with no appeal having been filed), to take whatever actions or measures are determined by the Municipality to be necessary to respond to the alleged breaches of the Land Use Bylaw #99/059, including entering onto the Lands to remedy any breach; preventing a re-occurrence of any contravention; seeking an injunction or other relief from the Alberta Court of King's Bench. Further, the Municipality has the authority to add the costs and expenses of carrying out this Order to the tax roll of any property (including the Lands) for which you are the assessed person pursuant to Section 553(1)(c) of the *Municipal Government Act*.

APPEAL

Please be advised that pursuant to Section 645 of the *Municipal Government Act* you may by written notice appeal the issuance of the Stop Order within twenty-one (21) days of the date on which the order was made (i.e. serviced upon you). A written notice of appeal must be delivered in person or by mail, together with any required fee, within the specified time to:

Secretary, Subdivision and Development Appeal Board
Regional Municipality of Wood Buffalo
7th Floor, 9909 Franklin Avenue
Fort McMurray, AB T9H 2K4

DEVELOPMENT AUTHORITY FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO

Per:

FOIP section 17(1)

Alex Wang
Planner II
Community Development Planning, Planning and Development Department
Regional Municipality of Wood Buffalo

DEVELOPMENT AUTHORITY REPORT

SUBDIVISION AND DEVELOPMENT APPEAL BOARD 2024-004

File: 2024-004

Property Owner: Donald G. McIver & Shirley A. McIver

Appellant(s): Donald G. McIver

Subject: Stop Order
Re: 127 Donovan Drive
Unpermitted Stockpiling and Excavation
Encroachment into adjacent Environmental Reserve

Legal Description: Lot 1, Block 22, Plan 8022826

Civic Address: 127 Donovan Drive, Anzac, Alberta

Land Use Designation: HR – Hamlet Residential District

Date Stop Order Issued: August 28, 2024

Date Appeal was Received: September 10, 2024

Introduction

1. This appeal stems from the issuance of a Stop Order (the “Stop Order”) to Donald McIver (the “Appellant”) on August 28, 2024, for the unpermitted stockpiling and excavation located on 127 Donovan Drive in Anzac, legal address Lot 1, Block 22, Plan 8022826 (the “Subject Property”), which has also encroached into the neighbouring Regional Municipality of Wood Buffalo (the “RMWB”) owned land designated as environmental reserve, legal address Lot 5ER, Block 21, Plan 8022826, (the “RMWB Environmental Reserve Land”).

(Appendix 1 – Stop Order)

2. The Stop Order was issued pursuant to s. 645 of the Municipal Government Act, RSA 2000, c M-26 (the “MGA”) by the RMWB Development Authority (the “Development Authority”).

(Reference 1 - MGA)

Regulatory Context

3. The Subject Property is governed by the RMWB's Land Use Bylaw No 99/059 (the "LUB") and the Anzac Area Structure Plan Bylaw No 12/018 (the "ASP").

(References 2 – LUB & Reference 3 - ASP)

4. The Subject Property is identified in the ASP as 'Established Neighbourhood'. The intent of the Established Neighbourhood classification is to allow the existing residential lifestyle offered to continue while allowing for redevelopment or in-fill development to occur in a timely manner.
5. Principle 1 of the ASP is to preserve the natural environment. Further, policy 1.2.2 in the ASP intends to implement the objective of promoting stewardship of the environment and reads:

"Work closely with Alberta Environment and Sustainable Resource Development, Alberta Environment, the community and other stakeholders to protect lakes, streams, natural vegetation, fish and wildlife habitats."

(Appendix 2 – ASP at page 27)

6. The Subject Property is identified in the LUB as 'Hamlet Residential' and the purpose of the Hamlet Residential District is to provide for the development of a variety of residential uses in the hamlets of the Rural Service Area.
7. The permitted and discretionary uses for a Hamlet Residential District are outlined in section 103 of the LUB and do not include stockpiling or excavations. These industrial land uses are contemplated more suitably within the LUB's Business Industrial District which are located so as to not adversely affect surrounding non-industrial uses through the generation of emissions, noise, odours, vibrations, heat, bright light or dust.

(Appendix 3 – LUB at section 103)

8. Section 4 of the LUB provides that:

"No person shall commence any development unless it is in accordance

with the terms and conditions of this Bylaw.”

(Appendix 4 – LUB at section 4)

9. “Development” is a defined term in the LUB at section 10 and means

“(a) an excavation or stockpile and the creation of either of them.”

(Appendix 5 – LUB at section 10)

Chronology

10. A comprehensive site inspection was conducted on August 9, 2024, by the Development Authority, along with a Community Peace Officer and an RMWB Environment and Regulatory Advisor, to investigate reports of the Subject Property being used as an unpermitted laydown yard and of potential contamination.

11. The inspection revealed the following unpermitted industrial development activity:

- a. Excavations;
- b. Stockpiling; and
- c. Encroachment onto the adjacent RMWB Environmental Reserve Land resulting in changes to grading and drainage.

(Appendix 6 – Site Inspection Report)

12. A Stop Order was issued on August 28, 2024. The Stop Order gave a deadline of September 13, 2024, to bring the Subject Property into compliance by:

- a. lawfully removing all machinery, structures, and unauthorized construction materials from the lands;
- b. lawfully remove all unpermitted activities from the adjoining municipal lands; and
- c. providing to the municipality the remedial process to restore the adjoining municipal lands to the satisfaction of the Development Authority.

(Appendix 1 – Stop Order)

13. A Notice of Appeal was subsequently submitted by the Appellant on September 10, 2024.

Summary Discussion

14. In the Notice of Appeal, the Appellant acknowledges using the Subject Property as a laydown yard, stating that:

“I have temporarily leased my empty lot to a local indigenous contractor, Consun Contracting Ltd. to be used as a laydown for aggregate, material and equipment storage”

(Notice of Appeal)

15. The Appellant does not have a development permit for this type of industrial development activity. Moreover, the Established Neighbourhood concept of the ASP and the Hamlet Residential district of the LUB do not accommodate such development.

16. This unpermitted industrial development is not permitted because it is directly at odds with the purpose of these community development plans. Further, the proximity of the Subject Property to the adjacent RMWB Environmental Reserve Land and Willow Lake is a concern for the integrity and preservation of the natural environment.

17. The RMWB’s Environmental and Regulatory report further highlights the environmental concerns with the Appellant’s unpermitted development activity occurring on the Subject Property.

(Appendix 7 - RMWB Environmental and Regulatory Report)

18. The Appellant has also made the argument in the Notice of Appeal, that the Subject Property is benefiting the RMWB, by allowing contractors to store material associated with “the RWSS Program”. However, contractors engaged in the Rural Water & Sewer Services Program (the “RWSS Program”) do not work for the RMWB, instead they are hired by individual property owners who apply for grant funding from the RMWB to assist with the costs associated with this construction.

19. Contractors and property owners are responsible for complying with all applicable bylaws, including the LUB.

20. Lastly, the assertion by the Appellant that his neighbors do not take issue with the unpermitted development, and that the use of the land is merely temporary, is of no relevance to the fact that no development permit has been issued for the development activity on the Subject Property.

Recommendation

21. No development permit has been approved for development activities on this parcel and no such development approval would be contemplated for this type of industrial use in a Hamlet Residential district or in an Established Neighborhood concept of the ASP, nor would it permit such development activities to encroach onto the adjacent RMWB Environmental Reserve Land.

22. The development authority submits that this Stop Order should be upheld and the Appellant be ordered to bring the Subject Property into compliance immediately by:

- a. lawfully removing all machinery, structures, and unauthorized construction materials from the lands;
- b. lawfully remove all unpermitted activities from the adjoining municipal lands; and
- c. providing to the municipality the remedial process to restore the adjoining municipal lands to the satisfaction of the Development Authority.

Appendices:

1. Stop Order
2. ASP at page 27
3. LUB at section 103
4. LUB at section 4
5. LUB at section 10
6. Site Inspection Report
7. RMWB Environmental and Regulatory Report

References:

1. *Municipal Government Act*, [RSA 2000, c M-26](#)
2. *Land Use Bylaw*, [Bylaw No 99/059](#)
3. *Anzac Area Structure Plan (2012)*, [Bylaw No 12/018](#)

Date of Issuance: August 28, 2024

STOP ORDER

Issued Pursuant to Section 645 of the Municipal Government Act, RSA 2000 c. M-26

TO: DONALD G. MCIVER & SHIRLEY A. MCIVER

FOIP section 17(1)

SERVICE: Hand Delivery

RE: Municipal Address: 127 Donovan Drive, Anzac, AB
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On finding that a development, land use, or use of a building is not in accordance with the Municipal Government Act or the regulations under the Act, this Bylaw, a development permit or subdivision approval or the conditions of either of them, a Development Officer may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them to:

- (i) stop the development or use of the land or building in whole or in part as directed by the notice;*
- (ii) demolish, remove or replace the development; or*
- (iii) carry out any other actions required by the notice so that the development, use of the land or building complies with the Act or the regulations under the Act, this Bylaw, a development permit or subdivision approval.*

within the time set out in the notice.

Section 37.4(b)

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Section 37.4(c)

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Section 37.4(d)

A person named in a Stop Order may appeal to the Subdivision and Development Appeal Board.

After the municipal inspections on the site, I concluded that in my opinion the developments and the use of the land do not comply with the Municipality's Land Use Bylaw 99/059 because:

- 1. Stockpiling and excavation in the Lands without development approvals**
- 2. The development construction encroaches into the adjoining municipal lands and changes to grading and drainage without authorization.**

ACCORDINGLY, YOU ARE ORDERED to remedy the unsightly and noncompliant conditions identified above in the following manner from the Lands by **September 13th, 2024, at 4:00 PM:**

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1. Enter onto the Lands and take any action necessary to carry out the Order (pursuant to s.542(1))
2. Register a caveat under the Land Titles Act against the certificate of title for the Lands (pursuant to s.646(2)).
3. Apply to the Court of King's Bench for an injunction or other order (pursuant to s.553(1)).

4. Add the expenses and costs for carrying out the Order to the tax roll for the Lands (pursuant to 553(1) (h.1)).
5. Issue a violation ticket to the owner of the Land for contravention of the Land Use Bylaw (pursuant to s. 37.1 of the Land Use Bylaw, and section 566 of the MGA).

BE ADVISED that pursuant to Sections 645 and 646 of the *Municipal Government Act* the Municipality has the authority, in the event that any requirements of this Order are not complied with within the time limits provided (with no appeal having been filed), to take whatever actions or measures are determined by the Municipality to be necessary to respond to the alleged breaches of the Land Use Bylaw #99/059, including entering onto the Lands to remedy any breach; preventing a re-occurrence of any contravention; seeking an injunction or other relief from the Alberta Court of King's Bench. Further, the Municipality has the authority to add the costs and expenses of carrying out this Order to the tax roll of any property (including the Lands) for which you are the assessed person pursuant to Section 553(1)(c) of the *Municipal Government Act*.

APPEAL

Please be advised that pursuant to Section 645 of the *Municipal Government Act* you may by written notice appeal the issuance of the Stop Order within twenty-one (21) days of the date on which the order was made (i.e. serviced upon you). A written notice of appeal must be delivered in person or by mail, together with any required fee, within the specified time to:

Secretary, Subdivision and Development Appeal Board
Regional Municipality of Wood Buffalo
7th Floor, 9909 Franklin Avenue
Fort McMurray, AB T9H 2K4

DEVELOPMENT AUTHORITY
FOR THE REGIONAL MUNICIPALITY OF WOOD BUFFALO

Per:

FOIP section 17(1)

Alex Wang
Planner II

Community Development Planning, Planning and Development Department
Regional Municipality of Wood Buffalo

Appendix 2

Objective 1: Protect the Natural Environment

To achieve this objective within the ASP area, the Municipality will:

1.1.1 Require a 100 metres building setback to be maintained as a green belt (buffer) along the shores of Willow and Canoe Lakes. Other development proposed within the 100 metres setback distance will be subject to approval from Alberta Environment and Sustainable Resource Development and the Municipality.

1.1.2 Consult with Alberta Culture and Community Spirit to determine whether development near (within 100 metres) Willow Lake requires an historical impact assessment prior to the approval of a development application.

1.1.3 Restrict development on land that has significant constraints for development as shown on Map 6: Development Suitability. Permanent structures, the removal of natural vegetation and the alteration of the natural drainage pattern will not be allowed. Additionally, technical studies prepared by certified professionals will be required for development that may impact on these areas. These studies include, but are not limited to a biophysical assessment and environmental site assessment reports.

1.1.4 Require and dedicate Environmental Reserve, in accordance with S. 664 of the Municipal Government Act, at the time of subdivision.

1.1.4 Require new subdivision to the east of the railway to undertake community engagement prior to submitting a development application.

Objective 2: Promote Stewardship of the Environment

To achieve this objective within the ASP area, the Municipality will:

1.2.1 Support the use of environmentally-friendly technologies and practices for waste water reuse, solid and grey water recycling, storm water management and energy conservation.

1.2.2 Work closely with Alberta Environment and Sustainable Resource Development, Alberta Environment, the community and other stakeholders to protect lakes, streams, natural vegetation, fish and wildlife habitats.

Public Health Act and the Alberta Private Sewage Treatment and Disposal Regulation.

103. **HR - Hamlet Residential District**

103.1 Purpose

The purpose of this district is to provide for the development of a variety of residential uses in the hamlets of the Rural Service Area.

103.2 Permitted Uses

- (a) The following are permitted uses:
- (b) Accessory Building
- (c) Essential Public Service
- (d) Home Occupation
- (e) Manufactured Home
- (f) Park
- (g) Public Use/Utility
- (h) Satellite Dish Antenna
- (i) Semi-Detached Dwelling
- (j) Single Detached Dwelling

103.3 Discretionary Uses - Development Officer

The following are discretionary uses that may be approved by the Development Officer:

- (a) Amateur Radio Antenna
- (b) Apartment Building
- (c) Bed and Breakfast
- (d) Family Care Dwelling
- (e) Fourplex
- (f) Home Business
- (g) Residential Sales Center, dwelling based or portable **(BL 01/043)**
- (h) Townhouse
- (i) Triplex

103.4 Discretionary Use - Planning Commission

The following are discretionary uses that may be approved by the Municipal Planning Commission:

- (a) Basement Suite **(BL 08/001)**
- (b) Boarding House **(BL 08/001)**
- (c) Child Care Facility
- (d) Educational Service Facility (accessory to a Religious Assembly only)
- (e) Group Home
- (f) Manufactured Home Park
- (g) Religious Assembly

103.5 Site Provisions

In addition to the General Regulations contained in Part 5, and except for an apartment, townhouse, triplex, fourplex and manufactured home park, the following standards shall apply to every development in this district.

- (a) Front Yard (minimum): 7.5 m
- (b) Side Yard (minimum):
 - (i) Apartment Building: 4.6 m
 - (ii) All Other Uses: 3.0 m
- (c) Rear Yard (minimum): 7.5 m
- (d) Building Height (maximum): 10.0 for principal building
- (e) Lot Width (minimum):
 - (i) Unserved Lot, or Municipal Water or Sewer Only: 30.0 m
 - (ii) Municipal Water and Sewer: 15.0 m
- (f) Lot Area (minimum):
 - (i) Unserved Lot: 1,860.0 m²
 - (ii) Municipal Water Only: 930.0 m²
 - (iii) Municipal Sewer Only: 1,400.0 m²
 - (iv) Municipal Water and Sewer: 560.0 m²
 - (v) For Gregoire Lake Estates only, existing residential lots registered prior to the passage of this bylaw which are less than the listed minimum areas are deemed to be conforming.
- (g) Floor Area (minimum): 55.0 m²
- (h) Lot Coverage (maximum): 45 percent including accessory building

103.6 Additional Provisions: Manufactured Home

- (a) The undercarriage of manufactured homes shall be completely screened from view by the foundation, skirting, or by such other means satisfactory to the Development Authority.
- (b) All accessory buildings, additions, porches, and skirting shall be of a quality and appearance equivalent to the manufactured home.

103.7 Additional Provisions: Apartment Building, Townhouse, Triplex, Fourplex

For all apartment, townhouse, triplex and fourplex developments, the site provisions of the R3 (Medium Density Residential District) shall apply.

103.8 Site Provisions: Manufactured Home Park

- (a) Density:
 - (i) site shall not be less than 2.0 ha;
 - (ii) density shall not exceed 20 units per ha.
- (b) Stalls:
 - (i) each stall shall not be less than 420.0 m² in area and 14.0 m in width;

- (ii) each stall shall front onto an internal access road rather than a public street. All stalls shall be at least 3.0 m from the manufactured home park property boundary;
 - (iii) each stall shall be clearly marked off by means of stakes, countersunk steel posts, fences, curbs or hedges.
- (c) Setbacks:
 - (i) the minimum yard (front, side and rear) for each stall shall be 3.0 m;
 - (ii) in addition each manufactured home unit shall be separated from every other unit by at least 6.0 m.
- (d) Building Requirements (for manufactured home units):
 - (i) minimum ground floor area: 54.0 m² (excluding additions);
 - (ii) minimum width: 3.6 m;
 - (iii) each manufactured home unit shall be placed on suitable hard surfaced base within the stall;
 - (iv) all mobile home units shall provide skirting around the base of the unit that is of a manufactured or similar type to harmonize with the unit within 60 days of the placement of the unit in the stall;
 - (v) all additions, porches, garages and accessory structures shall be of an equivalent quality and appearance as the manufactured home unit and shall compliment the exterior;
 - (vi) all mobile homes shall have current C.S.A. certification (or the equivalent, thereof as determined by the Development Officer).
- (e) Internal Roads:
 - (i) all internal roads shall have a minimum right-of-way of 9.0 m with a carriage way of 4.5 m;
 - (ii) all roads shall be hard surfaced, well drained and maintained to the satisfaction of the Development Officer.
- (f) Utilities:
 - (i) manufactured home parks shall be connected to municipal services;
 - (ii) street lighting and other utilities shall be to the same standard as that in a conventional residential neighbourhood.
- (g) Common Areas:
 - (i) at least 5% of the gross site area shall be developed as playground space/amenity area in locations convenient to all manufactured home park residents;
 - (ii) a storage compound shall be provided for recreational vehicles and other equipment at the ratio of 14 m² per unit.
- (h) Landscaping:
 - (i) landscaping as per Section 72 of Part 5 (General Regulations);

- (ii) screen fences or walls shall be erected around laundry yards, refuse collection areas and storage areas to the satisfaction of the Development Officer.

104. SE - Suburban Estate Residential District

104.1 Purpose

The purpose of this district is to provide for multi-lot (more than 3) country residential development with specific development criteria for the Hamlet of Sapræ Creek.

104.2 Permitted Uses

The following are permitted uses:

- (a) Accessory Building (**BL 00/011**)
- (b) Home Occupation
- (c) Park
- (d) Public Use/Utility
- (e) Satellite Dish Antenna
- (f) Single Detached Dwelling

104.3 Discretionary Uses – Development Officer

The following are discretionary uses that may be approved by the Development Officer:

- (a) Amateur Radio Antenna
- (b) Family Care Dwelling
- (c) Home Business
- (d) Manufactured Home

104.4 Discretionary Use – Planning Commission

The following are discretionary uses that may be approved by the Municipal Planning Commission:

- (a) Community Service Facility
- (b) Intensive Agriculture
- (c) Outdoor Recreation Facility
- (d) Residential Sales Centre (**BL 08/001**)

104.5 Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this district:

- (a) for single detached dwellings, the site provisions under Country Residential (CR) District shall apply, except that residential lots registered under Plan 852 1969 prior to 1992, and which are less than 0.8 ha in size, are deemed to be conforming.
- (b) the minimum floor area of a single detached dwelling shall be 112.0 m², excluding the area of an attached garage.
- (c) Manufactured homes are a discretionary use only in accordance with the following:

Appendix 4

The text shown in parentheses in various locations throughout this document identifies the corresponding amending bylaw which authorized the change. For example (BL 17/014) refers to Bylaw No. 17/014.

PART 1 - Enactment and Interpretation

1. Title

This Bylaw is cited as the “Regional Municipality of Wood Buffalo Land Use Bylaw”.

2. Purpose

The purpose of this Bylaw is to regulate the use and development of land and buildings within the Regional Municipality of Wood Buffalo.

3. Application

The provisions of this Bylaw apply to all land and buildings within the boundaries of the Regional Municipality of Wood Buffalo.

4. Conformity with Bylaw

No person shall commence any development unless it is in accordance with the terms and conditions of this Bylaw.

5. Repeal of Existing Land Use Bylaws

Bylaw No. 84/2, being the Land Use Bylaw for the Regional Municipality of Wood Buffalo - Fort McMurray Urban Service Area, and all subsequent amendments thereto are hereby rescinded.

The Land Use Order adopted pursuant to Ministerial Order No. 881/92, being the Land Use Order for the Regional Municipality of Wood Buffalo - Rural Service Area - Fort Chipewyan and Area, and all subsequent amendments thereto are hereby rescinded, except that the sign provisions of Section 3.12 are carried forward and remain in effect until such time as a new Rural Sign Bylaw is proclaimed by Municipal Council.

The Land Use Order adopted pursuant to Ministerial Order No. 655/93, being the Land Use Order for the Regional Municipality of Wood Buffalo - Rural Service Area, and all subsequent amendments thereto are hereby rescinded, except that the sign provisions of Section 3.12 are carried forward and remain in effect until such time as a new Rural Sign Bylaw is proclaimed by Municipal Council.

6. Effective Date

This Bylaw comes into effect upon the date of its third reading by Council and is signed by the Mayor and the Regional Clerk.

7. Land Use Map

- 7.1 The Regional Municipality of Wood Buffalo is hereby divided into districts and the boundaries of each and every district are delineated on the Land Use Maps.
- 7.2 The Land Use Maps, as may be amended or replaced by Bylaw as required, are the maps incorporated as Appendix “A” of this Bylaw.

Appendix 5

DATING and ESCORT SERVICES means any business activity which offers to provide or does provide introductions for a person or persons with another person or persons for a period of companionship of short duration, for which service or introduction of a fee is charged or imposed for each occasion companionship is provided or for each occasion an introduction is made.

DECK means an uncovered or unenclosed amenity area that is attached to a dwelling. (BL 08/001)

DETENTION FACILITY means a development used to hold, confine or to provide regulated or temporary residential facilities for young or adult individuals either awaiting trial on criminal charges or as part of the disposition of criminal charges, or released from custody under the supervision of the National Parole Board, a parole or Probation Officer or similar authority. Typical uses are a remand center, jail, or half-way house.

DEVELOPMENT means:

- (a) an excavation or stockpile and the creation of either of them;
- (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;
- (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 intensity of use of 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.

DEVELOPMENT AUTHORITY means the Development Officer or Municipal Planning Commission of the Regional Municipality of Wood Buffalo, or both, as the case may be.

DEVELOPMENT COMPLETION CERTIFICATE means a document or certificate issued by the Development Officer confirming that the requirements and conditions of a development permit have been met.

DEVELOPMENT OFFICER means the person appointed to the office established by Section 16 of this Bylaw.

DEVELOPMENT PERMIT means a document authorizing the commencement of a development pursuant to the provisions of this Bylaw.

DISCRETIONARY USE means the use of land or of a building which is listed in the column captioned Discretionary Uses in a table of uses for the land use districts in this Bylaw, and for which a development permit may be issued.

DRINKING LOUNGE, MAJOR means an establishment that seats 100 persons or more or has more than 120 m² of public space, where the primary purpose is the sale of alcoholic beverages to the public for consumption on the premises. This use typically has a limited menu and minors are prohibited from patronizing the establishment during at least some portion of the hours of operation. Entertainment is a very minor component of operation. Typical uses include but are not limited to bars, pubs, beverage rooms and cocktail lounges. (BL 05/013)

DRINKING LOUNGE, MINOR means an establishment that seats less than 100 persons or has a public space of less than 120 m², where the primary purpose is the sale of alcoholic

Appendix 6

SITE INSPECTION REPORT

DATE: August 9, 2024 ~ 2:00pm

STAFF: Warren Rourke (Development Officer), Andrea Dar (Environment and Regulatory),
Alanna Folsom (Community Peace Officer)

REASON FOR INSPECTION: Report of Unpermitted Laydown Yard & Potential
Contamination

CIVIC ADDRESS: 127 Donovan Drive, Anzac

LEGAL ADDRESS: 1/22/8022826

1. Development is defined by the 99/059 Land Use Bylaw as 'including an excavation or stockpile and creation of either of them'.

Observations on site have identified stockpiling and excavation.

2. Lot Grading and Drainage section 74.3 of the Land Use Bylaw, if a person alters the approved lot drainage on a site so that water drains onto adjacent parcels, that person shall be responsible for corrective drainage structures, including retaining walls, to divert water from neighbouring properties.

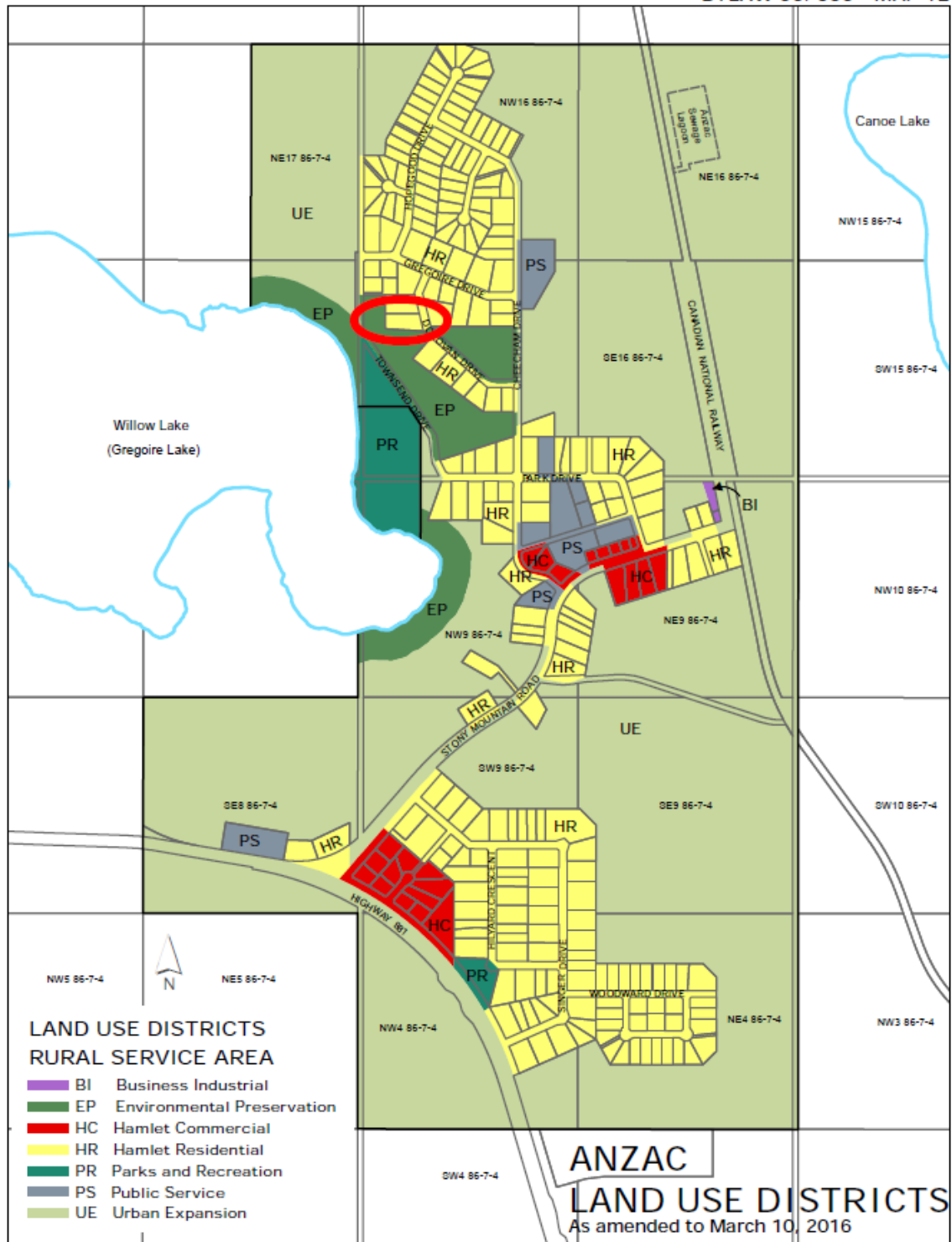
*Observations on site have identified encroachment onto adjacent
Environmental Reserve, altered lot grading and drainage concerns.*

3. Objects Prohibited or Restricted in Yards section 76.1 of the Land Use Bylaw, no person shall keep or permit in any yard in any district any object or chattel which, in the opinion of the Development Authority is unsafe, unsightly or adversely affects the amenities of the district. This includes, but shall not be limited to, dismantled or wrecked motor vehicles, and any excavation, stockpiling or storage of materials, explosives, flammable liquids, and diesel fuel and gasoline products.

*Observations on site have identified objects, equipment and stockpiling
which are not in accord with the amenities of the Hamlet Residential
district, and which have not received development permit approval.*

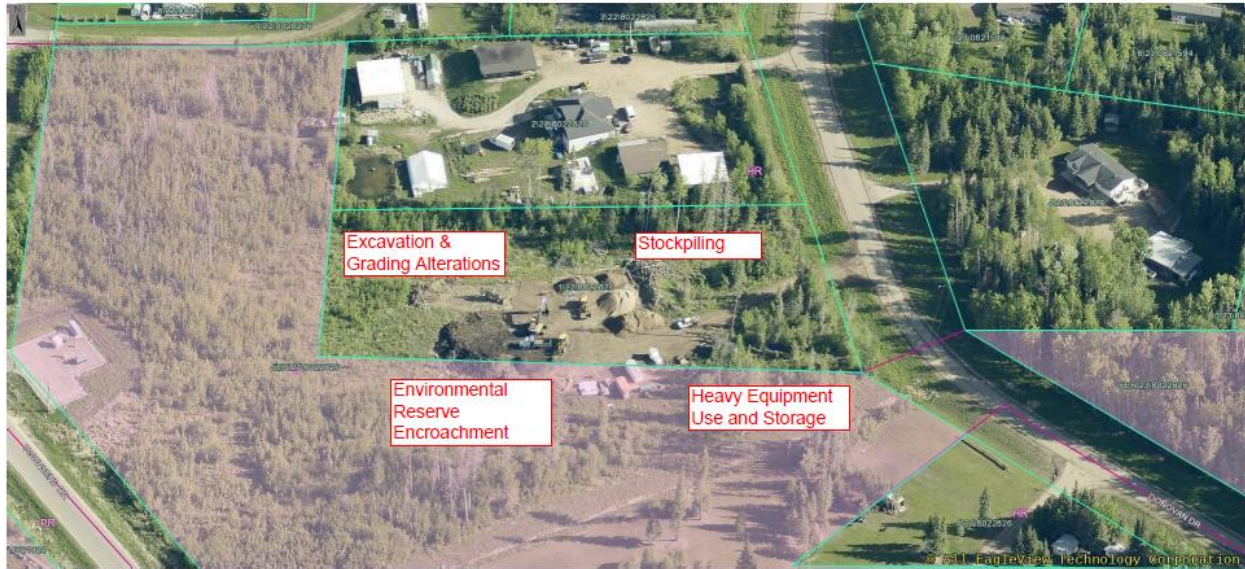
4. Hamlet Residential District section 103 of the Land Use Bylaw, Hamlet Residential District - The purpose of this district is to provide for the development of a variety of residential uses in the hamlets of the Rural Service Area.

*Observations on site have identified uses of the land which are not in
alignment with the purpose of the neighbourhood's land use district.*



1. Land Use Bylaw Map – Anzac

127 Donovan Drive - June 14, 2024



06/14/2024

2. Site Imagery Overview



3. Site Entrance, Heavy Equipment, Commercial Vehicles, Stockpiling, Grading Alterations



4. Heavy Equipment, Commercial Vehicles



5. Stockpiled Materials



6. Excavation and Grading Alterations, Heavy Equipment, Commercial Vehicles



7. Excavation and Grading Alterations, Heavy Equipment, Commercial Vehicles



8. Excavation and Grading Alterations



9. Stockpiling, Excavation and Grading Alterations



10. Heavy Equipment, Storage, Environmental Reserve Encroachment, Excavation and Grading Alterations



11. Heavy Equipment, Commercial Vehicles and Stockpiling



12. Heavy Equipment, Stockpiling and Grading Alterations



13. Stockpiling and Grading Alterations



14. Heavy Equipment, Commercial Vehicles, Stockpiling and Grading Alterations



15. Heavy Equipment and Grading Alterations



16. Heavy Equipment, Storage and Grading Alterations



17. Heavy Equipment, Commercial Vehicles and Storage



18. Heavy Equipment, Grading Alterations and Contaminant Discharge Concern



19. Heavy Equipment, Grading Alterations and Contaminant Discharge Concern



20. Potential Contaminated Discharge Concern

Appendix 7

File: 2024-004
Property Owner: Donald G. McIver & Shirley A. McIver
Appellant(s): Donald G. McIver
Subject: Stop Order
Re: 127 Donovan Drive
Unauthorized Storage and Hydrovac Material Disposal
Encroachment into adjacent Environmental Reserve

Legal Description: Lot 1, Block 22, Plan 8022826
Civic Address: 127 Donovan Drive, Anzac, Alberta
Land Use Designation: HR – Hamlet Residential District
Date Stop Order Issued: August 28, 2024
Date Appeal was Received: September 10, 2024

Background:

The Municipality was notified by a resident of a Contractor utilizing a privately owned lot in the hamlet of Anzac to complete rural water and sewer service connection activities. 127 Donovan Drive was being utilized as a Laydown Yard and hydrovac waste disposal location. It is zoned hamlet residential and the adjacent lot to the south / east is Municipal property which has been zoned Environmental Reserve (the Site).

Rural Water and Sewer Servicing program is a Municipal Initiative and part of the Strategic Program. The RMWB is providing funding to the homeowners on condition that all Laws are being followed. The RMWB has funding agreements with the homeowners; there are no contracts directly with any Contractors. It is the homeowners choice on which Contractor they would like to use to connect the services to their home.

The RMWB had not received any applications from the landowner or land occupant for the construction laydown yard activities. The RMWB has not provided any authorizations for the activities; no development permit has been issued for the Laydown Yard.

The laydown yard had encroached onto municipal property and activities had included disposal of hydrovac waste. The RMWB did not permit any access, occupation or disposal activities on the environmental reserve. The encroachment has been addressed, but revegetation will take some time to reestablish.

Site Visit Observations:

A site visit was completed by the RMWB on Friday August 9, 2024, from 2pm to 3pm. Site Visit observations included:

- 3 pickup trucks, 1 hydrovac, and various other equipment to move materials were noted at the Laydown Yard.
- 3 dump trucks were noted to arrive at the Laydown Yard during the site visit. One truck was waiting on Donovan Drive prior to entering the Laydown, probably due to the amount of equipment currently occupying the location.
- Other equipment included a C-Can, a port-a-potty, small equipment storage areas, and other miscellaneous equipment.
- The Contractor noted the Land Owner wanted to receive the soil materials to 'build up' the site in preparation for a future residence.
- Hydrovac waste material disposal was noted within the vegetated area of Municipal property zoned Environmental Reserve.

Regulatory Compliance:

- Alberta Environment and Protected Areas (EPA) was been notified of the activities, EDGE number: 431585.
- An Environmental Protection Officer (EPO) completed a site visit on August 15th, 2024, which resulted in the EPO issuing notices of non-compliances to both the Land Owner and the Land Occupant.
- The Land Owner was noted to be in non-compliance with section 88 of the Environmental Protection and Enhancement Act, which is an offense under section 227(j); operating a storage site without providing notice to EPA.
- The Land Occupant was noted to be in non-compliance with section 23(1) of the Waste Control Regulation which is an offense under section 42 that no person shall deposit waste in any location other than a waste management facility.
- It had been noted that future incidents of non-compliance related to these activities may result in enforcement action being taken by EPA.

Summary:

- The RMWB can not permit activities which do not comply with the law.

Attachments:

- Notice of Non-Compliance - Donald MCIVER.
- Notice of Non-Compliance - Consun Contracting Ltd

Private Property
(Hamlet Residential)

RMWB Property
(Municipal Reserve)

5ER/21/8022826

Pictometry Image: 2024-06-14

 Hydrovac Waste Point of Release
 Hydrovac Waste Materials
 Hydrovac waste direction of flow



Photo 01: Hydrovac Waste Point of Release



Photo 02: Hydrovac Waste Materials at the Site



Photo 03: Point of Release (Behind Hydrovac)



Photo 04: Stockpiled Materials at Laydown Yard



Photo 05: Onsite Equipment at the Laydown Yard



Photo 06: Onsite activities

September 16, 2024

EPA File Reference(s): DCOM0002541

Mr. Donald McIver
Mrs. Shirley McIver
FOIP section 17(1)


NOTICE OF NON-COMPLIANCE

Dear Sir/Madam,

RE: 127 Donovan Drive, Anzac – Operation of a storage site without giving notice to the Director.

This letter is a notice of non-compliance, issued to Donald and Shirley McIver in response to the improper disposal and storage of hydrovac waste at 127 Donovan Drive, Anzac, Alberta, T0P 1J0 (the “location”). Alberta Environment and Protected Areas (AEPA) received a report from the Regional Municipality of Wood Buffalo (RMWB) on August 9, 2024 (EDGE Reference #431585) advising of construction activities ongoing at the location, and that hydrovac waste was being disposed of at the location that subsequently migrated off-site onto the RMWB environmental reserve south of the location. The company reported to be operating at the location was Consun Contracting Ltd.

On August 12, 2024, AEPA conducted a land title search for the location.

- 127 Donovan Drive, Anzac
- Long Legal: Plan 8022826, Block 22, Lot 1
- Title Reference Number: 102126560

The owners listed on title at the time of the query were:

- Donald Gabriel McIver
- Shirley Ann McIver

On August 12, 2024, AEPA conducted a query of government databases to confirm whether any *Environmental Protection and Enhancement Act* (EPEA) authorizations had been granted by AEPA for the location; the query returned no results.

On August 15, 2024, AEPA conducted a site inspection of the location, along with representatives from the RMWB, and a representative of Consun Contracting Ltd. During the inspection, it was confirmed that hydrovac waste had been disposed of on both the south and

north sides of the property at the location. The hydrovac waste was said to have originated from residential properties in Anzac that were being hydro excavated to accommodate for connection to the RMWB water and sewer services as part of the Rural Water and Sewer Servicing (RWSS) project being offered by the RMWB.

At the time of the inspection, hydrovac waste was no longer being disposed of on the south side of the property, and efforts were being undertaken by Consun Contracting Ltd. to remediate the effected portion of the RMWB environmental reserve; however, hydrovac waste was continuing to be disposed of and stored within a bermed area on the north side of the property.

AEPA advised Consun Contracting Ltd. at the time of the inspection that the activity was to cease, and that no further loads of hydrovac waste were permitted to be disposed of at the location, and that it was only to be disposed of at a waste management facility approved under the *EPEA* to accept hydrovac waste. Locations in the RMWB where hydrovac waste could lawfully be disposed of were discussed at that time, and educational resources regarding hydrovac waste and hydrovac facilities were also shared.

Upon completion of the site inspection and a review of the applicable legislation, AEPA has determined that Donald and Shirley McIver were in non-compliance with section 88 of the *EPEA*, which is an offence under section 227(j) of the *EPEA*.

Environmental Protection and Enhancement Act

Offences

Section 227(j) A person who contravenes section 60, 61, 67, 75, 76, 79, 87, **88**, 108, 109, 110(1) or (2), 111, 112, 137, 148, 149, 155, 157, 163, 169, 170, 173, 176, 178, 179, 180, 181, 182, 188, 191, 192, 209 or 251 is guilty of an offence.

***EPEA*, Section 88 – Operation of a storage site without giving notice to the Director.**

Part 3 – Activities Requiring Notice Prohibition

Section 88 No person shall commence or continue any activity that is designated by the regulations as an activity in respect of which notice must be given to the Director unless that person gives notice to the Director, in the form and manner required by the regulations, that that person is carrying on or intends to carry on the activity.

Activities Designation Regulation

Definitions - notice activities

4 The following definitions apply for the purposes of Schedule 3:

(c) “storage site” means a waste management facility where waste, other than hazardous waste, is

- (i) stored,
- (ii) sorted, compacted, shredded, ground or processed, or
- (iii) collected and held for removal to another waste management facility.

Designation of activities

5(3) The activities listed in Schedule 3 are designated as activities in respect of which notice to the Director under Part 3 of the Act must be given.

Schedule 3

- (b) the construction, operation or reclamation of a storage site;

This is a reminder that there may be requirements under legislation such as the *EPEA* that must be adhered to when certain activities are being considered on any land base, regardless of ownership. Should you have any questions in the future as to whether you are required to obtain an approval, registration, or provide notification under the *EPEA*, prior to conducting any proposed activities, please contact the Regulatory Approvals Centre at 780-427-6311 or by email at rac.environment@gov.ab.ca.

I have attached two documents for your review, one is a fact sheet on hydrovac waste, and the second is an application form for Notification of a Waste Management Storage Site.

Future incidents of non-compliance related to the activities outlined above, may result in enforcement action being taken without further notice. Should you have any additional questions regarding the contents of this letter, please contact the undersigned at 780-743-7326 or at tyler.murphy@gov.ab.ca.

Respectfully,

FOIP section 17(1)

Tyler Murphy
Environmental Protection Officer
Regulatory Assurance Division – Northeast Boreal

Enc: Hydrovac Waste: fact sheet – 3 pages
Notification of a Waste Management Storage Site – 1 page

cc: Todd A. Smith, Compliance Assurance Lead
Wasim Mufti, EPEA Approvals Team Lead

September 16, 2024

EPA File Reference(s): DCOM0002541

Mr. Edgar Tatum
Director
Consun Contracting Ltd.
FOIP section 17(1)

NOTICE OF NON-COMPLIANCE

Dear Mr. Tatum:

RE: 127 Donovan Drive, Anzac – Improper disposal and storage of hydrovac waste

This letter is a notice of non-compliance, issued to Consun Contracting Ltd. in response to the improper disposal and storage of hydrovac waste at 127 Donovan Drive, Anzac, Alberta, T0P 1J0 (the “location”). Alberta Environment and Protected Areas (AEPA) received a report from the Regional Municipality of Wood Buffalo (RMWB) on August 9, 2024 (EDGE Reference #431585) advising of construction activities ongoing at the location, and that hydrovac waste was being disposed of at the location that subsequently migrated off-site onto the RMWB environmental reserve south of the location.

On August 15, 2024, AEPA conducted a site inspection of the location, along with representatives from the RMWB, and a representative of Consun Contracting Ltd., Mr. Louis Schoenherr. During the inspection, it was confirmed that hydrovac waste had been disposed of on both the south and north sides of the property at the location. The hydrovac waste was said to have originated from residential properties in Anzac that were being hydro excavated to accommodate for connection to the RMWB water and sewer services as part of the Rural Water and Sewer Servicing (RWSS) project being offered by the RMWB.

At the time of the inspection, hydrovac waste was no longer being disposed of on the south side of the property, and efforts were being undertaken by Consun Contracting Ltd. to remediate the effected portion of the RMWB environmental reserve; however, hydrovac waste was continuing to be disposed of and stored within a bermed area on the north side of the property.

AEPA advised Mr. Schoenherr at the time of the inspection that the activity was to cease, and that no further loads of hydrovac waste were permitted to be disposed of at the location, and that it was only to be disposed of at a waste management facility approved under the *Environmental Protection and Enhancement Act* (EPEA) to accept hydrovac waste. Locations in the RMWB where hydrovac waste could lawfully be disposed of were discussed with Mr.

Schoenherr at that time, and educational resources regarding hydrovac waste and hydrovac facilities were also shared with Mr. Schoenherr.

Upon completion of the site inspection and a review of the applicable legislation, AEPA has determined that Consun Contracting Ltd. was in non-compliance with section 23(1) of the *Waste Control Regulation* (WCR) made under the *EPEA*, which is an offence under section 42 of the *WCR*.

Waste Control Regulation

Offences

Section 42 A person who contravenes sections 3.1, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, **23**, 24, 26, 37, 39, 40 or 41 is guilty of an offence.

WCR, Section 23(1) – Disposal of hydrovac waste other than at an authorized hydrovac facility.

Section 23(1) No person shall deposit waste for disposal in any place other than a waste management facility authorized in accordance with the Act and this Regulation.

AEPA has also determined that Consun Contracting Ltd. was in non-compliance with section 180 of the *EPEA*, which is an offence under section 227(j) of the *EPEA*.

Environmental Protection and Enhancement Act

Offences

Section 227(j) A person who contravenes section 60, 61, 67, 75, 76, 79, 87, 88, 108, 109, 110(1) or (2), 111, 112, 137, 148, 149, 155, 157, 163, 169, 170, 173, 176, 178, 179, **180**, 181, 182, 188, 191, 192, 209 or 251 is guilty of an offence.

EPEA, Section 180 – Improper disposal of hydrovac waste on land owned by local authority.

Section 180 No person shall dispose of waste on any land owned or administered by a local authority except

- (a) at a waste management facility that is constructed and operated in accordance with this Act,
- (b) through a refuse disposal system established by a local authority,
- (c) in a container placed for the purpose of collecting waste,
- (d) by burning the waste
 - (i) in accordance with a permit, licence or other consent issued by a local authority, or
 - (ii) pursuant to an approval or registration under this Act, or
- (e) in any other manner specified in the regulations.

Deemed disposal

Section 177 For the purposes of sections 178 to 182, waste is deemed to be disposed of on public land, on a highway, on land owned or administered by a local authority, on land owned by another person or on, into or under water or ice, as the case may be, if the waste is in another location and by natural forces moves or is moved to the public land, highway, land owned or administered by the local authority, land owned by another person or on, into or under the water or ice.

This is a reminder that no further loads of hydrovac waste are permitted to be disposed of at any location other than at an approved hydrovac facility. There is no further follow-up required of Consun Contracting Ltd. by AEPA in response to the contraventions identified in this letter. Future incidents of non-compliance related to the activities outlined above, may result in enforcement action being taken without further notice.

Should you have any questions in the future as to whether you are required to obtain an approval, registration, or provide notification under the *EPEA* prior to conducting any proposed activities, please contact the Regulatory Approvals Centre at 780-427-6311 or by email at rac.environment@gov.ab.ca.

I have attached two documents for your review, one is a fact sheet on hydrovac waste, and the second is a list of approved facilities in Alberta that accept hydrovac waste. Additional information regarding hydrovac facilities and waste management can be found at the following link: <https://www.alberta.ca/hydrovac-facilities>.

Should you have any additional questions regarding the contents of this letter, please contact the undersigned at 780-743-7326 or at tyler.murphy@gov.ab.ca.

Respectfully,

FOIP section 17(1)

Tyler Murphy
Environmental Protection Officer
Regulatory Assurance Division – Northeast Boreal

Enc: Hydrovac Waste: fact sheet – 3 pages
Alberta Facilities that Accept Hydrovac Waste – 8 pages

cc: Todd A. Smith, Compliance Assurance Lead
Wasim Mufti, EPEA Approvals Team Lead