

TOWN OF ROCKY MOUNTAIN HOUSE SUBDIVISION AND APPEAL BOARD

**Hearing for Appeal of DP 26/50 for Rocky Ridge Safe Haven,
which includes Rooming House, Warming Shelter, Mat Program,
Community Transportation Services and other Community
Services on Lot 11, Block 42, Plan 8621588, 4407 45A Avenue in
the Town of Rocky Mountain House**

MUNICIPALITY: Town of Rocky Mountain House

DATE: Monday, June 1, 2026

TIME: 10:00 AM

PLACE: The hearing will be conducted both in person in Town of Rocky Council Chambers and via virtual electronic communications (Teams). The Teams meeting will be open at 9:45 AM to enable participants to get connected and troubleshoot any connection problems if necessary.

<https://teams.microsoft.com/meet/240159598437002?p=V2kwuxkod5xseRIQge>

Meeting ID: 240 159 598 437 002

Passcode: Wc6m3Ae6

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NOTICES SENT BY THE SDAB

Email sent to Development Authority on May 13, 2026

Letter mailed and emailed to Applicant and Appellant on May 13, 2026

Letter sent to Adjacent Landowners on May 13, 2026 for the following properties:

4419 - 45 Street	4416 - 45A Avenue	4511 - 44 Street	4403 - 47 Avenue
4419 - 45 Street	4404 - 45A Avenue	4511 - 44 Street	4320 - 46 Avenue
4323 - 45 Street,	4535 - 44 Street	4503 - 44 Street	4307 - 45 Avenue
4403 - 45A Avenue	4531 - 44 Street	4615 - 45 Street	4315 - 44 Street
4603 - 45 Street	4527 - 44 Street	4439 - 47 Avenue	4419 - 47 Avenue
4432 - 45A Avenue	4523 - 44 Street	4435 - 47 Avenue	4427 - 47 Avenue
4428 - 45A Avenue	4519 - 44 Street	4431 - 47 Avenue	
4424 - 45A Avenue	4515 - 44 Street	4415 - 47 Avenue	

Notice of Appeal and Appeal Hearing was advertised in the Mountaineer (local newspaper) on May 20, 2026

Notice of Appeal and Appeal Hearing was posted on the Town's website and Town's Bulletin Board on May 13, 2026.

TOWN OF ROCKY MOUNTAIN HOUSE

SUBDIVISION AND APPEAL BOARD AGENDA

Hearing for Appeal of DP 26/50 for Rocky Ridge Safe Haven, which includes Rooming House, Warming Shelter, Mat Program, Community Transportation Services and other Community Services on Lot 11, Block 42, Plan 8621588, 4407 45A Avenue in the Town of Rocky Mountain House

DATE: Monday, June 1, 2026

1. Call to Order
2. Agenda Approval
3. Introduction of Appeal Topic and Panel Members and Staff
4. Introduction of Applicant, Appellant and Development Authority
5. Call for and Introduction of Other Parties wishing to Speak/Present
6. Overview of Hearing Procedure

PRELIMINARY HEARING

7. Call for Objections to Panel Members
8. Appeal Statements and Notice Given
9. Other Preliminary Matters
10. Deliberation of Panel Members (Private) – If Needed

MERIT HEARING

11. Development Authority Submission and Presentation
12. Questions for the Development Authority
 - From panel members
 - From Applicant
 - From Appellant
 - From Other Parties who requested to speak/present

- 13.Applicant Presentation
14. Questions for the Applicant
 - From panel members
 - From Development Authority
 - From Appellant
 - From Adjacent Landowners/Other Parties who requested to speak/present
- 15.Appellant Submission and Presentation
- 16.Questions for the Appellant
 - From panel members
 - From Development Authority
 - From Applicant
 - From Other Parties who requested to speak/present
17. Submissions and Presentations from Adjacent Landowners/Other Parties
- 18.Questions for the Adjacent Landowners/Other Parties
 - From panel members
 - From Development Authority
 - From Applicant
 - From Appellant
 - From Other Parties who requested to speak/present
- 19.Final Questions from Panel Members
- 20.Summary and Rebuttal Statements
 - From Development Authority
 - From Applicant
 - From Appellant
 - From Other Parties who requested to speak/present
- 21.Chair’s Closing Comments
- 22.Deliberation of Panel Members (Private)
- 23.Adjournment of Hearing

TAB A: NOTICE OF APPEAL

May 5, 2026

Submitted via email: legislative@trmh.ca

Town of Rocky Mountain House Subdivision and Development Appeal Board
5116 50 Avenue
Rocky Mountain House, Alberta
T4T 1B2

Attention: Subdivision and Development Appeal Board Chair

Re: Appeal of Development Permit # 26/50
4407 45A Avenue
Lot 11, Block 42, Plan 8621588
Applicant: Clearwater Regional Housing Foundation

1.0 INTRODUCTION

Please accept this letter as formal notice of an appeal of Development Permit # 26/50, legally described above. This appeal is being filed on behalf of 2002432 Alberta Ltd. (a registered Alberta Corporation) and 1905696 Alberta Ltd. (a registered Alberta Corporation), as impacted adjacent landowners and concerned residents of the Town of Rocky Mountain House.

2.0 LEGAL BASIS FOR APPEAL

2.1 Location and Description of Affected Properties

2002432 Alberta Ltd. and 1905696 Alberta Ltd., as a joint venture (hereby the applicants), are the registered owners of the property described by civic address A/B/C 4419 47 Avenue, Rocky Mountain House, Alberta and legally described as Lot 12, Block 37, Plan 1921391. This property is located approximately 85 meters (m) north of Development Permit # 26/50 (hereby the permit). This property, which consists of both office, shop, and compound space is currently rented to three separate entities, who provide snow removal, landscaping, automotive parts, and electrical services to citizens of Rocky Mountain House and the surrounding area.

1905696 Alberta Ltd. is the registered owner of the property described by civic address 4503 46 Avenue, Rocky Mountain House, Alberta and legally described as Lots 13 and 14, Block 36A, Plan 1886HW. This property is located approximately 165 m northwest of the permit. This property is currently undeveloped land.

2002432 Alberta Ltd. is the registered owner of the property described by civic address 4531 44 Street, Rocky Mountain House, Alberta and legally described as Lot 8, Block 66, Plan 8122535. This property is located approximately 70 m northeast of the permit. This property is currently seeking lessors and consists of a shop and compound space.

2002432 Alberta Ltd. is the registered owner of the property described by civic address 4307 45 Avenue, Rocky Mountain House, Alberta and legally described as Lot 3A, Block 67, Plan 0225249. This property is located approximately 95 m southeast of the permit. This property is leased to an automotive services business and consists of an industrial shop.

2002432 Alberta Ltd. is the registered owner of the property described by civic address 4315 44 Street, Rocky Mountain House, Alberta and legally described as Lot 7, Block 67, Plan 9723850. This property is located approximately 175 m southeast of the permit. This property is leased to an automotive services business and consists of an office, an industrial shop, and a compound space.

2.2 Rights of Appeal as a Person Effected

Given the descriptions outlined in section 2.1, 2002432 Alberta Ltd., 1905696 Alberta Ltd., and their associated directors meet the criteria under section 11.13.2 of the Town of Rocky Mountain House Land Use Bylaw # 2020/19 (the LUB) of a Person Effected by the permit.

Furthermore, as Community Support Services is listed as a Discretionary Use and not a Permitted Use in the General Industrial District (I) under section 8.1.2 of the LUB, the notice of appeal fully complies with the requirements under section 11.13.3 of the LUB.

Furthermore, as this notice of appeal has been served on May 5, 2026, and the decision date on the permit is May 1, 2026, the notice of appeal fully complies with the requirements under section 11.13.4(2) of the LUB regarding appeal commencement.

3.0 REASONS FOR APPEAL

Initial reasons for appealing the permit are outlined below. Please take note that reasons for appeal listed below are initial and are in no way to be construed as a complete or final list. The applicants for appeal retain the right to add additional reasons and to present additional evidence and/or witnesses at the appeal hearing.

3.1 General Intent of the General Industrial District

It is the applicant's belief that the operation of a Rooming House, Warming Shelter, and Mat Program go against the general intent of the General Industrial District (I), as outlined in section 8.1.1 of the LUB. Section 8.1.1 of the LUB states "General Intent: To provide for a wide range of industrial businesses, supportive commercial uses, and related services whose activities may be incompatible in Commercial Districts."

It is our opinion that the uses listed on the permit are neither an industrial business, supportive commercial use to an industrial business, or a related service to an industrial business. In fact, we argue that the listed uses on the permit do the opposite and will detract from the operation of industrial businesses through increased public safety issues including but not limited to theft, break and enters, public drug and alcohol use, and harassment of both employees and customers of local businesses.

The applicants argue that the development authority has entirely misinterpreted or chosen to ignore the intent of section 8.1.1 of the LUB.

3.2 Incorrect Application of Development Permit Conditions – Pedestrian Access to Parcel

While it is the applicant's belief that the development authority has made an error in issuing the development permit altogether, there have also been errors in applying required conditions to the permit.

The parcel where the permit is located is within a heavy industrial area, with significant traffic volumes of both passenger and commercial traffic. One must assume that clientele attending the location will mostly be accessing via foot or bicycle. The parcel where the permit is located lacks pedestrian access to service the parcel, with no sidewalks or safe boulevards within 300 meters of the location.

The applicants are concerned that given the lack of pedestrian infrastructure, clientele will resort to walking on the road, which while not illegal, is extremely dangerous given traffic volumes and type in the area.

The applicants are also concerned that given the lack of pedestrian access and infrastructure, clientele may resort to crossing private property to avoid walking on public roadways, which would likely contravene section 2(1) of the Province of Alberta's Petty Trespass Act.

Given the above discussion, it is the applicant's belief that the development authority made errors by not enforcing a condition of the permit under section 11.9.1 (3) (b) of the LUB. That section states that the development authority may require the permit applicant to:

- (3) Enter into a **development agreement** or an interim agreement, which shall form part of such **development permit** and may be required to be registered by caveat against Title to the **parcel** at the Land Titles Office, to do any or all of the following:
 - (a) Construct or pay for the construction of a **road** required to give access to the **development**;
 - (b) Construct, or pay for the construction of:
 - (i) A pedestrian **walkway** system to serve the **development**; or
 - (ii) Pedestrian **walkways** to connect the pedestrian **walkway** system serving the **development** with a pedestrian **walkway** system that serves or is proposed to serve an **adjacent development**, or both;

As stated above, while the applicant believes the development permit should be denied and revoked in its entirety, it would be inappropriate to not bring to attention that the development authority is not applying sections from its own LUB to the permit which should be required as a matter of public safety.

3.3 Additional Information Not Considered by Development Authority

Given the significant impact of this development, the applicants question if section 11.8.4 of the LUB, in particular 11.8.4 (1) (2) (3) and (4) have been considered by the development authority in granting the permit. This section is shown below:

11.8.4 In reviewing a **development permit** application for a **discretionary use**, the **Development Authority** shall have regard to the circumstances and merits of the application, including but not limited to:

- (1) The impact of such **nuisance** factors as smoke, airborne emissions, odours, and noise on properties in the vicinity;
- (2) The design, character, and appearance of the proposed **development** and in particular whether it is compatible with the surrounding properties;
- (3) The time of operation including hours of the day, days of the week, and parts of the year;
- (4) The number of patrons visiting the **site**;
- (5) The grading of the **site** or such other matters as are necessary to protect other developments from the **site**;
- (6) The servicing requirements for the proposed **development**;
- (7) The purpose and intent of any **Statutory Plan** adopted by the **Town**; and

Town of Rocky Mountain House

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- (8) The purpose and intent of any non-**Statutory Plan** or pertinent policy adopted by the **Town**.

It is the opinion of the applicant that the development will have significant impact on surrounding businesses, and that if sections 11.8.4 (1) (2) (3) and (4) of the LUB were considered, a reasonable development officer would have likely denied the permit.

3.4 Offsite Parking Requirements

The applicants question if the permit property complies with section 4.2 of the LUB, particularly sections 4.2.6, 4.2.8, and 4.2.9. It is the applicants opinion that given the derelict state of the parking lot at the permit property, it does not meet the required standards of being “hard surfaced” and that the development authority should have required paving of the proposed parking lot as a condition of the development permit.

3.5 Town of Rocky Mountain House 2026-2030 Strategic Plan

The applicants believe that the development permit directly contradicts portions of the 2026-2030 Town of Rocky Mountain House Strategic Plan Economic, and that the development authority made error in not considering the guiding document of the duly elected council.

In particular, we believe that the permit will have a direct impact on the success indicators for economic prosperity shown below:

Success indicators

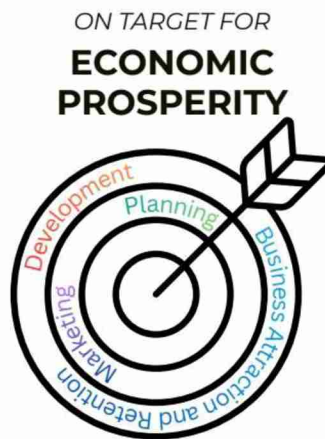
These indicators will demonstrate the Town of Rocky Mountain House is meeting its Strategic Plan goals.

Wherever possible, these are measurable and time-specific benchmarks that will show residents that Rocky Mountain House is making progress on the direction set by Council.

The Town of Rocky Mountain House is committed to public annual reporting on these indicators.

Success indicators: Economic Prosperity

The number of business licenses increases year over year.
The Town has population growth.
Council has reviewed the Core Commercial zoning in the Land Use Bylaw by December 2026.
The Town has an Economic Development marketing plan by 2027.
There are new residential front doors every year (an indicator of population and development growth).
There is a reduction in vacant commercial or industrial storefronts by December 2027.
There will be commercial, industrial and residential greenfield development by December 2028.
Council has reviewed all Area Structure Plans by 2029.



3.6 Incorrect Definition of Community Support Services

The applicant argues that Clearwater Regional Housing Foundation has inappropriately applied for the use of Community Support Services, and that the use of the property, particularly as a rooming house is more related to Social Care Housing, which is not a permitted or discretionary use under section 8.1.2 of the LUB in the General Industrial District (I).

3.7 Location of Other Support Services

The applicant questions the general location of the permit, given the location of all other major support services, health care facilities, and other required services for the clientele of the Clearwater Regional Housing Foundation. The applicant argues this should have been considered when issuing the development permit, and that more suitable locations, closer to additional support services, are present in the Town of Rocky Mountain House.

4.0 CLOSURE

The applicants will submit fees required for appeal of a development permit in due order to the Town of Rocky Mountain House office upon submission of this appeal application.

The applicant expects the Town of Rocky Mountain House to comply with section 686 (2) of the Municipal Government Act, which requires the board to hold an appeal hearing within 30 days after the receipt of a notice of appeal. Given the filing date of May 5, 2026 we hereby demand a hearing be held on or before June 4, 2026.

Submitted on behalf of the directors of 2002432 Alberta Ltd. and 1905696 Alberta Ltd.

**Connor
Frizzley** Digitally signed by
Connor Frizzley
Date: 2026.05.05
15:04:08 -06'00'



Town of Rocky Mountain House

Box 1509, 5116 50 Ave
Rocky Mountain House, AB T4T 1B2
403-845-2866 Fax 403-845-3230
town@rockymtnhouse.com

RECEIPT OF PAYMENT

Page 1

1110115 AB Ltd. / 1905696 AB
SDAB

Receipt Number: 548192
Tax Number: 10812 9453 RT0001
Date: May 5, 2026
Initials: RW

Type	Account / Ref. #	Description	Quantity	Amount Paid	Balance Remaining
General	GL	SDAB	N/A	\$150.00	N/A

Cheque Number: 132

Subtotal:	\$150.00
Taxes:	\$0.00
Total Receipt:	\$150.00
Cheque:	\$150.00

Total Amount Received:	\$150.00
Amount Returned:	\$0.00

Please visit our website at:
www.rockymtnhouse.com

TAB B: APPLICATION

Application for Development Permit



DEVELOPMENT PERMIT # 26/50

Land Use Bylaw No. 2020/19

Planning & Community Development 5116 – 50 Avenue, Box 1509 Rocky Mountain House, AB T4T 1B2
Ph. (403) 847-5260 Fax (403)845-1835
Email: PlanningDept@trmh.ca

Application Complete Date: _____

NOTE: This application will be reviewed for accuracy.

Is this Application for a New Home? Yes No

If not, Describe Proposed Development: Rooming House, Warming Shelter, Mat Program, Community Transportation

Applicant Name: Clearwater Regional Housing Foundation Contractor Homeowner Other: NonProfit

Daytime Phone: 403-844-7861 Mailing Address: Box 325 Kandis.Straddecki@

City/Town: Rocky Mountain House, AB Postal Code: T4T1A3 Email: shellyn@telus.net /recoveryalberta.ca

I have been informed of the Town's bylaws, policies and regulations regarding this application. I understand that this permit application may be refused if the proposed development does not conform to all the aspects of the Land Use Bylaw. I am the owner/I have the consent of the owner to proceed with this Development Permit Application and I give consent to allow Council or a person appointed by it the right to enter the land and/or building(s) with respect to this Application only.

APPLICANT SIGNATURE: [Signature]

Landowner Name: Pillar Capital Corp. Daytime Phone: 403-619-9311
403-619-9311 C

Mailing Address: 602, 12 Ave SW Suite 920 City/Town: Calgary, Postal Code: T4T1A3 T2R

Email: sdizep@pillarcapitalcorp.com LANDOWNER SIGNATURE(S): Steve Dizep 153

r1BBI/PMHXGcIKEToK67IA==
Apr 28, 2026, 01:15 PM MDT

Development Location:

Street Address: 4407-45 A Ave Land Use District: Industrial

Lot: 11 Block: 42 Plan: 8621588 Subdivision: _____

Proposed Use: Rooming House/Shelter Existing Use: Empty Office Space

Estimated cost of the project: \$ 1,200,000 - see letter of Intent

COMPLETE AS MUCH INFORMATION AS YOU CAN:

Parcel Type: Interior _____ Corner: _____ Parcel Area: _____

Setbacks: Front Yard: _____ Side Yards: _____ Rear Yard: _____

Floor Area: 14,395 Parcel Coverage: _____ Height of Main Building: _____

Number of On-site Parking Stalls: 12 Size of Off-street Loading Space: _____

Notifications regarding your application will be sent by email. Please indicate if you require a paper copy of your Permit:

Yes No

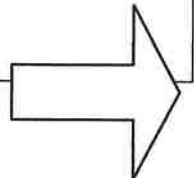
If yes, do you want us to: Contact you for Pick-Up Mail it out

Applications Requiring MPC Decision: MPC Meeting Date [Administration to provide]:

Will Applicant/Representative be attending MPC meeting? YES NO

Administration:

Development Permit Fee: _____ Title Provided or \$10 Fee: _____



TAB C: DEVELOPMENT PERMIT APPROVAL



TOWN OF ROCKY MOUNTAIN HOUSE

P O BOX 1509 5116 50 AVENUE ROCKY MOUNTAIN HOUSE AB T4T 1B2

TOWN OF ROCKY MOUNTAIN HOUSE

NOTICE OF

DEVELOPMENT AUTHORITY APPROVALS

The Development Authority has approved the issuing of the following development permit for a Discretionary Use:

DEVELOPMENT PERMIT NO. 26/50 – Clearwater Regional Housing Foundation has been given approval to develop a Community Support Services - Rocky Ridge Safe Haven, which includes Rooming House, Warming Shelter, Mat Program, Community Transportation Services and other Community Services to be located at 4407 45A Ave (Lot 11 / Block 42 / Plan 8621588) in the (I) General Industrial District.

Any person claiming to be affected by a decision of the Development Authority may appeal to the Town of Rocky Mountain House - Subdivision Development Appeal Board (SDAB) by serving written notice of appeal, along with the applicable fee, within 21-calendar days after the date on which the written decision is given.

A notice of appeal should be filed with the Town of Rocky Mountain House SDAB Clerk by email at Legislative@trmh.ca, by mail to SDAB Clerk at Box 1509, Rocky Mountain House, AB T4T 1B2 or by dropping off the written notice of appeal to the SDAB Clerk at 5116 - 50th Avenue (Town Office), Rocky Mountain House, AB.

Dated this 1st day of May 1, 2026.

Renée Hartling
Senior Development Officer,

Telephone 403-845-2866 Fax 403-845-3230
Webpage: www.rockymtnhouse.com E-mail: town@trmh.ca





Development Permit

Development Involving:

Community Support Services - Rocky Ridge Safe Haven, which includes Rooming House, Warming Shelter, Mat Program, Community Transportation Services and other Community Services

Municipality No.: 26/50
Application No.: 268268-26-D0050
Application Date: April 28, 2026
Decision Date: May 1, 2026
Issue Date: May 22, 2026

Zoning: (I) General Industrial

On Lot: 11 Block: 42 Plan: 8621588 Land section description:

Applicant

Name: Clearwater Regional Housing Foundation

Contractor

Name:

Owner

Name: Pillar Capital Corp.

Property Address:

4407 45A Ave
ROCKY MOUNTAIN HOUSE, AB

APPROVED, subject to the following Conditions:

1. That the **Community Support Services - Rocky Ridge Safe Haven, which includes Rooming House, Warming Shelter, Mat Program, Community Transportation Services and other Community Services**, be located as per the submitted site plan.
2. That unless otherwise expressly stated, the applicant must comply with all provisions of the Town of Rocky Mountain House Land Use Bylaw 2020/19.
3. **That any separate Community Service tenants may require permits prior to occupancy. Please check with the Town's Planning Department at Planningdept@trmh.ca.**
4. That the facility and occupancy must meet all Federal and Provincial Standards and Regulations.
5. **For any shared access or parking with adjacent landowners, there must be a joint-parking agreement and/or joint-access agreement registered on title, as per Section 4.3.1(3) and 4.3.1(4) of the Town of Rocky Mountain House Land Use Bylaw, 2020/19.**
6. That all outdoor storage areas shall be located to the rear or sides of the principal building and screened from view from adjacent parcels and public roads.
7. **That waste removal shall be the responsibility of the applicant, including all expenses for same. Any receptacles installed for solid waste collection must be secured from tampering and the effects of high winds to the satisfaction of the Development Authority. Any Waste receptacle must also be screened, to the satisfaction of the Development Authority.**
8. That a sign constructed of canvas, plastic, or vinyl shall only be allowed for a period of up to ninety (90) days, unless otherwise approved by the Development Authority.

9. **That the water and sewer infrastructure must be upgraded to accommodate the increase in use, in compliance with the Town's Design Guidelines. Please contact Engineering & Operations Department at operations@trmh.ca for specifications.**
10. **That a security of **Five Thousand Dollars (\$5,000)** is required for curb cuts and street hardware in relation to the proposed development. Payment of the security must be completed prior to the issuance of a building permit. Please email the Development Officer at Planningdept@trmh.ca when the work has been completed to arrange for an inspection. The security shall be returned upon satisfactory inspection by Engineering & Operations.**
11. **That a security of **Ten Thousand Dollars (\$10,000.00)** is required for road repair and/or utility connections. Payment of the security must be completed prior to the issuance of a building permit. Please email Operations@trmh.ca prior to construction completion, while the trench is open, to arrange for inspection at operations@trmh.ca. Failure to call for the required inspection may result in a requirement that the trench be re-exposed to allow for an inspection, at the cost of the owner. After the Engineering inspection and once the work has been completed, please contact the Development Officer to arrange for a final inspection at Planningdept@trmh.ca. The security shall be returned after one season and upon satisfactory final inspection by Engineering & Operations.**
12. **That if a street, sidewalk or public lands will be impacted by the development, the applicant must obtain an approved "temporary road closure" permit from the Engineering & Operations Department, prior to development. Please contact the Engineering & Operations Department at Operations@trmh.ca.**
13. That all roof drainage from a building shall be directed onto the parcel upon which the building is situated by means satisfactory to the Development Authority.
14. That any temporary fencing must be used only during open excavation or building construction with an approved development permit.
15. That any loading space be located to the side or rear of the building.
16. That all debris and mud tracked from the site onto Town of Rocky Mountain House roadways must be removed immediately, both during construction and after operation begins.
17. **That a valid building permit must be obtained prior to any building construction over \$5,000.00 or structural changes. Site specific drawings and engineering must be submitted as required by the Safety Codes Officer, for renovations to the proposed building, including any required documentation to the satisfaction of the Safety Codes Officer and Development Authority.**
18. **That a Fire Safety Plan must be submitted with the Building Permit.**
19. **That a Fire Inspection will be required prior to occupancy.**
20. That the owner/developer shall be responsible for ensuring that the construction site is kept in a clean manner, free of debris and that the site is provided with construction disposal bin for the safe removal of all construction waste materials as per the Town of Rocky Mountain House Land Use Bylaw 2020/19, and Sections 3.9 and 3.10 of the Community Standards Bylaw.
21. That it is the applicant's responsibility to ensure that any signage on the property complies with section 5 of the Land Use Bylaw. Please contact Planning & Community Development with any questions regarding signage at PlanningDept@trmh.ca.
22. **That prior to construction, complete plans must be submitted to Alberta Health Services (AHS) for approval at central.foodpermits@ahs.ca. A valid Food Handling Permit, if applicable, must be obtained from AHS and all Food facilities will require an inspection from a Public Health Inspector from AHS, prior to opening the facility. For more information, please contact AHS at 1-833-476-4743.**

23. That no new development be located over any gas, water, or other utility service lines. (Call Alberta One Call 1-800-242-3447).
24. That the applicant informs the following agencies of the date of the new construction for the water and sewer upgrades: Epcor, Atco Gas, Telecommunications/Internet, Cable, Town of Rocky Mountain House - Utilities (utilities@rockymtnhouse.com), or any other applicable services.
25. That the approval be posted on the Town Bulletin Board, through electronic means on the Town's website, letters sent out to adjacent properties, as well as at the location of the proposed development, and be subject to a twenty-one (21) day appeal period.

You are hereby authorized to proceed with the development specified provided: that the appeal date has passed; that any stated conditions are complied with; that the development is in accordance with any approved plans and applications; and that a BUILDING PERMIT IS OBTAINED IF CONSTRUCTION IS INVOLVED. SHOULD AN APPEAL BE MADE AGAINST THIS DECISION TO THE SUBDIVISION DEVELOPMENT APPEAL BOARD, THE DEVELOPMENT PERMIT SHALL CEASE TO BE EFFECTIVE.

Signature redacted Sec 13, POPA

Signature of
Senior Development Officer

Issued By:

Renée Hartling
Senior Development Officer

Municipality:

Town of Rocky Mountain House
PO BOX 1509
5116 - 50th Avenue
ROCKY MOUNTAIN HOUSE,
Alberta
T4T 1B2
Phone: (403)847-5260

Email: PlanningDept@trmh.ca
www.rockymtnhouse.com

Note:

1. As per Section 685(3) of the Municipal Government Act; Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).
2. The issuance of a Development Permit in accordance with the Notice of Decision is subject to the condition that it does not become effective until twenty-one (21) days after the date of decision.
3. The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Subdivision Development Appeal Board by serving written notice of appeal to the Secretary of the Subdivision Development Appeal Board within twenty-one (21) days after the date the Development Permit is issued.
4. **Any development proceeded with, by the applicant prior to the expiry of the twenty-one (21) day period is done solely at the risk of the applicant.**
5. This permit is effective for a period of twelve (12) months from the date of its issue, or the date of decision of the Subdivision Development Appeal Board confirming it. If at the expiry of this period, the development has not commenced or carried out with reasonable diligence, this permit ceases to be effective, unless an extension to the period has been previously granted by the Development Officer.
6. Compliance with the requirements of the Land Use Bylaw does not exempt any person from the requirements of any federal, provincial, or municipal legislation or complying with any easement, covenant, agreement or contract affecting development.
7. Prior to any work being performed within the municipal right of way an excavation permit must be obtained from the Engineering and Operations Department.



TOWN OF ROCKY MTN. HOUSE
APPROVED PLANS

Development Permit No. 26/50
Date of Decision May 1, 2026
Signature Signature redacted Sec 13, POPA
Development Officer
Town of R.M.H.

The Town of Rocky Mountain House makes no representation as to the completeness, timeliness or accuracy of the information contained on this website. The Town expressly disclaims liability for any and all damages and losses arising from or in any way related to the use of this website.



4407-45a Ave

Main floor
 Exterior Area 4513.72 sq ft
 Interior Area 4337.10 sq ft
 Excluded Area 75.83 sq ft



TOWN OF ROCKY MTN. HOUSE

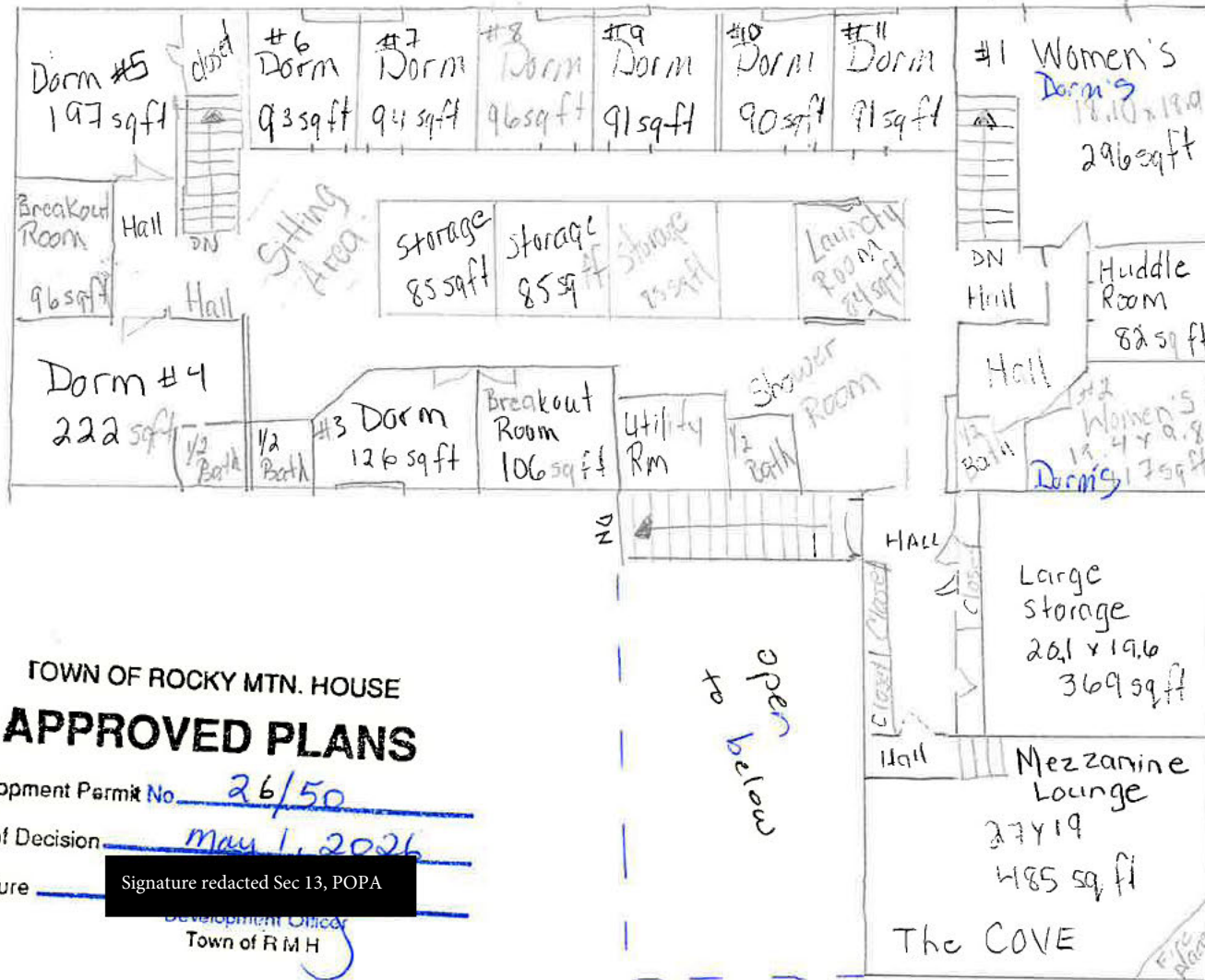
APPROVED PLANS

Development Permit No. 26/50
 Date of Decision May 1, 2021
 Signature _____
 Signature redacted Sec 13, POPA
 Development Official
 Town of RMH



Street front

2nd floor Exterior Area 5124.12 sq ft
 Interior Area 4930.47 sq ft
 Street Front



- Huddle Room
- Breakout Rooms
- * For visits or appointments

TOWN OF ROCKY MTN. HOUSE
APPROVED PLANS

Development Permit No. 26/50
 Date of Decision May 1, 2026
 Signature [Redacted]
 Signature redacted Sec 13, POA
 Development Officer
 Town of R M H



CLEARWATER REGIONAL HOUSING FOUNDATION
"Leaders in Housing"
Box 325
Rocky Mountain House, Alberta T4T1A3
403-845-5339

Dean Schweder, Director of Planning and Community Development
Renée Hartling, Senior Development Officer
Town of Rocky Mountain House
Box 1509, 5116-50 Avenue
Rocky Mountain House, AB T4T 1B2

RE: **Property at 4407 45A Avenue, Rocky Mountain House, Alberta**
Letter of Intent

April 30, 2026,

Dear Dean and Renée,

Thank you for the opportunity provided to the Clearwater Regional Housing Foundation to discuss ongoing development plans for the continued growth of a sheltering program within our community. Please consider this letter of intent as the next step towards actualizing this goal.

Henceforth, and as noted in the meeting last week of April 23rd, the Warming Shelter specifically will be referred to as the **Rocky Ridge Safe Haven**. It is necessary to distinguish this, as we believe that the building proposal offers opportunity for multiple programs to coexist within one building, effectively growing to provide a community hub that will serve differing segments of the community at large.

As per the development and rough designs of the floor plan, this growth would entail the following:

1. On the main floor of the building, at the Westernmost bay of the main office structure, we anticipate locating the Rocky Ridge Safe Haven and the Mat Program, or emergent overnight shelter as we have functioned over the last two winter seasons.
2. Next to this, and on the main floor, we anticipate renovating the bay to allow for this bay to be converted into what would function as the eating and socializing area, or general drop-in area once funding is secured to allow for 24-hour access to the downstairs space.
3. Adjacent to this within the space, renovations would occur to have a centralized kitchen area that would provide a small breakfast/coffee area, and the ability to provide individual styled supper meals. As per Food Handling and Safety requirements, there would not be the installation of a kitchen that would contain a deep fryer. The intent of this kitchen would be congruent with a commercial kitchen, residential use.
4. The next bay on the ground level is anticipated to allow for a meeting space, or community space that would allow for nurses or home care to visit or possibly housing a community social worker.

TOWN OF ROCKY MTN. HOUSE
APPROVED PLANS
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TOWN OF ROCKY MTN. HOUSE
APPROVED PLANS

26/50
May 1, 2022

5. The remaining Easternmost bay of the ground floor and its adjacent spaces are projected to possibly hold rooms for those requiring more semi-permanent care, such as those requiring wheelchair access, or those who are women within the unhoused population, as they would need to be separated from the general male population.
6. The upstairs office spaces that currently exist would be renovated to permit a Rooming House, or Boarding House type of setting. Following a walk through and conversations with the building inspector (final report awaits), this is subject to meeting fire regulations, licensing, and congruence with provincial standards. It is important to note that the proposal limits the ability to residents to have food in the upstairs rooms.
7. The centre spaces of the upstairs of the main building would be converted to allow for storage and laundry facilities.
8. At the Easternmost area of the upstairs of the building, and because it has a separate entryway, it is proposed that this would be considered a usable "2nd safe space" within the community that would have shared access with other community agencies, e.g., family reunification suite accessed by ER staff in the case of emergencies; VSU/RCMP temporarily locating a family fleeing violence that need safe space until alternate arrangements can be made; alternate space if a family arrives at the Mountain Rose Centre and they are unable to assist. These are not exhaustive examples and are also dependent upon architectural renderings, and feedback garnered from the community and collaborating agencies.
9. There are currently significant storage facilities available within the building. These would be converted as per the final architectural renderings to maximize the storage required for all program(s) components.
10. Moving to the rear of the building and moving through the attached garage bays, it is anticipated that as the programs continue to evolve, these spaces would be used to house community vans. For example, following consultation with the neighboring First Nation Communities, we are hopeful that they may utilize the space to have a community van that could permit travel back and forth to their communities on a daily basis that would be regular, consistent, and affordable. This builds upon data that we have garnered from this past season.
11. It is the intent of the Clearwater Regional Housing Foundation to enact a 5-7 year plan that would strengthen these programs and then add the Tamarack Transit Program so that the final garage bays would be utilized to provide this much needed service to the residents of both the Town and the County.

Development Permit # 2021-0005
Date of Decision
Signature

Development Officer
Town of Rocky Mountain House

Signature redacted Sec 13, POPA

This offers a comprehensive reimagining of the building from how it currently stands. Given our conversation last week and the considerations for renovations, we anticipate that the overall changes to the building would fall in the range of \$1.2 million dollars. This is in addition to the initial cost of the building. Further, this anticipates the installation of a sprinkler/water suppression system, a commercial kitchen, improved electrical system, and then general renovations.

Further to the above points, it is the intention of the Clearwater Regional Housing Foundation to continue to work collaboratively with the Town of Rocky Mountain House, the Clearwater County, the Provincial Ministries responsible for these services and their delivery, and other social serving agencies within the community to develop this hub of service. In consideration of this letter of intent, please be aware that we are also able to provide raw and aggregated data to support the expansion of these programs, as well as the final executive summary from the Tamarack Transit Program Initiative. We believe that this approach strongly aligns with the Town's goals of supporting community wellbeing,

improving access to services for all residents, addressing some of the existing and projected housing gaps for both the Town and County, continues to develop relationships with the surrounding Indigenous communities, and then planning for continued tourism resources for the Town and County in consideration of economic development plans.

Respectfully submitted,

Kandis Stradecki,
Chairperson,
Clearwater Regional Housing Foundation

Morgan Spratt
Vice Chairperson,

TOWN OF ROCKY MTN. HOUSE
APPROVED PLANS

Development Permit No. 26/50

Date of Decision May 1, 2026

Signature _____
Signature redacted Sec 13, POPA

Development Officer
Town of R M H

TAB D: INFORMATION PROVIDED BY DEVELOPMENT AUTHORITY

REPORT TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

APPEAL OF DEVELOPMENT PERMIT NUMBER 26-50 (APPLICATION NO.: 268268-26-D0050)

Development for: **Community Support Services** - Rocky Ridge Safe Haven, which includes Rooming House, Warming Shelter, Mat Program, Community Transportation Services and other Community Services.

Location of Development: 4407 45A Avenue

Legal Land Description: Lot 11, Block 42, Plan 8621588

Development Permit Overview & Background:

The following represents considerations in evaluating the application based on a review of *Land Use Bylaw (LUB 2020/19)* and information provided by the applicant. An application was received from Clearwater Regional Housing Foundation on April 28, 2026, for the proposed development, following a pre-application meeting for same on April 23, 2026.

The location of the proposed development is considered an interior parcel, situated on the south side of 45A Avenue, east of Highway 11, and west of 44 Street, as shown below:

Aerial View of 4407 45A Avenue



Figure 1: Map of the proposed development location, highlighted in blue



Figure 2: North Elevation of proposed development



Figure 3: West Elevation of proposed development



Figure 4: East Elevation of proposed development



Figure 5: Southeast Elevation of proposed development

Under the Town's Land Use Bylaw (LUB), the subject property is zoned General Industrial District (I) – *See attached Schedule A - General Industrial District (I) for more information.* It is located adjacent to and directly east of the Highway Commercial Zoning District (HC). Properties to the east, north and south are zoned General Industrial District (I).

Under the General Industrial District (I), section 8.1.1 identifies the **General Intent** of the District is, "To provide for a wide range of industrial businesses, supportive commercial uses, and related services whose activities may be incompatible in Commercial districts." This statement is a "general" statement, with various uses listed as either permitted or discretionary under this District, including **Community Support Services**.

Considering the information provided in the application, which included a site, plan, floor plans and a letter of intent, the Development Authority considered the definition of **Community Support Services**, a discretionary use under this District. The letter of intent outlines, the proposed development as an **"opportunity for multiple programs to coexist within one building, effectively growing to provide a community hub that will serve differing segments of the community at large"**. For more information, please refer to the letter of intent, which is included under the development permit approval documentation, attached as *Schedule B – Development Permit (DP) approval 25-50*.

Community Support Services is a listed, discretionary use under the General Industrial District, so the Development Authority has reviewed this application considering this. The Land Use Bylaw defines **Community Support Services** as, "a development that provides **social, non-profit, or community services**. This use may include, but is not limited to, food banks, **shelters**, or donation centre." The application submitted by Clearwater Regional Housing Foundation is consistent with this definition, as "shelter" would mean some sort of accommodation consistent with the housing types identified in the application and "social, non-profit or community service" is consistent with the other various programs noted in the application.

As '**shelter**', as well as "**social, non-profit or community services**", are included in the definition of '**Community Support Services**' and the letter accompanying the development permit application describes various programs, including but not limited to:

- a Mat Program,
- Warming Shelter,

- Drop-In Area,
- Commercial Kitchen for individual styled meals,
- Meeting Space for Nurses, Home Care or Social Worker,
- Semi-Permanent Rooms for Unhoused Population,
- Storage and Laundry facilities,
- Family Reunification Suite for Medical Emergencies,
- Victim Services Safe Space or Domestic Violence overflow or alternate for Mountain Rose Centre, and
- Transit program for First Nations and the Tamarack Transit Program,

the Development Authority considered the definition, **Community Support Services**, as an appropriate definition for the proposed use.

As noted earlier, this use, **Community Support Services**, is a discretionary use under the General Industrial District (I). Under the Land Use Bylaw, Section 11.8.4,

In reviewing a development permit application for a discretionary use, the Development Authority shall have regard to the circumstances and merits of the application, including but not limited to:

- (1) The impact of such nuisance factors as smoke, airborne emissions, odours, and noise on properties in the vicinity;
- (2) The design, character, and appearance of the proposed development and in particular whether it is compatible with the surrounding properties;
- (3) The time of operation including hours of the day, days of the week, and parts of the year;
- (4) The number of patrons visiting the site;
- (5) The grading of the site or such other matters as are necessary to protect other developments from the site;
- (6) The servicing requirements for the proposed development;
- (7) The purpose and intent of any Statutory Plan adopted by the Town; and
- (8) The purpose and intent of any non-Statutory Plan or pertinent policy adopted by the Town.

The Development Authority has provided a review of this as follows:

1. IMPACT OF SUCH NUISANCE FACTORS AS SMOKE, AIRBORNE EMISSIONS, ODOURS AND NOISE

Under a land use bylaw, "Nuisance" is defined as,

any activity or effect that is offensive to the senses, including smoke, airborne emissions, vapours, odours, noise, earthborne vibrations, glare, flashing light, heat, dust, unsightly or unsafe storage of materials, excessive traffic, or any other impact that may become hazardous to health and safety, or which adversely affects the amenities of the neighbourhood or interferes with the normal enjoyment of any land or building, whether public or private.

Based on this definition, 'nuisance' refers to the use, the land or property and in terms of emissions, vapours, noise, vibrations, excessive traffic, or impacts that may be hazardous to health and safety, etc. Bylaws regulate conditions or activities (like excessive noise, noxious odours, bright lighting or unsightly properties) that unreasonably interfere with the use and enjoyment of neighbouring properties.

The Development Authority has reviewed the proposed development and assessed nuisance factors for both adjacent properties to the proposed development, as well as for the proposed development on the site.

Adjacent neighbours to the subject property do not pose any significant nuisance, although highway noise may be noticeable, especially during peak traffic times. The speed limit however, at 50 km per hour, on Highway 11 near this location, would mitigate this noise to some extent. The Gas Station that is located adjacent to the proposed development is 54 metres from the boundary of the subject

site. A Building Inspector was on-site at the proposed development and did not express any concerns with the distance to the Gas Station for the proposed use.

A '**Community Support Services**' use or a 'shelter' is not considered a nuisance under the Land Use Bylaw, unless the property were to become unsightly or the traffic were to become excessive. The estimated traffic is not considered unreasonable for the size of the building or the zoning district. While a person or person(s) are not legally labeled a "nuisance," individuals who own, occupy, or control the property are held responsible for abating any nuisances and ensuring the land complies with municipal standards. For issues regarding the specific actions of members of the public (e.g., loitering, fighting, public intoxication), the Town relies on a separate **Community Standards Bylaw**.

2. DESIGN, CHARACTER, AND APPEARANCE OF THE PROPOSED DEVELOPMENT AND COMPATIBILITY WITH THE SURROUNDING PROPERTIES

Design, Character and Appearance refer to the **physical form** of a development. It ensures that new development has certain aesthetic and functional elements which may include exterior finishes, scale & height, orientation and placement, for example. The subject property has a reasonably neat commercial appearance that complements the adjacent properties' visual, physical and architectural elements. The building meets the development and setback requirements under the General Industrial Zoning District (I). The Development Authority also considered the proposed location in terms of its proximity to the various services available in a Highway Commercial District (HC) which is directly adjacent to, and running north and south of the subject lands.

Section 3.4 of the LUB refers to Building Orientation and Design.

3.4.1 *The design, character, and appearance of any **building** or **sign** must be acceptable to the **Development Authority** having due regard to:*

- (1) Daylight, sunlight, and privacy;*
- (2) Compatibility with the design and appearance of existing **development** in the vicinity, including, but not limited to, the facing materials, roof pitches, eave depth, building mass, and architectural detailing; and*
- (3) Impact on **adjacent parcels**.*

Front-facing view of subject property (North Elevation)



ADJACENT PROPERTIES INCLUDE:

- 4403 45A Ave - Outdoor Storage Lot, located directly adjacent and to the east of development (North Elevation)



- 4419 45 Street - PetroCanada Gas Station Parking Lot, located adjacent and west of development (North Elevation)



- 4327 45 Street - Co-op Food Store/Parking Lot, located adjacent and south of development (Southeast Elevation)



- 4424 45A Ave – Vacant land, located across the Road and directly north of development (South Elevation)



- 4428 45A Ave - Single Non-conforming Residence located across the road and north of development (South Elevation)



- 4404 45A Ave – Forage Community Studio, located north and east of development (South Elevation)



3. THE TIME OF OPERATION INCLUDING HOURS OF THE DAY, DAYS OF THE WEEK, AND PARTS OF THE YEAR

The proposed development would offer 24-hour program service. The PetroCanada Station located adjacent to the proposed development is open 24-hours, whereas the Co-Op Food Store is open seven days per week, from 8:00 am to 8:00 pm, except Sundays when it is open from 10:00 am to 6:00 pm. The business located at 4404 45A Ave plans to operate from 10:00 am to 8:00 pm, Monday to Saturday. The Outdoor Storage Facility that is located at 4403 45A Ave is expected to operate

Monday to Saturday from 8:00 am to 5:30 pm. The proposed development, and time of operation is not inconsistent with adjacent properties. As with any property located in the Town, adherence with the Town's Community Standards Bylaw, including adhering to regulations regarding noise or disturbances, or any other public nuisance, as defined under the Bylaw, would be required.

4. THE NUMBER OF PATRONS VISITING THE SITE

The floor plan and letter outline a total of 14 spots for the Mat Program – Emergency overnight shelter (winter), 2 Dorm rooms on the Main level and 11 Dorm rooms (2 women's, 9 men's) on the 2nd Floor. **The total accommodation spots available would be 27.** There is also the meeting space/training room for nursing staff, Home Care and/or a Community Social Worker, and area for staff, which could hold up to 10 – 15 additional people. The number of patrons to the site is not unacceptable for an Industrial Zoning District, and adjacent to the Highway Commercial District.

Under the Land Use Bylaw, Section 4.1, Parking, General Industrial Districts are exempt from parking requirements.

4.1.1 Uses in the following districts are exempt from minimum off-street parking requirements:

(1) Core Commercial Mixed Use District (C)

(2) Local Commercial District (LC)

(3) General Industrial District (I)

Nonetheless, as social housing was included with the application, the Development Authority considered parking requirements as outlined under Section 4.1.2(2), for Hotels and Motels, which requires 1.0/guest room. Subsequently, parking for 27 would be required. The subject site could accommodate approximately 12 parking stalls at the front of the building, as well as 16 parking stalls along the west parcel boundary. The Development Authority determined that there is significant room for parking on the site, including at the front, and rear. Please see the attached [Schedule C - Parking regulations](#) for more information.

Section 11.9.1(3)(b) of the Land Use Bylaw references,

As a condition of a development permit, the Development Authority may require that the applicant enter into a development agreement with the Town, which, in addition to other matters, may require the applicant to:

Enter into a development agreement or an interim agreement, which shall form part of such development permit and may be required to be registered by caveat against Title to the parcel at the Land Titles Office, to do any or all of the following:

(b) Construct, or pay for the construction of:

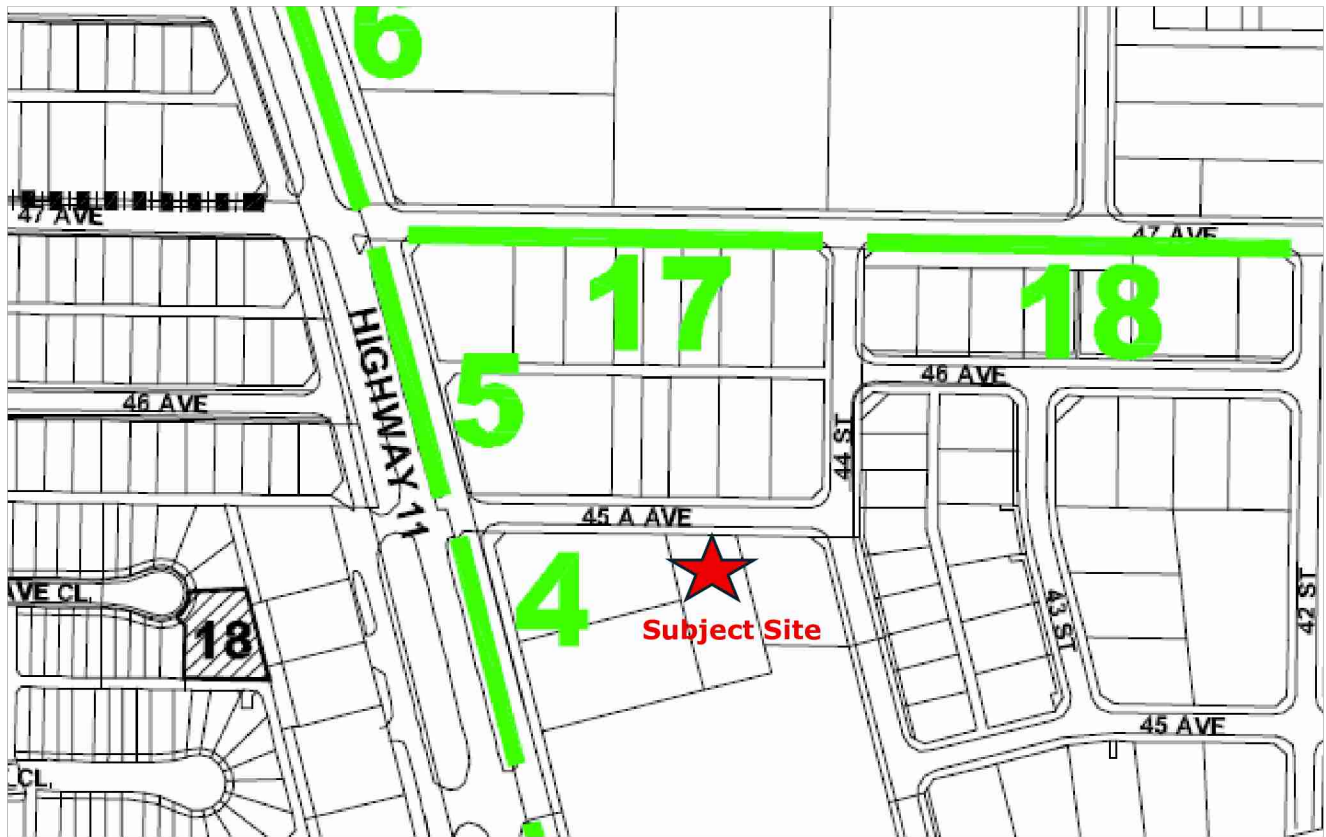
(i) a pedestrian walkway system to serve the development; or

(ii) Pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development, or both;

Considering that part of the application outlines various services, we do not expect that all clientele will all be accessing the property on foot or bicycle, but rather a mix of walking, bicycling, vehicular and/or public or private transportation. The property is existing and not a new development. Sidewalks are rarely required with a Change in Occupancy, particularly in the General Industrial District. In 2020, Council updated the LUB to include more listed uses and to promote and diversify uses in the General Industrial area, recognizing that there are no sidewalks. Several businesses in the area, including many of the retail businesses in the district, do not have any sidewalks. Typically, sidewalks are required under a new subdivision plan and subsequent development agreement.

There is an existing trail located along Highway 11, to the corner of 45A Ave, that runs north and south, which is 87 metres from the subject lot. There is also sufficient room within the Road Right-of-

Way for walking, that runs from the trail along Highway 11 to the property. For more information, please see attached *Schedule D - Trail Master Plan – Map 2 – Future Trails*. (Note, although the reference is "future trails", these trails were completed in 2024.)



5. THE GRADING OF THE SITE OR SUCH OTHER MATTERS AS ARE NECESSARY TO PROTECT OTHER DEVELOPMENTS FROM THE SITE

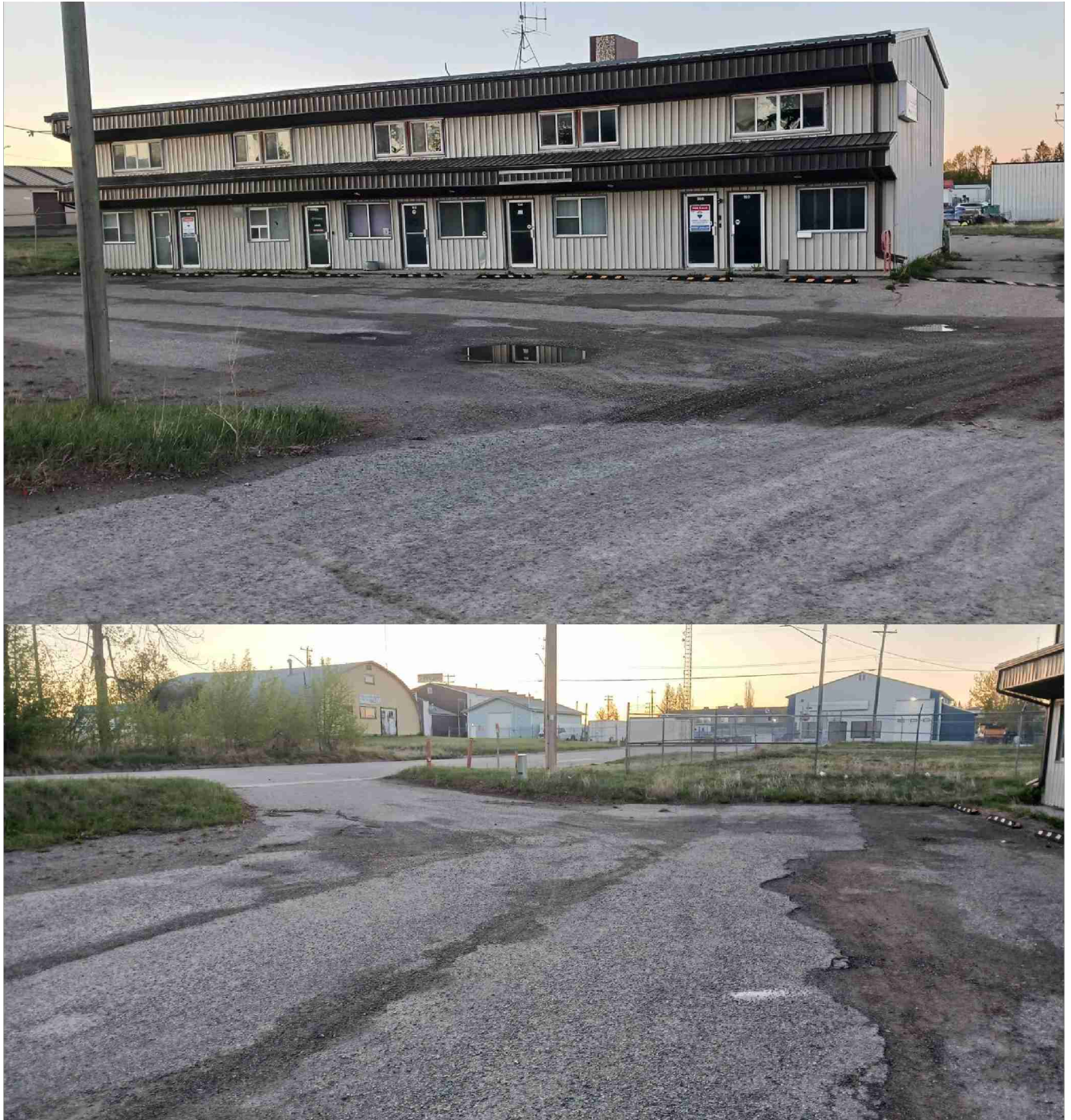
The building and site are pre-existing. This is not a new development but a Change in Occupancy. The Town’s Engineering Department has visited the site as part of the application review process. There are no concerns with the existing grade.

Sections 4.2.6 and 4.2.8 of the Land Use Bylaw states,

4.2.6 Every off-street parking space provided, and access thereto, may be required to be hard surfaced if the access is from a street or lane which is hard surfaced.

4.2.8 Parking areas for commercial and industrial uses located within front yards and side yards abutting a street shall be hard surfaced.

The two front accesses and a portion of the parking areas are finished with a hard-surface that appears to be SB-90 Liquid Asphalt. Pictures have been attached showing the hard-surfaced areas on the property. Although the SB-90 finishing has degraded, it exceeds the adjacent sites in terms of hard-surfacing. For more information, please see the attached *Schedule C - Parking regulations for more information*.



6. THE SERVICING REQUIREMENTS FOR THE PROPOSED DEVELOPMENT

Section 11.9.1 of the Land Use Bylaw states,

As a condition of a development permit, the Development Authority may require that the applicant enter into a development agreement with the Town, which, in addition to other matters, may require the applicant to:

- (1) Make arrangements satisfactory to the **Development Authority** for the supply of utilities including, but not limited to, water, electric power, sanitary sewer, storm sewer, natural gas, cable, or any one or more of them, including payment of the cost of installation or construction of any such facility by the **applicant**;*

The proposed development would require upgrades to water-sewer services. The applicant is aware and conditions have been added to the permit for this. For more information, please see *conditions 9, 10 and 11 of the Development Permit approval 26-50 and Schedule E - Development Permit Conditions*.

7. THE PURPOSE AND INTENT OF ANY STATUTORY PLAN ADOPTED BY THE TOWN

Intermunicipal Development Plan (IDP): The subject development is located within the Industrial Land Use and Policy Area of the IDP:

Section 1.3, Role of the Plan and Relationship to Other Plans, The Intermunicipal Development Plan (IDP) is one part of the overall system of plans that guide and direct future growth and development within the Town of Rocky Mountain House and the portion of Clearwater County within the Plan Area. As a policy document the IDP is, for the most part, general in nature and long range in its outlook.

Both the Town and County rely on their respective Municipal Development Plans and area structure plans to provide further and more detailed guidance on land use planning decisions. These plans and the IDP must be consistent with one another. In several areas, the IDP provides the very broad direction in expectation of more detailed planning at a later date. In other cases the IDP specifically defers to these more detailed plans.

Section 3.4, The Town and County shall ensure that their combined land use patterns within the Plan Area provides a suitable inventory of lands for commercial and industrial development which includes a range of choice in terms of parcel sizes, available municipal services and levels of servicing.

Section 3.5, While a broad range of commercial and industrial (which includes value-added agriculture) uses and development is desirable, those uses and developments which may detract from the community's character, quality of life for area residents, unduly impact on the environment, or cause negative social implications may not be permitted.

Whether the proposed development improves quality of life for area residents or would cause negative social implications is subject to perspective. As mentioned earlier in the report, Land Use Planning provides an unbiased review of use and development. Those residents utilizing the services provided through the proposed development may consider their quality of life improved. As the Town has in place various bylaws, including but not limited to the Community Standards Bylaw, Traffic Bylaw and Waste Management Bylaw, as well as others, there are regulations in place to mitigate concerns of any potential negative consequences. It is also the owner's responsibility to manage or mitigate any issues that may arise, including having staffing and security to address issues that may arise.

Section 5.3 Commercial and Industrial Uses, Goal, To promote well planned commercial and industrial development that serves local residents and contributes to regional and local economic development.

The proposed development's purpose is as a service to local residents.

Municipal Development Plan (MDP)

Section 5.1 Land Use Concept, Industrial, Industrial – Industrial areas include several of Rocky Mountain House's key employment areas. Light industrial and heavy industrial uses in these areas benefit from access to major arterial, highway, and rail connections. The Town's industrial areas will support a range of creative uses to diversify the economy and provide additional value for residents. Supportive uses, such as restaurants or other small commercial services are also encouraged in this area to support employee quality of life.

Section 5.5, Industrial, Industrial areas are an important source of employment and economic development in Rocky Mountain House. The following policies ensure that there is sufficient serviced

industrial land available to attract and accommodate a wide array of industrial development in the future.

Goals

B1: Promote a positive and competitive business climate.

B2: Foster local business retention and expansion.

B3: Attract diverse new commercial and industrial development.

C2: Support a greater mix of land uses, in new and established neighbourhoods and employment areas.

E1: Prioritize connectivity and safety for active transportation modes.

Policies

a) The Town shall direct future industrial development to the areas shown on Figure 6: Land Use Concept Map.

b) All industrial development must be connected to municipal services.

c) The Town shall ensure an adequate inventory of serviced industrial sites of various lot sizes and type to meet the needs of business and industry.

*d) The Town will encourage **innovative and creative light industrial uses**, including but not limited to breweries, studios, and light manufacturing.*

e) In industrial areas, parking location shall be determined through discussion between the developer and the Development Authority.

f) Heavy industrial activities or activities involving dangerous goods shall be directed away from the existing commercial and residential areas to mitigate use conflicts. Lower impact industrial development may be located adjacent to an existing or planned residential area if it is adequately screened or buffered.

g) The Town will encourage high standards of site development, including the screening of storage yards, site landscaping, pedestrian pathways, and the attractive design of buildings.

h) The Town will consider industrial land banking as a viable option depending upon the opportunity, demand, and the quantity of land available for this purpose.

The Development Authority has reviewed and considered Statutory documents and determined that the proposed development is consistent with the orderly growth and demonstrates alignment with community livability. The proposed development must also comply with Alberta Building Code, which includes rigorous fire safety standards, prior to any occupancy.

There are no Area Structure Plans or other municipal statutory plans that affect this development.

8. THE PURPOSE AND INTENT OF ANY NON-STATUTORY PLAN OR PERTINENT POLICY ADOPTED BY THE TOWN.

There are no Outline Plans that affect the subject property.

Under Section 11.11.4,

When a development permit is issued with respect to a decision of the Development Authority, the Development Officer shall publicize a notice of the issuance of the permit, in any or all of the forms described as follows:

- (1) Mail a notice of the decision to all persons who in his/her opinion may be affected;
- (2) Post a notice of the decision conspicuously on the property for which the application has been made;
- (3) Publish notice of the decision in a local media circulating within the Town; or
- (4) Post a notice of the decision on the Town's website.

For this application, the Development Authority:

- (1) Mailed a notice to adjacent properties,
- (2) Posted a notice on the subject site,
- (3) Posted a notice on the Town's Bulletin Board at the Town Office, and
- (4) Posted a notice on the Town's website.

Letters were mailed out on May 2, 2025, as shown on the map on the next page:



A copy of the letter is attached as *Schedule F – Signed Letter to Adjacent Landowners*

A notice was placed on the subject site on May 1, 2026:



In closing, the Development Authority has reviewed the Land Use Bylaw and determined that the proposed development met the definition of **Community Support Services**. This use was listed as a discretionary use. Upon review of section 11.8.4, "In reviewing a development permit application for a discretionary use, the Development Authority shall have regard to the circumstances and merits of the application", the

Development Authority determined that the location was appropriate for the proposed multi-program facility.

Land Use Planning attempts to balance economic, environmental and social goals with community growth. As the listed use is a discretionary use, the regulations and protocols were followed to provide the public the opportunity to appeal the decision. The Development Authority has followed regulations and procedures to ensure that the potential impact of the development is mitigated through Land Use and other Bylaw considerations. It is important that there is some recognition that Land Use planning considers zoning bylaws and statutory plans. These guiding documents are responsible for determining where facilities, including shelters, can be built. "Shelters" is listed under the **Community Support Services** definition. A building permit and fire inspections would be required for the change in occupancy. Various other conditions have been added to the permit to ensure compliance with the LUB.

The Town's approval of a development does not remove the owner's responsibilities, as with any commercial or industrial development, or any other business in Town to ensure compliance with the Town's regulations, to act as good neighbours and to actively manage client behaviour, and facility conditions which could include the provision of any security needed.

Renée Hartling
Senior Development Officer
Town of Rocky Mountain House

Attachments:

- Schedule A - General Industrial District (I)
- Schedule B - DP 26-50 approval_Redacted
- Schedule C - Parking Regulations
- Schedule D - Trail Master Plan – Map 2 – Future Trails
- Schedule E - 11.9 Development Permit Conditions
- Schedule F - Signed letter to Adjacent Landowners

8 INDUSTRIAL DISTRICTS

8.1 GENERAL INDUSTRIAL DISTRICT (I)

8.1.1 General Intent: To provide for a wide range of industrial businesses, supportive commercial *uses*, and related services whose activities may be incompatible in Commercial *districts*.

8.1.2 *Uses*

Permitted Uses:

Accessory Building or Structure

Contractor Services without Outdoor Storage

**Bylaw 2025/06

Electric Vehicle Charging Station **Bylaw 2025/06

Municipal Shop and Storage Yard

Park

Public Utility

Public Utility Building

Solar Energy Device

Discretionary Uses:

Adult Entertainment

After Life Care

Agriculture, Intensive

Alcohol Retail

Animal Hospital

Animal Services

Bulk Fuel Sales and Storage

Cannabis Production and Distribution

Cannabis Lounge

Cannabis Retail

Caretaker Suite

Commercial Recreation and Entertainment

Community Support Services

Contractor Services with Outdoor Storage

**Bylaw 2025/06

Convenience Retail Store

Craft Brewery and Distillery

Dangerous Goods Occupancy

Data Processing Centre - Major ** Bylaw 2025/06

Data Processing Centre – Minor ** Bylaw 2025/06

Drinking Establishment

Essential Public Service

Freight and Transportation Depot
Government Services
Heavy Equipment Sales, Service, and Rental
Kennel
Light Equipment Assembly, Sales, and Service
Light Repair Services
Livestock Auction Market
Manufacturing Industries
Mobile Commercial Sales
Monument **Bylaw 2025/06
Office
Open Storage Yard
Parking Facility
Personal Service **Bylaw 2025/06
Private Club or Lodge
Recreation Vehicle Storage
Restaurant
Retail and Light Manufacturing
Retail Sales Establishment
Portable Storage Unit **Bylaw 2025/06
Seed Cleaning Plant
Sign, A-Board
Sign, Awning
Sign, Fascia
Sign, Freestanding
Sign, Portable
Sign, Projecting
Sign, Roof Top
Sign, Window **Bylaw 2025/06
Slaughter House
Temporary Kiosk

Training Centre **Bylaw 2025/06

Vehicle Sales, Service, and Rental

Warehouse

Wind Energy Device

8.1.3 Development Regulations:

8.1.3.1 Minimum Parcel Area: 0.05 ha (0.12 ac)

8.1.3.2 Minimum Parcel Width: 15.0 m (49.2 ft)

8.1.3.3 Setbacks:

(i) Unless otherwise referenced in **subsections (ii), (iii), or (iv)** the minimum **setbacks** are:

Exterior Side Setback: 6.0 m (19.7 ft)

Front Setback: 6.0 m (19.7 ft)

Rear Setback: 0.0 m (0.0 m)

Side Setback: 0.0 m (0.0 m)

(ii) Where a **parcel** shares a **rear setback** with a Residential District or a **road**, the minimum **rear setback** is 6.0 m (19.7 ft).

(iii) Where a **parcel** shares a **side setback** with a Residential District or a **road**, the minimum **side setback** is 6.0 m (19.7 ft).

(iv) Where a **parcel** does not share a **rear parcel boundary** or a **side parcel boundary** with a **lane**, the minimum **side setback** is 6.0 m (19.7 ft) on one side.

8.1.3.4 Maximum Building Height:

(i) Unless otherwise referenced in **subsection (ii)** the maximum **building height** is 20.0 m (65.6 ft).

(ii) Where a **parcel** shares a **parcel boundary** with a non-Industrial District or a **lane** that separates the **parcel** from a non-Industrial District, the maximum **building height** is the maximum **building height** established in the **adjacent district**.

8.1.3.5 Outdoor Storage/Display:

- (i) All **outdoor storage** areas shall be located to the rear or sides of the **principal building** and **screened** from view from **adjacent parcels** and public **roads**.
- (ii) All **outdoor displays** shall be **screened** from Residential Districts.

8.1.3.6 Garbage Storage:

- (i) Garbage storage shall be provided, and **screened**, to the satisfaction of the **Development Authority**.

8.1.3.7 Landscaped Areas:

- (i) All areas of a **parcel** not covered by **buildings, driveways**, parking, **outdoor storage**, and display areas must be **landscaped**, to the satisfaction of the **Development Authority**.
- (ii) Where a **parcel** shares a **parcel boundary** with a Residential District, a minimum 6.0 m (19.7 ft) wide area between the **principal building** and the **parcel boundary** must be **landscaped**, to the satisfaction of the **Development Authority**.
- (iii) Where a **parcel** shares a **parcel boundary** with a **road**, a minimum 3.0 m (9.8 ft) wide area between the **principal building** and the **parcel boundary** must be **landscaped**, to the satisfaction of the **Development Authority**.



TOWN OF ROCKY MOUNTAIN HOUSE

P O BOX 1509 5116 50 AVENUE ROCKY MOUNTAIN HOUSE AB T4T 1B2

TOWN OF ROCKY MOUNTAIN HOUSE NOTICE OF DEVELOPMENT AUTHORITY APPROVALS

The Development Authority has approved the issuing of the following development permit for a Discretionary Use:

DEVELOPMENT PERMIT NO. 26/50 – Clearwater Regional Housing Foundation has been given approval to develop a Community Support Services - Rocky Ridge Safe Haven, which includes Rooming House, Warming Shelter, Mat Program, Community Transportation Services and other Community Services to be located at 4407 45A Ave (Lot 11 / Block 42 / Plan 8621588) in the (I) General Industrial District.

Any person claiming to be affected by a decision of the Development Authority may appeal to the Town of Rocky Mountain House - Subdivision Development Appeal Board (SDAB) by serving written notice of appeal, along with the applicable fee, within 21-calendar days after the date on which the written decision is given.

A notice of appeal should be filed with the Town of Rocky Mountain House SDAB Clerk by email at Legislative@trmh.ca, by mail to SDAB Clerk at Box 1509, Rocky Mountain House, AB T4T 1B2 or by dropping off the written notice of appeal to the SDAB Clerk at 5116 - 50th Avenue (Town Office), Rocky Mountain House, AB.

Dated this 1st day of May 1, 2026.

Renée Hartling
Senior Development Officer,

Telephone 403-845-2866 Fax 403-845-3230
Webpage: www.rockymtnhouse.com E-mail: town@trmh.ca





Development Permit

Development Involving:

Community Support Services - Rocky Ridge Safe Haven, which includes Rooming House, Warming Shelter, Mat Program, Community Transportation Services and other Community Services

Municipality No.: 26/50
Application No.: 268268-26-D0050
Application Date: April 28, 2026
Decision Date: May 1, 2026
Issue Date: May 22, 2026

Zoning: (I) General Industrial

On Lot: 11 Block: 42 Plan: 8621588 Land section description:

Applicant	Contractor	Owner
Name: Clearwater Regional Housing Foundation	Name:	Name: Pillar Capital Corp.

Property Address:

4407 45A Ave
ROCKY MOUNTAIN HOUSE, AB

APPROVED, subject to the following Conditions:

1. That the **Community Support Services - Rocky Ridge Safe Haven, which includes Rooming House, Warming Shelter, Mat Program, Community Transportation Services and other Community Services**, be located as per the submitted site plan.
2. That unless otherwise expressly stated, the applicant must comply with all provisions of the Town of Rocky Mountain House Land Use Bylaw 2020/19.
3. **That any separate Community Service tenants may require permits prior to occupancy. Please check with the Town's Planning Department at Planningdept@trmh.ca.**
4. That the facility and occupancy must meet all Federal and Provincial Standards and Regulations.
5. **For any shared access or parking with adjacent landowners, there must be a joint-parking agreement and/or joint-access agreement registered on title, as per Section 4.3.1(3) and 4.3.1(4) of the Town of Rocky Mountain House Land Use Bylaw, 2020/19.**
6. That all outdoor storage areas shall be located to the rear or sides of the principal building and screened from view from adjacent parcels and public roads.
7. **That waste removal shall be the responsibility of the applicant, including all expenses for same. Any receptacles installed for solid waste collection must be secured from tampering and the effects of high winds to the satisfaction of the Development Authority. Any Waste receptacle must also be screened, to the satisfaction of the Development Authority.**
8. That a sign constructed of canvas, plastic, or vinyl shall only be allowed for a period of up to ninety (90) days, unless otherwise approved by the Development Authority.

9. **That the water and sewer infrastructure must be upgraded to accommodate the increase in use, in compliance with the Town's Design Guidelines. Please contact Engineering & Operations Department at operations@trmh.ca for specifications.**
10. **That a security of **Five Thousand Dollars (\$5,000)** is required for curb cuts and street hardware in relation to the proposed development. Payment of the security must be completed prior to the issuance of a building permit. Please email the Development Officer at Planningdept@trmh.ca when the work has been completed to arrange for an inspection. The security shall be returned upon satisfactory inspection by Engineering & Operations.**
11. **That a security of **Ten Thousand Dollars (\$10,000.00)** is required for road repair and/or utility connections. Payment of the security must be completed prior to the issuance of a building permit. Please email Operations@trmh.ca prior to construction completion, while the trench is open, to arrange for inspection at operations@trmh.ca. Failure to call for the required inspection may result in a requirement that the trench be re-exposed to allow for an inspection, at the cost of the owner. After the Engineering inspection and once the work has been completed, please contact the Development Officer to arrange for a final inspection at Planningdept@trmh.ca. The security shall be returned after one season and upon satisfactory final inspection by Engineering & Operations.**
12. **That if a street, sidewalk or public lands will be impacted by the development, the applicant must obtain an approved "temporary road closure" permit from the Engineering & Operations Department, prior to development. Please contact the Engineering & Operations Department at Operations@trmh.ca.**
13. That all roof drainage from a building shall be directed onto the parcel upon which the building is situated by means satisfactory to the Development Authority.
14. That any temporary fencing must be used only during open excavation or building construction with an approved development permit.
15. That any loading space be located to the side or rear of the building.
16. That all debris and mud tracked from the site onto Town of Rocky Mountain House roadways must be removed immediately, both during construction and after operation begins.
17. **That a valid building permit must be obtained prior to any building construction over \$5,000.00 or structural changes. Site specific drawings and engineering must be submitted as required by the Safety Codes Officer, for renovations to the proposed building, including any required documentation to the satisfaction of the Safety Codes Officer and Development Authority.**
18. **That a Fire Safety Plan must be submitted with the Building Permit.**
19. **That a Fire Inspection will be required prior to occupancy.**
20. That the owner/developer shall be responsible for ensuring that the construction site is kept in a clean manner, free of debris and that the site is provided with construction disposal bin for the safe removal of all construction waste materials as per the Town of Rocky Mountain House Land Use Bylaw 2020/19, and Sections 3.9 and 3.10 of the Community Standards Bylaw.
21. That it is the applicant's responsibility to ensure that any signage on the property complies with section 5 of the Land Use Bylaw. Please contact Planning & Community Development with any questions regarding signage at PlanningDept@trmh.ca.
22. **That prior to construction, complete plans must be submitted to Alberta Health Services (AHS) for approval at central.foodpermits@ahs.ca. A valid Food Handling Permit, if applicable, must be obtained from AHS and all Food facilities will require an inspection from a Public Health Inspector from AHS, prior to opening the facility. For more information, please contact AHS at 1-833-476-4743.**

23. That no new development be located over any gas, water, or other utility service lines. (Call Alberta One Call 1-800-242-3447).
24. That the applicant informs the following agencies of the date of the new construction for the water and sewer upgrades: Epcor, Atco Gas, Telecommunications/Internet, Cable, Town of Rocky Mountain House - Utilities (utilities@rockymtnhouse.com), or any other applicable services.
25. That the approval be posted on the Town Bulletin Board, through electronic means on the Town's website, letters sent out to adjacent properties, as well as at the location of the proposed development, and be subject to a twenty-one (21) day appeal period.

You are hereby authorized to proceed with the development specified provided: that the appeal date has passed; that any stated conditions are complied with; that the development is in accordance with any approved plans and applications; and that a **BUILDING PERMIT IS OBTAINED IF CONSTRUCTION IS INVOLVED. SHOULD AN APPEAL BE MADE AGAINST THIS DECISION TO THE SUBDIVISION DEVELOPMENT APPEAL BOARD, THE DEVELOPMENT PERMIT SHALL CEASE TO BE EFFECTIVE.**

Signature redacted Sec 13, POPA

Signature of
Senior Development Officer

Issued By:

Renée Hartling
Senior Development Officer

Municipality:

Town of Rocky Mountain House
PO BOX 1509
5116 - 50th Avenue
ROCKY MOUNTAIN HOUSE,
Alberta
T4T 1B2
Phone: (403)847-5260

Email: PlanningDept@trmh.ca
www.rockymtnhouse.com

Note:

1. As per Section 685(3) of the Municipal Government Act; Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).
2. The issuance of a Development Permit in accordance with the Notice of Decision is subject to the condition that it does not become effective until twenty-one (21) days after the date of decision.
3. The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Subdivision Development Appeal Board by serving written notice of appeal to the Secretary of the Subdivision Development Appeal Board within twenty-one (21) days after the date the Development Permit is issued.
4. **Any development proceeded with, by the applicant prior to the expiry of the twenty-one (21) day period is done solely at the risk of the applicant.**
5. This permit is effective for a period of twelve (12) months from the date of its issue, or the date of decision of the Subdivision Development Appeal Board confirming it. If at the expiry of this period, the development has not commenced or carried out with reasonable diligence, this permit ceases to be effective, unless an extension to the period has been previously granted by the Development Officer.
6. Compliance with the requirements of the Land Use Bylaw does not exempt any person from the requirements of any federal, provincial, or municipal legislation or complying with any easement, covenant, agreement or contract affecting development.
7. Prior to any work being performed within the municipal right of way an excavation permit must be obtained from the Engineering and Operations Department.



45A AVE

TOWN OF ROCKY MTN. HOUSE
APPROVED PLANS

Development Permit No. 26/50
Date of Decision May 1, 2026
Signature Signature redacted Sec 13, POPA
Development Officer
Town of Rocky Mountain House



1:494
15 m
50 ft

The Town of Rocky Mountain House makes no representation as to the completeness, timeliness or accuracy of the information contained on this website. The Town expressly disclaims liability for any and all damages and losses arising from or in any way related to the use of this website.



4407-45a Ave

Main floor Exterior Area 4513.72 sq ft
Interior Area 4337.10 sq ft
Excluded Area 75.83 sq ft



TOWN OF ROCKY MTN. HOUSE

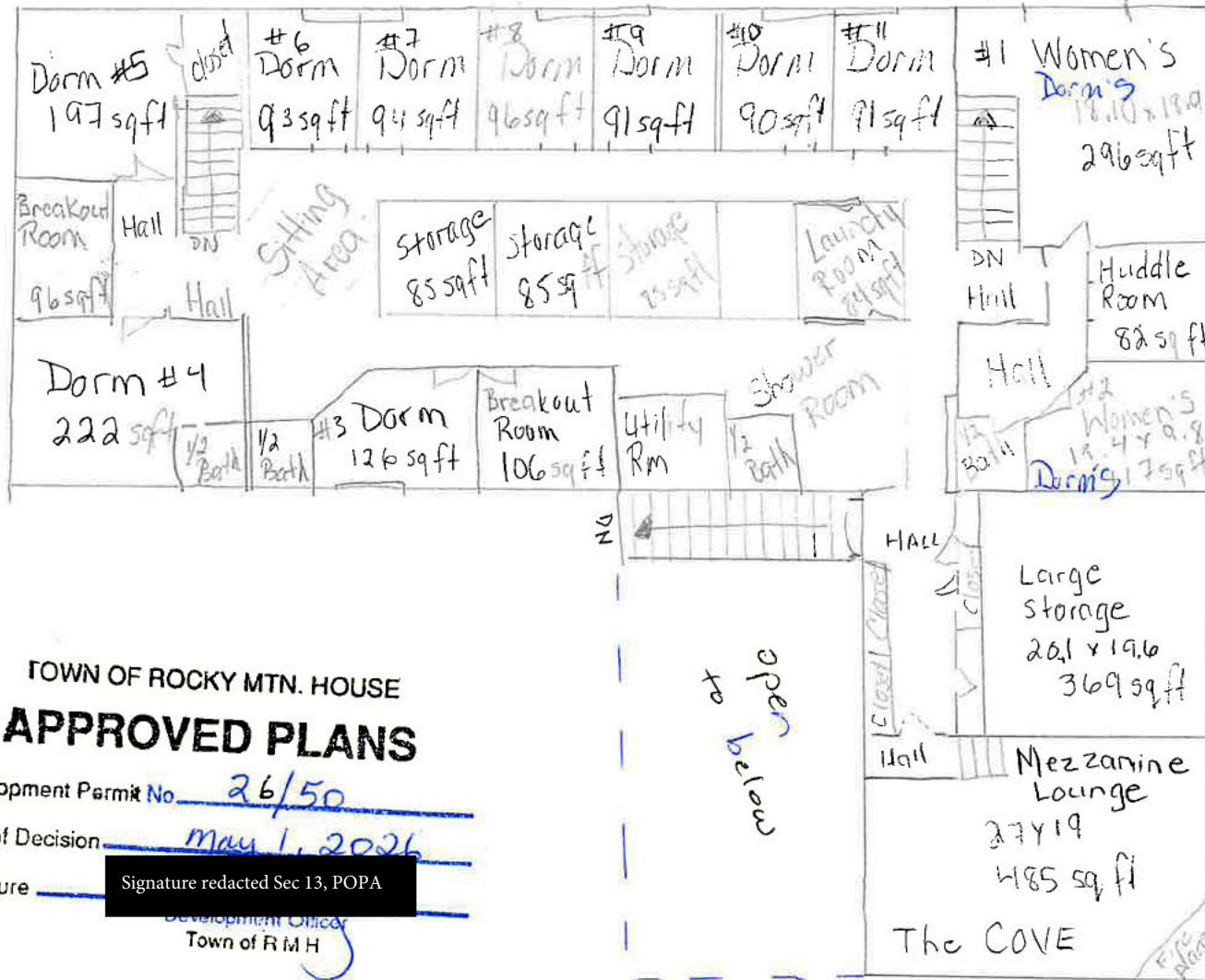
APPROVED PLANS

Development Permit No. 26/50
Date of Decision May 1, 2021
Signature [Redacted]
Signature redacted Sec 13, POPA
Development Official
Town of RMH



Street front

2nd floor Exterior Area 5124.12 sq ft
 Interior Area 4930.47 sq ft
 Street Front



TOWN OF ROCKY MTN. HOUSE
APPROVED PLANS

Development Permit No. 26/50
 Date of Decision May 1, 2026
 Signature [Redacted]
 Signature redacted Sec 13, POA
 Development Officer
 Town of R M H



CLEARWATER REGIONAL HOUSING FOUNDATION

"Leaders in Housing"

Box 325

Rocky Mountain House, Alberta T4T1A3

403-845-5339

Dean Schweder, Director of Planning and Community Development
Renée Hartling, Senior Development Officer
Town of Rocky Mountain House
Box 1509, 5116-50 Avenue
Rocky Mountain House, AB T4T 1B2

RE: **Property at 4407 45A Avenue, Rocky Mountain House, Alberta**
Letter of Intent

April 30, 2026,

Dear Dean and Renée,

Thank you for the opportunity provided to the Clearwater Regional Housing Foundation to discuss ongoing development plans for the continued growth of a sheltering program within our community. Please consider this letter of intent as the next step towards actualizing this goal.

Henceforth, and as noted in the meeting last week of April 23rd, the Warming Shelter specifically will be referred to as the **Rocky Ridge Safe Haven**. It is necessary to distinguish this, as we believe that the building proposal offers opportunity for multiple programs to coexist within one building, effectively growing to provide a community hub that will serve differing segments of the community at large.

As per the development and rough designs of the floor plan, this growth would entail the following:

1. On the main floor of the building, at the Westernmost bay of the main office structure, we anticipate locating the Rocky Ridge Safe Haven and the Mat Program, or emergent overnight shelter as we have functioned over the last two winter seasons.
2. Next to this, and on the main floor, we anticipate renovating the bay to allow for this bay to be converted into what would function as the eating and socializing area, or general drop-in area once funding is secured to allow for 24-hour access to the downstairs space.
3. Adjacent to this within the space, renovations would occur to have a centralized kitchen area that would provide a small breakfast/coffee area, and the ability to provide individual styled supper meals. As per Food Handling and Safety requirements, there would not be the installation of a kitchen that would contain a deep fryer. The intent of this kitchen would be congruent with a commercial kitchen, residential use.
4. The next bay on the ground level is anticipated to allow for a meeting space, or community space that would allow for nurses or home care to visit or possibly housing a community social worker.

TOWN OF ROCKY MTN. HOUSE
APPROVED PLANS

Development Permit No. 26/50

Date of Decision May 1, 2026

Signature _____

Signature redacted Sec 13, POPA

TOWN OF ROCKY MTN. HOUSE
APPROVED PLANS

26/50
May 1, 2022

5. The remaining Easternmost bay of the ground floor and its adjacent spaces are projected to possibly hold rooms for those requiring more semi-permanent care, such as those requiring wheelchair access, or those who are women within the unhoused population, as they would need to be separated from the general male population.
6. The upstairs office spaces that currently exist would be renovated to permit a Rooming House, or Boarding House type of setting. Following a walk through and conversations with the building inspector (final report awaits), this is subject to meeting fire regulations, licensing, and congruence with provincial standards. It is important to note that the proposal limits the ability to residents to have food in the upstairs rooms.
7. The centre spaces of the upstairs of the main building would be converted to allow for storage and laundry facilities.
8. At the Easternmost area of the upstairs of the building, and because it has a separate entryway, it is proposed that this would be considered a usable "2nd safe space" within the community that would have shared access with other community agencies, e.g., family reunification suite accessed by ER staff in the case of emergencies; VSU/RCMP temporarily locating a family fleeing violence that need safe space until alternate arrangements can be made; alternate space if a family arrives at the Mountain Rose Centre and they are unable to assist. These are not exhaustive examples and are also dependent upon architectural renderings, and feedback garnered from the community and collaborating agencies.
9. There are currently significant storage facilities available within the building. These would be converted as per the final architectural renderings to maximize the storage required for all program(s) components.
10. Moving to the rear of the building and moving through the attached garage bays, it is anticipated that as the programs continue to evolve, these spaces would be used to house community vans. For example, following consultation with the neighboring First Nation Communities, we are hopeful that they may utilize the space to have a community van that could permit travel back and forth to their communities on a daily basis that would be regular, consistent, and affordable. This builds upon data that we have garnered from this past season.
11. It is the intent of the Clearwater Regional Housing Foundation to enact a 5-7 year plan that would strengthen these programs and then add the Tamarack Transit Program so that the final garage bays would be utilized to provide this much needed service to the residents of both the Town and the County.

Development Officer
Date of Decision
Signature

Development Officer
Town of Rocky Mountain House

Signature redacted Sec 13, POPA

This offers a comprehensive reimagining of the building from how it currently stands. Given our conversation last week and the considerations for renovations, we anticipate that the overall changes to the building would fall in the range of \$1.2 million dollars. This is in addition to the initial cost of the building. Further, this anticipates the installation of a sprinkler/water suppression system, a commercial kitchen, improved electrical system, and then general renovations.

Further to the above points, it is the intention of the Clearwater Regional Housing Foundation to continue to work collaboratively with the Town of Rocky Mountain House, the Clearwater County, the Provincial Ministries responsible for these services and their delivery, and other social serving agencies within the community to develop this hub of service. In consideration of this letter of intent, please be aware that we are also able to provide raw and aggregated data to support the expansion of these programs, as well as the final executive summary from the Tamarack Transit Program Initiative. We believe that this approach strongly aligns with the Town's goals of supporting community wellbeing,

improving access to services for all residents, addressing some of the existing and projected housing gaps for both the Town and County, continues to develop relationships with the surrounding Indigenous communities, and then planning for continued tourism resources for the Town and County in consideration of economic development plans.

Respectfully submitted,

Kandis Stradecki,
Chairperson,
Clearwater Regional Housing Foundation

Morgan Spratt
Vice Chairperson,

TOWN OF ROCKY MTN. HOUSE
APPROVED PLANS

Development Permit No. 26/50

Date of Decision May 1, 2026

Signature _____
Signature redacted Sec 13, POPA

Development Officer
Town of R M H

4 PARKING AND LOADING FACILITIES

4.1 PARKING

4.1.1 **Uses** in the following **districts** are exempt from minimum off-street parking requirements:

- (1) Core Commercial Mixed Use District (C)
- (2) Local Commercial District (LC)
- (3) General Industrial District (I)

4.1.2 **Uses** in **districts** not explicitly identified in **subsection 4.1.1** shall provide off-street parking in accordance with the following:

- (1) For **uses** listed in the Residential Group of **Schedule B – Groups of Uses**:
 - (a) 1 parking stall per **Dwelling Unit**; and
 - (b) 0.1 visitor parking stalls per **Dwelling Unit** in an **Apartment**.
- (2) For all other **uses** parking may be required in accordance with the following:

Uses	Parking Spaces Required
Office	2.0/100m ² (1,076.4 ft ²)
Retail Sales Establishment	2.0/100m ² (1,076.4 ft ²)
Personal Services	2.0/100m ² (1,076.4 ft ²)
Light Repair Services	2.0/100m ² (1,076.4 ft ²)
Vehicle and Equipment Sales	2.0/100m ² (1,076.4 ft ²)
Restaurants and Drinking Establishments	2.0/100m ² (1,076.4 ft ²)
Hotels and Motels	1.0/guest room
Child Care Facility	1.0 space per employee and 1.0 space per twelve (12) children

4.1.3 **Uses** not explicitly referenced in **subsection 4.1.2** must provide parking as required by the **Development Authority**.

4.1.4 The **Development Authority** may relax the regulations contained in **Section 4.1** of this **Bylaw** upon the **applicant** providing suitable evidence of sufficient parking for the **use**.

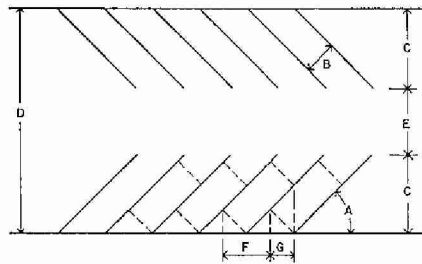
4.1.5 Required off-street parking shall be provided in accordance with municipal standards, as determined by the **Development Authority**.

4.2 OFF-STREET PARKING DESIGN REQUIREMENTS

4.2.1 Each parking space shall have dimensions of not less than 2.75 m (9.0 ft) by 5.5 m (18.0 ft).

4.2.2 The dimensions of parking areas shall be as set out in the following diagram and table:

A Parking Angle	B Stall Width	C Stall Depth	D Overall Depth	E Manoeuvring Space	F Curb Length	G Row End Length
0	2.75 m (9.0 ft.)	2.75 m (9.0 ft.)	9.00 m (29.5 ft.)	3.50 m (11.5 ft.)	6.70 m (22.0 ft.)	0.00 m
30	2.75 m (9.0 ft.)	5.0 m (16.4 ft.)	13.50 m (44.3 ft.)	3.50 m (11.5 ft.)	5.45 m (17.9 ft.)	0.85 m (2.8 ft.)
45	2.75 m (9.0 ft.)	5.70 m (18.7 ft.)	15.40 m (50.5 ft.)	4.00 m (13.1 ft.)	3.85 m (12.6 ft.)	2.05 m (6.7 ft.)
60	2.75 m (9.0 ft.)	6.00 m (19.7 ft.)	17.50 m (57.4 ft.)	5.50 m (18.0 ft.)	3.20 m (10.5 ft.)	2.00 m (6.7 ft.)
90	2.75 m (9.0 ft.)	5.50 m (18.0 ft.)	18.00 m (59.1 ft.)	7.00 m (23.0 ft.)	2.75 m (9.0 ft.)	0.00 m



- 4.2.3 Parking areas shall be **screened** from residential **development** on **adjacent parcels**. Any **screening** shall be a minimum of 1.0 m (3.0 ft) in height and any berm used as **screening** shall be **landscaped** in accordance with **Sections 3.11 and 3.12**.
- 4.2.4 Parking spaces shall be located on the same **parcel** as the **building** for which they are being provided.
- 4.2.5 Notwithstanding **subsection 4.2.4**, at the discretion of the **Development Authority**, parking may be located on another **parcel** within 125.0 m (410.1 ft), provided that a restrictive covenant, ensuring the **use** of the **parcel** for the required number of parking spaces, is registered against the Title.
- 4.2.6 Every off-street parking space provided, and access thereto, may be required to be **hard surfaced** if the access is from a **street** or **lane** which is **hard surfaced**.
- 4.2.7 Parking areas for **Apartment, Adult Care Housing, Education Institutions, Culture and Recreation, and Health Care Facility** shall be **hard surfaced** in accordance with the standards of the **Town**.
- 4.2.8 Parking areas for commercial and industrial **uses** located within **front yards** and **side yards abutting a street** shall be **hard surfaced**.
- 4.2.9 The **Development Authority** may allow parking areas for commercial and industrial **uses** located within **rear yards** and **side yards** that do not **abut a street** to be gravelled.
- 4.2.10 Vehicle access to commercial and industrial **parcels** shall consist of a **hard surfaced** apron measuring the width of the access to a minimum depth of 7.5 m (25.0 ft) if access is from a **street** or **lane** which is **hard surfaced**.
- 4.2.11 Parking areas for **Apartments, Education Institutions, Culture and Recreation, Health Care Facility** and all commercial, and industrial **uses** may require overhead illumination for safety purposes, at the discretion of the **Development Authority**.
- 4.2.12 As a condition of a **development permit, security** may be required up to the value of the estimated cost of the proposed paving and parking to ensure that such paving and parking is carried out with reasonable diligence. If the paving and parking are not completed in accordance with:

- (1) this **Bylaw**; and
- (2) the **development permit** within one (1) construction season after the completion of the **development**; and
- (3) any deficiencies that must be rectified and meet **Town** approval prior to the release of the **security**, **Bylaw 2025/06

then the amount fixed shall be available to the **Town** for its **use** in installing the required paving/parking.

4.3 COMMUNAL OFF-SITE PARKING FACILITIES

4.3.1 Notwithstanding **subsection 4.2.4**, parking may be provided on a **site** other than the **site** of the **principal building**, provided that it is in accordance with the following regulations:

- (1) For non-residential **development** and subject to approval of the **Development Authority**, an **owner** of land or a group of such **owners** may pool the required off-street parking stalls within one or more communal **parking facilities** and may thereby collectively fulfill the requirements of **Section 4.2**.
- (2) Where a group of **uses** or **buildings** is served by a communal **parking facility**, the requirement for such facility shall be the sum of the off-street parking requirements for each of the **uses** served by the **parking facility**.
- (3) Where two or more **owners** of land agree to combine parking as required under **Section 4.2**, a joint parking agreement, to be registered against Title is required.
- (4) Where two or more **owners** of land agree to combine parking as required under **Section 4.2** with joint access, a joint access agreement, to be registered against Title is required.

4.4 LOADING SPACES

4.4.1 **Loading spaces** may be required, at the discretion of the **Development Authority**.

4.4.2 Where required, **loading spaces** shall be located to the side or rear of a **building** and, at the discretion of the **Development Authority**, may have to be paved.

4.4.3 Standard **loading space** dimensions are 3.5 m by 9.0 m (11.5 ft by 29.5 ft) with overhead clearance of at least 4.6 m (15.1 ft).

4.4.4 Despite **subsection 4.4.3**, **loading space** dimensions shall be determined at the discretion of the **Development Authority**.

4.5 VEHICLE ACCESS TO SITES












4.5.1 All access locations and curb crossings shall be designed and constructed in accordance with the *Town of Rocky Mountain House Design Guidelines* and require approval of the **Development Authority**.

Town of Rocky Mountain House

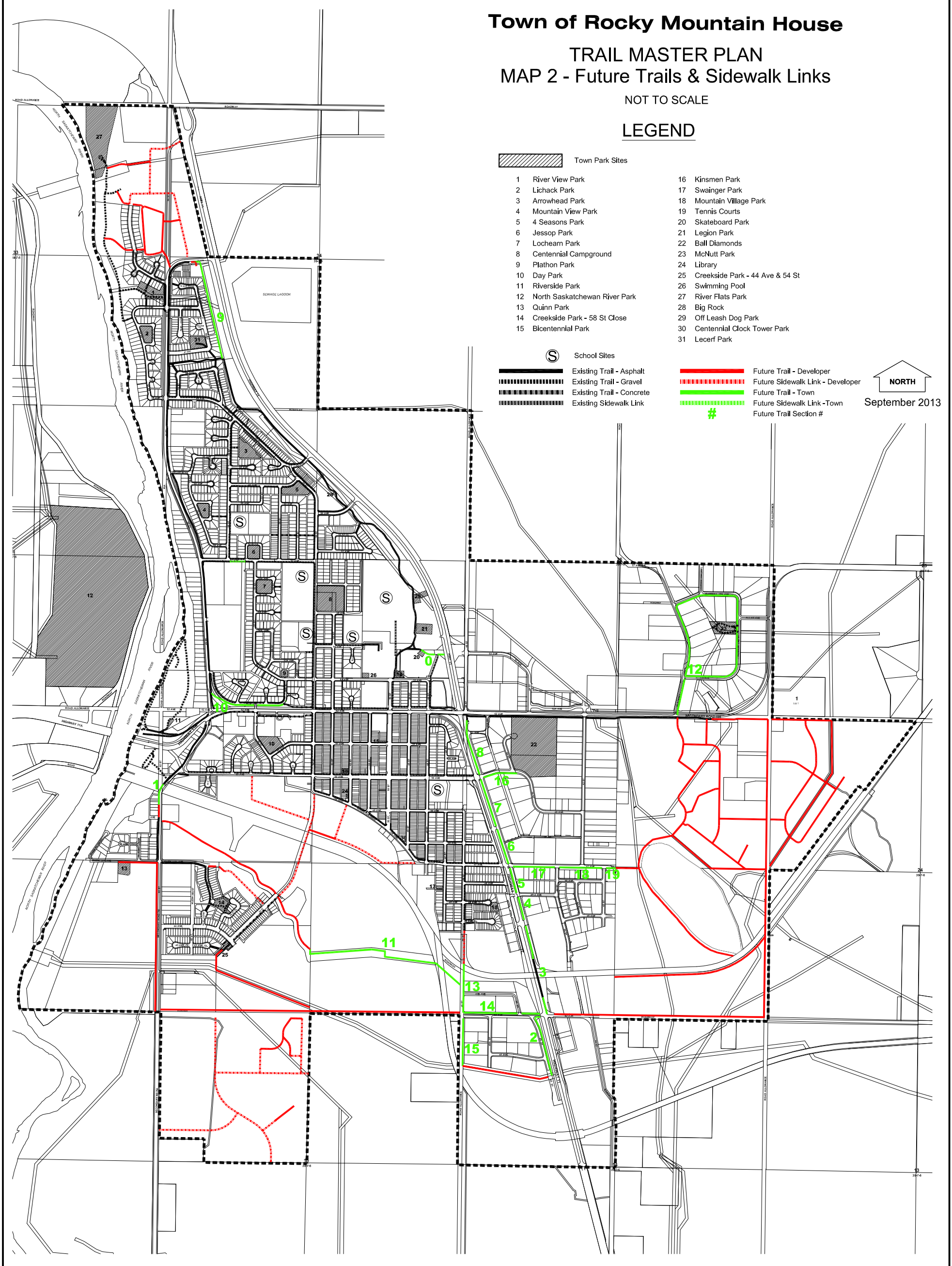
TRAIL MASTER PLAN MAP 2 - Future Trails & Sidewalk Links

NOT TO SCALE

LEGEND

- | | | | |
|---|-------------------------------|---|----------------------------------|
|  | Town Park Sites | | |
| 1 | River View Park | 16 | Kinsmen Park |
| 2 | Lichack Park | 17 | Swainger Park |
| 3 | Arrowhead Park | 18 | Mountain Village Park |
| 4 | Mountain View Park | 19 | Tennis Courts |
| 5 | 4 Seasons Park | 20 | Skateboard Park |
| 6 | Jessop Park | 21 | Legion Park |
| 7 | Locheam Park | 22 | Ball Diamonds |
| 8 | Centennial Campground | 23 | McNutt Park |
| 9 | Plathon Park | 24 | Library |
| 10 | Day Park | 25 | Creekside Park - 44 Ave & 54 St |
| 11 | Riverside Park | 26 | Swimming Pool |
| 12 | North Saskatchewan River Park | 27 | River Flats Park |
| 13 | Quinn Park | 28 | Big Rock |
| 14 | Creekside Park - 58 St Close | 29 | Off Leash Dog Park |
| 15 | Bicentennial Park | 30 | Centennial Clock Tower Park |
| | | 31 | Lecerf Park |
|  | School Sites |  | Future Trail - Developer |
|  | Existing Trail - Asphalt |  | Future Sidewalk Link - Developer |
|  | Existing Trail - Gravel |  | Future Trail - Town |
|  | Existing Trail - Concrete |  | Future Sidewalk Link -Town |
|  | Existing Sidewalk Link |  | Future Trail Section # |

 NORTH
September 2013



- (8) The purpose and intent of any non-**Statutory Plan** or pertinent policy adopted by the **Town**.

11.8.5 If a proposed **use** of land or a **building** is not listed as a **permitted use** or **discretionary use** in this **Bylaw**, the **Development Authority** may determine that such a **use** is similar in character and purpose to a **use** listed in that land use **district** and may allow the **development** as a **discretionary use**.

11.9 DEVELOPMENT PERMIT CONDITIONS

11.9.1 As a condition of a **development permit**, the **Development Authority** may require that the **applicant** enter into a **development agreement** with the **Town**, which, in addition to other matters, may require the **applicant** to:

- (1) Make arrangements satisfactory to the **Development Authority** for the supply of utilities including, but not limited to, water, electric power, sanitary sewer, storm sewer, natural gas, cable, or any one or more of them, including payment of the cost of installation or construction of any such facility by the **applicant**;
- (2) Make arrangements satisfactory to the **Development Authority** for vehicular and pedestrian access from public **roads** and trails, on-**site** vehicular and pedestrian circulation, parking, loading, **landscaping** or drainage, or any one or more of these matters, including payment of the costs of installation or constructing any such facility by the **applicant**;
- (3) Enter into a **development agreement** or an interim agreement, which shall form part of such **development permit** and may be required to be registered by caveat against Title to the **parcel** at the Land Titles Office, to do any or all of the following:
 - (a) Construct or pay for the construction of a **road** required to give access to the **development**;
 - (b) Construct, or pay for the construction of:
 - (i) A pedestrian **walkway** system to serve the **development**; or
 - (ii) Pedestrian **walkways** to connect the pedestrian **walkway** system serving the **development** with a pedestrian **walkway** system that serves or is proposed to serve an **adjacent development**, or both;
 - (c) Install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the **development**;
 - (d) Construct or pay for the construction of:
 - (i) Off-street or other **parking facilities**; and
 - (ii) Loading and unloading facilities;

- (4) Pay an **off-site levy** or **redevelopment levy** imposed by a bylaw adopted pursuant to the **Act**;
- (5) Repair or reinstate or pay, as per the Fees, Rates and Charges Bylaw, for the repair or reinstatement to the original condition of one or more of any **street** furniture, curbing, boulevard **landscaping**, **street** repair, or tree planting which may be damaged or destroyed or otherwise harmed by **development** or construction operations on the **site**;
- (6) Provide **security** to ensure compliance with one or more of this **Bylaw.**, a **development permit**, an agreement under this clause, or a **Statutory Plan**, which **security** may include, but is not limited to, an irrevocable letter of credit. **Security** shall be returned one (1) year from the date the repair is inspected by the **Town's** Engineering and Operations Department and approved in writing. Inspections may be requested between May 1st and October 31st, weather permitting, at the discretion of the **Development Authority** and provided snow cover, temperature, and other considerations do not prevent the ability to perform a thorough inspection. Prior to release of the **security**, the **Town's** Engineering and Operations Department will complete a final inspection and provide written consent to release the **security**;
- (7) Notwithstanding 11.9.1(6), curb cuts may be exempt from the one-year **security** return period;
- (8) Submit a **real property report** to the satisfaction of the **Development Authority**.

11.9.2 Subject to this **Bylaw**, any **Statutory Plan**, and the **Act**, the **Development Authority** may attach whatever conditions it considers appropriate to a **development permit** for either a **discretionary use** or **permitted use**, including but not limited to the following:

- (1) Limiting the time of operation including hours of the day, days of the week, and parts of the year;
- (2) Limiting the number of patrons;
- (3) Requiring attenuation or mitigation of noise or any other **nuisances** that may be generated by the proposed **development**;
- (4) Location, character, and appearances of **buildings**;
- (5) Grading of a **site** to protect **adjacent** properties; or
- (6) Establishing the period of time during which a **development** may continue.

11.10 VARIANCE AUTHORITY

11.10.1 The **Development Authority** may approve at their discretion, with or without conditions, an application for **development** that does not comply with this **Bylaw**, where:

- (1) The proposed **development**, with **variance**, would not unduly interfere with the amenities of the neighbourhood; or
- (2) The proposed **development**, with **variance**, would not materially interfere with or affect the **use**, enjoyment, or value of neighbouring properties;



TOWN OF ROCKY MOUNTAIN HOUSE

P O BOX 1509 5116 50 AVENUE ROCKY MOUNTAIN HOUSE AB T4T 1B2

Notice of Decision on Development Permit

May 1, 2026

RE: Clearwater Regional Housing Foundation has been given approval to develop a Community Support Services - Rocky Ridge Safe Haven, which includes Rooming House, Warming Shelter, Mat Program, Community Transportation Services and other Community Services to be located at 4407 45A Ave (Lot 11 / Block 42 / Plan 8621588) in the (I) General Industrial District.

To Whom This May Concern;

As an adjacent landowner, you're being notified of a development permit application that has been approved on May 1, 2026, under Development Permit 26-50, by the Planning and Community Development department, Town of Rocky Mountain House, at 5116 50th Avenue (Town Office).

Clearwater Regional Housing Foundation has been given approval to develop a Community Support Services - Rocky Ridge Safe Haven, which includes Rooming House, Warming Shelter, Mat Program, Community Transportation Services and other Community Services to be located at 4407 45A Ave (Lot 11 / Block 42 / Plan 8621588) in the (I) General Industrial District.



Aerial view of 4407 45A Ave



Front view of 4407 45A Ave

Any person claiming to be affected by a decision of the Development Authority may appeal to the Town of Rocky Mountain House - Subdivision Development Appeal Board (SDAB) by serving written notice of appeal, along with the applicable fee, within 21-calendar days after the date on which the written decision is given.

A notice of appeal should be filed with the Town of Rocky Mountain House SDAB Clerk by email at Legislative@trmh.ca, by mail to SDAB Clerk at Box 1509, Rocky Mountain House, AB T4T 1B2 or by dropping off the written notice of appeal to the SDAB Clerk at 5116 - 50th Avenue (Town Office), Rocky Mountain House, AB.

If you have any questions regarding the development permit, please contact the undersigned at (403) 847-5260 or planningdept@trmh.ca. A copy of the approved development permit can be viewed at the Planning and Community Development Department, downstairs at the Town Office (5116 - 50th Avenue) or requested through email. Our office hours are Monday to Friday between 8:30 a.m. to 4:30 p.m.

Yours truly,

Renée Hartling
Senior Development Officer
Town of Rocky Mountain House

Telephone 403-845-2866 Fax 403-845-3230
Webpage: www.rockymtnhouse.com E-mail: planningdept@trmh.ca

TAB E: INFORMATION PROVIDED BY APPLICANT

TAB F: INFORMATION PROVIDED BY APPELLANT

May 5, 2026

Submitted via email: legislative@trmh.ca

Town of Rocky Mountain House Subdivision and Development Appeal Board
5116 50 Avenue
Rocky Mountain House, Alberta
T4T 1B2

Attention: Subdivision and Development Appeal Board Chair

Re: Appeal of Development Permit # 26/50
4407 45A Avenue
Lot 11, Block 42, Plan 8621588
Applicant: Clearwater Regional Housing Foundation

1.0 INTRODUCTION

Please accept this letter as formal notice of an appeal of Development Permit # 26/50, legally described above. This appeal is being filed on behalf of 2002432 Alberta Ltd. (a registered Alberta Corporation) and 1905696 Alberta Ltd. (a registered Alberta Corporation), as impacted adjacent landowners and concerned residents of the Town of Rocky Mountain House.

2.0 LEGAL BASIS FOR APPEAL

2.1 Location and Description of Affected Properties

2002432 Alberta Ltd. and 1905696 Alberta Ltd., as a joint venture (hereby the applicants), are the registered owners of the property described by civic address A/B/C 4419 47 Avenue, Rocky Mountain House, Alberta and legally described as Lot 12, Block 37, Plan 1921391. This property is located approximately 85 meters (m) north of Development Permit # 26/50 (hereby the permit). This property, which consists of both office, shop, and compound space is currently rented to three separate entities, who provide snow removal, landscaping, automotive parts, and electrical services to citizens of Rocky Mountain House and the surrounding area.

1905696 Alberta Ltd. is the registered owner of the property described by civic address 4503 46 Avenue, Rocky Mountain House, Alberta and legally described as Lots 13 and 14, Block 36A, Plan 1886HW. This property is located approximately 165 m northwest of the permit. This property is currently undeveloped land.

2002432 Alberta Ltd. is the registered owner of the property described by civic address 4531 44 Street, Rocky Mountain House, Alberta and legally described as Lot 8, Block 66, Plan 8122535. This property is located approximately 70 m northeast of the permit. This property is currently seeking lessors and consists of a shop and compound space.

2002432 Alberta Ltd. is the registered owner of the property described by civic address 4307 45 Avenue, Rocky Mountain House, Alberta and legally described as Lot 3A, Block 67, Plan 0225249. This property is located approximately 95 m southeast of the permit. This property is leased to an automotive services business and consists of an industrial shop.

2002432 Alberta Ltd. is the registered owner of the property described by civic address 4315 44 Street, Rocky Mountain House, Alberta and legally described as Lot 7, Block 67, Plan 9723850. This property is located approximately 175 m southeast of the permit. This property is leased to an automotive services business and consists of an office, an industrial shop, and a compound space.

2.2 Rights of Appeal as a Person Effected

Given the descriptions outlined in section 2.1, 2002432 Alberta Ltd., 1905696 Alberta Ltd., and their associated directors meet the criteria under section 11.13.2 of the Town of Rocky Mountain House Land Use Bylaw # 2020/19 (the LUB) of a Person Effected by the permit.

Furthermore, as Community Support Services is listed as a Discretionary Use and not a Permitted Use in the General Industrial District (I) under section 8.1.2 of the LUB, the notice of appeal fully complies with the requirements under section 11.13.3 of the LUB.

Furthermore, as this notice of appeal has been served on May 5, 2026, and the decision date on the permit is May 1, 2026, the notice of appeal fully complies with the requirements under section 11.13.4(2) of the LUB regarding appeal commencement.

3.0 REASONS FOR APPEAL

Initial reasons for appealing the permit are outlined below. Please take note that reasons for appeal listed below are initial and are in no way to be construed as a complete or final list. The applicants for appeal retain the right to add additional reasons and to present additional evidence and/or witnesses at the appeal hearing.

3.1 General Intent of the General Industrial District

It is the applicant's belief that the operation of a Rooming House, Warming Shelter, and Mat Program go against the general intent of the General Industrial District (I), as outlined in section 8.1.1 of the LUB. Section 8.1.1 of the LUB states "General Intent: To provide for a wide range of industrial businesses, supportive commercial uses, and related services whose activities may be incompatible in Commercial Districts."

It is our opinion that the uses listed on the permit are neither an industrial business, supportive commercial use to an industrial business, or a related service to an industrial business. In fact, we argue that the listed uses on the permit do the opposite and will detract from the operation of industrial businesses through increased public safety issues including but not limited to theft, break and enters, public drug and alcohol use, and harassment of both employees and customers of local businesses.

The applicants argue that the development authority has entirely misinterpreted or chosen to ignore the intent of section 8.1.1 of the LUB.

3.2 Incorrect Application of Development Permit Conditions – Pedestrian Access to Parcel

While it is the applicant's belief that the development authority has made an error in issuing the development permit altogether, there have also been errors in applying required conditions to the permit.

The parcel where the permit is located is within a heavy industrial area, with significant traffic volumes of both passenger and commercial traffic. One must assume that clientele attending the location will mostly be accessing via foot or bicycle. The parcel where the permit is located lacks pedestrian access to service the parcel, with no sidewalks or safe boulevards within 300 meters of the location.

The applicants are concerned that given the lack of pedestrian infrastructure, clientele will resort to walking on the road, which while not illegal, is extremely dangerous given traffic volumes and type in the area.

The applicants are also concerned that given the lack of pedestrian access and infrastructure, clientele may resort to crossing private property to avoid walking on public roadways, which would likely contravene section 2(1) of the Province of Alberta's Petty Trespass Act.

Given the above discussion, it is the applicant's belief that the development authority made errors by not enforcing a condition of the permit under section 11.9.1 (3) (b) of the LUB. That section states that the development authority may require the permit applicant to:

- (3) Enter into a **development agreement** or an interim agreement, which shall form part of such **development permit** and may be required to be registered by caveat against Title to the **parcel** at the Land Titles Office, to do any or all of the following:
 - (a) Construct or pay for the construction of a **road** required to give access to the **development**;
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 - (ii) Pedestrian **walkways** to connect the pedestrian **walkway** system serving the **development** with a pedestrian **walkway** system that serves or is proposed to serve an **adjacent development**, or both;

As stated above, while the applicant believes the development permit should be denied and revoked in its entirety, it would be inappropriate to not bring to attention that the development authority is not applying sections from its own LUB to the permit which should be required as a matter of public safety.

3.3 Additional Information Not Considered by Development Authority

Given the significant impact of this development, the applicants question if section 11.8.4 of the LUB, in particular 11.8.4 (1) (2) (3) and (4) have been considered by the development authority in granting the permit. This section is shown below:

11.8.4 In reviewing a **development permit** application for a **discretionary use**, the **Development Authority** shall have regard to the circumstances and merits of the application, including but not limited to:

- (1) The impact of such **nuisance** factors as smoke, airborne emissions, odours, and noise on properties in the vicinity;
- (2) The design, character, and appearance of the proposed **development** and in particular whether it is compatible with the surrounding properties;
- (3) The time of operation including hours of the day, days of the week, and parts of the year;
- (4) The number of patrons visiting the **site**;
- (5) The grading of the **site** or such other matters as are necessary to protect other developments from the **site**;
- (6) The servicing requirements for the proposed **development**;
- (7) The purpose and intent of any **Statutory Plan** adopted by the **Town**; and

Town of Rocky Mountain House

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- (8) The purpose and intent of any non-**Statutory Plan** or pertinent policy adopted by the **Town**.

It is the opinion of the applicant that the development will have significant impact on surrounding businesses, and that if sections 11.8.4 (1) (2) (3) and (4) of the LUB were considered, a reasonable development officer would have likely denied the permit.

3.4 Offsite Parking Requirements

The applicants question if the permit property complies with section 4.2 of the LUB, particularly sections 4.2.6, 4.2.8, and 4.2.9. It is the applicants opinion that given the derelict state of the parking lot at the permit property, it does not meet the required standards of being “hard surfaced” and that the development authority should have required paving of the proposed parking lot as a condition of the development permit.

3.5 Town of Rocky Mountain House 2026-2030 Strategic Plan

The applicants believe that the development permit directly contradicts portions of the 2026-2030 Town of Rocky Mountain House Strategic Plan Economic, and that the development authority made error in not considering the guiding document of the duly elected council.

In particular, we believe that the permit will have a direct impact on the success indicators for economic prosperity shown below:

Success indicators

These indicators will demonstrate the Town of Rocky Mountain House is meeting its Strategic Plan goals.

Wherever possible, these are measurable and time-specific benchmarks that will show residents that Rocky Mountain House is making progress on the direction set by Council.

The Town of Rocky Mountain House is committed to public annual reporting on these indicators.

Success indicators: Economic Prosperity

The number of business licenses increases year over year.
The Town has population growth.
Council has reviewed the Core Commercial zoning in the Land Use Bylaw by December 2026.
The Town has an Economic Development marketing plan by 2027.
There are new residential front doors every year (an indicator of population and development growth).
There is a reduction in vacant commercial or industrial storefronts by December 2027.
There will be commercial, industrial and residential greenfield development by December 2028.
Council has reviewed all Area Structure Plans by 2029.



3.6 Incorrect Definition of Community Support Services

The applicant argues that Clearwater Regional Housing Foundation has inappropriately applied for the use of Community Support Services, and that the use of the property, particularly as a rooming house is more related to Social Care Housing, which is not a permitted or discretionary use under section 8.1.2 of the LUB in the General Industrial District (I).

3.7 Location of Other Support Services

The applicant questions the general location of the permit, given the location of all other major support services, health care facilities, and other required services for the clientele of the Clearwater Regional Housing Foundation. The applicant argues this should have been considered when issuing the development permit, and that more suitable locations, closer to additional support services, are present in the Town of Rocky Mountain House.

4.0 CLOSURE

The applicants will submit fees required for appeal of a development permit in due order to the Town of Rocky Mountain House office upon submission of this appeal application.

The applicant expects the Town of Rocky Mountain House to comply with section 686 (2) of the Municipal Government Act, which requires the board to hold an appeal hearing within 30 days after the receipt of a notice of appeal. Given the filing date of May 5, 2026 we hereby demand a hearing be held on or before June 4, 2026.

Submitted on behalf of the directors of 2002432 Alberta Ltd. and 1905696 Alberta Ltd.

**Connor
Frizzley** Digitally signed by
Connor Frizzley
Date: 2026.05.05
15:04:08 -06'00'

May 20, 2026

Submitted via email: legislative@trmh.ca

Town of Rocky Mountain House Subdivision and Development Appeal Board
5116 50 Avenue
Rocky Mountain House, Alberta
T4T 1B2

Attention: Subdivision and Development Appeal Board Chair

Re: Appeal of Development Permit # 26/50
4407 45A Avenue
Lot 11, Block 42, Plan 8621588
Applicant: Clearwater Regional Housing Foundation

1.0 INTRODUCTION

Please accept this letter outlining our reasons for appeal of Development Permit # 26/50, legally described above. This appeal letter being filed on behalf of 2002432 Alberta Ltd. (a registered Alberta Corporation) and 1905696 Alberta Ltd. (a registered Alberta Corporation), as impacted adjacent landowners and concerned residents of the Town of Rocky Mountain House.

2.0 LEGAL BASIS FOR APPEAL

2.1 Location and Description of Affected Properties

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Furthermore, as Community Support Services is listed as a Discretionary Use and not a Permitted Use in the General Industrial District (I) under section 8.1.2 of the LUB, the appeal fully complies with the requirements under section 11.13.3 of the LUB.

3.0 REASONS FOR APPEAL

Reasons for appealing of the permit are outlined below.

3.1 General Intent of the General Industrial District

It is the appellant's belief that the operation of a Rooming House, Warming Shelter, and Mat Program go against the general intent of the General Industrial District (I), as outlined in section 8.1.1 of the LUB. Section 8.1.1 of the LUB states "General Intent: To provide for a wide range of industrial businesses, supportive commercial uses, and related services whose activities may be incompatible in Commercial Districts."

It is our opinion that the uses listed on the permit are neither an industrial business, supportive commercial use to an industrial business, or a related service to an industrial business. In fact, we argue that the listed uses on the permit do the opposite and will detract from the operation of industrial businesses through increased public safety issues including but not limited to theft, break and enters, public drug and alcohol use and harassment of both employees and customers of local businesses.

The appellants argue that the development authority has entirely misinterpreted or chosen to ignore the intent of section 8.1.1 of the LUB.

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The appellant argues that Clearwater Regional Housing Foundation has inappropriately applied for the use of Community Support Services, and that the use of the property, particularly as a rooming house is more related to Social Care Housing, which is not a permitted or discretionary use under section 8.1.2 of the LUB in the General Industrial District (I).

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The appellants are concerned that given the lack of pedestrian infrastructure, clientele will resort to walking on the road, which while not illegal, is extremely dangerous given traffic volumes and type in the area.

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Given the above discussion, it is the appellants belief that the development authority made errors by not enforcing a condition of the permit under section 11.9.1 (3) (b) of the LUB. That section states that the development authority may require the permit applicant to:

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As stated above, while the appellants believe the development permit should be denied and revoked in its entirety, it would be inappropriate to not bring to attention that the development authority is not applying sections from its own LUB to the permit which should be required as a matter of public safety.

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Town of Rocky Mountain House

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- (8) The purpose and intent of any non-**Statutory Plan** or pertinent policy adopted by the **Town**.

It is the opinion of the appellants that the development will have significant impact on surrounding businesses, and that if sections 11.8.4 (1) (2) (3) and (4) of the LUB were considered, a reasonable development officer would have likely denied the permit.

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There will be commercial, industrial and residential greenfield development by December 2028.
Council has reviewed all Area Structure Plans by 2029.



3.7 Location of Other Support Services

The appellants questions the general location of the permit, given the location of all other major support services, health care facilities, and other required services for the clientele of the Clearwater Regional Housing Foundation. The appellants argue this should have been considered when issuing the development permit, and that more suitable locations, closer to additional support services, are present in the Town of Rocky Mountain House.

3.8 Potential Impact to Human Health

The appellant believes the development authority did not consider potential impacts to human health when approving a residential use in an industrial zone. The applicant refers to the Site Sensitivity Analysis and Risk Management Plan, prepared by EAG Canada in September 2018 for the property located at 4447-45A Avenue, Rocky Mountain House.

The report, and in particular figure 2 through 4 showing historical impacts at the adjacent site should be considered. The Risk Management Plan was based on the adjacent property being utilized for commercial use, and it is possible that a change to residential use would invalidate the Risk Management Plan.

If the development is to proceed, it is the appellant's belief that a wholesome review of environmental conditions and reports in the immediate area of the subject property be reviewed, with a professional opinion provided if the Site is suitable for residential usage.

4.0 CLOSURE

We would like to thank the Subdivision and Development Appeal Board for reviewing the above documentation as well as for allowing us to present at today's hearing. We trust the decision you arrive at will consider all relevant factors and the potential for significant disruption if this development permit is upheld.











Submitted on behalf of the directors of 2002432 Alberta Ltd. and 1905696 Alberta Ltd.

Connor Frizzley
403.895.8450
Connor.frizzley1@gmail.com

Appeal of Development Permit # 26/50 - Rooming House, Warming Shelter, and Mat Program at 4407 45A Avenue

Petition summary and background
 We, the undersigned, are opposed to Development Permit # 26/50 in its entirety, which would allow the Clearwater Regional Housing Foundation to operate, among other things, of a Rooming House, Warming Shelter, and Mat Program and believe the development permit should be denied by the Subdivision and Development Appeals Board. The development permit, among many items, does not comply with the General Intent of the General Industrial District in the towns Land Use Bylaw, and will have significant negative impacts on owners, employees, and customers of businesses in the industrial area, and has potential for significant negative impact on economic development in the area.

Action petitioned for
 We, the undersigned, are concerned citizens who urge the SDAB to deny development permit # 26/50.

Printed Name	Signature	Owner, Customer or Employee	Comment (include business if owner or employee please)	Date
Christie Tifford		Employee	Bumper to Bumper-Awdl	May 6/26
Dalyce Elert		Owner	Forage Community Studio	May 6/26
Red Sulek		Owner	Business owner	May 6/26
Kim Elert		Customer	Bumper to Bumper	May 6-26
Theray Loues		Customer.		May 7-26
Shannon Gust		Owner	1905696 AB LTD	May 7/26
Katie Tifford		Customer		May 8/26
David Mitchell		Owner	Rusty Wrench	May 8/26
Kathy Coyne		Employee	Bumper to Bumper.	May 8/26
Dennis Stilling		Customer		May 8/26

Appeal of Development Permit # 26/50 - Rooming House, Warming Shelter, and Mat Program at 4407 45A Avenue

Petition summary and background











We, the undersigned, are opposed to Development Permit # 26/50 in its entirety, which would allow the Clearwater Regional Housing Foundation to operate, among other things, of a Rooming House, Warming Shelter, and Mat Program and believe the development permit should be denied by the Subdivision and Development Appeals Board. The development permit, among many items, does not comply with the General Intent of the General Industrial District in the towns Land Use Bylaw, and will have significant negative impacts on owners, employees, and customers of businesses in the industrial area, and has potential for significant negative impact on economic development in the area.

Action petitioned for: We, the undersigned, are concerned citizens who urge the SPAB to deny development permit # 26/50.

Printed Name	Signature	Owner, Customer or Employee	Comment (include business if owner or employee please)	Date
TERRY DAIS		CUSTOMER		MAY 11/26
David Barker		customer		May 11/26
Amy Davis		CUSTOMER		May 11/26
Larry Filinger		Eco Systems - owner		May 12/26
Soci Sporing		customer		May 12/26
TAVIS BROWN		ECOS		May 12/26
David Shanks		Eco		May 12/26
Cliff Beisak		customer		May 12/26
Tanna Federna		customer		May 12/26
Conner Noble		customer		May 12/26

Appeal of Development Permit # 26/50 - Rooming House, Warming Shelter, and Mat Program at 4407 45A Avenue

Petition summary and background	We, the undersigned, are opposed to Development Permit # 26/50 in its entirety, which would allow the Clearwater Regional Housing Foundation to operate, among other things, of a Rooming House, Warming Shelter, and Mat Program and believe the development permit should be denied by the Subdivision and Development Appeals Board. The development permit, among many items, does not comply with the General Intent of the General Industrial District in the towns Land Use Bylaw, and will have significant negative impacts on owners, employees, and customers of businesses in the industrial area, and has potential for significant negative impact on economic development in the area.
Action petitioned for	We, the undersigned, are concerned citizens who urge the SDAB to deny development permit # 26/50.



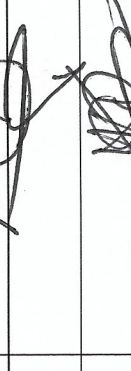
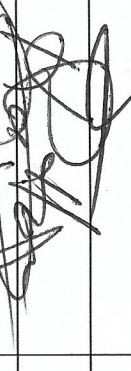


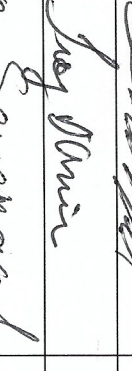
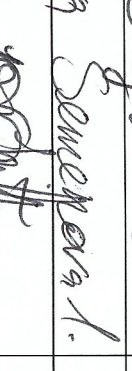


Printed Name	Signature	Owner, Customer or Employee	Comment (include business if owner or employee please)	Date
Trevor Venkat		Employee	Ecco Systems	May 12 2026
ELAINA MILLER		customer		MAY 12 2026
Mathew Masin		customers		May 12 2026
Sheldon Anus		customer		May 13 2026
Darav Soed		Managers	Koch Fuel Products	May 13/26
ANDREW BREWER		customers		May 14/26
Justin Sailer		customer		
Andy Brown		customers		May 14/26
JAN JOYSON		customer		May 14/26
Paul Brodie		customer		May 14/26

Appeal of Development Permit # 26/50 - Rooming House, Warming Shelter, and Mat Program at 4407 45A Avenue

Petition summary and background

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Action petitioned for: We, the undersigned, are concerned citizens who urge the SDAB to deny development permit # 26/50.







Printed Name	Signature	Owner, Customer or Employee	Comment (include business if owner or employee please)	Date
Dave Rickbacker		Customer		05/14/26
Chyna Guest		Customer		05/14/26
Tom Tisdale		Customer		05/15/26
Ben Patten		Customer		05/15/26
Doug Rupert		Customer		05/15/26
Dawn Tisdale		Customer		05/15/26
Troy Davis		Customer		05/15/26
Tring Semenov		Customer		19/05/2026
Rad Smith		Customer		19/05/2026
Jeff Goss		Owner		19/05/2026

6

Appeal of Development Permit # 26/50 - Rooming House, Warming Shelter, and Mat Program at 4407 45A Avenue

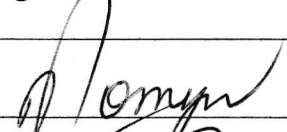

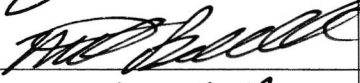

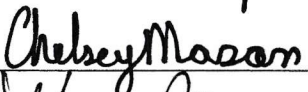





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Action petitioned for
 We, the undersigned, are concerned citizens who urge the SDAB to deny development permit # 26/50.

Printed Name	Signature	Owner, Customer or Employee	Comment (include business if owner or employee please)	Date
Mayer T Ford		Manager	OK Tire	May 9/26
Xoara Goffin		Employee	OK Tire	May 12-26
Danying		Employee	Kal Tim	May 20/26
Shauna Frizzles		Owner	Rental Property	May 20/26
Connor Frizzles		Employee	2002432 ABS Ltd.	May 20/26
Darren Frizzles		Owner	2002432 ABS Ltd.	May 20/2026


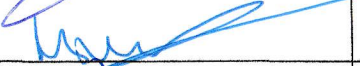
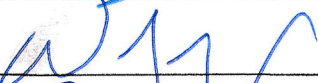

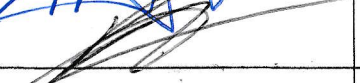



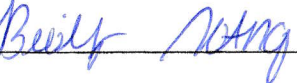
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Action petitioned for	We, the undersigned, are concerned citizens who the SDAB to deny development permit # 26/50

Printed Name	Signature	Owner, Customer or Employee	Comment (include business if owner or employee please)	Date
Rod Tomyn		OWNER	Tomco	May 6/26
Jeremy Forsyth		employee	Tomco	May 6/2026
Mitch Blodwell		employee	Tomco	May 6/26
GORDON KASAROFF		EMPLOYEE	TOMCO	MAY 6/26
Chelsey Mason		Employee	Tomco Production Services Inc.	May 6 th , 2026
MARIZ CARSON		EMPLOYEE	Tomco	May 6/26
Cam Laroque		EMPLOYEE	Tomco	May 6/26
Megan Armet		Employee	Tomco	May 6/26
GABRIEL LOMAX		EMPLOYEE	Tomco	May 6/26
Tom McKenzie		employee	Tomco	May 6/26

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Action petitioned for	We, the undersigned, are concerned citizens who the SDAB to deny development permit # 26/50

Printed Name	Signature	Owner, Customer or Employee	Comment (include business if owner or employee please)	Date
Dillon Lumb		Employee	TOMCO	May 6, 2026
Matt Nice		Employee	Tomco	May 6, 2026
Wes Tomyn		Owner	Tomco	May 6, 2026
Tason Appleyard		Employee	Tomco	May 6, 2026
Brett Anderson		Employee	TOMCO	May 6/2026
Jesse McLellan		Owner	TOMCO	May 8/2026
Aaron Hassink		Employee	Tomco	May 8/26
Scott Lomax		Employee	Tomco	May 8/26
Briley Noting		Employee	Tomco	May 13/26

SITE SENSITIVITY ANALYSIS AND RISK MANAGEMENT PLAN

4447-45A Avenue

Rocky Mountain House, Alberta

September 2018



1500, 222 3rd Avenue SW
Calgary, Alberta T2P 0B4

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APPENDICES

Appendix A	RMP Checklist
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Appendix B

Reconnaissance Report

Appendix C

Restrictive Land Use Covenant

1.0 EXECUTIVE SUMMARY

EnviroAnalytics Group Canada, ULC (EAG) has prepared the following Site Sensitivity Analysis (SSA) and Risk Management Plan (RMP) for the former Shell Cardlock and Bulk Storage Facility (P00707) located at 4447-45A Avenue in Rocky Mountain House, Alberta (the Site/the Property). The Site is part of a portfolio of properties acquired by UCANCO General Partners, Inc. (UCANCO) from Shell Canada Products (Shell) in 2014. EAG serves UCANCO in oversight of environmental activities

The Site operated as both a cardlock and a bulk fuel storage facility. Infrastructure associated with the bulk storage facility was removed in 1999. Two USTs associated with the cardlock facility were removed in 2006. In 2012, a targeted remedial excavation was completed in the northern portion of the site where approximately 1,253 metric tonnes (MT) of impacted soil were removed from an area of approximately 180 square metres (m²).

Following the 2012 excavation, soil analytical results show acceptable concentrations over most of the Site with the exception of several areas of residual petroleum hydrocarbon (PHC) impacts occurring mostly in isolated areas at depths greater than 5.5 meters below ground surface – mbgs). Horizontal and vertical delineation of PHC impacts to soil have been achieved across the Site with the exception of a few localized hotspots showing residual concentrations mostly at depth. Impacts to groundwater are noted in several wells. However, a decreasing trend is also noted for the PHC constituents present in groundwater.

A risk characterization of the Site based on an assessment of the laboratory analytical results of soil, soil vapour and groundwater compared to the site-specific Tier 2 criteria indicate that the current environmental conditions at the Site are unlikely to present adverse health effects through the direct human contact, vapour inhalation, ecological contact, offsite soil migration, or freshwater aquatic life pathways. It is the opinion of EAG that the residual PHC impacts present at the Site are neither at concentrations nor depths that are likely to immediately or adversely affect human or ecological health. This assessment however, has indicated that the potable groundwater and management limits pathways cannot be eliminated at this point and should be managed through the administrative controls that have been placed upon the site and a groundwater monitoring program with the goal of monitoring natural attenuation.

2.0 OBJECTIVE

The objective of the SSA provided in this document is to qualitatively evaluate the potential risks to human and ecological health as a result of potential exposures to residual PHC impacts in soil and groundwater at the Site. Conditions identified in available historical environmental site assessments (ESA's) supplemented by more recent soil vapour and groundwater analyses were used in the SSA to determine whether there are potentially unacceptable risks associated with the future commercial use of the Site with prospective development of slab-on-grade construction. Potentially unacceptable risks identified in the SSA will be managed using risk measures, as presented in the RMP.

3.0 FACILITY AND SITE INFORMATION

3.1 SITE SETTING AND ADJACENT LAND USE

The Property is located at 4447-45A Avenue in Rocky Mountain House, Alberta. The Property covers an area of approximately 2,270 m² and is legally described as Lot 8, Block 42, Plan 6471MC. The Property has an LSD of SW-23-039-07 W5M. A site location map is presented as **Figure 1**.

A warehouse, an office, and a shed, all of which are vacant, remain at the Site. The Site is currently covered by vegetation and gravel and is utilized as a parking lot. The Property is zoned for commercial land use. The land surrounding the subject site comprises commercial and residential properties, as described below.

- North: Commercial and Residential;
- East: Commercial/Industrial;
- South: Commercial/Industrial;
- West: Commercial/Industrial.

The Property and all surrounding properties are zoned for General Industrial use, which permits commercial practices as the most sensitive land use. However, properties to the north and northwest of the Site are occupied by residences. The Town of Rocky Mountain House indicated that these properties were undergoing conformance to the current General Industrial zoning, but were still used for residential purposes in 2013.

A buffer zone extending 30 m from the north, and northwest property lines has been established, within which residential criteria have been applied.

Future development of the Site will be restricted to either commercial/industrial usage as provided in a restrictive covenant attached to the deed of the Site and provided in **Appendix C**. A general overview of the Site, the buffer zone, and surrounding land uses are shown on **Figure 2**.

3.2 SITE HISTORY

The Site operated as both a cardlock and a bulk fuel storage facility. Former infrastructure associated with the bulk fuel facility included four diesel underground storage tanks (USTs) and four unleaded gasoline USTs and an oil/water underground holding tank. This infrastructure was removed in 1999. Two USTs (one unleaded

gasoline and one diesel) associated with the cardlock facility were removed in 2006. In 2012, approximately 1,253 metric tonnes (MT) of PHC impacted soil located in the northern portion of the site was excavated from an area of approximately 12 m by 15 m (180 m²) and removed for offsite disposal. A warehouse, an office, and a shed, all of which are vacant, remain at the Site.

3.3 REGIONAL GEOLOGY AND HYDROGEOLOGY

The Site is located in the Town of Rocky Mountain House, within Clearwater County in southwestern Alberta. The County is within the North Saskatchewan River and the South Saskatchewan River basins. Over the majority of the County, the surficial deposits are less than 30 m thick. The upper surficial deposits are either directly or indirectly a result of glacial activity. The deposits include till with minor sand and gravel deposits of meltwater origin, which are expected to occur mainly as isolated pockets. The lower surficial deposits are composed mostly of fluvial and lacustrine deposits. Lower surficial deposits occur mainly in linear bedrock lows having an elevation of less than 1,000 m above means sea level (AMSL). The total thickness of the lower surficial deposits is generally less than 30 m, but can be greater than 30 m in the linear bedrock lows. The lowest part of the lower surficial deposits includes pre-glacial sand and gravel deposits. The lowest sand and gravel deposits are of fluvial origin and usually less than 2 m thick and may be discontinuous.

The closest surface water bodies to the Site are Mud Lake (approximately 500 m east) and the North Saskatchewan River (approximately 2.5 km west). The inferred groundwater flow direction for the Site has historically ranged from northwest to southwest.

A review of the Alberta Water Well Database (AWWD) provided records of three water well drilling reports for locations within a radius of 500 m of the Site. The wells were drilled in either 1969 or 2004, and their status has not been confirmed. The reconnaissance report of wells within 500 m of the Site is included in **Appendix B**.

3.4 SITE STRATIGRAPHY

Environmental investigations conducted at the Site have identified that the near surface soil stratigraphy consists of asphalt or gravel and sand fill material. This shallow surface is underlain by silt and silty sand from approximately 0.3 mbgs to depths between 2.4

mbgs and 3.1 mbgs. Sandstone bedrock was encountered in all of the boreholes and ranged from 2.4 mbgs to the maximum depth of investigation of 13.7 mbgs.

Based on soil samples that were previously collected from the Site, the median grain-size of the soil is greater than 75 µm, thus classifying the soil as coarse grained.

3.5 PREVIOUS ENVIRONMENTAL ASSESSMENTS

Previous environmental activities and remediation for the Site are summarized in the following reports:

- Morrow Environmental Consultants Inc. 1998. Fuel Release Response Assessment, Shell Bulk Facility, 4403 – 45A Avenue, Rocky Mountain House, AB.
- Morrow Environmental Consultants Inc. 1999a. Underground Storage Tank Decommissioning, Shell Bulk Facility, 4403 – 45A Avenue, Rocky Mountain House, AB.
- Morrow Environmental Consultants Inc. 1999b. Monitoring Summary, Shell Bulk Facility, 4403 – 45A Avenue, Rocky Mountain House, AB.
- Morrow Environmental Consultants Inc. 2000. Site Monitoring Summary, Shell Bulk Facility, 4403 – 45A Avenue, Rocky Mountain House, AB.
- SNC LAVALIN Morrow Environmental. 2005. 2005 Site Monitoring Program Summary Report Rocky Mountain House Cardlock (P00707) 4447 - 45A Avenue, Rocky Mountain House, AB.
- SNC LAVALIN Group. 2007. 007 Annual Monitoring and Sampling Summary Former Shell Cardlock and Bulk Storage Facility (P00707) 4447 - 45A Avenue, Rocky Mountain House, AB.
- SNC LAVALIN Group. 2008. Supplemental Environmental Site Assessment Former Shell Bulk Facility, 4447 – 45A Avenue, Rocky Mountain House, AB.
- SNC LAVALIN Group. 2009a. Supplemental Environmental Site Assessment Former Shell Bulk Facility, 4447 – 45A Avenue, Rocky Mountain House, AB.

- SNC LAVALIN Group. 2009b. Qualitative Risk Evaluation & Quantitative Human Health Risk Assessment. Former Shell Cardlock and Bulk Fuel Storage Facility, 4447 – 45A Avenue, Rocky Mountain House, AB.
- SNC LAVALIN Environment. 2009c. 2009 Groundwater Monitoring and Sampling Activities Former Shell Cardlock and Bulk Storage Facility 4447 — 45A Avenue. Rocky Mountain House, AB.
- SNC LAVALIN Environment. 2010a. Underground Storage Tank Removal and Supplemental Environmental Site Assessment, Former Shell Cardlock and Bulk Storage Facility, 4447 — 45A Avenue, Rocky Mountain House, AB, Location Code: P0070.
- SNC LAVALIN Environment. 2010b. Supplemental Environmental Site Assessment, Former Shell Cardlock and Bulk Storage Facility, 4447 — 45A Avenue, Rocky Mountain House, AB, Location Code: P0070.
- SNC LAVALIN Environment. 2010c. 2010 Groundwater Monitoring and Sampling Activities Former Shell Cardlock and Bulk Storage Facility 4447 — 45A Avenue. Rocky Mountain House, AB.
- SNC LAVALIN Environment. 2010d. Soil Vapour Remediation Guideline Calculation, Former Shell Cardlock and Bulk Storage Facility, 4447 — 45A Avenue, Rocky Mountain House, AB, Location Code: P0070.
- SNC LAVALIN Group. 2011a. Environmental Site Assessment Former Shell Bulk Facility, 4447 – 45A Avenue, Rocky Mountain House, AB.
- SNC LAVALIN Group. 2011b. Supplemental Environmental Site Assessment Former Shell Bulk Facility, 4447 – 45A Avenue, Rocky Mountain House, AB.
- SNC LAVALIN Environment. 2011c. 2011 Groundwater Monitoring and Sampling Activities Former Shell Cardlock and Bulk Storage Facility 4447 — 45A Avenue. Rocky Mountain House, AB.
- SNC LAVALIN Environment. 2012. 2011 Groundwater Monitoring and Sampling Activities Former Shell Cardlock and Bulk Storage Facility 4447 — 45A Avenue. Rocky Mountain House, AB.

- SNC LAVALIN Environment. 2013a. Remedial Excavation Former Shell Cardlock and Bulk Storage Facility 4447 — 45A Avenue. Rocky Mountain House, AB.
- SNC LAVALIN Environment. 2013b. Site Sensitivity Assessment-Commercial Land Use Former Shell Cardlock and Bulk Storage Facility 4447 — 45A Avenue. Rocky Mountain House, AB.
- Nichols Environmental. 2016. Soil Vapour Monitoring Program 4403-45A Avenue, Rocky Mountain House, AB.

In 1999 Morrow Environmental Consultants Inc. (MECI) provided environmental consulting services during the decommissioning of eight underground storage tanks (USTs). The field screening for combustible vapour concentrations measured results ranging from less than 10 parts per million (ppm) to a maximum of 550 ppm. Only two samples, both from the base of the excavation, contained a concentration greater than 90 ppm. Additional soil was removed from both areas and another confirmatory sample collected. No evidence of liquid hydrocarbons was observed in the soil and groundwater was not encountered within the excavation (MECI, 1999a). **Figures 5 and 6** show the approximate area of the 1999 excavations.

In 2006 SNC Lavalin personnel supervised the removal of two Underground Storage Tanks (USTs) in the northern part of the Site. During the UST removal, approximately 450 m³ of excavated material containing suspect concentrations of hydrocarbons was transported off-Site for disposal at CCS Energy Services of Rocky Mountain House, AB. Soil samples were collected from the excavation extents following the UST removal. The tank basin excavation covered an area of approximately 120 m² and extended to a maximum depth of 4.3 m bgs. **Figures 5 and 6** show the approximate area of the 2006 excavations. Analytical results indicated that three soil samples from the base of the excavation contained hydrocarbon concentrations in excess of the comparative criteria (SNC, 2010a).

In August 2012, SNC Lavalin personnel supervised removal of approximately 1,253 metric tonnes (MT) of PHC impacted soil was excavated from the former UST area in the northern portion of the Site, transported, and disposed at the Tervita Landfill located near Rocky Mountain House, AB. The approximate dimensions of the remedial excavation were 12 m by 15 m to a maximum depth of 5.7 mbgs. The remedial objective for the excavation targeted soil with PHC impacts exceeding the soil vapour inhalation

pathway above 6.1 mbgs. As such, soil with PHC concentrations exceeding the Alberta Environment and Parks (AEP) Tier 2 guidelines remain onsite mostly below 5.0 mbgs.

Figures 5 and 6 show the approximate area of the 2012 excavations.

Tables 1 – 5b present the historical soil, groundwater, and soil vapour analytical results.

Figures 3 – 7 present the sampling analytical data and sampling locations for historical soil, groundwater, and soil vapour, respectively.

3.6 IDENTIFICATION OF SUBSTANCES OF POTENTIAL CONCERN

Selection of chemicals of potential concern (COPCs) derive from analyses of soil, groundwater, and soil vapour collected at the Site since 1997. Soil samples have been analyzed for benzene, toluene, ethylbenzene, and total xylenes (collectively referred to as BTEX) and PHC fractions F1 – F4. Groundwater samples have been analyzed for BTEX and PHC F1 – F2. Soil vapour samples have been analysed for BTEX and the aliphatic and aromatic carbon chains contained within the PHC fractions F1 and F2. The soil, groundwater, and soil vapour data compared to the applicable guidelines are presented in **Tables 1 – 5b** and discussed below.

3.7 CONCEPTUAL SITE MODEL

A conceptual site model (CSM) was developed in order to determine an understanding of remaining onsite impacts beneath the Site using the series of ESAs conducted during the 20 years prior to EAGs involvement.

The Site can be accessed either from 45 A Avenue, to the north, or 44 Street to the east. To the south there is a parking lot followed by a commercial property. To the west there is a commercial building as shown on **Figure 2**. The local topography is generally flat with a slope away from the Site towards each respective roadway. Surface drainage on the Site is anticipated to be primarily via infiltration or overland flow toward the adjacent roadways or catch basins. Stratigraphy of the Site consists of asphalt or gravel and sand fill surface, underlain by silt clay to sand from approximately 0.3 mbgs to depths between 2.4 m and 3.1 mbgs. Sandstone bedrock was encountered in all of the boreholes and ranged from 2.4 mbgs to the maximum depth of investigation of 13.7 mbgs. Based on soil samples previously collected from the Site soil is classified as coarse grained.

Three excavation events were implemented to remove impacts to soil from unintended releases of PHC from operation of the facility, and these areas are shown on **Figures 5 and 6**. Following the 2012 excavation to remove soil impacted from spills or leaks from USTs, soil and groundwater samples near the locations of historical fueling infrastructure have been identified with PHC impacts exceeding the Tier 2 criteria. Horizontal and vertical delineation of PHC impacts to soil has been achieved across the Site with the following exceptions:

- Horizontal delineation has yet to be achieved along the western property boundary (an SSA prepared by SNC Lavalin in 2013 reports that their attempts to access the property to the west of the Site had been denied by the landowner) where PHC impacts are observed generally in surface soil from the northwest corner (and one location on the adjacent property to the west) and from depths greater than 5 mbgs south of the northwest corner.
- Vertical delineation of the impacts near BH11-40 have not been categorically achieved (BH11-40 at 13.6 mbgs exceeds the Tier 2 guidelines for ethylbenzene with a concentration of 0.20mg/kg, while the criteria for protection of DUA is 0.14mg/kg).

The residual PHC impacts at concentrations above the Tier 2 criteria are assessed in the SSA contained within this report. Potential risks associated with these impacts will be managed as detailed in section 8.0 Risk Management Plan.

Groundwater is found from depths of 3.5 to 5 mbgs which is generally within the weather sandstone layer beneath the Site. Groundwater flow is generally toward the west. Impacts to groundwater are found in several wells within the property boundary as provided in **Figures 5 and 6**.

4.0 SITE SENSITIVITY ANALYSIS APPROACH

A site sensitivity analysis (SSA) is used to evaluate the potential risks associated with impacts at a site. This approach is based on the risk assessment principle that a risk can only occur if there is a complete exposure pathway, linking the source(s) of exposure and people or ecological receptors. In summary, three elements are required:

- Potential source or chemical release from a source;
- A receptor at the exposure point (e.g. people, plants or fish); and
- An exposure route by which contact can occur (e.g. ingestion).

In the absence of any one of these elements, the exposure pathway is incomplete and therefore risk is not evaluated. The identification of these three elements is the first step of the risk characterization process, also known as the problem formulation. The remaining components in the process are exposure assessment, toxicity assessment, and risk characterization. Brief descriptions of these components are presented below, followed by the risk characterization results for the Site.

4.1 PROBLEM FORMULATION

Problem formulation is used to identify substances of potential of concern (SOPCs), receptors of concern and exposure pathways applicable for human and ecological receptors for current and potential future land use. It is used to determine whether potential concerns are present and whether a risk assessment is required.

Evaluation of the seven exposure pathways considered by CCME (2008) was conducted to determine the applicability to the Site. The SOPCs were identified by comparing concentrations reported for each media with the applicable pathway specific CCME CEQG.

4.2 EXPOSURE AND TOXICITY ASSESSMENT

In a qualitative risk assessment, the exposure and toxicity assessment components of the process are intrinsic in the comparison to regulatory guidelines. The derivation of generic guidelines use default assumptions of how receptors are exposed to chemicals. Chemical toxicity values also used in the guideline derivation are based on benchmarks selected by CCME. Consequently, although the exposure and toxicity assessment

components were not implicitly assessed as part of the qualitative risk assessment, they are indirectly incorporated when using the CCME generic guidelines.

4.3 *RISK CHARACTERIZATION AND MANAGEMENT*

Risk characterization integrates information obtained from the risk assessment components, described above, with professional judgement to identify those exposure pathways which may result in adverse health effects for human health and ecological receptors.

The final step of the qualitative assessment process is to develop a risk management strategy to address and mitigate any potential risks for the site-specific exposure pathways identified. An RMP is presented to address potentially unacceptable risks that are identified herein.

5.0 SITE SENSITIVITY ANALYSIS RESULTS

5.1 IDENTIFICATION OF RECEPTORS

The Site is currently a commercial lot covered by gravel and vegetation. The land surrounding the subject site comprises commercial and residential properties. A future commercial use was assumed for the Site. It is therefore assumed that adults may come into contact with PHCs at the Site. In addition to commercial workers, utility or construction workers may also come into contact with impacted soil during ground disturbance activities during potential future ground disturbance activities. **Therefore, human receptors were evaluated in the SSA.**

As noted above, the majority of the Site consists of grass and gravel; therefore, terrestrial invertebrates (e.g. earthworms) and various plants (e.g., grass and trees) are expected to be present within these areas of the Site and therefore, **ecological receptors were evaluated in the SSA.**

Properties surrounding the Site are residential and commercial and are located within the Town of Rocky Mountain House limits. Therefore, potential tending of livestock and irrigation pathways can be excluded. Also, based on the CCME CWS guidance, the livestock watering pathway is only evaluated when surface water bodies are located within 10 m of a Site. The closest surface water body is Mud Lake, located approximately 500 m to the east. **Therefore, livestock receptors were not evaluated further in this SSA.**

Because the closest surface water body is not within 300 m of the Site, **aquatic receptors were not further evaluated in this SSA.**

5.2 IDENTIFICATION OF EXPOSURE PATHWAYS

Based on AEP guidance, eight exposure pathways are used in the derivation process of the Tier 2 environmental quality guidelines for commercial land use. The four following pathways were evaluated for the current onsite conditions for human receptors: (1) direct soil contact, (2) vapour inhalation, (3) protection of domestic use aquifer (DUA), (4) off-site migration. The three following pathways were evaluated for the current onsite conditions for ecological receptors: (5) direct ecological soil contact, (6) protection of freshwater aquatic life, (7) off-site migration. Additionally, (8) the management limits pathway was evaluated. The AEP document *Alberta Tier 2 Soil and Groundwater*

Remediation Guidelines was consulted to evaluate pathway applicability. A summary of each of these pathways is presented below.

5.2.1 *Human Direct Soil Contact*

The direct soil contact pathway is applicable under all circumstances and cannot be excluded or modified at Tier 2. Consequently, **the human direct contact pathway is applicable and was evaluated for the Site.**

5.2.2 *Vapour Inhalation Pathway*

The vapour inhalation pathway is applicable under all circumstances. While the vapour inhalation pathway allows for modification at Tier 2, the pathway cannot be excluded at Tier 2. Consequently, **the vapour inhalation pathway is applicable and was evaluated for the Site.**

5.2.3 *Protection of Potable Groundwater Pathway*

The protection of potable groundwater pathway is applicable in all cases where groundwater is, or has the potential to be used as drinking water. While rising head slug tests have determined that the average hydraulic conductivity across the site to be 1.19×10^{-8} m/s, a geologic unit comprised of 5 m massive, undisturbed, unfractured fine-grained material has not been detected. Therefore, the domestic use aquifer cannot be eliminated at this time. Consequently, **the protection of potable groundwater pathway is applicable to the Site.**

5.2.4 *Offsite Migration Pathway (Human Receptors)*

The offsite migration pathway is applicable under all circumstances and cannot be excluded or modified at Tier 2. Consequently, **the offsite migration pathway is applicable and was evaluated for the Site.**

5.2.5 *Ecological Soil Contact Pathway*

The ecological soil contact pathway is applicable under all circumstances and cannot be excluded or modified at Tier 2. Consequently, **the ecological soil contact pathway is applicable and was evaluated for the Site.**

5.2.6 *Protection of Aquatic Life Pathway*

According to AEP guidance, the protection of aquatic life pathway may be eliminated if there are no surface water bodies within 300m down gradient or 100m up gradient of the Site.

The nearest surface water body is Mud Lake, located approximately 500 m east of the Site, and the only SOPCs previously identified and likely to exist onsite are PHCs and/or BTEX. Therefore, **the Freshwater Aquatic Life (FAL) pathway has been eliminated at the Site and is not evaluated further in this SSA.**

5.2.7 *Offsite Migration Pathway (Ecological Receptors)*

The offsite migration pathway is applicable under all circumstances and cannot be excluded or modified at Tier 2. Consequently, **the offsite migration pathway is applicable and was evaluated for the Site.**

5.2.8 *Management Limits*

Management limits were developed to evaluate risks which could be potentially associated with PHC impacts at depth in excess of 3.0 mbgs. The management limit pathway is generally applied to: protect workers in trenches from soil volatile hydrocarbon compounds, to protect the integrity of buried utilities, and to protect against the risk of explosions or fire. The management limit pathway is applied to all soils and cannot normally be excluded or adjusted. Therefore, **the management limit pathway is considered applicable to the Site.**

5.3 *IDENTIFICATION OF SOIL TYPE*

Based on the results of previous investigations, the soil type governing the fate and transport of PHC constituents appears to be prevalently coarse-grained. Therefore, coarse-grained soil was used for the purpose of establishing soil and groundwater remediation guidelines.

5.4 *APPLICABLE ENVIRONMENTAL QUALITY GUIDELINES*

Soil and groundwater analytical results were evaluated in the contexts of the AEP Tier 2 management option. The Tier 2 standards allow for consideration of site-specific conditions through the modification of Tier 1 Standards and/or by removing exposure pathways that may not be applicable to the property. The applicable pathways for the Site are the soil ingestion, dermal contact, vapour inhalation, protection of potable groundwater, ecological contact, offsite soil migration, and management limits pathways. The soil type used to determine the Tier 2 values is coarse-grained soil. The Site is zoned as a commercial Site, and the majority of the Site is governed by commercial criteria. However, a 30 m residential buffer applies to a portion of the north end of the

Site. Within this buffer, residential criteria will apply. **Figures 2 – 7** present the locations where the different land-use criterion apply.

6.0 RISK CHARACTERIZATION

Soil sampling analytical results have identified concentrations of benzene, toluene, ethylbenzene, xylene, and PHC fractions F1 – F2 in exceedance of the Tier 2 criteria beneath the Property as shown on **Figures 3 and 4**. Groundwater sampling analytical results from sampling events conducted in the past ten years have exceeded the Tier 2 groundwater quality guidelines across the Property as shown on **Figures 5 and 6**. Soil vapour sampling analytical results from four sampling events have in each case been more than ten times below the criteria developed for the Site by SNC Lavalin as demonstrated on **Figure 7**.

The analytical results of soil samples collected where the residential, and commercial criterion apply are presented on **Tables 1 and 2**, respectively; the analytical results of groundwater samples collected where the residential, and commercial criterion apply are presented on **Tables 3 and 4**. The analytical results from all soil vapour monitoring wells sampled are presented on **Table 5**. Risk characterization for each applicable pathway is presented below.

6.1 HUMAN DIRECT SOIL CONTACT PATHWAY

Soil sampling conducted at the Site indicates that Soil concentrations at all sampling points were below the direct soil contact pathway for human receptors. Consequently, onsite soil has been adequately managed and is not expected to result in adverse health effects for potential future workers.

6.2 VAPOUR INHALATION

Nine soil samples have been identified within the residential buffer that exceed the vapour inhalation (basement and/or slab-on-grade) pathway. Two of these samples were collected from BH08-22 at depths ranging from 7.0 m – 9.1 mbgs; three samples were collected from the floor of the 2006 excavation at depths 2-4.3 mbgs, and four samples were collected at the floor of the 2012 excavation area at depths of 4.5 mbgs – 5.3 mbgs. Three soil samples (BH10-35 at 6.5 mbgs; S23-3 at 3.3 mbgs and S25-1 at 3.5 mbgs) have been identified to exceed the soil vapour inhalation pathway from an area where the commercial criteria applies.

Groundwater samples collected from within the residential buffer from MW97-5 exceeded the vapour inhalation pathway between June 2008 and November 2011, and

MW08-17 exceeded the vapour inhalation pathway in June 2008. Each of these locations was excavated to approximately 5 mbgs in 2012.

Groundwater monitoring well MW97-1 exceeded the vapour inhalation pathway between June 2008 and November 2011 within the commercial land use area onsite. This groundwater monitoring well has been decommissioned, and samples obtained from nearby groundwater monitoring wells were analysed at concentrations below the vapour inhalation pathway.

Five soil vapour wells were installed on the Property in 2008 (two where residential criteria apply, and three where commercial criteria apply), and soil vapour samples were collected in 2008 and 2010. In 2014, three additional soil vapour monitoring wells were constructed onsite (all where commercial criteria apply), and all accessible wells were sampled in September and November 2014. Based on the soil vapour data, soil vapour concentrations were reported to be below the site-specific soil vapour quality guidelines developed by SNC Lavalin at each of the locations tested at each sampling event.

Considering the preponderance of data derived from soil, groundwater, and soil vapour sampling showing generally acceptable concentrations with respect to each medium, it is the opinion of EAG that it is unlikely that intrusion of subsurface vapours to indoor air in a slab-on-grade commercial building will occur and result in adverse health effects for potential future commercial workers. It is also the opinion of EAG that it is unlikely that soil vapours will migrate in sufficient concentrations so as to produce an adverse health environment beyond the property boundaries especially given that impacts lie within the property boundaries.

6.3 *PROTECTION OF DOMESTIC USE AQUIFER*

Benzene, toluene, ethylbenzene, total xylenes, and PHC F1 – F2 have been identified in soil samples at concentrations exceeding the protection of DUA guidelines as described below:

- Benzene has been detected at exceeding concentrations in five soil samples at depths ranging from 2.1 mbgs – 9.1 mbgs.
- Toluene has been detected at exceeding concentrations in two soil samples at depths ranging from 5.5 mbgs – 7.5 mbgs.

- Ethylbenzene has been detected at exceeding concentrations in nine soil samples with two at surface depths (0.1 or less) in the northwestern corner of the property and the remainder at depths ranging from 5.3 mbgs – 13.7 mbgs.
- Total xylenes have been detected at exceeding concentrations in eight soil samples with one at surface depth (0.1 or less) in the northwestern corner of the property and the remainder at depths ranging from 5.3 mbgs – 9.1 mbgs.
- PHC F1 and F2 has been detected at exceeding concentrations in one soil sample collected at 6.5 mbgs and one at 3.5 mbgs.

The following groundwater monitoring wells have been identified to contain concentrations of one or more of the PHC constituents (benzene, toluene, ethylbenzene, total xylenes, PHC F1 and PHC F2) at concentrations exceeding the protection of DUA pathway criteria since 2008; MW97-1, MW97-5, MW08-17, MW11-38, MW08-21, MW10-32, MW10-33, MW10-34, MW10-35, MW10-36, and MW11-40. Of these 11 wells, five (MW10-32, MW10-33, MW10-35, MW10-36, and MW11-40) were sampled in 2017 and had concentrations exceeding the protection of DUA pathway guidelines. The majority of detected constituents show a decreasing trend, especially between the 2010/2011 and most recent sampling event.

6.4 OFF-SITE MIGRATION (HUMAN RECEPTOR)

Soil sampling conducted at the Site indicates that soil concentrations at all sampling points were below off-site migration (human receptor) pathway criteria with the exception of S23-3 and S25-1 samples from the 1999 excavation. Consequently, onsite soil is not expected to result in adverse health effects via the off-site migration pathway.

6.5 ECOLOGICAL SOIL CONTACT

Soil sampling conducted at the Site has identified two samples with PHC F1 concentrations exceeding the ecological soil contact pathway from 6.5 mbgs – 9.1 mbgs. Nine soil samples have contained PHC F2 concentrations exceeding the ecological direct soil contact pathway from 0.1 mbgs – 9.8 mbgs. Also, one surface sample collected at 0.1 mbgs – 0.3 mbgs contained PHC F3 concentrations above the ecological soil contact pathway.

The AEP Tier 2 guidelines State that the ecological soil contact pathway is eligible for site specific exclusion for petroleum hydrocarbons where soil management guidelines exist below 3m. With the exception of the isolated surface sample collected at 0.1 mbgs – 0.3 mbgs, and a wall sample collected at 0.3 mbgs – 0.5 mbgs at the extents of the 2012 excavation, all other locations where the ecological soil contact pathway have been identified are below 3 mbgs.

Groundwater sampling at the Site has not identified any exceedances to the ecological contact pathway since 2011. Additionally, the depth to groundwater is approximately 4.5 mbgs.

Administrative controls in the form of land use restriction prohibit bringing deeper soils to shallower depths, as well as the planting of deep rooting plants. Additionally, the need for a functioning soil ecosystem at the Site is limited given the future commercial land use where no productive use of the soil system is anticipated or required. Consequently, additional soil management activities are not currently considered necessary at the Site, as it is the opinion of EAG that PHC impacts at the Site are not present at concentrations or depths that will likely create an adverse health environment for ecological receptors.

6.6 *OFFSITE SOIL MIGRATION (ECOLOGICAL RECEPTORS)*

Soil sampling conducted at the Site indicates that soil concentrations at all sampling points were below the off-site migration (ecological receptor) pathway with the exception of two soil sampling locations (BH10-35 at 6.5 mbgs; S25-1 at 3.5 mbgs). Considering the administrative controls prohibiting the relocation of deeper soils to shallower depths and the depth at which this exceedance is located, it is the opinion of EAG that it is unlikely that soils emanating from the Site produce an adverse health environment through the offsite migration pathway to ecological receptors.

6.7 *MANAGEMENT LIMITS*

Management limits were developed to assess risks potentially associated with impact at depth and allow for the option to eliminate the ecological soil contact pathway in deeper soil. Management limits always apply, regardless of depth to impact, and take into account the potential for direct human contact with soils brought to the surface during construction or excavation activities.

The following factors have been considered in the derivation of the management limits by CCME (2008) and provide guidance on determining management practices based on site-specific characteristics:

- Free phase (LNAPL) formation; LNAPL was observed in monitoring well MW97-1 in 2009, however, no LNAPL has been observed onsite since. In addition, PHC concentrations in the soil samples are indicative that free phase PHC is unlikely to occur at the Site.
- Worker exposure to vapours in trenches; Potential risks to humans working in trenches may occur since higher vapour infiltration rates occur in trenches compared with surface exposures. CCME (2008) used a model to predict the influx of contaminant vapours into trenches and determined that a limit of 1,000 mg/kg for PHC F1 and F2 was deemed protective for both coarse and fine soils. Historical soil samples as well as confirmation soil samples collected at the extents of the excavation areas in 2012 have been identified to exceed the management limits for PHC F1 and F2. These exceedances are located between 5.3 mbgs – 9.8 mbgs. Soil samples collected in proximity to these exceedances indicate that soil exceeding the management limits is delineated and limited in volume. However, risks to workers in trenches exposed to PHC contaminated vapours in the vicinity of the discrete PHC impacts are considered possible. As such, risk measures are presented in Section 8.
- Fire/explosive hazards: When PHC vapour concentrations exceed the lower explosive limit, combined with sufficient oxygen and an ignition source, a fire or explosive hazard exists. CCME (2008) conducted modelling using the Johnson and Ettinger model and the trench model to establish a limit for explosive risks. Limits for PHC F1 of 700 mg/kg and PHC F2 of 1,000 mg/kg were calculated in coarse-grained soil. Historical soil samples as well as confirmation soil samples collected at the extents of the excavation areas in 1999 and 2012 have been identified to exceed the management limits for PHC F1 and F2. These exceedances are located between 3.3 mbgs – 9.8 mbgs. Soil samples collected in proximity to these exceedances indicate that soil exceeding the management limits is delineated and limited in volume. To ensure that potential vapour

concentrations remain at safe levels, risk measures are proposed in Section 8.

Effects on buried infrastructure; Petroleum hydrocarbons can potentially affect buried infrastructure materials, including those comprising underground utilities. There are no thresholds for PHC F1 – F4 protective of buried infrastructure. It is therefore EAG's recommendation that an environmental engineer be consulted if a utility trench or other form of trench is proposed.

7.0 CONCLUSION OF THE SITE SENSITIVITY ANALYSIS

A risk characterization of the Site based on an assessment of the laboratory analytical results of soil, soil vapour, and groundwater compared to the site-specific Tier 2 criteria indicate that the current environmental conditions at the Site are unlikely to present adverse health effects through the direct human contact, vapour inhalation, ecological contact, offsite soil migration, or freshwater aquatic life pathways. It is the opinion of EAG that the residual PHC impacts present at the Site are neither at concentrations nor depths that are likely to immediately or adversely affect human or ecological health. This assessment however, has indicated that the potable groundwater and management limits pathways cannot be eliminated at this point. Therefore, to address the residual impacts, a risk management plan is presented in Section 8.0.

8.0 PROPOSED RISK MANAGEMENT PLAN

In order to address the residual impacts at the Site to both groundwater and soil, EAG has prepared the following RMP. The RMP is comprised of Administrative Controls, as well as measures to monitor potential risks identified in the SSA.

8.1 ADMINISTRATIVE CONTROLS

On February 28, 2014, a Grant of Restrictive Covenant was written into the deed of the Site between UCANCO General Partners Inc. and Shell. The requirements of this restrictive covenant are summarized below:

- The Site will not be used for any residential uses nor any commercial uses which include at-grade or below-grade living accommodation, day cares, or religious assemblies;
- No subsurface structures including subsurface parking or basement structures; however, subsurface footings and underground utility conduits are permitted;
- Installation of potable or non-potable water wells is prohibited;
- Deep-rooting trees and/or plants cannot be used onsite for landscaping purposes;
- The relocation of deeper soils onsite to shallower depths is prohibited.

A copy of this restrictive covenant is included in **Appendix C**.

8.2 LONG TERM SITE MANAGEMENT

Because the Site has been decommissioned since 2006, it is likely that the process of natural attenuation will continue to diminish residual PHC concentrations as demonstrated by concentrations of PHC constituents in groundwater which show decreasing concentrations with respect to time. That the majority of residual impacts appear to be volatile in nature supports the prospect that natural attenuation will occur in a timely manner. However, as concluded in the SSA, there are currently impacts in groundwater exceeding the potable groundwater and management limits pathways at the Site. The following measures are intended to manage and monitor the potential exposure pathways mentioned above.

8.2.1 Groundwater Quality Monitoring

As discussed in 6.0 *Risk Characterization*, and shown on **Tables 3 and 4**, historic groundwater monitoring and sampling events onsite have indicated that BTEX and PHC fractions F1 and F2 have recently exceeded the applicable guidelines at certain monitoring wells. Based on the past ten years of available groundwater monitoring data, concentrations of PHC constituents in groundwater show decreasing trends, and the groundwater contaminant plume is stable or shrinking. Therefore, it is recommended that future groundwater monitoring is undertaken on a biannual frequency starting in 2019. It is proposed that monitoring wells MW97-1, MW97-5, MW10-32, MW10-33, MW10-35, MW10-36, and MW11-40 be sampled for BTEX, and PHC F1 and F2. A report summarizing the findings will be submitted to AEP following each groundwater sampling event.

8.2.2 Soil Quality Monitoring

As discussed in 6.0 *Risk Characterization*, and considering the restrictions in the restrictive covenant, current soil conditions are not likely to create an adverse health environment for human or ecological receptors. However, a further evaluation of risks may be in order for any future ground disturbance below 4.5 mbgs. In the event that future ground disturbance activities at depths below 4.5 mbgs are considered, an environmental consultant should be retained to assess potential concerns the proposed program of work may have for workers at the Site.

8.3 CONTINGENCY PLAN

Considering the area of impact within the boundaries of the Site, residual PHC concentrations, and the results of soil vapour and groundwater monitoring, it is unlikely that the RMP will be ineffective or that conditions on the Site will worsen. The most likely shortcoming may be achieving timely groundwater quality closure at monitoring wells MW10-35, and MW10-36. In the unlikely event that groundwater sampling indicates increasing concentrations at either of these locations, the RMP will be reviewed and modified in consultation with the AEP.

8.4 COMMUNICATION PLAN

In addition to the groundwater reports submitted to AEP, all third parties environmental concerns will be communicated and resolved by UCANCO or EAG on its behalf.

9.0 REFERENCES

- Morrow Environmental Consultants Inc. 1998. Fuel Release Response Assessment, Shell Bulk Facility, 4403 – 45A Avenue, Rocky Mountain House, AB.
- Morrow Environmental Consultants Inc. 1999a. Underground Storage Tank Decommissioning, Shell Bulk Facility, 4403 – 45A Avenue, Rocky Mountain House, AB.
- Morrow Environmental Consultants Inc. 1999b. Monitoring Summary, Shell Bulk Facility, 4403 – 45A Avenue, Rocky Mountain House, AB.
- Morrow Environmental Consultants Inc. 2000. Site Monitoring Summary, Shell Bulk Facility, 4403 – 45A Avenue, Rocky Mountain House, AB.
- SNC LAVALIN Morrow Environmental. 2005. 2005 Site Monitoring Program Summary Report Rocky Mountain House Cardlock (P00707) 4447 - 45A Avenue, Rocky Mountain House, AB.
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- SNC LAVALIN Group. 2009a. Supplemental Environmental Site Assessment Former Shell Bulk Facility, 4447 – 45A Avenue, Rocky Mountain House, AB.
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- SNC LAVALIN Environment. 2012. 2011 Groundwater Monitoring and Sampling Activities Former Shell Cardlock and Bulk Storage Facility 4447 — 45A Avenue. Rocky Mountain House, AB.
- SNC LAVALIN Environment. 2013a. Remedial Excavation Former Shell Cardlock and Bulk Storage Facility 4447 — 45A Avenue. Rocky Mountain House, AB.
- SNC LAVALIN Environment. 2013b. Site Sensitivity Assessment-Commercial Land Use Former Shell Cardlock and Bulk Storage Facility 4447 — 45A Avenue. Rocky Mountain House, AB.
- Nichols Environmental. 2016. Soil Vapour Monitoring Program 4403-45A Avenue, Rocky Mountain House, AB.

10.0 LIMITATIONS

EAG-Canada utilized best judgement based on their experience and in accordance with generally accepted professional standards. Conclusions from this assessment are limited by the following:

- Any activities prior to EAG's involvement not documented in the available reports, or Site activities conducted that EAG is not aware of may have an impact on the conclusions and recommendations presented herein;
- The sampling areas were limited to those presented in the figures attached; and
- It is not possible to test for all forms of contamination at each and every location in the study area. However, it is the opinion of EAG-Canada that the information obtained is representative of conditions at the time the assessment was conducted.

This report is intended to provide information to reduce, but not necessarily eliminate, uncertainty regarding the potential for contamination of this Site. This report has been prepared for the exclusive use of EAG-Canada, ULC and Alberta Environment and Parks, for the purpose of assessing the current environmental conditions that may be present at the Site. Any uses which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibility of such third parties. EAG-Canada, ULC accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

11.0 CLOSURE

Should you have any questions or concerns, please contact the undersigned.



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FIGURES



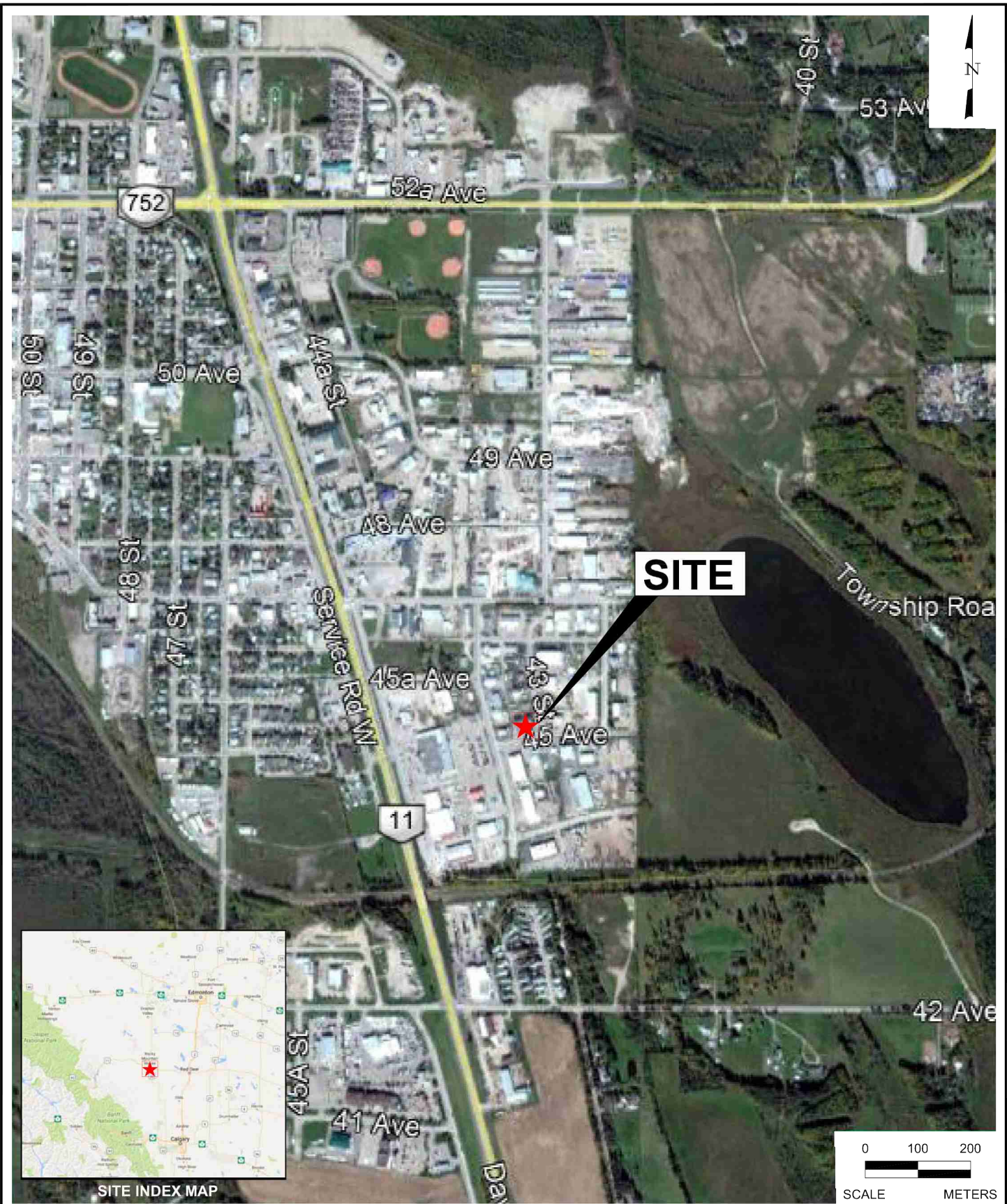
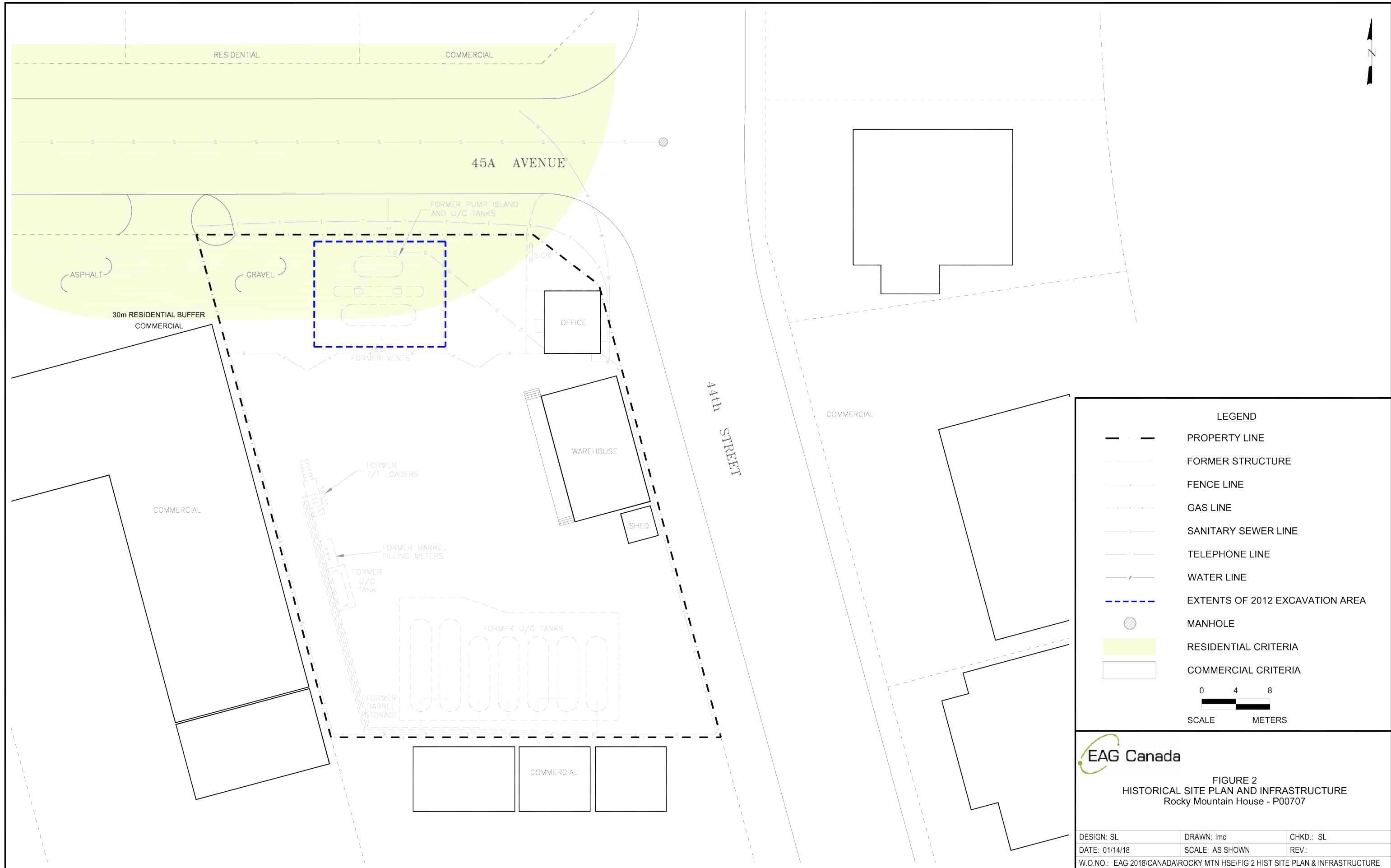


FIGURE 1
 SITE LOCATION MAP
 Rocky Mountain House - P00707

DESIGN: SL	DRAWN: lmc	CHKD.: SL
DATE: 11/17/2017	SCALE: As Shown	REV.:
PROJ. NO.: EAG 2017\CANADA\ROCKY MTN HOUSE\FIG 1 SITE LOC MAP		



Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH11-38	25-Feb-11	9.0 - 9.1	0.029	< 0.02	0.03	0.16	< 12	< 10	10	< 10
	29-Feb-11	10.5 - 10.7	0.03	< 0.02	0.043	0.2	< 12	< 10	< 10	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH08-22	4-Nov-08	7.0-7.5	0.9	2.2	5.5	43	460	910	380	<10
	4-Nov-08	8.7-9.1	0.54	<0.02	7.1	55	850	2,500	810	<10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
S5	26-Jun-97	0.05	<0.05	0.107	0.413	2.46	-	-	-	-

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH08-31	5-Nov-08	3.4-3.7	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10
	5-Nov-08	6.1-6.9	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
97-5	28-Jun-97	0.9-1.2	<0.02	<0.02	<0.02	<0.06	-	-	-	-

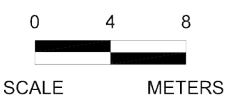
Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH08-17	29-May-08	3.1-3.8	< 0.005	< 0.02	0.14	3.8	< 12	170	110	< 10
	29-May-08	5.3-6.1	1.7	0.47	0.33	2.1	< 12	31	77	11

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
S1	26-Jun-97	0.2	<0.005	<0.005	<0.005	<0.020	-	-	-	-

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
97-6	28-Jun-97	3.7-4.3	<0.02	0.04	0.02	0.25	-	-	-	-

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH08-23	4-Nov-08	0.0-0.5	< 0.005	< 0.02	0.018	0.19	< 12	40	38	< 10
	4-Nov-08	2.4-2.7	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10
	4-Nov-08	3.1-3.4	< 0.005	< 0.02	< 0.01	< 0.05	< 12	< 10	< 10	< 10

Alberta Tier 1 Soil Remediation Guidelines (AEP, 2016a) Residential Land Use, Coarse Grained Soil									
	B	T	E	X	F1	F2	F3	F4	
Surface Soil <3 mbgs	mg/kg	0.073	0.95	0.14	1.9	24	130	300	2,800
Subsoil ≥3 mbgs	mg/kg	0.078	0.95	0.14	1.9	30	160	2,500	10,000



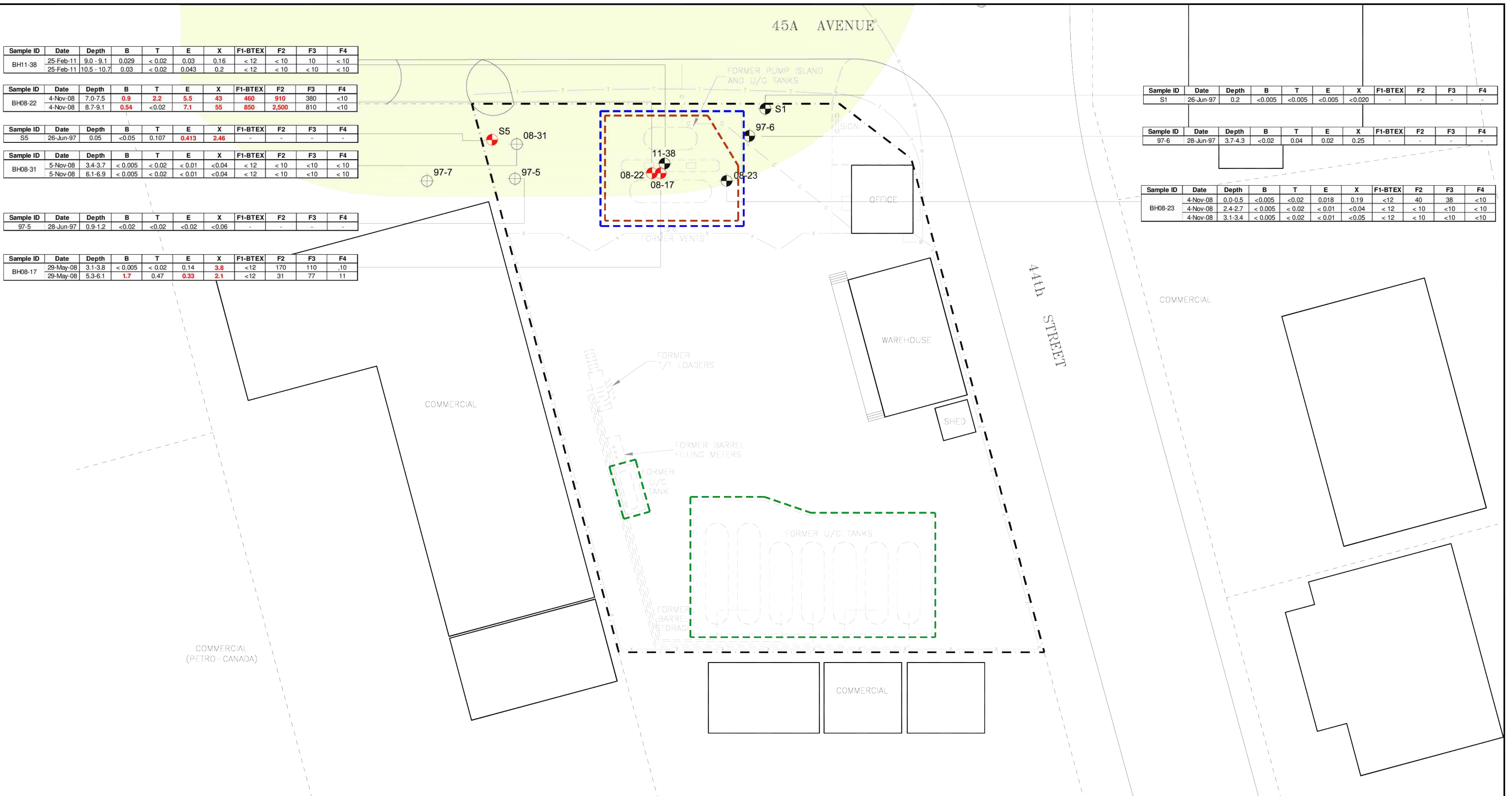
LEGEND

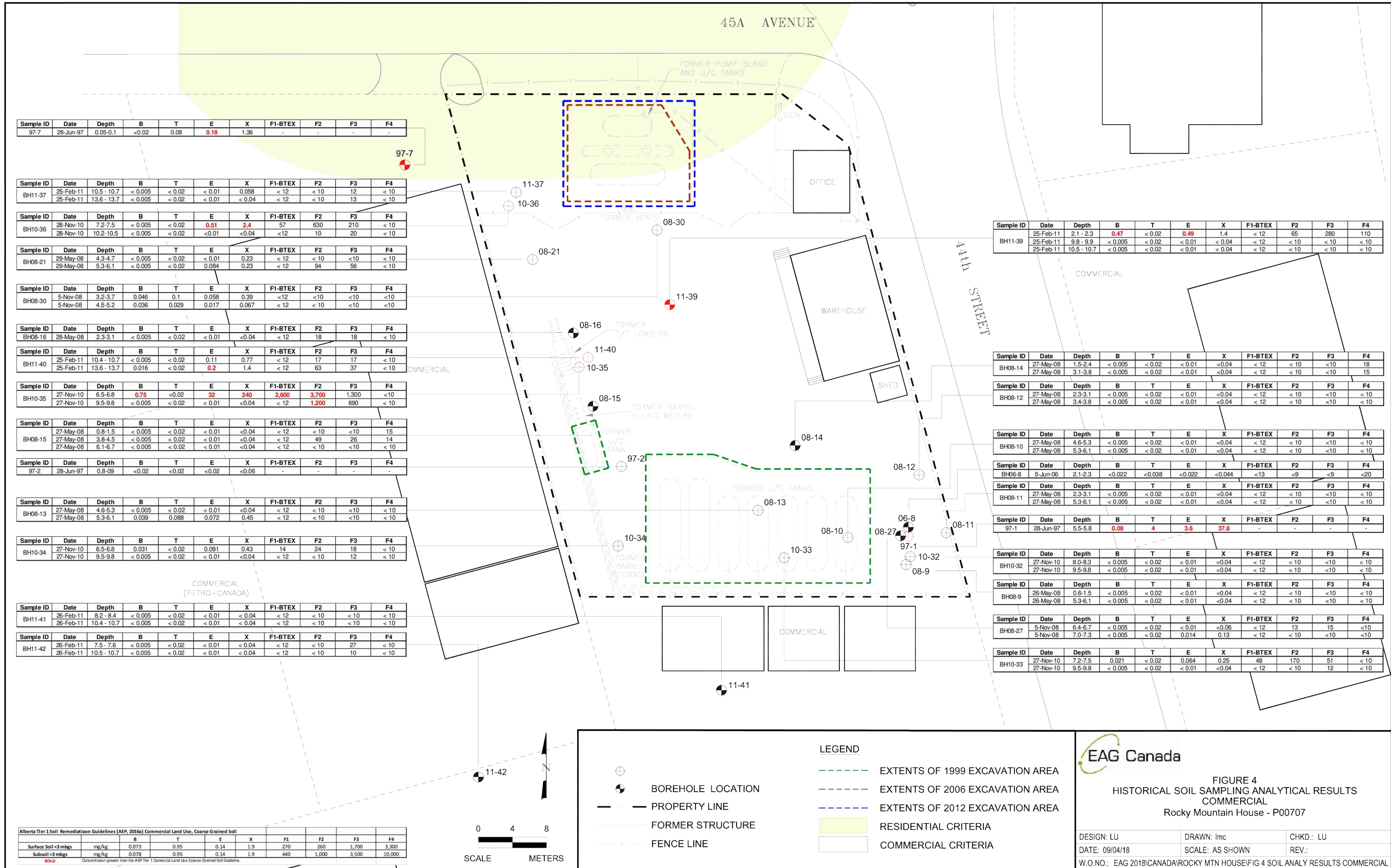
- MONITORING WELL LOCATION
- BOREHOLE LOCATION
- PROPERTY LINE
- FORMER STRUCTURE
- FENCE LINE
- EXTENTS OF 1999 EXCAVATION AREA
- EXTENTS OF 2006 EXCAVATION AREA
- EXTENTS OF 2012 EXCAVATION AREA
- RESIDENTIAL CRITERIA
- COMMERCIAL CRITERIA

EAG Canada

FIGURE 3
HISTORICAL SOIL SAMPLING ANALYTICAL RESULTS
RESIDENTIAL
Rocky Mountain House - P00707

DESIGN: LU	DRAWN: lmc	CHKD.: LU
DATE: 06/07/18	SCALE: AS SHOWN	REV.:
W.O.NO.: EAG 2018\CANADA\ROCKY MTN HOUSE\FIG 3 SOIL ANALY RESULTS RESIDENTIAL		





Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
97-7	28-Jun-97	0.05-0.1	<0.02	0.08	0.18	1.36	-	-	-	-

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH11-37	25-Feb-11	10.5 - 10.7	< 0.005	< 0.02	< 0.01	0.058	< 12	< 10	12	< 10
	25-Feb-11	13.6 - 13.7	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	13	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH10-36	28-Nov-10	7.2-7.5	< 0.005	< 0.02	0.51	2.4	< 12	630	210	< 10
	28-Nov-10	10.2-10.5	< 0.005	< 0.02	< 0.01	< 0.04	< 12	10	20	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH08-21	29-May-08	4.3-4.7	< 0.005	< 0.02	< 0.01	0.23	< 12	< 10	< 10	< 10
	29-May-08	5.3-6.1	< 0.005	< 0.02	0.084	0.23	< 12	94	56	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH08-30	5-Nov-08	3.2-3.7	0.046	0.1	0.058	0.39	< 12	< 10	< 10	< 10
	5-Nov-08	4.5-5.2	0.036	0.029	0.017	0.067	< 12	< 10	< 10	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH08-16	28-May-08	2.3-3.1	< 0.005	< 0.02	< 0.01	< 0.04	< 12	18	18	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH11-40	25-Feb-11	10.4 - 10.7	< 0.005	< 0.02	0.11	0.77	< 12	17	17	< 10
	25-Feb-11	13.6 - 13.7	0.016	< 0.02	0.2	1.4	< 12	63	37	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH10-35	27-Nov-10	6.5-6.8	0.75	< 0.02	32	240	2,600	3,700	1,300	< 10
	27-Nov-10	9.5-9.8	< 0.005	< 0.02	< 0.01	< 0.04	< 12	1,200	690	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH08-15	27-May-08	0.8-1.5	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	15
	27-May-08	3.8-4.5	< 0.005	< 0.02	< 0.01	< 0.04	< 12	49	26	14
	27-May-08	6.1-6.7	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
97-2	28-Jun-97	0.8-0.9	< 0.02	< 0.02	< 0.02	< 0.06	-	-	-	-

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH08-13	27-May-08	4.6-5.3	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10
	27-May-08	5.3-6.1	0.039	0.088	0.072	0.45	< 12	< 10	< 10	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH10-34	27-Nov-10	6.5-6.8	0.031	< 0.02	0.091	0.43	14	24	18	< 10
	27-Nov-10	9.5-9.8	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	12	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH11-41	26-Feb-11	8.2 - 8.4	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10
	26-Feb-11	10.4 - 10.7	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH11-42	26-Feb-11	7.5 - 7.6	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	27	< 10
	26-Feb-11	10.5 - 10.7	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	10	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH11-39	25-Feb-11	2.1 - 2.3	0.47	< 0.02	0.49	1.4	< 12	65	280	110
	25-Feb-11	9.8 - 9.9	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10
	25-Feb-11	10.5 - 10.7	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH08-14	27-May-08	1.5-2.4	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	18
	27-May-08	3.1-3.8	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	15

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH08-12	27-May-08	2.3-3.1	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10
	27-May-08	3.4-3.8	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH08-10	27-May-08	4.6-5.3	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10
	27-May-08	5.3-6.1	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH06-8	5-Jun-06	2.1-2.3	< 0.022	< 0.038	< 0.022	< 0.044	< 13	< 9	< 9	< 20

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH08-11	27-May-08	2.3-3.1	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10
	27-May-08	5.3-6.1	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
97-1	28-Jun-97	5.5-5.8	0.08	4	3.6	37.8	-	-	-	-

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH10-32	27-Nov-10	8.0-8.3	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10
	27-Nov-10	9.5-9.8	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH08-9	26-May-08	0.6-1.5	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10
	26-May-08	5.3-6.1	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH08-27	5-Nov-08	6.4-6.7	< 0.005	< 0.02	< 0.01	< 0.06	< 12	13	15	< 10
	5-Nov-08	7.0-7.3	< 0.005	< 0.02	0.014	0.13	< 12	< 10	< 10	< 10

Sample ID	Date	Depth	B	T	E	X	F1-BTEX	F2	F3	F4
BH10-33	27-Nov-10	7.2-7.5	0.021	< 0.02	0.064	0.25	48	170	51	< 10
	27-Nov-10	9.5-9.8	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	12	< 10

Alberta Tier 1 Soil Remediation Guidelines (AEP, 2016) Commercial Land Use, Coarse Grained Soil										
	B	T	E	X	F1	F2	F3	F4		
Surface Soil <3 mbgs	mg/kg	0.073	0.95	0.14	1.9	270	260	1,700	3,300	
Subsoil >3 mbgs	mg/kg	0.078	0.95	0.14	1.9	440	1,000	3,500	10,000	

LEGEND

- ⊕ BOREHOLE LOCATION
- PROPERTY LINE
- FORMER STRUCTURE
- - - FENCE LINE
- EXTENTS OF 1999 EXCAVATION AREA
- EXTENTS OF 2006 EXCAVATION AREA
- EXTENTS OF 2012 EXCAVATION AREA
- RESIDENTIAL CRITERIA
- COMMERCIAL CRITERIA

EAG Canada

FIGURE 4
HISTORICAL SOIL SAMPLING ANALYTICAL RESULTS
COMMERCIAL
Rocky Mountain House - P00707

DESIGN: LU DRAWN: lmc CHKD.: LU
DATE: 09/04/18 SCALE: AS SHOWN REV.:
W.O.NO.: EAG 2018/CANADA/ROCKY MTN HOUSE/FIG 4 SOIL ANALY RESULTS COMMERCIAL

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW08-19	13-Jun-08	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	26-Nov-08	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	20-Aug-09	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	14-Jul-17	Couldn't locate					

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW97-4*	13-Jun-08	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	26-Nov-08	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	20-Aug-09	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	12-Aug-10	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
Decommissioned							

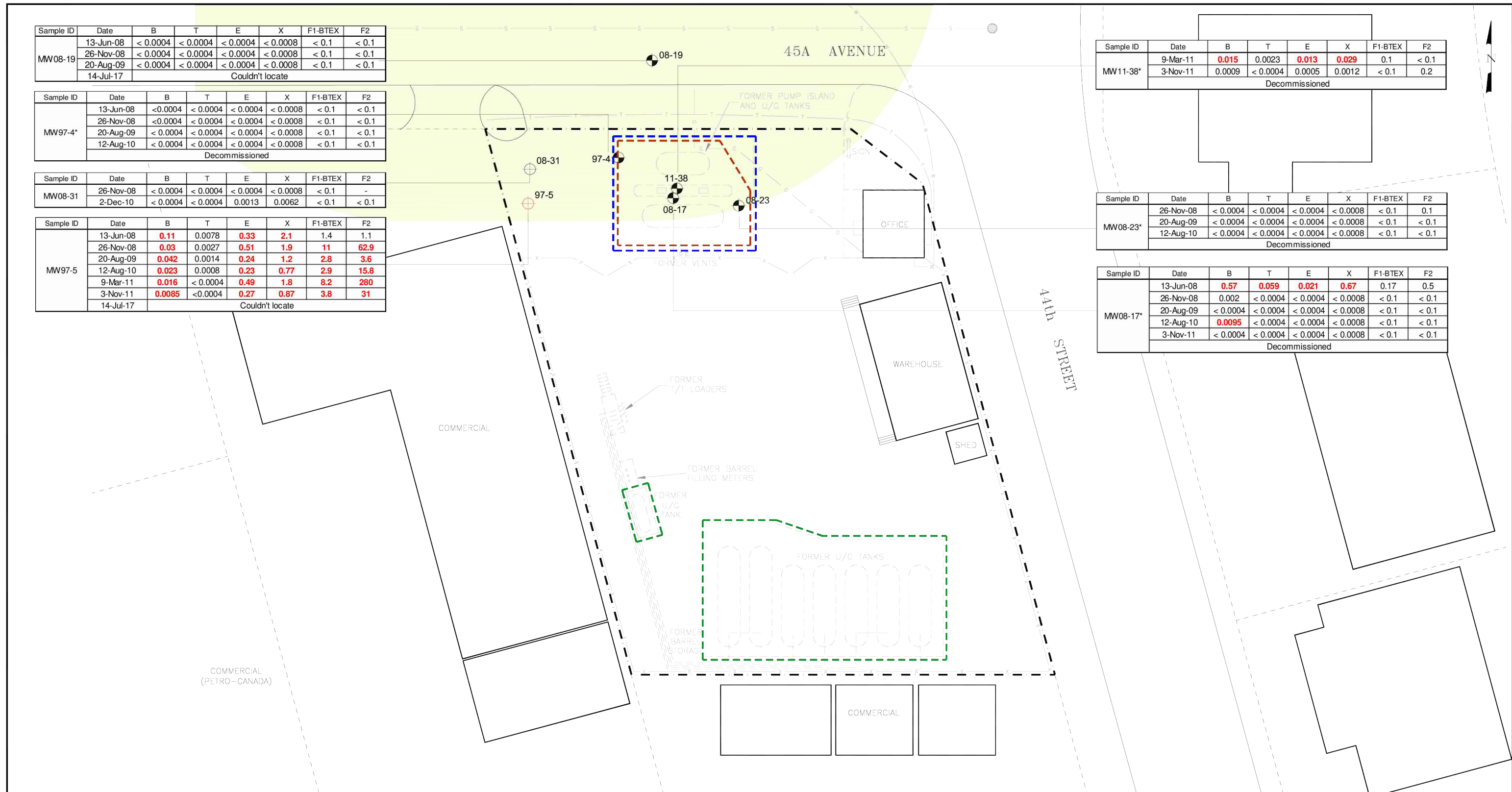
Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW08-31	26-Nov-08	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	-
	2-Dec-10	< 0.0004	< 0.0004	0.0013	0.0062	< 0.1	< 0.1

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW97-5	13-Jun-08	0.11	0.0078	0.33	2.1	1.4	1.1
	26-Nov-08	0.03	0.0027	0.51	1.9	11	62.9
	20-Aug-09	0.042	0.0014	0.24	1.2	2.8	3.6
	12-Aug-10	0.023	0.0008	0.23	0.77	2.9	15.8
	9-Mar-11	0.016	< 0.0004	0.49	1.8	8.2	280
	3-Nov-11	0.0085	< 0.0004	0.27	0.87	3.8	31
	14-Jul-17	Couldn't locate					

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW11-38*	9-Mar-11	0.015	0.0023	0.013	0.029	0.1	< 0.1
	3-Nov-11	0.0009	< 0.0004	0.0005	0.0012	< 0.1	0.2
	Decommissioned						

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW08-23*	26-Nov-08	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	0.1
	20-Aug-09	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	12-Aug-10	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
Decommissioned							

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW08-17*	13-Jun-08	0.57	0.059	0.021	0.67	0.17	0.5
	26-Nov-08	0.002	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	20-Aug-09	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	12-Aug-10	0.0095	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	3-Nov-11	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
Decommissioned							



AEP Tier 2 (2016) Groundwater Remediation Guidelines. Residential Land Use, Coarse-Grained Soil (mg/L)						
Exposure Scenario	Benzene	Toluene	Ethylbenzene	Xylenes	PHC F1	PHC F2
Potable	0.005	0.024	0.0016	0.02	2.2	1.1
Vapour Inhalation	0.14	74	16	3.9	0.81	1.5
Ecological Contact	61	59	20	31	7.1	1.8

mg/L - milligrams per litre
* Decommissioned well
BOLD Concentration greater than the AEP Tier 1 Residential Land Use-Coarse Grained Soil Guideline.

LEGEND

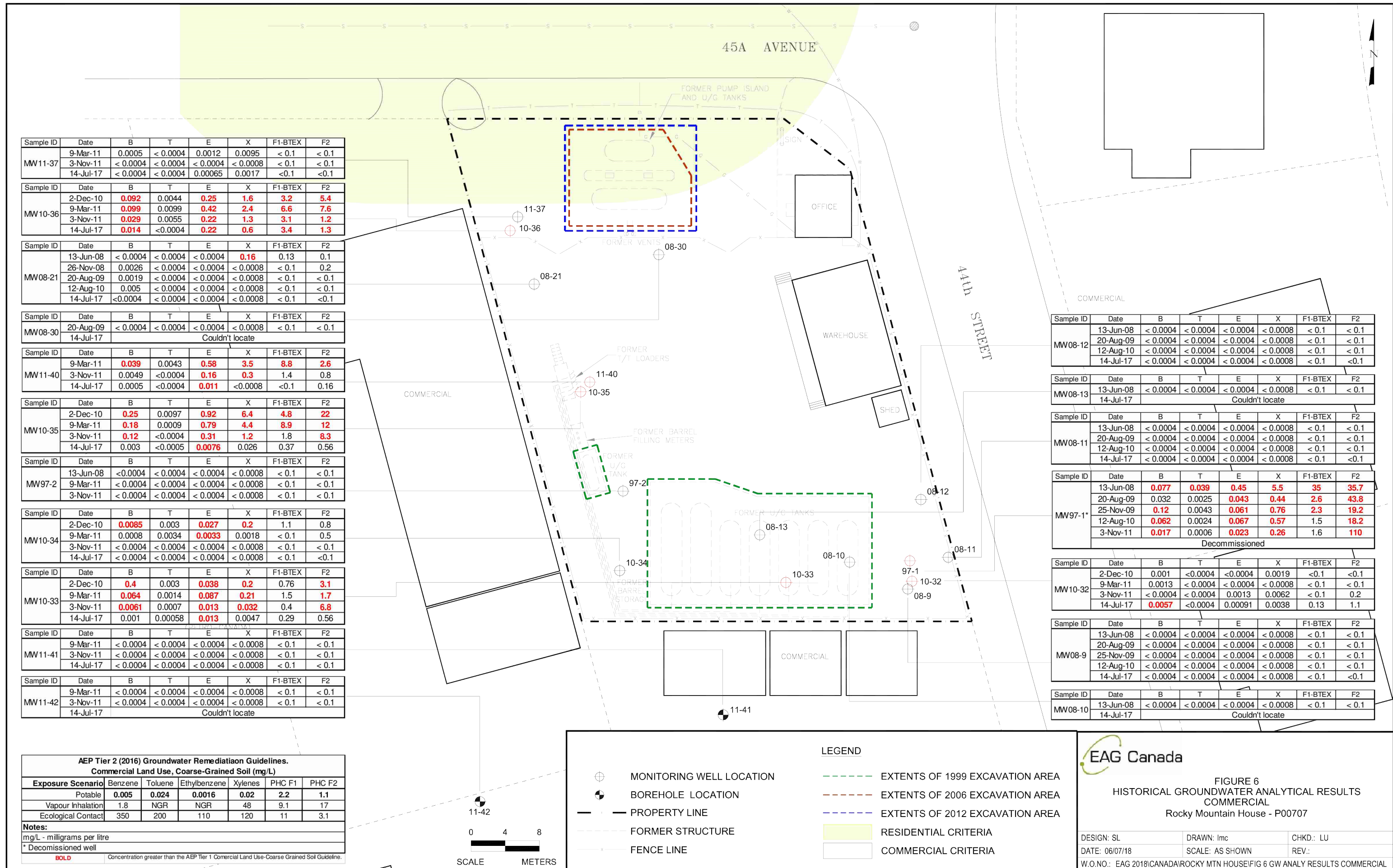
- ⊕ MONITORING WELL LOCATION
- BOREHOLE LOCATION
- PROPERTY LINE
- - - FORMER STRUCTURE
- FENCE LINE
- EXTENTS OF 1999 EXCAVATION AREA
- - - EXTENTS OF 2006 EXCAVATION AREA
- - - EXTENTS OF 2012 EXCAVATION AREA
- RESIDENTIAL CRITERIA
- COMMERCIAL CRITERIA

0 4 8
SCALE METERS

EAG Canada

**FIGURE 5
HISTORICAL GROUNDWATER ANALYTICAL RESULTS
RESIDENTIAL
Rocky Mountain House - P00707**

DESIGN: LU	DRAWN: lmc	CHKD.: LU
DATE: 06/07/18	SCALE: AS SHOWN	REV.:
W.O.NO.: EAG 2018\CANADA\ROCKY MTN HOUSE\FIG 5 GW ANALY RESULTS RESIDENTIAL		



Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW11-37	9-Mar-11	0.0005	< 0.0004	0.0012	0.0095	< 0.1	< 0.1
	3-Nov-11	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	14-Jul-17	< 0.0004	< 0.0004	0.00065	0.0017	< 0.1	< 0.1

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW10-36	2-Dec-10	0.092	0.0044	0.25	1.6	3.2	5.4
	9-Mar-11	0.099	0.0099	0.42	2.4	6.6	7.6
	3-Nov-11	0.029	0.0055	0.22	1.3	3.1	1.2
	14-Jul-17	0.014	< 0.0004	0.22	0.6	3.4	1.3

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW08-21	13-Jun-08	< 0.0004	< 0.0004	< 0.0004	0.16	0.13	0.1
	26-Nov-08	0.0026	< 0.0004	< 0.0004	< 0.0008	< 0.1	0.2
	20-Aug-09	0.0019	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	12-Aug-10	0.005	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	14-Jul-17	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW08-30	20-Aug-09	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	14-Jul-17	Couldn't locate					

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW11-40	9-Mar-11	0.039	0.0043	0.58	3.5	8.8	2.6
	3-Nov-11	0.0049	< 0.0004	0.16	0.3	1.4	0.8
	14-Jul-17	0.0005	< 0.0004	0.011	< 0.0008	< 0.1	0.16

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW10-35	2-Dec-10	0.25	0.0097	0.92	6.4	4.8	22
	9-Mar-11	0.18	0.0009	0.79	4.4	8.9	12
	3-Nov-11	0.12	< 0.0004	0.31	1.2	1.8	8.3
	14-Jul-17	0.003	< 0.0005	0.0076	0.026	0.37	0.56

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW97-2	13-Jun-08	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	9-Mar-11	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	3-Nov-11	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW10-34	2-Dec-10	0.0085	0.003	0.027	0.2	1.1	0.8
	9-Mar-11	0.0008	0.0034	0.0033	0.0018	< 0.1	0.5
	3-Nov-11	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	14-Jul-17	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW10-33	2-Dec-10	0.4	0.003	0.038	0.2	0.76	3.1
	9-Mar-11	0.064	0.0014	0.087	0.21	1.5	1.7
	3-Nov-11	0.0061	0.0007	0.013	0.032	0.4	6.8
	14-Jul-17	0.001	0.00058	0.013	0.0047	0.29	0.56

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW11-41	9-Mar-11	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	3-Nov-11	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	14-Jul-17	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW11-42	9-Mar-11	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	3-Nov-11	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	14-Jul-17	Couldn't locate					

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW08-12	13-Jun-08	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	20-Aug-09	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	12-Aug-10	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	14-Jul-17	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW08-13	13-Jun-08	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	14-Jul-17	Couldn't locate					

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW08-11	13-Jun-08	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	20-Aug-09	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	12-Aug-10	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	14-Jul-17	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW97-1*	13-Jun-08	0.077	0.039	0.45	5.5	35	35.7
	20-Aug-09	0.032	0.0025	0.043	0.44	2.6	43.8
	25-Nov-09	0.12	0.0043	0.061	0.76	2.3	19.2
	12-Aug-10	0.062	0.0024	0.067	0.57	1.5	18.2
	3-Nov-11	0.017	0.0006	0.023	0.26	1.6	110

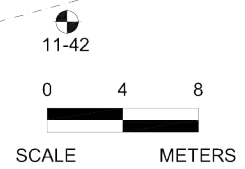
Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW10-32	2-Dec-10	0.001	< 0.0004	< 0.0004	0.0019	< 0.1	< 0.1
	9-Mar-11	0.0013	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	3-Nov-11	< 0.0004	< 0.0004	0.0013	0.0062	< 0.1	0.2
	14-Jul-17	0.0057	< 0.0004	0.00091	0.0038	0.13	1.1

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW08-9	13-Jun-08	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	20-Aug-09	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	25-Nov-09	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	12-Aug-10	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	14-Jul-17	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1

Sample ID	Date	B	T	E	X	F1-BTEX	F2
MW08-10	13-Jun-08	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	14-Jul-17	Couldn't locate					

AEP Tier 2 (2016) Groundwater Remediation Guidelines. Commercial Land Use, Coarse-Grained Soil (mg/L)						
Exposure Scenario	Benzene	Toluene	Ethylbenzene	Xylenes	PHC F1	PHC F2
Potable	0.005	0.024	0.0016	0.02	2.2	1.1
Vapour Inhalation	1.8	NGR	NGR	48	9.1	17
Ecological Contact	350	200	110	120	11	3.1

Notes:
mg/L - milligrams per litre
* Decommissioned well
BOLD Concentration greater than the AEP Tier 1 Commercial Land Use-Coarse Grained Soil Guideline.



LEGEND

- ⊕ MONITORING WELL LOCATION
- ⊙ BOREHOLE LOCATION
- PROPERTY LINE
- FORMER STRUCTURE
- - - FENCE LINE
- EXTENTS OF 1999 EXCAVATION AREA
- EXTENTS OF 2006 EXCAVATION AREA
- EXTENTS OF 2012 EXCAVATION AREA
- RESIDENTIAL CRITERIA
- COMMERCIAL CRITERIA

EAG Canada

**FIGURE 6
HISTORICAL GROUNDWATER ANALYTICAL RESULTS
COMMERCIAL
Rocky Mountain House - P00707**

DESIGN: SL	DRAWN: lmc	CHKD.: LU
DATE: 06/07/18	SCALE: AS SHOWN	REV.:
W.O.NO.: EAG 2018\CANADA\ROCKY MTN HOUSE\FIG 6 GW ANALY RESULTS COMMERCIAL		



TABLES



TABLE 1
Historical Soil Laboratory Analytical Results (1997 - 2011) - Residential Land Use
4447 - 45A Avenue, Rocky Mountain House, Alberta
Former Shell Agency Location No. P00707

Sample ID	Sample Date	Sample Depth	Analytical Results (mg/kg)							
			Benzene	Toluene	Ethylbenzene	Xylenes	PHC F1-BTEX	PHC F2	PHC F3	PHC F4
							(C ₆ -C ₁₀)	(C _{>10} -C ₁₆)	(C _{>16} -C ₃₄)	(C _{>34} -C ₅₀)
Historical Samples										
S1	26-Jun-97	0.2	<0.005	<0.005	<0.005	<0.020	-	-	-	-
S5	26-Jun-97	0.05	<0.05	0.107	0.413	2.46	-	-	-	-
97-5	28-Jun-97	0.9-1.2	<0.02	<0.02	<0.02	<0.06	-	-	-	-
97-6	28-Jun-97	3.7-4.3	<0.02	0.04	0.02	0.25	-	-	-	-
BH08-22	4-Nov-08	7.0-7.5	0.9	2.2	5.5	43	460	910	380	<10
	4-Nov-08	8.7-9.1	0.54	<0.02	7.1	55	850	2,500	810	<10
BH08-31	5-Nov-08	3.4-3.7	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	<10	< 10
	5-Nov-08	6.1-6.9	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	<10	< 10
BH11-38	25-Feb-11	9.0 - 9.1	0.029	< 0.02	0.03	0.16	< 12	< 10	10	< 10
	25-Feb-11	10.5 - 10.7	0.03	< 0.02	0.043	0.2	< 12	< 10	< 10	< 10
Confirmation Soil Sampling following 2006 UST Excavation (SNC Lavalin)										
EXC-B-23	22-Jun-06	4	0.032	0.079	0.053	1.68	20	49	<9	<9
EXC-B-4	22-Jun-06	4	<0.021	<0.021	0.06	0.105	<13	49	9	<8
EXC-B-43-45	22-Jun-06	4.3	<0.022	0.147	0.306	3.38	25	184	27	<9
EXC-NW-25-27	22-Jun-06	1	<0.024	<0.024	<0.024	<0.048	>15	<10	<10	<10
EXC-SW-1-3	22-Jun-06	3	<0.022	<0.022	<0.022	0.123	<13	27	<9	<9
EXC-TP1-32-35	22-Jun-06	2	<0.025	<0.025	<0.025	<0.05	<14	573	216	<9
	22-Jun-06	3.3	<0.025	<0.025	<0.025	<0.05	<15	586	190	<10
EXC-TP2-36-39	22-Jun-06	2	<0.024	<0.024	<0.024	<0.047	<13	<9	<9	<9
EXC-TP3-40-42	22-Jun-06	1	<0.028	<0.028	<0.028	>0.055	<15	<10	<10	<10
EXC-WW-28-31	22-Jun-06	3	<0.024	0.076	0.064	1.84	26	147	62	<9
EXC-WW-5-7	22-Jun-06	3	<0.021	<0.021	<0.021	<0.042	<13	<9	<9	<9
Confirmation Soil Sampling following 2012 Excavation (SNC Lavalin)										
North Wall										
EXC-01-NW-01-120820	20-Aug-12	0.1 - 0.3	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-NW-08-120821	21-Aug-12	0.1 - 0.3	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	150	< 50
EXC-01-NW-09-120821	21-Aug-12	1.0 - 1.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-NW-10-120821	21-Aug-12	2.0 - 2.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-NW-11-120821	21-Aug-12	3.0 - 3.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-NW-12-120821	21-Aug-12	0.1 - 0.3	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	61	< 50
EXC-01-NW-13-120821	21-Aug-12	1.0 - 1.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-NW-14-120821	21-Aug-12	2.0 - 2.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-NW-15-120821	21-Aug-12	3.0 - 3.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-NW-18-120821	21-Aug-12	4.0 - 4.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-NW-21-120821	21-Aug-12	4.0 - 4.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-NW-85-120823	23-Aug-12	1.0 - 1.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-NW-86-120823	23-Aug-12	2.0 - 2.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-NW-87-120823	23-Aug-12	3.0 - 3.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-NW-88-120823	23-Aug-12	4.0 - 4.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-NW-89-120823	23-Aug-12	5.0 - 5.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-NW-90-120823	23-Aug-12	5.0 - 5.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
East Wall										
EXC-01-EW-02-120820	20-Aug-12	0.1 - 0.3	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-EW-16-120821	21-Aug-12	0.1 - 0.3	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	120	< 50
EXC-01-EW-29-120822	22-Aug-12	0.9 - 1.0	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-EW-36-120822	22-Aug-12	2.0 - 2.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-EW-37-120822	22-Aug-12	3.0 - 3.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-EW-38-120822	22-Aug-12	4.0 - 4.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-EW-39-120822	22-Aug-12	5.0 - 5.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
West Wall										
EXC-01-WW-23-120821	21-Aug-12	0.1 - 0.3	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-WW-24-120821	21-Aug-12	1.0 - 1.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-WW-25-120821	21-Aug-12	2.0 - 2.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-WW-26-120821	21-Aug-12	3.0 - 3.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-WW-27-120821	21-Aug-12	4.0 - 4.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-WW-74-120823	23-Aug-12	0.1 - 0.3	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	57	< 50
EXC-01-WW-75-120823	23-Aug-12	2.0 - 2.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-WW-76-120823	23-Aug-12	3.0 - 3.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-WW-77-120823	23-Aug-12	4.0 - 4.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-WW-78-120823	23-Aug-12	5.0 - 5.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	260	130	< 50
EXC-01-WW-79-120823	23-Aug-12	5.0 - 5.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	140	100	< 50

TABLE 1 Historical Soil Laboratory Analytical Results (1997 - 2011) - Residential Land Use 4447 - 45A Avenue, Rocky Mountain House, Alberta Former Shell Agency Location No. P00707										
Sample ID	Sample Date	Sample Depth	Analytical Results (mg/kg)							
			Benzene	Toluene	Ethylbenzene	Xylenes	PHC F1-BTEX (C ₆ -C ₁₀)	PHC F2 (C ₁₀ -C ₁₆)	PHC F3 (C ₁₆ -C ₃₄)	PHC F4 (C ₃₄ -C ₅₀)
Floor										
EXC-01-B-22-120821	21-Aug-12	4.5 - 4.7	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	150	100	< 50
EXC-01-B-28-120822	22-Aug-12	5.5 - 5.7	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-B-35-120822	22-Aug-12	5.3 - 5.5	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	45	1,400	680	< 50
EXC-01-B-80-120823	23-Aug-12	5.3 - 5.5	< 0.9 ^a	< 1 ^a	2.8	19	270	2,200	940	< 50
EXC-01-B-83-120823	23-Aug-12	5.3 - 5.5	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	300	140	< 50
EXC-01-B-84-120823	23-Aug-12	5.3 - 5.5	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
Surficial Samples										
SS-01-120823	23-Aug-12	0.1 - 0.3	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	720	470
Alberta Tier 1 Soil Remediation Guidelines (AEP, 2016a) Residential Land Use, Coarse Grained Soil (mg/kg)										
MEDIA	RECEPTOR	EXPOSURE SCENARIO	Benzene	Toluene	Ethyl benzene	Xylenes	PHC F1	PHC F2	PHC F3	PHC F4
Surface Soils (≤3.0 M)	HUMAN	Direct Soil Contact	78	640	1,700	480	12,000	6,800	15,000	21,000
		Vapour Inhalation (basement)	0.1	130	60	16	30	160	-	-
		Vapour Inhalation (slab-on-grade)	0.073	95	44	12	24	130	-	-
		Protection of Domestic Use Aquifer	0.078	0.95	0.14	1.9	2,200	2,900	-	-
	ECOLOGICAL	Ecological Contact	31	75	55	95	210	150	300	2,800
Sub-Surface Soils (>3.0 M)	HUMAN	Direct Soil Contact	78	640	1,700	480	12,000	6,800	15,000	21,000
		Vapour Inhalation (basement)	0.1	130	60	16	30	160	-	-
		Vapour Inhalation (slab-on-grade)	0.14	180	86	23	55	290	-	-
		Protection of Groundwater-Potable	0.078	0.95	0.14	1.9	2,200	2,900	-	-
	ECOLOGICAL	Ecological Contact	62	150	110	190	-	-	2,500	10,000

Notes:

Most Conservative site-specific Tier 2 value.

BOLD Concentration exceeds Tier 2 criteria.

mbgs - metres below ground surface

mg/kg - milligrams per kilogram

^a Laboratory detection limit exceeds AEP Tier 1 Coarse-Grained Soil Guideline (AEP, 2016).

TABLE 2
Historical Soil Laboratory Analytical Results (1997 - 2011) - Commercial Land Use
4447 - 45A Avenue, Rocky Mountain House, Alberta
Former Shell Agency Location No. P00707

Sample ID	Sample Date	Sample Depth	Analytical Results (mg/kg)							
			Benzene	Toluene	Ethylbenzene	Xylenes	PHCF1-BTEX (C ₆ -C ₁₀)	PHC F2 (C ₁₀ -C ₁₆)	PHC F3 (C ₁₆ -C ₃₄)	PHC F4 (C ₃₄ -C ₅₀)
Historical Samples										
97-1	28-Jun-97	5.5-5.8	0.08	4	3.6	37.8	-	-	-	-
97-2	28-Jun-97	0.8-0.9	<0.02	<0.02	<0.02	<0.06	-	-	-	-
97-7	28-Jun-97	0.05-0.1	<0.02	0.08	0.18	1.36	-	-	-	-
BH06-8	5-Jun-06	2.1-2.3	<0.022	<0.038	<0.022	<0.044	<13	<9	<9	<20
BH08-9	26-May-08	0.6-1.5	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	<10	< 10
	26-May-08	5.3-6.1	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	<10	< 10
BH08-10	27-May-08	4.6-5.3	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	<10	< 10
	27-May-08	5.3-6.1	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	<10	< 10
BH08-11	27-May-08	2.3-3.1	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	<10	< 10
	27-May-08	5.3-6.1	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	<10	< 10
BH08-12	27-May-08	2.3-3.1	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	<10	< 10
	27-May-08	3.4-3.8	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	<10	< 10
BH08-13	27-May-08	4.6-5.3	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	<10	< 10
	27-May-08	5.3-6.1	0.039	0.088	0.072	0.45	< 12	< 10	<10	< 10
BH08-14	27-May-08	1.5-2.4	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	<10	18
	27-May-08	3.1-3.8	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	<10	15
BH08-15	27-May-08	0.8-1.5	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	<10	15
	27-May-08	3.8-4.5	< 0.005	< 0.02	< 0.01	<0.04	< 12	49	26	14
	27-May-08	6.1-6.7	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	<10	< 10
BH08-16	28-May-08	2.3-3.1	< 0.005	< 0.02	< 0.01	<0.04	< 12	18	18	< 10
BH08-18	29-May-08	2.1-3.1	< 0.005	< 0.02	< 0.01	<0.04	< 12	28	34	11
BH08-19	29-May-08	4.6-5.5	< 0.005	< 0.02	0.043	0.24	<12	14	17	<10
	29-May-08	5.5-6.1	< 0.005	< 0.02	0.029	0.23	<12	13	15	<10
BH08-20	29-May-08	3.1-4.0	< 0.005	< 0.02	< 0.01	<0.04	< 12	12	13	< 10
BH08-21	29-May-08	4.3-4.7	< 0.005	< 0.02	< 0.01	0.23	< 12	< 10	<10	< 10
	29-May-08	5.3-6.1	< 0.005	< 0.02	0.084	0.23	< 12	94	56	< 10
BH08-27	5-Nov-08	6.4-6.7	< 0.005	< 0.02	< 0.01	<0.06	< 12	13	15	< 10
	5-Nov-08	7.0-7.3	< 0.005	< 0.02	0.014	0.13	< 12	< 10	<10	< 10
BH08-30	5-Nov-08	3.2-3.7	0.046	0.1	0.058	0.39	<12	<10	<10	<10
	5-Nov-08	4.5-5.2	0.036	0.029	0.017	0.067	< 12	< 10	<10	< 10
BH10-32	27-Nov-10	8.0-8.3	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	<10	< 10
	27-Nov-10	9.5-9.8	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	<10	< 10
BH10-33	27-Nov-10	7.2-7.5	0.021	< 0.02	0.064	0.25	48	170	51	< 10
	27-Nov-10	9.5-9.8	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	12	< 10
BH10-34	27-Nov-10	6.5-6.8	0.031	< 0.02	0.091	0.43	14	24	18	< 10
	27-Nov-10	9.5-9.8	< 0.005	< 0.02	< 0.01	<0.04	< 12	< 10	12	< 10
BH10-35	27-Nov-10	6.5-6.8	0.75	< 0.02	32	240	2,600	3,700	1,300	< 10
	27-Nov-10	9.5-9.8	< 0.005	< 0.02	< 0.01	<0.04	< 12	1,200	690	< 10
BH10-36	28-Nov-10	7.2-7.5	< 0.005	< 0.02	0.51	2.4	57	630	210	< 10
	28-Nov-10	10.2-10.5	< 0.005	< 0.02	< 0.01	<0.04	< 12	10	20	< 10
BH11-37	25-Feb-11	10.5 - 10.7	< 0.005	< 0.02	< 0.01	0.058	< 12	< 10	12	< 10
	25-Feb-11	13.6 - 13.7	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	13	< 10
BH11-39	25-Feb-11	2.1 - 2.3	0.47	< 0.02	0.49	1.4	< 12	65	280	110
	25-Feb-11	9.8 - 9.9	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10
BH11-40	25-Feb-11	10.5 - 10.7	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10
	25-Feb-11	10.4 - 10.7	< 0.005	< 0.02	0.11	0.77	< 12	17	17	< 10
BH11-41	26-Feb-11	13.6 - 13.7	0.016	< 0.02	0.2	1.4	< 12	63	37	< 10
	26-Feb-11	8.2 - 8.4	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10
BH11-42	26-Feb-11	10.4 - 10.7	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	< 10	< 10
	26-Feb-11	7.5 - 7.6	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	27	< 10
	26-Feb-11	10.5 - 10.7	< 0.005	< 0.02	< 0.01	< 0.04	< 12	< 10	10	< 10
Confirmation Soil Sampling following 1999 Excavation (SNC Lavalin)										
East Wall										
S-02-3	29-Sep-99	3	<0.02	<0.04	<0.04	<0.04	<10	<10	-	-
South Wall										
S15-2	29-Sep-99	1.8	<0.02	<0.04	<0.04	<0.04	<10	<10	-	-
S27-1	30-Sep-99	1.1	<0.02	<0.04	<0.04	<0.04	<10	<10	-	-
North Wall										
S20-2	29-Sep-99	2.4	<0.02	<0.04	<0.04	<0.04	<10	<10	-	-
S23-3	30-Sep-99	3.3	<0.02	<0.04	<0.04	0.32	79	2,500	-	-
West Wall										
S29-1	30-Sep-99	1.1	<0.02	<0.04	<0.04	<0.04	<10	81	-	-
Base										
S25-1	30-Sep-99	3.5	<0.02	<0.04	<0.04	<0.04	180	3,800	-	-
S17-2	29-Sep-99	3.5	<0.02	<0.04	<0.04	<0.04	<10	32	-	-
S11-1	29-Sep-99	3.2	<0.02	<0.04	<0.04	<0.04	<10	22	-	-
S33-1	30-Sep-99	1.1	<0.02	<0.04	<0.04	<0.04	<10	<10	-	-
S34-2	30-Sep-99	2.7	<0.02	<0.04	<0.04	<0.04	<10	<10	-	-

TABLE 2
Historical Soil Laboratory Analytical Results (1997 - 2011) - Commercial Land Use
4447 - 45A Avenue, Rocky Mountain House, Alberta
Former Shell Agency Location No. P00707

Sample ID	Sample Date	Sample Depth	Analytical Results (mg/kg)							
			Benzene	Toluene	Ethylbenzene	Xylenes	PHCF1-BTEX (C ₆ -C ₁₀)	PHC F2 (C ₂₋₁₀ -C ₁₆)	PHC F3 (C ₂₋₁₀ -C ₃₄)	PHC F4 (C ₂₋₃₄ -C ₅₀)
Confirmation Soil Sampling following 2012 Excavation (SNC Lavalin)										
South Wall										
EXC-01-SW-05-120820	20-Aug-12	0.1 - 0.3	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	92	< 50
EXC-01-SW-34-120822	22-Aug-12	0.9 - 1.0	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	78	< 50
EXC-01-SW-48-120822	22-Aug-12	2.0 - 2.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-SW-50-120822	22-Aug-12	3.0 - 3.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-SW-52-120823	23-Aug-12	0.1 - 0.3	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-SW-53-120823	23-Aug-12	1.0 - 1.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-SW-54-120823	23-Aug-12	2.0 - 2.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-SW-55-120823	23-Aug-12	3.0 - 3.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-SW-56-120823	23-Aug-12	4.0 - 4.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-SW-57-120823	23-Aug-12	5.0 - 5.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-SW-58-120823	23-Aug-12	0.3 - 0.5	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	460	600	< 50
EXC-01-SW-59-120823	23-Aug-12	1.0 - 1.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-SW-60-120823	23-Aug-12	2.0 - 2.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-SW-62-120823	23-Aug-12	3.0 - 3.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	31	630	530	< 50
EXC-01-SW-63-120823	23-Aug-12	4.0 - 4.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	73	< 50
EXC-01-SW-64-120823	23-Aug-12	5.0 - 5.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	52	< 50
East Wall										
EXC-01-EW-03-120820	20-Aug-12	0.1 - 0.3	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	57	< 50
EXC-01-EW-30-120822	22-Aug-12	0.9 - 1.0	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-EW-32-120822	22-Aug-12	0.1 - 0.3	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-EW-33-120822	22-Aug-12	0.9 - 1.0	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-EW-40-120822	22-Aug-12	2.0 - 2.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-EW-41-120822	22-Aug-12	3.0 - 3.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-EW-42-120822	22-Aug-12	4.0 - 4.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-EW-43-120822	22-Aug-12	5.0 - 5.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	110	< 50
EXC-01-EW-44-120822	22-Aug-12	2.0 - 2.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-EW-45-120822	22-Aug-12	3.0 - 3.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-EW-46-120822	22-Aug-12	4.0 - 4.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-EW-47-120822	22-Aug-12	5.0 - 5.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
West Wall										
EXC-01-WW-67-120823	23-Aug-12	0.1 - 0.3	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	200	100
EXC-01-WW-68-120823	23-Aug-12	1.0 - 1.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-WW-69-120823	23-Aug-12	2.0 - 2.3	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-WW-70-120823	23-Aug-12	3.0 - 3.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-WW-72-120823	23-Aug-12	4.0 - 4.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
EXC-01-WW-73-120823	23-Aug-12	5.0 - 5.2	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
Floor										
EXC-01-B-65-120823	23-Aug-12	5.3 - 5.5	< 0.9 ^a	< 1 ^a	< 1 ^a	1.6	29	180	58	< 50
EXC-01-B-66-120823	23-Aug-12	5.3 - 5.5	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	280	130	< 50
EXC-01-B-81-120823	23-Aug-12	5.3 - 5.5	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
Surficial Samples										
SS-03-120823	23-Aug-12	0.1 - 0.3	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
SS-04-120823	23-Aug-12	0.1 - 0.3	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	58	200	< 50
SS-05-120823	23-Aug-12	0.1 - 0.3	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	380	930	150
SS-06-120823	23-Aug-12	0.1 - 0.3	< 0.9 ^a	< 1 ^a	< 1 ^a	< 1	< 24	< 50	< 50	< 50
Alberta Tier 1 Soil Remediation Guidelines (AEP, 2016a) Commercial Land Use, Coarse Grained Soil (mg/kg)										
MEDIA	RECEPTOR	EXPOSURE SCENARIO	Benzene	Toluene	Ethylbenzene	Xylenes	PHC F1	PHC F2	PHC F3	PHC F4
SURFACE SOIL (>3.0 MBGS)	HUMAN	Direct Soil Contact	120	980	2,500	720	19,000	10,000	23,000	30,000
		Vapour Inhalation (slab-on-grade)	0.9	1,200	530	140	270	1,500	-	-
		Protection of Domestic Use Aquifer	0.078	0.95	0.14	1.9	2,200	2,900	-	-
	ECOLOGICAL	Off-Site Migration	1,100	9,200	24,000	6,900	30,000	30,000	30,000	30,000
		Management Limit	-	-	-	-	700	1,000	3,500	10,000
		Off-Site Migration	440	1,100	790	930	3,000	2,100	4,300	30,000
SUB SOIL (<3.0 MBGS)	HUMAN	Direct Soil Contact	120	11,000	24,000	8,100	30,000	30,000	30,000	30,000
		Vapour Inhalation (slab-on-grade)	1.2	1,600	760	210	440	2,400	-	-
		Protection of Domestic Use Aquifer	0.078	0.95	0.14	1.9	2,200	2,900	-	-
	ECOLOGICAL	Off-Site Migration	1,100	9,200	24,000	6,900	30,000	30,000	30,000	30,000
		Management Limit	-	-	-	-	700	1,000	3,500	10,000
		Off-Site Migration	360	500	600	700	-	-	-	-
		Off-Site Migration	890	2,100	1,600	930	3,000	2,100	4,300	30,000
Notes:										
###	Most Conservative site-specific Tier 2 value.									
BOLD	Concentration exceeds Tier 2 criteria.									
mbgs - metres below ground surface										
mg/kg - milligrams per kilogram										
^a Laboratory detection limit exceeds AEP Tier 1 Coarse-Grained Soil Guideline (AEP, 2016).										

TABLE 3
Groundwater Laboratory Analytical Results (2008 - 2011) - Residential Land Use
4447 - 45A Avenue, Rocky Mountain House, Alberta
Former Shell Agency Location No. P00707

Sample Location	Sample Date	Analytical Results (mg/L)					
		Benzene	Toluene	Ethylbenzene	Xylenes	F1-BTEX (C ₆ -C ₁₀)	F2 (C _{>10} -C ₁₆)
MW97-4*	13-Jun-08	<0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	26-Nov-08	<0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	20-Aug-09	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	12-Aug-10	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
Decommissioned							
MW97-5	13-Jun-08	0.11	0.0078	0.33	2.1	1.4	1.1
	26-Nov-08	0.03	0.0027	0.51	1.9	11	62.9
	20-Aug-09	0.042	0.0014	0.24	1.2	2.8	3.6
	12-Aug-10	0.023	0.0008	0.23	0.77	2.9	15.8
	9-Mar-11	0.016	< 0.0004	0.49	1.8	8.2	280
	3-Nov-11	0.0085	<0.0004	0.27	0.87	3.8	31
14-Jul-17 Couldn't locate							
MW08-17*	13-Jun-08	0.57	0.059	0.021	0.67	0.17	0.5
	26-Nov-08	0.002	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	20-Aug-09	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	12-Aug-10	0.0095	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	3-Nov-11	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
Decommissioned							
MW08-23*	26-Nov-08	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	0.1
	20-Aug-09	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	12-Aug-10	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
Decommissioned							
MW08-31	26-Nov-08	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	-
	2-Dec-10	< 0.0004	< 0.0004	0.0013	0.0062	< 0.1	< 0.1
MW11-38*	9-Mar-11	0.015	0.0023	0.013	0.029	0.1	< 0.1
	3-Nov-11	0.0009	< 0.0004	0.0005	0.0012	< 0.1	0.2
Decommissioned							
Alberta Tier 1 Groundwater Remediation Guidelines (AEP, 2016a) Residential Land Use, Coarse Grained Soil							
Potable	mg/L	0.005	0.024	0.0016	0.02	2.2	1.1
Vapour Inhalation	mg/L	0.14	74	16	3.9	0.81	1.5
Ecological Contact	mg/L	61	59	20	31	7.1	1.8
Notes:							
###	Most Conservative site-specific Tier 2 value.						
BOLD	Concentration exceeds Tier 2 criteria.						
mg/L - milligrams per litre							
* Decommissioned well							

TABLE 4
Groundwater Laboratory Analytical Results - Commercial Land Use
4447 - 45A Avenue, Rocky Mountain House, Alberta
Former Shell Agency Location No. P00707

Sample Location	Sample Date	Analytical Results (mg/L)					
		Benzene	Toluene	Ethylbenzene	Xylenes	F1-BTEX (C ₆ -C ₁₀)	F2 (C _{>10} -C ₁₆)
MW97-1*	13-Jun-08	0.077	0.039	0.45	5.5	35	35.7
	20-Aug-09	0.032	0.0025	0.043	0.44	2.6	43.8
	25-Nov-09	0.12	0.0043	0.061	0.76	2.3	19.2
	12-Aug-10	0.062	0.0024	0.067	0.57	1.5	18.2
	3-Nov-11	0.017	0.0006	0.023	0.26	1.6	110
		Decommissioned					
MW97-2	13-Jun-08	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	9-Mar-11	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	3-Nov-11	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
MW08-9	13-Jun-08	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	20-Aug-09	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	25-Nov-09	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	12-Aug-10	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	14-Jul-17	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
MW08-10	13-Jun-08	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	14-Jul-17	Couldn't locate					
MW08-11	13-Jun-08	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	20-Aug-09	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	12-Aug-10	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	14-Jul-17	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
MW08-12	13-Jun-08	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	20-Aug-09	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	12-Aug-10	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	14-Jul-17	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
MW08-13	13-Jun-08	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	14-Jul-17	Couldn't locate					
MW08-19	13-Jun-08	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	26-Nov-08	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	20-Aug-09	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	14-Jul-17	Couldn't locate					
MW08-21	13-Jun-08	<0.0004	<0.0004	<0.0004	0.16	0.13	0.1
	26-Nov-08	0.0026	<0.0004	<0.0004	<0.0008	<0.1	0.2
	20-Aug-09	0.0019	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	12-Aug-10	0.005	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	14-Jul-17	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
MW08-30	20-Aug-09	<0.0004	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	14-Jul-17	Couldn't locate					
MW10-32	2-Dec-10	0.001	<0.0004	<0.0004	0.0019	<0.1	<0.1
	9-Mar-11	0.0013	<0.0004	<0.0004	<0.0008	<0.1	<0.1
	3-Nov-11	<0.0004	<0.0004	0.0013	0.0062	<0.1	0.2
	14-Jul-17	0.0057	<0.0004	0.00091	0.0038	0.13	1.1

TABLE 4
Groundwater Laboratory Analytical Results - Commercial Land Use
4447 - 45A Avenue, Rocky Mountain House, Alberta
Former Shell Agency Location No. P00707

Sample Location	Sample Date	Analytical Results (mg/L)					
		Benzene	Toluene	Ethylbenzene	Xylenes	F1-BTEX (C ₆ -C ₁₀)	F2 (C _{>10} -C ₁₆)
MW10-33	2-Dec-10	0.4	0.003	0.038	0.2	0.76	3.1
	9-Mar-11	0.064	0.0014	0.087	0.21	1.5	1.7
	3-Nov-11	0.0061	0.0007	0.013	0.032	0.4	6.8
	14-Jul-17	0.001	0.00058	0.013	0.0047	0.29	0.56
MW10-34	2-Dec-10	0.0085	0.003	0.027	0.2	1.1	0.8
	9-Mar-11	0.0008	0.0034	0.0033	0.0018	< 0.1	0.5
	3-Nov-11	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	14-Jul-17	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
MW10-35	2-Dec-10	0.25	0.0097	0.92	6.4	4.8	22
	9-Mar-11	0.18	0.0009	0.79	4.4	8.9	12
	3-Nov-11	0.12	< 0.0004	0.31	1.2	1.8	8.3
	14-Jul-17	0.003	< 0.0005	0.0076	0.026	0.37	0.56
MW10-36	2-Dec-10	0.092	0.0044	0.25	1.6	3.2	5.4
	9-Mar-11	0.099	0.0099	0.42	2.4	6.6	7.6
	3-Nov-11	0.029	0.0055	0.22	1.3	3.1	1.2
	14-Jul-17	0.014	< 0.0004	0.22	0.6	3.4	1.3
MW11-37	9-Mar-11	0.0005	< 0.0004	0.0012	0.0095	< 0.1	< 0.1
	3-Nov-11	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	14-Jul-17	< 0.0004	< 0.0004	0.00065	0.0017	< 0.1	< 0.1
MW11-40	9-Mar-11	0.039	0.0043	0.58	3.5	8.8	2.6
	3-Nov-11	0.0049	< 0.0004	0.16	0.3	1.4	0.8
	14-Jul-17	0.0005	< 0.0004	0.011	< 0.0008	< 0.1	0.16
MW11-41	9-Mar-11	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	3-Nov-11	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	14-Jul-17	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
MW11-42	9-Mar-11	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	3-Nov-11	< 0.0004	< 0.0004	< 0.0004	< 0.0008	< 0.1	< 0.1
	14-Jul-17	Couldn't locate					

Alberta Tier 1 Groundwater Remediation Guidelines (AEP, 2016a) Commercial Land Use

Potable	mg/L	0.005	0.024	0.0016	0.02	2.2	1.1
Vapour Inhalation	mg/L	1.8	NGR	NGR	48	9.1	17
Ecological Contact	mg/L	350	200	110	120	11	3.1

Notes:

Most Conservative site-specific Tier 2 value.

BOLD Concentration exceeds Tier 2 criteria.

mg/L - milligrams per litre

* Decommissioned well

TABLE 5a
Soil Vapour Petroleum Hydrocarbon Laboratory Analytical Results (Residential Guidelines)
4403 - 45A Avenue, Rocky Mountain House, Alberta

Sample ID	Sample Date	Analytical Results (ug/m ³)											
		Benzene	Toluene	Ethylbenzene	Xylenes	F1				F2			
						Aliphatic C6 - C8	Aliphatic >C8 - C10	Aromatic >C8 - C10	Aliphatic >C10 - C12	Aromatic >C10 - C12	Aliphatic >C12 - C16	Aromatic >C12 - C16	
SV08-25	25-Nov-08	0.64	9.73	<0.87	<1	<5	<5	6	<5	<5	<5	<5	
	30-Sep-10	<0.87	1.36	<1.2	<3.9	<10	<10	<10	18	<10	64	<10	
SV08-26	25-Nov-08	<0.58	12.5	<0.87	<1	<5	<5	6	24	<5	<5	<5	
	30-Sep-10	3.3	4.49	1.2	6.3	<9	24	<9	38	<9	<9	<9	
	9-Sep-14	<6.7	26.0	15.3	81	<330	<330	<330	<330	<330	<330	<330	
	20-Nov-14	<6.7	15.3	<6.7	18.7	<330	<330	<330	<330	<330	<330	<330	
Soil Vapour Quality Guidelines*		190,000	47,000,000	12,000,000	2,200,000	230,000,000	12,000,000	2,100,000	13,000,000	2,500,000	13,000,000	2,500,000	
BOLD	Concentrations in excess of the soil vapour quality guidelines.												
BOLD	Concentrations within ten times of the soil vapour quality guidelines.												
*	SNC Lavalin, <i>Soil Vapour Remediation Guideline Calculation, Former Shell Cardlock and Bulk Storage Facility (P00707) 4403 - 45A Avenue, Rocky Mountain House, AB.</i> December 2010												

TABLE 5b
Soil Vapour Petroleum Hydrocarbon Laboratory Analytical Results (Commercial Guidelines)
4403 - 45A Avenue, Rocky Mountain House, Alberta

Sample ID	Sample Date	Analytical Results (ug/m ³)										
		Benzene	Toluene	Ethylbenzene	Xylenes	F1			F2			
						Aliphatic C6 - C8	Aliphatic >C8 - C10	Aromatic >C8 - C10	Aliphatic >C10 - C12	Aromatic >C10 - C12	Aliphatic >C12 - C16	Aromatic >C12 - C16
SV08-24	25-Nov-08	<0.58	10.2	1.18	2.41	<5	87	23	230	<5	<5	<5
	30-Sep-10	2.1	2.26	1.6	10.2	<10	32	13	70	<10	<10	<10
	9-Sep-14	<6.7	26.7	15.3	74	<330	<330	<330	<330	<330	<330	<330
SV08-28	25-Nov-08	0.79	10	<0.87	1.12	<5	8	7	82	<5	<5	<5
	30-Sep-10	1.7	1.83	<1.2	5.6	<10	26	<10	46	<10	<10	<10
	9-Sep-14	<6.7	20.7	10.0	51	<330	<330	<330	<330	<330	<330	<330
	20-Nov-14	<6.7	30.7	10.7	71.3	<330	<330	<330	<330	<330	<330	<330
SV08-29	25-Nov-08	0.7	19.5	1.68	2.1	26	27	16	297	<5	<5	<5
	30-Sep-10	2.95	2.16	<1.3	6.5	<10	30	10	57	<10	<10	<10
	9-Sep-14	<6.7	15.3	12	60	<330	<330	<330	<330	<330	<330	<330
	20-Nov-14	<6.7	19.3	7.3	44	<330	<330	<330	<330	<330	<330	<330
SV14-01	9-Sep-14	<6.7	20.7	10	53	<330	<330	<330	<330	<330	<330	<330
	20-Nov-14	<6.7	14.7	<6.7	20.7	<330	<330	<330	<330	<330	<330	<330
SV14-02	9-Sep-14	<6.7	18.7	9.3	46	<330	<330	<330	<330	<330	<330	<330
	20-Nov-14	<6.7	16	<6.7	27.3	<330	<330	<330	<330	<330	<330	<330
SV14-03	9-Sep-14	<6.7	24	10	56	<330	<330	<330	<330	<330	<330	<330
	20-Nov-14	<6.7	16	<6.7	22.7	<330	<330	<330	<330	<330	<330	<330
Soil Vapour Quality Guidelines*		2,500,000	620,000,000	170,000,000	30,000,000	3,200,000,000	170,000,000	29,000,000	180,000,000	35,000,000	180,000,000	35,000,000
BOLD	Concentrations in excess of the soil vapour quality guidelines.											
BOLD	Concentrations within ten times of the soil vapour quality guidelines.											
*	SNC Lavalin, <i>Soil Vapour Remediation Guideline Calculation, Former Shell Cardlock and Bulk Storage Facility (P00707) 4403 - 45A Avenue, Rocky Mountain House, AB.</i> December 2010											



APPENDICES





APPENDIX A:

RMP Checklist



Appendix A – Review Checklist for Risk Management Plans

This checklist was designed to be used in conjunction with guidance provided in the *Risk Management Plan Guide*. The Risk Management Plan (RMP) Checklist is intended as a companion document to the Guide and must not be used as a substitute or on its own. The review checklist must be reviewed, completed and submitted by the environmental professional as an Appendix to the RMP.

Site Name and Location: 4447– 45A Avenue
Rocky Mountain House, AB

Site File Info/Number:

Administrative Requirements

Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
3.1 Completed Reviewer’s Checklist	Was a completed reviewer’s checklist submitted by the professional in an appendix to the RMP?	Yes		Appendix A
3.2 Site Identification and Physical Location	Is the legal address of the source site provided (Plan, Block, Lot and/or Legal Land Description)?	Yes		
	If it is a municipal site, is the civic/street address of the source site provided?	Yes	7	
	Are legal and/or municipal street addresses of all affected adjacent lands provided?	No		
	Is the site name provided?	Yes	7	
	Is the relevant file information provided? (e.g., AEP/AER CSU, PST or SCD file number, Approval number, Incident or Reference number.)	No		
3.3 Proponent Information	Is the name, address and other business card information of the registered owner or person(s) responsible, occupant, renter and lessee provided?	Yes		ROSC

3.4 Consultant Information	Is the key contact information provided? (Name, address and other relevant business card information)?	Yes		ROSC
	Did the consultant(s) who prepared the RMP provide verification of appropriate professional status (e.g., stamp, permit to practice, number demonstrating professional designation)?	Yes	46	
3.5 Record of Site Condition	Has a signed Record of Site Condition (RSC) form been submitted with Section 7 completed?	Yes		
3.6 Outstanding Legal Requirements	Are there any federal, provincial, or municipal requirements, charges, or orders that may be attached to the site that need to be considered in developing the RMP?	No		

Site Investigation Requirements

Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
4.1 Background Site Information	Does the RMP provide background site information?	Yes	7-10	
	Are there references to all background reports detailing site history?	Yes	44	

Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
	<p>Does the background summary provide or reference detailed scale site maps including;</p> <ul style="list-style-type: none"> • the location of previous, current and proposed buildings, • current operating status of the site, • any impacted offsite properties, • historic, current, future site and adjacent land uses, • soil type(s) and fill material type(s), • surface drainage directions, • depth to groundwater and groundwater flow direction, • natural features, including any permanent or seasonal surface water bodies to at least 300 m from the contaminant plume, • any existing well locations within 300 m of the APECs (or 100 m up-gradient and 300 m down-gradient if sufficient groundwater information is available), • all previous and current soil and groundwater monitoring locations, • surface and underground structures including utility services, • soil and groundwater sampling, delineation and remediation results • two-dimensional representation of all areas of potential concern, including relative concentrations of CoPCs, and • sufficient information to understand vertical distribution of the CoPCs? 	Yes	7,11,12	See Figures 1 through 6, EAG-Canada ULC, April 2018. Remediation Activities Report, Site Sensitivity Analysis and Risk Management Plan Former Bulk Plant 900 Main Street North, Slave Lake, Alberta
	Where multiple risk management areas are proposed, are there vertical and horizontal representations of the various risk management areas?	N/A		
	Does the site summary provide sufficient information to understand risks to sensitive receptors if present?	Yes	32-39	Sections 8, 9, and 10 of report.

Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
	Where multiple land uses or development restrictions are considered over the area, is it clear what land uses are applicable to which area(s)?	Yes	5, 13, 18, 40-42	
4.2 Conceptual Site Model (CSM)	Is a CSM provided?	Yes	18	
	Does the report summarize the CSM in a manner that it provides clear and unambiguous information regarding critical pathways and receptors?	Yes	18	
	Were any assumptions, calculations, statistical analyses and/or tables used? Was a worked example of any calculations or sufficient explanation of statistical analyses provided?	No		
4.3 Contaminants of Potential Concern (CoPCs)	Does the RMP information clearly identify the CoPCs?	Yes	5, 34	
4.4 Risks Associated with Site Condition	Are there clear and unambiguous conclusions supported with technical information regarding risks associated with the current site condition?	Yes	35-38	
4.5 Land Use and Zoning	Where applicable, have any future land uses or potential changes to zoning been verified with the municipality in question?	No		
	Is surrounding land use provided (where applicable)?	Yes	7	
	Does land use zoning(s) described in the report conform to the Alberta Tier 1 land use descriptions?	Yes	N/A	
	If land use zoning(s) do not conform to the Alberta Tier 1 land use descriptions, has the consultant taken into account appropriate special considerations to account for differences in land use between the Alberta Tier 1 description and that described in the report?	N/A		

Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
4.6 Remediation Guideline Selection	Does the RMP state which remediation guidelines are being used and why? What receptors and pathways have been identified for this site?	Yes	13,14, 15	
	Is it clear which remediation guidelines are being applied to which areas?	Yes	13,14, 15	
	Have the relevant Alberta Tier 1 guidelines been documented and compared against the site condition in this or previous reports?	Yes		
	Where an Alberta Tier 2 option has been employed for any CoPC, has sufficient justification for the Alberta Tier 2 option been documented in this or previous reports?	Yes	13,14, 15	
	Where an Alberta Tier 2 site-specific risk assessment process has been used for any CoPCs, has this been reviewed?	No		
	Have the conclusions of the risk assessment been accepted by the Department and/or Regulator?	N/A		
	For sites where there is a more sensitive land use adjacent to the site, has the 30 m buffer zone been applied for contaminants that may be laterally mobile in the groundwater or vapour media?	N/A		
4.7 Complete Delineation	Is delineation of contamination in soil complete vertically and horizontally? Where contamination has entered the bedrock, delineation must be complete for bedrock as well.	Yes	18-20	
	Where impact to the groundwater has not been ruled out, is delineation of contamination in groundwater both vertically and horizontally complete?	Yes	18-20	
4.8 Evaluation and Management of Source and Heavily Impacted Media	For soil or groundwater contamination, have all sources of contamination, as defined in Alberta Tier 1 guidelines been identified, removed and properly disposed of or remediated and/or controlled as per Alberta Tier 2, Section 2.3.1?	Yes		

Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
	Where a source area is being managed rather than remediated, is delineation sufficient to define the boundaries of the source areas or heavily impacted soils and to estimate potential mass and volume of contamination? It is important to understand the highest concentration and spatial distribution of the source and plume.	Yes		
4.8.1 Source Removal and Control	Is there a timeline for source removal and source control? Does it seem feasible?	N/A		
	If source control is proposed, does information provide detail that the control measure will: <ul style="list-style-type: none"> • prevent the contaminant from spreading to adjacent areas (i.e. offsite) causing the soil or groundwater to exceed Alberta Tier 1 or Tier 2 guidelines?, • operate until the source area meets remediation guidelines?, • be supported by a monitoring program that demonstrates its efficacy?, • identify any site management or use restrictions to protect acute, sub-chronic and chronic risks to human and environmental health?, and • include a contingency plan to be implemented if monitoring indicates unacceptable risks? 	N/A		
4.8.2 Contaminant Concentrations above Management Limits	Are contaminant concentrations above applicable management limits?	Yes		
	Are there any areas of active risk management or technical solutions that require ongoing maintenance, such as source control plans (or other)?	Yes	42	
	Will the site be managed in the future to ensure that the source area will continue to be appropriately managed?	Yes	39-43	

Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
	For any source(s) of contamination in the soil or groundwater, are there sufficient lines of evidence provided in the RMP to demonstrate that the risks associated with the contaminated area will remain stable or will decrease with time and ensure against further contaminant migration to any area outside the managed area?	Yes	18-20; 35-38	
4.8.3 Evidence of Non-Aqueous Phase Liquids (NAPLs)	Does investigation provide enough information to demonstrate that NAPL is absent?	Yes		
	Are DNAPLs and/or LNAPLs described?	N/A		
	If free-phase NAPL remains, is information related to mobility, volatility (potential to migrate to a human receptor at ground surface), solubility (potential to enter the groundwater pathway) and toxicity included?	No		
	Is a monitoring program proposed to demonstrate contaminant plume stability or decreasing contaminant plume size?	Yes		
	Has the proponent identified special considerations (e.g. vapour barriers, vapour monitoring, restricted development, etc.) for NAPLs/source areas?	N/A		
	Has the proponent identified how access to the source area will be attained in the event that it is required in the future, including any hindrances to access from infrastructure or development?	No		
4.8.4 Identification of Heavily Impacted Media	Has the proponent indicated the presence of heavily impacted media in the RMP proposal?	Yes		
	Are administrative controls required to ensure activities are not conducted within the management areas?	Yes		

Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
4.8.5 Preferential Flow Paths	If the CoPC has entered or has potential to enter preferential flow paths such as fractured bedrock, deposits comprised dominantly of medium, coarse sands and/or gravel, or coarse-grained materials along utility rights-of-way, has the RMP addressed increased risk to the groundwater or vapour phases along these exposure routes?	No		
	Is modeling being used to address the layers encountered and flow movement among layers? If modelling has been used, has sufficient information explaining the modelling been provided?	No		
4.9 Soil Vapour Evaluation and Management	For volatile or semi-volatile CoPCs, has the applicant included an evaluation of the potential for contaminant migration in the vapour phase beyond the risk managed area or along preferential flow paths?	No		
	For volatile or semi-volatile CoPCs, has the applicant appropriately considered restrictions required for surface receptors, future development, buried infrastructure, fire, explosive hazards and potential for exposures during excavation?	Yes		
	For volatile CoPCs, does the RMP ensure monitoring of vapour concentrations near buildings, within the building and near the source of vapours?	No		
	If necessary, are the soil vapour probes located in the appropriate areas to monitor the near building and/or near source vapour concentrations?	No		
	If necessary, have the soil vapour probes been properly installed and tested prior to use?	Yes		
	Has the applicant used proper QA/QC protocols to ensure that samples collected are representative of the vapour in the soil?	Yes		

Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
	Has the applicant used appropriate attenuation charts or protocols to estimate attenuation coefficients to calculate soil vapour guidelines for the CoPCs? Has the applicant provided sufficient information on how the attenuations were derived?	No		
	Have the appropriate site-specific soil vapour guidelines been used in the assessment of the contaminants?	Yes		
4.10 Observation of Adverse Effects	Were adverse effects observed?	No		
	Was the RMP re-evaluated and/or amended after adverse effects were observed?	N/A		
	Can further adverse effects be anticipated for the RMP?	No		
4.11 Acute, Sub-chronic, or Chronic Exposure	Are there acute, sub-chronic, or chronic exposure concerns that need to be considered?	No		
	If so, does the RMP indicate how short term exposure of critical receptors will be prevented?	N/A		
4.12 Human Health Exposure via Direct Contact or Ingestion Pathways	Is there the potential for exposure of a sensitive receptor to high levels of CoPCs through multiple or single exposure events based on direct contact or ingestion pathways (e.g. pica child exposure, populations with high reliance on game or locally grown food products)?	No		
	For human health direct contact or ingestion pathways, has the applicant considered risks from potential acute, short-term, sub-chronic, or chronic effects within the risk managed area (e.g. effects to the “pica” child or other high exposure incidents that may result in acute, short-term, sub-chronic, or chronic health effects, concentrations that may cause acute, short-term, sub-chronic, or chronic health effects in general populations)?	Yes		

Section of Guide	Query	Yes, No, N/A	Page # in report	Comments, Discussion, Description
	Has the applicant appropriately considered risks of surface exposure for human health direct contact or ingestion exposure pathways, within heavily impacted areas and proposed acceptable methods to prevent or mitigate exposure via this route?	Yes		
4.14 Sufficient Concentrations to alter Physical or Chemical Properties	Is the CoPC concentration sufficient to alter the physical or chemical properties of the soil or groundwater? If so, outline special considerations to address potential changes in the surrounding medium, transport mechanisms, pH value, redox conditions, or biological conditions.	No		

Implementation Requirements

Section of Guide	Query	Yes, No, N/A.	Page # in report	Comments, Discussion, Description
5.1 Summary of Requirements and Conditions	Is a written summary (executive summary or management summary) of requirements and/or conditions for the RMP provided?	Yes	5-6	
	Is the summary clear, concise, and simple? Is information presented in such a way that all readers can rapidly become acquainted with the larger body of material contained within the RMP?	Yes	5-6	
	Does the summary contain a brief statement of the problem or proposal covered within the RMP? Are background information, a concise analysis of the problem and main conclusions presented?	Yes	5-6	
	Is there clear emphasis on the main risk management requirements, conditions, and exposure controls needed for the RMP to be effective?	Yes	5-6	
5.2 Risk Evaluation	Have all risks from APECs or CoPCs been considered in the scope of the RMP?	Yes	5-6; 35-38	
	Does the RMP have clear and unambiguous conclusions that demonstrate protection of receptors that may be at risk during the life of the RMP?	Yes	35-38	

Section of Guide	Query	Yes, No, N/A.	Page # in report	Comments, Discussion, Description
	Does the RMP include clearly defined monitoring requirements including reporting schedules to Alberta Environment and Parks and/or Alberta Energy Regulator and any affected stakeholders?	Yes		
5.4 Contingency Plan	Does the RMP have a Contingency Plan?	Yes	42	
	Does the RMP include measures to identify changes to site condition?	Yes	41,42	
	Does the RMP include clear triggers to identify whether risks associated with the managed area are not stable or decreasing with time?	Yes		
	Does the contingency plan include provisions to initiate renewed stakeholder consultations for any affected or potentially affected party?	Yes	42	
5.5 Timelines and Plan Requirements	Does the RMP include timelines, milestones, and/or monitoring to ensure that the effectiveness of the RMP is determined?	Yes		
	Is there a clear understanding of the time frame that will be required and does the RMP include commitments by appropriate parties for any long-term management or monitoring?	Yes		
5.6 Communication Plan	Does the RMP have a Communication Plan?	Yes	42	

Section of Guide	Query	Yes, No, N/A.	Page # in report	Comments, Discussion, Description
	Have all directly impacted landowners provided a signed copy of the <i>Affected Third Party – Risk Management Plan No Objection</i> form? These parties may include affected adjacent landowners, the municipality in which the contaminated site resides and potentially the Government of Alberta, if required.	N/A		
	Have <i>Affected Third Party – Risk Management Plan Notification</i> letters been sent to affected parties and are the letters included as an appendix in the RMP?	N/A		
	Does the communication plan ensure that all affected parties are aware of any restrictions on use required by the RMP?	Yes	42	
	Does the communication plan ensure that current and future land owners and other affected parties will be notified of any physical or administrative requirements to maintain the RMP?	Yes	42	
	Does the RMP include a mechanism for affected third parties, the proponent and the consultant to discuss and resolve third party concerns?	No		
	Does the RMP document concern(s) raised from third parties and methods used to address those concerns?	N/A		
5.7 Obligations for Long-term Care and Control	Does the RMP need long-term care and control to perform successfully?	Yes		
	Has the applicant submitted a signed copy of the <i>Person(s) Responsible – Risk Management Plan Commitment</i> form that indicates maintaining the RMP indefinitely or until compliance with the governing risk management objectives have been demonstrated?	No		
	For any RMP that requires ongoing administrative commitments to ensure against exposure along a particular pathway, have administrative commitments been made to ensure the requirement is communicated and enacted for the time required?	Yes		

Appendix B – Person Responsible – Risk Management Plan Commitment

1. I, Thomas Roberts, am the Person Responsible and Owner of the Site where residual impacts from unintended leaks of petroleum hydrocarbons remain. The Site is located at 4447-45A Avenue, Rocky Mountain House, AB. The Legal description for the land (Site or Property) is: Lot 8, Block 42, Plan 6471MC. I am submitting a Risk Management Plan (RMP) proposal, expressed in the Report entitled: *Site Sensitivity Analysis and Risk Management Plan*, prepared by EAG – Canada ULC (EAG), and dated September 2018. The Report has been sent to Alberta Environment and Parks (AEP). I declare that, as the Person Responsible, I have read and fully understand the proposed RMP and am committed to any and all requirements necessary to fulfill and maintain the RMP as described until such time all Lands impacted by and including my own have been remediated to the appropriate regulatory guidelines of the day.
2. I have, to the best of my abilities, identified all lands that are, or that may become affected by unintended release of petroleum hydrocarbons into the subsurface during a previous time when the Site served as a bulk fuel storage facility. I have completed a Declaration in respect of each such legal parcel of affected or potentially affected lands. Further, a Grant of Restrictive Covenant has been prepared and attached to the Deed of the Property.
3. This Declaration is made in respect of the lands which are affected, or that may become affected by the impacts from use of petroleum hydrocarbons.
4. I will provide a prospective purchaser with the proposed RMP.
5. I have entered into Risk Management for the affected Property with the intent to maintain the commitments of the Risk Management Plan until the time when the appropriate regulatory guidelines are met.
6. If at any point in time the Property is transferred, I will provide full disclosure of the state of the Property by providing the interested parties with a copy of the above described RMP and all available environmental documentation. Further, I will provide a prospective purchaser a copy of this *Person Responsible – Risk Management Plan Commitment*, and should the Property change ownership, I will have them sign a copy of this *Commitment* to corroborate their acknowledgement of understanding for the condition of the Property.

Signature: _____



Date: _____

9-20-18



APPENDIX B:

Reconnaissance Report





Water Well Drilling Report

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GIC Well ID 478642
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1987/04/03

GOWN ID

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

Well Identification and Location										Measurement in Metric		
Owner Name GLUESING, RICK		Address 4424 45 AVE, GEN DEL, ROCKY MTN HOUSE			Town		Province		Country		Postal Code T0M 1T0	
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description			
	SW	23	039	07	5							
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)							
_____ m from _____					Latitude <u>52.366621</u> Longitude <u>-114.907200</u>					Elevation _____ m		
_____ m from _____					How Location Obtained _____					How Elevation Obtained _____		
					Phone _____					Not Obtained		

Drilling Information	
Method of Drilling Drilled	Type of Work Chemistry
Proposed Well Use Domestic	

Formation Log			Measurement in Metric
Depth from ground level (m)	Water Bearing	Lithology Description	

Yield Test Summary			Measurement in Metric
Recommended Pump Rate		_____ L/min	
Test Date	Water Removal Rate (L/min)	Static Water Level (m)	

Well Completion				Measurement in Metric
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
0.00 m				
Borehole				
Diameter (cm)	From (m)	To (m)		
0.00	0.00	0.00		
Surface Casing (if applicable)		Well Casing/Liner		
Size OD : _____ 0.00 cm		Size OD : _____ 0.00 cm		
Wall Thickness : _____ 0.000 cm		Wall Thickness : _____ 0.000 cm		
Bottom at : _____ 0.00 m		Top at : _____ 0.00 m		
		Bottom at : _____ 0.00 m		
Perforations				
From (m)	To (m)	Diameter or Slot Width (cm)	Slot Length (cm)	Hole or Slot Interval(cm)
Perforated by _____				
Annular Seal				
Placed from _____ 0.00 m to _____ 0.00 m				
Amount _____				
Other Seals				
Type _____		At (m) _____		
Screen Type				
Size OD : _____ 0.00 cm				
From (m)	To (m)	Slot Size (cm)		
Attachment _____				
Top Fittings _____		Bottom Fittings _____		
Pack				
Type _____		Grain Size _____		
Amount _____				

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well UNKNOWN NA DRILLER	Certification No 1
Company Name UNKNOWN DRILLER	Copy of Well report provided to owner Date approval holder signed



Water Well Drilling Report

[View in Imperial](#) [Export to Excel](#)

GIC Well ID 478642
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1987/04/03

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Metric		
<i>Owner Name</i> GLUESING, RICK		<i>Address</i> 4424 45 AVE, GEN DEL, ROCKY MTN HOUSE			<i>Town</i>		<i>Province</i>		<i>Country</i>		<i>Postal Code</i> T0M 1T0	
<i>Location</i>	<i>1/4 or LSD</i>	<i>SEC</i>	<i>TWP</i>	<i>RGE</i>	<i>W of MER</i>	<i>Lot</i>	<i>Block</i>	<i>Plan</i>	<i>Additional Description</i>			
<i>Measured from Boundary of</i>		_____ m from _____		_____ m from _____		<i>GPS Coordinates in Decimal Degrees (NAD 83)</i>				<i>Elevation</i> _____ m		
						<i>Latitude</i> 52.366621		<i>Longitude</i> -114.907200		<i>How Elevation Obtained</i>		
										<i>Not Obtained</i>		
<i>Phone</i>												
Additional Information										Measurement in Metric		
<i>Distance From Top of Casing to Ground Level</i> _____ cm												
<i>Is Artesian Flow</i> _____					<i>Is Flow Control Installed</i> _____							
<i>Rate</i> _____ L/min					<i>Describe</i> _____							
<i>Recommended Pump Rate</i> _____ L/min					<i>Pump Installed</i> _____		<i>Depth</i> _____ m					
<i>Recommended Pump Intake Depth (From TOC)</i> _____ m					<i>Type</i> _____		<i>Make</i> _____		<i>H.P.</i> _____		<i>Model (Output Rating)</i> _____	
<i>Did you Encounter Saline Water (>4000 ppm TDS)</i> _____					<i>Depth</i> _____ m		<i>Well Disinfected Upon Completion</i> _____					
<i>Gas</i> _____					<i>Depth</i> _____ m		<i>Geophysical Log Taken</i> _____					
					<i>Submitted to ESRD</i>							
<i>Additional Comments on Well</i>					<i>Sample Collected for Potability</i> _____			<i>Submitted to ESRD</i> _____				

Yield Test			Taken From Ground Level		Measurement in Metric		
<i>Test Date</i>	<i>Start Time</i>	<i>Static Water Level</i>				<i>m</i>	

<i>Method of Water Removal</i>							
<i>Type</i> _____							
<i>Removal Rate</i> _____ L/min							
<i>Depth Withdrawn From</i> _____ m							
<i>If water removal period was < 2 hours, explain why</i>							

Water Diverted for Drilling		
<i>Water Source</i>	<i>Amount Taken</i>	<i>Diversion Date & Time</i>
	_____ L	

Contractor Certification	
<i>Name of Journeyman responsible for drilling/construction of well</i> UNKNOWN NA DRILLER	<i>Certification No</i> 1
<i>Company Name</i> UNKNOWN DRILLER	<i>Copy of Well report provided to owner</i> _____ <i>Date approval holder signed</i>



Water Well Drilling Report

[View in Imperial](#) [Export to Excel](#)

GIC Well ID 1060928
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Metric		
<i>Owner Name</i> DIDHENNEY TRUCKING		<i>Address</i> P.O. BOX 193			<i>Town</i> ROCKY MOUNTAIN HOUSE		<i>Province</i> AB	<i>Country</i> CA	<i>Postal Code</i> T4T 1A2			
<i>Location</i>	<i>1/4 or LSD</i>	<i>SEC</i>	<i>TWP</i>	<i>RGE</i>	<i>W of MER</i>	<i>Lot</i>	<i>Block</i>	<i>Plan</i>	<i>Additional Description</i>			
	SW	23	039	07	5							
<i>Measured from Boundary of</i>					<i>GPS Coordinates in Decimal Degrees (NAD 83)</i>							
_____ m from _____					Latitude <u>52.366700</u> Longitude <u>-114.907000</u>					Elevation _____ m		
_____ m from _____					How Location Obtained					How Elevation Obtained		
					Not Verified					Not Obtained		
Additional Information										Measurement in Metric		
<i>Distance From Top of Casing to Ground Level</i> _____ -20.32 cm												
<i>Is Artesian Flow</i> _____					<i>Is Flow Control Installed</i> _____							
<i>Rate</i> _____ L/min					<i>Describe</i> _____							
<i>Recommended Pump Rate</i> _____ L/min					<i>Pump Installed</i> _____		<i>Depth</i> _____ m					
<i>Recommended Pump Intake Depth (From TOC)</i> _____ m					<i>Type</i> _____	<i>Make</i> _____	<i>H.P.</i> _____	<i>Model (Output Rating)</i> _____				
<i>Did you Encounter Saline Water (>4000 ppm TDS)</i> _____					<i>Depth</i> _____ m	<i>Well Disinfected Upon Completion</i> _____						
<i>Gas</i> _____					<i>Depth</i> _____ m	<i>Geophysical Log Taken</i> _____						
					<i>Submitted to ESRD</i> _____							
<i>Additional Comments on Well</i>					<i>Sample Collected for Potability</i> _____			<i>Submitted to ESRD</i> _____				
17 SX HOLE PLUG, 1 GALLON CHLORINE, SHOCK W/W + HOLE PLUG TO SURFACE.												

Yield Test			Taken From Ground Level		Measurement in Metric	
<i>Test Date</i>	<i>Start Time</i>	<i>Static Water Level</i>	<i>Depth to water level</i>		<i>Drawdown (m)</i>	<i>Recovery (m)</i>
	12:00 AM	4.27 m				
<i>Method of Water Removal</i>						
<i>Type</i> Unknown						
<i>Removal Rate</i> _____ L/min						
<i>Depth Withdrawn From</i> <u>15.24 m</u>						
<i>If water removal period was < 2 hours, explain why</i>						

Water Diverted for Drilling		
<i>Water Source</i>	<i>Amount Taken</i>	<i>Diversion Date & Time</i>
	L	

Contractor Certification	
<i>Name of Journeyman responsible for drilling/construction of well</i> ALLAN ANDERSON	<i>Certification No</i> VA4790
<i>Company Name</i> ALKEN BASIN DRILLING LTD.	<i>Copy of Well report provided to owner</i> _____ <i>Date approval holder signed</i> _____



Water Well Drilling Report

[View in Imperial](#) [Export to Excel](#)

GIC Well ID 478637
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1969/12/17

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Metric		
Owner Name CAMPBELL, ERNEST		Address ROCKY MNT HOUSE			Town		Province		Country		Postal Code	
Location	<i>1/4 or LSD</i> 04	<i>SEC</i> 23	<i>TWP</i> 039	<i>RGE</i> 07	<i>W of MER</i> 5	<i>Lot</i>	<i>Block</i>	<i>Plan</i>	<i>Additional Description</i>			
Measured from Boundary of _____ m from _____ _____ m from _____					GPS Coordinates in Decimal Degrees (NAD 83) Latitude <u>52.364813</u> Longitude <u>-114.910153</u> How Location Obtained Not Verified					Elevation _____ m How Elevation Obtained Not Obtained		

Drilling Information	
Method of Drilling Cable Tool	Type of Work New Well
Proposed Well Use Domestic	

Formation Log			Measurement in Metric
Depth from ground level (m)	Water Bearing	Lithology Description	
1.83		Clay	
7.32		Sandstone	
9.75		Silt	
19.81		Clay & Rocks	

Yield Test Summary			Measurement in Metric
<i>Recommended Pump Rate</i> _____			0.00 L/min
Test Date	Water Removal Rate (L/min)	Static Water Level (m)	
1969/09/01	45.46	3.96	

Well Completion				Measurement in Metric
<i>Total Depth Drilled</i>	<i>Finished Well Depth</i>	<i>Start Date</i>	<i>End Date</i>	
19.81 m		1969/09/01	1969/09/01	
Borehole				
Diameter (cm)	From (m)	To (m)		
0.00	0.00	19.81		
Surface Casing (if applicable)		Well Casing/Liner		
Steel				
<i>Size OD :</i> _____		<i>Size OD :</i> _____		
13.97 cm		0.00 cm		
<i>Wall Thickness :</i> _____		<i>Wall Thickness :</i> _____		
0.396 cm		0.000 cm		
<i>Bottom at :</i> _____		<i>Top at :</i> _____		
13.72 m		0.00 m		
		<i>Bottom at :</i> _____		
		0.00 m		
Perforations				
From (m)	To (m)	Diameter or Slot Width (cm)	Slot Length (cm)	Hole or Slot Interval(cm)
Perforated by _____				
Annular Seal				
<i>Placed from</i> _____ <i>0.00 m</i> <i>to</i> _____ <i>0.00 m</i>				
<i>Amount</i> _____				
Other Seals				
Type				At (m)
Screen Type				
<i>Size OD :</i> _____				
0.00 cm				
From (m)	To (m)	Slot Size (cm)		
<i>Attachment</i> _____				
<i>Top Fittings</i> _____		<i>Bottom Fittings</i> _____		
Pack				
<i>Type</i> _____		<i>Grain Size</i> _____		
<i>Amount</i> _____				

Contractor Certification	
<i>Name of Journeyman responsible for drilling/construction of well</i> UNKNOWN NA DRILLER	<i>Certification No</i> 1
<i>Company Name</i> OTHER	<i>Copy of Well report provided to owner</i> _____ <i>Date approval holder signed</i>



Water Well Drilling Report

[View in Imperial](#) [Export to Excel](#)

GIC Well ID 478637
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1969/12/17

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Metric	
Owner Name CAMPBELL, ERNEST		Address ROCKY MNT HOUSE			Town		Province		Country		Postal Code
Location	<i>1/4 or LSD</i> 04	<i>SEC</i> 23	<i>TWP</i> 039	<i>RGE</i> 07	<i>W of MER</i> 5	<i>Lot</i>	<i>Block</i>	<i>Plan</i>	<i>Additional Description</i>		
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)						
_____ m from _____					Latitude <u>52.364813</u>		Longitude <u>-114.910153</u>			Elevation _____ m	
_____ m from _____					How Location Obtained Not Verified					How Elevation Obtained Not Obtained	

Additional Information										Measurement in Metric	
<i>Distance From Top of Casing to Ground Level</i> _____ cm											
<i>Is Artesian Flow</i> _____					<i>Is Flow Control Installed</i> _____						
<i>Rate</i> _____ L/min					<i>Describe</i> _____						
<i>Recommended Pump Rate</i> _____ 0.00 L/min					<i>Pump Installed</i> _____		<i>Depth</i> _____ m				
<i>Recommended Pump Intake Depth (From TOC)</i> _____ 0.00 m					<i>Type</i> _____		<i>Make</i> _____		<i>H.P.</i> _____		
<i>Model (Output Rating)</i> _____											
<i>Did you Encounter Saline Water (>4000 ppm TDS)</i> _____					<i>Depth</i> _____ m		<i>Well Disinfected Upon Completion</i> _____				
<i>Gas</i> _____					<i>Depth</i> _____ m		<i>Geophysical Log Taken</i> _____				
<i>Submitted to ESRD</i> _____											
<i>Additional Comments on Well</i> DRILLER: KING & HANSEN. DRILLER REPORTS WATER MED HARD.					<i>Sample Collected for Potability</i> _____		<i>Submitted to ESRD</i> <u>Yes</u>				

Yield Test				Taken From Ground Level	Measurement in Metric
<i>Test Date</i> 1969/09/01	<i>Start Time</i> 12:00 AM	<i>Static Water Level</i> 3.96 m		<i>Depth to water level</i>	
				Drawdown (m)	Recovery (m)
				Elapsed Time Minutes:Sec	
Method of Water Removal					
<i>Type</i> <u>Bailer</u>					
<i>Removal Rate</i> <u>45.46</u> L/min					
<i>Depth Withdrawn From</i> <u>0.00</u> m					
<i>If water removal period was < 2 hours, explain why</i>					

Water Diverted for Drilling		
<i>Water Source</i>	<i>Amount Taken</i> L	<i>Diversion Date & Time</i>

Contractor Certification	
<i>Name of Journeyman responsible for drilling/construction of well</i> UNKNOWN NA DRILLER	<i>Certification No</i> 1
<i>Company Name</i> OTHER	<i>Copy of Well report provided to owner</i> <i>Date approval holder signed</i>



APPENDIX C:

Restrictive Land Use Covenant



GRANT OF RESTRICTIVE COVENANT

THIS INDENTURE made as of the 28th day of February, 2014

BETWEEN:

UCANCO GENERAL PARTNERS INC.
203, 200 Barclay Parade SW
Calgary, Alberta T2P 4R5

(hereinafter called the "**Grantor**")

OF THE FIRST PART

- and -

SHELL CANADA LIMITED
400 - 4th Avenue S.W.
P.O. Box 100, Station "M"
Calgary, Alberta T2P 2H5

(hereinafter called the "**Grantee**")

OF THE SECOND PART

WITNESSES THAT WHEREAS:

- A. The Grantor holds legal ownership or has applied to become the registered owner of the lands and premises described as:

PLAN 6417MC
BLOCK 42
LOT 8
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.267 HECTARES (0.66 ACRES) MORE OR LESS

(herein called the "**Servient Lands**");

- B. The Grantee holds legal ownership or is entitled to be registered as the owner of the lands and premises described as:

PLAN 0927121
BLOCK B
LOT 8
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.715 HECTARES (1.77 ACRES) MORE OR LESS

PLAN 7610483
 BLOCK 1
 CONTAINING 12.1 HECTARES (29.99 ACRES) MORE OR LESS
 EXCEPTING THEREOUT:

PLAN NUMBER	HECTARES	(ACRES)	MORE OR LESS
ROAD 8110157	0.432	1.07	
ROAD 0111744	0.118	0.29	

 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AND THE RIGHT TO WORK THE SAME

(herein called the "**Dominant Lands**");

- C. It was a condition of the purchase and sale agreement whereby the Grantor's affiliate agreed to purchase the Servient Lands from the Grantee's affiliate, that the Grantor would enter into this instrument;

NOW THEREFORE, in consideration of the premises and the sum of one dollar (\$1.00) and other good and valuable consideration paid by the Grantee to the Grantor, the receipt whereof is acknowledged by the Grantor, the Grantor covenants and agrees with the Grantee for the benefit of the Dominant Lands that:


1. During the period commencing February 28, 2014 and ending February 27, 2024 there shall not be stored in bulk, or distributed or manufactured on or from the Servient Lands or any part thereof the following: gasoline, lubricants, diesel, oils, greases, antifreezes or other petroleum products for motor vehicles nor any other fuel or substance that may be developed in future for servicing or powering vehicles (collectively, "**Petroleum Products**"); provided that nothing herein contained shall prevent the Grantor or any tenant of the Servient Lands from storing, using, marketing and selling reasonable quantities of lubricants, greases and other lubricating petroleum products necessary for servicing automobiles and heavy duty equipment for industrial and trucking uses and from keeping or storing above-ground non-bulk Petroleum Products for its own private use.
2. The waiver by the Grantee of any breach of these covenants shall not constitute a continuing waiver of these covenants or affect any subsequent breach thereof.
3. The burden of these covenants will run with and bind the Servient Lands and the benefit of these covenants will be annexed to and run with the Dominant Lands.
4. These covenants shall enure to the benefit of the Grantee and the successors and assigns of the Grantee and shall be binding upon the Grantor and the successors of the Grantor and all future assigns of the Servient Lands or any part thereof or of any interest therein.
5. Where the Grantee is comprised of more than one person, then any one of the persons comprising the Grantee will be entitled to enforce and receive the benefit of the covenants and obligations on the part of the Grantor hereunder. The rights and interests of the Grantee under this instrument may be held by the Grantee on its own behalf and from time to time on behalf of an entity or entities (which may include a partnership) affiliated or associated with the Grantee, or both on the Grantee's behalf in part and on behalf of such affiliated or associated entity or entities. The Grantor agrees that the rights and interests of the Grantee under this instrument will enure to the benefit of and will be enforceable by the Grantee and such affiliated or associated entity or entities. Upon the request from time to time of the Grantee,

and, where the Grantee is comprised of more than one person, upon the request from time to time of any one of the persons comprising the Grantee, the Grantor will execute and deliver all such further documents and instruments and give all such further assurances (in registrable form if so requested and under seal as a deed if so requested) as may be necessary or desirable to give effect to this instrument and to confer the benefits of this instrument to the Grantee and all such persons comprising the Grantee and all such affiliated or associated entity or entities.

- 6. The invalidity of any particular provision of this instrument shall not affect any other provision hereof and this instrument shall be construed as if such invalid provision were omitted.

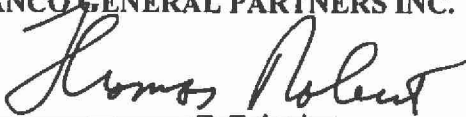
IN WITNESS WHEREOF the parties have executed this Grant of Restrictive Covenant as of the date first above written.

SHELL CANADA LIMITED



John Courtaught
Assistant Secretary

UCANCO GENERAL PARTNERS INC.



Name: Thomas E. Roberts
Title: President & Treasurer



Name:
Title: Michael J. Roberts
Vice President & Secretary

GRANT OF RESTRICTIVE COVENANT

THIS INDENTURE made as of the 28th day of February, 2014

BETWEEN:

UCANCO GENERAL PARTNERS INC.
203, 200 Barclay Parade SW
Calgary, Alberta T2P 4R5

(hereinafter called the "**Grantor**")

OF THE FIRST PART

- and -

SHELL CANADA LIMITED
400 - 4th Avenue S.W.
P.O. Box 100, Station "M"
Calgary, Alberta T2P 2H5

(hereinafter called the "**Grantee**")

OF THE SECOND PART

WITNESSES THAT WHEREAS:

- A. The Grantor holds legal ownership or has applied to become the registered owner of the lands and premises described as:

PLAN 6417MC
BLOCK 42
LOT 8
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.267 HECTARES (0.66 ACRES) MORE OR LESS

(herein called the "**Servient Lands**");

- B. The Grantee holds legal ownership or is entitled to be registered as the owner of the lands and premises described as:

PLAN 0927121
BLOCK B
LOT 8
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.715 HECTARES (1.77 ACRES) MORE OR LESS

PLAN 7610483
BLOCK 1
CONTAINING 12.1 HECTARES (29.99 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN NUMBER	HECTARES	(ACRES)	MORE OR LESS
ROAD 8110157	0.432	1.07	
ROAD 0111744	0.118	0.29	

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

(herein called the "**Dominant Lands**");

- C. It was a condition of the purchase and sale agreement whereby the Grantor's affiliate agreed to purchase the Servient Lands from the Grantee's affiliate, that the Grantor would enter into this instrument;

NOW THEREFORE, in consideration of the premises and the sum of one dollar (\$1.00) and other good and valuable consideration paid by the Grantee to the Grantor, the receipt whereof is acknowledged by the Grantor, the Grantor covenants and agrees with the Grantee for the benefit of the Dominant Lands that:

1. Until the Grantor provides to the Grantee an environmental assessment, prepared by an independent third party, confirming that the Servient Lands then meets the existing residential environmental standards or guidelines required for residential use as accepted by the applicable government authority (the "**Accepted Residential Remediation Standard**") the Grantor shall not use nor permit the Servient Lands to be used for any residential uses, nor any commercial uses which as an adjunct of the commercial use includes any at-grade or below-grade living accommodation nor any day cares or religious assemblies or any other uses (which other uses shall be determined by the applicable governmental authority) that require the Servient Lands to be remediated to the Accepted Residential Remediation Standard.
2. Until the Grantor provides to the Grantee an environmental assessment, prepared by an independent third party, confirming that the Servient Lands then meet the existing commercial environmental standards or guidelines accepted by the applicable government authority (the "**Accepted Remediation Standard**"):
 - (i) there shall not be constructed or installed in or on the Servient Lands, or any part thereof, any:
 - (A) subsurface structure, including, without limiting the generality thereof, any subsurface parking or basement structure, but excluding therefrom any underground utility conduits or subsurface footings. For clarity, to the extent any subsurface footings are required in respect of structural slab-on-grade construction on the Servient Lands, the restriction set out herein shall not extend to such footings, as it is the Grantee's intention that structural slab-on-grade construction shall not be restricted;
 - (B) potable or non-potable water wells; or
 - (C) deep-rooting trees and/or plants; and
 - (ii) deeper soils on the Servient Lands shall not be relocated to shallower depths on the Servient Lands.
3. The waiver by the Grantee of any breach of these covenants shall not constitute a continuing waiver of these covenants or affect any subsequent breach thereof.
4. The burden of these covenants will run with and bind the Servient Lands and the benefit of these covenants will be annexed to and run with the Dominant Lands.

- 5. These covenants shall enure to the benefit of the Grantee and the successors and assigns of the Grantee and shall be binding upon the Grantor and the successors of the Grantor and all future assigns of the Servient Lands or any part thereof or of any interest therein.
- 6. Where the Grantee is comprised of more than one person, then any one of the persons comprising the Grantee will be entitled to enforce and receive the benefit of the covenants and obligations on the part of the Grantor hereunder. The rights and interests of the Grantee under this instrument may be held by the Grantee on its own behalf and from time to time on behalf of an entity or entities (which may include a partnership) affiliated or associated with the Grantee, or both on the Grantee's behalf in part and on behalf of such affiliated or associated entity or entities. The Grantor agrees that the rights and interests of the Grantee under this instrument will enure to the benefit of and will be enforceable by the Grantee and such affiliated or associated entity or entities. Upon the request from time to time of the Grantee, and, where the Grantee is comprised of more than one person, upon the request from time to time of any one of the persons comprising the Grantee, the Grantor will execute and deliver all such further documents and instruments and give all such further assurances (in registrable form if so requested and under seal as a deed if so requested) as may be necessary or desirable to give effect to this instrument and to confer the benefits of this instrument to the Grantee and all such persons comprising the Grantee and all such affiliated or associated entity or entities.
- 7. The invalidity of any particular provision of this instrument shall not affect any other provision hereof and this instrument shall be construed as if such invalid provision were omitted.

IN WITNESS WHEREOF the parties have executed this Grant of Restrictive Covenant as of the date first above written.

SHELL CANADA LIMITED



 John Courtwright
 Assistant Secretary

UCANCO GENERAL PARTNERS INC.



 Name: Thomas E. Roberts
 Title: President & Treasurer



 Name: Michael J. Roberts
 Title: Vice President & Secretary

TAB G: INFORMATION PROVIDED BY ADJACENT LANDOWNER/OTHER PARTIES



Evergreen Co-operative Association

P.O. Box 9, 4327 – 45th Street
Rocky Mountain House AB T4T 1A1
www.evergreenco-op.crs

T 403.845.2841
F 403.845.3885

May 11, 2026

Subdivision and Development Appeal Board (SDAB) / Town Council
Box 1509
Rocky Mountain House, AB
T4T 1B2

RE: Appeal of Development – 4407 45A Ave (Lot 11 / Block 42 / Plan 8621588) – Proposed Rooming House, Warming Shelter, and Community Services Hub

Dear Board Members,

I am writing to formally appeal the approval of Development Permit for the property located at 4407 45A Ave. As the Chief Executive Officer of the Evergreen Co-operative Association Limited, located at 4327 – 45th Street, within 10 meters of the proposed site, I am deeply concerned about the negative impacts this development will have on our business, surrounding properties, and the local area.

While I understand the need for social services in our community, this specific site is not appropriate for a project of this scale and nature. My objection is based on the following factors:

- **Incompatibility with Commercial Zoning:** The area surrounding the proposed site consists of small businesses and commercial properties. Introducing a high-density rooming house combined with a warming shelter will change the character of this zone and creates a conflict between commercial operational needs and high-needs residential use.
- **Public Safety and Security Risks:** Similar facilities have been associated with increased police, fire, and emergency service calls. As a manager, I am worried about the safety of our employees and customers, including potential vandalism, loitering, and public disturbances.
- **Negative Impact on Economic Viability:** The concentration of a shelter and service hub will likely create a perceived, or actual, unsafe environment, causing a drop in foot traffic, reducing sales, and affecting the ability to attract customers to surrounding businesses.
- **Operational and Property Management Issues:** Based on experiences from similar developments, surrounding businesses often face issues with human waste, discarded needles, and trespassing in doorways. This places a financial burden on private property owners to secure and clean their properties.
- **Insufficient Site Management Plan:** The proposed development lacks a comprehensive 24/7 security and management plan to mitigate the impact of clients loitering in the surrounding area when the warming shelter is closed.

I request that this appeal be granted and the development permit be revoked. If the development is allowed to proceed, I request that the approval be subject to stringent, binding conditions, including mandatory 24/7 on-site professional security, a dedicated community liaison for local businesses, and a legal agreement requiring the operator to cover costs for damages or cleaning of adjacent properties.

Thank you for your time and for considering the implications of this decision on the local business community.
Sincerely,

Shane Buss
Evergreen Co-operative Association, CEO



May 19, 2026

Subdivision and Development Appeal Board (SDAB) / Town Council
Box 1509
Rocky Mountain House, AB
T4T 1B2

RE: Appeal of Development – 4407 45A Ave (Lot 11 / Block 42 / Plan 8621588) – Proposed Rooming House, Warming Shelter, and Community Services Hub

Dear Board Members,

Following my formal appeal submission on May 11, 2026 (attached), I wish to outline further concerns regarding this proposal. After speaking with Kandis Stradecki, I was alarmed to learn that the development currently has "**no plans for security**". I was advised that providing security would cost between \$500,000 and \$1,000,000 annually, a cost for which there is "**no funding available**". Consequently, this creates a severe financial burden on nearby business owners who must now invest in protecting their own property, staff, and customers due to this evident lack of planning.

Operating a homeless shelter without security significantly increases **internal violence, critical incidents, and encampment rates**, while paradoxically shifting certain property crimes outside the facility walls. A lack of security impacts the facility and surrounding community across several distinct metrics:

1. Internal Violence and Safety Concerns

- **61% of unhoused individuals** cite safety and security concerns as a primary reason they abandon shelters to live in street encampments.
- **27% to 52% of unhoused people** report being physically or sexually assaulted within the past year, with a heavy concentration of these incidents occurring in unmonitored or low-security environments.
- **Critical incidents spike drastically** when safety measures fail. Major municipal shelter system data, such as [The Toronto Shelter Safety Study](#), reveals that lack of intervention and support structures caused systemic annual critical incidents to jump from 1,914 to nearly 10,000 within a decade.

2. Concentration of Crime by Repeat Offenders

- **46% of total police occurrences** within poorly secured or unmonitored emergency shelters are driven by the exact same **10 individuals**, according to targeted police data tracking shelter crime severity. Without on-site security, staff cannot effectively enforce service restrictions or manage these repeat offenders.

3. Impact on the Surrounding Neighborhood

- **56% increase in property crime** (specifically vehicle thefts, petty theft, and vandalism) occurs within a tight **100-meter radius** of emergency shelters that lack proactive security footprint management.

- Conversely, neighborhoods that implement highly secure shelter models (such as secure village cabins with managed entry) experience an average **24.9% drop in neighborhood crime rates** within a quarter-mile radius.

Homeless shelters, while providing essential, life-saving services, can present significant challenges to local communities, particularly regarding neighborhood cohesion and public resources. While often recognized as crucial during extreme weather or to reduce overall crime rates in some areas, they can lead to localized issues.

Key downfalls and community impacts often include:

- **Public Disorder and Safety Concerns:** Residents near shelters frequently report increased public drug use, public intoxication, loitering, and discarded needles. This can result in a diminished sense of safety in the surrounding neighborhood.
- **Property and Environmental Impact:** Incidents of property damage, graffiti, and vandalism can increase. In some instances, nearby residents have reported issues with public urination and, in extreme cases, an increase in local fire risks.
- **Concentration of Poverty:** Establishing shelters can lead to the concentration of, or the perception of concentrating, poverty in specific neighborhoods. This can create a "NIMBY" (Not In My Backyard) scenario, which can feel unfair to long-term residents and create tension.
- **Reduced Community Cohesion:** The intense and visible struggles of the unhoused can make other community members feel insecure, which may lead to diminished social interaction and, consequently, a decline in community trust and cohesion.
- **Overwhelmed Local Infrastructure:** If services are **not properly planned** or distributed throughout the town, a single neighborhood may become overwhelmed by the needs of the unhoused, putting excessive strain on local police, social services, and sanitation.
- **Transience and Lack of Permanent Solutions:** Because shelters are often viewed as temporary, they can perpetuate a cycle of homelessness rather than resolving it, particularly if there are insufficient, long-term housing options to move individuals into.
- **Internal Safety Issues:** Shelters can sometimes feel unsafe for users, leading to high turnover or individuals preferring to sleep rough, which results in, persistent, public, encampments.

These issues can be particularly intense when multiple, high-barrier, or poorly managed, facilities are placed, in, close, proximity, without, adequate, support, services. Locating homeless shelters near social services, rather than on the outskirts of town, is crucial for improving accessibility to essential resources, ensuring better health outcomes, and fostering long-term recovery. Centrally located shelters are more effective because they align with the needs of the population, whereas distant locations create significant barriers, according to Kressohomes.org and HomelessHub.ca.

Key reasons for keeping shelters close to social services include:

- **Access to Critical Services:** Central locations provide immediate access to medical clinics, mental health supports, addiction services, and employment centers, which are typically concentrated in town cores.
- **Reduced Transportation Barriers:** Many people experiencing homelessness rely on walking or public transportation. A central location minimizes the time and effort required to access services, whereas peripheral locations create logistical, financial, and time-intensive barriers.
- **Support for Housing Transition:** Proximity to social supports is directly associated with higher rates of housing retention, aiding individuals in transitioning from homelessness back into society.
- **Safety and Community Safety:** Contrary to the belief that moving shelters to the outskirts improves safety, central locations allow for better public visibility, community watching, and easier access for first responders.
- **Avoiding "Warehousing":** Locating shelters far from town cores can act as "warehousing," isolating individuals and making it harder for them to reconnect with employment, social networks, and housing opportunities.

- **Reduced Disruptions:** When shelters are far from services, individuals may still migrate to the town core for necessities, causing disruption in other areas and creating transportation issues.

While central locations can present challenges such as higher land costs and neighborhood opposition (NIMBYism), the benefits for the individuals seeking support and for overall service coordination make them a more effective approach.

Above all, we must agree that the safety of our community is non-negotiable. Allowing this development to move forward risks the well-being of our residents, which is why I urgently request that the Subdivision and Development Appeal Board and Town Council deny this proposal.

Sincerely,



Shane Buss
Evergreen Co-operative Association, CEO

Encl. : 1

Attn: Tracy Breese

2391711 Ab Ltd operating Rocky Feed Solutions, located at 4511 44st, support the appeal submitted against this permit. It will be detrimental to the businesses in this area.

We agree with the many points made in the appeal, and will attend the hearing.

We would like more information about this project such as how many people will be housed there? Will families be housed there? Would residents of other communities be housed there?

Thank you,

Barb and Travis Chahley

May 20/26

Subdivision and Development Appeal Board / Town Council

RE: Appeal of Development – 4407 45A Ave Lot 11 / Block 42 / Plan 8621588 – Proposed Rooming House, Warming Shelter, and Community Services Hub

To Board Members,

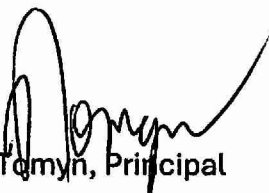
As an owner of 2 properties in the area I am writing to formally appeal the proposed development at 4407 45A Ave (Lot 11 / Block 42 / Plan 8621588), which is intended to serve as a rooming house, warming shelter, and community services hub. While I recognize the importance of providing essential support to vulnerable populations, I have concerns regarding the potential impacts this development may have on the surrounding businesses and properties.

Specifically, I would like to request that the decision-making body carefully consider issues related to safety, increased traffic, property values, and the adequacy of community consultation. The introduction of a facility of this nature could result in more pedestrian and vehicular movement in an already busy area, potentially affecting the daily lives of local businesses. It is crucial that the voices of local businesses are heard and that appropriate measures are taken to address any challenges that may arise from the proposed use of this property.

I respectfully ask for a thorough review of the application, including an assessment of alternative locations and additional mitigation strategies to ensure that both the needs of future service users and the well-being of the existing community are balanced. I appreciate your attention to these concerns and urge you to uphold a transparent process that reflects the values and priorities of our neighbourhood.

Please note the following specific areas of concern:

1. Safety and security risks
2. Incompatibly of industrial and commercial zoning.
3. Economic viability
4. Operational property management issues
5. Lack of a proper business plan



Rod Tomyn, Principal

Tomco Group of Companies

I have also included data which I found on the internet for shelters in Alberta.

While emergency homeless shelters and winter warming centers are critical, life-saving interventions in cities across Alberta like Calgary, Edmonton, Red Deer, and Lethbridge, they also present several documented negative impacts. These impacts affect the service users themselves, the staff who operate them, and the surrounding communities.

1. Negative Impacts on Service Users

Despite providing immediate relief from Alberta's harsh winter elements, shelters can inadvertently create environments that are detrimental to the well-being of those staying in them.

- **Victimization and Lack of Safety:** Because many emergency shelters utilize "congregate" (large, open-room) layouts, users frequently report a [severe lack of privacy, high rates of theft, and exposure to physical violence or intimidation](#).
 - **Elevated Overdose and Substance Use Risks:** The high concentration of vulnerable individuals can attract illicit drug markets. Furthermore, rigid shelter policies that completely prohibit substance use often backfire; they can lead to users rushing or concealing their drug intake nearby or inside bathrooms, significantly [increasing the risk of fatal, unmonitored overdoses](#).
 - **Infectious Disease Transmission:** Congregate spaces make it difficult to practice physical distancing or isolation. This makes shelter populations highly vulnerable to outbreaks of respiratory viruses (like COVID-19 or influenza) and other communicable diseases, a risk compounded by the fact that many users [already experience chronic health comorbidities](#).
 - **Institutional Dependency and Disruption:** Short-term emergency spaces do not address the root causes of housing instability. Relying on overnight shelters forces individuals into disruptive daily routines—such as being required to leave early in the morning with all their belongings—which can perpetuate chronic homelessness rather than solving it.
-

2. Impact on Surrounding Neighborhoods and Businesses

The introduction or expansion of shelters often leads to localized friction and systemic urban challenges, causing significant concern during municipal rezoning and public engagement processes.

- **Loitering and Public Disorder:** Because traditional shelters frequently operate on a model where clients must vacate the premises during the day, a high volume of vulnerable individuals are left with nowhere to go. This contributes to [loitering, open substance use, and discarded biohazards or drug paraphernalia](#) in immediate surrounding areas.
- **Economic Strain on Local Businesses:** Business communities, particularly in downtown cores like Edmonton and Calgary, frequently report that concentrated street-level social crises near shelters [negatively impact public foot traffic, customer safety perceptions, and commercial property values](#).

- **Displacement and Encampment Spillovers:** When shelters reach maximum capacity or when individuals refuse to use them due to safety concerns, [informal tent encampments often crop up in nearby parks and alleys](#). These encampments introduce secondary hazards, including severe fire risks from propane heating equipment and [challenges regarding public safety](#).
-

3. Workplace Trauma and Strain on Staff

The negative impacts extend deeply into the workforce tasked with managing these high-stress environments.

- **High Rates of PTSD and Burnout:** A prominent study by the University of Calgary highlighted that [33% of frontline homeless shelter workers suffer from Post-Traumatic Stress Disorder \(PTSD\)](#)—a rate significantly higher than that of police officers, firefighters, or paramedics. Shelter workers face regular exposure to medical emergencies, overdoses, verbal abuse, and client trauma.
 - **High Staff Turnover:** Because these roles are historically underfunded—with a majority of workers earning low wages despite handling highly complex mental health and addiction crises—the sector suffers from massive turnover. This lack of institutional continuity means [younger, less experienced staff are often left without adequate support structures](#) to handle the daily psychological toll.
-

Mitigation Efforts in Alberta

To combat these negative impacts, the Government of Alberta and major municipalities have been shifting toward a "**Recovery-Oriented Care**" and "**Service Hub**" model. This includes transitioning provincially funded shelters to [24/7 access to reduce daytime loitering](#), integrating on-site harm reduction, and focusing heavily on rapidly transitioning individuals out of emergency spaces and into permanent supportive housing.

To whom this may concern,

I am writing regarding the proposal of a homeless shelter on Plan 8621588, Block 42, Lot 11.

Providing a homeless shelter in this area will only harm the surrounding businesses.

Although my heart goes out to this population the proponents of this plan are only offloading this problem onto the taxpaying businesses. Case in point, Red Deer's downtown experiment with a shelter, consumption site, etc. was a disaster for the businesses in that area (feces, public urination, drug paraphernalia, and break/enter.) Now Red Deer is moving the shelter to an industrial area, this location will not work out either, the industrial area is also filled with businesses trying to make a living.

Sadly, this population is mentally ill. They should not be on the streets or in a homeless shelter. Civilization is between a rock and a hard place.

A "good" thing for the homeless population should not outweigh what is best for society in general.

Regards,

The Fenger Family

Re: Opposition to Proposed Homeless Shelter Development

To Members of Town Council and the Subdivision and Development Appeal Board,

I am writing to formally express my opposition to the proposed homeless shelter development within our community.

While I recognize the importance of addressing homelessness at a broader level, I do not believe this proposal is appropriate for our town at this time, given the existing and well-documented strains on our local infrastructure, safety, and healthcare services.

Our community is already experiencing increased incidents of theft and vandalism. Introducing a shelter of this nature is likely to intensify these issues, placing additional pressure on residents, local businesses, and property owners. Furthermore, our medical system is already operating at or beyond capacity, with emergency room closures occurring during evening hours. An influx of individuals requiring medical, mental health, and addiction-related care would further strain a system that is already struggling to meet current local demand.

Similarly, our police force is limited in size and resources. Expanding their responsibilities to address increased calls related to public safety, mental health crises, and property crime would pull officers away from preventative policing and response to existing community needs.

Based on experiences our community has already faced with individuals experiencing significant mental health instability, it is reasonable to question whether we are equipped—financially, medically, or operationally—to safely manage an increased number of high-needs individuals. Expanding this risk without first strengthening local supports places residents, first responders, and vulnerable individuals themselves in an untenable position.

There is also concern that establishing this type of facility may attract non-local individuals to our town, further increasing demand on services that are not currently scaled to support them. Before taking on responsibilities of regional or external scope, we should prioritize strengthening housing stability, healthcare access, policing, and social supports for current residents.

I believe our focus should be on building and reinforcing the capacity of our own community before making decisions that may increase vulnerability and long-term costs without adequate safeguards in place.

For these reasons, I respectfully oppose the proposed development and urge Council and the SDAB to reconsider approval until meaningful investments are made in infrastructure, healthcare availability, policing resources, and community safety planning.

Thank you for considering my concerns.

Sincerely,

April Larsen

To Whom It May Concern,

I am writing as a business owner located in the industrial area of Rocky Mountain House to express my concerns regarding the proposed development of a homeless shelter within our community.

Like many local business owners, I already experience ongoing challenges related to vandalism, loitering, theft, and safety concerns in the area. My primary responsibility is ensuring a safe and welcoming environment for both my staff and clients, and I am concerned that placing a shelter within town limits could increase pressures on local businesses, public spaces, and emergency services.

Rocky Mountain House is a community that prides itself on being family-oriented, safe, and supportive of local businesses. While I understand the importance of providing support services for vulnerable individuals, I believe careful consideration must be given to the location of such a facility and the potential impact it may have on surrounding neighborhoods and commercial areas.

I strongly encourage council and decision-makers to consider alternative locations outside the main townsite where support services could still be provided while minimizing the impact on businesses, families, and the broader community.

Thank you for taking the time to consider the concerns of local business owners and residents during this decision-making process.

Sincerely,

Lynnette Spruyt

TAB H: NOTICES



TOWN OF ROCKY MOUNTAIN HOUSE

P O BOX 1509 5116 50 AVENUE ROCKY MOUNTAIN HOUSE AB T4T 1B2

NOTICE OF APPEAL HEARING

May 12, 2026

This is to notify you that an appeal has been filed with the Town of Rocky Mountain House Subdivision and Development Appeal Board against Development Permit 26/50 in the Town of Rocky Mountain House in respect to the following lands:

Plan 8621588
Block 42
Lot 11
EXCEPTING THEREOUT ALL MINES AND MINERALS
(hereinafter referred to as the "Lands").

The Subdivision and Development Appeal Board will hold a hearing on **Monday, June 1, 2026 at 10:00 AM**. The hearing will be conducted in person in Council Chambers, located at 5116 50 Avenue with an option of virtual electronic communications. The link to the virtual meeting will be available on the Towns website at <https://rockymtnhouse.com/p/sdab>, after **May 15, 2026**. An agenda and information package for the hearing will be posted at the same location.

A copy of the Notice of Appeal filed with the SDAB by the Appellant has been provided.

As an owner of land adjacent to the subject site and if you are affected by the above appeal, you may be entitled to make submissions to the SDAB. Here is what you can do:

1. you can provide visual or written submissions in advance of the hearing or at the hearing via virtual electronic communications; and/or
2. you can attend the hearing in person or via virtual electronic communications and make a presentation at the hearing.

If you wish to submit visual or written material to the SDAB prior to the hearing, one copy should be delivered to the SDAB Clerk no later than noon on **May 22, 2026**.

Materials received will be included in the hearing package prepared for the SDAB and will be distributed to the SDAB, appeal participants and the public prior to the hearing.

You can drop off or mail your written or printed documentation to Tracy Breese, SDAB Clerk, at Box 1509 Rocky Mountain House, Alberta T4T 1B2, or send it by email to legislative@trmh.ca.



Telephone 403-845-2866 Fax 403-845-3230
Webpage: www.rockymtnhouse.com E-mail: legislative@trmh.ca



TOWN OF ROCKY MOUNTAIN HOUSE

P O BOX 1509 5116 50 AVENUE ROCKY MOUNTAIN HOUSE AB T4T 1B2

If you choose to provide a verbal presentation, please notify the SDAB Clerk, at the contact information provided above, to register your intent to present, no later than noon on **May 25, 2026**.

Alternatively, if you choose not to attend or are not able to attend, you may submit written comments to the SDAB Clerk no later than noon on **May 22, 2026**.

PLEASE BE ADVISED THAT:

1. Any visual or written material received by the SDAB Clerk will form part of the public record and will be made available for public inspection pursuant to section 686(4) of the Municipal Government Act, RSA 2000, c M-26 as amended;
2. While the SDAB Clerk will accept visual or written material in advance of the hearing, the ultimate decision as to whether any or all of the materials will be considered by the SDAB remains with the SDAB; and
3. Since the SDAB and appeal participants may not have an opportunity to review any materials that you do not provide in advance, the SDAB may be required to adjourn the hearing to allow the SDAB and other appeal participants opportunity to review any materials you bring with you to the hearing and, if necessary, for the appeal participants to provide responding materials.

A copy of the agenda and materials for this hearing, and further information about the appeal process, can be viewed on the Town of Rocky Mountain House website <https://rockymtnhouse.com/p/sdab>, after May 15, 2026.

Regards,

Tracy Breese, Clerk
Subdivision and Development Appeal Board
Email: legislative@TRMH.ca Telephone: 403-845-2866, ext. 288

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A copy of the Notice of Appeal filed with the SDAB by the Appellant has been provided.

As the Appellant you are welcome to participate and make verbal and/or written presentation at the hearing. Here is what you can do:

1. you can provide visual or written submissions in advance of the hearing or at the hearing via virtual electronic communications; and/or
2. you can attend the hearing in person or via virtual electronic communications and make a presentation at the hearing.

If you wish to submit visual or written material to the SDAB prior to the hearing, one copy should be delivered to the SDAB Clerk no later than noon on **May 22, 2026**.

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A copy of the agenda and materials for this hearing, and further information about the appeal process, can be viewed on the Town of Rocky Mountain House website <https://rockymtnhouse.com/p/sdab>, after **May 27, 2026**.

Regards,

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A copy of the Notice of Appeal filed with the SDAB by the Appellant has been provided.

As the Applicant, you are welcome to participate and make verbal and/or written presentation at the hearing. Here is what you can do:

1. you can provide visual or written submissions in advance of the hearing or at the hearing via virtual electronic communications; and/or
2. you can attend the hearing in person or via virtual electronic communications and make a presentation at the hearing.

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A copy of the Notice of Appeal filed with the SDAB by the Appellant has been provided.

As the Development Authority you will be on the agenda to present the background on the application and the decision being appealed. If you are presenting additional written or printed documentation please provide a copy to the SDAB Clerk no later than noon on **May 22, 2026**.

Materials received will be included in the hearing package prepared for the SDAB and will be distributed to the SDAB, appeal participants and the public prior to the hearing.

You can drop off or mail your written or printed documentation to Tracy Breese, SDAB Clerk, at Box 1509 Rocky Mountain House, Alberta T4T 1B2, or send by email to legislative@trmh.ca.

If you choose to bring additional documentation with you to the hearing without providing it to the SDAB Clerk in advance, please note that since the SDAB and other appeal participants may not have an opportunity to review any materials that you do not provide in advance, the SDAB may be required to adjourn the hearing to allow the SDAB and other appeal participants opportunity to review any materials you bring with you to the hearing and, if necessary, for the appeal participants to provide responding materials.



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TOWN OF ROCKY MOUNTAIN HOUSE

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If you have any questions concerning this appeal, please contact Tracy Breese, SDAB Clerk at the contact information provided below.

Regards,

Tracy Breese, Clerk
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TOWN OF ROCKY MOUNTAIN HOUSE

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NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

This is to notify you that an appeal has been filed with the Town of Rocky Mountain House Subdivision and Development Appeal Board against Development Permit 26/50 in the Town of Rocky Mountain House in respect to the following lands:

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Any affected person is welcome to participate and make verbal and/or written presentation at the hearing. Affected persons wanting to provide a written submission to the Board concerning the appeal must deliver a copy of the submission to the SDAB Clerk no later than **noon on Friday, May 22, 2026**. Mail or deliver to: Tracy Breese, SDAB Clerk, at Box 1509 Rocky Mountain House, Alberta T4T 1B2, or send it by email to legislative@trmh.ca. Affected persons wishing to speak at the hearing are asked to register with the SDAB Clerk no later than **noon on Monday, May 25, 2026**.

Please be advised that any written material that you provide will become a matter of Public Record and may be forwarded to the affected parties prior to the hearing for review and consideration. The Board collects and uses personal information under the authority of sections 4(a) and (c) and 13(1) of the Protection of Privacy Act, SA 2024, cP-28.5 and sections 678 and 686 of the Municipal Government Act, RSA 2000 c. M-26 for the purposes of administering and adjudicating appeals before the Board.

If you require further information, please contact Tracy Breese, SDAB Clerk at 403-845-2866, ext. 288 or legislative@TRMH.ca.

Dated: May 12, 2026
Tracy Breese, Clerk
Subdivision and Development Appeal Board

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