

Letter Presentation to Parkland County Council and to Mike Heck (CAO)

Tuesday, Feb. 26, 2019

My name is Shirley Munro. I have been a resident of the Fallis community for the past 14 ½ years. I am also the Chair of the Wabamun Area Stewardship Association (WASA), which was formed by concerned community citizens in October 2018 in opposition to a proposed 300 RV lot "Enroute and Destination" Campground on the north shore of Lake Wabamun by Samco Developments Ltd.

I am here to refute the closure of complaints I filed on Feb. 14 and on Feb. 20 with Bylaw Enforcement regarding current activity by Samco on the land that was subject to a rejected Development Permit Application, which was appealed to the SDAB, but was also denied on Feb 12, 2019.

I was advised by the Bylaw Enforcement Peace Officer that my complaint files were closed under the instruction of the Development Authority, Karen Kormos as the observed activity on the site was considered to be acceptable under the other permits Samco has in place.

My understanding is that there are no valid permits in effect as the horse pasture Permit granted on June 12, 2012 was superseded and replaced by the approval of a Permit for a single family dwelling on Nov. 9, 2016. A Stop Order was issued to Samco in the late fall of 2017 for unauthorized gravel extraction and crushing operations. This was appealed by Samco, and in Dec 2017, the SDAB granted conditional use of some of the gravel for his road entrance. The residential Development Permit expired at that same time as no housing construction had been initiated. Thus, with the recent rejection of the "Campground" Permit application by the SDAB on Feb 12, Samco currently has no existing valid permits in place.

Since Feb. 13, the day immediately following the SDAB decision:

1. Samco has been observed working on the site for at least 5-6 days
2. 3 large pieces of equipment (track-hoe, cat, grader) and 3 gravel trucks with 3 pup trailers were moved onto the property
3. Approximately 40-50 loads of black dirt have been hauled in and stockpiled, with at least 6 loads of dirt trucked up to the top of the hillside and hidden behind the large gravel piles

I am therefore requesting that my complaints be reinstated and followed-up with priority, as the nature and scale of the observed activity on the Samco property appears to be of a nature and scale commensurate with development related work.

Furthermore, on Feb. 15, I contacted Alberta Environment, who visited the site and expressed concerns about the new dirt hauling activity causing additional erosion from the property onto Lakeshore Road, and into Lake Wabamun with the spring snow melt.

There is currently an ongoing investigation with Samco regarding the outstanding Oct 29 Amendment #6 Water Act Enforcement Order. The developer has not contacted Alberta Environment about current plans to do any specific remediation work for the identified deficiencies, and none of the activities over the past several years have been related to the Enforcement Orders in place.

The community has tolerated over 7 years of unauthorized activity and incomplete remediation orders on the site without apparent consequence, despite serious environmental damage and compromise to the integrity of Lake Wabamun.

Since my complaints have been dismissed by the Development Authority, and since the SDAB did not determine what activities would constitute work related to "Campground" development, and since the SDAB did not determine what enforcement would be enacted for non-compliance, I am further requesting that **there be some coordination of compliance enforcement responsibilities initiated between the regulatory authorities of Parkland County and Alberta Environment. I would ask Council to provide direction to Parkland County Administration to take the lead immediately in working with Alberta Environment to exercise all legal authority to ensure for the Samco property that:**

- 1. Current work is halted and a Stop Order be put in place**
- 2. All unauthorized activities by Samco since Feb 13, 2019 be subject to penalty**
- 3. The site be routinely monitored for unauthorized activity and that bylaws are enforced with appropriate consequences**
- 4. All remediation orders be complied with to the satisfaction of Alberta Environment within 1 year or less**
- 5. That Samco is billed for the full remediation costs and damages if work is to be undertaken by Parkland County and Alberta Environment**
- 6. Appropriate legal action be taken in the event of non-payment of remediation costs and damages.**

Additionally, as the originator of the complaint, and an immediately adjacent property owner, and Chair of WASA, I would request that I be provided with an authority contact, and that I be kept informed completely and timely about the progress of the preceding action.

It is apparent that Samco is pursuing his plans to build the "Enroute and Destination" Campground without an approved Development Permit from Parkland County. The developer is continuing to follow his behavior and conduct from the past 7 years on the site by choosing not to abide by the rules of the regulatory authorities. Samco has set a strong precedent in Parkland County for others to ignore regulations, as there have been no consequences for his unauthorized work.

Complacency by the regulatory authorities has resulted in seriously negative effects on the environment, the neighboring lands, on Lake Wabamun, and major expense to taxpayers. Will the County take responsibility for their non-action and the impact of this unauthorized development on the land and on Lake Wabamun for future generations use and enjoyment?

Respectfully submitted,

Shirley Munro
780-394-2887

Note: Text in Bold are requests of the Council.

Activities on the site have been, and will continue to be recorded, documented and photographed.

Request to Appear before Council

ORGANIZATION OR NAME OF APPLICANT: Wabamun Area Stewardship Association	
ORGANIZATION SPOKESPERSON: Shirley Munro	
ADDRESS: Box 264, Fallis. AB.	
POSTAL CODE: T0E 0V0	TELEPHONE #: 780-394-2887
E-MAIL ADDRESS: falliscommunity@gmail.com	
ISSUE / TOPIC: Enforcement of non-compliance activities on the Samco Developments Ltd. site on the north shore of Lake Wabamun. (Provide additional information as an attachment if required)	
HAVE YOU SPOKEN ON THIS ISSUE / TOPIC BEFORE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WHEN:	
PRESENTATION MATERIAL ATTACHED YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
PREFERRED PRESENTATION DATE: February 26, 2019	
You will be contacted by Parkland County to confirm your appointment date and time.	
AUDIO VISUAL NEEDS: Possibly powerpoint	

This information is being collected under the authority of Section 33 (c) of the Freedom of Information and Protection of Privacy (FOIP) Act and will be used for the purpose of scheduling you as a speaker before County Council. Note also that Council meetings and Council Committee meetings are public and presentations including those made by speakers and delegations are recorded for live streaming and video archiving. If you have any concerns about the collection of this information contact Parkland County's FOIP Coordinator at 780-968-3229.

For more information about appearing before Council, please contact the Legal and Legislative Services Department at 780-968-3234.

Submit Form

Office Use Only

Request Approved	Yes	No	Council	CoW	Date:
Presentation Materials Received:	Yes	No			











