

LIST OF LEGACY ENFORCEMENT FILES (Nov 2017)

Division 1

File 1

District	AG (Agriculture District)
Permits Issued to Date	1989 home office for a Transportation company. 1999 mechanic repair shop with 2 employees. Property was purchased by current owners in 2001.
Past Enforcement Steps	Consultation in the form of meetings have occurred with landowner re. requirements to bring the development into compliance.
Summary of Issue(s)	Trucking company with no permits. In 2004 current owners applied for a County Development Permit. MPC deferred the application until rezoning was approved/approval from AT. In 2005 and after fire, a new office building was built and repairs to the shop completed. All done without permits. 2005 rezoning application from IMF-A to S-DC-7 (LUB 819/96) received only 1 st reading and then was rescinded because applicants did not fulfil any requirements. 2012 application to amend LUB was received from Agricultural/Light Commercial to Light Commercial. Applicants did not fulfil further requirements and application was not taken further.

File 2

District	I1 (Rural Industrial Support District)
Permits Issued to Date	D-2-89 - Grain handling facility. 120-89 - Cleaning and processing oats. D-161-2000 - Grain storage and processing [03-B0387]. C-193-2003 compliance approved - encroachment agreement 07-D0373 - Reconstruction of damaged process plant [07-B0464]. 305-15-D0259 Replace existing structure with prefab building - application withdrawn, determined it does not require a development as it is using the same footprint - October 21, 2015 - 305-16-B0026 issued for prefab building with storage and office space
Past Enforcement Steps	PD-2016/001 / ENF16-001 - Multiple structures without permits (three modular trailers); Multiple encroachments on to road allowance (two modular trailers); Outdoor storage without permits (sea can storage); Contravention of existing permits (parking on road) P&D, Transportation Services, Engineering Services, and Bylaw Enforcement have been trying to work with landowner to rectify the issues, focusing on public safety items first, ex. parking and storage of material on County roads, as well as trying to find solutions to deal with their waste water, which is draining onto the County road, causing damage and icy conditions in the winter and flooding adjacent properties.
Issues addressed to date	The modular trailers have been removed from the road allowance. Two of the trailers have been removed from the site. The outdoor storage has been cleaned up and consolidated into one area. The parking is now contained completely on their site.
Summary of Issue(s)	Unauthorized site grading/drainage.

File 3

District	AG (Agriculture District)
Permits Issued to Date	None for RV storage.
Past Enforcement Steps	Correspondence to inform applicant that they need to obtain permit. Met with owners August 2016, discussed operation of a business without permits. Options had a deadline of October 2016.
Summary of Issue(s)	RV Storage – no County Development Permit or Alberta Transportation Roadside Development Permit. October 2016 AT informs owner/County that improvements to the intersection will be required. October 2016 owners indicate they will not be doing a Traffic Impact Assessment or intersection improvements.

File 4

District	AG (Agriculture District)
Permits Issued to Date	None for RV storage.
Past Enforcement Steps	Stop Order issued in May of 2012, rescinded in June 2012. July 25, 2016 - Letter sent requiring owner to contact the County no later than August 12, 2016. August 31, 2016 - Follow-up letter sent requesting owner to contact County no later than September 9, 2016 October 5, 2016 - Letter sent and owner given until November 25, 2016 to obtain AT approval and apply to County. November 25, 2016 – Property owner called to ask until December 2, 2016 to respond. December 9, 2016 – Received written response (via fax). December 12, 2016 – P&D sent email to RMRF to review owner’s fax. RMRF suggests letters to the property owner aren’t useful.
Summary of Issue(s)	RV Storage – no County Development Permit or Alberta Transportation Roadside Development Permit. Storage also occurring within highway Right of Way.

File 5

District	DC1 for area approved for RV Storage
Permits Issued to Date	None for RV Storage
Past Enforcement Steps	July 2016 letter to the owner indicating lack of permits for the operation of RV business. Required contact by August 2016. August 2016 a letter to the owner indicating lack of permits for the operation of RV business and Roadside Development Permit from Alberta Transportation. September 8, 2016 land owner(s) met with the County. September 9, 2016 letter to the owner outlining the details of the meeting which included; no Alberta Transportation Roadside Development Permit; no County Development Permit for the business; new LUB will no longer have current zone; deadline to apply for a County Development Permit is November 18, 2016 November 1, 2016 spoke with the owner who is still waiting on AT. Owner was given until the adoption of the new LUB to become compliant.
Summary of Issue(s)	No County Development Permit or Alberta Transportation Roadside Development Permit. RV Storage does not occur in the area originally planned for zoning. Storage is occurring outside of the limits.

Division 2

File 6

District	AG (Agriculture District)
Permits Issued to Date	None
Past Enforcement Steps	<p>Communication of a business operating without permits started in 2004. Owner exceeded a level 3 home business, rezoning required.</p> <p>No application had been received by 2006.</p> <p>Letter sent requiring rezoning May 2007.</p> <p>Meeting with property owner about possible relocation in October 2007</p> <p>July 2008. P&D sent enforcement letter requiring written intensions on owners plans to relocate business.</p> <p>Letter received, August 2008, from owners indicating their intensions to relocate within 2 years</p> <p>RFD went to Council in 2009, only outcome relating to enforcement was to allow 2 years for relocation.</p> <p>RFD went to Council again in 2012, no further direction provided.</p>
Summary of Issue(s)	Trucking company operating business with no permits.

File 7

District	AG (Agriculture District)
Permits Issued to Date	<p>2007 Alberta Transportation Roadside Development Permit issued (renewal to be applied for by applicant) – no renewal obtained</p> <p>2007 County Development and Building Permit for shop</p>
Past Enforcement Steps	None
Summary of Issue(s)	No permits for business. Exceeds an Home Based Business (Level 3). 60+ boats on property. Access along Hwy 37 also matter of concern. Boats encroaching on Alberta Transportation lands and private property of adjacent owner.

File 8

District	AG (Agriculture District)
Permits Issued to Date	1995 permit for previous owner for residential & business highway line painting contractor – allowed 2-3 vehicles on property with no work done on property.
Past Enforcement Steps	<p>February 2009 a letter of inquiry was sent to the property about extensive grading and the lack of a County Development Permit for such work.</p> <p>Complaints received starting in May 2015.</p> <p>A Council Request with a deadline of May 27, 2015 issued.</p> <p>Site inspection was completed that outlined extensive storage of construction related vehicles and materials as well as employees present being proof of an active work-site.</p> <p>Enforcement letter sent to property owner May 28, 2015 requesting a written outline of the current operations on site.</p> <p>Enforcement letter sent to property owner May 28, 2015 requiring the removal of stockpiles of construction related materials.</p> <p>Meeting with property owner June 10, 2015</p> <p>Letter received from property owner, June 25, 2015 detailing the specifics of operations on the property and requesting to be able to continue.</p> <p>August 12, 2015 a letter sent to the property owner indicating that further permits for activity on site may be required, and that should other activities not increase, Sturgeon County will not pursue enforcement until the new LUB is adopted.</p>

Summary of Issue(s)	Commercial business on agricultural lands. Overflow storage (commercial vehicles & materials) for business operating out of Edmonton, accommodation for drivers.
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File 9

District	R3 - Hamlet Unserviced District
Permits Issued to Date	Permits for shop approved through SDAB in 1990 with condition that dwelling be constructed.
Past Enforcement Steps	<p>Council Request May 27, 2016 with deadline of June 6, 2016.</p> <p>June 9, 2016 letter to the owner requesting contact be made to discuss the activity at the property by June 27, 2016.</p> <p>Owner contacted P&D on June 27, 2016 and indicated they store and repair all terrain types of vehicles. Owner was informed that the property is in a hamlet and operations is over a Home Based Business 2.</p> <p>August 9, 2016 a letter to the owner outlining 3 options was given. 1) remove business from the site 2) construct dwelling and apply for Home Based Business 3) apply to rezone land. Deadline of August 22, 2016 given.</p> <p>August 24, 2016 met with P&D and were informed of the new LUB coming. Allowed to continue with a low profile and will be followed up after new LUB.</p>
Summary of Issue(s)	<p>Property has metal shed, multiple trucks, military equipment – mostly used as storage facility, owners repair their own equipment on site</p> <p>Commercial/industrial business operating since 2009.</p> <p>No dwelling on property.</p>

Division 3

File 10

District	AG (Agriculture District)
Permits Issued to Date	Under LUB 100/69 permit in 1979 for Auto parts & repair service.
Past Enforcement Steps	None
Summary of Issue	Derelict car lot (500+ vehicles, unsure if open to public). Environmental concerns.

File 11

District	AG (Agriculture District)
Permits Issued to Date	305-14-D0159 Accessory Building Amendment (1071/06) to rezone from AG to Gravel Extraction did not receive 3 rd reading and was rescinded in March 2008.
Past Enforcement Steps	October 18, 2005 a letter was issued to the business/property owner operating on the property indicating that past taxes were due and if brought into compliance a Stop Order issued on October 11, 2015 would be withdrawn.
Summary of Issue(s)	Gravel extraction – no permits.

File 12

District	AG (Agriculture District)
Permits Issued to Date	Permits issued for two mobile homes in 1978. In October 1976, a mobile home park for 39 units was refused.
Past Enforcement Steps	1977 letters to the property owner sent reminding that no approvals were granted for a mobile home park. 2000 letter sent indicating that no permits were obtained for the construction/major renovation of a single family dwelling.
Summary of Issue(s)	5-6 dwellings (mobile homes) located on parcel.

File 13

District	REC – (Recreational District)
Permits Issued to Date	Numerous permits for the clubhouse, the golf course, and in 1994 an RV campsite. 2000 addition to the clubhouse 2002 Cold storage building No permits in relation to RV storage.
Past Enforcement Steps	1992 Stop Order issued because of lack of permits for expansion.
Summary of Issue(s)	No permits for RV Storage

File 14

District	AG (Agriculture District)
Permits Issued to Date	14-D0293 – Home Based Business Level 3 (Landscaping company). 305-05-D0131 Shop.
Past Enforcement Steps	April 27, 2017 initial complaint about activity on property came in. April 28, 2017 a warning letter was issued to the property referring to conditions of their Home Based Business Development Permit and failure to comply would result in a Stop Order. May 9, 2017 P&D spoke with the property owner. Owner is willing to do what is necessary to continue with owners business.
Summary of Issue(s)	Exceeds Home Based Business Level 3 - Landscaping company [permit expires Dec 2017]. Owner does not live on-site, employees reside onsite. Employees (10-12) and semi-trucks, landscape equipment, trailers, pick-ups. Extra traffic and noise

Division 4

File 15

District	AG (Agriculture District)
Permits Issued to Date	A number of permits issued (housing units issued most likely in error as zoning would not allow for these types of dwellings – one permanent dwelling per parcel)
Past Enforcement Steps	No previous steps taken.
Summary of Issue(s)	Permits found for several outbuildings, but all issued contrary to what the LUB allows. Assessment records indicate a mixture of approximately 25 structures that are listed as the following: fourplex housing units, multiple housings, manufactured homes, and one church. Also creates Emergency response issues.

File 16

District	AG (Agriculture District)
Permits Issued to Date	305-17-D0261 Single detached dwelling (mobile home)
Past Enforcement Steps	Council request March 2014 April 7, 2014 site inspection completed. April 10, 2014 letter sent to property owner indicating a business is in operation without permits. Owner required to contact County by April 24, 2014 to discuss. May 27, 2015 site inspection completed. June 15, 2015 Final Warning letter issued to the owner indicating that the business cease operations and the owner contact the County by June 30, 2015. June 30, 2015 owner contacted P&D. Indicated owner is looking for a new property, but has had no luck to date. January 19, 2016 site inspection completed and the business in intensifying.
Summary of Issue(s)	Exceeds Home Based Business on Ag lands. 10+ employees, 10+ vehicles. No dwelling.

File 17

District	REC – (Recreational District)
Permits Issued to Date	56-67 Bath house Alberta Transportation Roadside Development Permit for 5 skid shacks (12x20) 16-D0300 Bathroom Facility (192ft ²) PSDS permit 16-S0049 (bathroom facility – holding tank)
Past Enforcement Steps	None
Summary of Issue(s)	No permit issued for campsite

Division 5

File 18

District	AG (Agriculture District)
Permits Issued to Date	63-64 Header house and greenhouse 26-72 SFD Garden Tool Rental Centre Approval April 9, 1973 277-78 - Mobile home 382-79 Mobile Home Compliance approved February 3, 1993 D-43-97 Two greenhouses Letter of refund for relocation of two structures - December 14, 2006 305-16-B0175 - Special event tent
Past Enforcement Steps	PD-2015/083 ENF-14-072 File opened - Unauthorized Development, specifically relating to safety concerns. Consultation has occurred with landowner dating back to 2013 between P&D, Engineering, Fire and Superior. Safety concerns have been rectified. No enforcement taken to date in relation to no permits for the use and some buildings on the property.
Summary of Issue(s)	Adventure Park/ corn maze – no permits. Special events permits applied for and granted for events to date. Agri-Business was not accommodated in the current LUB to provide a relevant zone.

File 19

District	AG (Agriculture District)
Permits Issued to Date	Dwelling permit in 1982. Addition to dwelling and garage in 1996 and again in 2000.
Past Enforcement Steps	No past enforcement
Summary of Issue(s)	Property offers rental units within a single dwelling – no permits in place. Came to our attention when tenants were asking for separate municipal addresses. Not a permitted or discretionary use in the AG district.

File 20

District	AG (Agriculture District)
Permits Issued to Date	173-97 Single family home with attached garage.
Past Enforcement Steps	April 15, 2010 a site inspection was conducted. April 27, 2010 a letter of inquiry was sent to the owners asking to cease storage on the property and contact the County by May 10, 2010. May 16, 2014 Council request inquiring about the activity on said property. June 16, 2014 Councillor Tighe indicated he will contact property owner and complainant. March 1, 2017 a letter of inquiry sent to the property owner asking to cease storage on the property and contact the County by March 31, 2017
Summary of Issue (s)	Storage of commercial transport trailers (50+ trailers) – considered Outdoor Storage in new LUB. Not allowed within Ag district. Alberta Transportation approval will be required.

Division 6

File 21

District	AG (Agriculture District)
Permits Issued to Date	Home Based Business permits issued – but have exceeded the site coverage/business size for several years now.
Past Enforcement Steps	<p>March 10, 2016 letter to owners indicating that their business has exceeded the scope of County Development Permit 00-D0119 and request they contact the County by March 25, 2016</p> <p>April 7, 2016 letter to the owners indicated no correspondence was received prior to March 25. No renewal of County Development Permit 00-D0119 will be granted and a new County Development Permit will be required for the business in question.</p> <p>April 21, 2016 P&D spoke with the owner who indicated they are not fixing cars, only selling parts. The number of cars is down to about 1000 as promised. Will revisit a new County Development Permit when the new LUB is in place.</p> <p>May 31, 2017 owner called P&D indicating that AMVIC is requiring a license, so the owner would like to apply for a new permit. Owner was informed that the business exceeds a Home Based Business 3 and that owner would require rezoning.</p> <p>August 8, 2017 meeting was held with owners and P&D. It was agreed that rezoning is the best option and the owners will apply. The County would contact AMVIC and would allow the owners to continue to operate in the mean time.</p> <p>September 22, 2017 P&D emailed the property owners with all information and process for rezoning.</p> <p>October 6, 2017 P&D emailed the property owners asking for them to contact the County to start the rezoning process.</p>
Summary of Issue	Exceeds Home Based Business level 3.