

AGENDA

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

**Monday, March 10, 2025 – 10:00 a.m.
Council Chambers – 53109A Hwy 779, Parkland County, AB**

Virtual attendance option available via Teams

Please email SDAB@parklandcounty.com no later than 9:00 a.m. on Monday, March 10, 2025 to register for attendance via Teams

- 1) Call to order
- 2) Members Present
- 3) Adoption of Agenda
- 4) Adoption of Minutes
- 5) 10:00 a.m. Appointment
 - I. The appeal of permit approval located at:
Legal Location: 2421282/1/2, NW-35-51-26-4
Permit Number: PLDPC20230804
 - II. Applicant: Rob Chomiak/GraceLife Church of Edmonton
 - III. Appellant # 1: Laurie Thurlbeck/H. Currie
 - IV. Appellant # 2: Enoch Cree Nation/Evan Duffy
- 6) Adjournment

APPEAL OF DEVELOPMENT PERMIT APPROVAL:

PERMIT APPLICATION PLDPC20230804

1. AGENDA.....	PAGE 1
2. TABLE OF CONTENTS.....	PAGE 2
3. ADOPTION OF MINUTES.....	PAGE 3
4. NOTICE OF APPEAL/APPELLANT #1.....	PAGE 10
5. NOTICE OF APPEAL/APPELLANT # 2.....	PAGE 18
6. NOTICE OF PERMIT APPROVAL.....	PAGE 20
7. HEARING NOTIFICATION.....	PAGE 25
8. SUBMISSIONS OF THE DEVELOPMENT AUTHORITY JANUARY 27, 2025 AGENDA.....	PAGE 27
9. SUBMISSIONS OF APPELLANT # 1 JANUARY 27, 2025 AGENDA.....	PAGE 385
10. SUBMISSIONS OF APPELLANT # 2/AGENT JANUARY 27, 2025 AGENDA.....	PAGE 392
11. DECISION OF BOARD REGARDING PRELIMINARY ISSUES FROM JANUARY 27, 2025.....	PAGE 395
12. SUBMISSIONS OF THE DEVELOPMENT AUTHORITY MARCH 10, 2025 AGENDA.....	PAGE 397
13. SUBMISSIONS OF APPELLANT #1/AGENT MARCH 10, 2025 AGENDA.....	PAGE 422

MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE
BOARD") ANNUAL ORGANIZATIONAL MEETING HELD AT ACHESON FIRE HALL AT 8:30 A.M., JANUARY
22, 2025

1. CALL TO ORDER

B. Williams, Clerk, called the meeting to order at 8:35 a.m.

2. PRESENT

Members: B. Bundt, M. Chambers, C. Lamoreaux, K. Kowalski, D. Smith, L. Helton, T. Grenier, D. Baumgardner,
L. Foy, R. Wiedeman, M. Fix, B. Jespersen, W. Ekert,

Absent: A. Tollenaar

Clerk: B. Williams Clerk

Staff: O. Bartel, R. Coupal, S. Harris

Legal Counsel: G. Stewart-Palmer, Shores-Jardine LLP

CHAIR ELECTIONS

3. Gwendolyn Stewart-Palmer and Barb Williams presented for the Boards discussion and consideration an alternate approach to selecting a chairperson for each appeal hearing, being that the current SDAB Bylaw could be amended to allow for the selection of a Chairperson at the beginning of each appeal hearing as order of business. Consensus from the Board Members was to keep the current process of selecting Chairpersons for each appeal hearing. Board Members requested that Chairperson training be scheduled to better assist with the appeal hearing process.

4. The following Board Members were nominated and confirmed as Chairperson for the ensuing year, as follows:

- Barb Bundt
- Tyler Grenier
- Dylan Smith (for the term effective January 22, 2025 – February 1, 2025)
- Lesley Foy (for the term effective February 1, 2025 – January 2026)

5. BOARD OPERATIONS

Board Member Wiedeman requested a review of the Board's operations, as follows:

- a. Has a ruling of SDAB been challenged, appealed and lost that the Board was required to rehear the appeal?
- b. Has an appointed Elected Official to the Board been asked to recuse themselves prior to an appeal hearing?
- c. How many municipalities in Alberta have Elected Officials appointed to an SDAB and how many have more than one Elected Official Appointed?

Gwendolyn Stewart-Palmer, Legal Counsel reviewed the statistics on the matters presented for the Board's information.

S. NEXT ORGANIZATIONAL MEETING

The next organizational meeting of the Parkland County Subdivision and Development Appeal Board is scheduled on January 29, 2026.

6. MUNICIPAL AFFAIRS TRAINING

2025 member and clerk training is scheduled for Thursday, January 29, 2026, after the Board's organizational meeting.

7. CLOSE OF MEETING

The Clerk closed the meeting at 9:10 a.m.

Chairperson

MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE "BOARD") MEETING HELD AT PARKLAND COUNTY CENTRE AT 10:00 A.M., January 27, 2025

1. CALL TO ORDER/TERRITORIAL LAND ACKNOWLEDGEMENT

Chairperson, B. Bundt called the meeting to order at 10:06 a.m. and on behalf of the Board offered a territorial land acknowledgement.

2. PRESENT

Members: B. Bundt, Lesley Foy, Lillian Helton, C. Lamoureux, Dylan Smith

Clerk: B. Williams

Recording Secretary: R. Coupal

Legal Counsel: G. Stewart-Palmer, Shores-Jardine LLP

3. ADOPTION OF AGENDA

Moved by C. Lamoureux that the 10:00 a.m., January 27, 2025 agenda be adopted, as presented.

Carried

4. ADOPTION OF MEETING MINUTES

- a. Board Member C. Lamoureux moved that the October 21, 2024 10:00 a.m., Subdivision and Development Appeal Board Meeting Minutes be adopted, as presented.

Carried

5. NEW BUSINESS

10:00 a.m. Appointment

The appeal of permit deemed refused located at:

Legal Location: SW-16-53-27-W4

Application Permit: PLDPC20240788

Appellant: Jonathan Bauer/Crossway Records Inc.

Applicant: Jonathan Bauer/Crossway Records Inc.

6. DEVELOPMENT AUTHORITY

Aman Jhaver, Senior Planner, Development Planning, Parkland County.

7. HEARING

Chairperson, B. Bundt, asked if anyone affected by the appeal had any objection to the Board Members present. There were no objections.

The Chairperson asked if anyone in attendance had not received or reviewed the agenda package prior to the hearing. There were no persons present in the meeting that came forward.

The Chairperson asked those in attendance at the meeting if anyone wished to submit materials that were not included in the agenda package. A. Jhaver, Senior Planner, Development Planning, Parkland County came forward to submit additional information. The Chairperson asked those in attendance if there were any objections to the current exhibits as shown in the agenda package presented for this hearing, there were no objections.

The Subdivision and Development Appeal Board Clerk stated that there were no jurisdictional items that the Board should be aware of regarding this appeal.

8. PRESENTATIONS

Development Authority

The Chairperson called on the Development Authority to make their presentation. A. Jhaver for Parkland County's Development Authority provided a verbal presentation and referred to materials within the agenda package.

The Subdivision and Development Appeal Board asked questions of the Development Authority. The Development Authority provided responses to the Board's questions.

Appellant Agent - Paul Hanlan

The Appellant's Agent provided a verbal presentation.

Appellant/Applicant

The Chairperson called on the Appellant/Applicant to make their presentation. The Appellant/Applicant provided a verbal presentation and referred to materials within the agenda package.

The Subdivision and Development Appeal Board asked questions of the Appellant/Applicant. The Appellant/Applicant provided responses to the Board's questions.

9. CLOSING REMARKS

The Appellant/Applicant provided closing remarks.

10. ADJOURNMENT

At 11:44 a.m., the Chairperson declared the hearing closed. The Board will not hear any further information regarding this appeal. The Chair advised that a written decision will be issued within 15 days.

The Chairperson closed this January 27, 2025 Subdivision and Development Appeal Board meeting at 11:44 a.m.

Chairperson

MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE "BOARD") MEETING HELD AT PARKLAND COUNTY CENTRE AT 11:00 A.M., January 27, 2025

1. CALL TO ORDER/TERRITORIAL LAND ACKNOWLEDGEMENT

Chairperson, D. Smith called the meeting to order at 12:29 p.m. and on behalf of the Board offered a territorial land acknowledgement.

2. PRESENT

Members: B. Bundt, L. Foy, L. Helton, C. Lamoureux, D. Smith

Clerk: B. Williams

Recording Secretary: R. Coupal

Legal Counsel: G. Stewart-Palmer, Shores-Jardine LLP

3. ADOPTION OF AGENDA

Moved by B. Bundt that the 11:00 a.m., January 27, 2025 agenda be adopted, as presented.

Carried

4. NEW BUSINESS

11:00 a.m. Appointment

The appeal of permit approval located at:

Legal Location: 2421282/1/2, NW-35-51-26-4

Permit Number: PLDPC20230804

Applicant: Rob Chomiak/GraceLife Church of Edmonton

Appellant # 1/Agent: Laurie Thorlbeck/H. Currie

Appellant # 2/Agent : Enoch Cree Nation/E. Duffy

5. DEVELOPMENT AUTHORITY

Aman Jhawer, Senior Planner, Development Planning, Parkland County.

6. HEARING

The Chairperson, D. Smith, asked if anyone affected by the appeal had any objection to the Board Members present. There were no objections.

The Chairperson asked if anyone in attendance had not received or reviewed the agenda package prior to the hearing. There were no persons present in the meeting that came forward.

The Chairperson asked those in attendance at the meeting if anyone wished to submit materials that were not included in the agenda package. A. Jhawer, Senior Planner, Development Planning, Parkland County came forward to submit additional information.

The Chairperson asked those in attendance if there were any objections to the current exhibits as shown in the agenda package presented for this hearing. The Chairperson states that the Board will accept the additional information that was provided by the Development Authority.

The Subdivision and Development Appeal Board asked the Clerk if there were jurisdictional items that the Board should be aware of regarding this appeal. The Subdivision and Development Appeal Board Clerk stated that there are two preliminary issues:

I. Adjournment Request

II. Jurisdiction of the Board to hear the appeals – Were the appeals filed in time?

7. PRESENTATIONS

Appellant Agent

The Chairperson called on the Appellant's Agent, H. Currie to present the request for an adjournment. He stated that he would support an adjournment. Gord Stevens, a resident of Parkland County advised that he would support an adjournment. Appellant # 2/Agent E. Duffy advised that he requests an adjournment. Elizabeth Dube, a resident of Parkland County advised that she would support an adjournment. Laurie Thorlbeck, Appellant, stated that he supports the request for an adjournment of the appeal hearing. The Applicant, Rob Chomiak/GraceLife Church of Edmonton confirmed that he would support an adjournment. The Chairperson called on Mr. Currie and he advised that he would like to speak to preliminary issue number two first. Dennis Brown advised the Chair that he would like clarification regarding the adjournment request.

RECESS – The Chairperson adjourned the hearing at 12:58 p.m. and reconvened the hearing at 1:20 p.m.

The Subdivision and Development Appeal Board advised the parties that they would be addressing Preliminary Issue number two today, Jurisdiction of the Board to hear appeals – Were the appeals filed in time? The Board asked questions of the Development Authority and the Appellant's Agent. The Development Authority and Appellant's Agent provided responses to the Board's questions.

Development Authority

The Chairperson called on the Development Authority to make their presentation regarding preliminary issue #2. The Development Authority provided a verbal presentation and referred to materials within the agenda package.

The Subdivision and Development Appeal Board asked questions of the Development Authority. The Development Authority provided responses to the Board's questions.

Appellant/Agent

The Chairperson called upon Appellant # 1/Agent to make their presentation regarding preliminary issue #2. Mr. Currie provided a verbal presentation.

The Subdivision and Development Appeal Board asked questions of Appellant # 1/Agent. Mr. Currie provided responses to the Board's questions.

Aman Jhaver, Senior Planner, Development Planning, Parkland County, provided the Board with clarification to a response he provided in his presentation.

The Chairperson called upon Appellant # 2/Agent to make their presentation regarding preliminary issue # 2. Mr. Duffy provided a verbal presentation.

The Subdivision and Development Appeal Board asked questions of Appellant # 2/Agent. Mr. Duffy provided responses to the Board's questions.

The Chairperson called upon the Applicant, Rob Chomiak/GraceLife Church of Edmonton to make their presentation. Rob Chomiak provided a verbal presentation.

The Subdivision and Development Appeal Board asked questions of the Applicant. Rob Chomiak/GraceLife Church of Edmonton provided responses to the Board's questions.

8. **ADJOURNMENT**

At 1:57 p.m., the Chairperson adjourned the Subdivision and Development Appeal Hearing to March 10, 2025 at 10:00 a.m. and stated that all submission materials are to be received by March 4, 2025.

Chairperson

Site and appellant information (fill out completely)			Clerk Subdivision and Development Appeal Board Legislative Services 53109A Hwy 779 Parkland County, AB T7Z 1R1 Email: SDAB@parklandcounty.com Date Received: JAN 02 2025 Appeal Fee: Development Permit \$100 Stop Order \$500 Subdivision Application \$250 Receipt No. 3551399
Site Information			
Municipal address of site 51529 A RGE RD 262			
Legal land description of site ('plan, block, lot' and/or 'range-township-section-quarter') 2421282/1/2			
Development permit number or subdivision application number PLDPC 20230804			
Appellant Information			RECEIVED Parkland County
Name of appellant Laurie Thorlbeck		Agent name (if applicable)	
Street Address #24-51528 Range Rd 262			
City Spruce Grove	Province AB	Postal Code T7Y1C1	
Evening Phone Number same	Fax Number —	Day Phone Number 780-619-0165	Email Address laurie@smtconsulting.ca

Appeal Against (check one box only)

Development Permit	Subdivision Application	Order
☒ Approval ☒ Conditions of approval ☐ Refusal	☐ Approval ☐ Conditions of approval ☐ Refusal	☐ Notice of order

Reasons for appeal

Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

The appeal is herein launched for the following reasons: (attach a separate page if required)

Do to the postal strike residents did not receive the Nov 15/24 notice of the development approval until Dec 23/24 (post marked Dec 4/24) well after the required appeal date of Dec 6/24. Since the Feb 1/24 public engagement residents have not received any additional information on what was submitted and approved.

Collection and use of personal information

Personal information is being collected under the authority of the *Municipal Government Act (MGA)* and the *Freedom of Information and Protection of Privacy Act (FOIP)* and is managed in accordance with the provisions of FOIP. This information will be used to process your request for a hearing before the Subdivision and Development Appeal Board. Your information will form part of a file available to the public. If you have any questions about the collection of your personal information, contact Odessa Bartel, FOIP Coordinator at 780-968-3229.

Signature of appellant/agent Laurie Thorlbeck	Date (YYYY/MM/DD) 2025/01/02
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Instructions for filing an appeal

Notice of appeal to Parkland County Subdivision and Development Appeal Board (SDAB) must be filed in accordance with the Municipal Government Act and Parkland County Land Use Bylaw No. 2017-18.

The notice of appeal form must:

- Be received by the SDAB within 21 days of receipt of written notice or decision from the Development Authority or the Subdivision Authority
- State specific reasons for the appeal
- Be signed by the appellant
- Be accompanied by the required filing fee payable to Parkland County.

Deliver or Mail to: Parkland County
Subdivision and Development Appeal Board
Legislative Services
53109A Hwy 779
Parkland County, AB T7Z 1R1

You are cautioned that if you mail the appeal, it must be received on or before the final date for appeal. It is recommended that you use one of the alternate submission options.

Email to: sdab@parklandcounty.com

Payment: Appeal fees may be paid by cheque payable to Parkland County. Appeal fees may also be paid by using VISA, MasterCard or Debit.

For further information

You may contact the Subdivision and Development Appeal Board Clerk for any questions you may have about appeal deadlines, fee payment options and information regarding the appeal process. The Board Clerk may also advise individuals on how to prepare for and present an appeal, Board procedures and planning issues.

Telephone 780-968-8471
Email SDAB@parklandcounty.com



Parkland County
53109A HWY 779
Parkland County, AB T7Z 1R1
Phone: 780-968-8888 Fax: 780-968-3226

OFFICIAL RECEIPT

THORLBECK, LAURIE
24-51528 RGE RD 262

GST Reg. #: R106989189
Receipt #: 3551399
Receipt Date: 2025/01/02
Page: 1
Received by: AG

Account #	Description	Opening Balance	Payment	Amount Due
1725	DEVEL APPEAL FEE PLDPC20230804	200.00	200.00	.00

Tender Type & Description	Reference	Amount	Total Tax:	.00
CA THORLBECK, LAURIE		200.00	Total Amount Paid:	200.00
			- Tender Received:	200.00
			= Change Given:	

THANK YOU FOR YOUR PAYMENT. THE MAYOR AND COUNCIL'S
COMMITMENT TO YOU IS TO SPEND YOUR TAX DOLLARS RESPONSIBLY.

November 15, 2024

«NANAME», «NANAME1A»

«NAADD1», «NAADD2»

«NACITY», «NAAPRV», «NAPSTC»

Dear Landowner;

You are receiving this notice because the attached discretionary development permit was issued to the property described below, which is **within 800 meters of your property**.

Notice of Approved Development Permit Near You

Development Permit:	PLDPC20230804 <i>(see enclosed permit for details)</i>
Legal Description:	2421282/1/2
Municipal Address:	51529A RGE RD 262
Development Approved:	RELIGIOUS ASSEMBLY - Church Expansion
Decision Date:	November 15, 2024
Development Authority:	Aman Jhaver, RPP, MCIP Development Planning, Parkland County Aman.jhaver@parklandcounty.com Contact the Development Authority with any questions regarding this decision.

If you are affected by this development decision, as per the *Municipal Government Act* s686(1)(b), you may file an appeal to the Subdivision and Development Appeal Board (SDAB).

How to file an appeal

To file an appeal, you must complete and submit a Notice of Appeal form to the SDAB and pay the mandatory \$200 appeal fee, **BEFORE the appeal deadline of 4:30pm, December 06, 2024**

Appeal questions?

Detailed appeal information and the Notice of Appeal form are available online at <http://www.parklandcounty.com/SDAB>, or by contacting the SDAB Clerk at **780-968-8471** or sdab@parklandcounty.com

Subdivision and Development Appeal Board

Legislative Services, Parkland County Centre
53109A Highway 779
Parkland County, AB T7Z 1R1

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT**

Application No: PLDPC20230804
Roll: 165002

5.	GRADING/STORMWATER a. The applicant shall provide a stormwater report showing the area's drainage basin for the proposed development, the pre and post development flows, where the post development flows shall not exceed the pre development flows, and the discharge rate from the proposed stormwater management facility as per section 6.3. b. As per Policy C-PD17 – Lot Grading, the applicant must provide a Lot Grading Certificate to the Development Authority following the completion of work. c. Approval for filling and grading shall be time-limited to two (2) years. Upon expiry of the 2-year period, the applicant shall provide a Lot Grading Certificate to the Development Authority as per Lot Grading & Policy C-PD17 – Lot Grading. d. Engineering Services may request a post-construction survey that is representative of the completed work. At a minimum, grade stakes shall be established or approved by an Alberta Land Surveyor or qualified Professional Engineer, to confirm elevations of the Rough Grading and or Final Grading in correlation to the Lot Grading Plan and Grading Certificate. e. As per Parkland County Engineering Standards Section 1.6, all Erosion and Sediment Control (ESC) measures shall be in place prior to any site material disturbance and properly maintained during the life of the project. ESC plan to be updated/changed to show both the location and type of measures being used. Add control measure along the property lines adjacent to the area being stripped and graded. All measures shall be placed within the titled property. f. As per Section 6.2.3.2.2, the Applicant is responsible for Alberta Environment and Parks (AEP) Water Act approval and is required to support the discharge of stormwater to the stream to the Northwest. A copy of the approval must be provided to Parkland County for review and acceptance prior to construction commencement.
6.	APPROACH APPLICATION: a. Revisions to the submitted Engineering Drawings, as shown on the markups, shall be completed to show one approach to the proposed development. b. An Approach Application and receipts for associated fees and securities shall be submitted to Land Development Engineering for the removal of the existing approach on Range Road 262, 69.44m North of Sunset View Dr., and the construction of the proposed new approach that is in line with Sunset View Dr. c. This application has multiple approaches and thus, LDE shall accept one approach application fee to cover all approaches and removals, but each individual approach requires a separate security as per Parkland County's Fees and Charges Bylaw. d. This above approach conditions shall be deemed complete once LDE has accepted the approach application and received receipt of payment of the application fee and all related securities. e. Approaches shall not be constructed until a Notice to Proceed letter has been provided by Engineering Services following approach application review. The approach(es) shall be constructed to comply with Parkland County's Engineering Design Standards, to the satisfaction of Land Development Engineering. For reference see attached Detail 7.12 – Residential and Industrial Approaches. f. The Approach Application form can be found on the Parkland County website by typing "Approach Application" in the search field. For any questions or concerns please contact Land Development Engineering at LDE@parklandcounty.com or 1-780-968-8888 ext. 7313

DISCRETIONARY USE APPROVED DEVELOPMENT PERMIT

Application No: PLDPC20230804
Roll: 165002

The applicant is advised of the following permit notes:

PERMIT NOTES	
1.	All references made herein regarding Section # or Details, shall mean a reference to the Parkland County Engineering Design Standards (2015), unless otherwise specified.
2.	All fill material should be tested and free of deleterious material. All fill shall be free of contamination as defined in Table 1 of the Alberta Tier 1 Soil and Groundwater Remediation Guidelines. All fill shall be compacted to the geotechnical requirements and specifications of the Developers' Engineer. Quality control shall be the responsibility of the Developer.
3.	The applicant is responsible to ensure compliance with the Restrictive Covenant(s) registered on Title.
4.	The applicant is responsible to obtain any Provincial approval which may be required.
5.	The applicant is responsible to obtain building, plumbing, electrical, gas and private sewage permits which may be required. Permits must be obtained from Parkland County.
6.	The applicant is responsible to ensure compliance with the Alberta Wildlife Act and the Migratory Birds Convention Act.
7.	The applicant is responsible to ensure compliance with the Environmental Protection & Enhancement Act regarding dust and air quality.
8.	It is the applicant's responsibility to contact Alberta Utility Safety Partners (formerly Alberta One-Call) at 1-800-242-3447 or www.clickbeforeyoudig.com before any ground disturbance.
9.	The applicant shall be responsible for the repairing and landscaping of any portion of the County road allowances disturbed during the development of the lands.
10.	The business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority.
11.	The area of the approved development shall be landscaped in a manner to prevent any surface run-off onto adjacent properties.
12.	As per Parkland County Lot Grading Policy (C-PD17) no person or owner shall cause or allow the Surface Elevation or Surface Grade on a Lot or County Property to be altered, or otherwise complete any grading on a Lot or County Property, unless a Lot Grading Plan has been approved by the CAO" (or their designate).
13.	As detailed in Section 1.4.5, it is recommended that all fill areas be compacted to the standard established in a Geotechnical Report, prepared by a qualified Profession Geotechnical Engineer registered in good standing with APEGA.
14.	A haul agreement with Public Works is required for any material or heavy equipment being hauled onto or off site on County roadways. Contact Shawn Satz at 780-968-8888 ext. 8217 or shawn.satz@parklandcounty.com .
15.	The SWMF comply with Parkland County Engineering Design Standards, Section 6.3, and Standard Detail 6.1.
16.	All water and sanitary servicing comply with Parkland County Engineering Design Standards. Water depth of bury shall be 3.0m and sanitary depth of bury shall be 2.75m. If the standard depth of bury cannot be achieved, the services are to be insulated as specified in the Parkland County Engineering Design Standards, drawing detail 5.6.
17.	Any future clearing activities should be timed to occur outside of the timing window for nesting/breeding birds (generally April 14 to August 28) as per the Migratory Birds Convention Act. If vegetation clearing is required during this period, a nest sweep should be completed by a qualified biologist prior to and within seven days of construction to confirm that no active nests or breeding birds are present.?
18.	The applicant may wish to consider substituting the selected species in their landscape design with native species as they are better suited for the regional climate.
19.	There are specific legal considerations regarding the pruning of Elm trees (a pruning restriction is in effect from April 1 to September 30) and potential pest problems that could arise if the trees are not adequately watched and maintained. The developer is recommended to look into the species of trees they have selected and the typical pests and diseases associated with them, make sure there is a long-term care plan in place, and understand the costs involved for arborists or groundskeepers to properly care for these trees.

6. The Development Authority may, as a condition of Development Permit, require the posting of cash or a letter of credit, in a form and in an amount satisfactory to the County, as security for ensuring that any or all obligations under a Development Permit are fulfilled to the satisfaction of the Development Authority.
7. The Development Authority may, provided a security is required as a condition of the same Development Permit in accordance with 16.12.6 above, establish, as a condition of Development Permit, circumstances in which the County may call on such securities and in such amounts. This includes, but is not limited to:
 - a) If the applicant/owner/developer has failed to comply with any provisions and/or conditions of the Development Permit/Land Use Bylaw;
 - b) The Development Permit is cancelled or suspended; or
 - c) Work has been commenced under the Development Permit but has not been properly completed within a reasonable period of time, as determined by the County.

Bylaw No. 2018-09

16.13 Notice of Development Permit Applications and Decisions

1. Notification of an application to Council for a Direct Control Development Permit shall be:
 - a) Published in two (2) consecutive issues of the newspaper circulating in the area of the municipality in which the land is located; and
 - b) Mailed by ordinary mail to each owner of properties adjacent to the subject site of the proposed development.
2. Notification of the issuance of a Development Permit for a Discretionary Use, or for a Development Permit for a Permitted Use where the provisions of the Land Use Bylaw were relaxed, waived, or varied by the Development Authority shall be provided as follows:
 - a) Within five (5) days of the issuance of the Development Permit, notice shall be mailed by ordinary mail to each registered owner of land within 100.0 m from the boundary of the property subject to the Development Permit; or
 - b) Within 14 days of the issuance of the Development Permit, notice of the decision shall be published in one (1) issue of the newspaper circulating in the area of the municipality in which the land is located.
3. Notwithstanding 16.13.2.(a) and 16.13.4, the Development Authority may notify additional registered owners of land that, as determined by the Development Authority, may be affected by the Discretionary Use or the variance, relaxation, or waiver.
4. The Development Authority may provide written notification to all registered owners of land within an 800.0 m radius of a proposed development if in their opinion it is a major development.
5. Notwithstanding Subsection 16.13.2, when adjacent lands are located within a municipality other than Parkland County, written notifications of the approved development shall be sent to that municipal office.
6. For the purposes of Subsection 16.13, the registered owner shall be that which appears on the Parkland County tax record on file in the County Office.
7. If an application for development permit is refused, the Development Authority shall notify the applicant stating the reasons for refusal.

8. If the Development Authority determines that an application is complete in accordance with Section 16.3.6(a) or 16.3.11, the Development Authority must issue an acknowledgement in writing by either regular mail or electronic mail within five (5) days of the Development Authority making its determination. The acknowledgement must:
 - a) specify the date on which the application is deemed complete,
 - b) identify the development subject to the application,
 - c) state the legal land description, and
 - d) state the applicant's name.
9. If the Development Authority determines that an application is incomplete in accordance with Section 16.3.9, the Development Authority must issue to the applicant a notice by either regular mail or electronic mail within 20 days after receipt of an application for development permit or within the period referred to in Section 16.3.10. The notice must:
 - a) provide reason(s) why the Development Authority has determined the application to be incomplete,
 - b) specify any outstanding documentation and information considered necessary in order to review the application, and
 - c) set out a date for which any outstanding documentation and information must be submitted.
10. If an application for development permit is deemed refused in accordance with Section 16.3.13, the Development Authority must issue to the applicant a notice in writing and by regular mail within twenty (20) days of receipt of the requested information and documentation or of the date set out on the notice referred to in Section 16.3.9. The notice must specify:
 - a) that the application is refused,
 - b) the date on which the application was deemed to be refused; and
 - c) the reason(s) for the refusal.

Bylaw No. 2018-09

16.13(i) Notice of Subdivision Applications

1. If the Subdivision Authority determines that an application is complete in accordance with Section 16.3 (1).3(a) or 16.3 (1).4, the Subdivision Authority must issue an acknowledgement in writing by either regular mail or electronic mail within five (5) days of the Subdivision Authority making its determination. The acknowledgement must:
 - a) specify the date on which the application is deemed complete,
 - b) state the legal land description, and
 - c) state that the County is required to render a decision within 60 days after which the application has been deemed complete or in accordance with an time extension agreement.
2. If the Subdivision Authority determines that an application is incomplete in accordance with Section 16.3 (1).6, the Subdivision Authority must issue to the applicant a notice by either regular mail or electronic mail within 20 days after receipt of an application to subdivide or within the period referred to in Section 16.3 (1).4. The notice must:

Site and appellant information (fill out completely)			
Site Information			
Municipal address of site 51529A Range Rd. 262			
Legal land description of site ('plan, block, lot' and/or 'range-township-section-quarter') 2421282/1/2			
Development permit number or subdivision application number PLDPC 20230804			
Appellant Information			
Name of appellant Enoch Cree Nation		Agent name (if applicable)	
Street Address Box 29			
City Enoch	Province AB	Postal Code T7X 3Y3	Day Phone Number 780-470-4505
Evening Phone Number 780-298-0060	Fax Number n/a	Email Address legal@enochnation.ca	

Clerk
Subdivision and Development
Appeal Board
Legislative Services
53109A Hwy 779
Parkland County, AB T7Z 1R1
Email: SDAB@parklandcounty.com

Date Received: **January 20, 2025**

Appeal Fee:
Development Permit \$200
Stop Order \$500
Subdivision Application \$250

Receipt No.

3557987

Appeal Against (check one box only)

Development Permit	Subdivision Application	Order
☒ Approval	☐ Approval	☐ Notice of order
☐ Conditions of approval	☐ Conditions of approval	
☐ Refusal	☐ Refusal	

Reasons for appeal

Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

The appeal is herein launched for the following reasons: (attach a separate page if required)

Enoch Cree Nation only learned of the permit approval on January 11, 2025 and therefore, submits this appeal within 21 days of learning of the approval. Enoch's reserve is adjacent to the proposed development and Enoch is an "affected" party in respect of this development. Enoch was not consulted on this project. The Honour of the Crown requires that Enoch be consulted in relation to any decision impacting its aboriginal and treaty rights. Enoch is not seeking to invalidate any legislation or regulation but instead submits that the Honour of the Crown required Enoch be consulted in relation to this permit, as it would impact its use and occupation of its reserve lands and traditional territory. Enoch states that consideration of this issue is within the SDAB's jurisdiction. In the alternative, Enoch states that the project failed to comply with and/or have regard to the applicable laws, Land use By-Law, other by-laws, land use policies, regional plan, Regulations, and sections of the Municipal Government Act.

Collection and use of personal information

Personal information is being collected under the authority of the *Municipal Government Act (MGA)* and the *Freedom of Information and Protection of Privacy Act (FOIP)* and is managed in accordance with the provisions of FOIP. This information will be used to process your request for a hearing before the Subdivision and Development Appeal Board. Your information will form part of a file available to the public. If you have any questions about the collection of your personal information, contact Odessa Bartel, FOIP Coordinator at 780-968-3229.

Signature of appellant/agent 	Date (YYYY/MM/DD) 2025/01/20
---	--



Parkland County
53109A HWY 779
Parkland County, AB T7Z 1R1
Phone: 780-968-8888 Fax: 780-968-3226

OFFICIAL RECEIPT

BWD LLP

GST Reg. #: R106989189
Receipt #: 3557987
Receipt Date: 2025/01/20
Page: 1
Received by: JH

Account #	Description	Opening Balance	Payment	Amount Due
1725	Miscellaneous Entry	200.00	200.00	.00

Tender Type & Description	Reference	Amount	Total Tax:	.00
VS APPEAL OF PLDPC20230804		200.00	Total Amount Paid:	200.00
			- Tender Received:	200.00
			= Change Given:	

THANK YOU FOR YOUR PAYMENT. THE MAYOR AND COUNCIL'S
COMMITMENT TO YOU IS TO SPEND YOUR TAX DOLLARS RESPONSIBLY.

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT****Application No:** PLDPC20230804**Roll:** 165002**Applicant(s)**

Rob Chomiak
18708 80 Avenue NW
Edmonton, AB T5T 5B2

On July 18, 2024, the Development Authority deemed your application complete. In reviewing your application and associated submittals for the Development described as “GraceLife Church Expansion”, the Development Authority determined the use to be for RELIGIOUS ASSEMBLY.

The subject property is located at 51529A RGE RD 262 , legally described as 2421282/1/2, NW-35-51-26-4 and is within the Country Residential District.

This Development Permit APPROVAL authorizes the RELIGIOUS ASSEMBLY as a DISCRETIONARY USE in accordance with Section 5.3.2 (e) of Parkland County Land Use Bylaw 2017-18. In accordance with Section 16.14.1 of Parkland County Land Use Bylaw 2017-18, this Development Permit is not valid unless and until:

- Any conditions, except those of a continuing nature, have been fulfilled; and,
- No notice of appeal has been served by the Applicant or adjacent landowners on the Subdivision and Development Appeal Board in accordance with the *Municipal Government Act* s.686(1).

This approval is subject to the following conditions:

CONDITIONS	
1.	Failure to comply with the conditions of this permit may result in the permit being cancelled and or revoked.
2.	The proposed development shall conform to the stamped approved plans and shall not be moved, altered or enlarged except where authorized or directed through this permit approval.
3.	Any proposed changes shall first be submitted for review by the Development Authority. Any changes considered substantial or inconsistent with this approval, as determined by the Development Authority, may require separate development permit approval.
4.	Prior to the issuance of the building permit, the applicant shall provide the following: - security in the amount of 100% of the cost estimate of the landscaping, as outlined in the approved plan. The security shall be in the form of an irrevocable letter of credit. This security shall be held to ensure that the landscaping is provided, installed and maintained in accordance with Parkland County's Land Use Bylaw 2017-18. Landscaping inspection / Security return can be requested following one growing season to ensure plantings are established.

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT**

Application No: PLDPC20230804

Roll: 165002

5.	GRADING/STORMWATER a. The applicant shall provide a stormwater report showing the area’s drainage basin for the proposed development, the pre and post development flows, where the post development flows shall not exceed the pre development flows, and the discharge rate from the proposed stormwater management facility as per section 6.3. b. As per Policy C-PD17 – Lot Grading, the applicant must provide a Lot Grading Certificate to the Development Authority following the completion of work. c. Approval for filling and grading shall be time-limited to two (2) years. Upon expiry of the 2-year period, the applicant shall provide a Lot Grading Certificate to the Development Authority as per Lot Grading & Policy C-PD17 – Lot Grading. d. Engineering Services may request a post-construction survey that is representative of the completed work. At a minimum, grade stakes shall be established or approved by an Alberta Land Surveyor or qualified Professional Engineer, to confirm elevations of the Rough Grading and or Final Grading in correlation to the Lot Grading Plan and Grading Certificate. e. As per Parkland County Engineering Standards Section 1.6, all Erosion and Sediment Control (ESC) measures shall be in place prior to any site material disturbance and properly maintained during the life of the project. ESC plan to be updated/changed to show both the location and type of measures being used. Add control measure along the property lines adjacent to the area being stripped and graded. All measures shall be placed within the titled property. f. As per Section 6.2.3.2.2, the Applicant is responsible for Alberta Environment and Parks (AEP) Water Act approval and is required to support the discharge of stormwater to the stream to the Northwest. A copy of the approval must be provided to Parkland County for review and acceptance prior to construction commencement.
6.	APPROACH APPLICATION: a. Revisions to the submitted Engineering Drawings, as shown on the markups, shall be completed to show one approach to the proposed development. b. An Approach Application and receipts for associated fees and securities shall be submitted to Land Development Engineering for the removal of the existing approach on Range Road 262, 69.44m North of Sunset View Dr., and the construction of the proposed new approach that is in line with Sunset View Dr. c. This application has multiple approaches and thus, LDE shall accept one approach application fee to cover all approaches and removals, but each individual approach requires a separate security as per Parkland County’s Fees and Charges Bylaw. d. This above approach conditions shall be deemed complete once LDE has accepted the approach application and received receipt of payment of the application fee and all related securities. e. Approaches shall not be constructed until a Notice to Proceed letter has been provided by Engineering Services following approach application review. The approach(es) shall be constructed to comply with Parkland County’s Engineering Design Standards, to the satisfaction of Land Development Engineering. For reference see attached Detail 7.12 – Residential and Industrial Approaches. f. The Approach Application form can be found on the Parkland County website by typing “Approach Application” in the search field. For any questions or concerns please contact Land Development Engineering at LDE@parklandcounty.com or 1-780-968-8888 ext. 7313

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT**

Application No: PLDPC20230804

Roll: 165002

7.	APPROACH REMOVAL: Following receipt of a Notice to Proceed letter for the approach application: remove the existing Commercial approach to Range Road 262 [located 69.44m North of Sunset View Dr. as shown on the submitted site plan, dated June 27, 2024], restore ditch to pre-existing flow conditions and grades, place topsoil and seed. Ditch shall be restored to have positive grades so that standing water is minimized. A minimum allowable ditch grade shall be 0.6% as per Section 6.3.11.1.1. Upon completion, Applicant shall notify LDE@parklandcounty.com that completed work is ready for final inspection. Completed work shall be completed to the acceptance of Parkland County or authorized designate.
8.	VEGETATION: As per Parkland County Engineering Design Standards Section 6.3.9.17.3, prior to issuance of Parkland County acceptance of work, the Developer shall ensure that at a minimum 75% of the grass coverage and 30% of the non-grass emergent vegetation has been established. At Parkland County's discretion, the Developer may be responsible to submit vegetation survey by a qualified professional.
9.	Submit the approved groundwater well license obtained under the Water Act and any conditions that may be placed on the water license. Should conditions be placed on the water license, the conditions must be upheld.
10.	Submit a copy of the Siltation and Erosion Control Plan that will be submitted as part of a condition for Water Act approval DAUT0015908.
11.	Any impacts (not encompassed under Water Act approval DAUT0015908) to wetlands and watercourses, such as draining, infilling, or modifications require that a provincial Water Act approval application, along with a Wetland Assessment and Impact Report (WAIR), need to be completed and filed with Alberta Environment and Protected Areas before impacts occur.
12.	Implement weed control measures as required to address noxious or prohibited noxious weeds as they are present on the subject property and are regulated under the Alberta Weed Act. The desktop biophysical indicated that Canada thistle (<i>Cirsium arvense</i>) was present on site during the 2023 field survey.
13.	A pre-construction amphibian sweep must be completed as the Canadian toad and other amphibians may be present within the wetland areas as indicated in the Wetland Assessment and Impact Report. If any wildlife species is encountered, species-specific mitigation must be developed and implemented.
14.	Follow all recommendations provided in section 5.0 of the Geotechnical Investigation submitted as part of this development application.
15.	Follow all recommendations provided within the desktop biophysical and the WAIR submitted as part of this development application.
16.	There shall be adequate on-site parking for clients and employees.
17.	All drainage and grading improvements shall be in accordance with the approved site drainage/grading plan.
18.	As per Parkland County Policy C-AD-19 Dark Sky Outdoor Lighting all commercial and industrial outdoor lighting installations and outdoor luminary replacements requiring an electrical permit shall be Dark Sky compliant.
19.	No person shall place, replace, erect or use any sign without obtaining a sign permit, except as per Subsection 16.2 or where stated otherwise in the Land Use Bylaw 2017-18. The display or placement of signage on the premises shall be in accordance with Subsection 15.3 as per Parkland County's Land Use Bylaw 2017-18.
20.	The applicant is responsible to ensure compliance with the National Fire Code (Alberta Edition).
21.	The site shall be kept in a neat and orderly manner.

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT**

Application No: PLDPC20230804

Roll: 165002

The applicant is advised of the following permit notes:

PERMIT NOTES	
1.	All references made herein regarding Section # or Details, shall mean a reference to the Parkland County Engineering Design Standards (2015), unless otherwise specified.
2.	All fill material should be tested and free of deleterious material. All fill shall be free of contamination as defined in Table 1 of the Alberta Tier 1 Soil and Groundwater Remediation Guidelines. All fill shall be compacted to the geotechnical requirements and specifications of the Developers' Engineer. Quality control shall be the responsibility of the Developer.
3.	The applicant is responsible to ensure compliance with the Restrictive Covenant(s) registered on Title.
4.	The applicant is responsible to obtain any Provincial approval which may be required.
5.	The applicant is responsible to obtain building, plumbing, electrical, gas and private sewage permits which may be required. Permits must be obtained from Parkland County.
6.	The applicant is responsible to ensure compliance with the Alberta Wildlife Act and the Migratory Birds Convention Act.
7.	The applicant is responsible to ensure compliance with the Environmental Protection & Enhancement Act regarding dust and air quality.
8.	It is the applicant's responsibility to contact Alberta Utility Safety Partners (formerly Alberta One-Call) at 1-800-242-3447 or www.clickbeforeyoudig.com before any ground disturbance.
9.	The applicant shall be responsible for the repairing and landscaping of any portion of the County road allowances disturbed during the development of the lands.
10.	The business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority.
11.	The area of the approved development shall be landscaped in a manner to prevent any surface run-off onto adjacent properties.
12.	As per Parkland County Lot Grading Policy (C-PD17) no person or owner shall cause or allow the Surface Elevation or Surface Grade on a Lot or County Property to be altered, or otherwise complete any grading on a Lot or County Property, unless a Lot Grading Plan has been approved by the CAO" (or their designate).
13.	As detailed in Section 1.4.5, it is recommended that all fill areas be compacted to the standard established in a Geotechnical Report, prepared by a qualified Profession Geotechnical Engineer registered in good standing with APEGA.
14.	A haul agreement with Public Works is required for any material or heavy equipment being hauled onto or off site on County roadways. Contact Shawn Satz at 780-968-8888 ext. 8217 or shawn.satz@parklandcounty.com .
15.	The SWMF comply with Parkland County Engineering Design Standards, Section 6.3, and Standard Detail 6.1.
16.	All water and sanitary servicing comply with Parkland County Engineering Design Standards. Water depth of bury shall be 3.0m and sanitary depth of bury shall be 2.75m. If the standard depth of bury cannot be achieved, the services are to be insulated as specified in the Parkland County Engineering Design Standards, drawing detail 5.6.
17.	Any future clearing activities should be timed to occur outside of the timing window for nesting/breeding birds (generally April 14 to August 28) as per the Migratory Birds Convention Act. If vegetation clearing is required during this period, a nest sweep should be completed by a qualified biologist prior to and within seven days of construction to confirm that no active nests or breeding birds are present.?
18.	The applicant may wish to consider substituting the selected species in their landscape design with native species as they are better suited for the regional climate.
19.	There are specific legal considerations regarding the pruning of Elm trees (a pruning restriction is in effect from April 1 to September 30) and potential pest problems that could arise if the trees are not adequately watched and maintained. The developer is recommended to look into the species of trees they have selected and the typical pests and diseases associated with them, make sure there is a long-term care plan in place, and understand the costs involved for arborists or groundskeepers to properly care for these trees.

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT****Application No:** PLDPC20230804**Roll:** 165002

20.	The applicant should consider using low impact development designs into their development such as, bioswales, permeable pavement, rainwater harvesting, xeriscaping etc.
21.	It is important to ensure that emergency access for the fire department is always clear throughout construction or demolition activities. A fire watch must be established according to the National Fire Code (AE) should fire alarm or suppression systems become inoperable at any point. Throughout construction and demolition, fire-rated assemblies must be preserved. A Fire Safety Plan must be revised and shared with all building occupants, reflecting any modifications to fire systems, suppression, exit routes, or egress. During hot work activities, precautions should be taken when individuals are in the building. Prioritizing measures to address fire hazards or other unsafe activities while the building is occupied is essential.

This decision was issued on November 15, 2024

If no notice of appeal is served, **the permit will come into effect on:**
(December 07, 2024)Aman Jhaver
Development Authority

The development must be started and diligently pursued within **twelve (12) months** from the Date of Decision, unless otherwise specified on this development permit approval or in the conditions of the development permit approval. If the authorized development is not commenced, the approval ceases and this permit is deemed void, expired and without effect

DO YOU WISH TO APPEAL THIS DECISION?

This decision may be appealed to the Subdivision and Development Appeal Board within twenty-one (21) days after the Date of Decision pursuant to Section 686 of the *Municipal Government Act, RSA 2000, CM-26*.

For inquiries regarding the appeal process or to submit an appeal, please contact Parkland County Legislative Services at 780-968-8471 or SDAB@parklandcounty.com. Parkland County requires that a non-refundable fee of **\$200.00** must be paid for an appeal served on the Subdivision and Development Appeal Board by the applicant.

January 8, 2025

Thurlbeck, Laurie M
Thurlbeck, Shelagh
24 51528 Rge Rd 262
Spruce Grove, AB, T7Y 1C1

NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

Appeal of:	Development Permit Approval Permit Number: PLDPC20230804
Location:	Legal Address: NW-35-51-26-4
Appeal Received:	January 2, 2025
Applicant:	Rob Chomiak c/o GraceLife Church of Edmonton
Appellant:	Laurie Thurlbeck
Appeal Hearing Date:	Monday, January 27, 2025 Hearing Time: 11:00 a.m.
Appeal Hearing Location:	Council Chambers – 53109A Hwy 779, Parkland County, AB <i>Virtual attendance also available</i>
Submissions Deadline:	Tuesday, January 21, 2025

Parkland County received a development permit application submitted by Rob Chomiak on behalf of GraceLife Church of Edmonton for the Development described as “GraceLife Church Expansion.” The development authority approved the application on November 15, 2024.

Correspondence has been received appealing the conditions of approval and in accordance with Section 686.2 of the *Municipal Government Act*, a hearing will be held at Parkland County Centre in Council Chambers on Monday January 27, 2025 at 11:00 a.m.

Please be advised that for this appeal the Board will hear submissions in relation to the following matters:

1. Preliminary issue – Jurisdiction of the Board to hear the appeal – Was the appeal filed in time?
2. Merits of the appeal.
3. Any other matters are indicated by the parties.



All written submissions for the agenda package must be sent via email to sdab@parklandcounty.com, or dropped off at the Parkland County Centre building during regular business hours on or before January 21, 2025.

The agenda package for this hearing will be available for viewing on our website: www.parklandcounty.com/sdab no later than January 22, 2025. Prior to the start of the hearing, a copy of the application and supporting documentation is available for inspection at Parkland County Centre, during regular business hours. Please contact Legislative Services at 780-968-8888 or by email at sdab@parklandcounty.com to schedule an appointment to view these documents.

Please Note:

This meeting will be conducted in person at the Parkland County Council Chambers. However, for those unable to attend in person the option to attend via Teams conferencing is available. Should you wish to attend via Teams conferencing please contact SDAB Clerk staff by email at SDAB@parklandcounty.com no later than 9:00 a.m. on January 27, 2025.

Please contact the Clerk's Office at the above should you require assistance or have any questions/concerns.

Yours truly,

A handwritten signature in cursive script that reads "Rachel Coupal".

Rachel Coupal
Clerk, Subdivision and Development Appeal Board
sdab@parklandcounty.com

Development Authority Report	
Appealed?	YES
Appeal Details	Appeal Hearing Date: Monday, January 27, 2025 Appellant(s): Laurie Thorlbeck

1. Application Details

Applicant(s)	Rob Chomiak
Landowner(s)	Gracelife Church of Edmonton
Application Date	October 30, 2023
Deemed Complete Date	July 18, 2024
Decision Date	November 15, 2024
Description of Development	Existing Religious Assembly Expansion
Submittals	1. Planning Application Submittal 1.1. Landowner Authorization Form 1.2. Land Title Certificate 1.3. Development Plans (Site Plan, Landscape Plan and Details, Building Floor Plans, and Building Elevations) 1.4. Engineering Drawings (Grading Plan, Site Servicing Plan, Stormwater Management Plan, and Erosion Sediment Control Plan) 1.5. Public Engagement Summary Report 1.6. Traffic Impact Assessment 1.7. Alberta Transportation and Economic Corridors Traffic Impact Assessment Review 1.8. Transportation and Economic Corridor Permit Approval 1.9. Geotechnical Report 1.10. Wetland Assessment and Impact Report (WAIR) 1.11. Water Act Approval 1.12. Phase 1 Groundwater Supply Assessment
Variance Requested?	No
Reasonings for Variance	N/A

(as provided by Applicant)

2. Site Information

Title Area	4.04 (ha)
Current Land Use District	Country Residential District
Use of Adjacent Parcels	Country Residential (West, East and South), Enoch Cree Nation 135 (North)
Environmental Considerations	This parcel is not within a High Priority Landscape or an Environmentally Sensitive Area. Parkland County's 2013 Current Wetland Inventory captured one wetland on the property with "poor" valuation. This wetland previously drained north towards an unnamed tributary, approximately 200 m of the development site. Development within the last decade has altered the natural drainage path, resulting in additional water retention within the wetland. There are no steep slopes on the property.
Gas wells and pipelines abandoned and active within Title Area	No
Instruments Registered on Title	965RT Utility ROW Grantee – ATCO GAS AND PIPELINES LTD. 162 163 936 UTILITY RIGHT OF WAY CAVEATOR - ATCO GAS AND PIPELINES LTD. 162 166 963 MORTGAGEE - CHURCH OF CHRIST DEVELOPMENT COMPANY LTD. 162 230 329 EASEMENT 162 324 080 AGREEMENT CHARGING LAND , ETC. CAVEATOR - FORTISALBERTA INC.

3. Legislative History and Higher Order Planning Documents

Regional Plan	None.
Edmonton Metropolitan Region Growth Plan	Identified within Rural Area of Metropolitan Region Structure.
Intermunicipal Development Plan	None.
Municipal Development Plan Bylaw 2017-14 (MDP)	In reference to Figures of the MDP (Exhibit F), the subject parcel is identified in the following classifications:

	Figure 7 – Development Concept Designation	Country Residential
	Figure 9 – Prime Agricultural Areas	☐ Yes / ☒ No
	Figure 11 – Prime Recreation and Tourism Areas	☒ Yes / ☐ No
	Figure 14 – High Priority Landscapes	☐ Yes / ☒ No
Woodbend-Graminia Area Structure Plan (ASP)	The Lands are governed by the Woodbend-Graminia ASP and are identified as within the “Mixed Use/Country Residential” (Exhibit E). - o Section 4.3.1 identifies the Institutional Uses as discretionary uses within the Mixed Use/Country Residential. - o Section 2.4.3 supports the continuation/expansion of an existing uses.	

4. Land Use Bylaw 2017-18 Regulation

Use Class Determination

Current Land Use District	Country Residential District
Description of Development	GraceLife Church Expansion
Determined Use Class	RELIGIOUS ASSEMBLY
Use Class Definition (LUB s.20.3)	<i>...means development owned by a religious organization used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries.</i>
Is Use Class a Listed Use in District?	Discretionary
Applicable Specific Use Regulations	Not Applicable (N/A)

Chart 1: Applicable Parkland County Land Use Regulations:

s5.3.4(a)(ii)	A minimum Setback of 23.0 m shall be provided from the Property Line of an adjacent municipal road right-of-way.	The proposed development (Exhibit C) comply with the setback requirement and are situated more than 23.0m from the property line of an adjacent municipal road right-of-way.
s5.3.4(a)(iv)	A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.	The proposed development (Exhibit C) comply with the setback requirement described in the Transportation and Economic Corridor Permit (Exhibit H). As per Alberta Transportation approved permit condition #10 (Exhibit H), the proposed building(s) and storm water pond must be set back at least 40.0 metres from the highway property line. The proposed buildings and stormwater pond location exceed the 40.0m setback requirement.
s5.3.4(a)(v)	A minimum Setback of 6.0 m shall be provided from the side edge of the Parcel, not adjacent to any roadway.	The proposed development (Exhibit C) comply with the setback requirement and are situated more than 6.0m from the side edge of the Parcel (south property line), not adjacent to any roadway.
s5.3.4(a)(vi)	A minimum Setback of 6.0 m shall be provided from the rear edge of the Parcel, not adjacent to any roadway.	The proposed development (Exhibit C) comply with the setback requirement and are situated more than 6.0m from the rear edge of the Parcel (east property line), not adjacent to any roadway.
s5.3.5(b)	Pursuant to the MDP, a biophysical assessment shall be required for a site proposed for a multi-Parcel subdivision or a major development if all or part of the site is located within areas defined as environmentally significant in the Environmental Conservation Plan, and may be required within 0.8 km of areas defined as environmentally significant in the Environmental Conservation Plan, or if the site contains natural features such as sloughs or extensive tree cover.	The desktop biophysical and Wetland Assessment and Impact Report (WAIR) has been submitted (Exhibit I) as part of this application, along with a copy of the Water Act Approval (Exhibit J). As indicated in the desktop biophysical, the proposed development is located in the sensitive wildlife species range for sensitive raptors and sharp-tailed grouse. However, Parkland County's Community Sustainability team reviewed the WAIR report and confirmed that the potential impacts to these species are unlikely due to unsuitable habitats and high levels of human disturbance. Additionally, servicing for this expansion project will include upgrades to the

groundwater well for increased consumption. The submission included Phase I Groundwater Supply Assessment for Residential Subdivision (Exhibit N). The approved development permit has been conditioned to provide an approved groundwater well license obtained under the Water Act, including any conditions that may be placed on the water license that must be upheld.

s14.2.1(a)	Each required off-street parking space shall be a minimum of 2.6 m in width and a minimum of 5.5 m in length, exclusive of access driveways or aisles, ramps, columns, or office work areas.	The proposed development (Exhibit C) meets and exceeds the minimum requirements for parking space dimensions, with a width of 2.70m and a length of 5.5m.
s14.2.1(c)	Aisles shall be a minimum of 7.0 m wide for 90 degree parking; 5.5 m wide for 60 degree parking; and 3.5 m wide for 45 degree and parallel parking.	The proposed development (Exhibit C) meets and exceeds the minimum aisle space requirements. The proposed depth of the parking aisle for 90-degree parking is 7.5 meters.
s14.3.4 Table 14.3-4	Parking Requirements for Community, Educational, Recreational and Cultural Services Land Uses. Religious Assembly – 1 parking space per 10 seats	The proposed development (Exhibit C) meets and exceeds the minimum parking requirements. With a total of 1,822 seats proposed, 183 parking stalls are required, and the proposed development provides 355 parking stalls.
s14.6.1	Parking spaces for physically disabled persons shall be located as close as possible to ramps, walkways, and building entrances.	To improve safety for individuals with physical disabilities, the proposed development (Exhibit C) has strategically placed seven barrier-free parking stalls near ramps, walkways, and building entrances.
s14.6.2	Parking shall be arranged in such a way that users of wheelchairs are not required passing behind parked cars.	The proposed parking stalls (Exhibit C) for individuals with physical disabilities provide direct access to ramps, sidewalks, and crosswalks, which enable wheelchair users to move without passing behind parked cars.
s14.6.3	For conditions requiring more than two (2) parking spaces for vehicles used by physically disabled persons, no more than two (2) stalls shall be placed	The development (Exhibit C) proposes a maximum of two parking stalls adjacent to each other for physically disabled persons. Each stall is located near the entrance of the existing or proposed building.

adjacent to each other. If there are several accessible building entrances, a stall shall be located near each entrance.

s14.6.4	Required number and design of parking spaces and loading zones for vehicles used by physically disabled persons for any use shall be included as part of and not in addition to, the applicable minimum parking requirement and shall conform to the requirements of the Alberta Building Code.	The proposed development (Exhibit C) complies with the Alberta Building Code (Exhibit L), which requires a minimum of five number of parking spaces for individuals with disabilities. However, the proposal goes beyond this requirement by offering seven stalls for persons with disabilities, thus exceeding the minimum parking standards.
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5. Comments Received from Internal/External Circulation

Public Pre-Consultation Comments

Was public pre-consultation required prior to development permit application? ☒Yes / ☐No

If yes, was Public Engagement Summary submitted as part of application submittals? ☒Yes / ☐No

Referral Agency Comments

Agency	Response Received	Comments
Parkland County Fire Prevention Team	☒ Yes / ☐ No	Comments have been incorporated in Permit Conditions and Notes.
Parkland County Community Sustainability Team	☒ Yes / ☐ No	Comments have been incorporated in Permit Conditions and Notes.
Parkland County Engineering Services Team	☒ Yes / ☐ No	Comments have been incorporated in Permit Conditions and Notes.
Parkland County Offsite Levies Team	☐ Yes / ☒ No	No comments received
Enoch Cree Nation	☐ Yes / ☒ No	No comments received

6. Development Authority Decision

Reasons for Decision

In the opinion of the Development Authority, the proposed development on the Lands (W4-26-51-35-NW) meet the intent of the definition and regulations for Religious Assembly Expansion as required under Parkland County's Statutory Plan Policies and Land Use Bylaw 2017-18. The application included all required submission items as specified by the Development Authority. It was circulated to Parkland County's Fire Prevention, Community Sustainability, and Land Development Engineering work groups for review. The internal circulation revealed no concerns regarding the proposed development. In the Development Authority's opinion, the proposed development and the associated studies and reports adequately address the requirements for the Religious Assembly Use proposed at W4-26-51-35-NW.

The Development Authority took into consideration the following:

1. Parkland County's Land Use Bylaw 2017-18 Regulations:
 - Religious Assembly is a Discretionary Use within the CR – Country Residential District.
 - The proposed development complies with the requirements for Religious Assembly Use as detailed in Section 4, Chart 1 of this report.
2. Alignment with the Parkland County's Statutory Planning Policies
 - The Woodbend-Graminia Area Structure Plan designates the lands as 'Mixed Use/Country Residential' and recognizes Institutional Uses (Religious Assembly) as a discretionary use in these areas.
 - Additionally, section 2.4.3 of the ASP supports the continuation and expansion of existing uses.
3. Adjacent Land Use Compatibility and Technical Analysis
 - The proposed development is compatible with surrounding land uses. The Development Authority considered public concerns as detailed in the Public Engagement Summary Report (Exhibit M), the proposed expansion's distance from adjacent residential areas, and proposed landscaping measures to reduce visual impact. The Development Authority determined that the proposed development will not adversely affect the use and enjoyment of neighboring country residential properties.
 - The Traffic Impact Assessment (Exhibit G) concluded that no road infrastructure improvements are necessary. According to the assessment, the proposed development will not increase traffic during peak hours (AM or PM). Furthermore, Alberta Transportation and Economic Corridors approved the proposed development (Exhibit K) and accepted the recommendations of the Traffic Impact Assessment endorsed by the consultant on November 20, 2023.

7. Closing Statement

The Development Authority submits that the SDAB uphold the decision of the Development Authority to approve the Religious Assembly Expansion use at W4-26-51-35-NW.

EXHIBITS

Exhibit A: Development Permit Decision
Exhibit B: Location Map
Exhibit C: Proposed Development Plans
Exhibit D: Land Use Bylaw 2017-18 Excerpts
Exhibit E: Woodbend-Graminia Area Structure Plan (ASP) Excerpts
Exhibit F: Municipal Development Plan Bylaw 2017-14 Excerpts
Exhibit G: Transportation Impact Assessment
Exhibit H: Transportation and Economic Corridors Permit
Exhibit I: Wetland Assessment and Impact Report
Exhibit J: Water Act Approval
Exhibit K: Alberta Transportation and Economic Corridors Approval
Exhibit L: Accessibility Design Guide 2024
Exhibit M: Public Engagement Summary Report
Exhibit N: Phase I Groundwater Supply Assessment for Residential Subdivision

Prepared by: Parkland County Development Authority

[Click or tap here to enter text.](#)

Exhibit A: Development Permit Decision

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT****Application No:** PLDPC20230804**Roll:** 165002**Applicant(s)**

Rob Chomiak
18708 80 Avenue NW
Edmonton, AB T5T 5B2

On July 18, 2024, the Development Authority deemed your application complete. In reviewing your application and associated submittals for the Development described as “GraceLife Church Expansion”, the Development Authority determined the use to be for RELIGIOUS ASSEMBLY.

The subject property is located at 51529A RGE RD 262 , legally described as 2421282/1/2, NW-35-51-26-4 and is within the Country Residential District.

This Development Permit APPROVAL authorizes the RELIGIOUS ASSEMBLY as a DISCRETIONARY USE in accordance with Section 5.3.2 (e) of Parkland County Land Use Bylaw 2017-18. In accordance with Section 16.14.1 of Parkland County Land Use Bylaw 2017-18, this Development Permit is not valid unless and until:

- Any conditions, except those of a continuing nature, have been fulfilled; and,
- No notice of appeal has been served by the Applicant or adjacent landowners on the Subdivision and Development Appeal Board in accordance with the *Municipal Government Act* s.686(1).

This approval is subject to the following conditions:

CONDITIONS	
1.	Failure to comply with the conditions of this permit may result in the permit being cancelled and or revoked.
2.	The proposed development shall conform to the stamped approved plans and shall not be moved, altered or enlarged except where authorized or directed through this permit approval.
3.	Any proposed changes shall first be submitted for review by the Development Authority. Any changes considered substantial or inconsistent with this approval, as determined by the Development Authority, may require separate development permit approval.
4.	Prior to the issuance of the building permit, the applicant shall provide the following: - security in the amount of 100% of the cost estimate of the landscaping, as outlined in the approved plan. The security shall be in the form of an irrevocable letter of credit. This security shall be held to ensure that the landscaping is provided, installed and maintained in accordance with Parkland County's Land Use Bylaw 2017-18. Landscaping inspection / Security return can be requested following one growing season to ensure plantings are established.

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT**

Application No: PLDPC20230804

Roll: 165002

5.	GRADING/STORMWATER a. The applicant shall provide a stormwater report showing the area’s drainage basin for the proposed development, the pre and post development flows, where the post development flows shall not exceed the pre development flows, and the discharge rate from the proposed stormwater management facility as per section 6.3. b. As per Policy C-PD17 – Lot Grading, the applicant must provide a Lot Grading Certificate to the Development Authority following the completion of work. c. Approval for filling and grading shall be time-limited to two (2) years. Upon expiry of the 2-year period, the applicant shall provide a Lot Grading Certificate to the Development Authority as per Lot Grading & Policy C-PD17 – Lot Grading. d. Engineering Services may request a post-construction survey that is representative of the completed work. At a minimum, grade stakes shall be established or approved by an Alberta Land Surveyor or qualified Professional Engineer, to confirm elevations of the Rough Grading and or Final Grading in correlation to the Lot Grading Plan and Grading Certificate. e. As per Parkland County Engineering Standards Section 1.6, all Erosion and Sediment Control (ESC) measures shall be in place prior to any site material disturbance and properly maintained during the life of the project. ESC plan to be updated/changed to show both the location and type of measures being used. Add control measure along the property lines adjacent to the area being stripped and graded. All measures shall be placed within the titled property. f. As per Section 6.2.3.2.2, the Applicant is responsible for Alberta Environment and Parks (AEP) Water Act approval and is required to support the discharge of stormwater to the stream to the Northwest. A copy of the approval must be provided to Parkland County for review and acceptance prior to construction commencement.
6.	APPROACH APPLICATION: a. Revisions to the submitted Engineering Drawings, as shown on the markups, shall be completed to show one approach to the proposed development. b. An Approach Application and receipts for associated fees and securities shall be submitted to Land Development Engineering for the removal of the existing approach on Range Road 262, 69.44m North of Sunset View Dr., and the construction of the proposed new approach that is in line with Sunset View Dr. c. This application has multiple approaches and thus, LDE shall accept one approach application fee to cover all approaches and removals, but each individual approach requires a separate security as per Parkland County’s Fees and Charges Bylaw. d. This above approach conditions shall be deemed complete once LDE has accepted the approach application and received receipt of payment of the application fee and all related securities. e. Approaches shall not be constructed until a Notice to Proceed letter has been provided by Engineering Services following approach application review. The approach(es) shall be constructed to comply with Parkland County’s Engineering Design Standards, to the satisfaction of Land Development Engineering. For reference see attached Detail 7.12 – Residential and Industrial Approaches. f. The Approach Application form can be found on the Parkland County website by typing “Approach Application” in the search field. For any questions or concerns please contact Land Development Engineering at LDE@parklandcounty.com or 1-780-968-8888 ext. 7313

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT**

Application No: PLDPC20230804

Roll: 165002

7.	APPROACH REMOVAL: Following receipt of a Notice to Proceed letter for the approach application: remove the existing Commercial approach to Range Road 262 [located 69.44m North of Sunset View Dr. as shown on the submitted site plan, dated June 27, 2024], restore ditch to pre-existing flow conditions and grades, place topsoil and seed. Ditch shall be restored to have positive grades so that standing water is minimized. A minimum allowable ditch grade shall be 0.6% as per Section 6.3.11.1.1. Upon completion, Applicant shall notify LDE@parklandcounty.com that completed work is ready for final inspection. Completed work shall be completed to the acceptance of Parkland County or authorized designate.
8.	VEGETATION: As per Parkland County Engineering Design Standards Section 6.3.9.17.3, prior to issuance of Parkland County acceptance of work, the Developer shall ensure that at a minimum 75% of the grass coverage and 30% of the non-grass emergent vegetation has been established. At Parkland County's discretion, the Developer may be responsible to submit vegetation survey by a qualified professional.
9.	Submit the approved groundwater well license obtained under the Water Act and any conditions that may be placed on the water license. Should conditions be placed on the water license, the conditions must be upheld.
10.	Submit a copy of the Siltation and Erosion Control Plan that will be submitted as part of a condition for Water Act approval DAUT0015908.
11.	Any impacts (not encompassed under Water Act approval DAUT0015908) to wetlands and watercourses, such as draining, infilling, or modifications require that a provincial Water Act approval application, along with a Wetland Assessment and Impact Report (WAIR), need to be completed and filed with Alberta Environment and Protected Areas before impacts occur.
12.	Implement weed control measures as required to address noxious or prohibited noxious weeds as they are present on the subject property and are regulated under the Alberta Weed Act. The desktop biophysical indicated that Canada thistle (<i>Cirsium arvense</i>) was present on site during the 2023 field survey.
13.	A pre-construction amphibian sweep must be completed as the Canadian toad and other amphibians may be present within the wetland areas as indicated in the Wetland Assessment and Impact Report. If any wildlife species is encountered, species-specific mitigation must be developed and implemented.
14.	Follow all recommendations provided in section 5.0 of the Geotechnical Investigation submitted as part of this development application.
15.	Follow all recommendations provided within the desktop biophysical and the WAIR submitted as part of this development application.
16.	There shall be adequate on-site parking for clients and employees.
17.	All drainage and grading improvements shall be in accordance with the approved site drainage/grading plan.
18.	As per Parkland County Policy C-AD-19 Dark Sky Outdoor Lighting all commercial and industrial outdoor lighting installations and outdoor luminary replacements requiring an electrical permit shall be Dark Sky compliant.
19.	No person shall place, replace, erect or use any sign without obtaining a sign permit, except as per Subsection 16.2 or where stated otherwise in the Land Use Bylaw 2017-18. The display or placement of signage on the premises shall be in accordance with Subsection 15.3 as per Parkland County's Land Use Bylaw 2017-18.
20.	The applicant is responsible to ensure compliance with the National Fire Code (Alberta Edition).
21.	The site shall be kept in a neat and orderly manner.

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT**

Application No: PLDPC20230804

Roll: 165002

The applicant is advised of the following permit notes:

PERMIT NOTES	
1.	All references made herein regarding Section # or Details, shall mean a reference to the Parkland County Engineering Design Standards (2015), unless otherwise specified.
2.	All fill material should be tested and free of deleterious material. All fill shall be free of contamination as defined in Table 1 of the Alberta Tier 1 Soil and Groundwater Remediation Guidelines. All fill shall be compacted to the geotechnical requirements and specifications of the Developers' Engineer. Quality control shall be the responsibility of the Developer.
3.	The applicant is responsible to ensure compliance with the Restrictive Covenant(s) registered on Title.
4.	The applicant is responsible to obtain any Provincial approval which may be required.
5.	The applicant is responsible to obtain building, plumbing, electrical, gas and private sewage permits which may be required. Permits must be obtained from Parkland County.
6.	The applicant is responsible to ensure compliance with the Alberta Wildlife Act and the Migratory Birds Convention Act.
7.	The applicant is responsible to ensure compliance with the Environmental Protection & Enhancement Act regarding dust and air quality.
8.	It is the applicant's responsibility to contact Alberta Utility Safety Partners (formerly Alberta One-Call) at 1-800-242-3447 or www.clickbeforeyoudig.com before any ground disturbance.
9.	The applicant shall be responsible for the repairing and landscaping of any portion of the County road allowances disturbed during the development of the lands.
10.	The business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority.
11.	The area of the approved development shall be landscaped in a manner to prevent any surface run-off onto adjacent properties.
12.	As per Parkland County Lot Grading Policy (C-PD17) no person or owner shall cause or allow the Surface Elevation or Surface Grade on a Lot or County Property to be altered, or otherwise complete any grading on a Lot or County Property, unless a Lot Grading Plan has been approved by the CAO" (or their designate).
13.	As detailed in Section 1.4.5, it is recommended that all fill areas be compacted to the standard established in a Geotechnical Report, prepared by a qualified Profession Geotechnical Engineer registered in good standing with APEGA.
14.	A haul agreement with Public Works is required for any material or heavy equipment being hauled onto or off site on County roadways. Contact Shawn Satz at 780-968-8888 ext. 8217 or shawn.satz@parklandcounty.com .
15.	The SWMF comply with Parkland County Engineering Design Standards, Section 6.3, and Standard Detail 6.1.
16.	All water and sanitary servicing comply with Parkland County Engineering Design Standards. Water depth of bury shall be 3.0m and sanitary depth of bury shall be 2.75m. If the standard depth of bury cannot be achieved, the services are to be insulated as specified in the Parkland County Engineering Design Standards, drawing detail 5.6.
17.	Any future clearing activities should be timed to occur outside of the timing window for nesting/breeding birds (generally April 14 to August 28) as per the Migratory Birds Convention Act. If vegetation clearing is required during this period, a nest sweep should be completed by a qualified biologist prior to and within seven days of construction to confirm that no active nests or breeding birds are present.?
18.	The applicant may wish to consider substituting the selected species in their landscape design with native species as they are better suited for the regional climate.
19.	There are specific legal considerations regarding the pruning of Elm trees (a pruning restriction is in effect from April 1 to September 30) and potential pest problems that could arise if the trees are not adequately watched and maintained. The developer is recommended to look into the species of trees they have selected and the typical pests and diseases associated with them, make sure there is a long-term care plan in place, and understand the costs involved for arborists or groundskeepers to properly care for these trees.

**DISCRETIONARY USE
APPROVED DEVELOPMENT PERMIT****Application No:** PLDPC20230804**Roll:** 165002

20.	The applicant should consider using low impact development designs into their development such as, bioswales, permeable pavement, rainwater harvesting, xeriscaping etc.
21.	It is important to ensure that emergency access for the fire department is always clear throughout construction or demolition activities. A fire watch must be established according to the National Fire Code (AE) should fire alarm or suppression systems become inoperable at any point. Throughout construction and demolition, fire-rated assemblies must be preserved. A Fire Safety Plan must be revised and shared with all building occupants, reflecting any modifications to fire systems, suppression, exit routes, or egress. During hot work activities, precautions should be taken when individuals are in the building. Prioritizing measures to address fire hazards or other unsafe activities while the building is occupied is essential.

This decision was issued on November 15, 2024

If no notice of appeal is served, **the permit will come into effect on:**
(December 07, 2024)Aman Jhaver
Development Authority

The development must be started and diligently pursued within **twelve (12) months** from the Date of Decision, unless otherwise specified on this development permit approval or in the conditions of the development permit approval. If the authorized development is not commenced, the approval ceases and this permit is deemed void, expired and without effect

DO YOU WISH TO APPEAL THIS DECISION?

This decision may be appealed to the Subdivision and Development Appeal Board within twenty-one (21) days after the Date of Decision pursuant to Section 686 of the *Municipal Government Act, RSA 2000, CM-26*.

For inquiries regarding the appeal process or to submit an appeal, please contact Parkland County Legislative Services at 780-968-8471 or SDAB@parklandcounty.com. Parkland County requires that a non-refundable fee of **\$200.00** must be paid for an appeal served on the Subdivision and Development Appeal Board by the applicant.

Exhibit B: Location Map



Parkland County - CLICK

Notes: Custom Notes

Created By: Enter your name
Created On: Jan 21, 2025



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. **THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES**

1: 11,281

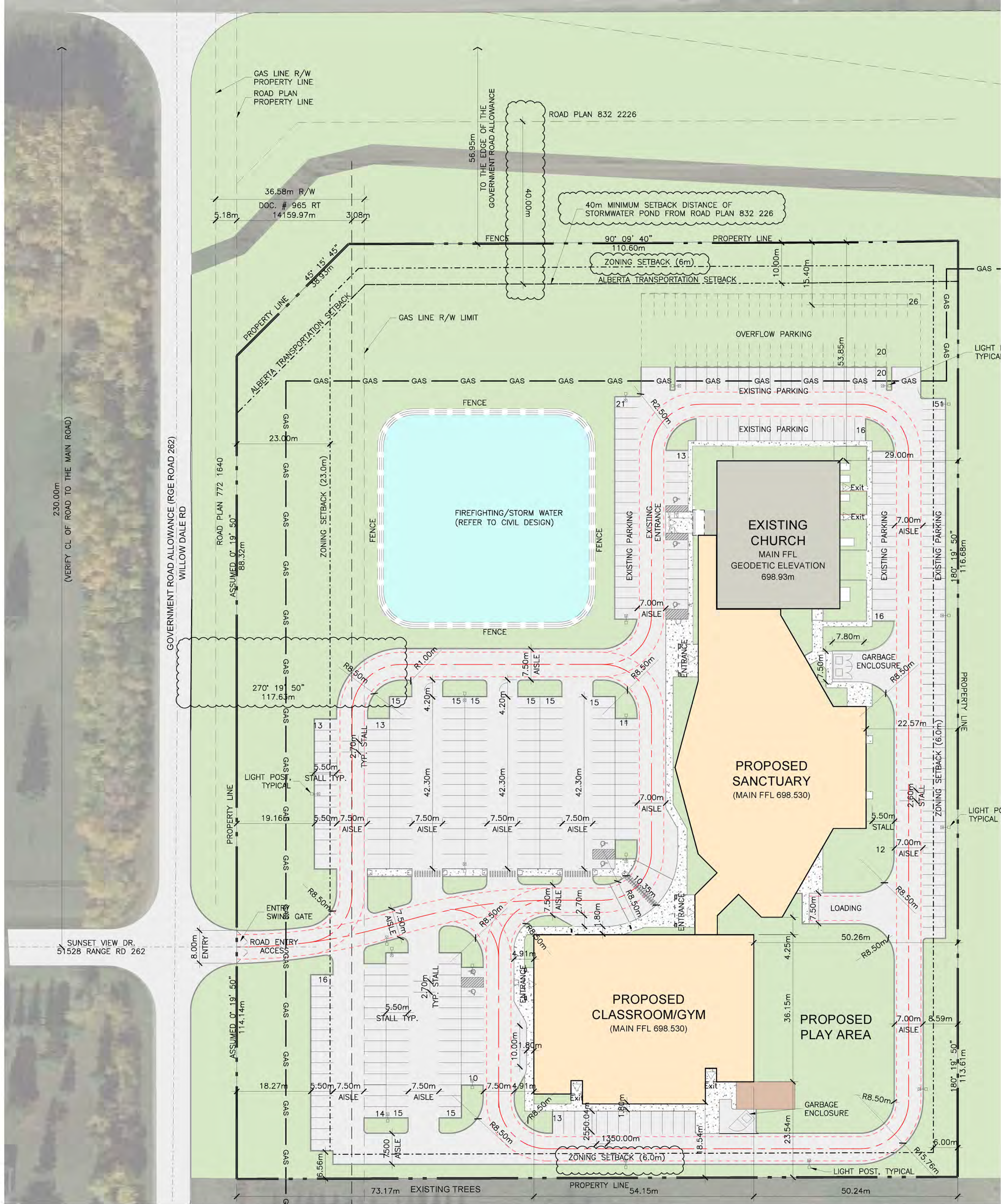
Legend

- Provincial Highways
- Paved Surface Highway
- Gravel Surface Highway
- County Roads
- Paved Surface Road
- Gravel Surface Road
- Paved Surface Road - Under Developer War
- Gravel Surface Road - Under Developer War
- Non-County Roads
- Paved Surface Road
- Gravel Surface Road
- TWP and RGE Road Names
- Flagged Properties
- Parcels
- Parkland County Crown Lease
- Crown Land
- County Land
- Municipalities/Hamlets (Large Scale)
- Industrial Areas
- Provincial Boundaries
- Natural Area/Crown Reserve
- Grazing Reserve
- Provincial Park
- Indian Reserves
- Railways
- Rivers, Streams and Creeks
- Major
- Minor
- Lakes

Legend

- Provincial Highways
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- Railways
- Rivers, Streams and Creeks
- Major
- Minor
- Lakes

Exhibit C: Proposed Development Plans



FIRE WATER CALCULATION

EXISTING CHURCH
BUILDING VOLUME: 8,192.2 m³
REQUIRED SPATIAL COEFFICIENT: 1.5
WATER SUPPLY COEFFICIENT: 15
THEREFORE:
Q = 8,192.2 x 1.5 x 15 = 184, 325 Liters

PROPOSED SANCTUARY
BUILDING VOLUME: 22,088.0 m³
REQUIRED SPATIAL COEFFICIENT: 1.5
WATER SUPPLY COEFFICIENT: 15
THEREFORE:
Q = 22,088.0 x 1.5 x 15 = 496,980 Liters

PROPOSED CLASSROOM/GYM
BUILDING VOLUME: 11,744.0 m³
REQUIRED SPATIAL COEFFICIENT: 1.5
WATER SUPPLY COEFFICIENT: 19
THEREFORE:
Q = 11,744.0 x 1.5 x 19 = 334,704 Liters
TOTAL EXISTING CISTERN 1,016,009.0 Liters
NEW FIRE WATER SUPPLY REQUIRED 861,009.0 Liters

SITE DEVELOPMENT ANALYSIS:

Legal Address: Lot 2 Block 1 Plan 2421282 NW-35-51-26-4
Municipal Address: 51529A Range Road 262, Parkland County, AB
District: (CR) Country Residential District
Land Use: Discretionary Use
Building Classification: Existing Church - Religious Assembly
Proposed Sanctuary Bldg - Religious Assembly
Proposed Classroom/Gym Bldg. - Educational Services

SITE AREA
Lot 1A = 20,200m2 (2.02 Ha)
Lot 1B = 20,200m2 (2.02 Ha)
TOTAL: 40,400m2 (4.04 Ha)

FLOOR AREA
Existing Church
Main Floor: 1,125m2
Lobby Mezzanine: 82m2
Sanctuary Mezzanine: 37m2
Total: 1,244m2
Proposed Sanctuary
Main floor: 2,645m2
Balcony Seating: 698m2
Total: 3,343m2
Proposed Classroom/Gym
Floor Area: 2,114m2
Total Floor Area: 6,701m2

SITE COVERAGE F.A.R.
6,701m2/40,400m2 = 0.166 (17%)

MINIMUM SETBACK
North: 45.7m
South: 6.1m
East: 6.1m
West: 23m

BUILDING HEIGHT
Existing Church: 8.60m
Proposed Sanctuary: 25.70m
Proposed Classroom/Gym: 9.55m

OCCUPANT LOAD
Existing Church: Existing 348 Seats/Occupants
Proposed Classroom/Gym Bldg:
Required classroom floor Area per person: 1.85sqm/student
Provided Classroom floor area: 52m2, Typical
Maximum No. of Students: (52m2 / 1.85m2) x 13 Classrooms=365 Students
No. Employees: 20 Approx.
Total: 385 Occupants
Proposed Sanctuary Bldg:
Provided No. of Seats: 1,474 Seats max (Greatest Occupant load)

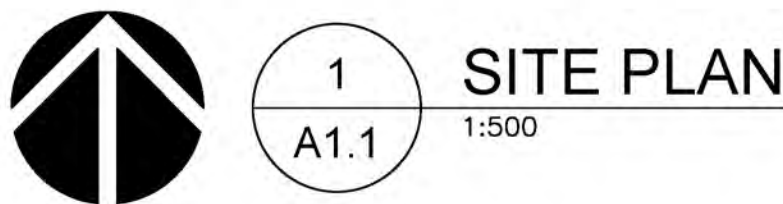
PARKING REQUIREMENT
Note: Occupancy of proposed buildings on site is nonconcurrent, therefore calculation is based on the occupancy with the greatest number of persons/occupants.

Proposed Sanctuary Bldg. with greatest occupant load: 1,474 Seats
Existing Church occupant load: 348 Seats
Total Occupant load: 1,822 Seats

Parking Requirement for Religious Assembly: 1 parking space per 10 Seats

Required No. of Stalls (1,822 / 10): 183 Regular Stalls
Required Number of Barrier Free Stalls (51-100 req'd Stalls): 4 Barrier Free Stalls
Required Total Number of Stalls: 187 Stalls

Provided Number of Regular Stalls: 355 Stalls
Provided Overflow Parking Stalls: 46 Stalls
Provided Number of Barrier Free Stalls: 8 Barrier Free Stalls
Provided Total number of Stalls: 409 Stalls



DO NOT SCALE THIS DRAWING
VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY.
THESE DRAWINGS AND DESIGN ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED IN ANY WAY OR FORM WITHOUT THE DIRECT WRITTEN PERMISSION OF THE ARCHITECT. IN WHICH CASE THE REPRODUCTION MUST BEAR THE NAME OF FRANK HILBICH ARCHITECT INC.
ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE, AND ANY OTHER GOVERNING AUTHORITIES.

REVISIONS	
ISSUED FOR REVIEW	06.12.2023
ISSUED FOR DP	27.10.2023
ISSUED FOR REVIEW	02.01.2024
REISSUED	27.06.2024
REISSUED	09.09.2024



FRANK HILBICH ARCHITECT INC.
PERMIT No. AC 10214
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

PROJECT

GraceLife Church

51529A Range Road 262, Parkland County, AB

DRAWING TITLE

SITE PLAN

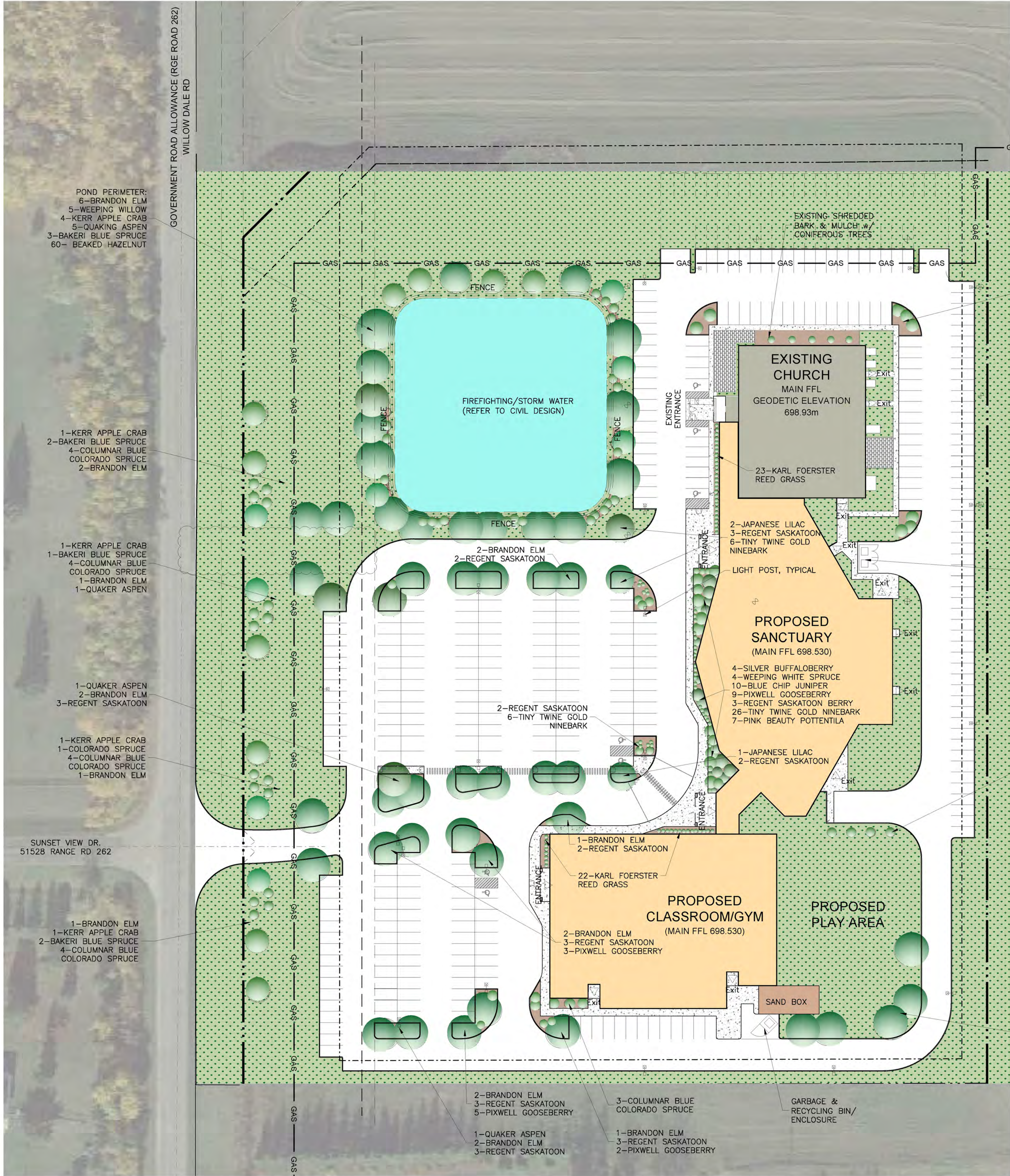
SCALE: AS NOTED

DATE: SEPTEMBER 9, 2024

PROJ. No.: 23-08

DWG. #

A1.1



SITE NOTES - IDENTIFICATION OF ADJACENT SITE USES :

NORTH SIDE ROAD PLAN 073 5361: AGRICULTURAL, IN RESERVE FOR EXPANSION OF HWY 627
EAST SIDE: AGRICULTURAL - EDMONTON CORN MAZE
SOUTH SIDE: PRIVATE LOT - RESIDENTIAL PROPERTY TO BE DEVELOPED
WEST SIDE: RANGE ROAD 262.

SETBACK AREA LANDSCAPE CALCULATION

	Overall Site Width (m)	Total Site Access (m)	Less the adjacent Setback/s(m)	Required Setback per Zoning(m)	Total Yard Area(m2)
West Property Line	202.178m	16m (8m x 2 access)	6.5m	23m	4,132.59m2
South Property Line	177.65m	-	-	6.5m	1,154.725m2
East Property Line	230.28m	-	21.5m (6.5+15)	6.0m	1,252.68m2
North Property Line	110.60m	-	-	15.0m	1,659.00m2
NorthWest Corner Property Line	38.93m	-	-	15.0m	583.95m2
Total					8,782.945m2

LEGEND

TREE	SHRUB	
BRANDON ELM	SILVER BUFFALOBERRY	CONCRETE SIDEWALK
QUAKING ASPEN	BEAKED HAZELNUT	SOD/SEED LANDSCAPING
QUAKING ASPEN	TINY TWINE GOLD NINEBARK	SHREDDED BARK MULCH BED
JAPANESE LILAC	KARL FOERSTER REED GRASS	ROCK BEDS c/w LANDSCAPE EDGERS BETWEEN SOD&MULCH BEDS, INSTALLED STRAIGHT&TRUE.
KERR APPLE-CRAB	REGENT SASKATOON BERRY	EXISTING STONE PAVEMENT
BAKERI BLUE SPRUCE	PIXWELL GOOSEBERRY	ASPHALT
COLUMNAR BLUE COLORADO SPRUCE	BLUE CHIP JUNIPER	
EXISTING CONIFEROUS TREE	STANDING OVATION SERVICE BERRY	
EXISTING DECIDUOUS TREE	PINK BEAUTY POTTENTILA	



DO NOT SCALE THIS DRAWING

VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY.

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE, AND ANY OTHER GOVERNING AUTHORITIES.

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REISSUED	27.06.2024
REISSUED	09.09.2024



PROJECT

GraceLife Church

51529A Range Road 262, Parkland County, AB

DRAWING TITLE

LANDSCAPE PLAN

SCALE: SCALE

DATE: SEPTEMBER 9, 2024

PROJ. No.: 23-08

DWG. #

L1.1

1 LANDSCAPE PLAN
L1.1 1:500

SITE NOTES - IDENTIFICATION OF ADJACENT SITE USES :

NORTH SIDE ROAD PLAN 073 5361: AGRICULTURAL, IN RESERVE FOR EXPANSION OF HWY 267

EAST SIDE: AGRICULTURAL - EDMONTON CORN MAZE

SOUTH SIDE: PRIVATE LOT - RESIDENTIAL PROPERTY TO BE DEVELOPED

WEST SIDE: RANGE ROAD 262.

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	Overall Site Width (m)	Total Site Access (m)	Less the adjacent Setback(s)m)	Required Setback per Zoning(m)	Total Yard Area(m2)
West Property Line	202.178m	16m (8m x 2 access)	6.5m	23m	4,132.59m2
South Property Line	177.65m	-	-	6.5m	1,154.725m2
East Property Line	230.28m	-	21.5m (6.5+15)	6.0m	1,252.68m2
North Property Line	110.60m	-	-	15.0m	1,659.00m2
NorthWest Corner Property Line	38.93m	-	-	15.0m	583.95m2
				Total	8,782.945m2

PLANTING SCHEDULE:

QUANTITY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	COMMENTS
DECIDUOUS TREES				
5	SALIX "PRAIRIE CASCADE"	PRAIRIE CASCADE WEeping WILLOW	15.m(50")HIGH x 9.1m(30")SPREAD	
37-	ULMUS AMERICAN "BRANDON"	BRANDON ELM	12m(40")HIGH X 7.6m(25")SPREAD	
8-	POPULUS TREMULA "RECTA"	QUAKER ASPEN	15.m(50")HIGH x 9.1m(30")SPREAD	
3-	SYRINGA RETICULATA	JAPANESE TREE LILAC	6m(20")HIGH X 6m(20")SPREAD	
8-	MALUS "RED"	RED APPLE CRAB	4.5m(15") HIGH x 4.5m(15")SPREAD	
CONIFEROUS TREES				
4-	PICEA GLAUCA "VIVIDULA"	WEeping WHITE SPRUCE	8.9m(18") HIGH x 1.2m(4") SPREAD	2.5m HEIGHT MIN, B&B
23-	PICEA PUNGENS "VASTIGATA"	COLUMNAR BLUE COLORADO SPRUCE	6.1m(20") HIGH x 2.4m(8") SPREAD	
6-	PICEA PUNGENS "BAKER"	BAKER BLUE SPRUCE	9.15m(30") HIGH x 4.25m(14") SPREAD	
DECIDUOUS SHRUBS				
38-	PHYTOCARPUS OPULEFOLIUS "SMARPOW"	TINY WINE GOLD NINEBARK	0.9m(3") HIGH x 0.9m(3") SPREAD	5 MAJOR BASAL BRANCHES, 2gal POT
7-	POTENTILLA FRUTICOSA "PINK BEAUTY"	PINK BEAUTY POTENTILLA	0.7m(30") HIGH x 0.7m(30") SPREAD	5 MAJOR BASAL BRANCHES, 2gal POT
4-	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	3.0m(10") HIGH x 3.0m(10") SPREAD	5 MAJOR BASAL BRANCHES, 2gal POT, PROVIDE 2 MALE & 2 FEMALE PLANTS
39-	AMELANCHIER ALNIFOLIA "REGENT"	REGENT SASKATOON	1.5m(5")HIGH x 1.5m(5") SPREAD	
24-	RIBES "PINKELL"	PIWELL GOOSEBERRY	1.1m(4") HIGH x 1.1m(4") SPREAD	
50-	CORYLUS CORNUTA	BEAKED HAZELNUT	1.5m(5")HIGH x 1.5m(5") SPREAD	
CONIFEROUS SHRUBS				
10-	JUNIPERUS HORIZONTALIS "BLUE CHIP"	BLUE CHIP JUNIPER	0.2m(8") HIGH x 1.2m(4") SPREAD	5 MAJOR BASAL BRANCHES, 5gal POT
PERENNIALS				
45-	CALAMAGROSTIS x ACUTIFLORA	KARL FOERSTER REED GRASS	1.2m(4") HIGH x 0.8m(32") SPREAD	1gal POT

EXISTING TREES

No	TREE TYPE	TRUNK DIA.	CANOPY DIA.	HEIGHT
#1	DECIDUOUS (CONFIRM ONSITE)			
#2	CONIFEROUS (CONFIRM ONSITE)			

NOTES: B&B = BALL & BURLAP



SILVER BUFFALOBERRY (10'h x 10'spread)



BEAKED HAZELNUT (5'h x 5'spread)



KARL FOERSTER REED GRASS (4'h x 32'spread)



TINY WINE GOLD NINEBARK (3'h x 3'spread)



PIWELL GOOSEBERRY (4'h x 4'spread)



REGENT SASKATOON (5'h x 5'spread)



BLUE CHIP JUNIPER (8'h x 4'spread)



PINK BEAUTY POTENTILLA (30'h x 30'spread)



BRANDON ELM TREE (40'h x 25'spread)



BAKER BLUE SPRUCE (30'h x 14'spread)



COLUMNAR BLUE COLORADO SPRUCE (20'h x 8' spread)



JAPANESE LILAC (20'h x 20'spread)



WEeping WILLOW (50'h x 30'spread)



QUAKING ASPEN (35'h x 8'spread)



WEeping WHITE SPRUCE (18'h x 4'spread)

Frank HILBICH architect inc.

3731A - 98 STREET
EDMONTON, AB
(780) 485-5060
www.fh.ai.ca

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REVISIONS	
ISSUED FOR REVIEW	06.12.2023
ISSUED FOR REVIEW	02.01.2024

LEGEND

NATURALIZATION SEED MIX

NEW SOD ON 150mm
COMPACTED TOP SOIL

BARK MULCH PLANTING
BEDS

ROCK BEDS c/w LANDSCAPE EDGERS
BETWEEN/200mm MULCH BEDS,
INSTALLED STRAIGHT AROUND.

SIDEWALKS AND DRIVEWAYS
PERMIT No. AC 10214
ISSUED PURSUANT TO THE
ARCHITECTS ACT OF ALBERTA

PROJECT

GraceLife Church

51529A Range Road 262, Parkland County, AB

DRAWING TITLE

LANDSCAPE DETAILS

SCALE: SCALE
DATE: JANUARY 02, 2024
PROJ. No.: 23-08

DWG. #

L 1.2

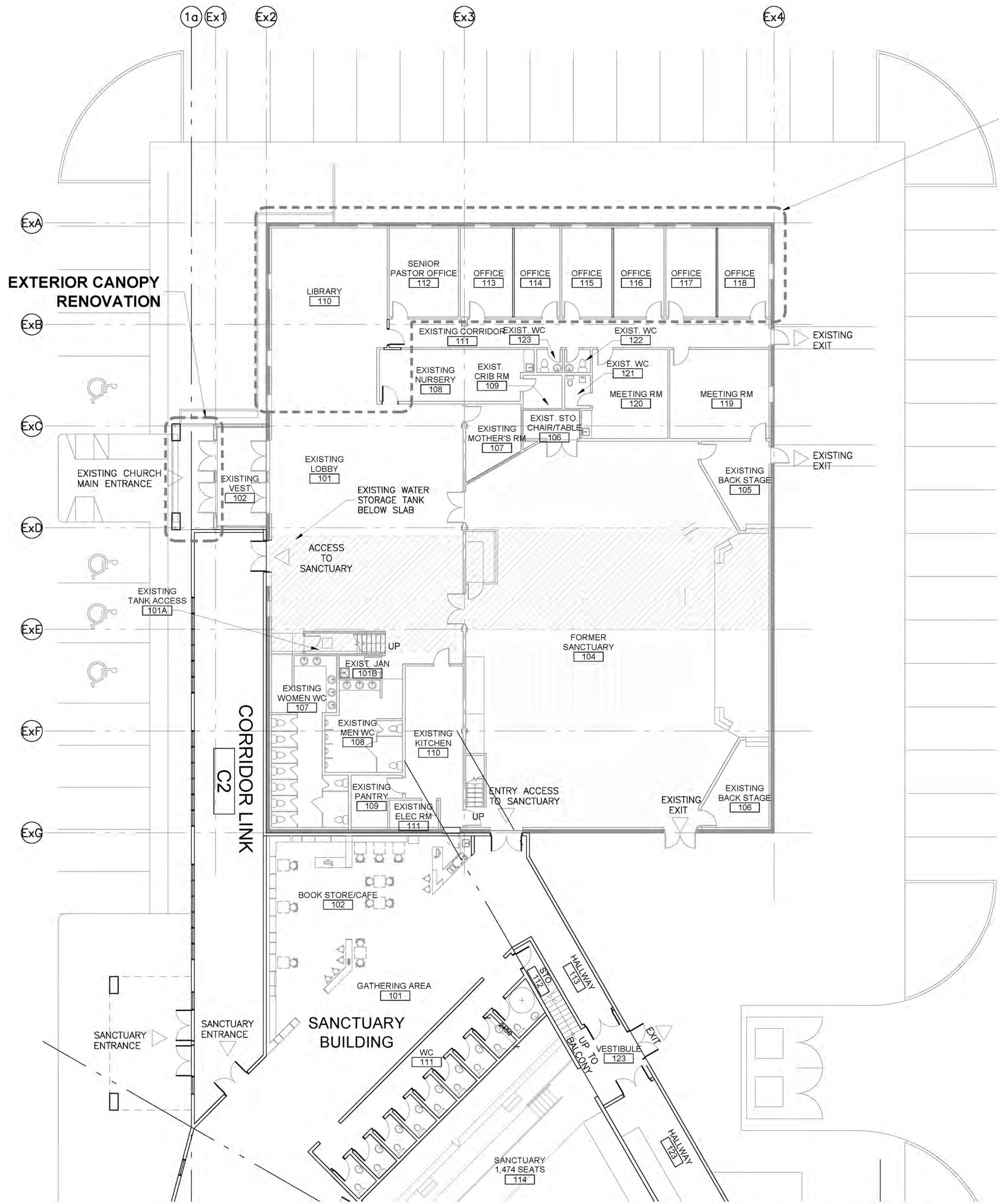
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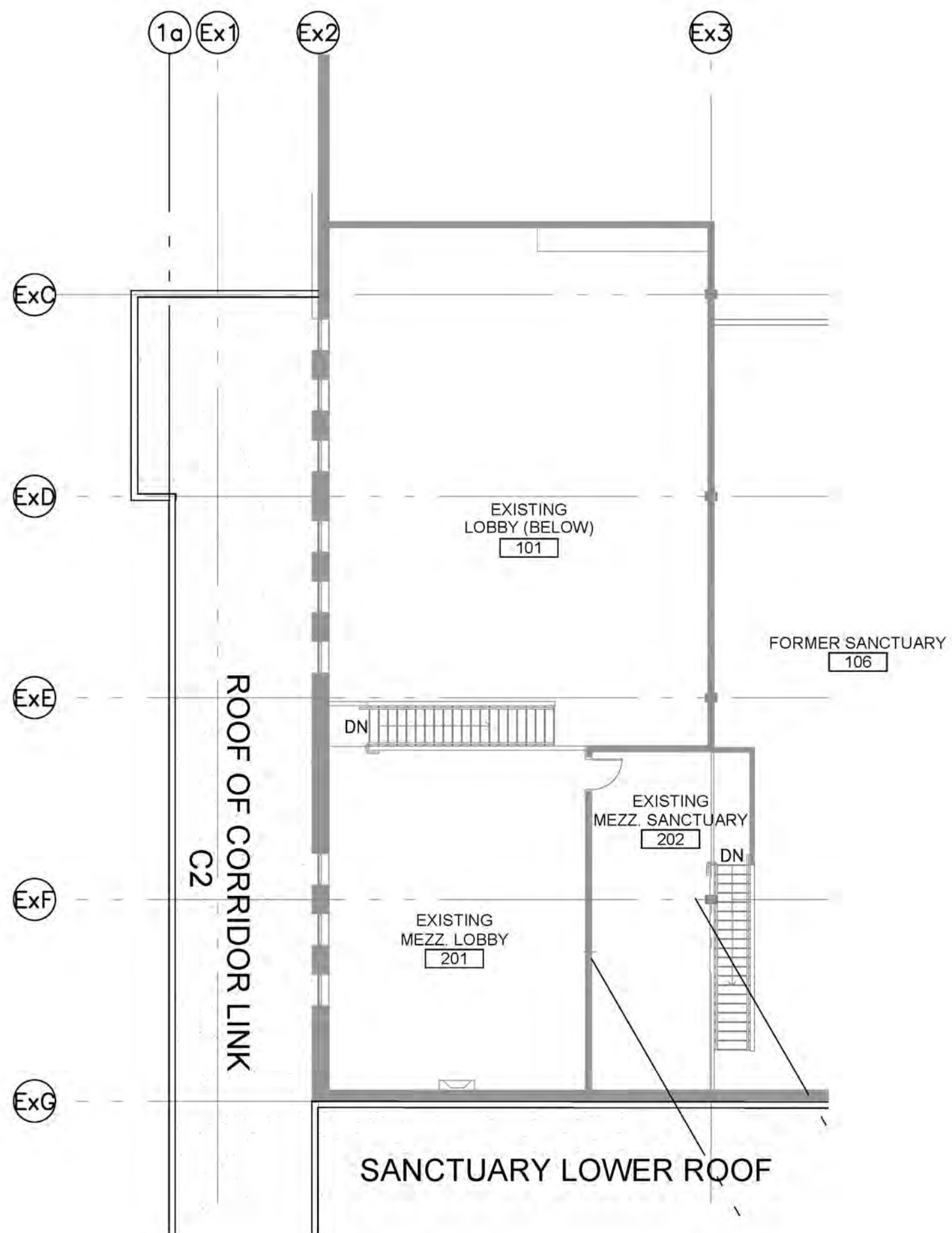
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REVISIONS		
ISSUED FOR DEV. PERMIT	27.10.2023	

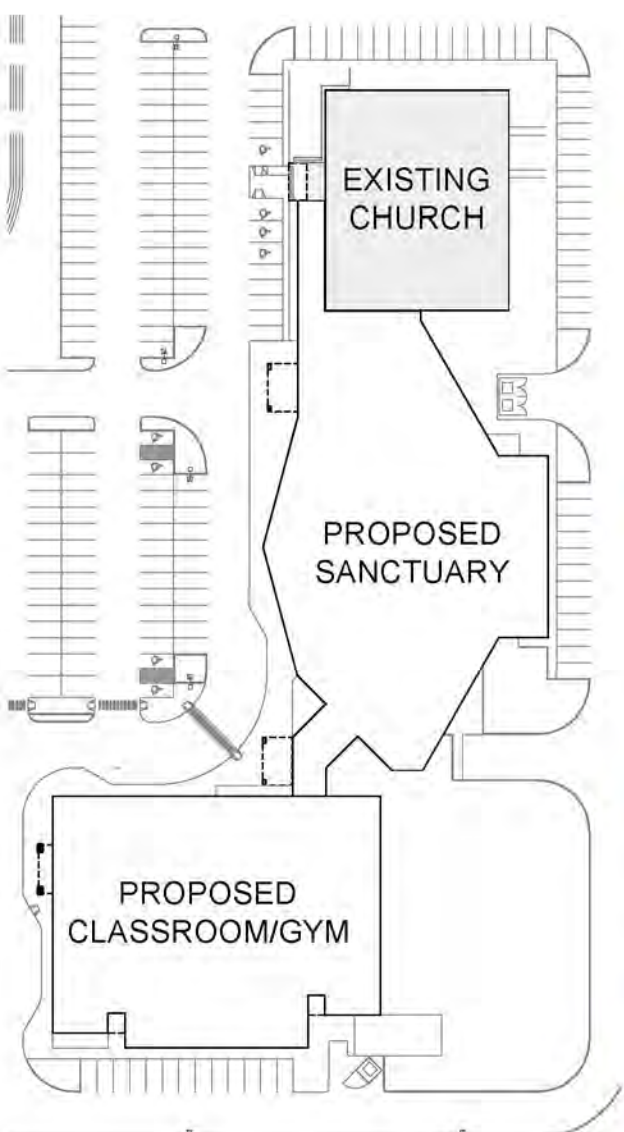


1
A2.1
EXISTING CHURCH
MAIN FLOORPLAN
1:150

INTERIOR RENOVATION SCOPE:



2
A2.1
EXISTING CHURCH
MEZZANINE PLAN
1:150



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ARCHITECTS ACT OF ALBERTA

PROJECT

GraceLife Church

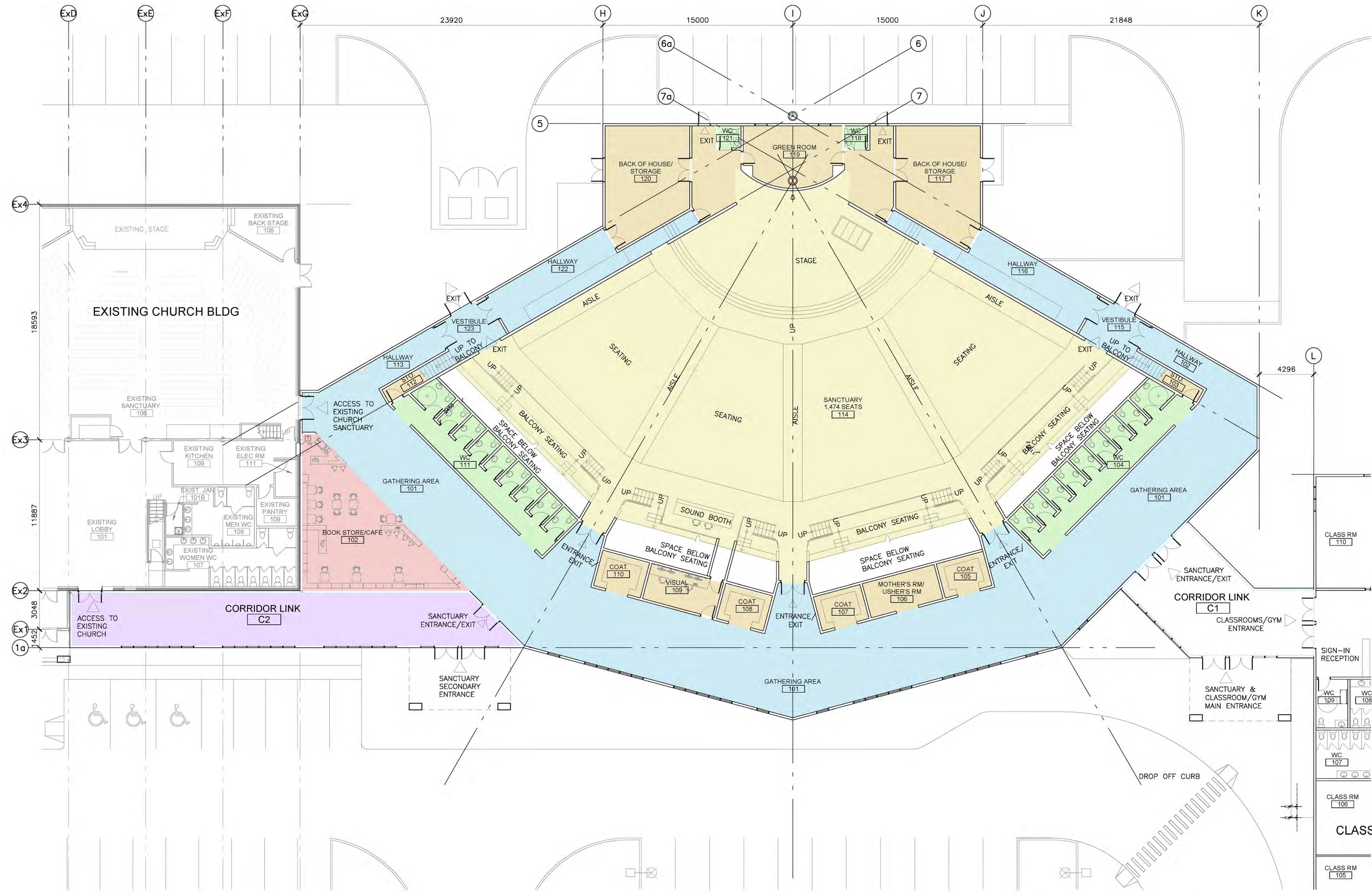
51529A Range Road 262, Parkland County, AB

DRAWING TITLE

EXISTING CHURCH
MAIN & MEZZANINE
FLOORPLAN

SCALE: SCALE
DATE: OCTOBER 27, 2023
PROJ. No.: 23-08

DWG. #
A2.1



Frank
HILBICH
architect inc.

3731A - 98 STREET
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EXISTING CHURCH

PROPOSED SANCTUARY

PROPOSED CLASSROOM/GYM

KEY PLAN

FRANK M. HILBICH
ARCHITECT
ALBERTA

2024-09-12

FRANK HILBICH ARCHITECT INC.

PERMIT No. AC 10214

ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

1

A2.3

SANCTUARY FLOORPLAN

1:150

PROJECT

GraceLife Church

51529A Range Road 262, Parkland County, AB

DRAWING TITLE

SANCTUARY FLOORPLAN

SCALE:

SCALE

DATE:

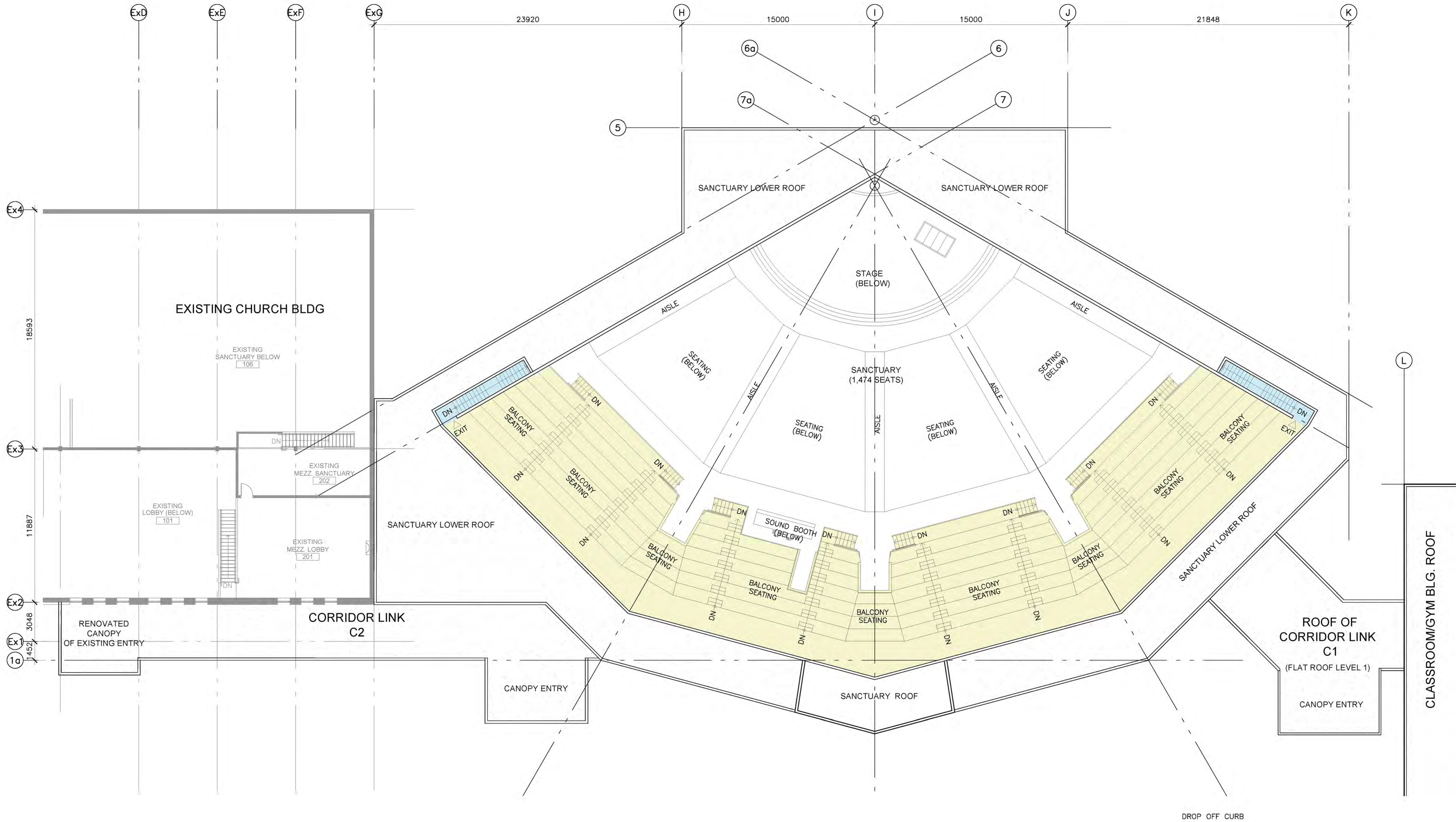
OCTOBER 27, 2023

PROJ. No.:

23-08

DWG. #

A2.3



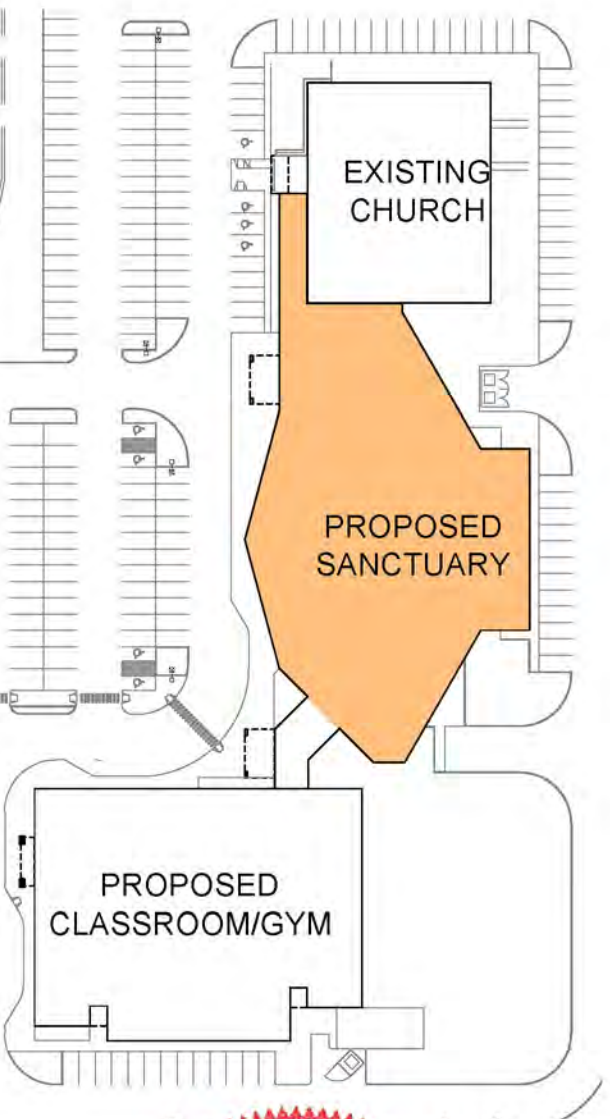
1
A2.4

BALCONY SEATING FLOORPLAN
1:150



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PROJECT

GraceLife Church

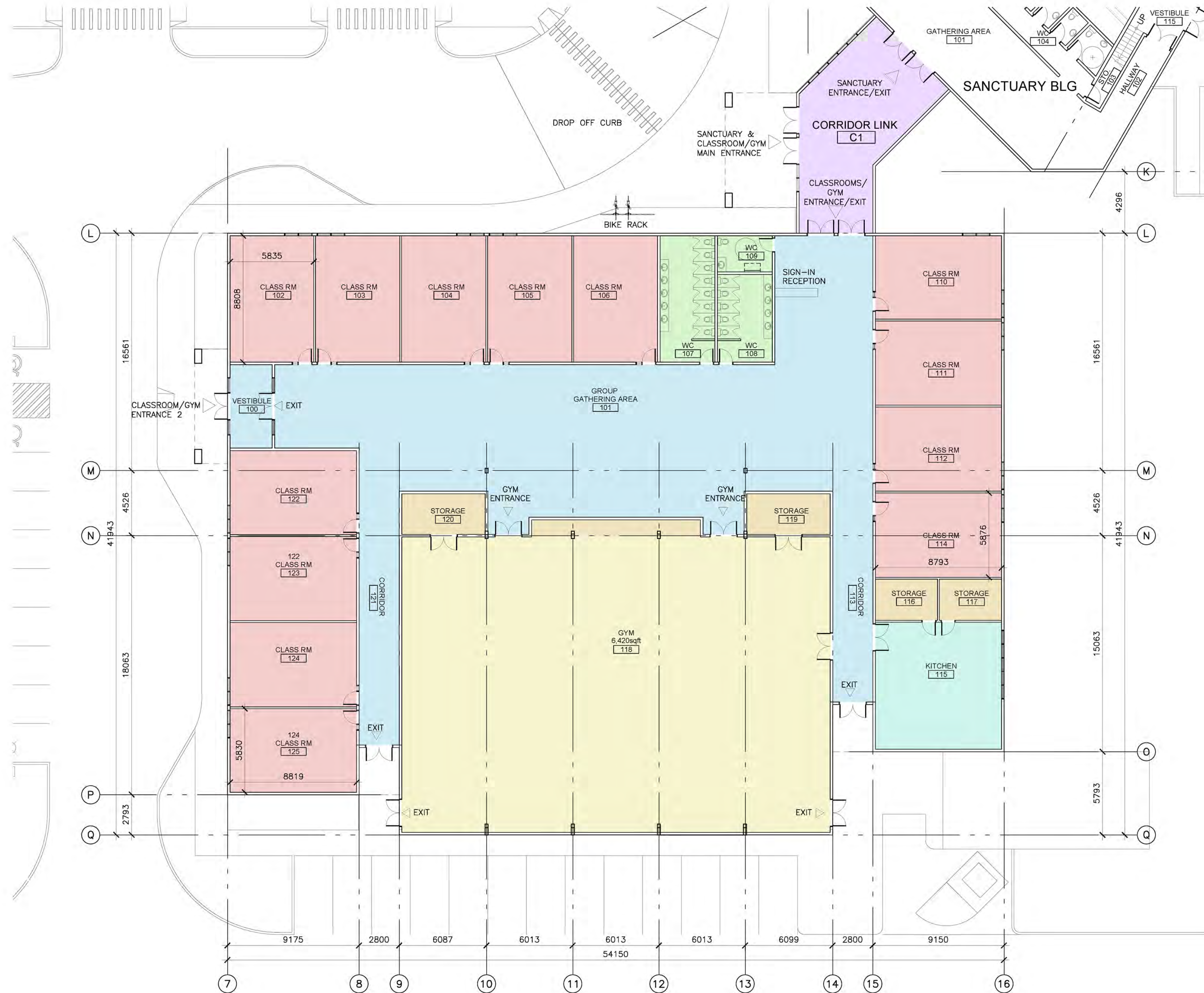
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DRAWING TITLE

SANCTUARY
BALCONY SEATING
FLOORPLAN

SCALE: SCALE
DATE: OCTOBER 27, 2023
PROJ. No.: 23-08

DWG. #
A2.4



NOTE: PROPOSED BUILDING WITH CLASSROOMS IN IT IS DESIGNED FOR SUNDAY SCHOOL USE ONLY.



CLASSROOM/GYM FLOORPLAN



KEY PLAN



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REVISIONS	
ISSUED FOR REVIEW	06.12.2023
ISSUED FOR DP	27.10.2023
ISSUED FOR REVIEW	02.01.2024
REISSUED	27.06.2024
REISSUED	09.09.2024



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PERMIT No. AC 10214
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

PROJECT
GraceLife Church

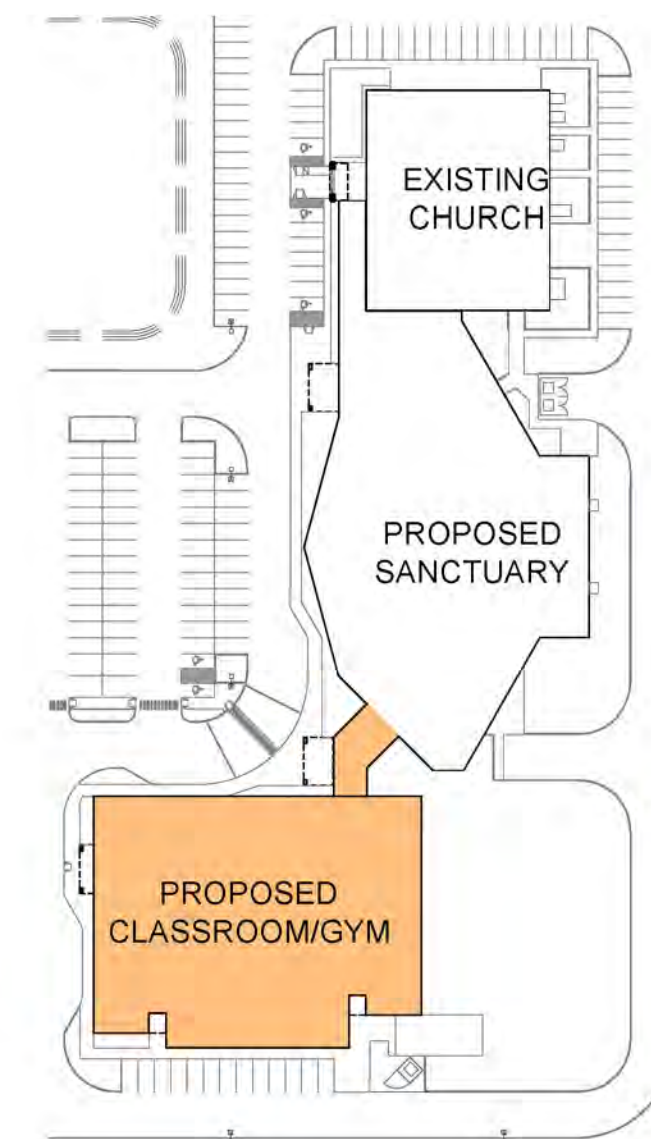
51529A Range Road 262, Parkland County, AB

DRAWING TITLE

CLASSROOM/GYM FLOORPLAN

SCALE: SCALE
DATE: SEPTEMBER 9, 2024
PROJ. No.: 23-08

DWG. #
A2.6



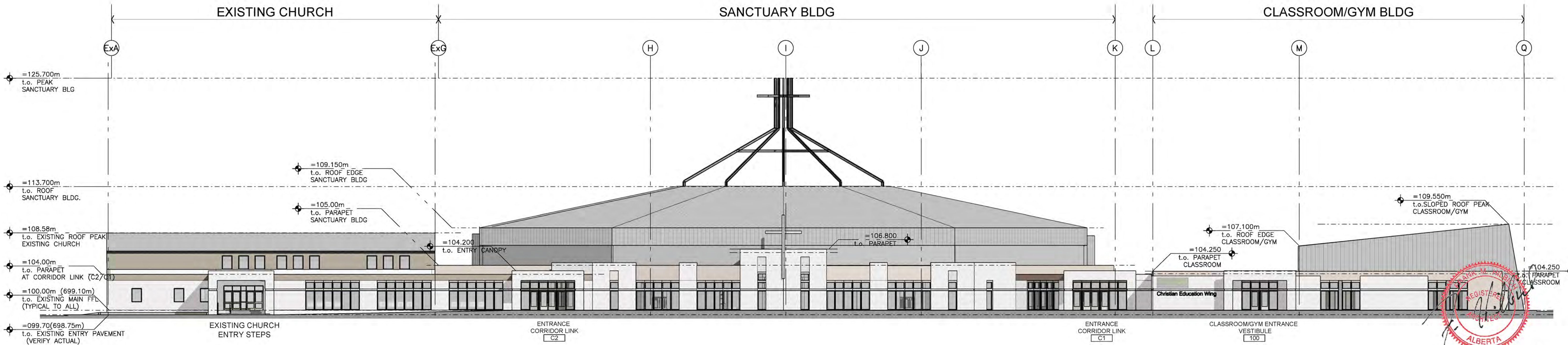
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REVISIONS	
ISSUED FOR DEV. PERMIT	27.10.2023



1
A3.1

OVERALL
WEST ELEVATION

1:200

2024-09-12

FRANK HILBICH ARCHITECT INC.
PERMIT No. AC 10214
ISSUED PURSUANT TO THE
ARCHITECTS ACT OF ALBERTA

PROJECT

GraceLife Church

51529A Range Road 262, Parkland County, AB

DRAWING TITLE

OVERALL
WEST ELEVATION

SCALE: SCALE
DATE: OCTOBER 27, 2023
PROJ. No.: 23-08

DWG. #
A3.1

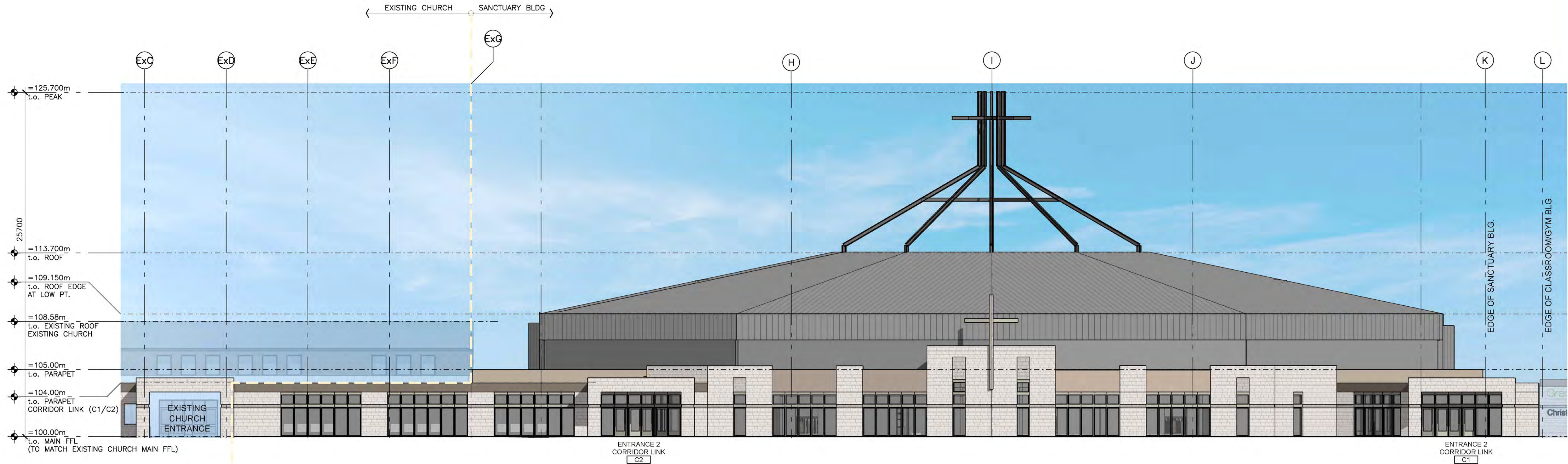
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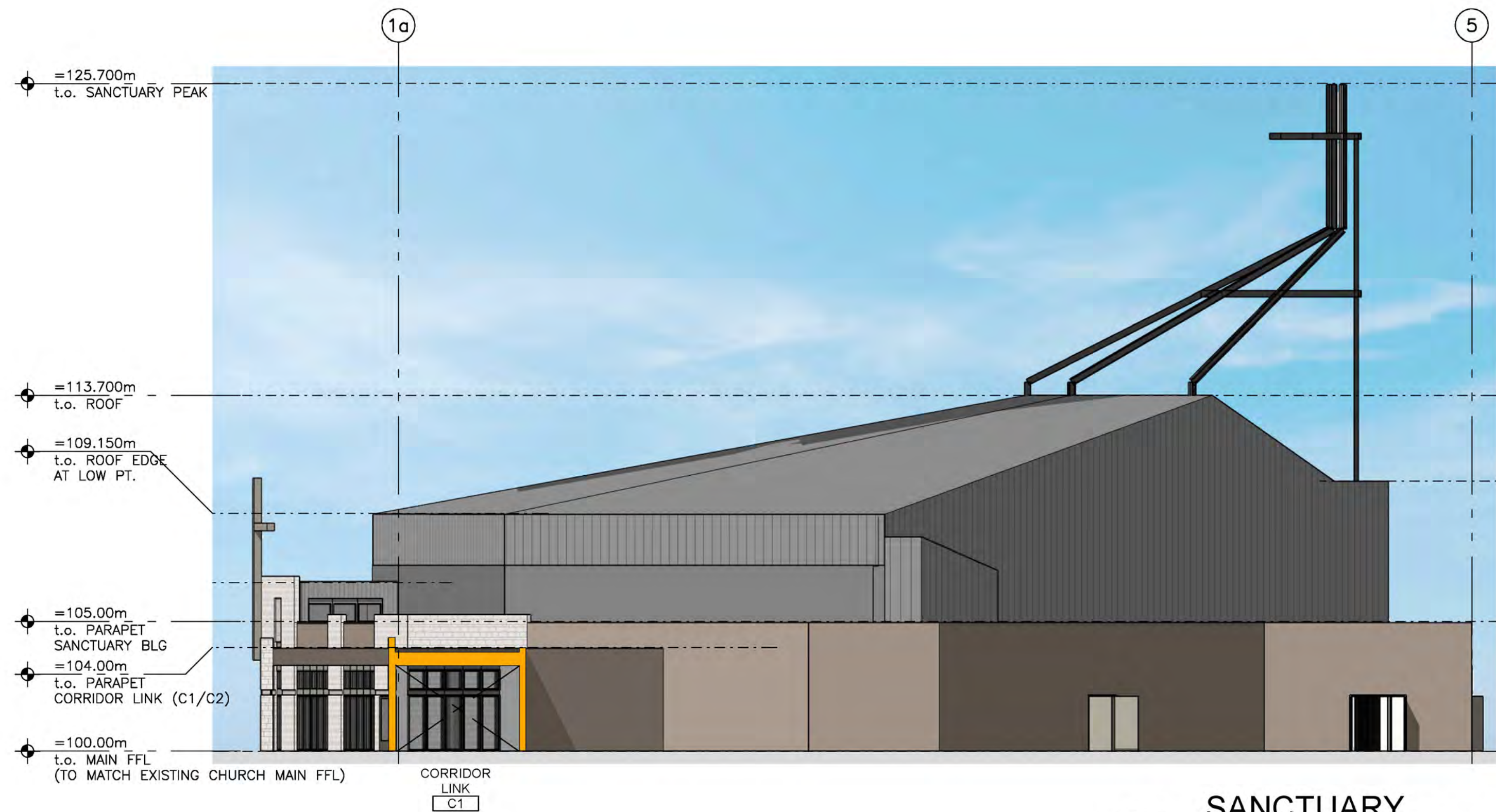
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1
A3.2

SANCTUARY
WEST ELEVATION
1:150



2
A3.2

SANCTUARY
SOUTH ELEVATION
1:150



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GraceLife Church

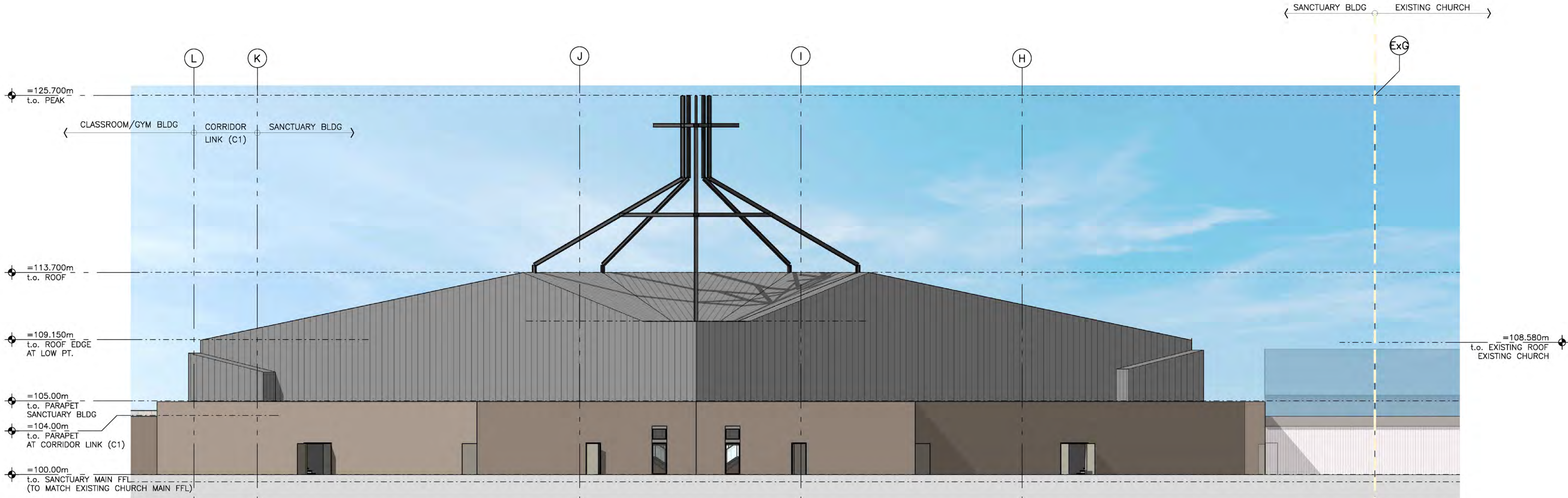
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DRAWING TITLE

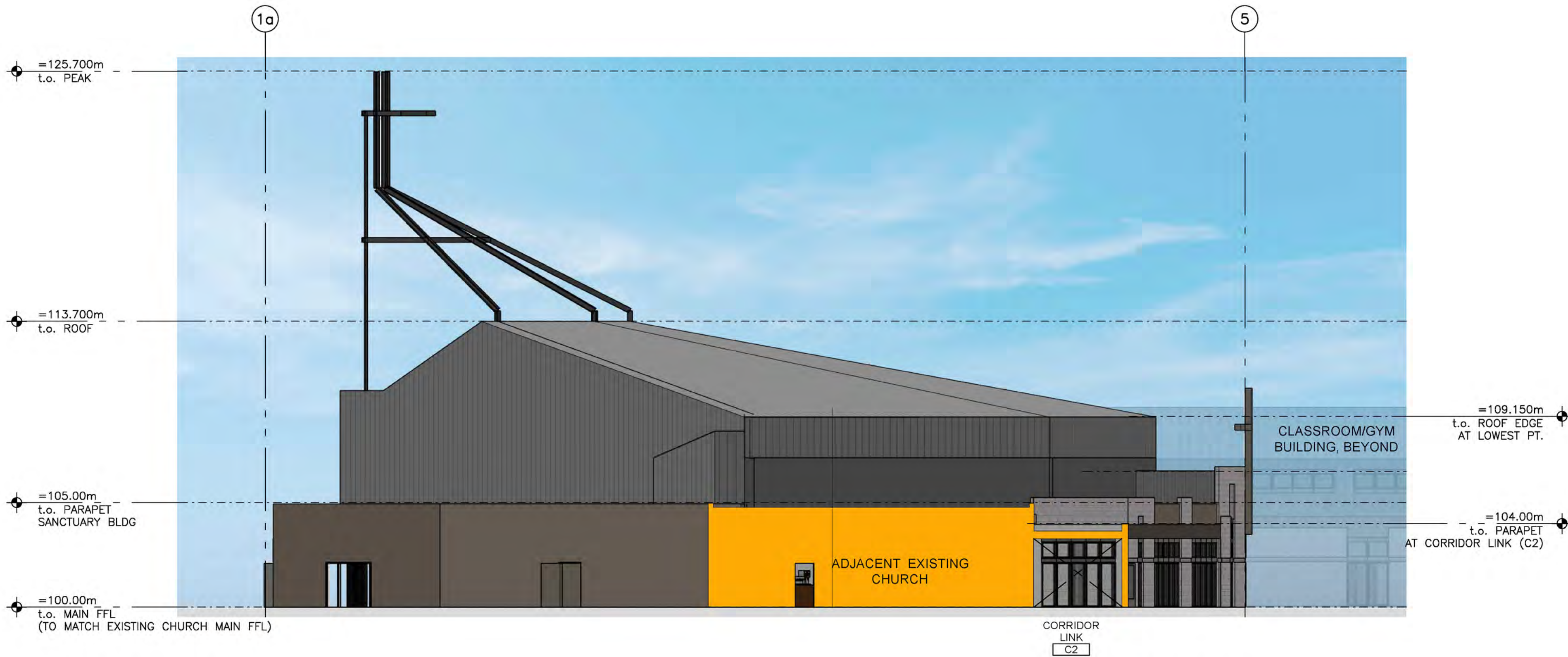
SANCTUARY
BUILDING ELEVATIONS

SCALE: SCALE
DATE: OCTOBER 27, 2023
PROJ. No.: 23-08

DWG. #
A3.2



1
A3.3
SANCTUARY
EAST ELEVATION
1:150



2
A3.3
SANCTUARY
NORTH ELEVATION
1:150



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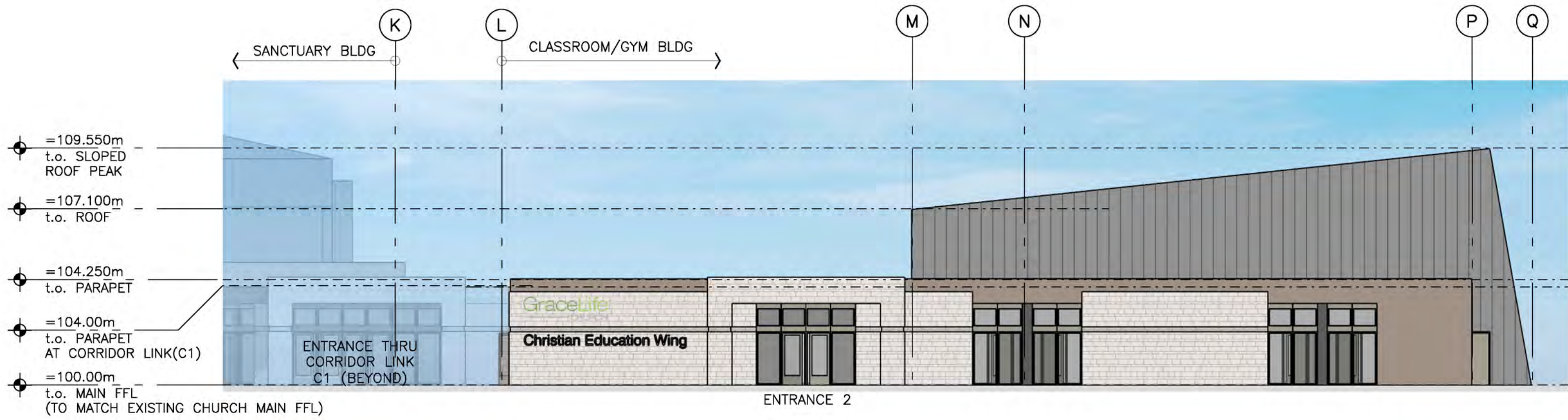
REVISIONS	
ISSUED FOR DEV. PERMIT	27.10.2023



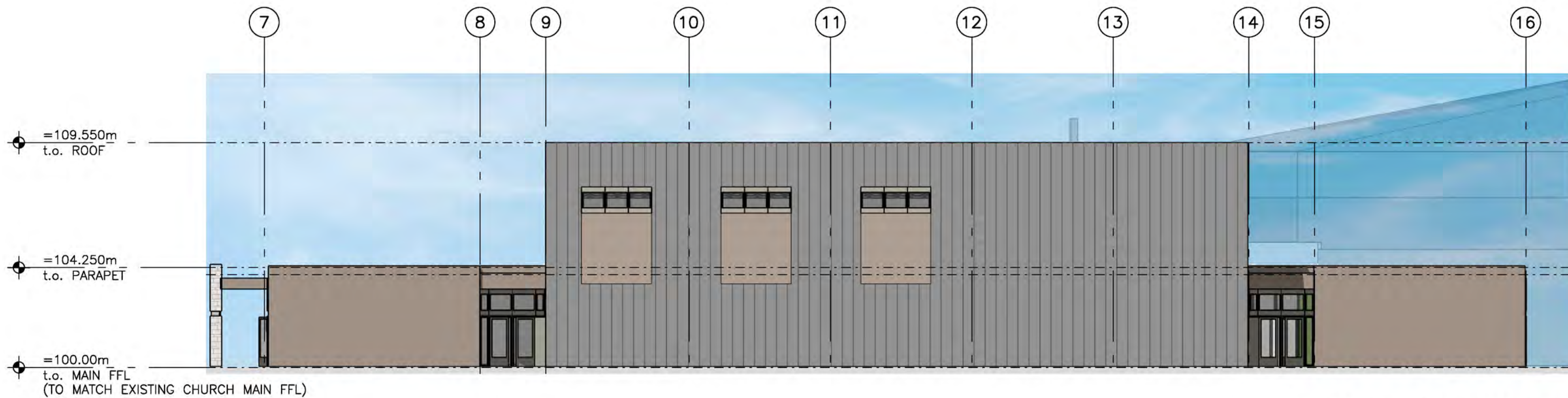
PROJECT
GraceLife Church

51529A Range Road 262, Parkland County, AB
DRAWING TITLE
SANCTUARY
BUILDING ELEVATIONS

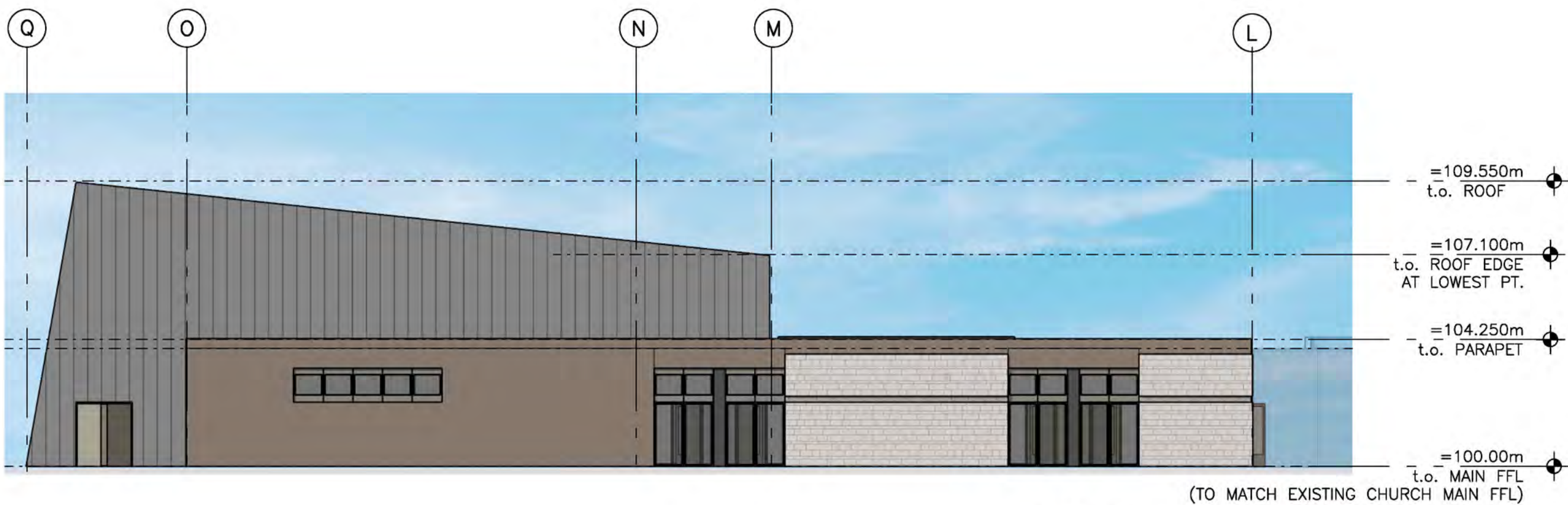
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DATE: OCTOBER 27, 2023
PROJ. No.: 23-08
DWG. #
A3.3



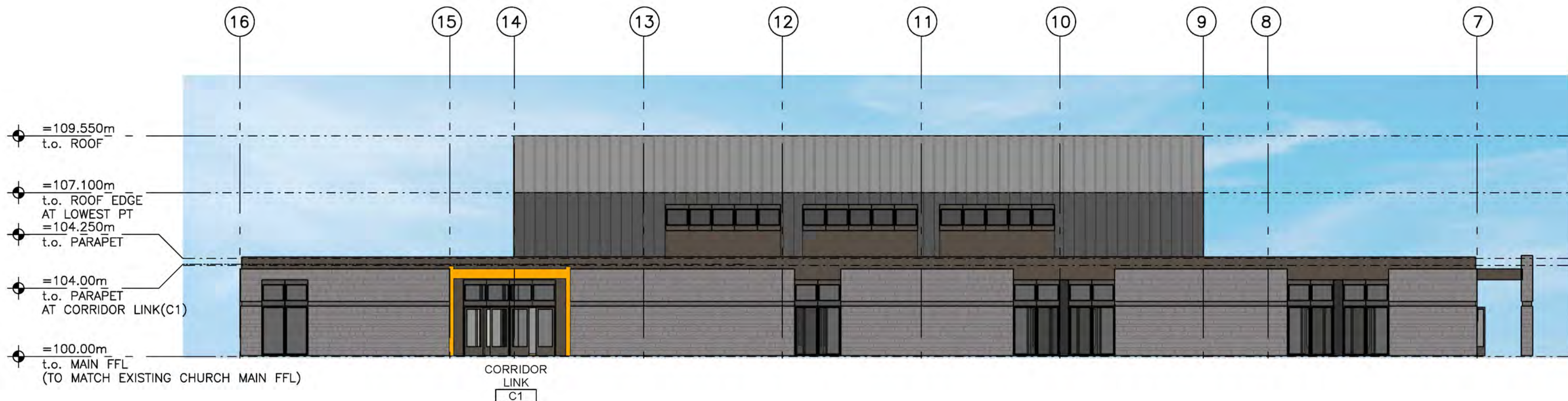
1
A3.4
CLASSROOM/GYM
WEST ELEVATION
1:150



2
A3.4
CLASSROOM/GYM
SOUTH ELEVATION
1:150



3
A3.4
CLASSROOM/GYM
EAST ELEVATION
1:150



4
A3.4
CLASSROOM/GYM
NORTH ELEVATION
1:150



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REVISIONS

ISSUED FOR DEV. PERMIT 27.10.2023



2024-09-12

FRANK HILBICH ARCHITECT INC.
PERMIT No. AC 10214
ISSUED PURSUANT TO THE
ARCHITECTS ACT OF ALBERTA

PROJECT

GraceLife Church

51529A Range Road 262, Parkland County, AB

DRAWING TITLE

CLASSROOM/GYM
BUILDING ELEVATIONS

SCALE: SCALE

DATE: OCTOBER 27, 2023

PROJ. No.: 23-08

DWG. #

A3.4

Exhibit D: Land Use Bylaw 2017-18 Excerpts

SECTION 2 APPROVING AUTHORITIES

2.1 Development Authority

1. The Development Authority of the County is the Director or Acting Director or the Manager of Development Planning, or any other person designated by the Director to exercise powers and perform duties on behalf of the Municipality pursuant to Section 624 of the *Act*.

2.2 Subdivision and Development Appeal Board

1. The Subdivision and Development Appeal Board shall perform such duties as are specified in the Subdivision and Development Appeal Board Bylaw and the *Act*.

5.3 CR – Country Residential District



1. Purpose

The purpose of this district is:

- To provide for traditional Multi-Parcel country residential communities;
- To accommodate residential development that meets varied housing and lifestyle needs; and
- To accommodate certain agricultural pursuits.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsection 2 b) and c) shall ensure:

- i) That the following uses shall not be located within a Multi-Parcel Residential Subdivision:
 - (1) Animal Health Care Service
 - (2) Cemetery
 - (3) Government Services
 - (4) Home Based Business Level 3
 - (5) Indoor Participant Recreation Services
 - (6) Medical Treatment Services
 - (7) Natural Sciences Exhibit
 - (8) Outdoor Participant Recreation Services
 - (9) Recreational Vehicle Storage
 - (10) Utility Services – Major Infrastructure
- ii) That Natural Resource Extraction/Processing shall not be located within a Multi-Parcel Residential Subdivision;
- iii) That Manufactured Home, Single Wide shall not be allowed within a Multi-Parcel Subdivision with the exception of the following:
 - (1) Annedale Acres NE 18-53-2-W5M
 - (2) Bowen Lake Estates NW 3-53-2-W5M
 - (3) Brookside Estates N ½ and SE 26-53-4-W5M
 - (4) Cherlyn Heights S ½ of SE 32-53-1-W5M
 - (5) Highland Acres II NE 17-53-3-W5M
 - (6) Lake Isle Estates Pt. N ½ 25-53-6-W5M
 - (7) Meso West II N ½ 24-53-3-W5M
 - (8) Meso West III N ½ 24-53-3-W5M
 - (9) Silver Sands Estates NE 20-53-1-W5M

- (10) Summerview Heights SE 25-53-6-W5M
- (11) West 80 Estates S ½ and NW 17-53-2-W5M
- (12) Westland Park I SE 22-53-3-W5M
- (13) Plan 792 0114 NE 10-53-1-W5M

- iv) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system; and
- v) That a Wind Energy Converter System - Minor, as a Discretionary Use, is limited to no more than two systems.

Bylaw No. 2019-01

d) PERMITTED USES	e) DISCRETIONARY USES
Bed and Breakfast Home Dwellings, Single Detached Home Day Care Park Show Home Accessory Uses for the uses listed in 5.3.2 b)	Animal Health Care Services Apiary Boarding House Cannabis Cultivation, Minor Cemetery Community Recreation Services Cottage Industry Day Care Services Dwelling Duplex <i>only on Pt. NW 35-53-27 W4</i> Educational Services Government Services Group Care Facility Group Home, Limited Group Home, Major Home Based Business Level 2 Home Based Business Level 3 Horticultural Use Indoor Participant Recreation Services Kennel Manufactured Home Single Wide Medical Treatment Services Natural Resource Extraction/Processing Natural Science Exhibit Out-Building Outdoor Participant Recreation Services Professional, Business, Financial and Office Support Services <i>only on Block 14, Plan 4134RS Riverview Acres</i>

d) PERMITTED USES	e) DISCRETIONARY USES
	Religious Assembly Riding Arena Recreational Vehicle Storage Secondary Suite Small Animal Breeding and/or Boarding Services Tourist Campground, Destination Tourist Campground, Enroute Wind Energy Converter Systems – Major Wind Energy Converter System – Minor Accessory Uses for the uses listed in 5.3.2 c)

3. Subdivision

- a) Parcel Area Requirement (for purposes of new Parcel creation only)
 - i) Extensive agriculture and extensive livestock shall have a minimum Parcel area of 16.0 ha, more or less. The minimum Parcel Frontage shall be 400.0 m , more or less.
 - ii) Manufactured Home, Single Wide and Dwelling, Single Detached shall have a minimum Parcel area of 0.8 ha of contiguous developable land and a maximum Parcel area of 4.0 ha for a single Parcel or Multi-Parcel Residential Subdivision, unless greater area is required to include shelterbelts, buildings or other improvements related to the residential component of a farmstead. Minimum Parcel width at the Parcel front shall be 30.0 m excepting that it may be 20.0 m fronting onto an internal cul-de-sac.
 - iii) The maximum width:depth ratio for a residential Parcel shall be 1:4.
 - iv) For all other Permitted and Discretionary Uses, the minimum and maximum Parcel area requirements shall be determined by the Subdivision Authority.
- b) Parcel Density Requirement (for purposes of new Parcel creation only)
 - i) Extensive Agriculture and Extensive Livestock shall have a maximum of two (2) 32.0 ha Parcels or a maximum of four (4) 16.0 ha Parcels, more or less, from a quarter section.
 - ii) Manufactured Home and Dwelling, Single Detached for single Parcel residential subdivision shall have a maximum of three (3) single residential Parcels from an un-subdivided quarter section or a maximum of one (1) single residential Parcel from an existing 32.0 ha Parcel, more or less but not less than 28.0 ha unless significant physical features dictate otherwise at the discretion of the Subdivision Authority.
 - iii) For all other Permitted and Discretionary Uses, including Multi-Parcel Residential Subdivision, the Parcel density requirement shall be determined by the Subdivision Authority.

4. Development

- a) Setbacks for Dwellings, Single Detached

- i) A minimum Setback of 7.5 m shall be provided from the Property Line of an adjacent internal subdivision road.
 - ii) A minimum Setback of 23.0 m shall be provided from the Property Line of an adjacent municipal road right-of-way.
 - iii) A minimum Setback of 45.7 m shall be provided from the Property Line of an adjacent Arterial Road right-of-way.
 - iv) A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.
 - v) A minimum Setback of 6.0 m shall be provided from the side edge of the Parcel, not adjacent to any roadway.
 - vi) A minimum Setback of 6.0 m shall be provided from the rear edge of the Parcel, not adjacent to any roadway.
- b) Setbacks for Accessory Buildings
- i) A minimum Setback of 7.5 m shall be provided from the Property Line of an adjacent internal subdivision road.
 - ii) A minimum Setback of 13.0 m shall be provided from the Property Line of an adjacent municipal road right-of-way.
 - iii) A minimum Setback of 45.0 m shall be provided from the Property Line of an adjacent Arterial Road right-of-way.
 - iv) A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.
 - v) A minimum Setback of 3.0 m shall be provided from the side edge of the Parcel, not adjacent to any roadway.
 - vi) A minimum Setback of 3.0 m shall be provided from the rear edge of the Parcel, not adjacent to any roadway.
- c) Proposed Development on substandard Parcels which do not meet the provisions of this Bylaw shall be considered by the Development Authority and Development Permits may be issued, having regard for the limitations of the Parcel.
- d) For Discretionary Uses, the minimum building Setback requirement shall be determined by the Development Authority.

5. Other Development Regulations

- a) Accessory Buildings may be Permitted or Discretionary consistent with Subsection 11.1.
- b) Pursuant to the MDP, a biophysical assessment shall be required for a site proposed for a multi-Parcel subdivision or a major development if all or part of the site is located within areas defined as environmentally significant in the Environmental Conservation Plan, and may be required within 0.8 km of areas defined as environmentally significant in the Environmental Conservation Plan, or if the site contains natural features such as sloughs or extensive tree cover.
 - i) The biophysical assessment shall identify and evaluate the environmental significance and sensitivity of existing vegetation, wetlands, other water features, wildlife habitat and unique physical features, and shall recommend appropriate measures for protecting significant features.

- c) Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within PART 3 - DEVELOPMENT REGULATIONS.

6. Regulations for an Out-Building

- a) Applications for an Out-Building shall be considered at the discretion of the Development Authority based on the merits of the application and the context of the area. Consideration shall include, but not be limited to the size, scale, intensity, and intended use of the development; proximity to buildings on adjacent lands; established character within the area; Parcel size; and reasonable compatibility.
- b) An Out-Building shall:
- c) Have a maximum floor area of 53.5 m²
 - i) Be finished with durable exterior building material such as siding, stucco, brick, brick veneer;
 - ii) Be located within the rear 30% of the Parcel if located on a Multi-Parcel Subdivision; and
 - iii) Be screened to the satisfaction of the Development Authority.

SECTION 14 PARKING AND LOADING

14.1 General Parking and Loading Regulations

1. Where required, vehicular entrances and exits onto municipal roads shall only be permitted at locations approved by the Development Authority. A permit shall be obtained from Alberta Transportation for access onto Highways.
2. Parking stalls and loading spaces shall be so constructed that
 - a) every access to an off-street parking space or loading area shall be hard-surfaced if the access is from a street or public lane that is hard-surfaced;
 - b) adequate access to, and exit from, each stall is provided at all times by means of maneuvering aisles designed to the satisfaction of the Development Authority; and
 - c) curb cuts will be provided and located as necessary to the satisfaction of the Development Authority.
3. Grades and drainage shall dispose of surface water. In no case shall grades be established that would permit surface drainage to cross any sidewalk or site boundary without the approval of the Development Authority.
4. Where a building is enlarged or altered, or a change in the use occurs in such a manner as to cause a more intensive use of that building, provisions shall be made for the additional parking spaces pursuant to Subsection 14.3. The calculations shall be based on the number of additional parking spaces required as a result of the enlargement alteration or change in the use of the building, in addition to parking spaces that may have been removed due to the enlargement or alteration.
5. Off-street parking areas shall be separated from public road right-of-ways by a minimum 1.0 m, to provide space for landscaping in accordance with Section 13 of this Bylaw.
6. Parking spaces and areas shall be clearly marked to the satisfaction of the Development Authority.
7. Where a proposed development will, from time to time, require pick-up or delivery of commodities, adequate space for loading and unloading shall be provided and maintained on the site to the satisfaction of the Development Authority.
8. On Parcels less than 0.8 ha, the parking of a second school bus may be considered on a discretionary basis as an accessory use only.
9. On Parcels 0.8 ha or more, the parking of more than two school buses may be considered on a discretionary basis as an accessory use only.

14.2 Parking Space Dimension Requirements

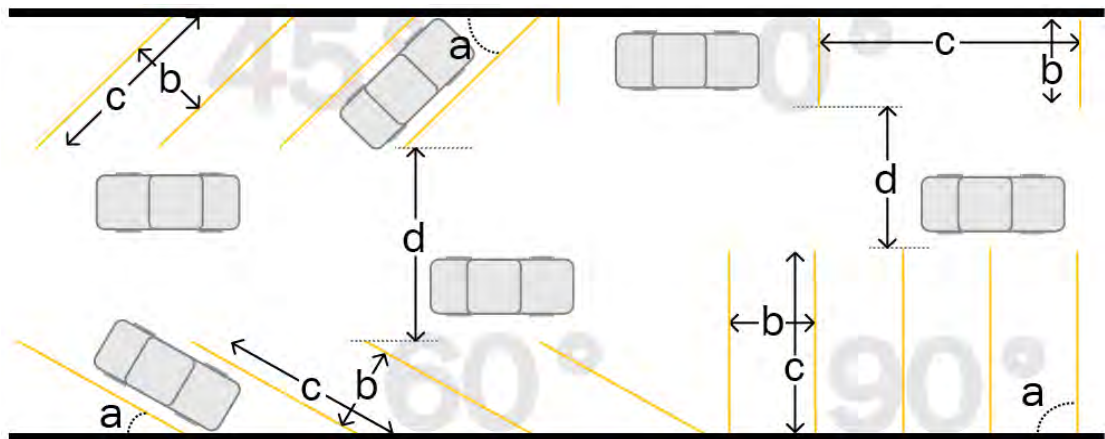
1. Size of parking spaces and aisles shall be provided as required by the Development Authority with consideration to the following standards:
 - a) Except as provided in (b) below, each required off-street parking space shall be a minimum of 2.6 m in width and a minimum of 5.5 m in length, exclusive of access driveways or aisles, ramps, columns, or office work areas. Such spaces shall have a vertical clearance of at least 2.0 m. For parallel parking, the length of the parking spaces shall be increased to 7.0 m, except that an end space with an open end shall be a minimum of 5.5 m.

- b) For parking spaces other than parallel parking spaces, up to 15% of the required parking spaces may be of a length shorter than that required under a) above, to a minimum of 4.6 m.
- c) Aisles shall be a minimum of 7.0 m wide for 90 degree parking; 5.5 m wide for 60 degree parking; and 3.5 m wide for 45 degree and parallel parking.
- d) The Development Authority may increase any of the requirements within this section if, in his/her discretion, the proposed Development warrants larger parking spaces and/or drive-aisles. In exercising discretion, the Development Authority shall consider the nature of the development in relation to typical vehicle traffic associated with the use. This may include provisions for larger trucks including pick-up trucks and tractor trailer units.

Table 14.2-1: Parking Stall Design Standards

Parking Angle (Degrees) (a)	Minimum Stall Width (b)	Minimum Stall Length (c)	Minimum Aisle Width (d)
0° (Parallel)	2.6 m	7.0 m (or 5.5 m for open end spaces)	3.7 m
45°	2.6 m	5.5 m (or 4.6 m for a maximum of 15% of total stalls provided)	3.7 m
60°	2.6 m	5.5 m (or 4.6 m for a maximum of 15% of total stalls provided)	5.5 m
90°	2.6 m	5.5 m (or 4.6 m for a maximum of 15% of total stalls provided)	7.0 m

Figure 14.2-1: Illustration of Parking Design Standards



14.3 Number of Vehicle Parking Stalls Required

1. Off-street parking spaces shall be provided as required by the Development Authority with consideration given to the following standards:

Table 14.3-1: Parking Requirements for Residential Land Uses

Land Use	Minimum Parking Requirement
Dwelling, Single Detached	2 parking space per Dwelling Unit
Dwelling, Row Housing	For a parking and loading requiring 40 or more parking spaces, a minimum landscaped area of 1.0 m ² per on-site parking space shall be provided for visual relief from the expanse of hard surfacing.
Dwelling, Duplex	1 parking space per bed-sitting Dwelling Unit 1 parking space per 1 bedroom Dwelling Unit 2 parking spaces per 2+ bedroom Dwelling Unit 1 guest parking space per 7 Dwelling Units
Manufactured Home, Single Wide	2 parking spaces per Dwelling Unit
Manufactured Home Park	2 parking space per Dwelling Unit

- Guest parking for apartments and row housing shall be available at an entrance of the site and shall be clearly identified as guest parking.
- Guest parking for manufactured home parks shall be conveniently located on the site.
- Parking for housing for seniors citizens, regardless of housing type shall be provided at a minimum of one (1) stall per four (4) sleeping units.

Table 14.3-2: Parking Requirements for Commercial Land Uses

Land Use	Minimum Parking Requirement
Accommodation and Convention Services	1 parking space per sleeping unit; plus 1 parking space per three employees on maximum shift
Amusement and Entertainment Services	1 parking space per 10.0 m ²
Commercial School (Educational Services)	2.2 parking spaces per 100.0 m ²
Day Care Services	1 parking space per 2 employees
Drive Through Business	8 parking spaces, except where more are required under other requirements of this section
Eating and Drinking Establishments	1 parking space per 4 seats
Horticultural Use	2.2 parking spaces per 100.0 m ²
Professional, Business, Financial, and Office Support Services	3.4 parking spaces per 100.0 m ² of gross floor area <i>or</i> 3 parking spaces for each full or part-time professional, whichever is greater
Any development within a Commercial Use Class not listed separately in this table, with a floor area of:	Less than 1,000.0 m ² 1 parking space per 30.0 m ² of gross floor area <i>or</i> 1,000.0 m ² to 4,000.0 m ² 1 parking space per 20.0 m ² of gross floor area <i>or</i> Greater than 4,000.0 m ² 1 parking space per 17.0 m ² of gross floor area

Land Use	Minimum Parking Requirement
Shopping Centre	1 stall per 30 m ² of gross floor area; <i>or</i> The Development Authority may, at its discretion, determine the parking requirements based on a parking and transportation study prepared by a qualified transportation engineer.
Multi-Tenant Building	1 stall per 45 m ² of gross floor area; or The Development Authority may, at its discretion, determine the parking requirements based on a parking and transportation study prepared by a qualified transportation engineer.

Table 14.3-3: Parking Requirements for Industrial Land Uses

Land Use	Minimum Parking Requirement
General Industrial Manufacturing / Processing	1 parking space per 100.0 m ² of gross floor area <i>or</i> 3 parking spaces per tenant or establishment, whichever is greater
Industrial Storage and Warehousing	1 parking space per 100.0 m ² up to 2,000.0 m ² ; plus 1 parking space per each additional 500.0 m ²
Multi-Tenant Buildings	1 stall per 45 m ² of gross floor area; <i>or</i> The Development Authority may, at its discretion, determine the parking requirements based on a parking and transportation study prepared by a qualified transportation engineer.

Table 14.3-4: Parking Requirements for Community, Educational, Recreational and Cultural Services Land Uses

Land Use	Minimum Parking Requirement
Community Recreation Services	10 parking spaces per 100.0 m ² of gross floor area, which shall not be reduced by including parking required or provided on an adjacent site; plus 2.2 parking spaces for each additional 10.0 m ² where there is a multiple purpose area, room or space within the community recreation facility, which exceeds 100.0 m ² in gross floor area, provided that such multiple purpose areas shall not include dressing rooms, change rooms, washrooms, storage areas, cooking or kitchen areas which are normally incidental to the primary function of community recreation; plus where a Community Recreation Services parking area immediately abuts a parking area for a school, a maximum of 50% of the additional parking spaces required may be provided by including the parking on the abutting school site

Land Use	Minimum Parking Requirement
Educational Services	For Elementary and Junior High Schools: 1 parking space for each employee; plus 15% of the above for guest parking <i>or</i> 1 parking space per 10 seating spaces in the gymnasium, based on non-fixed seats, whichever is the greater For Senior High Schools, with an auditorium, gymnasium or swimming pool: 1 parking space for each employee; plus 15% of the above for guest parking; plus 1 parking space for every 25 students <i>or</i> 1 parking space per 10 seating spaces in the gymnasium, based on non-fixed seats, whichever is the greater For Senior High Schools, without an auditorium, gymnasium or swimming pool: 1 parking space for each employee; plus 1 parking space for every 20 students
Funeral Home	1 parking space per 5 seats of public seating, plus 1 space per Funeral Home vehicle
Medical Treatment Services	1.1 parking spaces per 100.0 m² of gross floor area <i>or</i> 1 parking space per four (4) beds; plus 1 parking space for every 2 employees on maximum shift, whichever is greater
Indoor Participant Recreation Services, Natural Science Exhibits, Outdoor Participant Recreation Services, Cultural Facilities, Spectator Sports Establishments	1 parking space per 3.5 seats <i>or</i> 3.1 parking spaces per 10.0 m² of gross floor area used by the patrons, whichever is greater
Religious Assembly	1 parking space per 10 seats

5. For cemetery and funeral home, an arrangement of the required parking spaces, suitable to the Development Authority without the normally required provision of maneuvering aisles may be allowed.
6. Where a development on a Parcel contains more than one use of a building or development, the required number of parking spaces shall be the sum of the requirements for each of the uses.
7. In the case of a use not specified in Table 14.3-1 through Table 14.3-4, the number of parking spaces provided shall be the same as for a similar use as determined by the Development Authority.
8. Where there are a fractional number of stalls required by this Bylaw, the next highest number of parking spaces shall be provided.
9. Notwithstanding this section, where a parking study is required, the Development Authority may determine the number of parking stalls required for a development.

14.4 Off-Street Loading Requirements

1. A loading space shall be designed and located so that all vehicles using that space can be parked and maneuvered entirely within the bounds of the site without backing to or from adjacent streets.

2. The Development Authority, having regard to the types of vehicles that are likely to use the loading space, may change minimum loading space dimensions.
3. Loading space requirements for uses other than those set out in this Section shall be determined by the Development Authority, having regard to similar uses for which specific loading facility requirements are set.

14.5 Vehicular-Oriented Uses

1. Vehicle-oriented uses shall include drive-in food services, gas bars, services stations, drive-through vehicular services and other developments providing drive-in services in which patrons generally remain inside their vehicles.
2. Vehicle-oriented uses shall be located only where the Development Authority is satisfied that the development will not adversely affect the functioning of surrounding public roadways.
3. Queuing space shall be provided as follows:
 - a) for drive-in food services, and other development having a service window, a minimum of six (6) inbound queuing spaces shall be provided for vehicles approaching the service window; and
 - b) queuing lanes shall provide sufficient space for turning and maneuvering, and be maintained by the registered owner or lessee.

14.6 Parking Spaces and Loading Zones for Vehicles Used by Physically Disabled Persons

1. Parking spaces for physically disabled persons shall be located as close as possible to ramps, walkways, and building entrances.
2. Parking shall be arranged in such a way that users of wheelchairs are not required passing behind parked cars.
3. For conditions requiring more than two (2) parking spaces for vehicles used by physically disabled persons, no more than two (2) stalls shall be placed adjacent to each other. If there are several accessible building entrances, a stall shall be located near each entrance.
4. Required number and design of parking spaces and loading zones for vehicles used by physically disabled persons for any use shall be included as part of and not in addition to, the applicable minimum parking requirement and shall conform to the requirements of the Alberta Building Code.

CONTIGUOUS means the development of areas immediately adjacent to one another without intervening vacant land or undevelopable lands.

CORNER means the intersection of any two Property Lines of a Parcel.

CORNER PARCEL see **PARCEL, CORNER**.

COTTAGES means a development of a Parcel consisting of a group of recreational cottages, cabins and yurts providing self-contained living quarters for the purpose of temporary accommodation, but does not include summer homes. The maximum square footage for a cottage, cabin or yurts shall not exceed 70.0 m².

COUNCIL means the Council for Parkland County.

COUNTY means Parkland County.

COUNTY ROADS means Parkland's County officially recognized road network.

COVERAGE – when applied to lot/site/parcel Coverage, it means the portion of the land area covered by all Buildings except for steps, eaves, chattels, driveways, drive aisles, and at grade parking areas that are not part of a Garage, Carport, or other parking structure.

CURB CUT means the lowering of a curb, sidewalk or boulevard to provide vehicular access to a Parcel.



DEEMED APPROVED DEVELOPMENT means those developments specified in Subsection 16.2 for which a development permit is not required under this Bylaw.

DESIGNATED OFFICER means a Development Officer, Bylaw Enforcement Officer or any other official appointed by the Council or the Chief Administrative Officer to enforce the provisions of this Bylaw, pursuant to the provisions under Section 210 of the *Act*.

DEVELOPABLE LAND means that area of land that is the subject of a proposed subdivision less the total of land required to be provided for roads and public utilities under and land required to be provided as reserve land, pursuant to the provisions under Section 688(1) of the *Act*.

DEVELOPER means an owner, Agent or any person, firm or company required to obtain or having obtained a development permit.

DEVELOPMENT means:

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

- d. a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

DEVELOPMENT AUTHORITY means a Development Authority established pursuant to Section 2.1 of this Bylaw.

DEVELOPMENT PERMIT means a document that is issued pursuant to this Bylaw authorizing a development.

DISCONTINUED means the time at which, in the opinion of the Development Authority, substantial construction activity or a non-conforming use or conforming use has ceased.

DOUBLE FRONTING LOT means a corner lot which abuts two public roadways, excluding lane, but also includes a site which abuts two public roadways which are parallel or nearly parallel where abutting the site.

DWELLING OR DWELLING UNIT means a building or a portion of a building containing one or more habitable rooms that constitute a self-contained living accommodation unit having sleeping, cooking and toilet facilities and intended as a permanent residence.

DWELLING UNIT, ADDITIONAL means a second dwelling on Parcels 28.3 ha, or greater, where a principal building is located.



EASEMENT means a right to use land, generally for access to other property or as a right-of-way for a public utility.

EAVES means the projecting overhang at the lower edge of a roof.

EXCAVATION means the removal of earthen materials for the purpose of leveling lands or the digging of a hole or cavity for the purpose of a dugout or pond not exempt in Section 16.2.



FARMSTEAD means the habitable residence and other improvements used in connection with the raising or production of crops, livestock or poultry, and situated on the same land used in connection with the above farming operations.

FENCE means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or to provide sound abatement.

FILLING means the import and placement of natural uncontaminated earth or aggregate materials (e.g. clay, silt, sand, gravel) on a Parcel for the purposes of altering/modifying Drainage Grades or building up a site for a proposed building or development, but does not include the import and placement of dry-waste or land fill waste materials.

arrangements with the public authority owning the park. Typical uses include tot lots, band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds and water features.

Bylaw No. 2019-22

PERSONAL AND HEALTH CARE SERVICES means development used for the provision of physical and mental health services on an out-patient basis, of a preventative, diagnostic treatment, therapeutic, rehabilitator or counseling nature. It may also mean development related to the care and appearance of the body.

Bylaw No. 2019-22

PROFESSIONAL, BUSINESS, FINANCIAL AND OFFICE SUPPORT SERVICES means development primarily used for the provision of services to businesses, professional, management, administrative, consulting and financial services.



RECREATIONAL UNIT, PARK MODEL means a recreational unit that is designed for seasonal use, generally in just one location, and built to the CSA Z-241 Standard. It is built on a single chassis mounted on wheels, which may be removed. It is designed to facilitate occasional relocation, with living quarters for seasonal use, and must be connected to those utilities necessary for the operation of fixtures and appliances.

RECREATIONAL VEHICLE STORAGE means development of a yard for the outdoor storage of more than five Recreational Vehicles or Recreational Equipment or combination thereof. This use does not include the sale, service, restoration, inspection and/or mechanical repair of the recreational units.

RECYCLING DEPOT - MAJOR means a development consisting of a principal building used for the enclosed/interior receiving, sorting, and storage of materials for recycling, prior to their removal for processing on a different Parcel. The materials may include dimensional lumber, drywall, asphalt shingles, asphalt and concrete, scrap metal, plastics, wire and cardboard, but must not include adhesives or sealants, aerosols, motor vehicles or motor vehicle parts, tires or petroleum and petroleum based products. This use class is not a landfill, waste disposal facility or recycling plant for any materials or components of these materials. This use class does not include composting.

RECYCLING DEPOT - MINOR means development used for the buying and temporary storage of bottles, cans, tetra-packs, newspapers and similar household goods for reuse, where all storage is contained within an enclosed building.

RELIGIOUS ASSEMBLY means development owned by a religious organization used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries.

RESIDENTIAL CARE FACILITY means housing within a single detached housing form that allows for congregate living for residents who require some need for support services to maintain their social and functional independence.

Exhibit E: Woodbend-Graminia Area Structure Plan (ASP) Excerpts

2.1 INTENT OF PLAN

The land use policies contained within this document are intended to guide elected representatives, municipal officials and public and private interests in such a manner as to achieve the optimal outcome under the most desirable conditions. In other words, this document is designed to strike a balance between the need of the municipality to regulate subdivision and development in the interest of the public and the desire of land developers to maximize the economic use of their land.

2.2 PLANNING PERIOD

Generally, this plan will be reviewed and updated every five years or more often if deemed necessary by the County.

2.3 CONFORMANCE WITH OTHER PLANNING DOCUMENTS

2.3.1 Regional Plan

Pursuant to the Planning Act, it is intended that this document will conform to the Edmonton Metropolitan Regional Plan.

2.3.2 General Municipal Plan

This document is deemed to conform to the County of Parkland General Municipal Plan.

2.3.3 Land Use Bylaw

The land uses contained in this plan refine those uses described within the County of Parkland's Land Use Bylaw.

2.4 INTERPRETATION

2.4.1 Phasing

Due to the randomly developed nature of the Woodbend-Graminia area and its high level of accessibility, the development of any land deemed to be suitable by this plan, will be allowed without the constraint of a predetermined sequence.

2.4.2 Flexibility

- (1) It is intended that the boundaries of land use designations, the location and configuration of roadways and all quantities and figures contained herein be considered as approximate only. Any minor adjustments or variances that may be necessary will not require an amendment to this plan.
- (2) Notwithstanding (a), additions to or deletions from the permitted and discretionary uses identified in this plan will require an amendment to the plan.

2.4.3 Continuance of an Existing Use

The County may allow the extension or expansion of any existing development prohibited herein provided that it continues to be used in the same manner and for the same purpose as it was used on the day this plan was adopted.

2.4.4 Verb Meanings

- (1) MAY, when used in this document, implies a permitted action and confers a power or privilege.
- (2) SHOULD or WILL, when used in this document, expresses a position taken or imposed which can be varied for valid planning reasons.
- (3) SHALL, when used in this document, denotes mandatory compliance.

2.4.5 Definitions

In this document:

Extensive Agricultural Pursuit means a system of tillage or animal husbandry through which one may gain a livelihood from large areas of land by the raising of crops or the rearing of livestock, either separately or in conjunction with one another, and includes residences and buildings ancillary to the operation.

Concentrated Horticultural Use means the raising of crops or produce for commercial purposes within a confined area, either indoors or outdoors, and includes residences and buildings ancillary to the operation. Without restricting the generality of the foregoing a concentrated horticultural use may include: market gardens, mushroom farms, nurseries and apiaries.

Intensive Livestock Operation means the rearing of livestock or poultry for commercial purposes within a confined area and includes residences and buildings ancillary to the operation. Without restricting the generality of the foregoing an intensive livestock operation may include: poultry farms, dairy operations, hog farms and confined livestock facilities.

Recreational Use means an active or passive recreational use that either localizes users and development within a defined area of land or scatters users and development over a dispersed area of land. Without restricting the generality of the foregoing a recreational use may include: parks, hiking trails, scenic look-out points, picnic areas, riding stables, golf courses and clubhouses, sportsfields, ball diamonds, and outdoor skating rinks.

Institutional Use means a building or lot used for public services or community facilities by the municipality, a school authority, a board or agency of the provincial or federal government or by a recognized religious organization. Without restricting the generality of the foregoing an institutional use may include: community halls, schools, post offices, churches, firehalls, bird sanctuaries, botanical gardens and public utilities.

Rural Commercial Use means a retail business activity providing a service or retail function to local residents. Without restricting the generality of the foregoing a rural commercial use may include: a convenience food store.

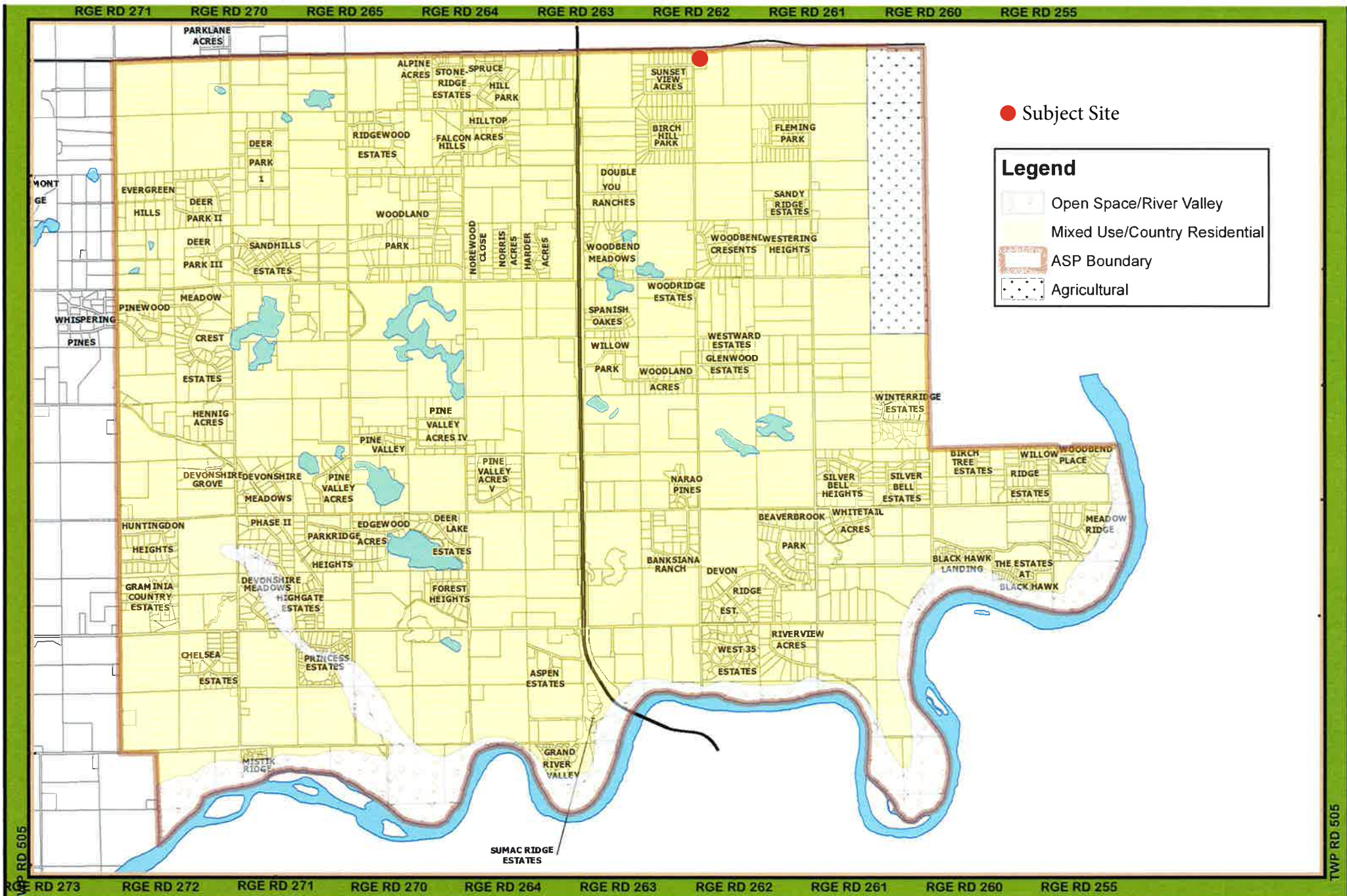
4.3 MIXED USE/COUNTRY RESIDENTIAL

This area is characterized by organic soils and rolling, sandy terrain. Much of the area is interspersed with sloughs, bogs and small lakes with large areas subject to a high water table. Generally, the area has poorer quality soils for agricultural production although pockets of Class 3 soil (Canada Land Inventory Soil Classification System) do exist. Graminia Creek intersects the southwest corner but is relatively narrow in width at this point. Generally, the area is suitable for multi-parcel country residential development.

4.3.1 Land Use Allocation

The predominant use of land within the MIXED USE/COUNTRY RESIDENTIAL area will be as follows:

PERMITTED USES	DISCRETIONARY USES
Multi-Parcel Country Residential Uses Extensive Agricultural Pursuits Recreational Uses	Intensive Livestock Operations Concentrated Horticultural Uses Institutional Uses Rural Commercial Uses Natural Resource Extractive Industries



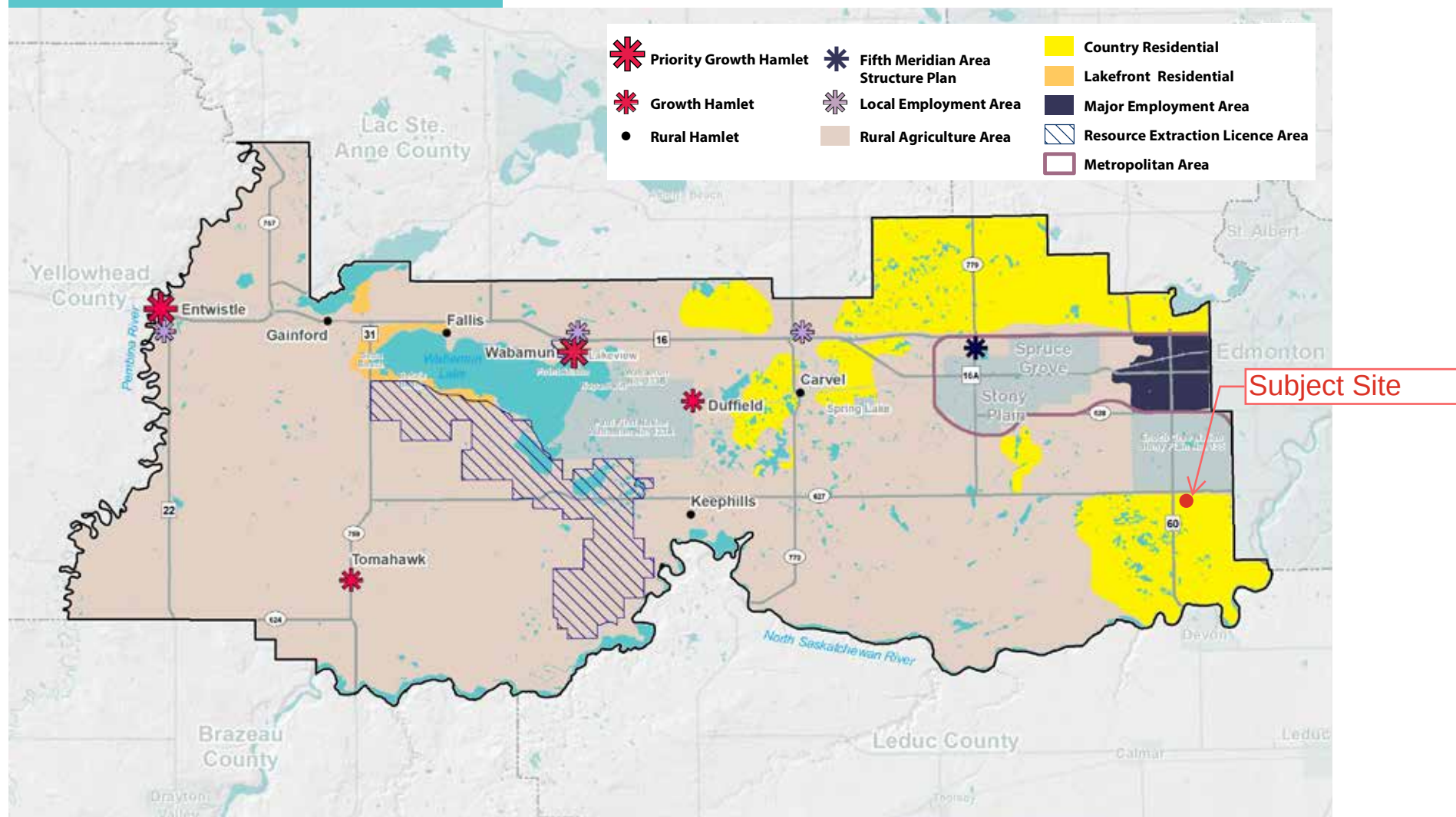
WOODBEND - GRAMINIA LAND USE CONCEPT



Exhibit F: Municipal Development Plan Bylaw 2017-14 Excerpts



FIGURE 7 | DEVELOPMENT CONCEPT



*NOTE: Interpretation of **Figure 7: Development Concept** shall be considered in conjunction with policy overlay areas as depicted in **Figure 9: Prime Agriculture Areas**, **Figure 11: Prime Recreation and Tourism Areas**, and **Figure 14: High Priority Landscapes**.



FIGURE 9 | PRIME AGRICULTURE AREAS

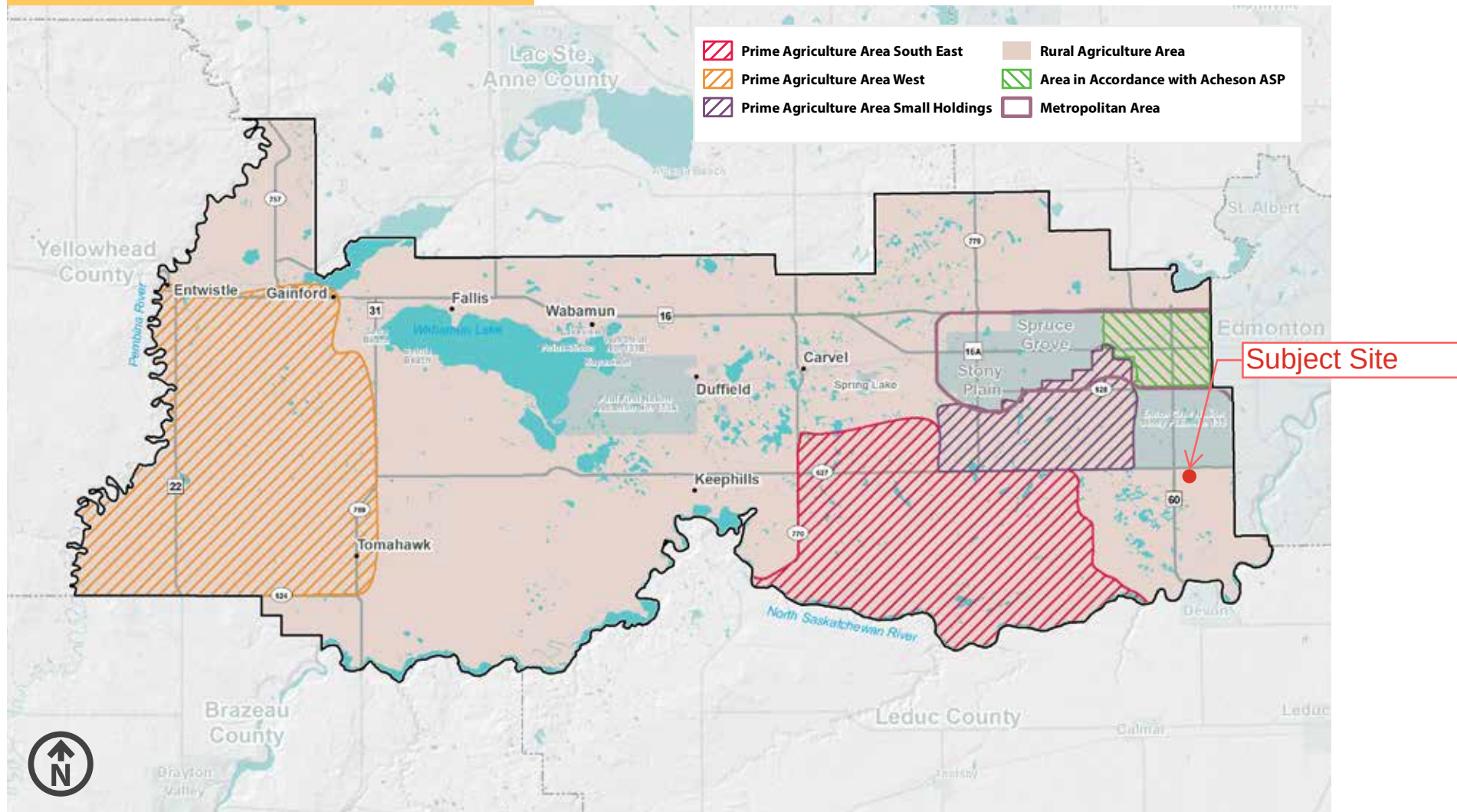




FIGURE 11 | PRIME RECREATION AND TOURISM AREAS

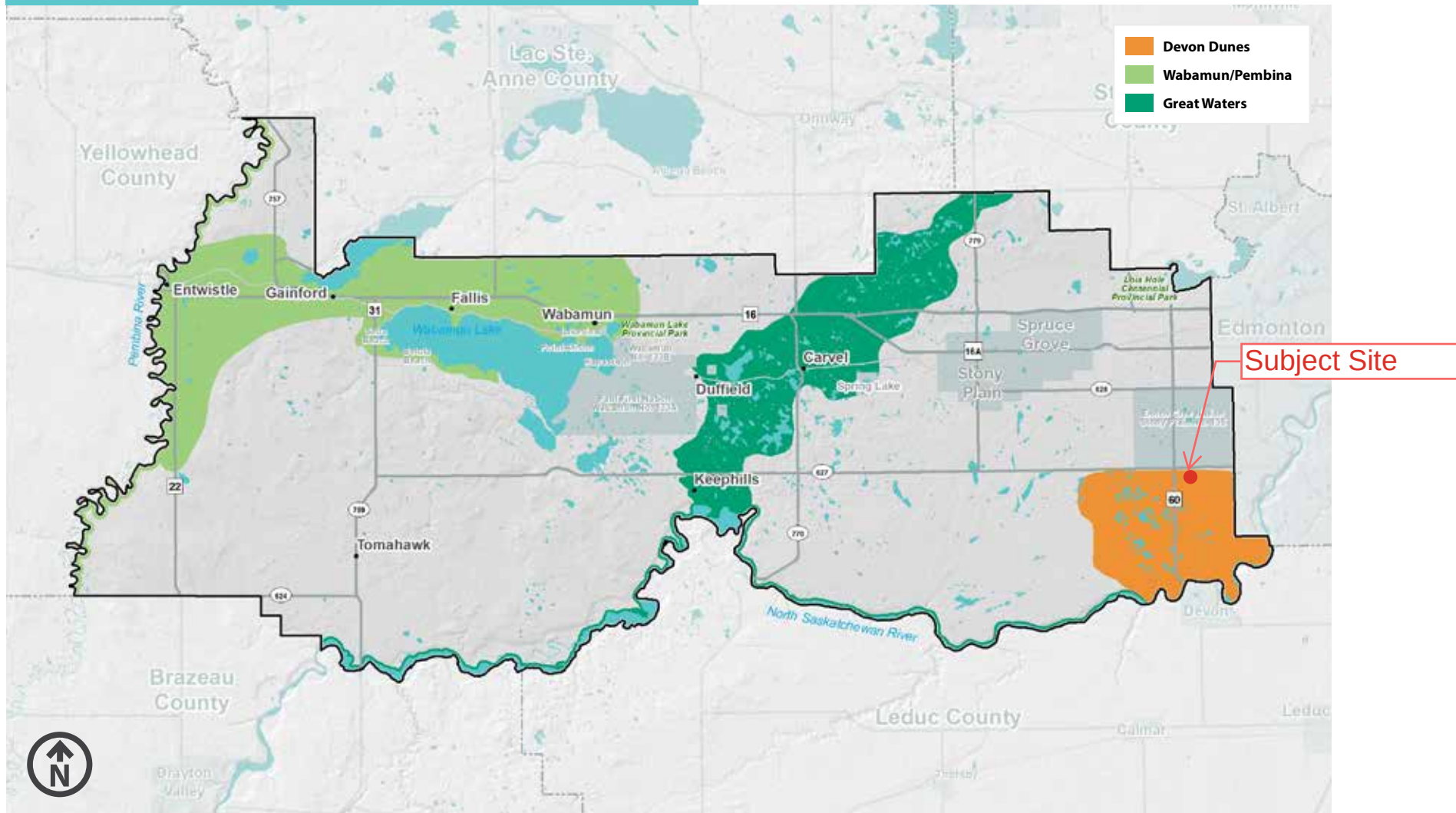




FIGURE 14 | HIGH PRIORITY LANDSCAPES

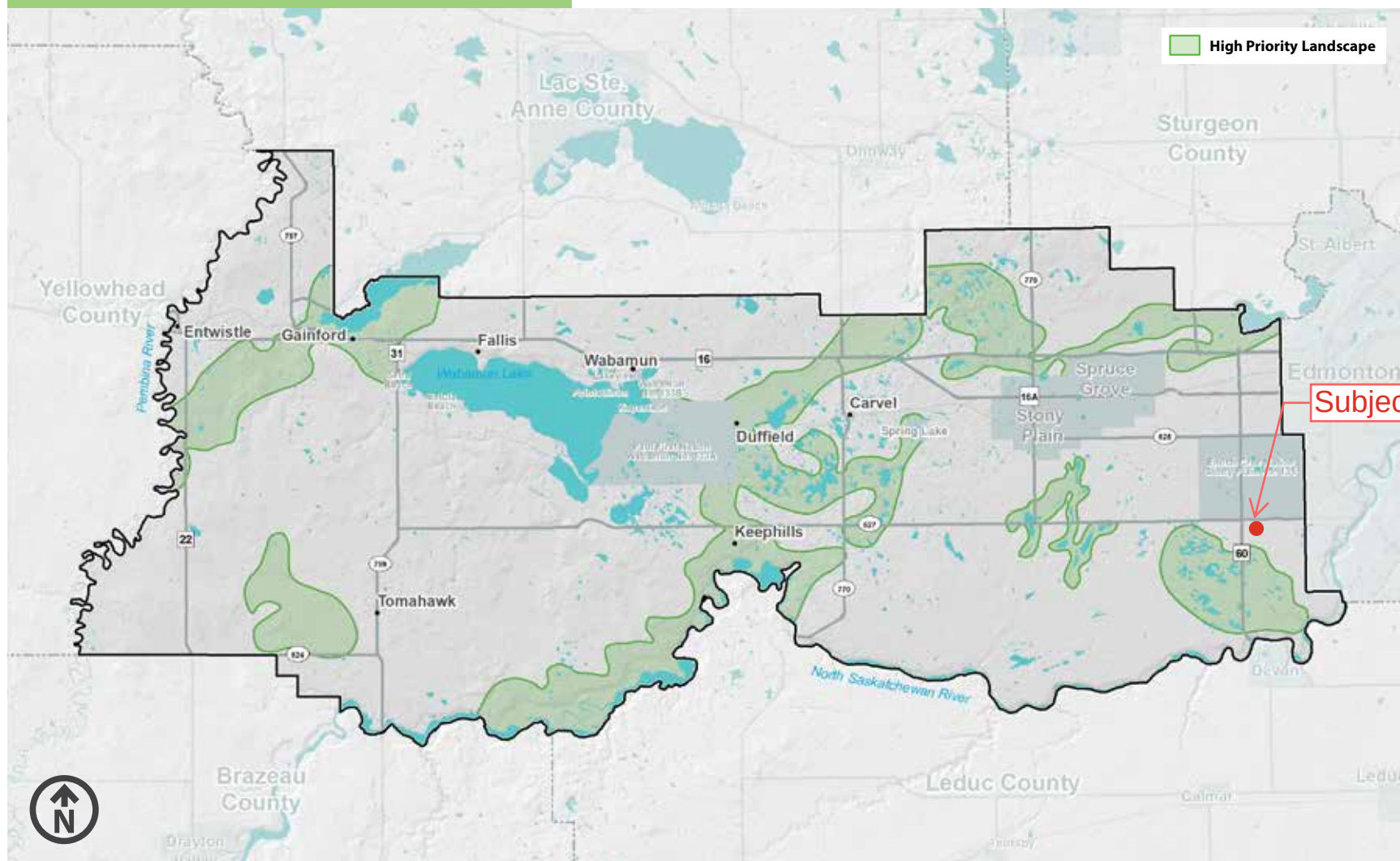


Exhibit G: Transportation Impact Assessment

TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION

LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County

Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)



LOCATION PLAN L-1



LOCATION PLAN L-2



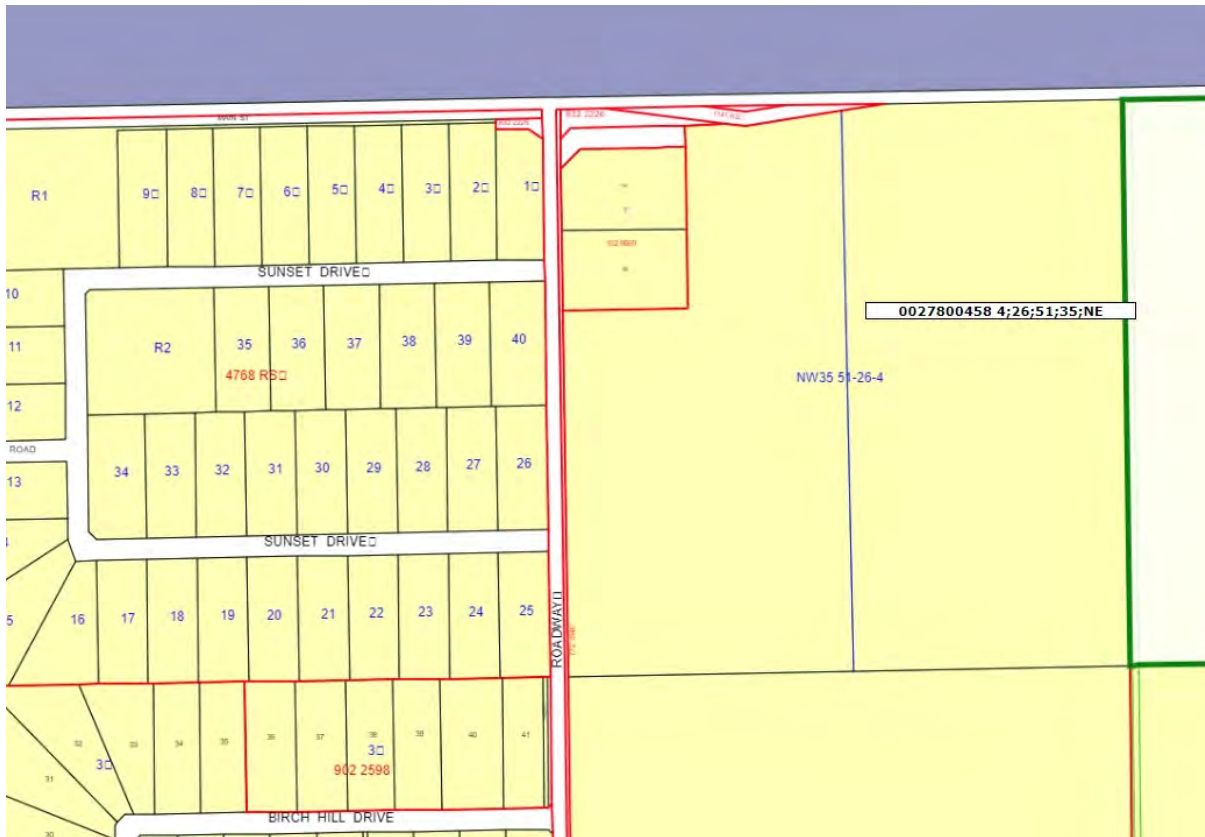
TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

LOCATION PLAN 3



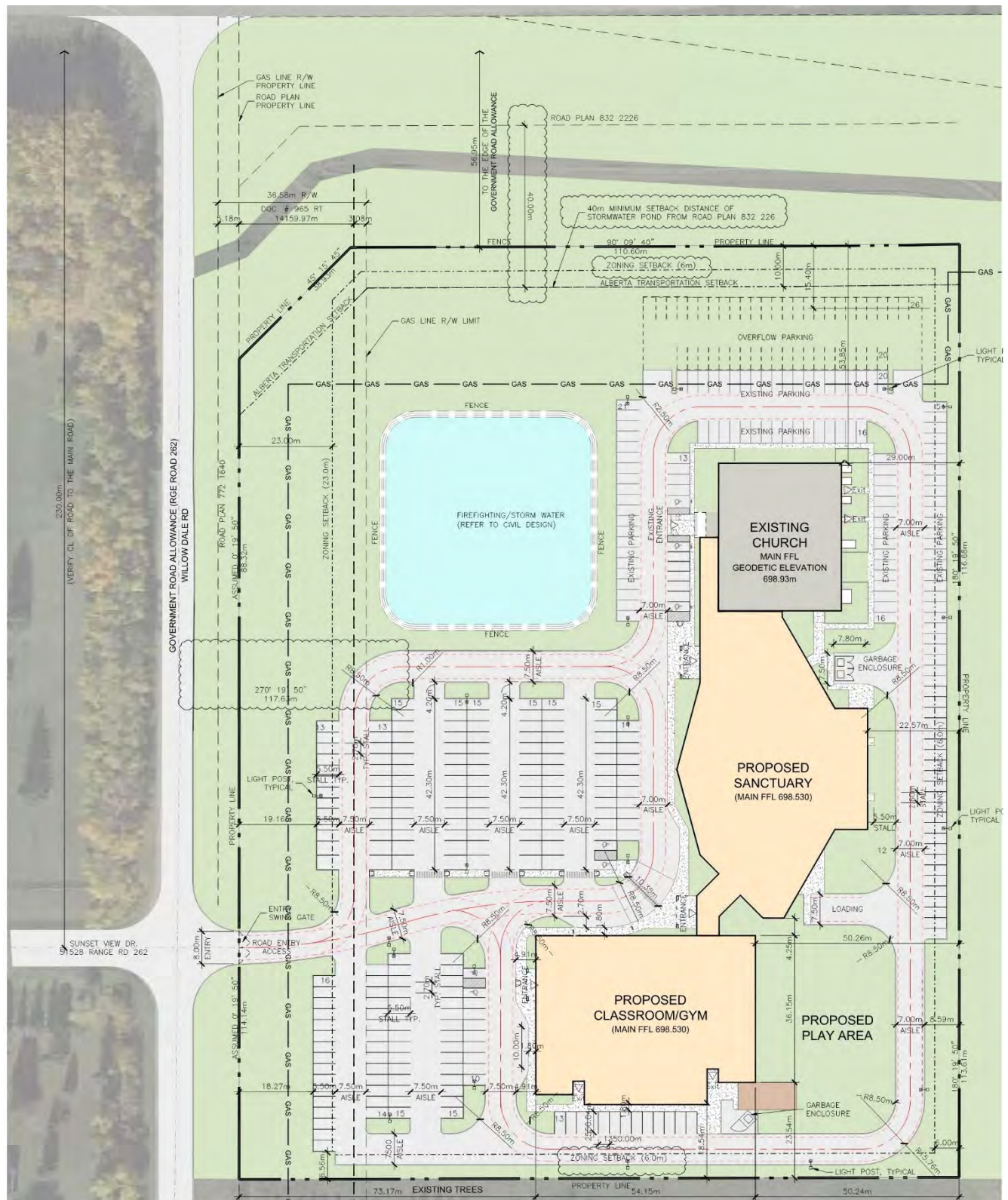
SPIN PLAN S-1



TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

DEVELOPMENT PLAN D-1



TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

DEVELOPMENT PLAN D-2

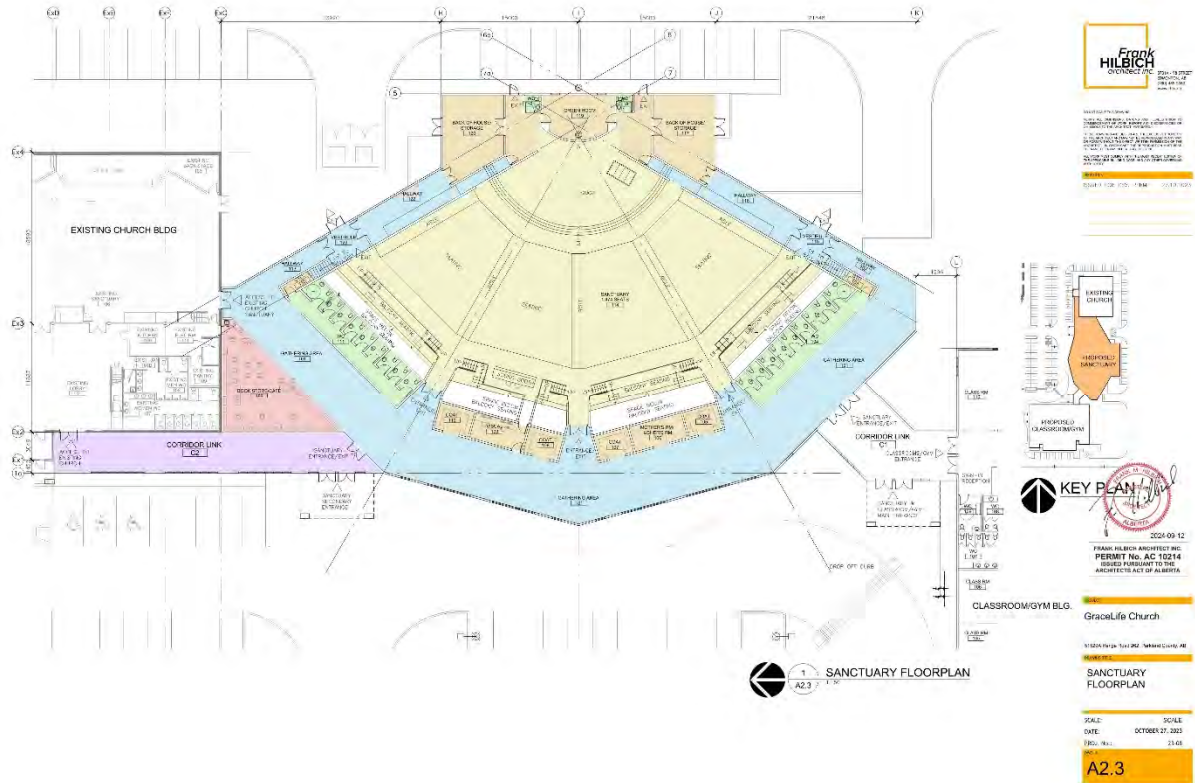


TABLE OF CONTENTS

LOCATION PLAN L-1	2
LOCATION PLAN L-2.....	2
LOCATION PLAN L-3.....	3
SPIN PLAN S-1	3
DEVELOPMENT PLAN D-1	4
DEVELOPMENT PLAN D-2.....	5
1. INTRODUCTION	8
2. PROPOSED DEVELOPMENT	9
2.1 Development Details	9
2.2 Traffic Generation	11
2.3 Trip Distribution & Development Traffic	12
3. EXISTING CONDITIONS.....	13
3.1 Physical Properties.....	13
3.2 Traffic Properties	15
3.3 Site Observations.....	21
3.4 Highway Traffic Projections – 627:04.....	24
3.5 Physical Properties – Willowdale Road (Range Road 262)	26
4. TRAFFIC ANALYSIS – Highway 627:04 & Rge. Rd. 262	27
4.1 Design Speed	27
4.2 Detailed Analysis	27
4.3 Intersectional Sight Distance.....	31
4.4 Illumination & Signalization Warrants.....	33
4.5 Capacity Analysis.....	37
5. LOCAL ROADWAY ASSESSMENTS.....	40
5.1 Assessment Scope.....	40
5.2 Posted Speed	40
5.3 Roadway Standards	40
5.4 Site Inspection.....	42
5.5 Background Traffic – Rge. Rd. 262.....	45
6. CONCLUSIONS & RECOMMENDATIONS.....	54

6.1	Conclusions & Recommendations	54
6.2	Closure	58

APPENDIX A -	ALBERTA HIGHWAYS TRAFFIC COUNT – HWY. 60 & GRAMINIA ROAD
APPENDIX B -	2023 – 2044 TURNING MOVEMENT DIAGRAMS – HIGHWAY 627:04 & RGE. RD. 262
APPENDIX C -	2023 – 2044 TURNING MOVEMENT DIAGRAMS –Rge. Rd. 262 & Sunset View Drive/GraceLife Church Access
APPENDIX D -	ILLUMINATION WARRANTS SYNCHRO ANALYSIS SHEETS



1. INTRODUCTION

This report is a Traffic Impact Assessment (TIA) report for an expansion of the GraceLife Church facilities within Lot 1A and Lot 1B, Block 1, Plan 1020669 within the NW quarter section of Section 35, Township 51, Range 26, West of 4th Meridian. See Location Plans before this report.

This report has been prepared to determine the impact of the proposed development on traffic using Willowdale Road (Rge. Rd. 262) and Highway 627:04, southwest of Edmonton. The scope of work in this case, is to assess the roadways for adequacy and any required intersection treatment as a result of the increased traffic volumes and turning movements attributed to the development. This document will address the following:

- Collect 2022 traffic volume data.
- Determine present traffic volumes for 2023.
- Determine projected traffic volumes to 2024, 2034 and 2044.
- Determine traffic volumes generated from the development.
- Determine combined traffic volumes for 2024, 2034 and 2044.
- Complete intersectional analysis of the intersections with Highway 627:04 (Garden Valley Road) at Willowdale Road (Range Road 262).
- Identifies geometric deficiencies based on current 3R/4R guidelines.
- Review sight distance requirements.
- Complete illumination and signalization warrant analysis, if required.
- Provides a preliminary engineering cost estimate for recommended improvements.

This report is based on information provided by owners of the land and developers of the site, site observations from Mr. Darcy Paulichuk, P. Eng., traffic volume data from Alberta Transportation, intersectional analysis procedures and standards documented in Alberta Infrastructure and Transportation's "Highway Geometric Design Guide", 1999, and Alberta Infrastructure and Transportation's "Traffic Impact Assessment Guideline", 2005.

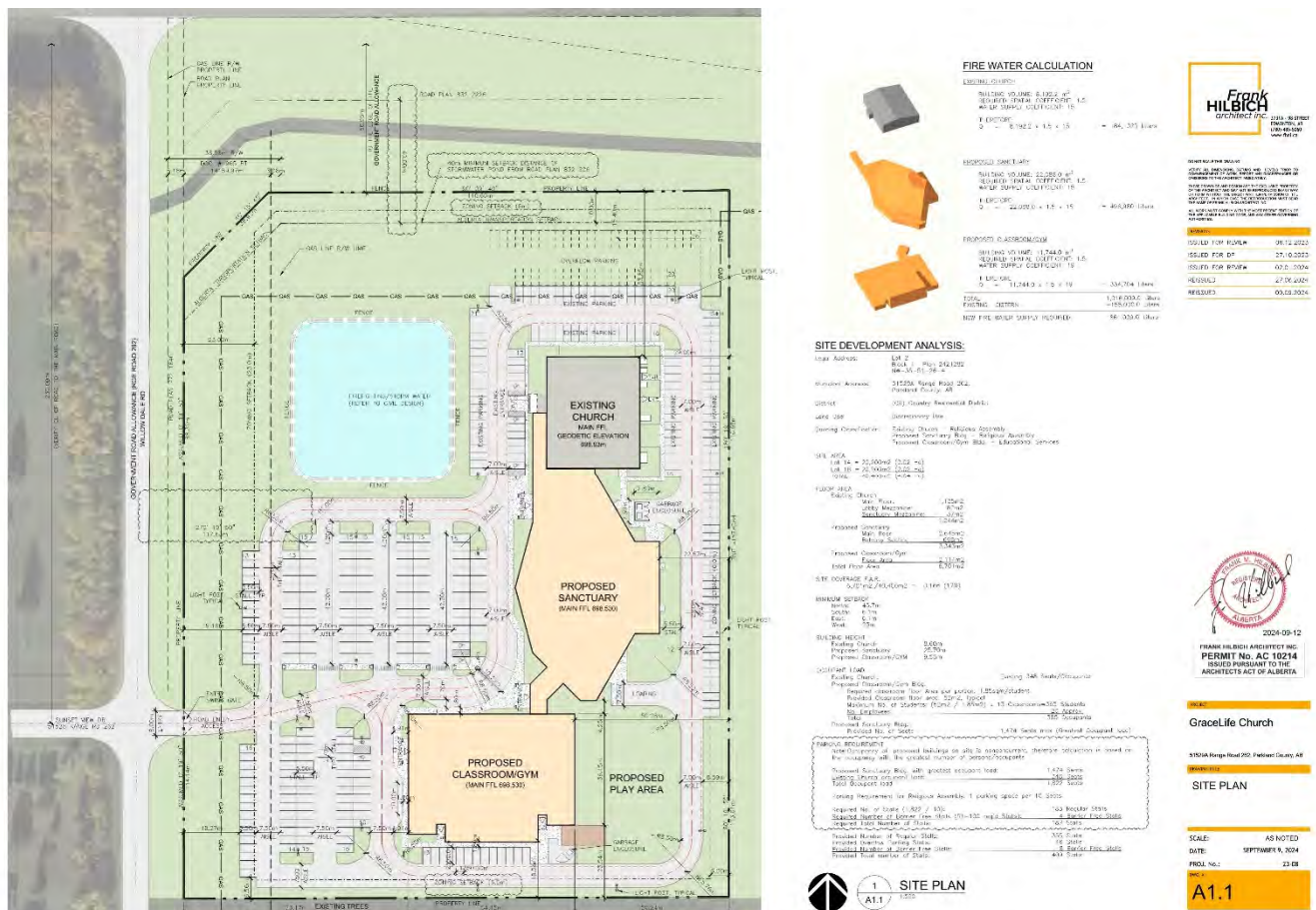
This report has been prepared for owners of the land and developers of the site for purposes of gaining approval from municipal and provincial governments for the development of this site.

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

2. PROPOSED DEVELOPMENT

2.1 Development Details

The proposed development comprises of an expansion to the existing GraceLife Church site with the addition of a Sanctuary building and a Classroom/Gym building located within Lot 1A and Lot 1B in Block 1 in Plan 1020669 (4.04 ha) within NW 35-51-26-W4M as shown below. The expansion includes significant expansion of the parking lot and the addition of a Stormwater Management Pond. Access to the site would be made utilizing a new access built directly across and aligned with Sunset View Drive on Willowdale Road (Range Road 262) and then to Highway 627:04 (Garden Valley Road).

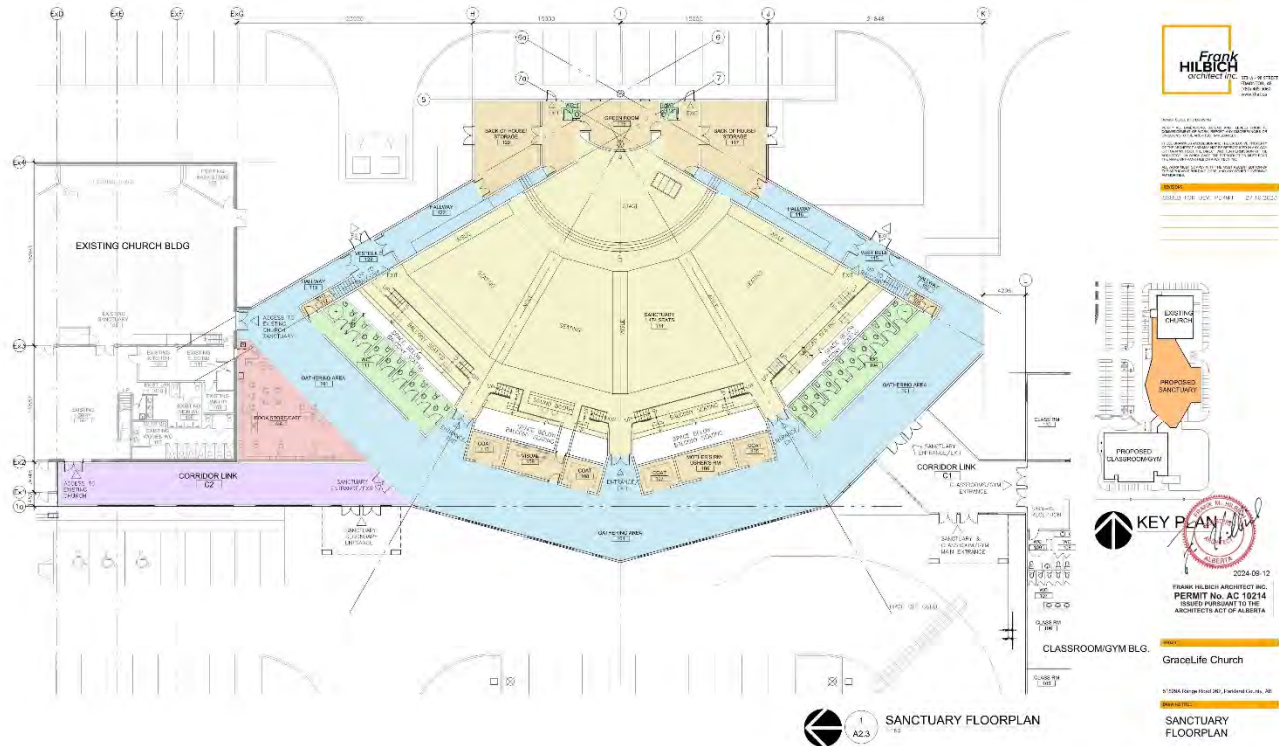


The existing access to the site to the north will be closed. The new access will be constructed directly across of Sunset View Acres (Sunset View Drive) to the west.

The details on the building spaces are shown below.

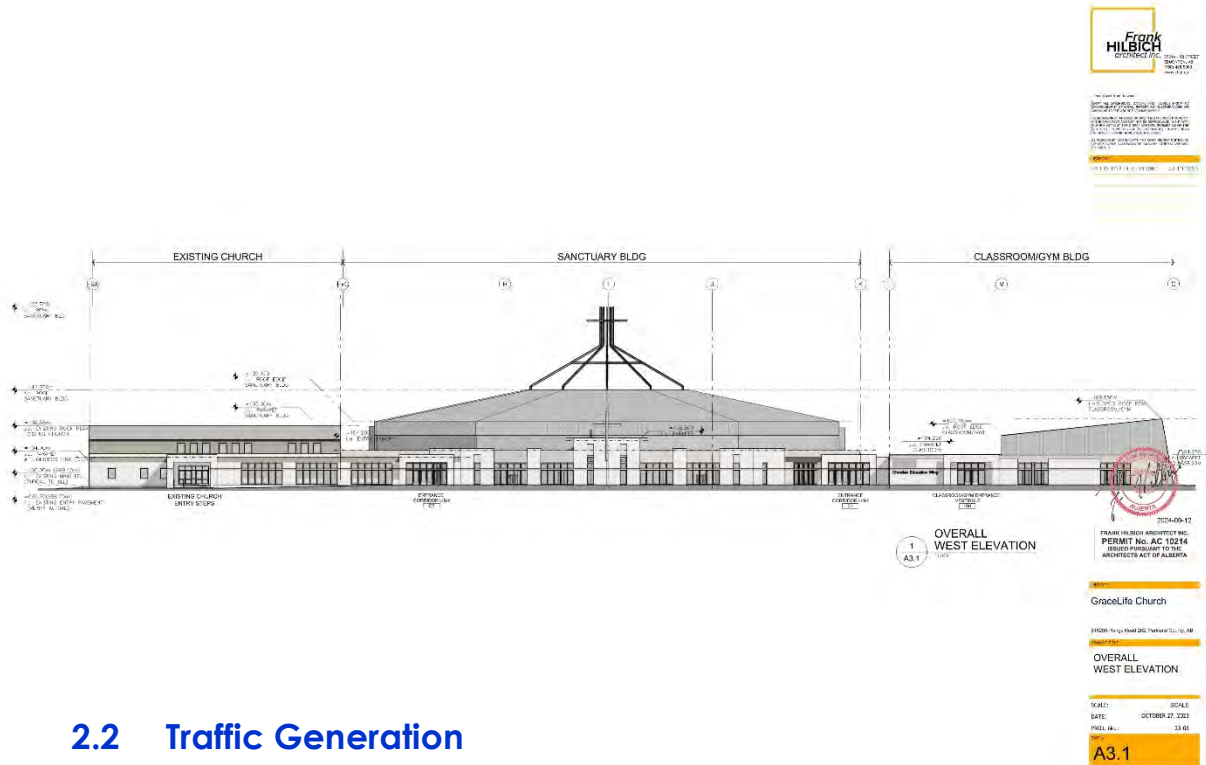
TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)



TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)



2.2 Traffic Generation

The proposed expansion is projected to add traffic to the site for use of the new facilities as follows:

Mondays:	No activities planned.
Tuesdays:	Evening Family Use: 30 – 40 families from 7:00pm to 10:00pm
Wednesdays:	Late Morning Use: 80 vehicles from 9:30am to 11:30am
Wednesdays:	Evening Family Use: 60 families from 7:00pm to 10:00pm
Thursdays:	Evening Family Use: 30 – 40 families from 7:00pm to 10:00pm
Fridays:	Evening Family Use: 30 – 40 families from 7:00pm to 10:00pm (2 times per month only)
Saturdays:	Evening Family Use: 30 – 40 families from 7:00pm to 10:00pm (2 times per month only)
Sundays:	Daily Use: Regular use as per past; already accounting for in AT traffic count. No additional traffic anticipated on Sundays.

Overall, the increase in traffic for this site could be summarized to add 80 trips per day on the average. On Wednesdays the traffic volume peaks at approximately 140 trips in and 140 trips out for the whole day. On Mondays and every second Fridays & Saturdays, there may be no additional trips all day.

It is important to note that none of this increased activities and additional traffic generation will occur during the AM Peak Weekday Hour (7:30am – 8:30am) of traffic

TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

or the PM Peak Weekday Hour (4:30pm – 5:30pm) of traffic for the local roadways and highways in the area.

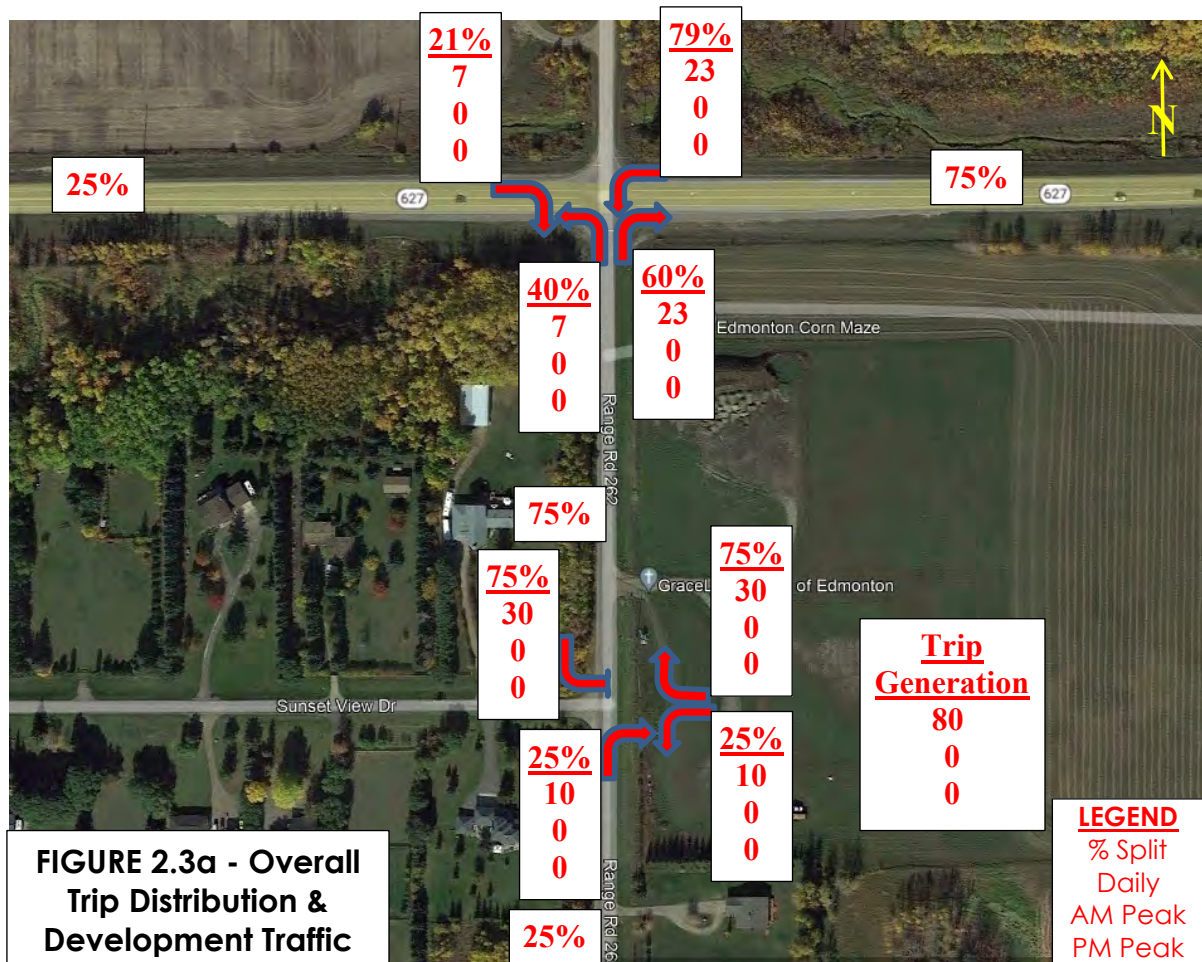
Projected Traffic Summary

Daily Traffic:	= 80 trips per day
AM Peak Hour:	= 0 trips per hour
PM Peak Hour:	= 0 trips per hour

These values above represent the traffic generation once the development is fully built and operating.

2.3 Trip Distribution & Development Traffic

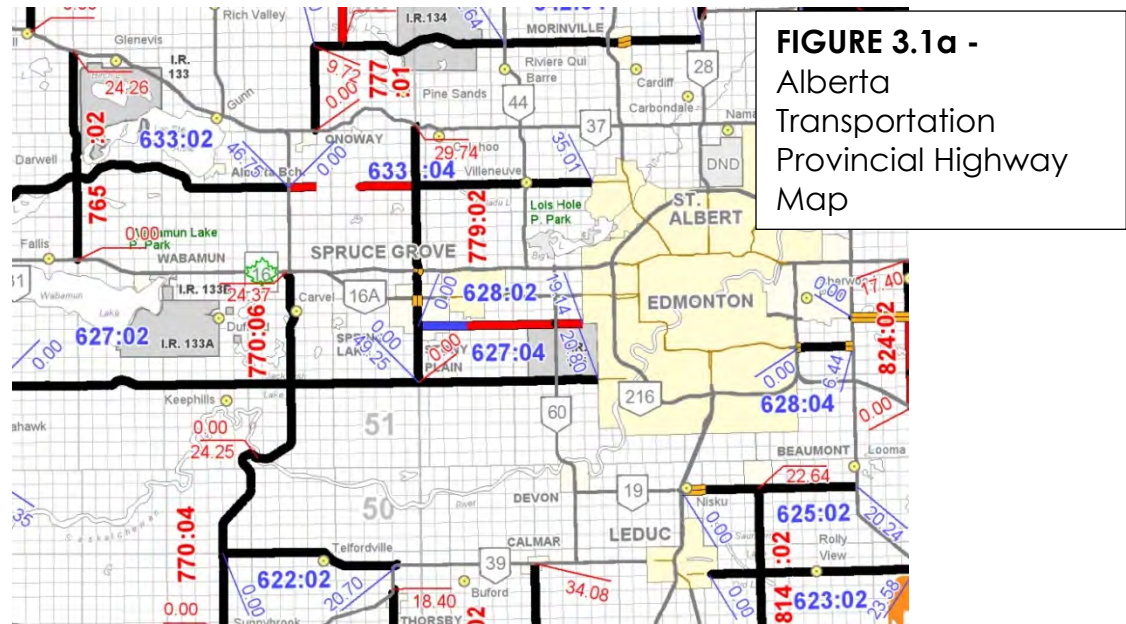
Development traffic is projected to distribute similarly to existing traffic at the intersection of Highway 627:04 & Rge. Rd. 262 as follows:



3. EXISTING CONDITIONS

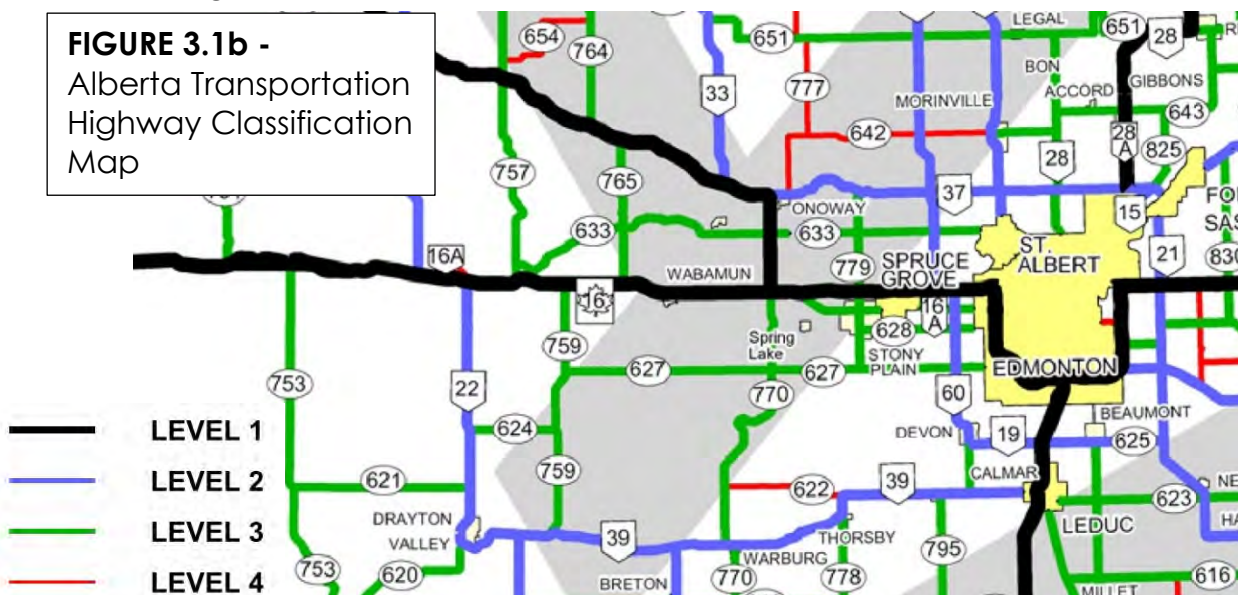
3.1 Physical Properties

Highway 627:04 traverses between the Junction of Highway 779 and the City of Edmonton.



Hwy. 627:04 is classified as a Level 3 roadway in accordance with Alberta Transportation's "Provincial Highway Service Classification System". Level 3 roadways typically carry traffic from major generators such as communities and/or resource and developments but with overall shorter travel distances. These roadways provide the connection between Level 4 and Level 2 roadways, and generally serve traffic of an intra regional or inter county nature.

FIGURE 3.1b -
 Alberta Transportation
 Highway Classification
 Map



TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

The intersection of Hwy. 627:04 and Rge. Rd. 262 exists approximately at km 17.54. The intersection is on a horizontal tangent. The intersection is on a -0.4% grade, sloping to the east. The sight distance appears to be greater than 650m in both directions.

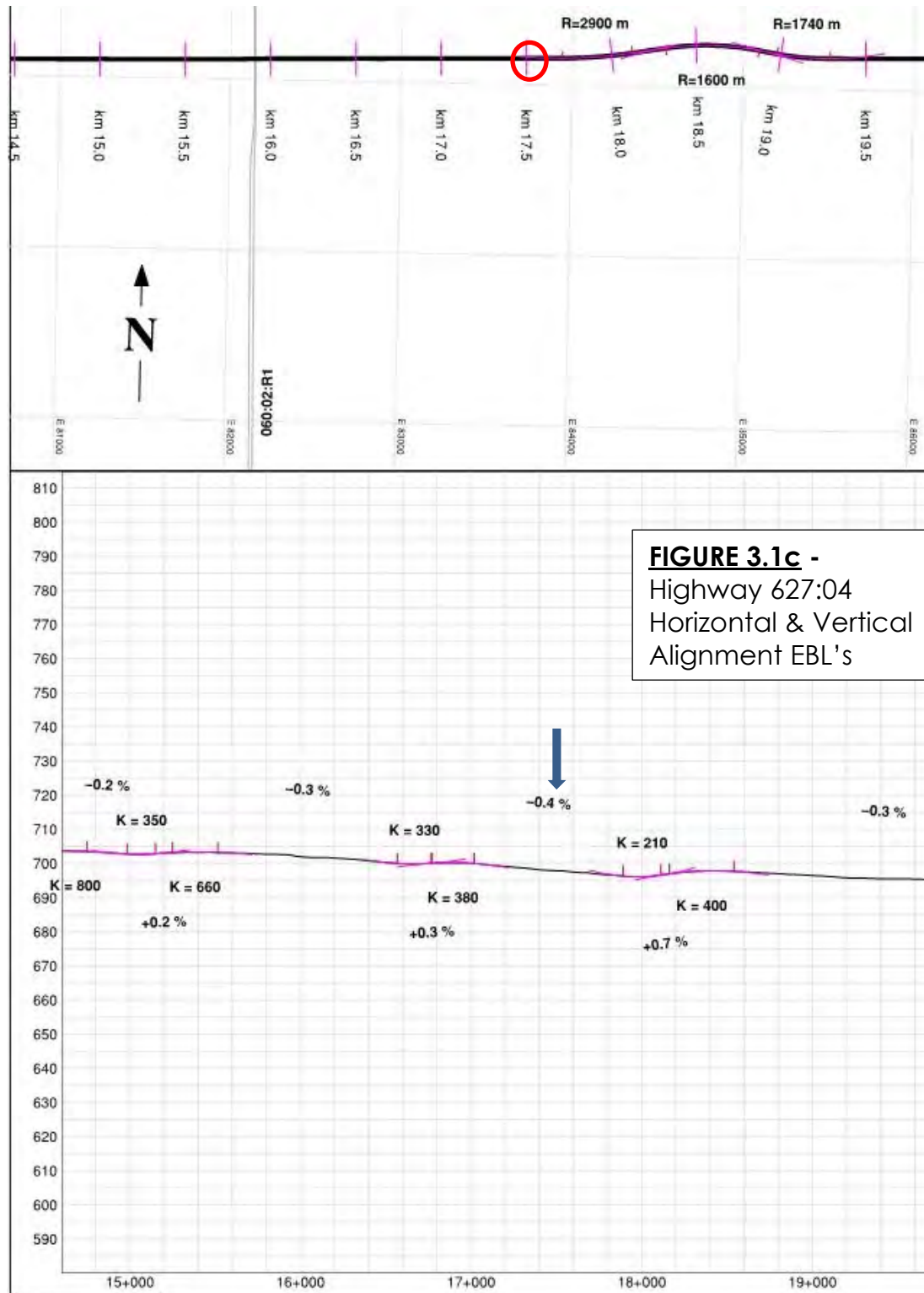
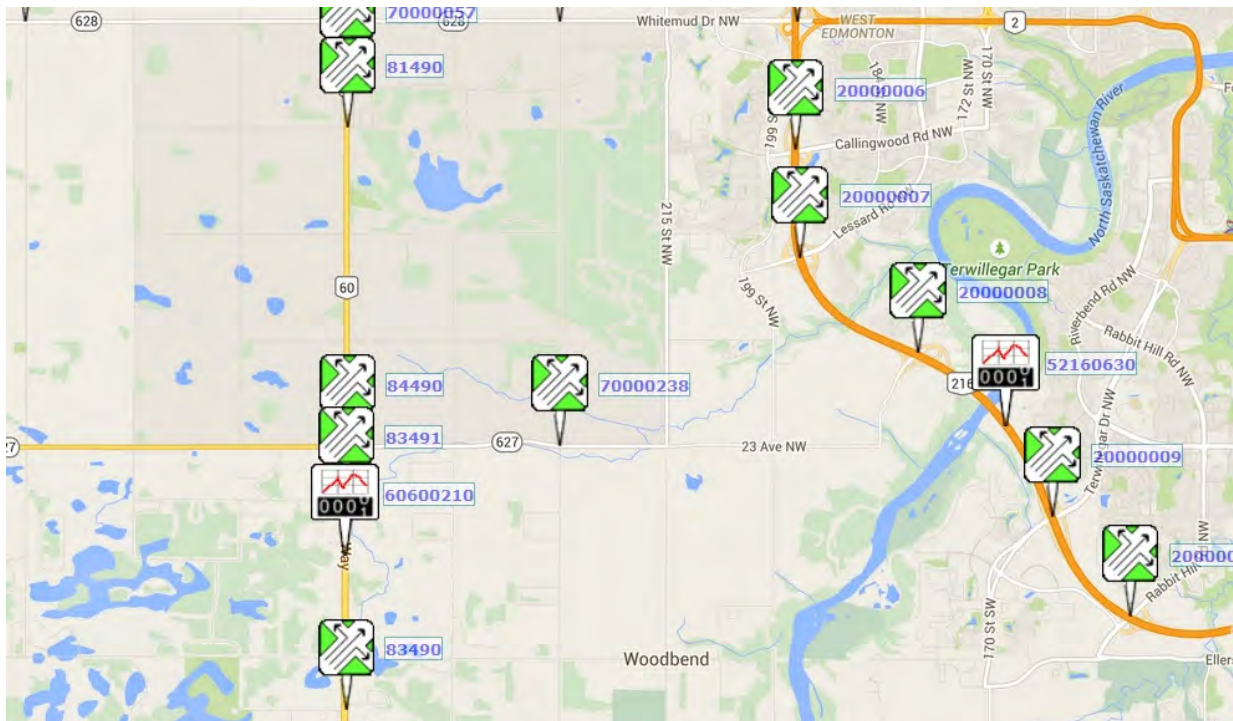


FIGURE 3.1c -
 Highway 627:04
 Horizontal & Vertical
 Alignment EBL's

3.2 Traffic Properties

Existing Alberta Transportation intersectional traffic count locations are shown in the map below:



The AT website <https://www.transportation.alberta.ca/mapping/> has traffic counts available that are relevant for comparison purposes for this assessment. There is no specific traffic count available for the intersection of Hwy. 627:04 and Rge. Rd. 262, however there are counts located at the junction of Highway 60 and Rge. Rd. 261.

See below.

Table-2.2a: 2022 AADT and ASDT from Alberta Highways Traffic Volume History

Intersection Leg	2022 AADT Hwy. 627	2022 ASDT Hwy. 627	2022 % Trucks Hwy. 627
60 & 627 W of Edmonton (84490)	3860	4450	3.9%
627 & Rge Rd 261 (Fleming Road) (7000238)	4360	5030	2.9%

TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M

Parkland County

Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

Reference Number:
84490

Intersection of:
60 & 627 W OF EDMONTON

Vehicle Type	Volume	%
A: Passenger Vehicle	8,270	84.4%
B: Recreational Vehicle	124	1.3%
C: Bus	30	0.3%
D: Single Unit Truck	476	5.1%
E: Tractor Trailer Unit	880	9.0%
AADT	9,800	
ASDT	11,320	

2022 AADT / ASDT Estimates	
Leg AADT Volumes	
9,800	
3,860	
13,040	
Total Entering Volume:	
16,080	

From North			
Right	Thru	Left	
810	3,850	240	
A	659	3,247	203
B	2	60	3
C	3	10	4
D	40	178	25
E	106	355	5

To North			
Right	Thru	Left	
			4,900
A			4,161
B			59
C			13
D			253
E			414

To West			
Right	Thru	Left	
			3,220
A			2,908
B			21
C			13
D			101
E			177

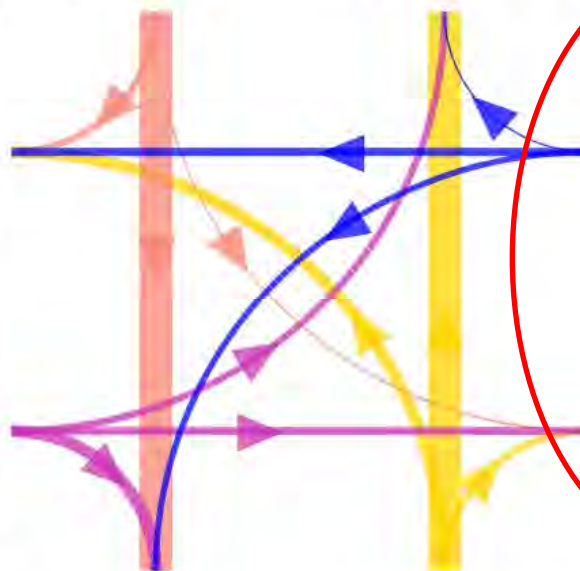
Volume	%
A: 5,818	90.1%
B: 48	0.7%
C: 27	0.4%
D: 214	3.3%
E: 353	5.5%
AADT	6,460
ASDT	7,460

From West			
Left	Thru	Right	
820	970	1,450	
A	667	932	1,311
B	3	3	21
C	4	6	4
D	37	25	51
E	109	4	63

From East			
Left	Thru	Right	
720	970	230	
A	706	924	191
B	3	3	2
C	2	7	2
D	8	25	29
E	1	11	6

Vehicle Type	Volume	%
A: Passenger Vehicle	3,667	95.0%
B: Recreational Vehicle	20	0.5%
C: Bus	24	0.6%
D: Single Unit Truck	122	3.2%
E: Tractor Trailer Unit	27	0.7%
AADT	3,860	
ASDT	4,450	

To East			
Right	Thru	Left	
			1,940
A			1,846
B			12
C			13
D			60
E			9



ABBREVIATIONS:

AADT: Annual Average Daily Traffic.
Average daily traffic expressed as vehicles per day for the period from January 1 to December 31 (inclusive), 365 days.

ASDT: Average Summer Daily Traffic.
Average daily traffic expressed as vehicles per day for the period from May 1 to September 30 (inclusive), 153 days.

To South			
Right	Thru	Left	
			6,020
A			5,264
B			84
C			16
D			237
E			419

From South			
Left	Thru	Right	
1,440	3,850	730	
A	1,325	3,303	711
B	16	54	6
C	3	7	3
D	36	187	10
E	60	299	0

Vehicle Type	Volume	%
A: Passenger Vehicle	10,603	88.1%
B: Recreational Vehicle	160	1.3%
C: Bus	29	0.2%
D: Single Unit Truck	470	3.9%
E: Tractor Trailer Unit	778	6.5%
AADT	12,040	
ASDT	13,880	

NOTE:
Coloured line thickness corresponds to turning movement volume.

TRAFFIC IMPACT ASSESSMENT

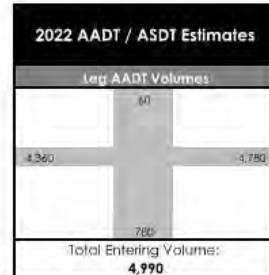
GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M

Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

Reference Number:
70000238

Intersection of:
627 & RGE RD 261 (FLEMING RD) 35-
51-26-40000000

Vehicle Type	Volume	%
A: Passenger Vehicle	58	96.7%
B: Recreational Vehicle	0	0.0%
C: Bus	0	0.0%
D: Single Unit Truck	0	0.0%
E: Tractor Trailer Unit	2	3.3%
AADT	60	
ASDT	80	



From North			
	Right	Thru	Left
	10	10	10
A	10	10	10
B	0	0	0
C	0	0	0
D	0	0	0
E	0	0	0

To North	
	30
A	28
B	0
C	0
D	0
E	2

To West	
	2,170
A	2,084
B	6
C	19
D	52
E	9

Volume	%
A: 4,187	96.0%
B: 10	0.2%
C: 34	0.8%
D: 111	2.5%
E: 18	0.4%
AADT	4,360
ASDT	5,030

From West		
Left	Thru	Right
10	2,013	80
A	10	2,013
B	4	0
C	13	2
D	55	4
E	5	4

From East		
Left	Thru	Right
300	2,080	10
A	290	2,007
B	1	6
C	0	18
D	9	45
E	0	4

Vehicle Type	Volume	%
A: Passenger Vehicle	4,615	96.5%
B: Recreational Vehicle	11	0.2%
C: Bus	32	0.7%
D: Single Unit Truck	111	2.3%
E: Tractor Trailer Unit	11	0.2%
AADT	4,780	
ASDT	5,530	

To East	
	2,310
A	4
B	14
C	57
D	5

To South	
	400
A	380
B	1
C	2
D	13
E	4

From South		
Left	Thru	Right
80	10	290
A	67	10
B	0	0
C	1	0
D	7	0
E	5	0

Vehicle Type	Volume	%
A: Passenger Vehicle	744	95.4%
B: Recreational Vehicle	1	0.1%
C: Bus	4	0.5%
D: Single Unit Truck	22	2.8%
E: Tractor Trailer Unit	9	1.2%
AADT	780	
ASDT	890	

ABBREVIATIONS:

AADT: Annual Average Daily Traffic.
Average daily traffic expressed as vehicles per day for the period from January 1 to December 31 (inclusive), 365 days.

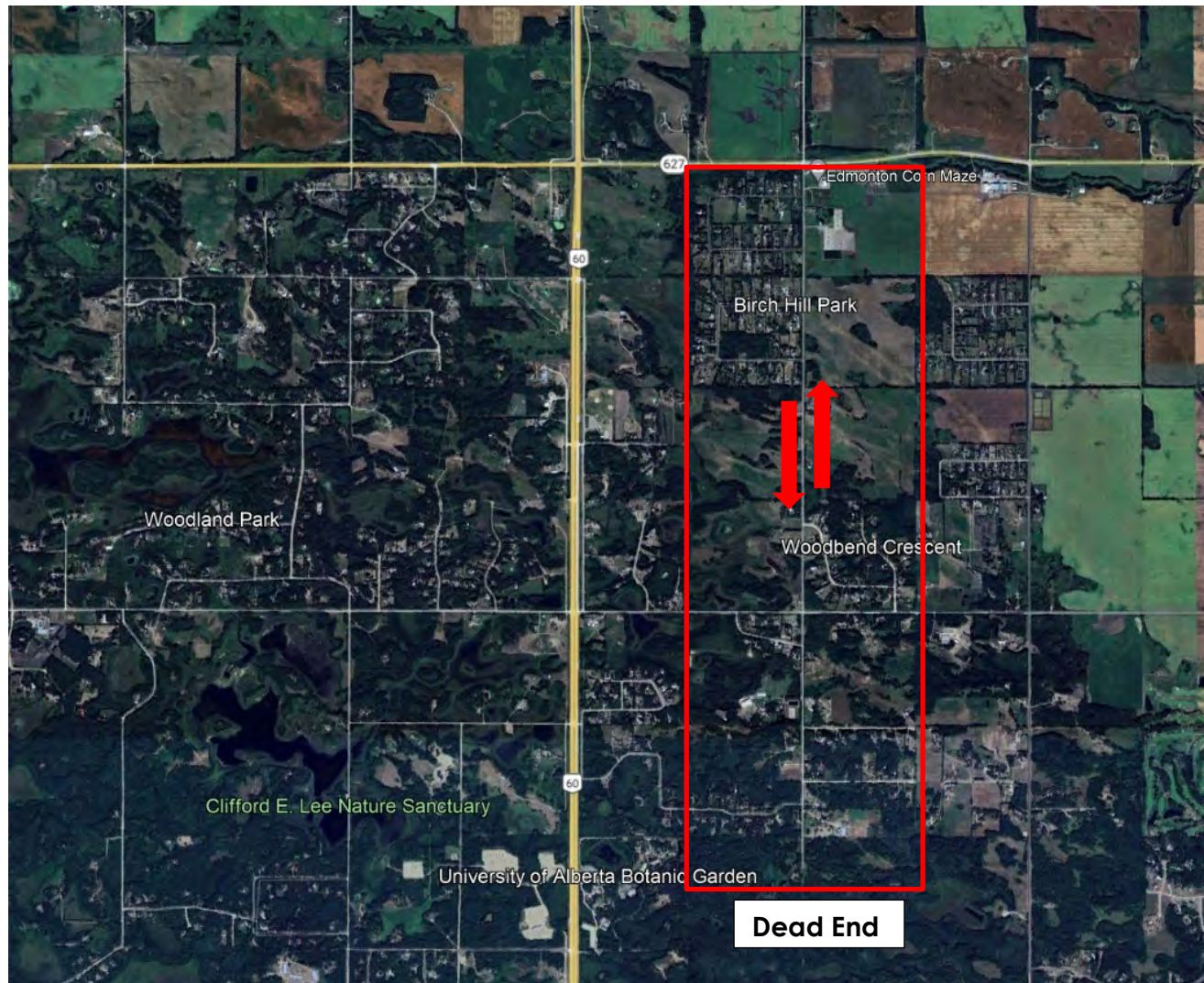
ASDT: Average Summer Daily Traffic.
Average daily traffic expressed as vehicles per day for the period from May 1 to September 30 (inclusive), 153 days.

NOTE:
Coloured line thickness corresponds to turning movement volume.

TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

Between the two traffic counts, there is a noticeable increase of 500 vehicles from the east leg of the Hwy. 60 count and the west leg of the Rge. Rd. 621 count. Most of this is likely attributed to the traffic coming from Rge. Rd. 262 south. If review of the traffic collection basin for the area surrounding Range Road 262 south of Highway 627:04, the following traffic volumes can be projected:



This area includes the following developments and estimated weekday trips:

170 Country Residential Homes:	170 units x 6.5 trips per day =	1105 trips/day
8 Farmsteads:	8 units x 12 trips per day =	96 trips/day
2 Equestrian Business & Farmstead:	2 units x 30 trips per day =	60 trips/day
1 Businesses:	1 unit x 25 trips per day =	25 trips/day
1 RV Storage Business: (past TIA)	=	37 trips/day
GraceLife Church:	(weekday only) =	10 trips/day
TOTAL:		1333 trips/day

TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

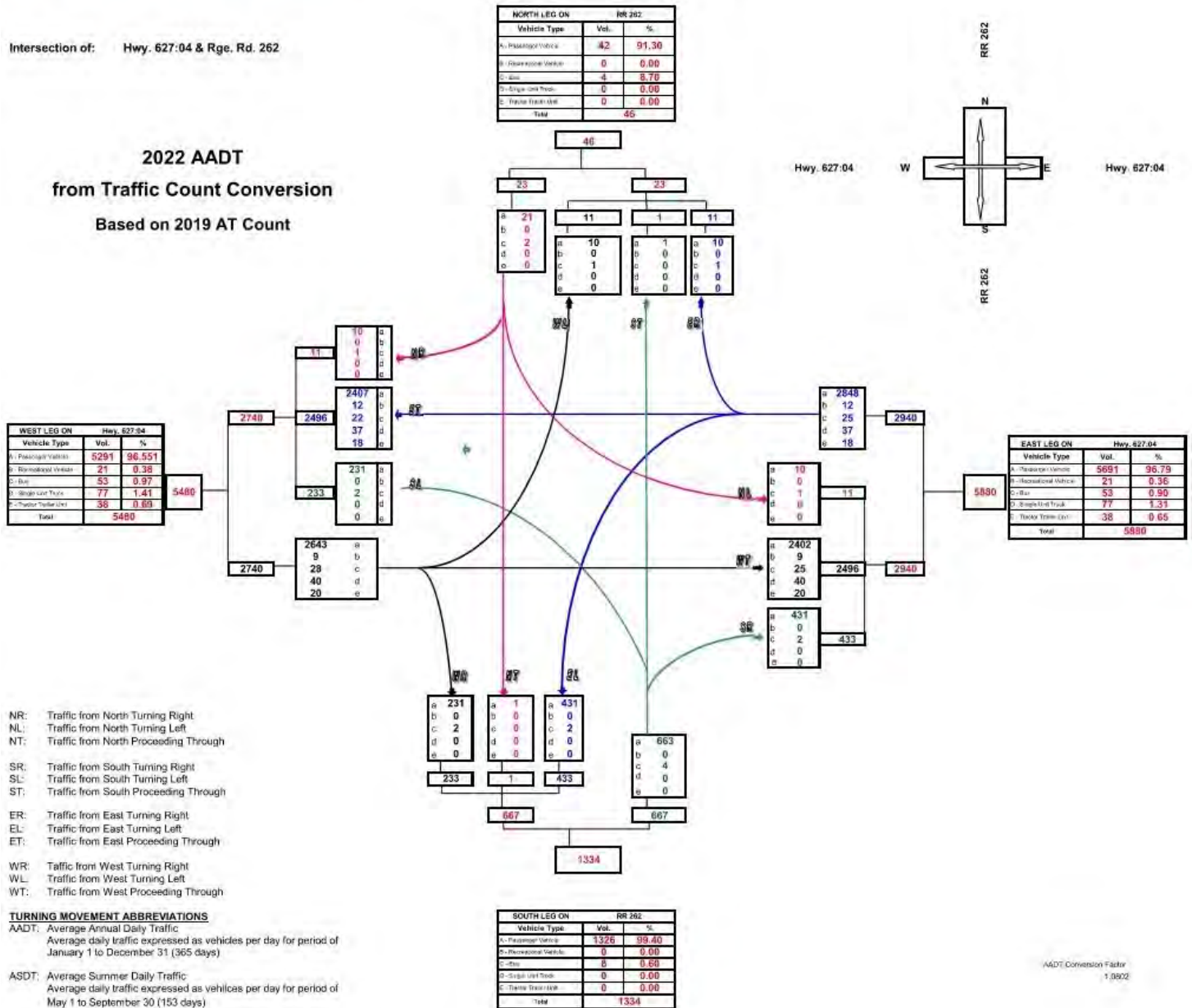
Using the above projections, the following turning movement diagram for 2022 is estimated for Hwy. 627:04 & Rge. Rd. 262 intersection:

**D&A PAULICHUK
CONSULTING LTD.**

Turning Movement Summary Diagram

Intersection of: Hwy. 627:04 & Rge. Rd. 262

**2022 AADT
from Traffic Count Conversion
Based on 2019 AT Count**

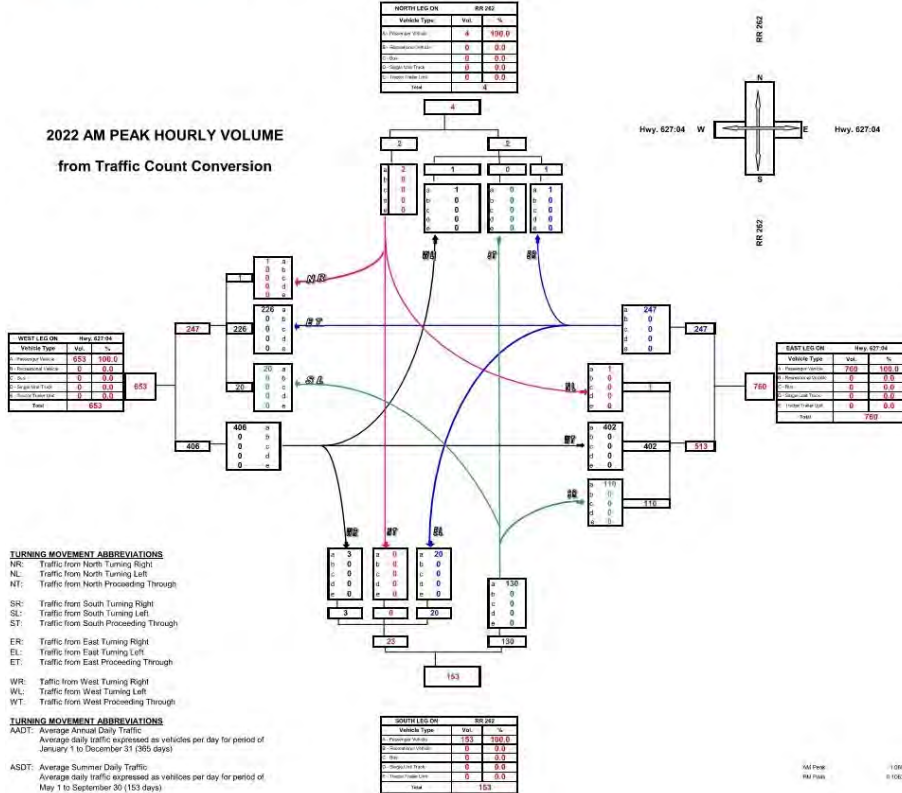


TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

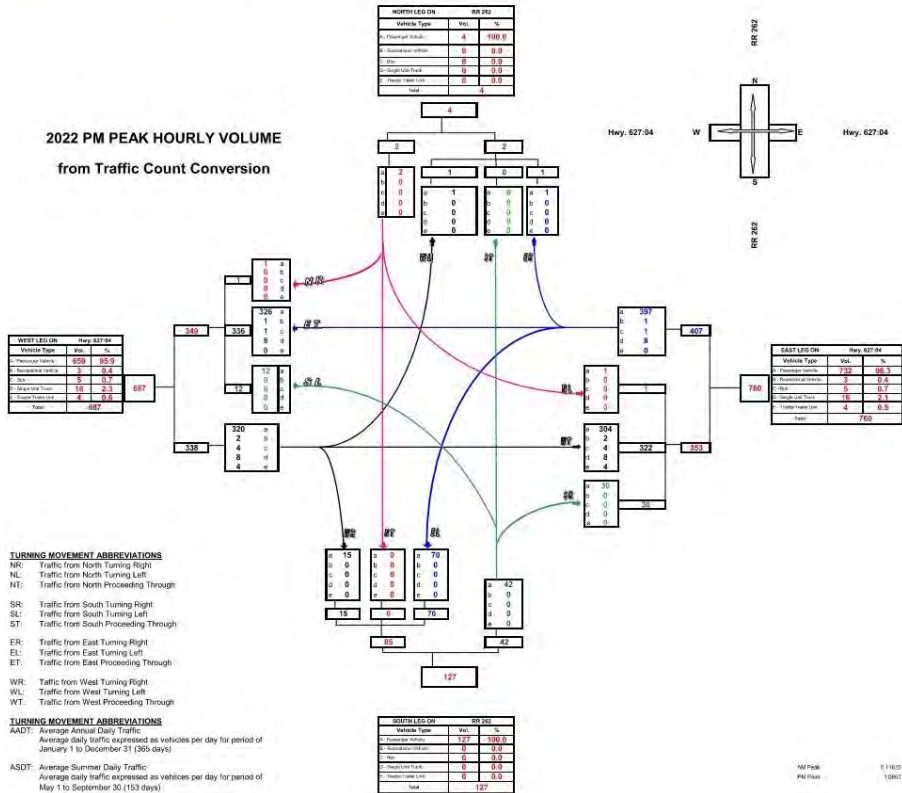
**D&A PAULICHUK
CONSULTING LTD.**

Turning Movement Summary Diagram



**D&A PAULICHUK
CONSULTING LTD.**

Turning Movement Summary Diagram



3.3 Site Observations

The details of the intersection site are as follows:

- Highway 627:04 is a two-laned roadway and is paved.
- The intersection has an existing treatment as follows:
 - EBL's
 - o An approximate 87.5m taper and 75m right turn deceleration lane exists for EB to SB turns.
 - o An approximate 77m right turn acceleration lane and 91m taper exists for NB to EB turns.
 - WBL's
 - o An approximate 120m taper and 190m left turn deceleration lane exists for WB to SB left turns. A by-pass lane is to the north.
 - o An approximate 60m right turn acceleration lane and 200m taper exists for NB to WB turns.
 - o Overall, the existing treatment is near a Type IVb intersection treatment with just some differences between taper and lane lengths however the total being within or exceeding requirements.
- Vehicles on Highway 627 appeared to be traveling at the posted speed limit of 100 km/hr.
- The side slopes seem to be 4:1 or better throughout.
- There is no existing illumination at this location.
- Intersectional sight distance from Rge. Rd. 262 onto Hwy. 627:04 is greater than 450m in both east and west directions.



TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)



Viewing East, on Hwy. 627 EBL, just west of the
intersection with Rge. Rd. 262.



Viewing East, on Hwy. 627 EBL, just west of the
intersection with Rge. Rd. 262.

TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)



3.4 Highway Traffic Projections – 627:04

The following historical traffic data for Highway 627:04 is available from the Alberta Transportation's website indicates a growth rate of 4.06% for the east leg of the Hwy. 60:02 and Hwy. 627:04 intersection from 1989 to 2019 (30 years), 2.76% growth from 1999 to 2019 (20 years), 2.44% growth from 2004 to 2019 (15 years), 3.79% from 2009 to 2019 (10 years) and 4.38% from 2014 to 2019 (5 years). The average of these 5 rates is 3.49%. The growth rate from 1989 to 2022 (33 years) is 1.54%.

Historical Traffic Volumes – Hwy. 627:04

Year	2015	2016	2017	2018	2019	2020	2021	2022
AADT	4860	5700	5640	5640	5680	4920	3940	3860

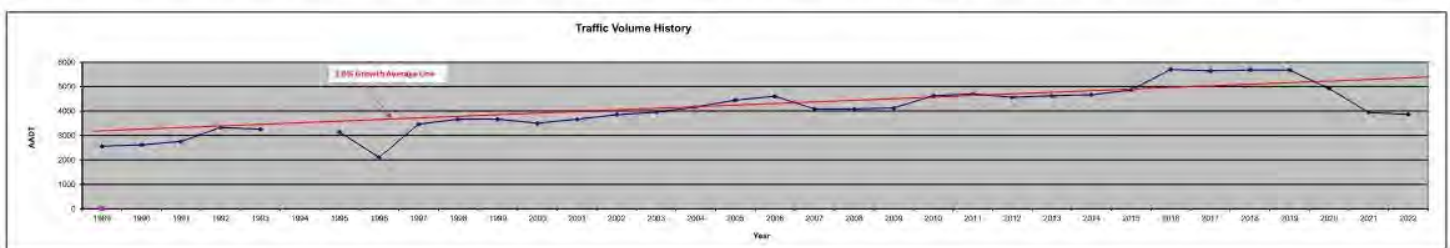
Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
AADT	3950	4160	4440	4600	4080	4080	4120	4620	4700	4560	4620	4660

Year	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
AADT	2560	2610	2750	3330	3250		3140	2110	3460	3660	3660	3500	3660	3850

TRAFFIC VOLUME HISTORY & GROWTH RATES

Highway 627:04

TRAFFIC VOLUME HISTORY																																					
Location	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	Growth Rate		
	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022			
Highway 627/04, E. of Hwy 50	3960	2610	2750	3330	3250			3140	2110	3460	3060	3660	3520	3660	3850	3050	4160	4440	4600	4080	4560	4120	4620	4700	4360	4620	4680	4860	5100	5640	5660	5660	4920	3940	3960	1.54%	
Highway 627/04, Rm. RU 262																																				Use Growth Rate: Use Growth Rate	3.50% 2.00%



For analysis purposes, a growth rate of 3.5% non-compounded annually will be used for Hwy. 627:04 for the next 20 years, which is approximately the average of the five rates above using data from 1989 to 2019.

A growth rate of 2.0% will be used for Range Road 262.

Projected AADT values for Hwy. 627:04 are presented in the table below for key times:

Existing Highway Traffic Forecast, Daily Volumes

Year	Hwy. 627:04 West Leg	Hwy. 627:04 East Leg	Rge. Rd. 262 South Leg
2019	5848	6264	1386
2029 (10 Year)	7692	8188	1650
2039 (20 Year)	9537	10113	1922

Peak hour traffic loading (100th highest hour) is shown below for am/pm volumes:

Existing Highway Traffic Forecast, Peak Hour Volumes

Year	Hwy. 627:04 West Leg a.m. & p.m.	Hwy. 627:04 East Leg a.m. & p.m.	Rge. Rd. 262 South Leg a.m. & p.m.
2019	698 / 729	809 / 809	159 / 131
2029 (10 Year)	923 / 1055	970 / 1060	190 / 158
2039 (20 Year)	1147 / 1206	1301 / 1311	220 / 183

The following tables show the estimated combined traffic volumes at the Highway 627:04 and Rge. Rd. 262 intersection.

Combined Highway Traffic Forecast, Daily Volumes

Year	Hwy. 627:04 West Leg	Hwy. 627:04 East Leg	Rge. Rd. 262 South Leg
2024	5862	6310	1446
2034 (10 Year)	7706	8234	1710
2044 (20 Year)	9551	10159	1982

Peak hour traffic loading (100th highest hour) is shown below for am/pm volumes:

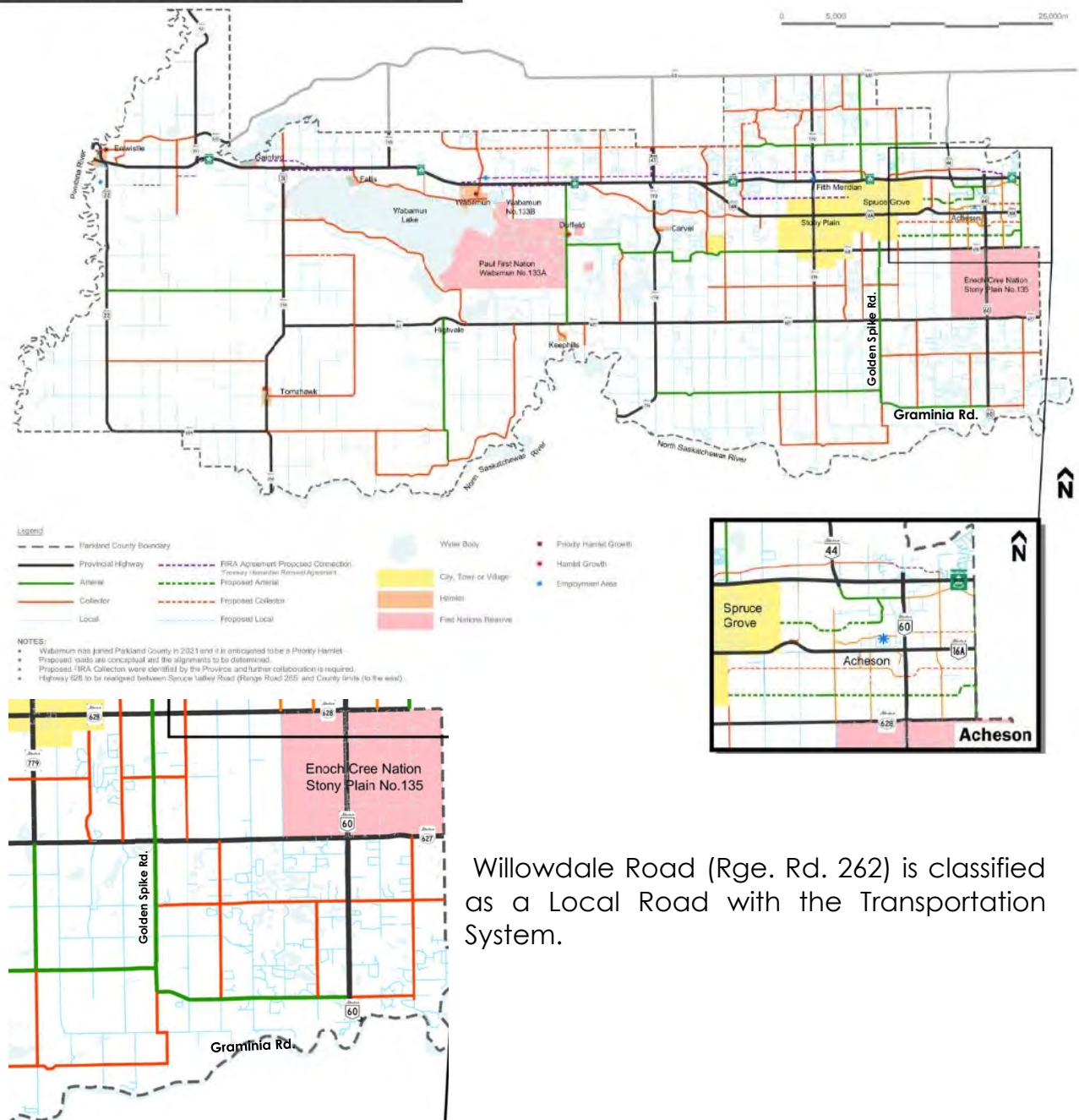
Combined Highway Traffic Forecast, Peak Hour Volumes

Year	Hwy. 627:04 West Leg a.m. & p.m.	Hwy. 627:04 East Leg a.m. & p.m.	Rge. Rd. 262 South Leg a.m. & p.m.
2024	698 / 732	809 / 809	159 / 131
2034 (10 Year)	923 / 1055	970 / 1060	190 / 158
2044 (20 Year)	1147 / 1206	1301 / 1311	220 / 183

3.5 Physical Properties – Willowdale Road (Range Road 262)

Willowdale Road (Rge. Rd. 262) traverses from Hwy. 627 and continues to the south for 5.0 km where it terminates as a dead end.

FIGURE 17 | PROPOSED MAIN ROAD NETWORK



Willowdale Road (Rge. Rd. 262) is classified as a Local Road with the Transportation System.

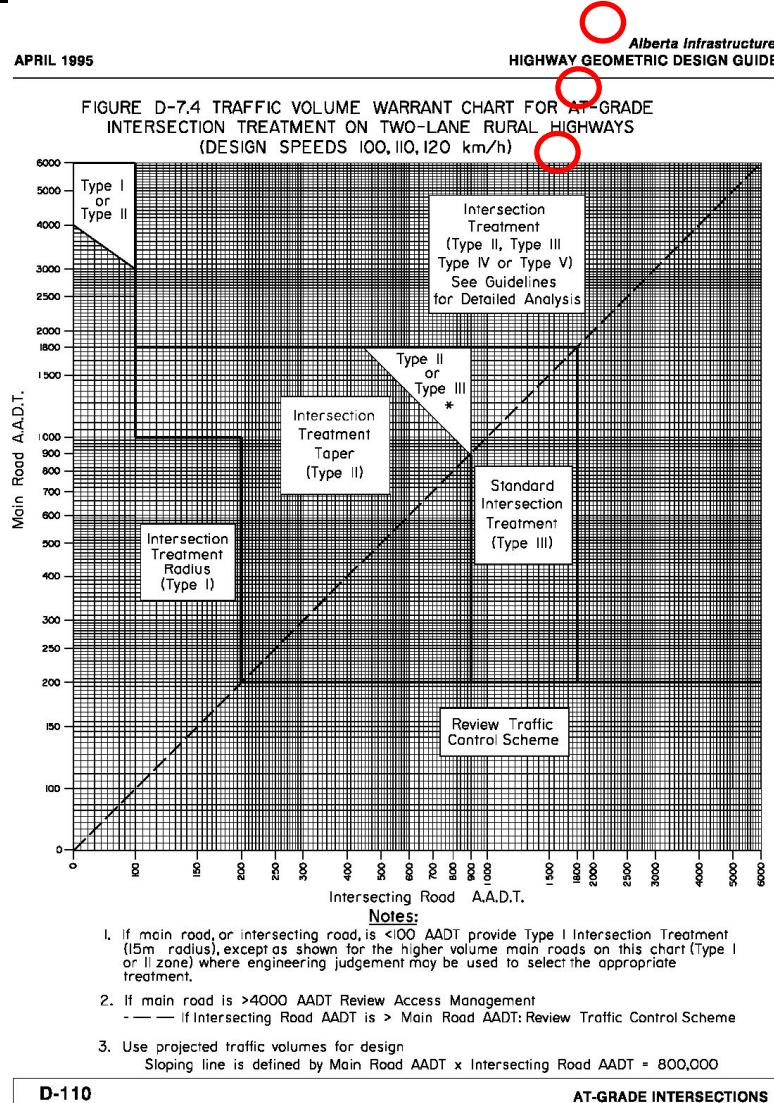
4. TRAFFIC ANALYSIS – HIGHWAY 627:04 & RGE. RD. 262

4.1 Design Speed

The posted speed on Highway 627:04 at this location is 100 km/hr. It is therefore reasonable to conclude that a design speed of 110 km/h is suitable.

4.2 Detailed Analysis

Using the 2024, 2034 and 2044 AADT values for the Highway 627:04 & Rge. Rd. 262 intersection indicate from referencing Figure D-7.4, "Traffic Volume Warrant Chart for At-Grade Intersection Treatment on Two-Lane Rural Highways (Design Speeds 100/110/120 km/h)", that a **Type II, III or IV intersection may be warranted pending a detailed analysis.**



TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
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Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

Using the Alberta Transportation Warrant Spreadsheet, version 2 (Jan. 2020), confirms that a Type IV intersection would be warranted for the junction of Highway 627:04 and Range Road 262 in 2034 and 2044. See below.

Alberta Transportation Intersection Analysis Two-Lane Undivided Highways

Main Rd: Highway 627:04
 Minor Rd: Rge. Rd. 262

Direction: EB
 Period: AM Peak

Year of Analysis: 2034
 Date of Analysis: 10-Nov-2023

INPUT	Value
85 th percentile speed, km/h:	100
Main Road A.A.D.T.	8,234
Minor (intersecting) Road A.A.D.T	1,710
Left turn volume (V_{LT}), veh/h:	25
Advancing volume (V_{adv}), veh/h:	347
Opposing volume (V_{opp}), veh/h:	576
Left turn truck volume, trucks/h:	3
Right turn volume (V_{RT}), veh/day:	295

OUTPUT	Value
Percent left-turns in advancing volume:	7.2%
Percent trucks in left turn volume:	12.0%
Probability of conflict threshold:	0.89%
Calculated probability of conflicting arrival:	2.0%
Calculated conflicts per hour, veh/h:	6.9

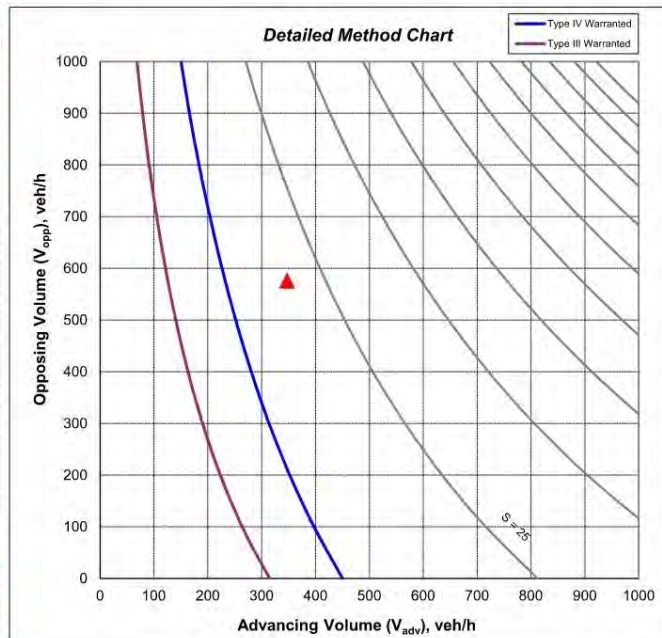
Use Detailed Method

Type IV

Additional Storage Not Required	base storage requirement	-
	- standard storage length	-
	+ additional truck storage	-
	= total additional storage required	-

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway (gap), s:	5.0
Average time to clear, s:	1.9



In 2034 in the AM Peak Hour, a Type IV intersection treatment is warranted with no additional storage needed for the left turns from WB to SB.

Alberta Transportation Intersection Analysis Two-Lane Undivided Highways

Main Rd: Highway 627:04
 Minor Rd: Rge. Rd. 262

Direction: EB
 Period: PM Peak

Year of Analysis: 2034
 Date of Analysis: 10-Nov-2023

INPUT	Value
85 th percentile speed, km/h:	100
Main Road A.A.D.T.	8,234
Minor (intersecting) Road A.A.D.T	1,710
Left turn volume (V_{LT}), veh/h:	87
Advancing volume (V_{adv}), veh/h:	564
Opposing volume (V_{opp}), veh/h:	478
Left turn truck volume, trucks/h:	8
Right turn volume (V_{RT}), veh/day:	295

OUTPUT	Value
Percent left-turns in advancing volume:	15.4%
Percent trucks in left turn volume:	9.2%
Probability of conflict threshold:	0.89%
Calculated probability of conflicting arrival:	8.4%
Calculated conflicts per hour, veh/h:	47.1

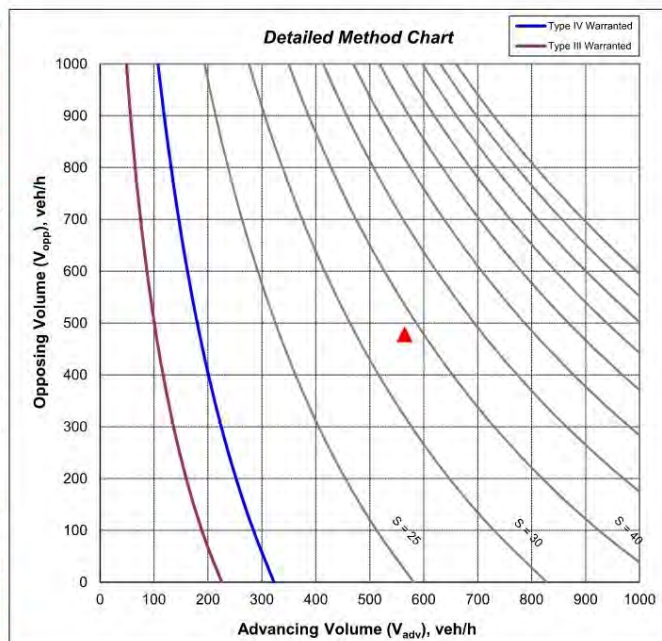
Use Detailed Method

Type IV

Additional Storage Required	base storage requirement	30 m
	- standard storage length	20 m
	+ additional truck storage	0 m
	= total additional storage required	10 m

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway (gap), s:	5.0
Average time to clear, s:	1.9



TRAFFIC IMPACT ASSESSMENT

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Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

In 2034 in the PM Peak Hour, a Type IV intersection treatment is warranted with 10m of additional storage is needed for the left turns from WB to SB.

Alberta Transportation
Intersection Analysis
Two-Lane Undivided Highways

Main Rd: Highway 627:04
 Minor Rd: Rge. Rd. 262

Direction: EB
 Period: AM Peak

Year of Analysis: 2044
 Date of Analysis: 10-Nov-2023

INPUT	Value
85 th percentile speed, km/h:	100
Main Road A.A.D.T.	10,113
Minor (intersecting) Road A.A.D.T	1,922
Left turn volume (V_{LT}), veh/h:	29
Advancing volume (V_{adv}), veh/h:	430
Opposing volume (V_{opp}), veh/h:	717
Left turn truck volume, trucks/h:	5
Right turn volume (V_{RT}), veh/day:	343

OUTPUT	Value
Percent left-turns in advancing volume:	6.7%
Percent trucks in left turn volume:	17.2%
Probability of conflict threshold:	0.89%
Calculated probability of conflicting arrival:	3.9%
Calculated conflicts per hour, veh/h:	16.7

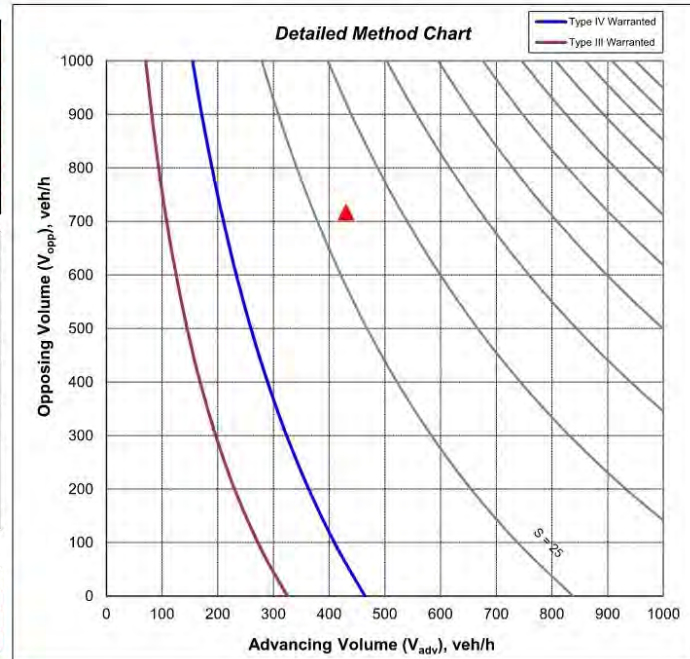
Use Detailed Method

Type IV

Additional Storage Required	base storage requirement	25 m
	- standard storage length	20 m
	+ additional truck storage	0 m
	= total additional storage required	5 m

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway (gap), s:	5.0
Average time to clear, s:	1.9



In 2044 in the AM Peak Hour, a Type IV intersection treatment is warranted with 5m of additional storage is needed for the left turns from WB to SB.

Alberta Transportation
Intersection Analysis
Two-Lane Undivided Highways

Main Rd: Highway 627:04
 Minor Rd: Rge. Rd. 262

Direction: EB
 Period: PM Peak

Year of Analysis: 2044
 Date of Analysis: 10-Nov-2023

INPUT	Value
85 th percentile speed, km/h:	100
Main Road A.A.D.T.	10,113
Minor (intersecting) Road A.A.D.T	1,922
Left turn volume (V_{LT}), veh/h:	101
Advancing volume (V_{adv}), veh/h:	697
Opposing volume (V_{opp}), veh/h:	593
Left turn truck volume, trucks/h:	10
Right turn volume (V_{RT}), veh/day:	343

OUTPUT	Value
Percent left-turns in advancing volume:	14.5%
Percent trucks in left turn volume:	9.9%
Probability of conflict threshold:	0.89%
Calculated probability of conflicting arrival:	15.5%
Calculated conflicts per hour, veh/h:	107.9

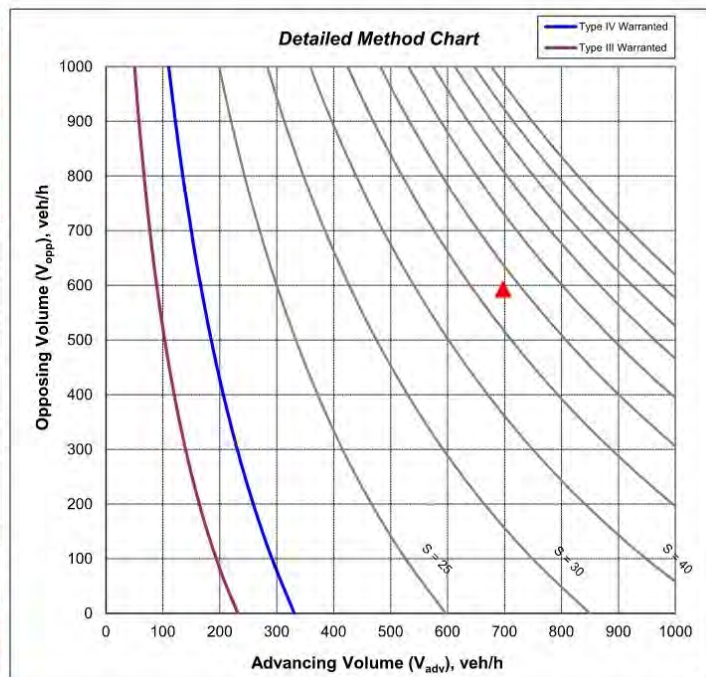
Use Detailed Method

Type IV

Additional Storage Required	base storage requirement	50 m
	- standard storage length	20 m
	+ additional truck storage	0 m
	= total additional storage required	30 m

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway (gap), s:	5.0
Average time to clear, s:	1.9

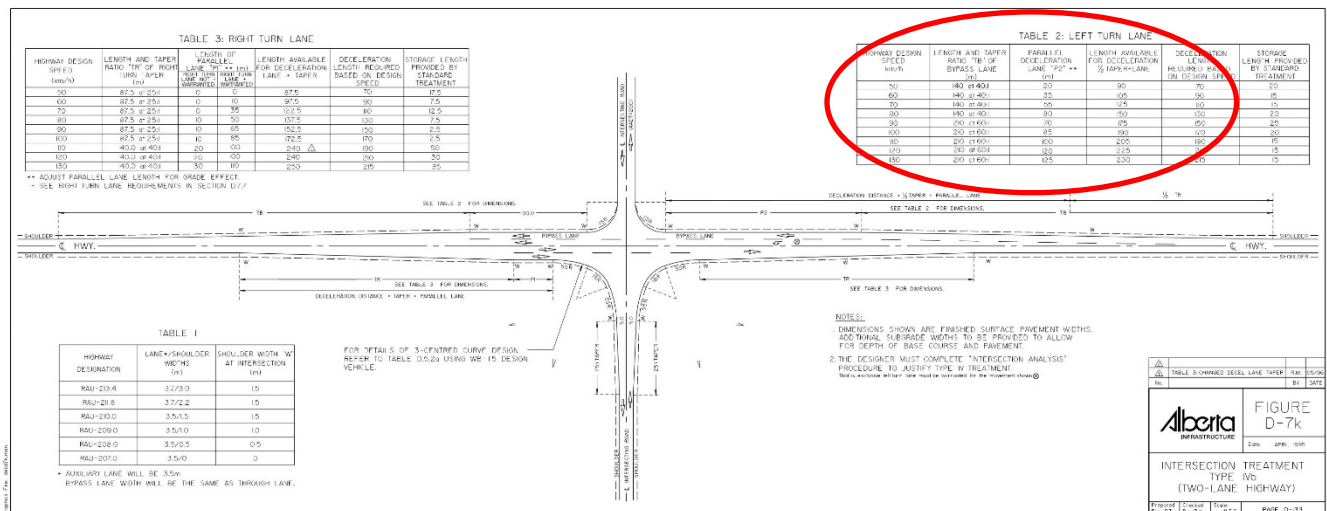


TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

In 2044 in the PM Peak Hour, a Type IV intersection treatment is warranted with 30m of additional storage is needed for the left turns from WB to SB.

The existing intersection contains a 120m taper and 190m left turn deceleration lane (total of 310m) for WB to SB left turns as shown below.



SUMMARY

The requirement for left turns with a Type IVb intersection treatment is 100m for a deceleration lane and 210m for a deceleration taper. Since the existing deceleration lane is 190m and the taper is 120m, the existing treatment meets this requirement.

For 2034, the PM Peak Hour warrants an additional 10m of storage and the 2044 PM Peak Hour warrants an additional 30m of storage.

Since the proposed development is not projected to add any additional traffic during the AM Peak Hour or the PM Peak Hour of traffic, this development does not trigger these improvements (additional left turn storage) being made in the future. The left turn capacity for WB to SB traffic is sufficient for the next 20 years during the off-peak hours and evening hours when the addition to the church site is to be mainly used. Therefore, no improvements are recommended.

4.3 Intersectional Sight Distance

In accordance with section D.4, "Sight Distances at Intersections", the sight distance for left turning vehicles from the approach, without interfering with vehicles nearing the intersection, is used for determination of minimum sight distance requirements. Using Fig. D-4.2.2.2, shown in Appendix C, the required sight distances for various vehicle types with a 90 km/hr design speed are as follows:

Vehicle Type	Required Sight Distance – 110 km/hr.
Passenger Vehicle (P)	212 m
Single Unit or Bus (SU)	325 m
Semi-Trailer Combination (WB15)	427 m
Semi-Trailer Combination (WB21, WB23, WB28, WB33)	561 m

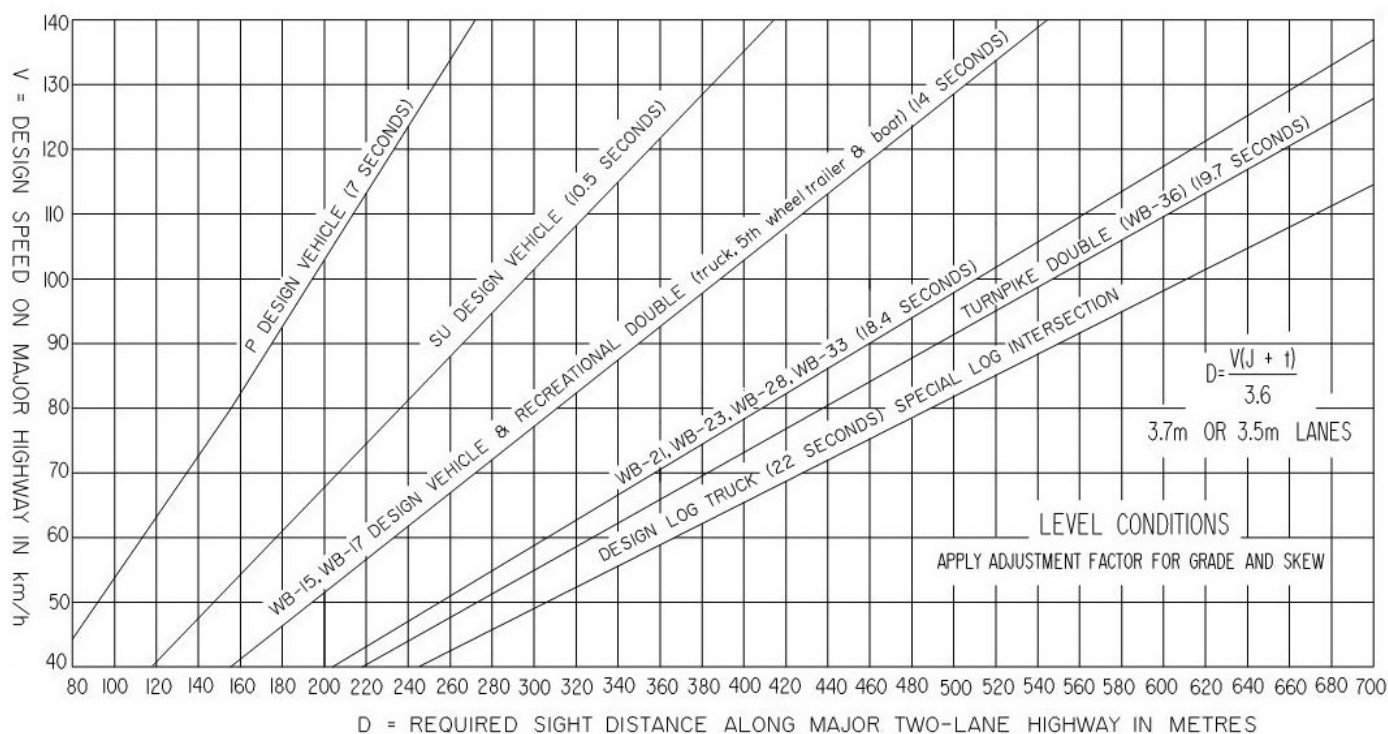


FIGURE D-4.1a SIGHT TRIANGLE (HORIZONTAL PLANE)

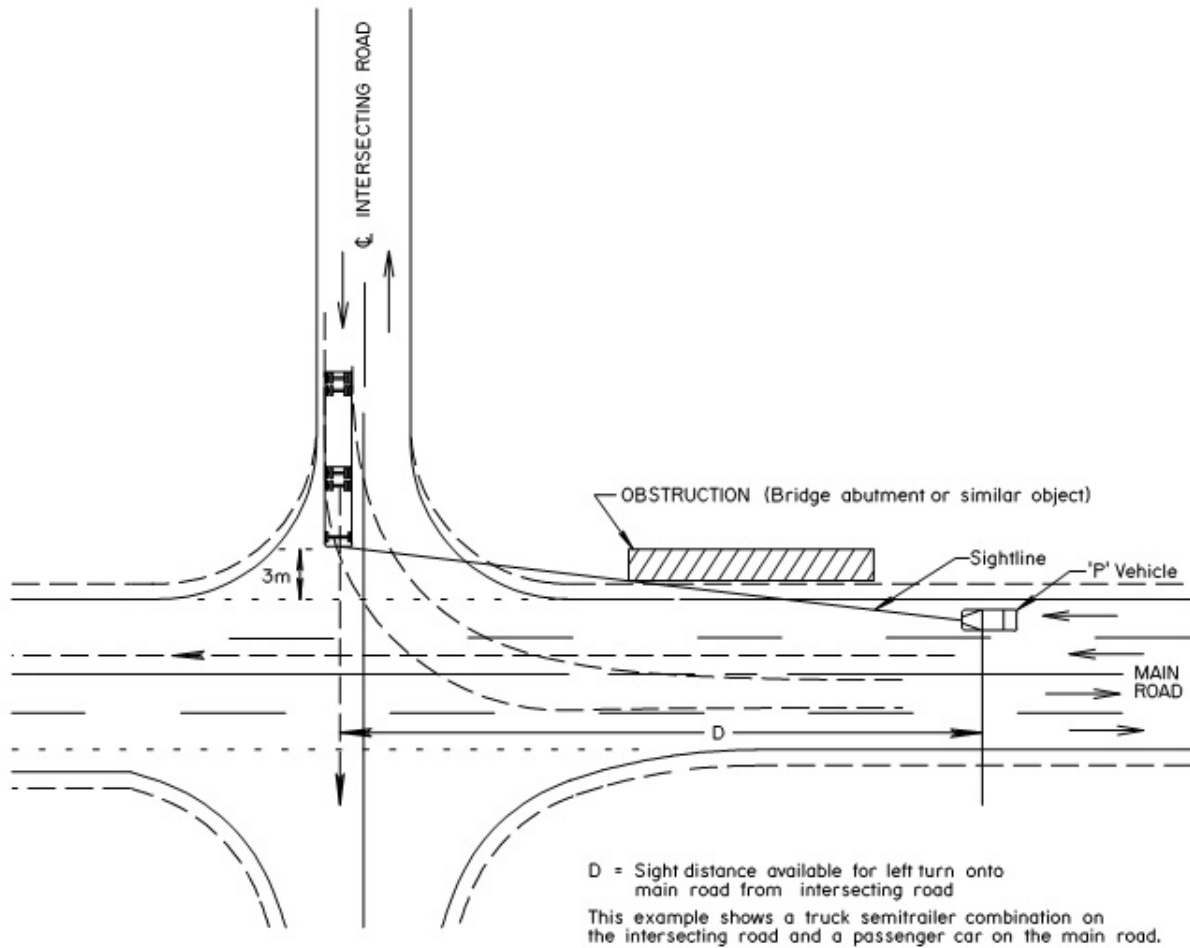
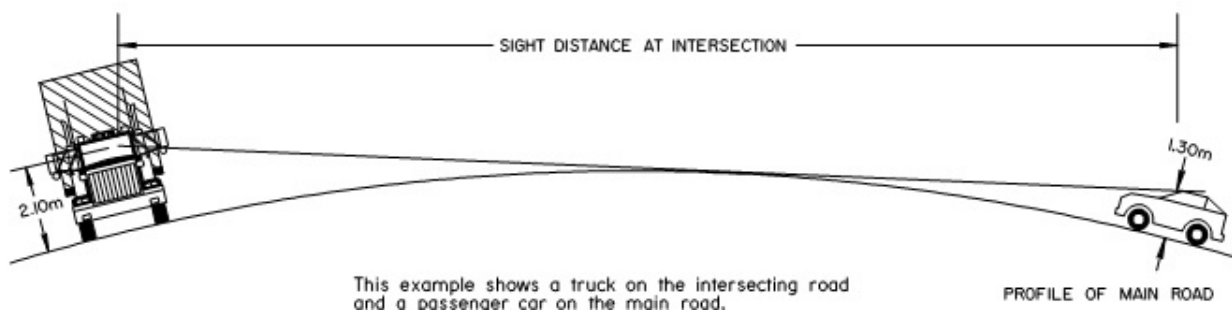


FIGURE D-4.1b SIGHT LINE (VERTICAL PLANE)



As per the site inspection notes, the intersectional sight distance available at both intersections in both directions is greater than 450m which exceeds the required

intersectional sight distance of 350m for a WB-15 design vehicle. Larger vehicles are not anticipated to use these intersections.

4.4 Illumination & Signalization Warrants

Illumination is not warranted at the intersection of Highway 627:04 and Range Road 262 presently and for the next 20 years upon calculation of the illumination warrant.

Location	Year	Illumination Warrant Score	Illumination Warrant Met? (Min. 120)	Signalization Warrant Score	Signalization Warrant Met?
Highway 627:04 & Rge. Rd. 262	2024	121 Delineation Lighting Only	Traffic Volumes Too Low		Traffic Volumes Too Low
Highway 627:04 & Rge. Rd. 262	2034	141 Delineation Lighting Only	Traffic Volumes Too Low		Traffic Volumes Too Low
Highway 627:04 & Rge. Rd. 262	2044	141 Delineation Lighting Only	Traffic Volumes Too Low	1	Traffic Volumes Too Low

The illumination analysis indicates for all three time milestones that "Illumination Warranted Delineation Lighting to Illuminate Pedestrians or Cross Street Traffic". It is important to note that neither pedestrians are using or projected to use this rural intersection on the highway or any significant cross traffic is occurring. Also, the traffic turning movement diagrams projects only 1 cross movement per day in each direction on Range Road 262 since the north leg of intersection is within the Enoch First Nations. This is very minimal and would likely occur during daylight. Therefore, illumination is not recommended for this intersection for the next 20 years for these reasons.

TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

Illumination of Isolated Rural Intersections LIGHTING WARRANT SPREADSHEET

This spreadsheet is to be used in conjunction with *Illumination of Isolated Rural Intersections*, Transportation Association of Canada, February 2001.

Please enter information in the cells with yellow background

INTERSECTION CHARACTERISTICS

Hwy. 627:04	Main Road
Rge. Rd. 262	Minor Road
	City/Town

Date Nov. 10, 2023

Other YEAR 2044

GEOMETRIC FACTORS

	Value	Rating	Weight	Comments	Check	Score
Channelization Rating	Descriptive	0		Refer to Table 1(A) to determine rating value	OK	
Presence of raised channelization? (Y / N)	n				OK	
Highest operating speed on raised, channelized approach (km/h)	50		5		OK	
Channelization Factor					OK	0
Approach Sight Distance on most constrained approach (%)	100	0	10	Relative to the recommended minimum sight distance	OK	0
Posted Speed limit (in 10's of km/h)	100				OK	
Radius of Horizontal Curve (m)	T			Enter "T" for tangent (no horizontal curve at the intersection)	OK	
Posted Speed Category =		0				
Posted Speed Category =	B	0				
Posted Speed Category =		0				
Posted Speed Category =		0				
Horizontal Curvature Factor		0	5		OK	0
Angle of Intersection (10's of Degrees)	90	0	5		OK	0
Downhill Approach Grade (x,x%)	0.0	0	3	Rounded to nearest tenth of a percent	OK	0
Number of Intersection Legs	4	2	3	Number of legs = 3 or more	OK	6
Geometric Factors Subtotal						6

OPERATIONAL FACTORS

Is the intersection signalized? (Y / N)	n			Calculate the Signalization Warrant Factor		
AADT on Major Road (2-way)	10150	4	10		OK	40
AADT on Minor Road (2-way)	1982	3	20	Either Use the two AADT inputs OR the Descriptive Signalization Warrant (Unused values should be set to Zero) Refer to Table 1(B) for description and rating values for signalization warrant.	OK	60
Signalization Warrant	Descriptive	0	30		OK	0
Night-Time Hourly Pedestrian Volume	0	0	10	Refer to Table 1(B), note #2, to account for children and seniors	OK	0
Intersecting Roadway Classification	Descriptive	0	5	Refer to Table 1(B) for ratings.	OK	0
Operating Speed or Posted Speed on Major Road (km/h)	100	4	5	Refer to Table 1(B), note #3	OK	20
Operating Speed on Minor Road (km/h)	80	3	5	Refer to Table 1(B), note #3	OK	15
Operational Factors Subtotal						135

ENVIRONMENTAL FACTOR

Lighted Developments within 150 m radius of intersection	0	0	5	Maximum of 4 quadrants	OK	0
Environmental Factor Subtotal						0

COLLISION HISTORY

Average Annual night-time collision frequency due to inadequate lighting (collisions/yr, rounded to nearest whole #)	0.0	0	0	Enter either the annual frequency (See Table 1(C), note #4)	OK	0
OR				OR the number of collisions / MEV	OK	
Collision Rate over last 3 years, due to inadequate lighting (/MEV)	0	0	0	(Unused values should be set to Zero)	OK	0
Is the average ratio of all night to day collisions >= 1.5 (Y/N)	n	0			OK	
Collision History Subtotal						0

Check Intersection Signalization:
Intersection is not Signalized

ILLUMINATION WARRANTED
DELINEATION LIGHTING TO ILLUMINATE PEDESTRIANS OR
CROSS STREET TRAFFIC

SUMMARY

Geometric Factors Subtotal	6
Operational Factor Subtotal	135
Environmental Factor Subtotal	0
Collision History Subtotal	0
TOTAL POINTS	141

Source: copyright
Transportation Association of Canada (2001)

TRAFFIC IMPACT ASSESSMENT

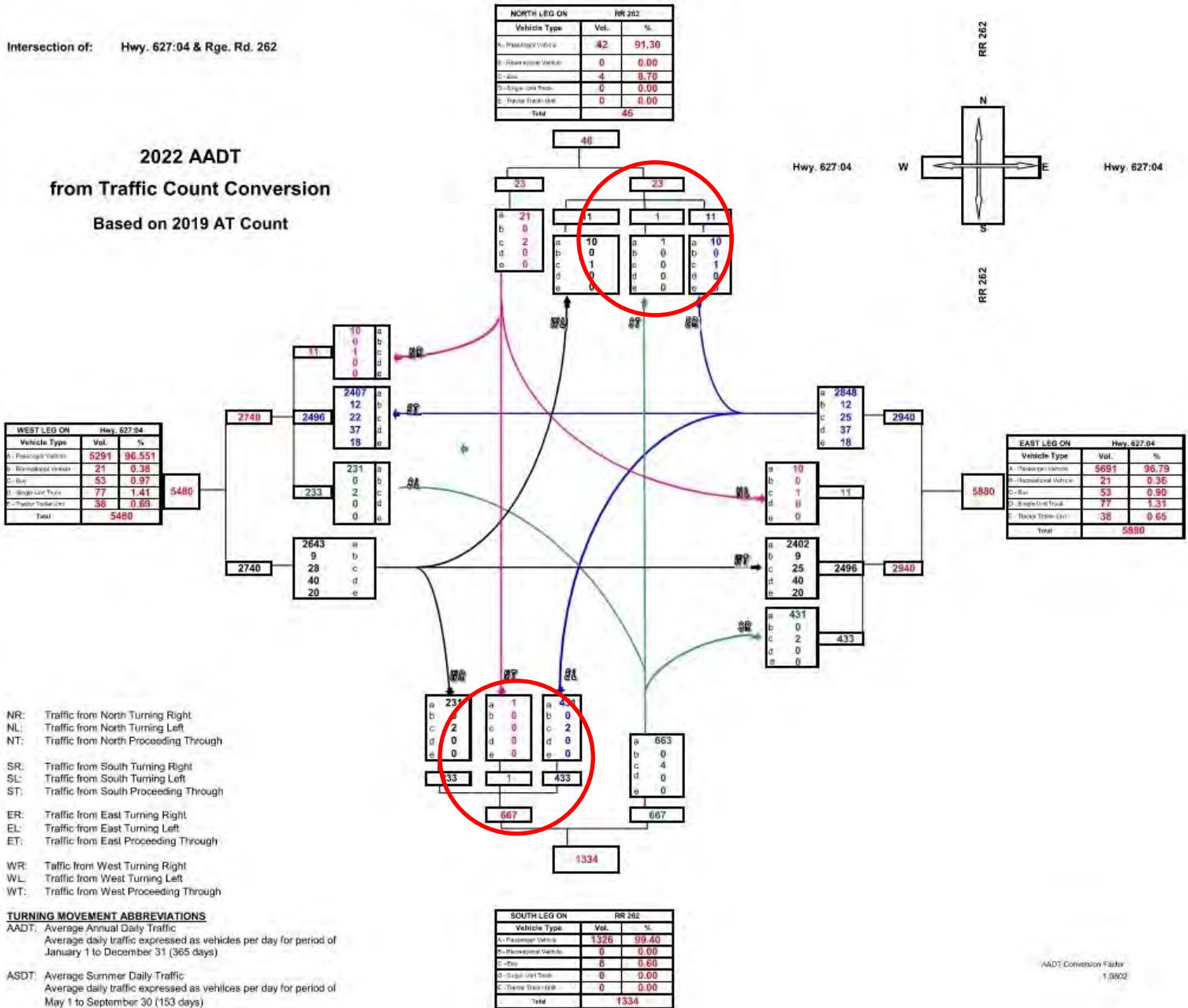
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D&A PAULICHUK
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Turning Movement Summary Diagram

Intersection of: Hwy. 627:04 & Rge. Rd. 262

2022 AADT
from Traffic Count Conversion
Based on 2019 AT Count



TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
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Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

Signalization is not warranted at the intersection for the next 20 years.

2005 Canadian Matrix Traffic Signal Warrant Analysis

Main Street (name)	Highway 627:04	Direction (EW or NS)	EW	Date:	Nov 10, 2023
Side Street (name)	Rge. Rd. 262	Direction (EW or NS)	NW	City:	Rural
Quadrant (if appl)	Year 2044				

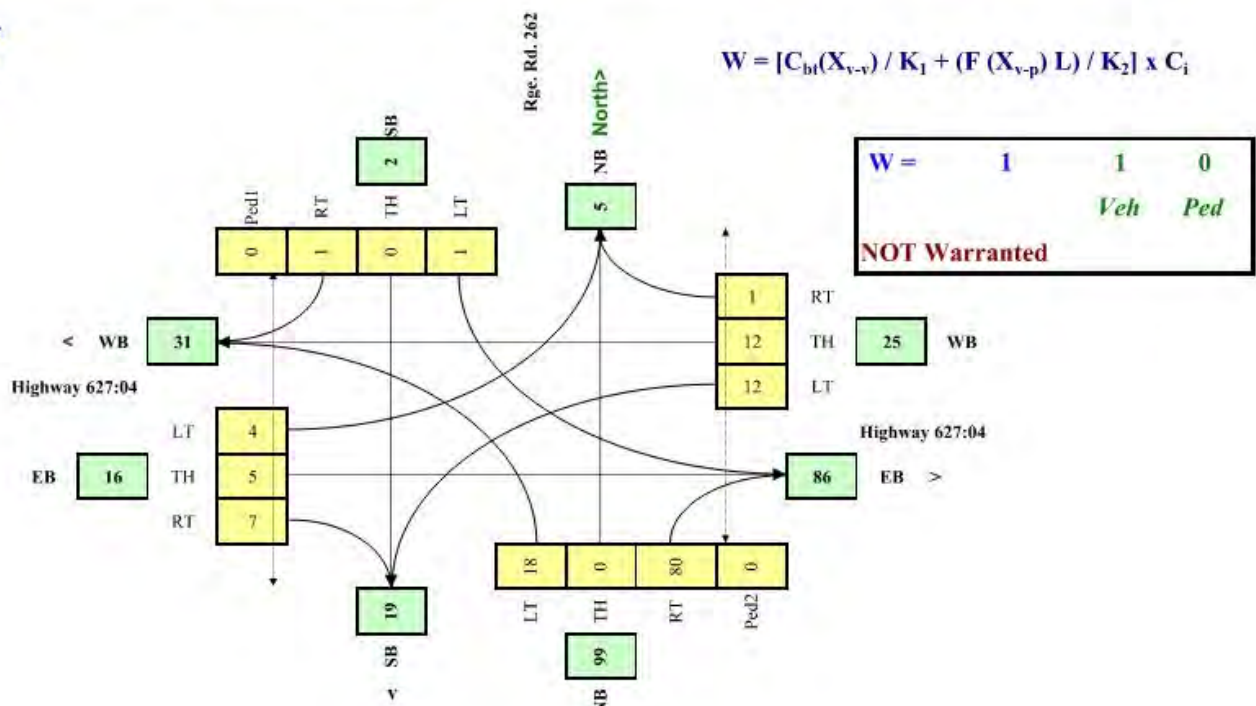
Lane Configuration		Excl LT	Th & LT	Through or Th+RT+LT	Th & RT	Excl RT	UpStream Signal (m)	# of Thru Lanes
Hwy. 627:04	WB	1	0	0	1	0	0	1
Hwy. 627:04	EB	0	1	0	0	1	0	1
Rge. Rd. 262	NB	0	0	1	0	0		
Rge. Rd. 262	SB	0	0	1	0	0		

Demographics		
Elementary School	(y/n)	n
Senior's Complex	(y/n)	n
Pathway to School	(y/n)	n
Metro Area Population	(#)	n
Central Business District	(y/n)	n

Other input		Speed (Km/h)	Trucks %	Bus Rt (y/n)	Median (m)
Highway 627:04	EW	100	10.0%	y	0.0
Rge. Rd. 262	NW	80	5.0%	y	

Traffic Input	NB			SB			WB			EB			Ped1 NS	Ped2 NS	Ped3 EW	Ped4 EW
	LT	Th	RT	LT	Th	RT	LT	Th	RT	LT	Th	RT	W Side	E Side	N Side	S side
7:30 - 8:30	29	0	158	1	0	1	29	400	1	1	712	4	0	0	0	0
8:30 - 9:30	26	0	142	1	0	1	26	360	1	1	641	4	0	0	0	0
11:30 - 12:30	15	0	79	1	0	1	15	200	1	1	356	2	0	0	0	0
12:30 - 13:30	9	0	22	1	0	1	51	298	1	1	285	11	0	0	0	0
16:00 - 17:00	15	0	39	1	0	1	91	536	1	1	513	20	0	0	0	0
17:00 - 18:00	17	0	43	1	0	1	101	595	1	1	570	22	0	0	0	0
Total (6-hour peak)	110	0	482	5	0	5	71	69	8	24	27	42	0	0	0	0
Average (6-hour peak)	18	0	80	1	0	1	12	12	1	4	5	7	0	0	0	0

Average 6-hour Peak Turning Movements



4.5 Capacity Analysis

A capacity analysis was performed for the intersection for the 100th highest hour for the AM Peak and PM Peak for Years 2044. The traffic analysis was completed using Synchro 10 software based on HCM 2000 methodology. A saturation flow of 1700 vpl was used in this analysis. See the tables below for the results.

WITH DEVELOPMENT

YEAR			Highway 627:04		Rge. Rd. 262
TIME PERIOD		PARAMETERS	EB All Turns	WB All Turns	SB All Turns
Year 2034	AM Peak	LOS	A	A	C
		Delay (s)	0.0	8.9	20.8
		v/c Ratio	0.0	0.21	0.44
		Queue Length (m)	0.0	0.7	17.3
	PM Peak	LOS	A	A	C
		Delay (s)	0.0	8.8	19.0
		v/c Ratio	0.01	0.30	0.18
		Queue Length (m)	0.0	2.4	5.1
Year 2044	AM Peak	LOS	A	A	E
		Delay (s)	0.0	9.5	37.6
		v/c Ratio	0.0	0.26	0.67
		Queue Length (m)	0.0	1.0	35.7
	PM Peak	LOS	A	A	D
		Delay (s)	0.0	9.4	27.9
		v/c Ratio	0.01	0.38	0.29
		Queue Length (m)	0.0	3.2	9.4

The results indicate that a Level of Service (LOS) of A is maintained for eastbound traffic on Highway 627:04 for the next 20 years. This confirms that left turns into Rge. Rd. 262 does not impact through traffic going eastbound on Highway 627:04. For left turns out of Rge. Rd. 262, the Level of Service (LOS) drops only to D and E in 2044. This is where the intersection may be approaching the requirement for traffic signals and should be reviewed at this time. Again, since the development is not projected to add any traffic during the peak hours of traffic, improvements to the intersection are not recommended for the approval of this project and the development does not

TRAFFIC IMPACT ASSESSMENT

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LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

add any additional traffic during the peak hours of traffic flow to make the Level of Service worse any quicker.



TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

Control Delay Per Vehicle (s)	LOS by Volume to Capacity Ratio	
	≤ 1	> 1
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F



Level of Service "A"



Level of Service "B"



Level of Service "C"



Level of Service "D"



Level of Service "E"



Level of Service "F"

5. LOCAL ROADWAY ASSESSMENTS

5.1 Assessment Scope

This section will review the local roadways of Range Road 262, for accessing the proposed development.

5.2 Posted Speed

Posted speed is assumed to be 80 km/h for these routes with a design speed of 90 km/h.

5.3 Roadway Standards

The local roads that the development will use are within Parkland County.

It is important to note that the following standards are mainly for new development and do not differentiate between development of a new road versus upgrading/rehabilitating an existing road. Most of the local roads in Alberta were built many years ago and likely followed a lower set of standards than is used today. Therefore, there must be some engineering judgement used in regards to which parameters of the standards can be allowed some flexibility when applying them to these existing roads. Other jurisdictions such as Alberta Transportation provide allowances for rehabilitation of existing roadways with some flexibility towards the roadway standards. These standards are known as the 3R/4R Geometric Design Guidelines. The purpose of these guidelines is "to extend the service life of existing paved highways and enhance highway safety on a network basis. To accomplish this objective, the standards focus on the most safety-cost effective improvements and also encourage the use of low-cost opportunities to improve safety where major reconstruction is not cost-effective".

Parkland County provides a section for Roadway Systems in their "Engineering Design Standards", dated/amended June 2014. These standards are noted to be used for roadways for new subdivision development within Parkland County. The roadway standards for various road classifications are shown below.

Range Road 262 is classified as a "Local Road" as they contain a low volume of traffic. The County's standards define the function of a Local Road "to provide access to adjacent properties carrying traffic from higher order roads to individual land parcels. Local roads are typically low speed and low volume roadways. They connect to other local roadways or collectors."

Table 7.1 – Roadway Design Standards

Design Criteria	Arterials		Major Collectors		Minor Collectors		Local		
	Rural RAU 90 RAD 90	Industrial RAU 90 RAD 90	Rural RCU 90	Industrial RCU 80	Rural RCU 90	Industrial RCU 70	Rural RLU 90	Industrial RLU 60	Residential RLU 60
Drawing Reference	No. 7.6/7.7	No. 7.6/7.7	No. 7.1	No. 7.4/7.5	No. 7.1	No. 7.3	No. 7.1	No. 7.2	No. 7.1
Design Speed (km/hr)	90	80	90	70	90	60	90	60	60
Right-of-Way Width (m)	40	40	40	40	30	30	30	30	30
Pavement ACP Width (m)	10.4/18.0	10.4/18.0	8.5	9.5/17.0	8.0	9.0	7.5	9.0	7.5
Travel Lanes (m)	2 x 3.7m 4 x 3.7m & Median	2 x 3.7m 4 x 3.7m & Median	2 x 3.7m	2 x 3.7m 4 x 3.7m	2 x 3.7m	2 x 3.7m	2 x 3.7m	2 x 3.7m	2 x 3.5m
Max. Gradient (%)	6	6	6	6	6	6	9	6	9
Min "k" Value Crest Curve	55	55	55	35	55	25	55	15	16
Min "k" Value Sag Curve Comfort Control	N/A	21	N/A	17	N/A	13	N/A	10	N/A
Min "k" Value Sag Curve Headlight Control	40	40	40	35	40	25	40	20	20
Max Super Elev. (%)	6	6	6	4	6	2	6	2 Normal Crown	2 Normal Crown
Min Radius of Curve (m)	340	340	340	250	340	190	340	130	130
Min Property Corner Cut at Intersections (m)	10	10	10	10	10	5	10	10	5
Parking	Restricted	Restricted	Permitted	Restricted	Permitted	Restricted	Permitted	Restricted	Permitted
Minimum Access/Intersection Spacing (m)	400	200	200	100	200	60	200	40	40

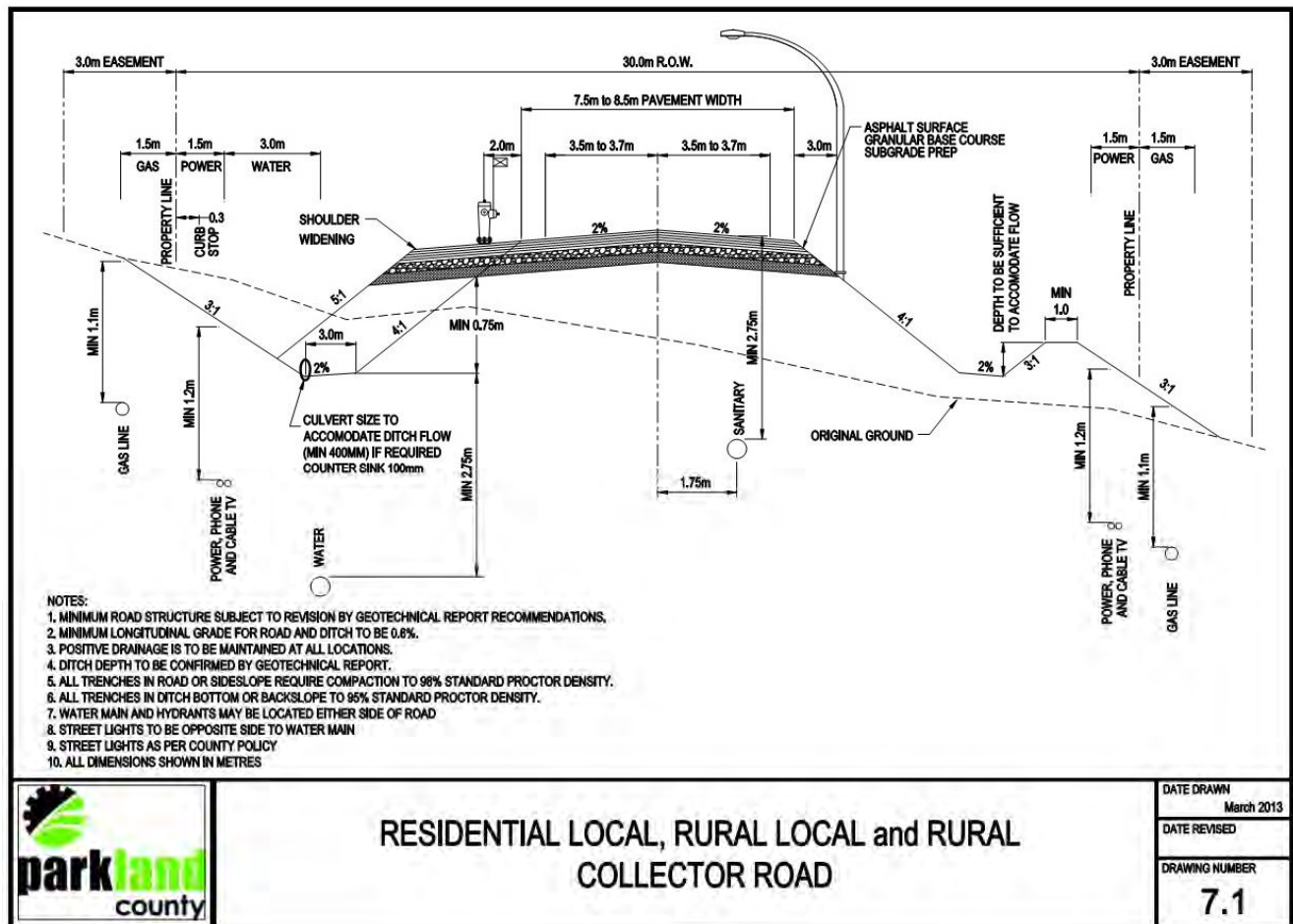
The nearest designations for comparison purposes for the local roads in this area appear to be a RLU 60 and RLU 90. Finished pavement widths for this road standard is normally 7.5m with maximum gradient of 9%.

The roadway typical standard for a Local Road shown on Drawing Number 7.1 indicates a range of 7.5 – 8.5m of pavement width with 4:1 sideslopes, a 3.0m wide ditch and 3:1 backslopes, all within a 30.0m right-of-way.

The roadway surfacing structure is also shown as an asphalt surface on a granular base course over a prepared subgrade.

TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)



5.4 Site Inspection

A detailed inspection of the roadway was conducted in October 2023. The following provides notes and photos of this inspection.

Range Road 262

- Range Road 262 contains a paved surface and is approx. 7.5 – 8.0m wide.
- The side slopes seem to be 4:1 or better throughout.
- There is no existing illumination along this roadway.
- Road Ban limits exist likely in Spring, so large heavy trucks not often use this route.
- Road vertical profile is relatively flat with no issues with sag or crest curves.

TRAFFIC IMPACT ASSESSMENT

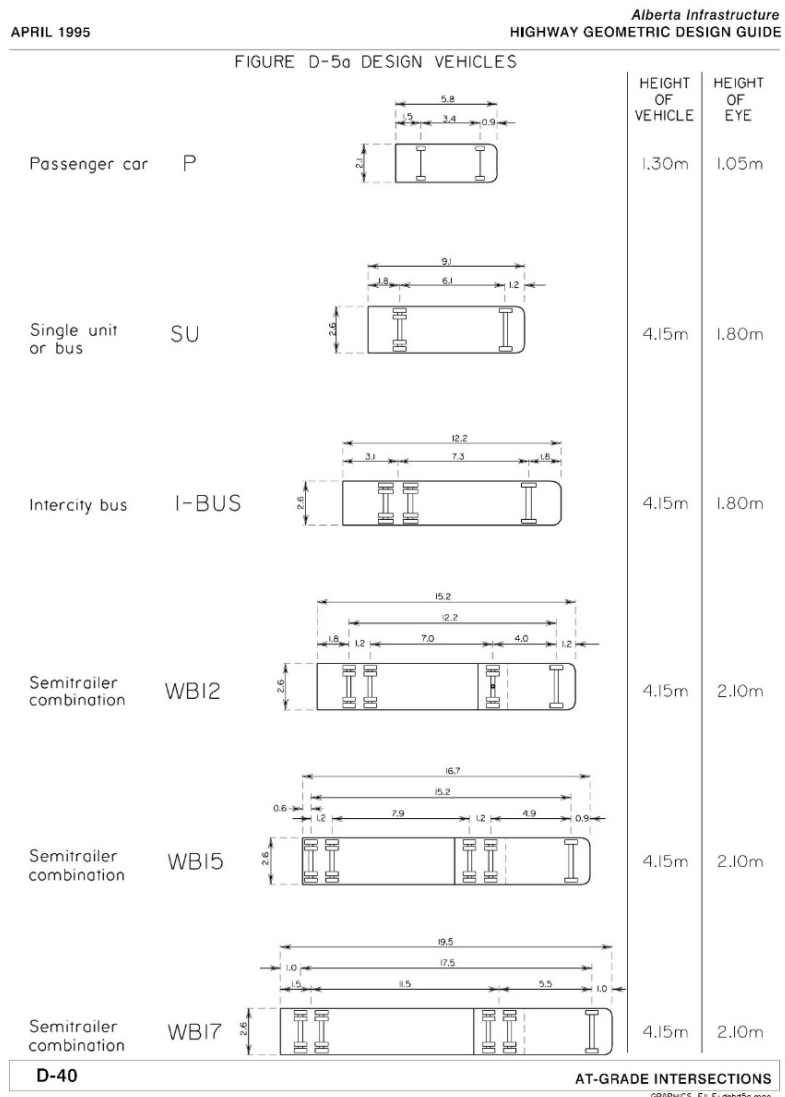
GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)



Range Road 262: Viewing north, south of Sunset View Rd.

Overall, this local roadway appears to be adequate as a local road in providing access to the proposed development.

In review of the roadway widths during this assessment, various roadway widths were measured on the roads inspected. Local roads in Alberta can vary in widths from 5 to 10m. It is important to determine when roadway widths are sufficient to support the proposed traffic and when there may be concerns. The County Road Standards, tend to relate to new roads that are to be constructed by do not address the numerous existing roads that were built many years ago with lesser levels of service.



Vehicle widths are approximately 2.6m in width as shown below in the Alberta Transportation Design Guide. Therefore, any width less than 5.5m is deemed impassable.

This road appears to be functioning with its present width of 6.5m which allows for normal operation at the posted speed.

When referring to the Transportation Association of Canada's (TAC) Geometric Design Guide for Canadian Roads, Section 2.2.2, shown below provide some direction on acceptable road widths:

As per Table 2.2.2.1, road widths for Local Roads are required to be 6.0m minimum. Since the roadway of Range Road 262 is greater than 7.5m at 8.0m, the roadway is adequate as a local road in providing access to the proposed development.

TAC Geometric Design Guide for Canadian Roads	
2.2.2 LANE WIDTHS	increase in safety for lane widths beyond the 3.7 m range. ²
2.2.2.1 Through Lane Widths	<u>Design Domain: Quantitative Aids</u>
<u>Technical Foundation</u>	Lane widths are dependent upon design speed and the volume of traffic the roadway is intended to carry, and the number and types of trucks on the roadway. Design domain widths for rural two-lane roadways are provided in Table 2.2.2.1 while lane widths for multilane rural roadways are given in Table 2.2.2.2. Lane widths for through lanes on urban roadways are provided in Table 2.2.2.3.
Lane width and condition of the roadway surface have a significant influence on the safety and comfort of the travelling public. The capacity of a roadway is markedly affected by lane width, with wider lanes having the ability to carry a larger volume of traffic than a narrower lane. In general, safety increases with wider lanes up to a width of about 3.7 m. There is no further	

Table 2.2.2.1 Lane Widths for Two-Lane Rural Roadways

Design Speed (km/h)	Classification and Design Hour Volume					
	Local	Collector Design Hour Volume			Arterial Design Hour Volume	
		<250	250-450	>450	<450	>450
30, 40	3.0 - 3.7					
50	3.0 - 3.7	3.3 - 3.7	3.3 - 3.7	3.5 - 3.7		
60	3.0 - 3.7	3.3 - 3.7	3.3 - 3.7	3.5 - 3.7		
70	3.0 - 3.7	3.5 - 3.7	3.5 - 3.7	3.7		
80	3.0 - 3.7	3.5 - 3.7	3.5 - 3.7	3.7	3.5 - 3.7	3.7
90	3.3 - 3.7	3.5 - 3.7	3.5 - 3.7	3.7	3.5 - 3.7	3.7
100	3.3 - 3.7	3.5 - 3.7	3.5 - 3.7	3.7	3.5 - 3.7	3.7
110					3.7	3.7
120					3.7	3.7
130					3.7	3.7

Table 2.2.2.2 Lane Widths for Multilane Rural Roadways

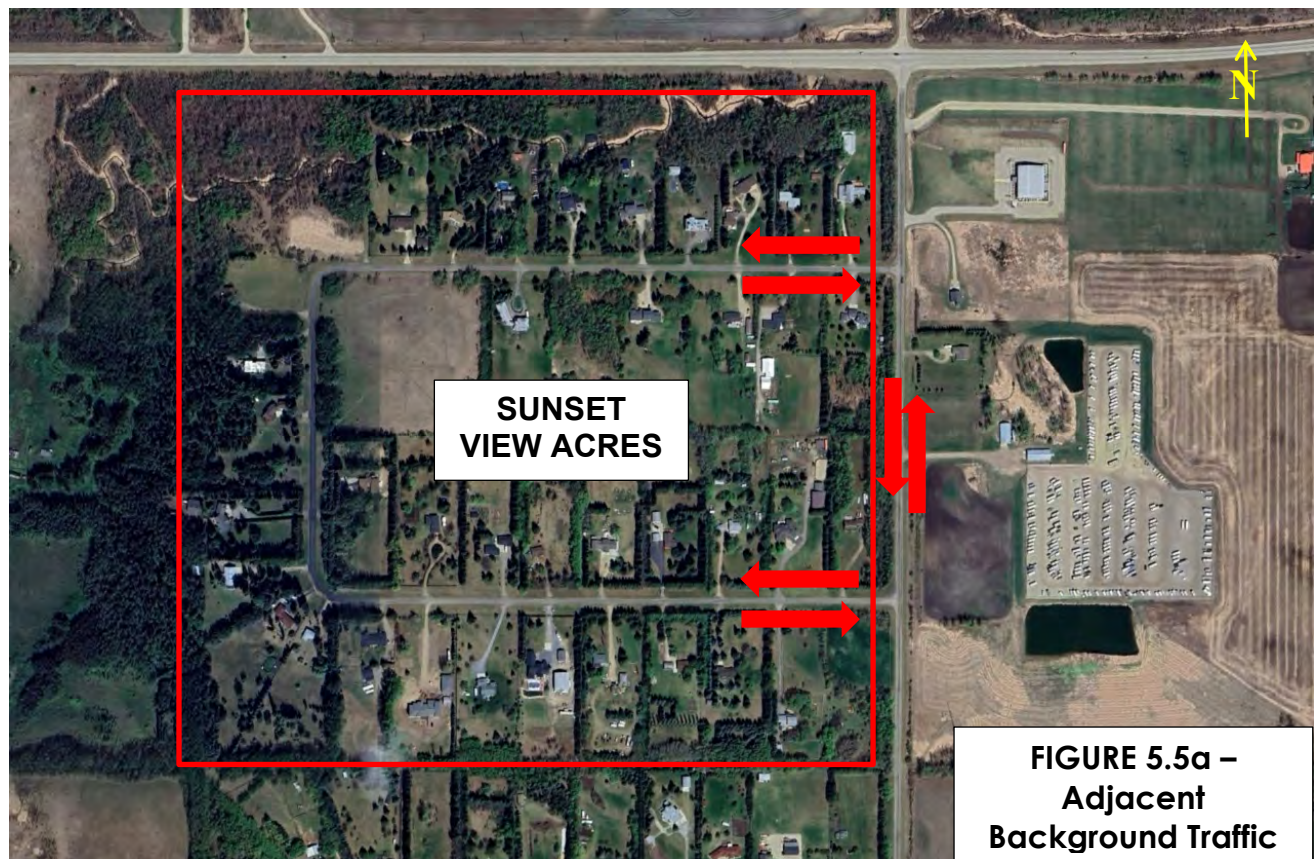
Design Speed	Lane Width (m)
less than 100 km/h	3.5 - 3.7
100 km/h and greater	3.7

5.5 Background Traffic – Rge. Rd. 262

The development will now create a four-legged intersection at the junction of Range Road 262 and Sunset View Drive. The background traffic from the west from the Sunset View Acres is estimated as follows:

There are approximately 40 country residential lots within the Sunset View Acres subdivision. Therefore, the estimated trip generation of this existing subdivision is as follows:

Daily Traffic:	40 lots x 9.44 trips/day	= 378 trips per day
AM Peak Hour:	40 lots x 0.74 trips/hour	= 30 trips per hour
PM Peak Hour:	40 lots x 0.99 trips/hour	= 40 trips per hour

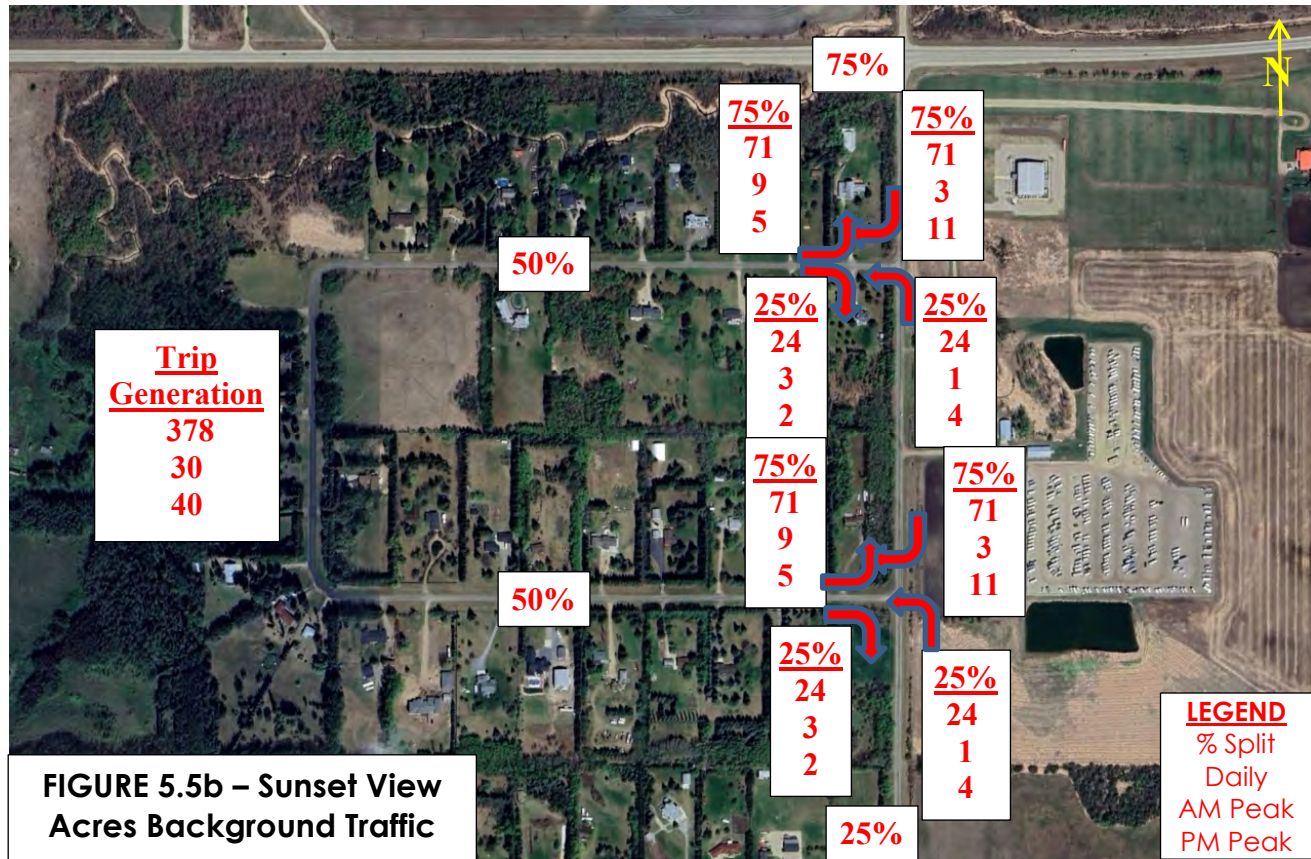


The split of traffic going north versus south is estimated to be 75% north and 25% south, as per the development traffic splits.

The trip splits and distribution for the two accesses to Sunset View Acres is estimated as shown below.

TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)



Using the background traffic taken from the latest Alberta Transportation traffic counts on Highway 627 and estimated for Rge. Rd. 262 South and the estimated turning movements above, the following diagrams represent the estimated background traffic for the development access intersection with Rge. Rd. 262 and Sunset View Drive.

Daily week day traffic is estimated to be 20 trips per day for the GraceLife Church access.

The growth rate on Range Road 262 is assumed to be 2.0% as per Highway 627 and 0% for to Sunset View Acres and GraceLife Church.

Using the above projections the following turning movement diagram for 2024 is estimated for the Rge. Rd. 262 and Sunsetview Drive Access intersection:

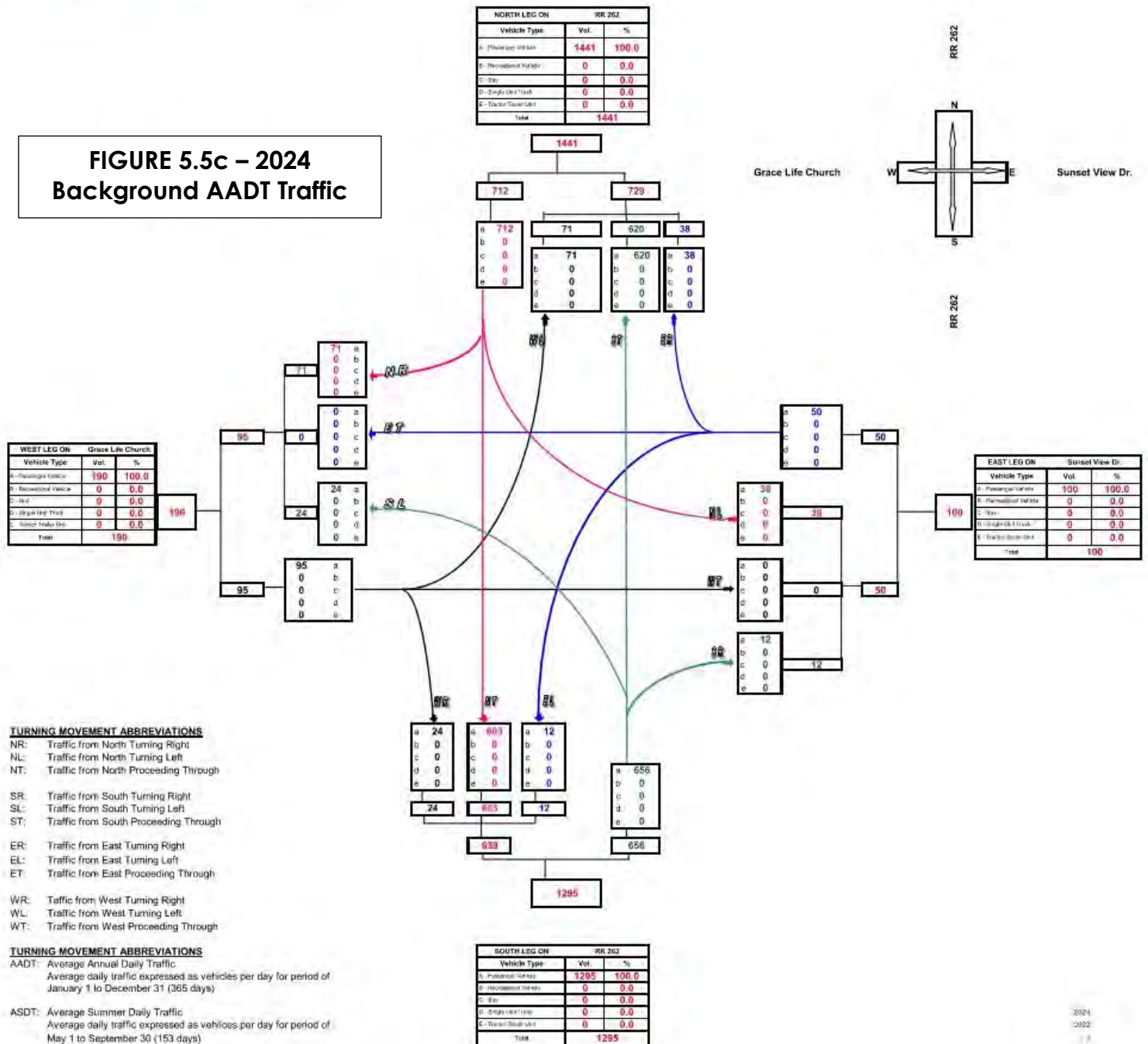
TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

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Turning Movement Summary Diagram

FIGURE 5.5c – 2024
Background AADT Traffic



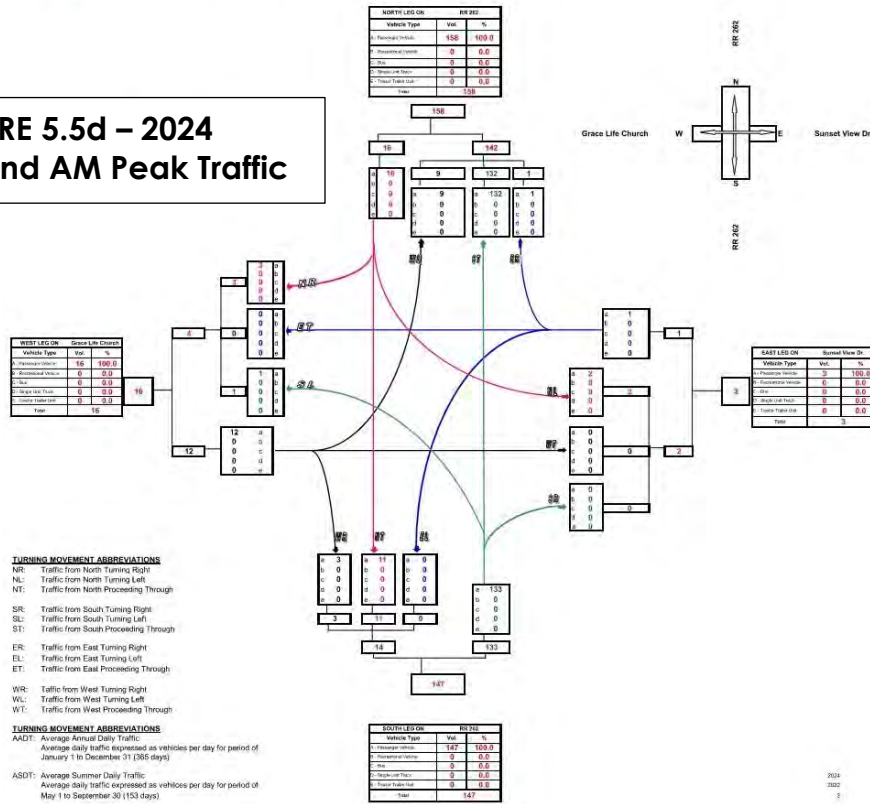
TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

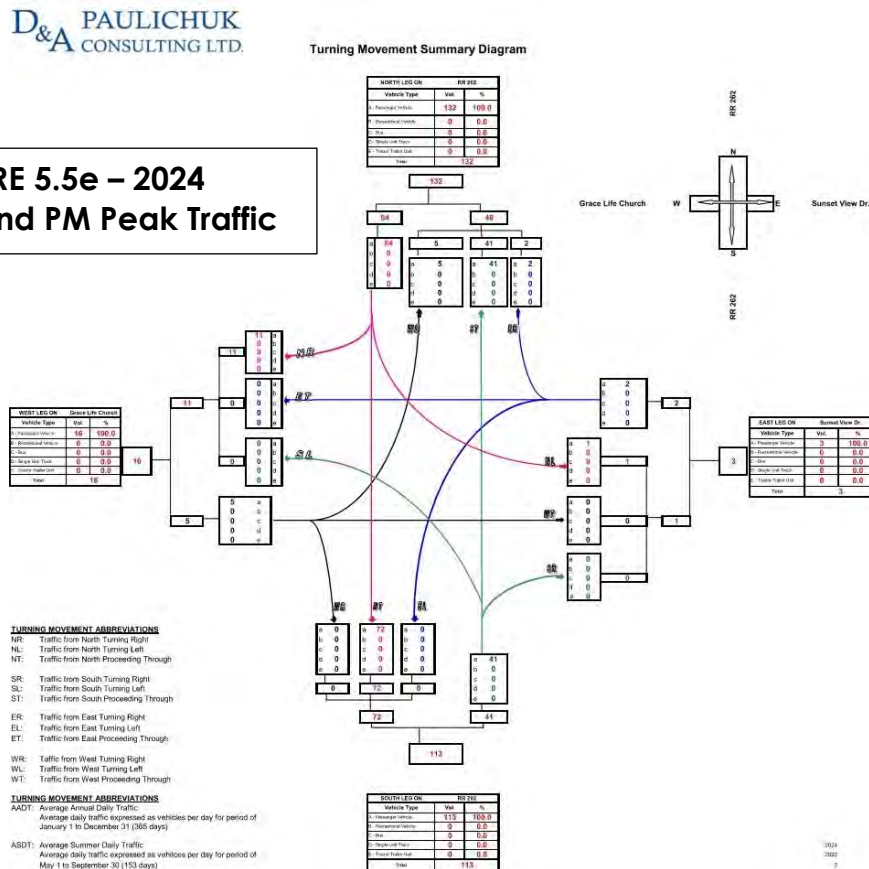
**D&A PAULICHUK
CONSULTING LTD.**

Turning Movement Summary Diagram

**FIGURE 5.5d – 2024
Background AM Peak Traffic**



**FIGURE 5.5e – 2024
Background PM Peak Traffic**



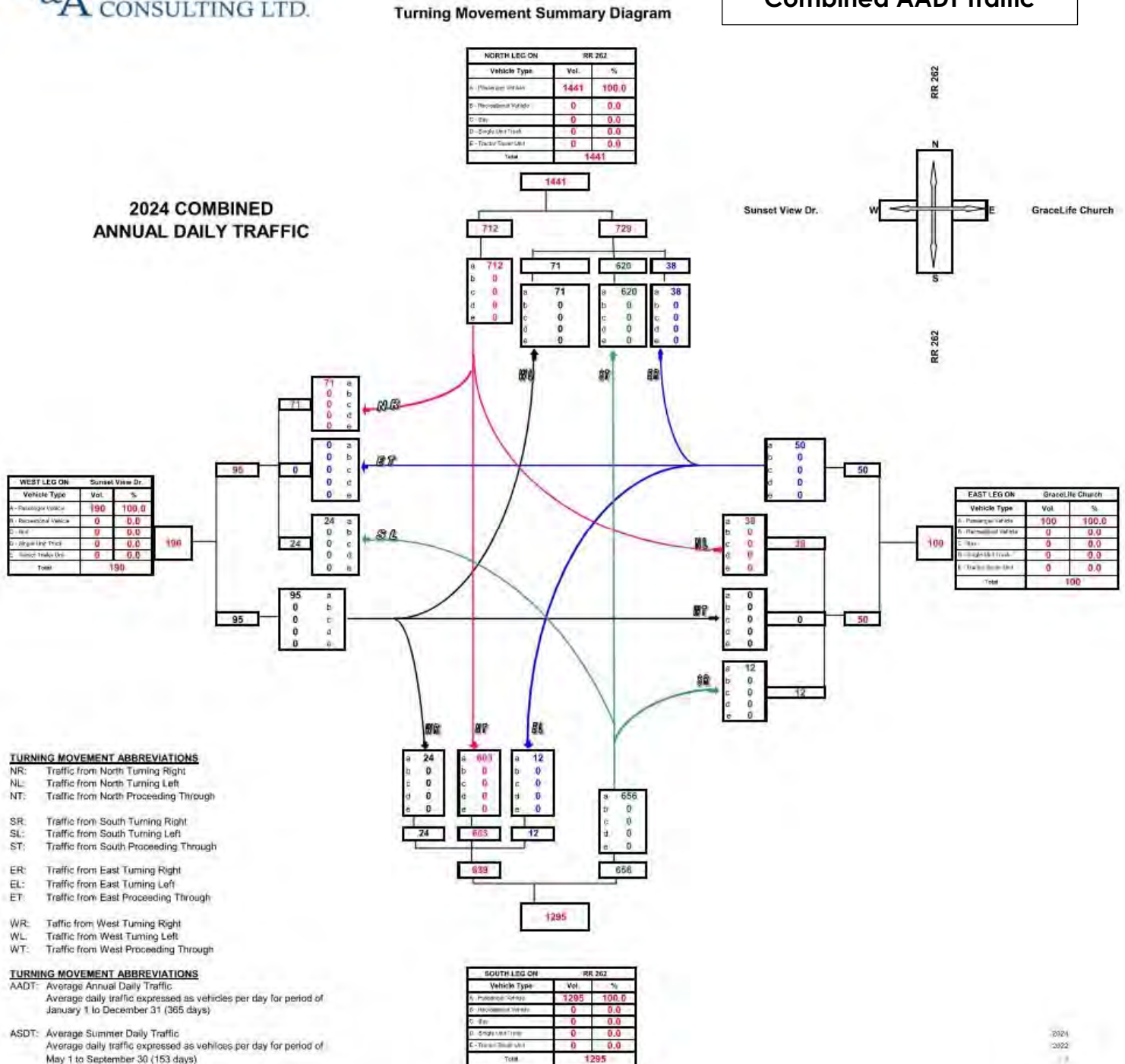
TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

Using the above projections, projected traffic volumes on Rge. Rd 262 and the estimated development traffic volumes from Gracelife Church, the following turning movement diagram for 2024 is estimated for the Rge. Rd. 262 and Sunsetview Drive/Gracelife Church Accesses intersection:

**D&A PAULICHUK
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**FIGURE 5.5f – 2024
Combined AADT Traffic**

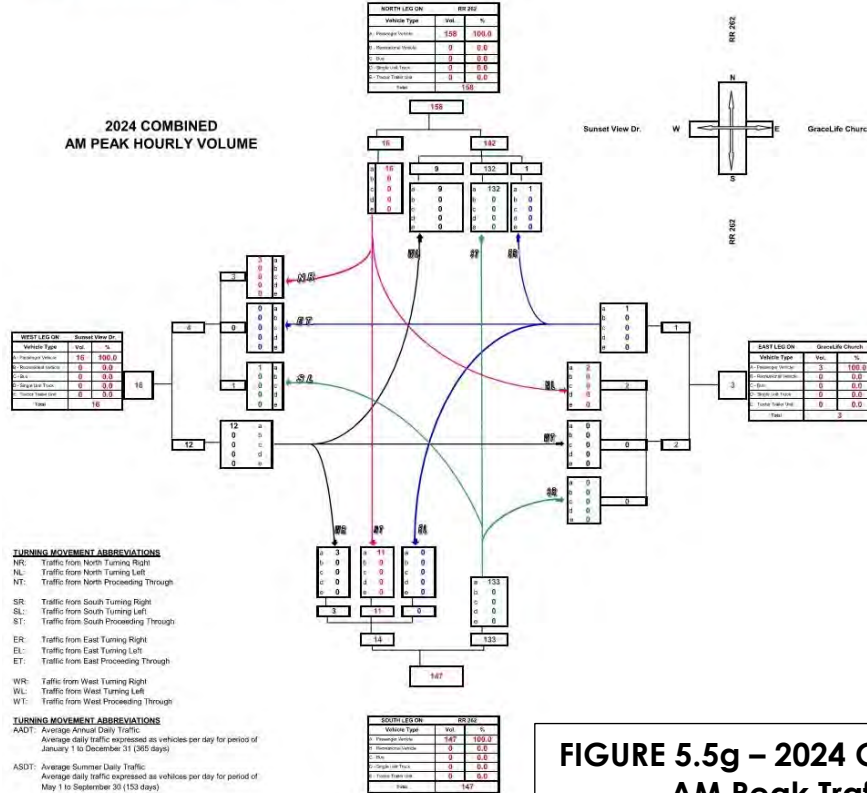


TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

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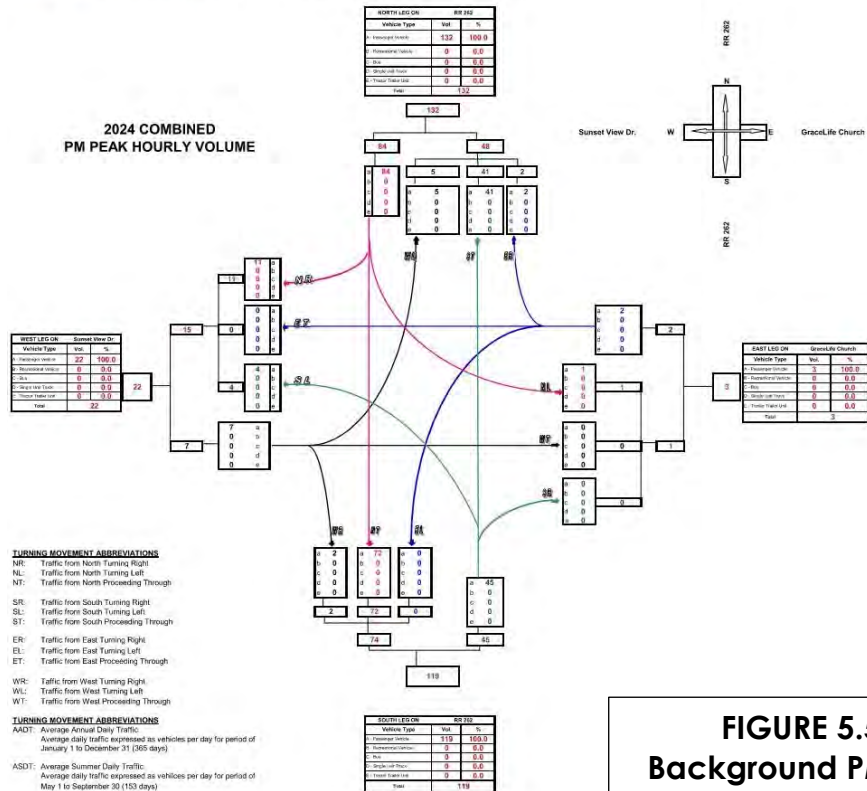
Turning Movement Summary Diagram



**FIGURE 5.5g – 2024 Combined
AM Peak Traffic**

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CONSULTING LTD.**

Turning Movement Summary Diagram



**FIGURE 5.5h – 2024
Background PM Peak Traffic**

TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

Using the above combined traffic volumes for the Rge. Rd. 262 and Sunset View Drive/GraceLife Church Accesses intersection, a capacity analysis was performed for the intersection for the 100th highest hour for the AM Peak and PM Peak for Years 2024, 2034 and 2044. The traffic analysis was completed using Synchro 10 software based on HCM 2000 methodology. A saturation flow of 1700 vpl was used in this analysis. See the tables below for the results.

WITH DEVELOPMENT

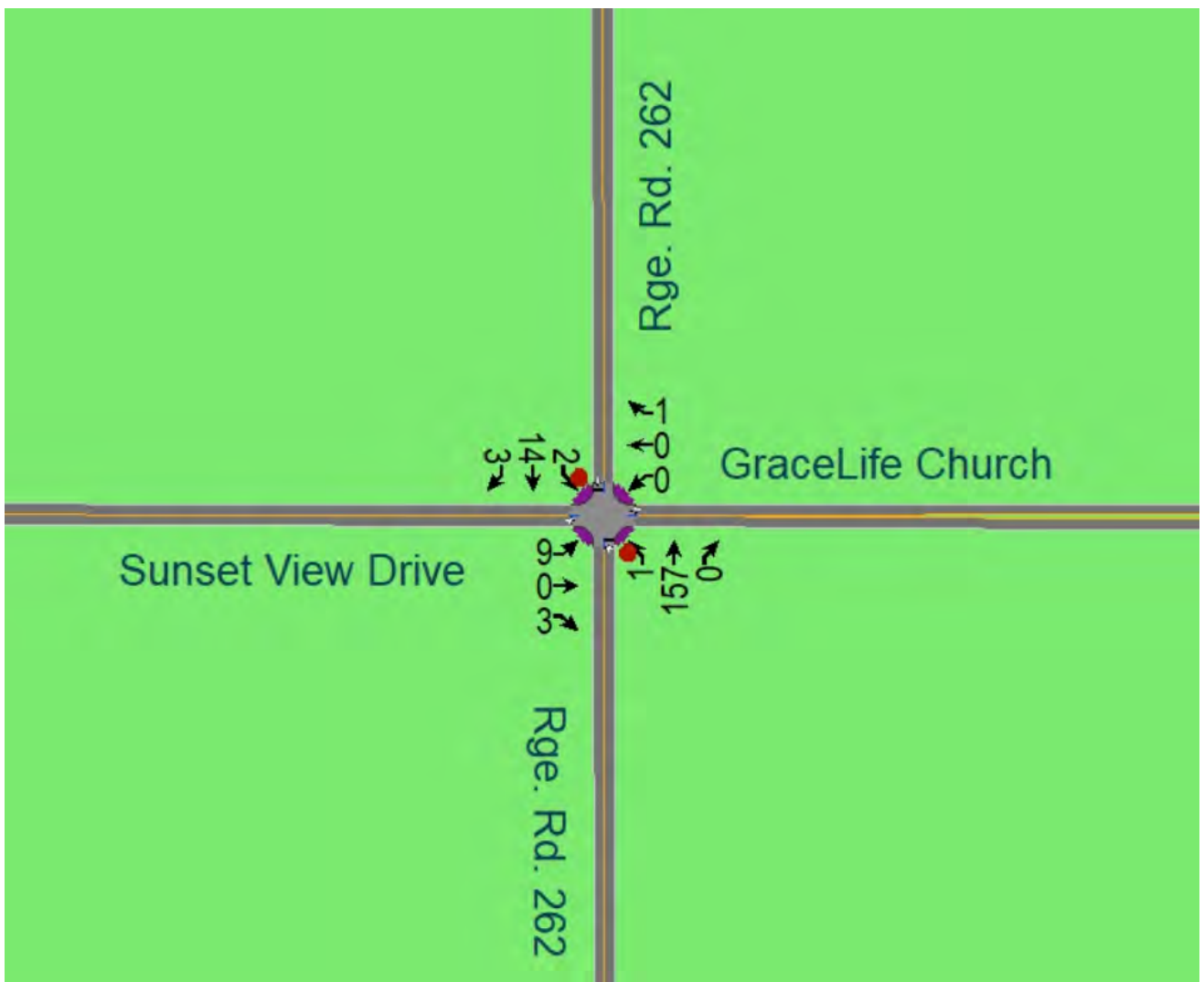
YEAR			Rge. Rd. 262		Sunset View Dr.	GraceLife Church Access
TIME PERIOD		PARAMETERS	NB All Turns	SB All Turns	EB All Turns	WB All Turns
Year 2024	AM Peak	LOS	B	A	A	A
		Delay (s)	10.0	9.2	5.6	0.0
		v/c Ratio	0.17	0.02	0.01	0.0
		Queue Length (m)	4.8	0.5	0.2	0.0
	PM Peak	LOS	A	A	A	A
		Delay (s)	9.4	9.5	5.2	0.0
		v/c Ratio	0.06	0.10	0.00	0.0
		Queue Length (m)	1.4	2.7	0.1	0.0
Year 2034	AM Peak	LOS	B	A	A	A
		Delay (s)	10.2	9.2	5.6	0.0
		v/c Ratio	0.20	0.02	0.01	0.0
		Queue Length (m)	5.9	0.6	0.2	0.0
	PM Peak	LOS	A	A	A	A
		Delay (s)	9.4	9.6	5.2	0.0
		v/c Ratio	0.06	0.12	0.00	0.0
		Queue Length (m)	1.6	3.2	0.1	0.0
Year 2044	AM Peak	LOS	B	A	A	A
		Delay (s)	10.4	9.3	5.6	0.0
		v/c Ratio	0.23	0.03	0.01	0.0
		Queue Length (m)	7.2	0.6	0.2	0.0
	PM Peak	LOS	A	A	A	A
		Delay (s)	9.5	9.7	5.2	0.0

TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

	v/c Ratio	0.07	0.14	0.00	0.0
	Queue Length (m)	1.9	3.7	0.1	0.0

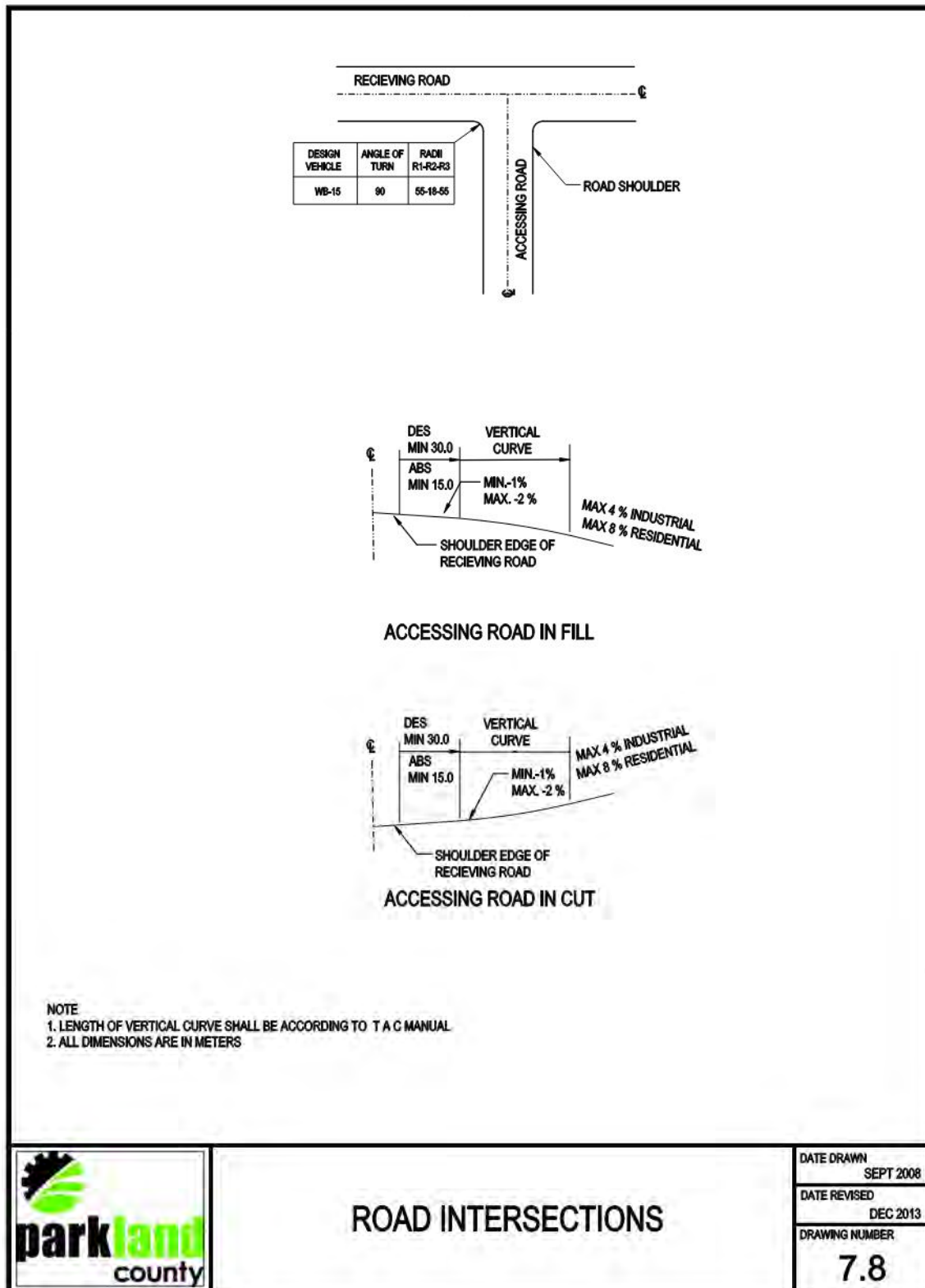
The results indicate that a Level of Service (LOS) of B is maintained for northbound traffic on Range Road 262 for the next 20 years and a Level of Service (LOS) of A is maintained for southbound traffic on Range Road 262 for the next 20 years. **No intersection improvements are warranted for the next 20 years with the estimated traffic volumes.**



TRAFFIC IMPACT ASSESSMENT

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

For this location, Parkland County standards require the approach to the development site to be in accordance with Figure 7.8 as shown below:

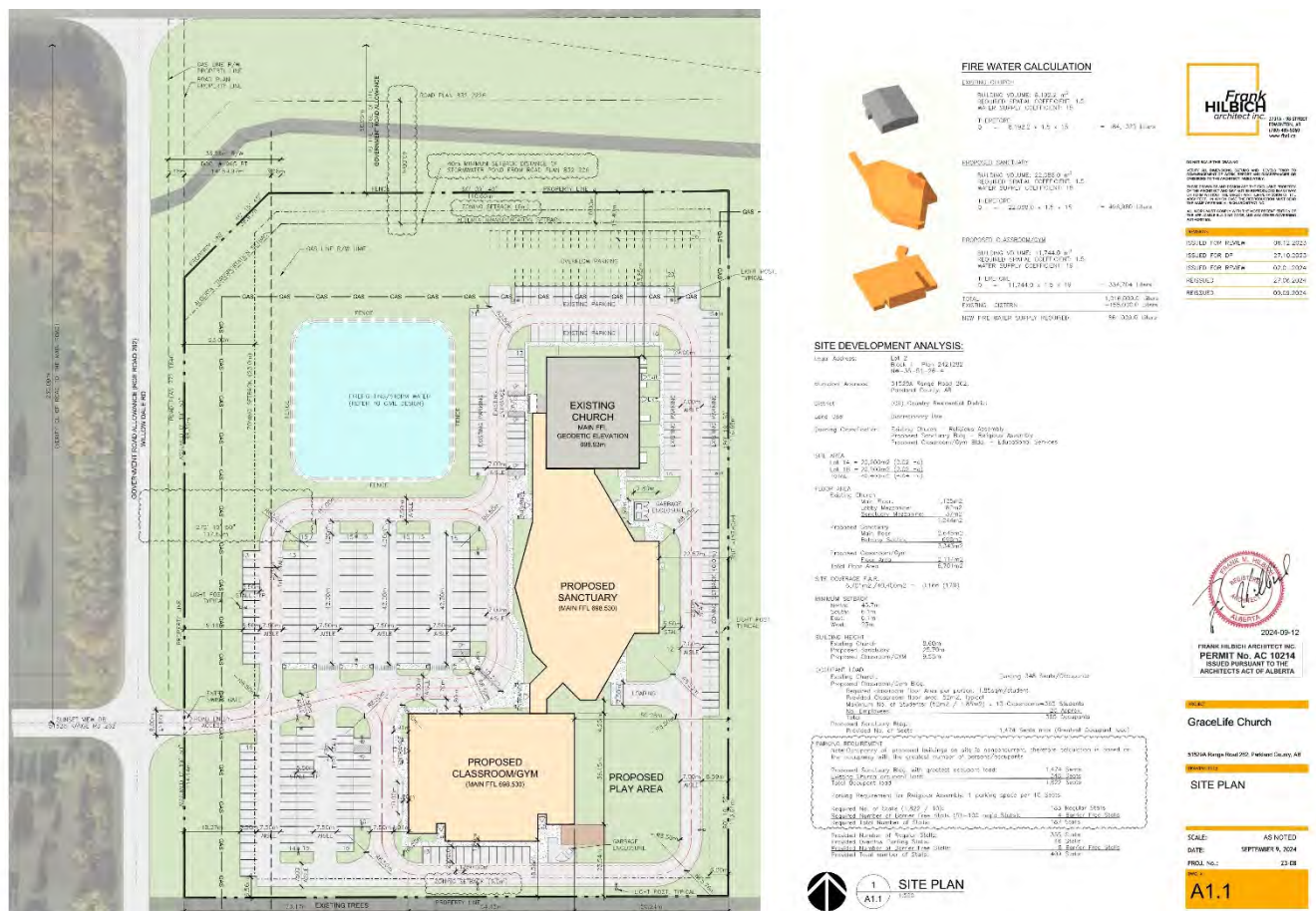


GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)

6. CONCLUSIONS & RECOMMENDATIONS

6.1 Conclusions & Recommendations

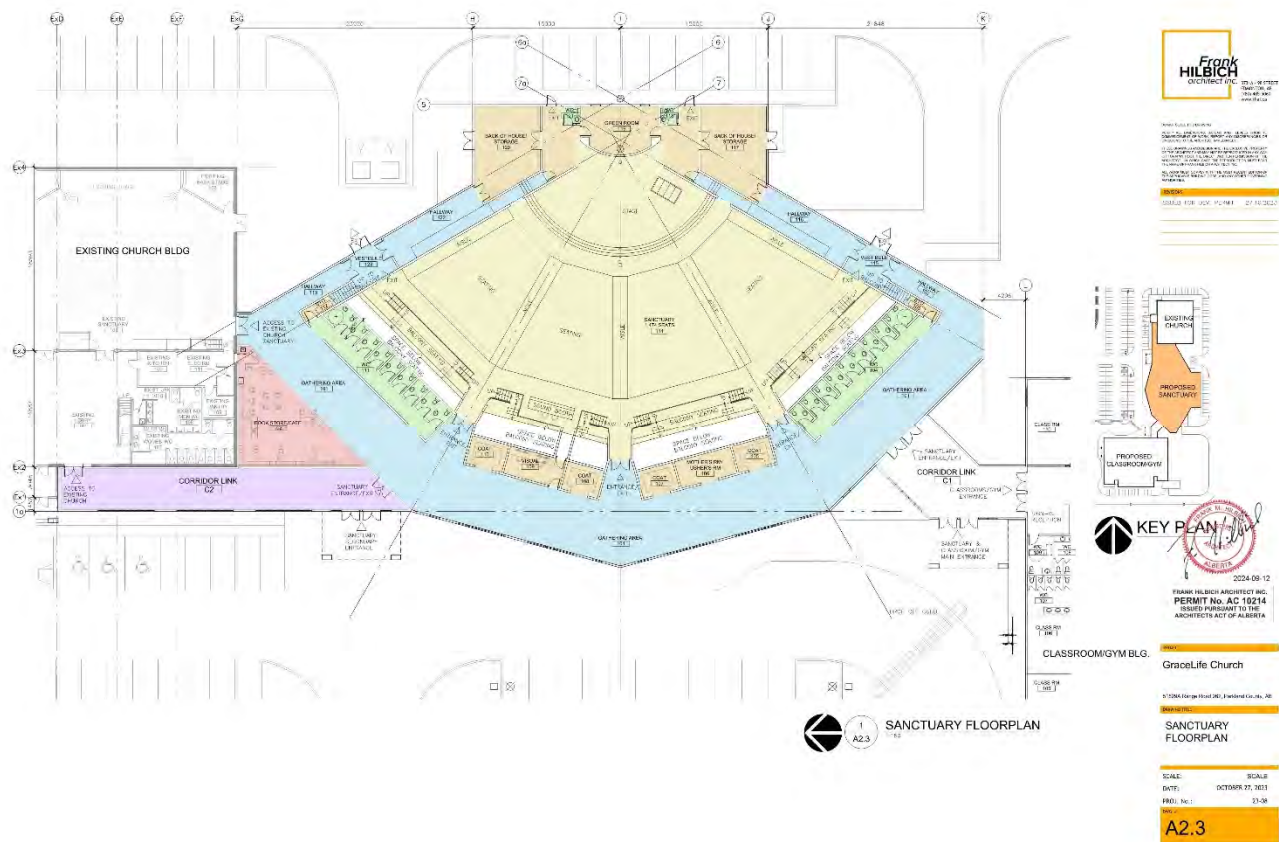
The proposed development comprises of an expansion to the existing GraceLife Church site with the addition of a Sanctuary building and a Classroom/Gym building located within Lot 1A and Lot 1B in Block 1 in Plan 1020669 (4.04 ha) within NW 35-51-26-W4M as shown below. The expansion includes significant expansion of the parking lot and the addition of a Stormwater Management Pond. Access to the site would be made utilizing two new accesses on Willowdale Road (Range Road 262) and then to Highway 627:04 (Garden Valley Road).



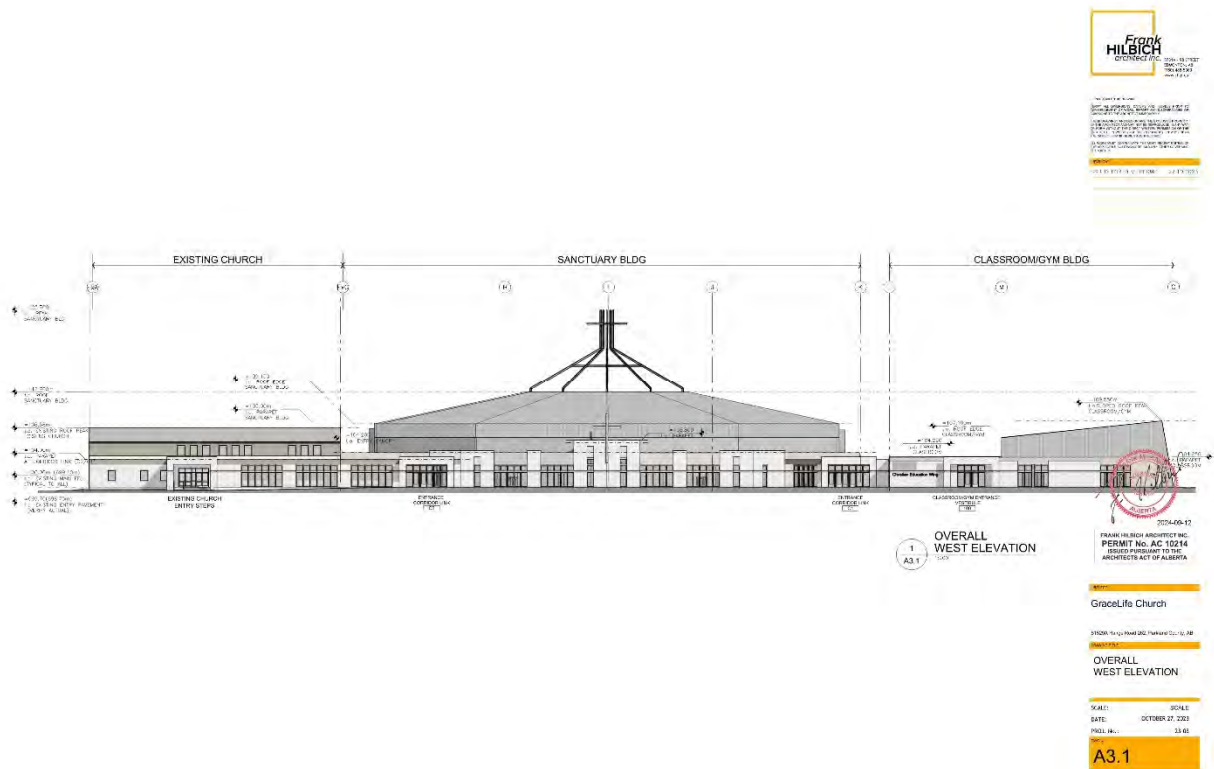
The existing access to the site will be closed. The first access will be constructed directly across of Sunset View Drive to the west.

The details on the building spaces are shown below.

GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)



GRACELIFE CHURCH EXPANSION
LOT 1A & 1B, Blk. 1, Plan 1020669, NW-35-51-26-W4M
Parkland County
Hwy. 627:04 (Garden Valley Rd.) & Rge. Rd. 262 (Willowdale Rd.)



The proposed expansion is projected to add traffic to the site for use of the new facilities as follows:

Mondays:	No activities planned.
Tuesdays:	Evening Family Use: 30 – 40 families from 7:00pm to 10:00pm
Wednesdays:	Late Morning Use: 80 vehicles from 9:30am to 11:30am
Wednesdays:	Evening Family Use: 60 families from 7:00pm to 10:00pm
Thursdays:	Evening Family Use: 30 – 40 families from 7:00pm to 10:00pm
Fridays:	Evening Family Use: 30 – 40 families from 7:00pm to 10:00pm (2 times per month only)
Saturdays:	Evening Family Use: 30 – 40 families from 7:00pm to 10:00pm (2 times per month only)
Sundays:	Daily Use: Regular use as per past; already accounting for in traffic

Overall, the increase in traffic for this site could be summarized to add 80 trips per day on the average. On Wednesdays the traffic volume peaks at approximately 140 trips in and 140 trips out for the whole day. On Mondays and every second Fridays & Saturdays, there may be no additional trips all day.

It is important to note that none of this increased activities and additional traffic generation will occur during the AM Peak Weekday Hour (7:30am – 8:30am) of traffic or the PM Peak Weekday Hour (4:30pm – 5:30pm) of traffic for the local roadways and highways in the area.

Projected Traffic Summary

Daily Traffic:	= 80 trips per day
AM Peak Hour:	= 0 trips per hour
PM Peak Hour:	= 0 trips per hour

These values above represent the traffic generation once the development is fully built and operating.

Since the proposed development is not projected to add any additional traffic during the AM Peak Hour or the PM Peak Hour of traffic, this development does not trigger these improvements (additional left turn storage) being made in the future. The left turn capacity for WB to SB traffic is sufficient for the next 20 years during the off-peak hours and evening hours when the addition to the church site is to be mainly used. Therefore, no improvements are recommended.

Illumination is not warranted at the intersection of Highway 627:04 and Range Road 262 presently and for the next 20 years upon calculation of the illumination warrant. The illumination analysis indicates for all three time milestones that "Illumination Warranted Delineation Lighting to Illuminate Pedestrians or Cross Street Traffic". It is important to note that neither pedestrians are using or projected to use this rural intersection on the highway or any significant cross traffic is occurring. Also, the traffic turning movement diagrams projects only 1 cross movement per day in each direction on Range Road 262 since the north leg of intersection is within the Enoch First Nations. This is very minimal and would likely occur during daylight. Therefore, illumination is not recommended for this intersection for the next 20 years for these reasons.

Signalization is not warranted at the intersection for the next 20 years.

In summary, the proposed development does not impact the existing transportation infrastructure at the Highway 627:04 and Range Road 262 intersections from 2024 to 2044 **as well as the intersection to the development access with Range Road 262,**

6.2 Closure

We trust the information provided meets your present requirements. Should any questions arise, please contact our office at your convenience.



Darcy O. Paulichuk, P. Eng.



Oct. 4, 2024

APEGGA Permit to Practice Number: P12132

APPENDIX A

ALBERTA HIGHWAYS TRAFFIC COUNT

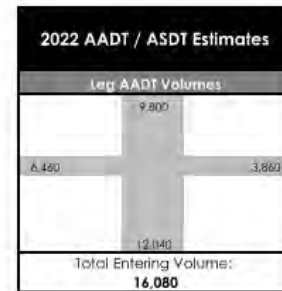
Reference Number:
84490

Intersection of:
60 & 627 W OF EDMONTON

Vehicle Type	Volume	%
A: Passenger Vehicle	8,270	84.4%
B: Recreational Vehicle	124	1.3%
C: Bus	30	0.3%
D: Single Unit Truck	496	5.1%
E: Tractor Trailer Unit	880	9.0%
AADT	9,800	
ASDT	11,320	

From North			
	Right	Thru	Left
	810	3,850	240
A	659	3,247	203
B	2	60	3
C	3	10	4
D	40	178	25
E	106	355	5

To North	
	4,900
A	4,161
B	59
C	13
D	253
E	414



To West	
	3,220
A	2,908
B	21
C	13
D	101
E	177

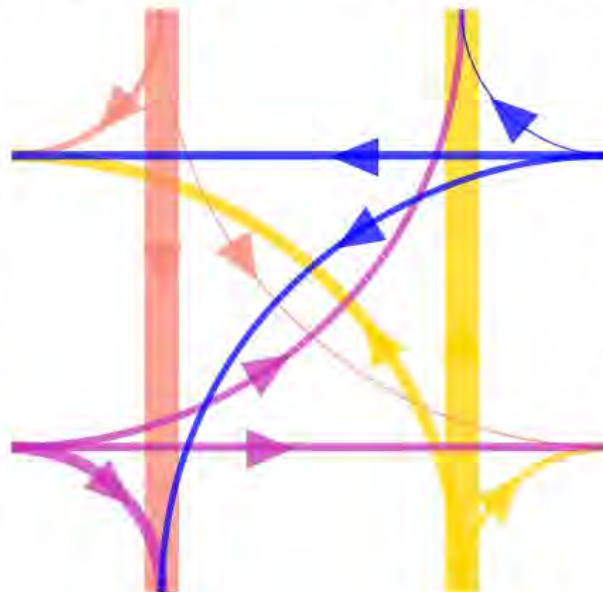
Volume	%
A	5,818 90.1%
B	48 0.7%
C	27 0.4%
D	214 3.3%
E	353 5.5%
AADT	6,460
ASDT	7,460

From West			
	Left	Thru	Right
	820	970	1,450
A	667	932	1,311
B	3	3	21
C	4	6	4
D	37	25	51
E	109	4	63

From East		
Left	Thru	Right
720	970	230
706	924	191
3	3	2
2	7	2
8	25	29
1	11	6

Vehicle Type	Volume	%
A	3,667	95.0%
B	20	0.5%
C	24	0.6%
D	122	3.2%
E	27	0.7%
AADT	3,860	
ASDT	4,450	

To East	
	1,940
A	1,846
B	12
C	13
D	60
E	9



To South	
	6,020
A	5,264
B	84
C	16
D	237
E	419

From South		
Left	Thru	Right
1,440	3,850	730
1,325	3,303	711
16	54	6
3	7	3
36	187	10
60	299	0

Vehicle Type	Volume	%
A: Passenger Vehicle	10,603	88.1%
B: Recreational Vehicle	160	1.3%
C: Bus	29	0.2%
D: Single Unit Truck	470	3.9%
E: Tractor Trailer Unit	778	6.5%
AADT	12,040	
ASDT	13,880	

ABBREVIATIONS:

AADT: Annual Average Daily Traffic;
Average daily traffic expressed as vehicles
per day for the period from January 1 to
December 31 (inclusive), 365 days.

ASDT: Average Summer Daily Traffic;
Average daily traffic expressed as vehicles
per day for the period from May 1 to
September 30 (inclusive), 153 days.

NOTE:
Coloured line thickness
corresponds to turning
movement volume.

Reference Number:
84490

Intersection of:
60 & 627 W OF EDMONTON

North On: 60	Vehicle Type		Volume	%
	A: Passenger Vehicle		1,032	86.2%
	B: Recreational Vehicle		0	0.0%
	C: Bus		7	0.6%
	D: Single Unit Truck		63	5.3%
	E: Tractor Trailer Unit		95	7.9%
			AM	1,197



From North			
361			
Right	Thru	Left	
46	294	21	
A	34	227	10
B	0	0	0
C	0	1	4
D	6	22	7
E	6	44	0

To North	
836	
A	761
B	0
C	2
D	28
E	45

To West	
285	
A	262
B	0
C	0
D	14
E	9

West On: 627	Volume		%
	A	816	92.9%
	B	0	0.0%
	C	7	0.8%
	D	27	3.1%
	E	28	3.2%
AM		878	

From West			
593			
Left	Thru	Right	
191	140	262	
A	174	133	247
B	0	0	0
C	1	6	0
D	6	1	6
E	10	0	9

From East			
162			
Left	Thru	Right	
44	92	26	
A	44	91	26
B	0	0	0
C	0	0	0
D	0	1	0
E	0	0	0

Vehicle Type			East On: 627
A	390	94.7%	
B	0	0.0%	
C	10	2.4%	
D	12	2.9%	
E	0	0.0%	
AM	412		

To East	
250	
A	229
B	0
C	10
D	11
E	0

To South	
600	
A	518
B	0
C	1
D	28
E	53

From South			
855			
Left	Thru	Right	
147	619	89	
A	137	561	86
B	0	0	0
C	0	1	0
D	7	22	3
E	3	35	0

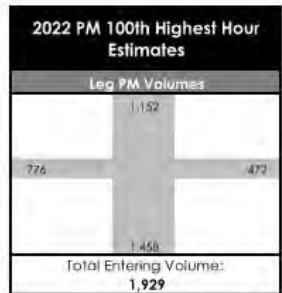
South On: 60	Vehicle Type		Volume	%
	A: Passenger Vehicle		1,302	89.5%
	B: Recreational Vehicle		0	0.0%
	C: Bus		2	0.1%
	D: Single Unit Truck		60	4.1%
	E: Tractor Trailer Unit		91	6.3%
			AM	1,455

NOTE:
Coloured line thickness
corresponds to turning
movement volume.

Reference Number:
84490

Intersection of:
60 & 627 W OF EDMONTON

North On: 60	Vehicle Type	Volume	%
	A: Passenger Vehicle	1,061	92.1%
	B: Recreational Vehicle	14	1.2%
	C: Bus	0	0.0%
	D: Single Unit Truck	34	3.0%
	E: Tractor Trailer Unit	43	3.7%
	PM	1,152	



From North			
	Right	Thru	Left
	110	582	37
A	107	545	36
B	0	9	1
C	0	0	0
D	2	10	0
E	1	18	0

To North	
	423
A	373
B	4
C	0
D	22
E	24

To West	
	441
A	432
B	3
C	0
D	5
E	1

West On: 627	Volume	%
	A: 755	97.3%
	B: 5	0.6%
	C: 0	0.0%
	D: 9	1.2%
	E: 7	0.9%
	PM	776

From West			
	Left	Thru	Right
	60	128	147
A	52	128	143
B	1	0	1
C	0	0	0
D	3	0	1
E	4	0	2

From East			
	Left	Thru	Right
	86	128	8
A	83	126	8
B	1	1	0
C	0	0	0
D	2	1	0
E	0	0	0

East On: 627	Vehicle Type	Volume	%
	A: Passenger Vehicle	465	98.5%
	B: Recreational Vehicle	3	0.6%
	C: Bus	1	0.2%
	D: Single Unit Truck	3	0.6%
	E: Tractor Trailer Unit	0	0.0%
	PM	472	

To East	
	250
A	248
B	1
C	1
D	0
E	0

To South	
	815
A	771
B	11
C	0
D	13
E	20

From South			
	Left	Thru	Right
	203	355	85
A	199	313	84
B	2	3	0
C	0	0	1
D	2	19	0
E	0	20	0

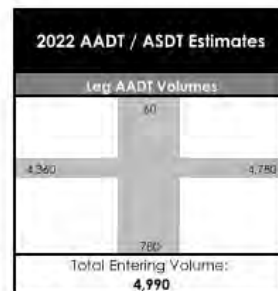
South On: 60	Vehicle Type	Volume	%
	A: Passenger Vehicle	1,367	93.8%
	B: Recreational Vehicle	16	1.1%
	C: Bus	1	0.1%
	D: Single Unit Truck	34	2.3%
	E: Tractor Trailer Unit	40	2.7%
	PM	1,458	

NOTE:
Coloured line thickness
corresponds to turning
movement volume.

Reference Number:
70000238

Intersection of:
627 & RGE RD 261 (FLEMING RD) 35-
51-26-40000000

Vehicle Type	Volume	%
A: Passenger Vehicle	58	96.7%
B: Recreational Vehicle	0	0.0%
C: Bus	0	0.0%
D: Single Unit Truck	0	0.0%
E: Tractor Trailer Unit	2	3.3%
AADT	60	
ASDT	80	



From North			
	Right	Thru	Left
	10	10	10
A	10	10	10
B	0	0	0
C	0	0	0
D	0	0	0
E	0	0	0

To North	
	30
A	28
B	0
C	0
D	0
E	2

To West	
	2,170
A	2,084
B	6
C	19
D	52
E	9

Volume	%
A: 4,187	96.0%
B: 10	0.2%
C: 34	0.8%
D: 111	2.5%
E: 18	0.4%
AADT	4,360
ASDT	5,030

From West			
	Left	Thru	Right
	10	2,090	90
A	10	2,013	80
B	0	4	0
C	0	13	2
D	0	55	4
E	0	5	4

From East		
2,390		
Left	Thru	Right
300	2,080	10
290	2,007	8
1	6	0
0	18	0
9	45	0
0	4	2

Vehicle Type	Volume	%
A: Passenger Vehicle	4,615	96.5%
B: Recreational Vehicle	11	0.2%
C: Bus	32	0.7%
D: Single Unit Truck	111	2.3%
E: Tractor Trailer Unit	11	0.2%
AADT	4,760	
ASDT	5,530	

To East	
	2,390
A	2,310
B	4
C	14
D	57
E	5



To South	
	400
A	380
B	1
C	2
D	13
E	4

From South			
380			
	Left	Thru	Right
	80	10	290
A	67	10	287
B	0	0	0
C	1	0	1
D	7	0	2
E	5	0	0

Vehicle Type	Volume	%
A: Passenger Vehicle	744	95.4%
B: Recreational Vehicle	1	0.1%
C: Bus	4	0.5%
D: Single Unit Truck	22	2.8%
E: Tractor Trailer Unit	9	1.2%
AADT	780	
ASDT	890	

ABBREVIATIONS:

AADT: Annual Average Daily Traffic;
Average daily traffic expressed as vehicles
per day for the period from January 1 to
December 31 (inclusive), 365 days.

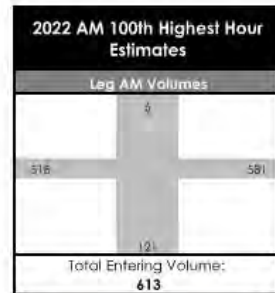
ASDT: Average Summer Daily Traffic;
Average daily traffic expressed as vehicles
per day for the period from May 1 to
September 30 (inclusive), 153 days.

NOTE:
Coloured line thickness
corresponds to turning
movement volume.

Reference Number:
70000238

Intersection of:
627 & RGE RD 261 (FLEMING RD) 35-
51-26-40000000

North On: Rge Rd 261	Vehicle Type	Volume	%
	A: Passenger Vehicle	6	100.0%
	B: Recreational Vehicle	0	0.0%
	C: Bus	0	0.0%
	D: Single Unit Truck	0	0.0%
	E: Tractor Trailer Unit	0	0.0%
	AM	6	



From North	Right	Thru	Left
4			
	0	2	2
A	0	2	2
B	0	0	0
C	0	0	0
D	0	0	0
E	0	0	0

To North	A	B	C	D	E
2					
	2	0	0	0	0
A	2	0	0	0	0
B	0	0	0	0	0
C	0	0	0	0	0
D	0	0	0	0	0
E	0	0	0	0	0

To West	A	B	C	D	E
209					
	202	0	2	5	0
A	202	0	2	5	0
B	0	0	0	0	0
C	2	0	0	0	0
D	5	0	0	0	0
E	0	0	0	0	0

West On: 627	Volume	%
A	487	94.0%
B	0	0.0%
C	7	1.4%
D	21	4.1%
E	3	0.6%
AM	518	

From West	Left	Thru	Right
309			
	0	293	16
A	0	271	14
B	0	0	0
C	0	5	0
D	0	14	2
E	0	3	0

From East	Left	Thru	Right
216			
	19	197	0
A	19	192	0
B	0	0	0
C	0	0	0
D	0	5	0
E	0	0	0

East On: 427	Vehicle Type	Volume	%
	A	554	95.4%
	B	0	0.0%
	C	5	0.9%
	D	19	3.3%
	E	3	0.5%
AM	581		

To East	A	B	C	D	E
365					
	343	0	5	14	3
A	343	0	5	14	3
B	0	0	0	0	0
C	5	0	0	0	0
D	14	0	0	0	0
E	3	0	0	0	0

To South	A	B	C	D	E
37					
	35	0	0	2	0
A	35	0	0	2	0
B	0	0	0	0	0
C	0	0	0	0	0
D	2	0	0	0	0
E	0	0	0	0	0

From South	Left	Thru	Right
84			
	12	2	70
A	10	2	70
B	0	0	0
C	2	0	0
D	0	0	0
E	0	0	0

South On: Rge Rd 261	Vehicle Type	Volume	%
	A: Passenger Vehicle	117	96.7%
	B: Recreational Vehicle	0	0.0%
	C: Bus	2	1.7%
	D: Single Unit Truck	2	1.7%
	E: Tractor Trailer Unit	0	0.0%
AM	121		

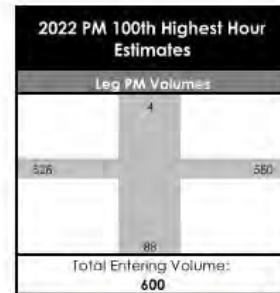
NOTE:
Coloured line thickness corresponds to turning movement volume.

Reference Number:
70000238

Intersection of:
627 & RGE RD 261 (FLEMING RD) 35-
51-26-400000000

Vehicle Type	Volume	%
A: Passenger Vehicle	4	100.0%
B: Recreational Vehicle	0	0.0%
C: Bus	0	0.0%
D: Single Unit Truck	0	0.0%
E: Tractor Trailer Unit	0	0.0%

PM 4



From North		
Right	Thru	Left
0	1	0
A	0	1
B	0	0
C	0	0
D	0	0
E	0	0

To North		
Right	Thru	Left
0	3	0
A	3	0
B	0	0
C	0	0
D	0	0
E	0	0

To West		
Right	Thru	Left
0	249	0
A	0	4
B	0	3
C	0	0
D	0	0
E	0	0

Volume	%
A: 515	97.5%
B: 0	0.0%
C: 6	1.1%
D: 7	1.3%
E: 0	0.0%

PM 526

From East		
Left	Thru	Right
42	245	2
A	239	2
B	0	0
C	4	0
D	2	0
E	0	0

Vehicle Type	Volume	%
A: Passenger Vehicle	567	97.8%
B: Recreational Vehicle	1	0.2%
C: Bus	5	0.9%
D: Single Unit Truck	7	1.2%
E: Tractor Trailer Unit	0	0.0%

PM 560

From West		
Left	Thru	Right
0	265	7
A	0	260
B	0	0
C	0	1
D	0	4
E	0	0

To East		
Right	Thru	Left
0	285	0
A	0	1
B	0	5
C	0	0
D	0	0
E	0	0

To South		
Right	Thru	Left
0	50	0
A	48	1
B	0	0
C	0	0
D	0	0
E	0	0

From South		
Left	Thru	Right
11	1	26
A	10	1
B	0	0
C	0	0
D	1	0
E	0	0

Vehicle Type	Volume	%
A: Passenger Vehicle	84	95.5%
B: Recreational Vehicle	1	1.1%
C: Bus	1	1.1%
D: Single Unit Truck	2	2.3%
E: Tractor Trailer Unit	0	0.0%

PM 88

NOTE:
Coloured line thickness
corresponds to turning
movement volume.

Turning Movement Summary Diagram

Reference No.: 70000238

Intersection of:

627 & RGE RD 261 (FLEMING RD) 35-51-26-400000000

2019 AADT / ASDT ESTIMATES

North On Rge Rd 261		
Vehicle Type	Vol	%
A: Passenger Vehicle	44	88.0
B: Recreational Vehicle	0	0.0
C: Bus	6	12.0
D: Single Unit Truck	0	0.0
E: Tractor Trailer Unit	0	0.0
ASDT	60	
AADT	50	

West On 627		
Vehicle Type	Vol	%
A: Passenger Vehicle	5771	97.5
B: Recreational Vehicle	9	0.2
C: Bus	46	0.8
D: Single Unit Truck	65	1.1
E: Tractor Trailer Unit	29	0.5
ASDT	6570	
AADT	5920	

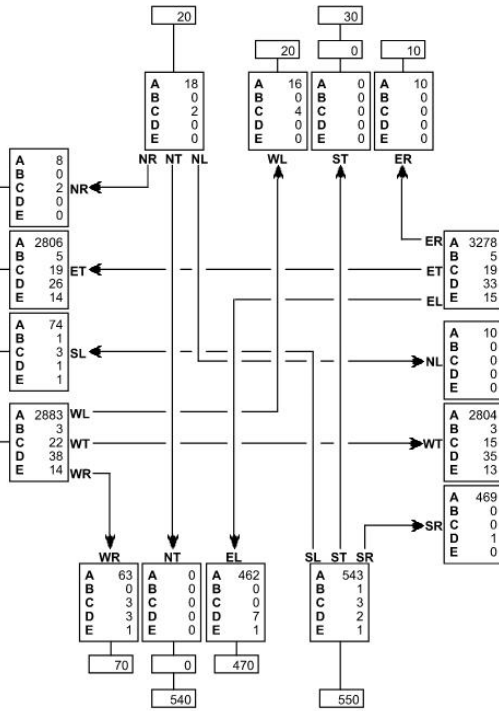
East On 627		
Vehicle Type	Vol	%
A: Passenger Vehicle	6561	97.9
B: Recreational Vehicle	8	0.1
C: Bus	34	0.5
D: Single Unit Truck	69	1.0
E: Tractor Trailer Unit	28	0.4
ASDT	7440	
AADT	6700	

TURNING MOVEMENT ABBREVIATIONS

NR: Traffic From North Turning Right
 NL: Traffic From North Turning Left
 NT: Traffic From North Proceeding Through
 SR: Traffic From South Turning Right
 SL: Traffic From South Turning Left
 ST: Traffic From South Proceeding Through
 ER: Traffic From East Turning Right
 EL: Traffic From East Turning Left
 ET: Traffic From East Proceeding Through
 WR: Traffic From West Turning Right
 WL: Traffic From West Turning Left
 WT: Traffic From West Proceeding Through

TURNING MOVEMENT ABBREVIATIONS

AADT: Annual Average Daily Traffic
 Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)
 ASDT: Average Summer Daily Traffic
 Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)



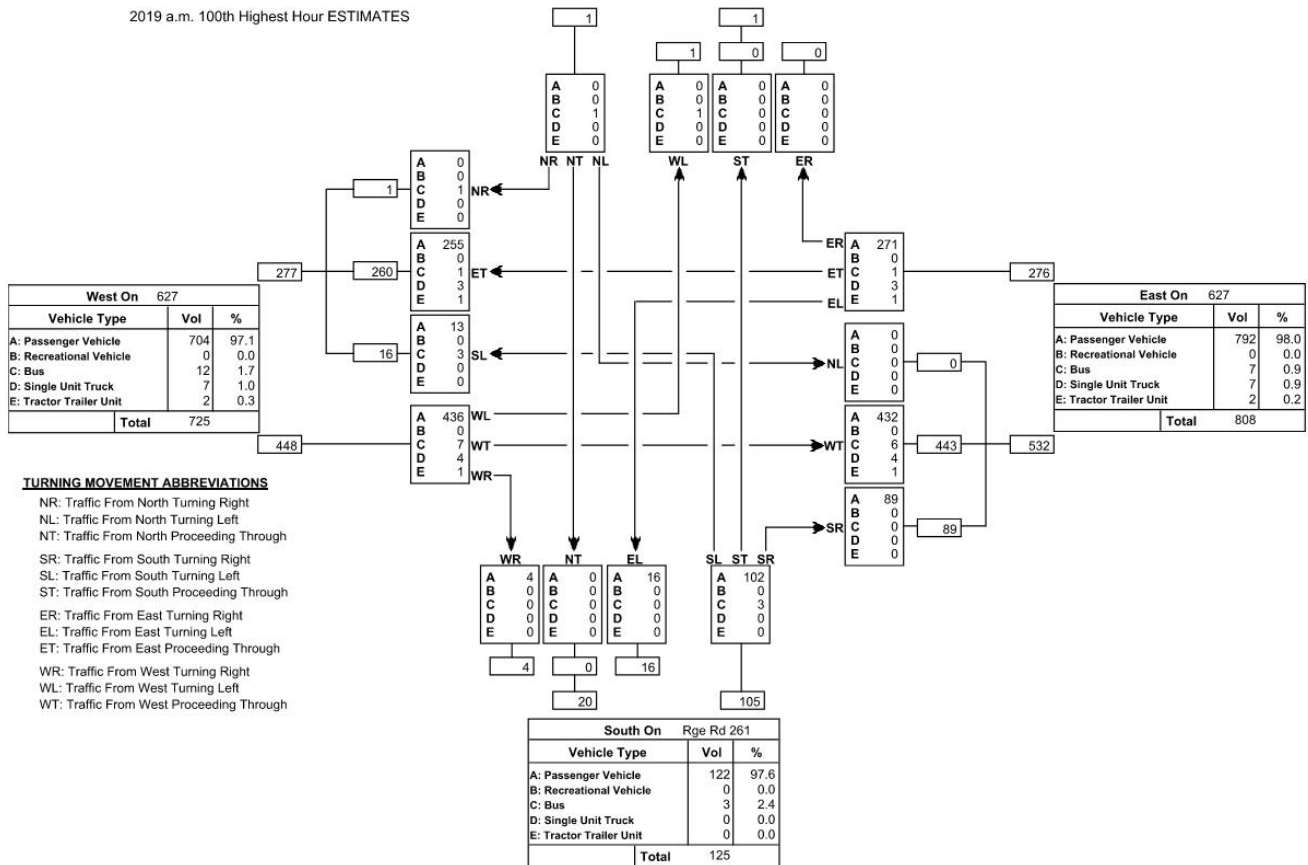
Turning Movement Summary Diagram

Reference No.: 70000238

Intersection of:

627 & RGE RD 261 (FLEMING RD) 35-51-26-400000000

2019 a.m. 100th Highest Hour ESTIMATES



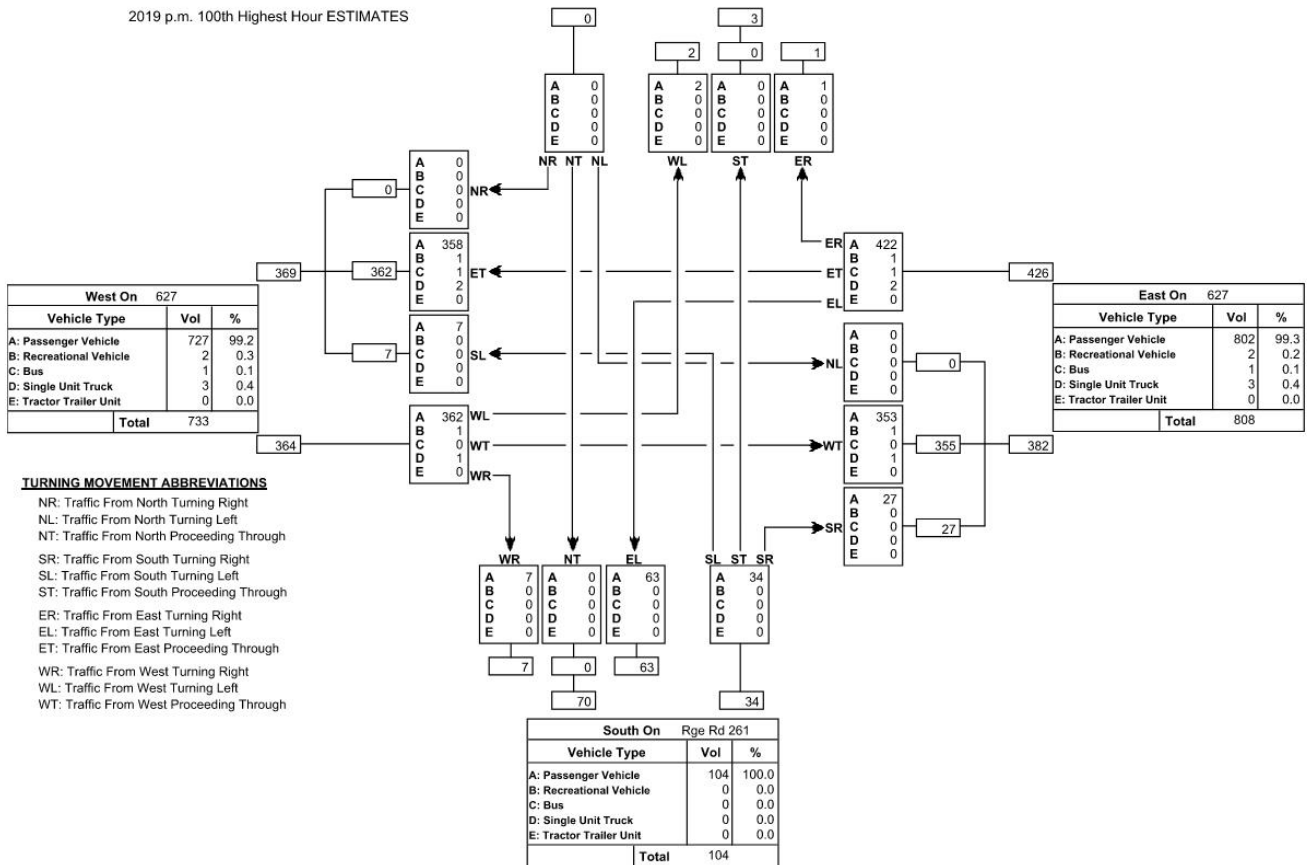
Turning Movement Summary Diagram

Reference No.: 70000238

Intersection of:

627 & RGE RD 261 (FLEMING RD) 35-51-26-400000000

2019 p.m. 100th Highest Hour ESTIMATES



APPENDIX B

2023 – 2044 TURNING MOVEMENT DIAGRAMS – Highway 627:04 & Rge. Rd. 262

Turning Movement Summary Diagram

Intersection of: Hwy. 627:04 & Rge. Rd. 262

2022 AADT
from Traffic Count Conversion
Based on 2019 AT Count

WEST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	5291	96.6
B - Recreational Vehicle	21	0.4
C - Bus	53	1.0
D - Single Unit Truck	77	1.4
E - Tractor Trailer Unit	38	0.7
Total	5480	

NR: Traffic from North Turning Right
NL: Traffic from North Turning Left
NT: Traffic from North Proceeding Through

SR: Traffic from South Turning Right
SL: Traffic from South Turning Left
ST: Traffic from South Proceeding Through

ER: Traffic from East Turning Right
EL: Traffic from East Turning Left
ET: Traffic from East Proceeding Through

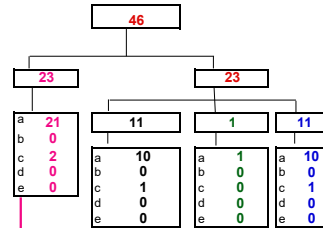
WR: Traffic from West Turning Right
WL: Traffic from West Turning Left
WT: Traffic from West Proceeding Through

TURNING MOVEMENT ABBREVIATIONS

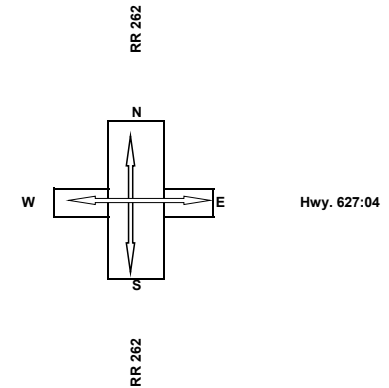
AADT: Average Annual Daily Traffic
Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

ASDT: Average Summer Daily Traffic
Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

NORTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	42	91.3
B - Recreational Vehicle	0	0.0
C - Bus	4	8.7
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	46	



Hwy. 627:04



EAST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	5691	96.8
B - Recreational Vehicle	21	0.4
C - Bus	53	0.9
D - Single Unit Truck	77	1.3
E - Tractor Trailer Unit	38	0.6
Total	5880	

SOUTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	1326	99.4
B - Recreational Vehicle	0	0.0
C - Bus	8	0.6
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	1334	

AADT Conversion Factor
1.0802

Turning Movement Summary Diagram

2022 AM PEAK HOURLY VOLUME from Traffic Count Conversion

WEST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	653	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	653	

NORTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	4	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	4	

RR 262
N
S

Hwy. 627:04 W E Hwy. 627:04

EAST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	760	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	760	

TURNING MOVEMENT ABBREVIATIONS

NR: Traffic from North Turning Right
NL: Traffic from North Turning Left
NT: Traffic from North Proceeding Through

SR: Traffic from South Turning Right
SL: Traffic from South Turning Left
ST: Traffic from South Proceeding Through

ER: Traffic from East Turning Right
EL: Traffic from East Turning Left
ET: Traffic from East Proceeding Through

WR: Traffic from West Turning Right
WL: Traffic from West Turning Left
WT: Traffic from West Proceeding Through

TURNING MOVEMENT ABBREVIATIONS

AADT: Average Annual Daily Traffic
Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

ASDT: Average Summer Daily Traffic
Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

SOUTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	153	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	153	

AM Peak 1.0802
PM Peak 0.10625

Turning Movement Summary Diagram

2022 PM PEAK HOURLY VOLUME from Traffic Count Conversion

WEST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	659	95.9
B - Recreational Vehicle	3	0.4
C - Bus	5	0.7
D - Single Unit Truck	16	2.3
E - Tractor Trailer Unit	4	0.6
Total	687	

TURNING MOVEMENT ABBREVIATIONS

NR: Traffic from North Turning Right
 NL: Traffic from North Turning Left
 NT: Traffic from North Proceeding Through

SR: Traffic from South Turning Right
 SL: Traffic from South Turning Left
 ST: Traffic from South Proceeding Through

ER: Traffic from East Turning Right
 EL: Traffic from East Turning Left
 ET: Traffic from East Proceeding Through

WR: Traffic from West Turning Right
 WL: Traffic from West Turning Left
 WT: Traffic from West Proceeding Through

TURNING MOVEMENT ABBREVIATIONS

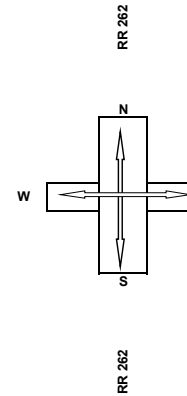
AADT: Average Annual Daily Traffic
 Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

ASDT: Average Summer Daily Traffic
 Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

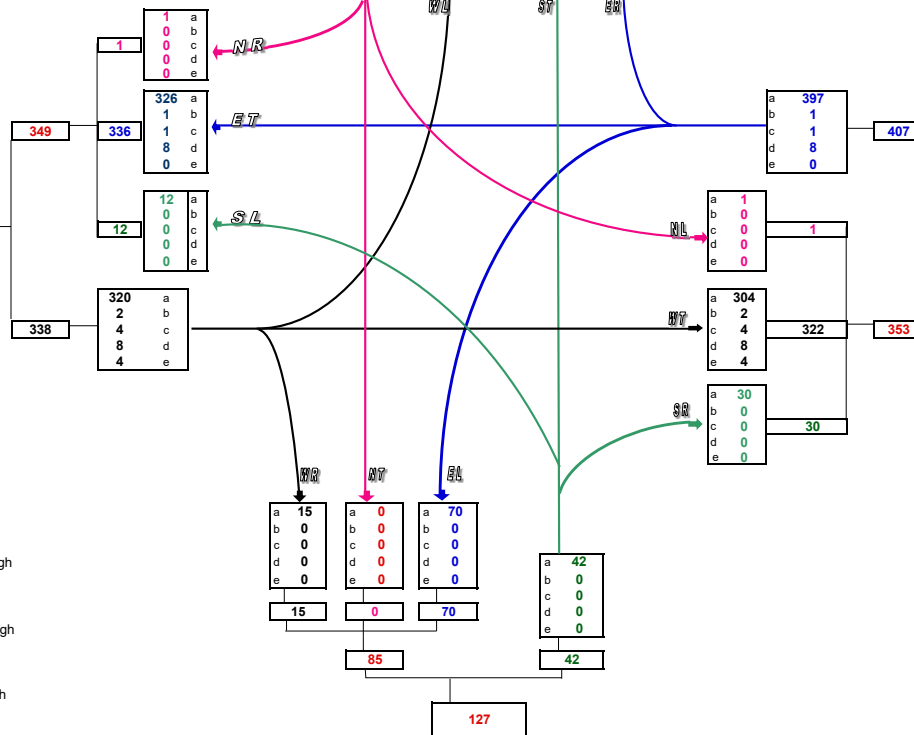
NORTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	4	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	4	

4	2	2
a 2	1	0
b 0	b 0	a 0
c 0	c 0	b 1
d 0	d 0	c 0
e 0	e 0	d 0

Hwy. 627:04



Hwy. 627:04



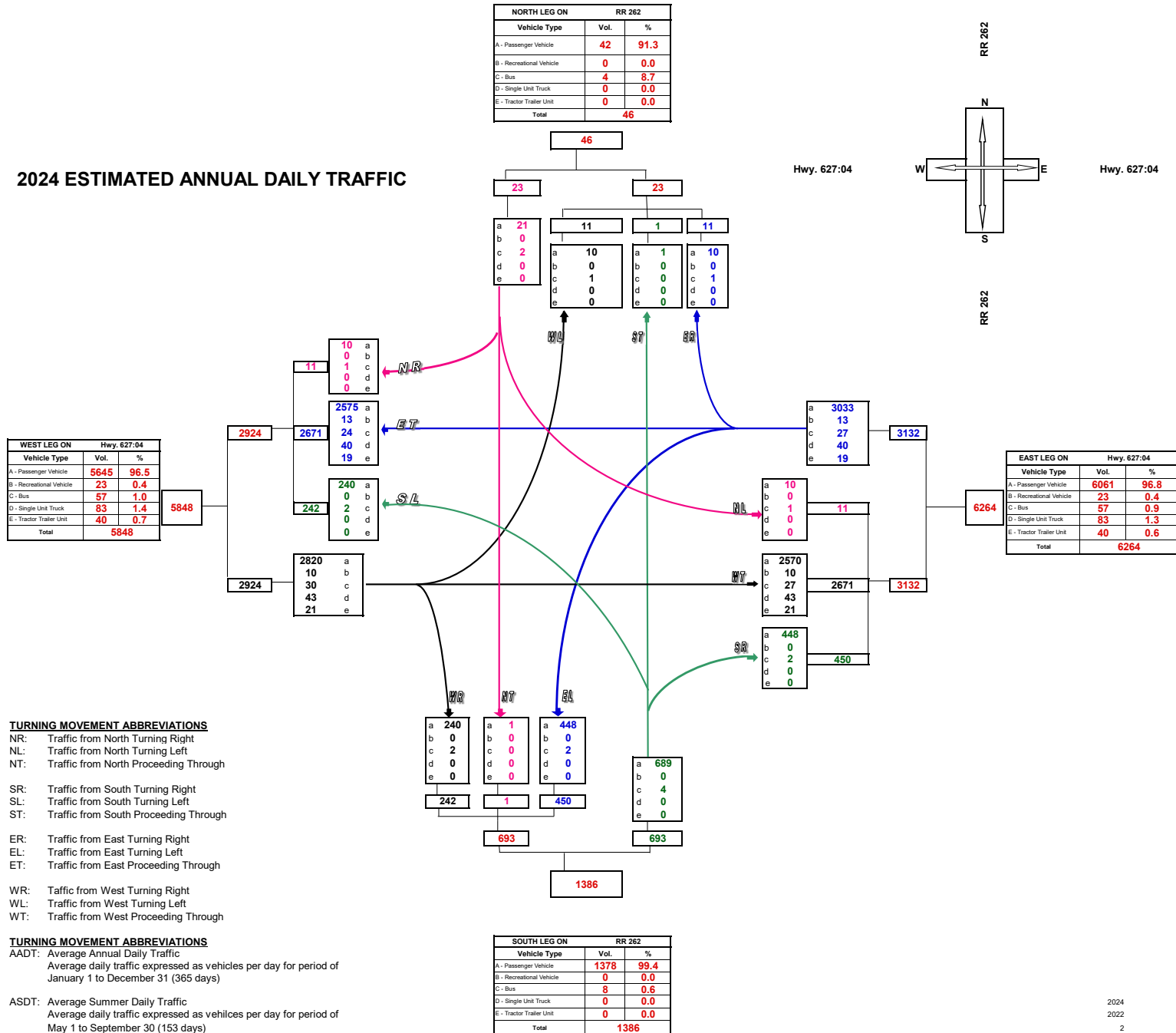
EAST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	732	96.3
B - Recreational Vehicle	3	0.4
C - Bus	5	0.7
D - Single Unit Truck	16	2.1
E - Tractor Trailer Unit	4	0.5
Total	760	

SOUTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	127	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	127	

AM Peak 0.11625
 PM Peak 1.0802

Turning Movement Summary Diagram

2024 ESTIMATED ANNUAL DAILY TRAFFIC



Turning Movement Summary Diagram

2024 ESTIMATED AM PEAK HOURLY VOLUME

WEST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	698	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	698	

NORTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	4	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	4	

RR 262
N
S

Hwy. 627:04

Hwy. 627:04

EAST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	809	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	809	

SOUTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	159	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	159	

TURNING MOVEMENT ABBREVIATIONS

NR: Traffic from North Turning Right
NL: Traffic from North Turning Left
NT: Traffic from North Proceeding Through

SR: Traffic from South Turning Right
SL: Traffic from South Turning Left
ST: Traffic from South Proceeding Through

ER: Traffic from East Turning Right
EL: Traffic from East Turning Left
ET: Traffic from East Proceeding Through

WR: Traffic from West Turning Right
WL: Traffic from West Turning Left
WT: Traffic from West Proceeding Through

TURNING MOVEMENT ABBREVIATIONS

AADT: Average Annual Daily Traffic
Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

ASDT: Average Summer Daily Traffic
Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

2024
2022
2

Turning Movement Summary Diagram

2024 ESTIMATED PM PEAK HOURLY VOLUME

WEST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	704	95.9
B - Recreational Vehicle	3	0.4
C - Bus	5	0.7
D - Single Unit Truck	18	2.5
E - Tractor Trailer Unit	4	0.5
Total	734	

TURNING MOVEMENT ABBREVIATIONS

NR: Traffic from North Turning Right
NL: Traffic from North Turning Left
NT: Traffic from North Proceeding Through

SR: Traffic from South Turning Right
SL: Traffic from South Turning Left
ST: Traffic from South Proceeding Through

ER: Traffic from East Turning Right
EL: Traffic from East Turning Left
ET: Traffic from East Proceeding Through

WR: Traffic from West Turning Right
WL: Traffic from West Turning Left
WT: Traffic from West Proceeding Through

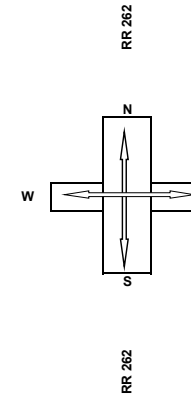
TURNING MOVEMENT ABBREVIATIONS

AADT: Average Annual Daily Traffic
Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

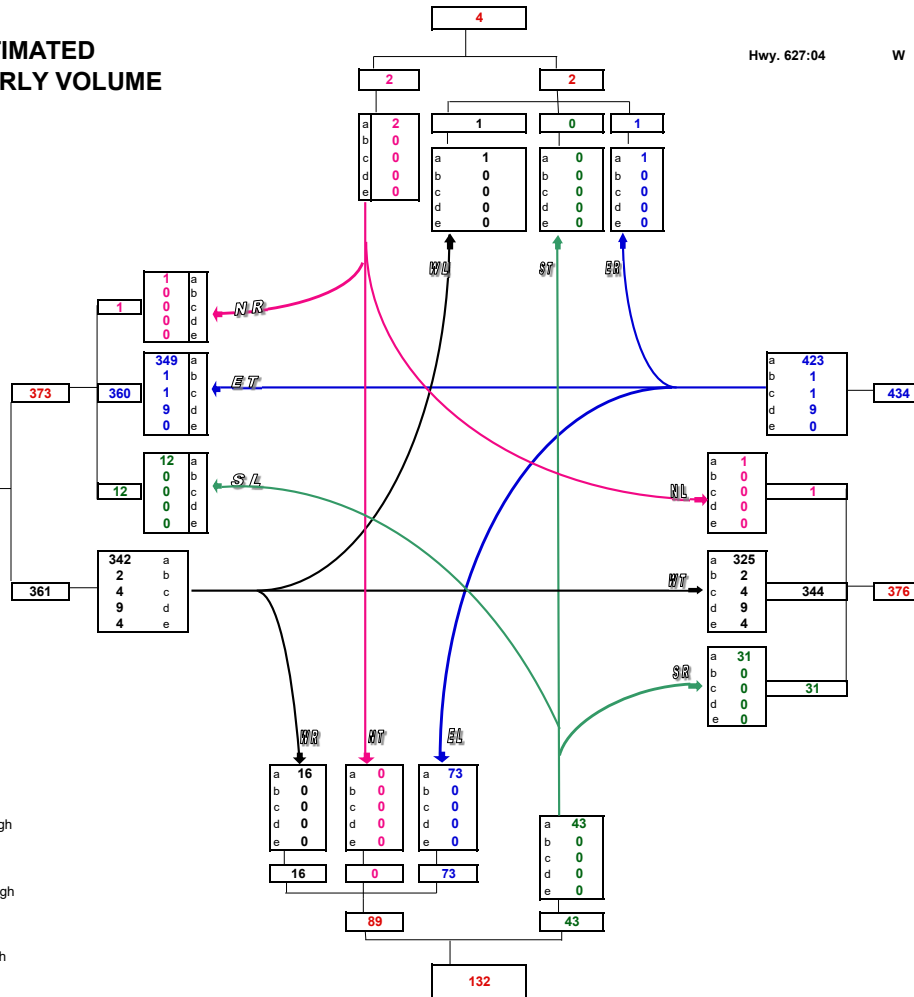
ASDT: Average Summer Daily Traffic
Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

NORTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	4	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	4	

Hwy. 627:04



Hwy. 627:04



SOUTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	132	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	132	

2024
2022
2

Turning Movement Summary Diagram

2024 PROJECTED DEVELOPMENT ANNUAL AVERAGE DAILY TRAFFIC

WEST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	14	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	14	

TURNING MOVEMENT ABBREVIATIONS

NR: Traffic from North Turning Right
 NL: Traffic from North Turning Left
 NT: Traffic from North Proceeding Through

SR: Traffic from South Turning Right
 SL: Traffic from South Turning Left
 ST: Traffic from South Proceeding Through

ER: Traffic from East Turning Right
 EL: Traffic from East Turning Left
 ET: Traffic from East Proceeding Through

WR: Traffic from West Turning Right
 WL: Traffic from West Turning Left
 WT: Traffic from West Proceeding Through

TURNING MOVEMENT ABBREVIATIONS

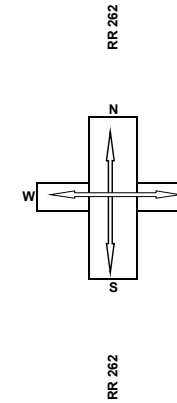
AADT: Average Annual Daily Traffic
 Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

ASDT: Average Summer Daily Traffic
 Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

NORTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	0	#DIV/0!
B - Recreational Vehicle	0	#DIV/0!
C - Bus	0	#DIV/0!
D - Single Unit Truck	0	#DIV/0!
E - Tractor Trailer Unit	0	#DIV/0!
Total	0	

0	0	0	0	0
a	0	0	0	0
b	0	0	0	0
c	0	0	0	0
d	0	0	0	0
e	0	0	0	0

Hwy. 627:04



Hwy. 627:04

EAST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	46	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	46	

SOUTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	60	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	60	

Turning Movement Summary Diagram

2024 DEVELOPMENT AM PEAK HOURLY VOLUME

WEST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	0	#DIV/0!
B - Recreational Vehicle	0	#DIV/0!
C - Bus	0	#DIV/0!
D - Single Unit Truck	0	#DIV/0!
E - Tractor Trailer Unit	0	#DIV/0!
Total	0	

TURNING MOVEMENT ABBREVIATIONS

NR: Traffic from North Turning Right
NL: Traffic from North Turning Left
NT: Traffic from North Proceeding Through

SR: Traffic from South Turning Right
SL: Traffic from South Turning Left
ST: Traffic from South Proceeding Through

ER: Traffic from East Turning Right
EL: Traffic from East Turning Left
ET: Traffic from East Proceeding Through

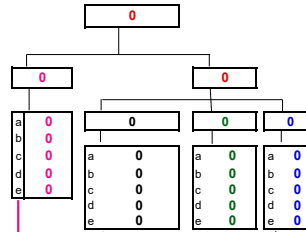
WR: Traffic from West Turning Right
WL: Traffic from West Turning Left
WT: Traffic from West Proceeding Through

TURNING MOVEMENT ABBREVIATIONS

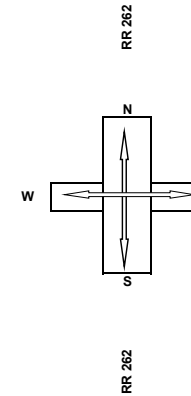
AADT: Average Annual Daily Traffic
Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

ASDT: Average Summer Daily Traffic
Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

NORTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	0	#DIV/0!
B - Recreational Vehicle	0	#DIV/0!
C - Bus	0	#DIV/0!
D - Single Unit Truck	0	#DIV/0!
E - Tractor Trailer Unit	0	#DIV/0!
Total	0	



Hwy. 627:04



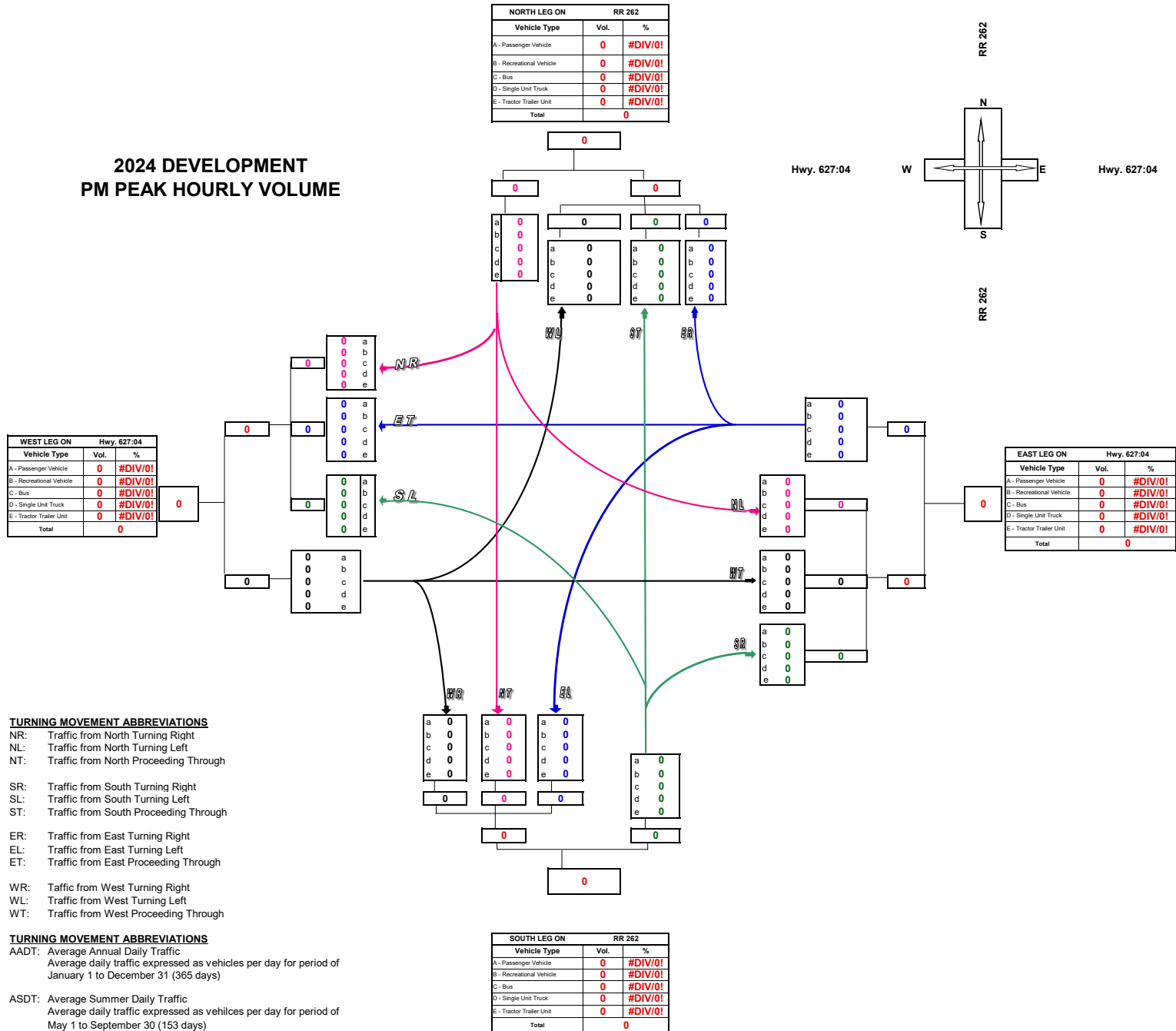
Hwy. 627:04

EAST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	0	#DIV/0!
B - Recreational Vehicle	0	#DIV/0!
C - Bus	0	#DIV/0!
D - Single Unit Truck	0	#DIV/0!
E - Tractor Trailer Unit	0	#DIV/0!
Total	0	

SOUTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	0	#DIV/0!
B - Recreational Vehicle	0	#DIV/0!
C - Bus	0	#DIV/0!
D - Single Unit Truck	0	#DIV/0!
E - Tractor Trailer Unit	0	#DIV/0!
Total	0	

Turning Movement Summary Diagram

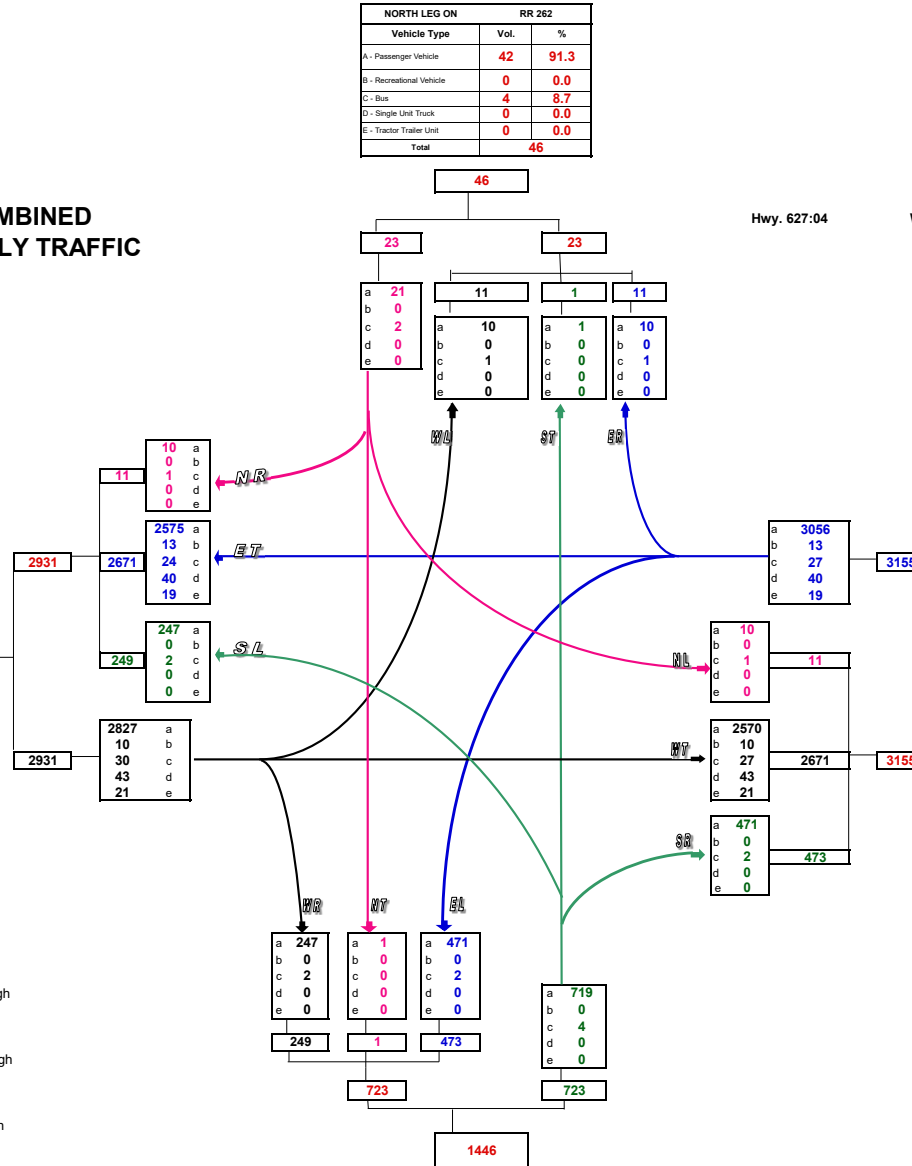
2024 DEVELOPMENT PM PEAK HOURLY VOLUME



Turning Movement Summary Diagram

2023 COMBINED ANNUAL DAILY TRAFFIC

WEST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	5659	96.5
B - Recreational Vehicle	23	0.4
C - Bus	57	1.0
D - Single Unit Truck	83	1.4
E - Tractor Trailer Unit	40	0.7
Total	5862	



TURNING MOVEMENT ABBREVIATIONS

AAADT: Average Annual Daily Traffic
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ASDT: Average Summer Daily Traffic
 Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

2024
2022
2

Turning Movement Summary Diagram

2023 COMBINED AM PEAK HOURLY VOLUME

WEST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	698	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	698	

NORTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	4	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	4	

RR 262
N
S

Hwy. 627:04

W

E

Hwy. 627:04

EAST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	809	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	809	

SOUTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	159	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	159	

TURNING MOVEMENT ABBREVIATIONS

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SL: Traffic from South Turning Left
ST: Traffic from South Proceeding Through

ER: Traffic from East Turning Right
EL: Traffic from East Turning Left
ET: Traffic from East Proceeding Through

WR: Traffic from West Turning Right
WL: Traffic from West Turning Left
WT: Traffic from West Proceeding Through

TURNING MOVEMENT ABBREVIATIONS

AADT: Average Annual Daily Traffic
Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

ASDT: Average Summer Daily Traffic
Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

2024
2022
2

Turning Movement Summary Diagram

2024 COMBINED PM PEAK HOURLY VOLUME

WEST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	703	96.0
B - Recreational Vehicle	3	0.4
C - Bus	5	0.7
D - Single Unit Truck	17	2.3
E - Tractor Trailer Unit	4	0.5
Total	732	

TURNING MOVEMENT ABBREVIATIONS

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ER: Traffic from East Turning Right
EL: Traffic from East Turning Left
ET: Traffic from East Proceeding Through

WR: Traffic from West Turning Right
WL: Traffic from West Turning Left
WT: Traffic from West Proceeding Through

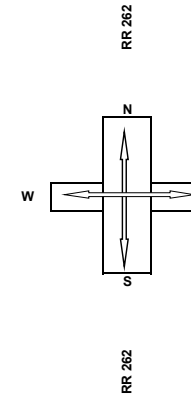
TURNING MOVEMENT ABBREVIATIONS

AADT: Average Annual Daily Traffic
Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

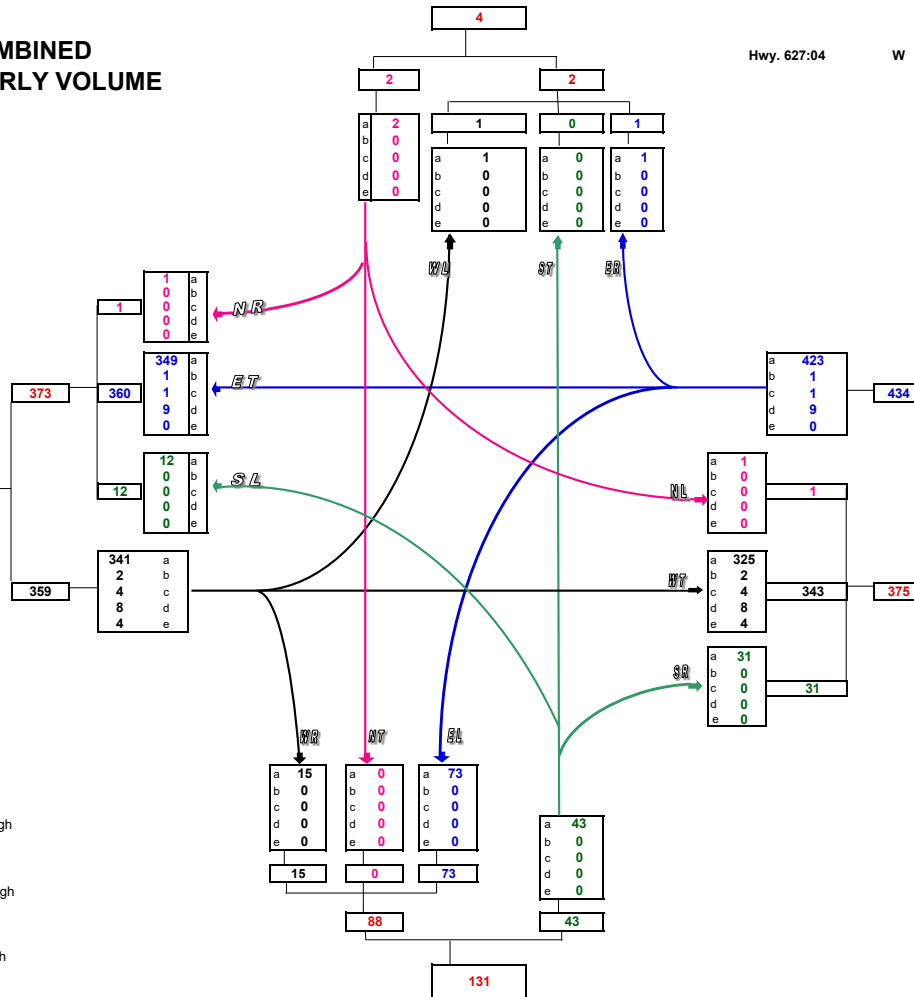
ASDT: Average Summer Daily Traffic
Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

NORTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	4	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	4	

Hwy. 627:04



Hwy. 627:04



SOUTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	131	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	131	

2024
2022
2

Turning Movement Summary Diagram

2034 PROJECTED DEVELOPMENT ANNUAL AVERAGE DAILY TRAFFIC

WEST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	14	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	14	

TURNING MOVEMENT ABBREVIATIONS

NR: Traffic from North Turning Right
 NL: Traffic from North Turning Left
 NT: Traffic from North Proceeding Through

SR: Traffic from South Turning Right
 SL: Traffic from South Turning Left
 ST: Traffic from South Proceeding Through

ER: Traffic from East Turning Right
 EL: Traffic from East Turning Left
 ET: Traffic from East Proceeding Through

WR: Traffic from West Turning Right
 WL: Traffic from West Turning Left
 WT: Traffic from West Proceeding Through

TURNING MOVEMENT ABBREVIATIONS

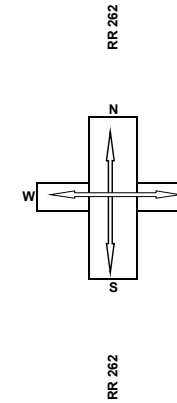
AADT: Average Annual Daily Traffic
 Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

ASDT: Average Summer Daily Traffic
 Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

NORTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	0	#DIV/0!
B - Recreational Vehicle	0	#DIV/0!
C - Bus	0	#DIV/0!
D - Single Unit Truck	0	#DIV/0!
E - Tractor Trailer Unit	0	#DIV/0!
Total	0	

0	0	0	0	0
a	0	0	0	0
b	0	0	0	0
c	0	0	0	0
d	0	0	0	0
e	0	0	0	0

Hwy. 627:04



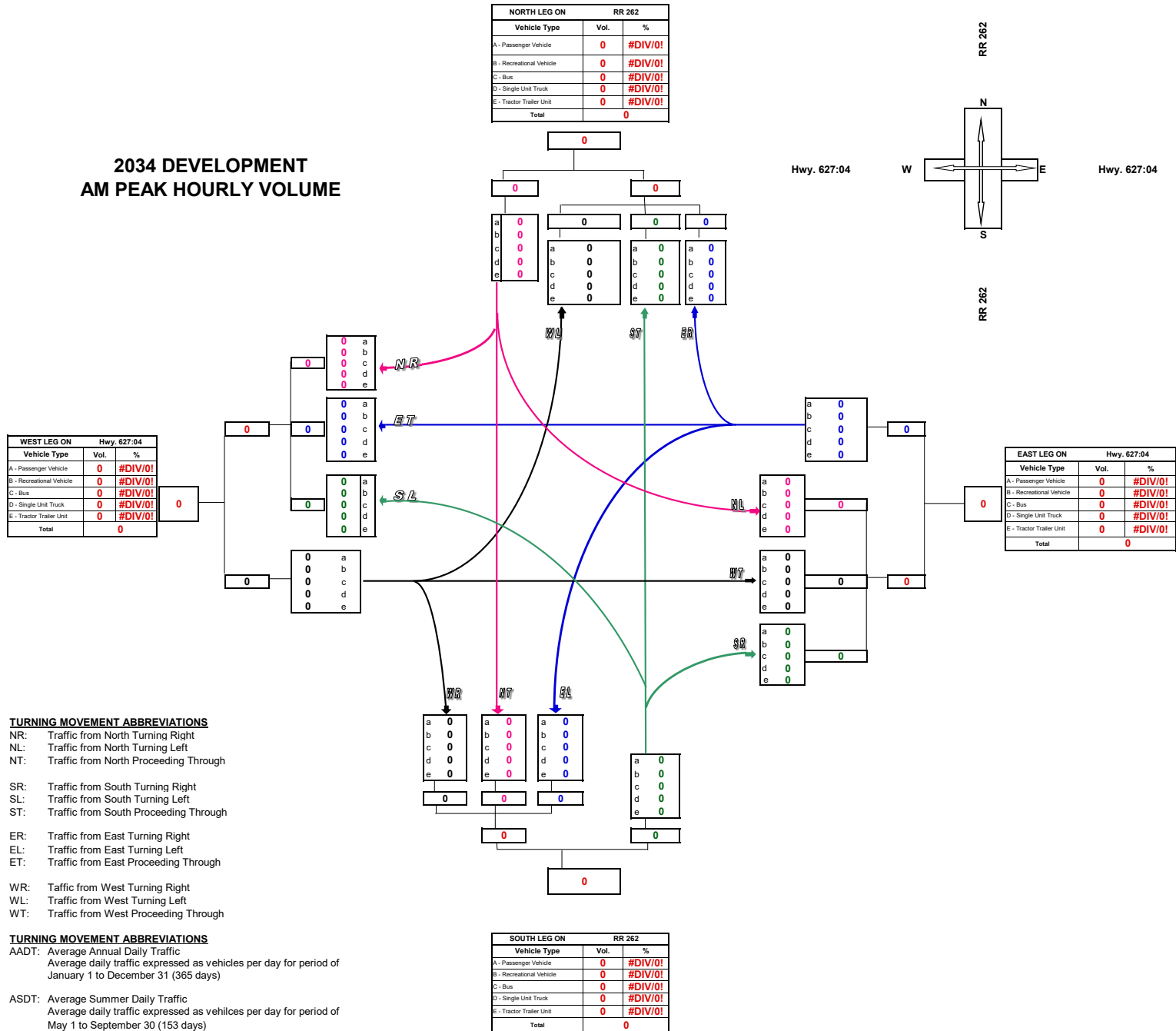
Hwy. 627:04

EAST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	46	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	46	

SOUTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	60	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	60	

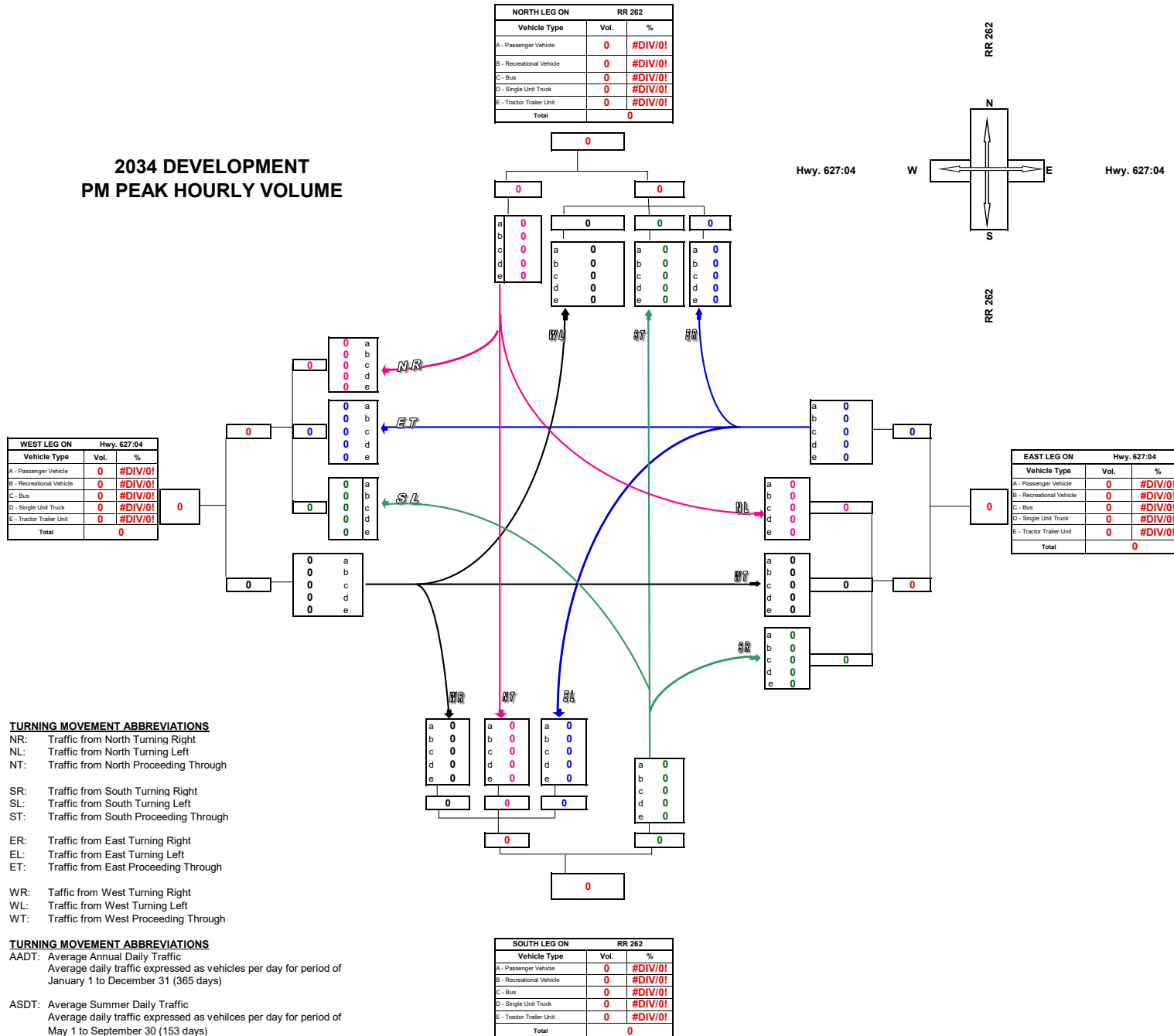
Turning Movement Summary Diagram

2034 DEVELOPMENT AM PEAK HOURLY VOLUME

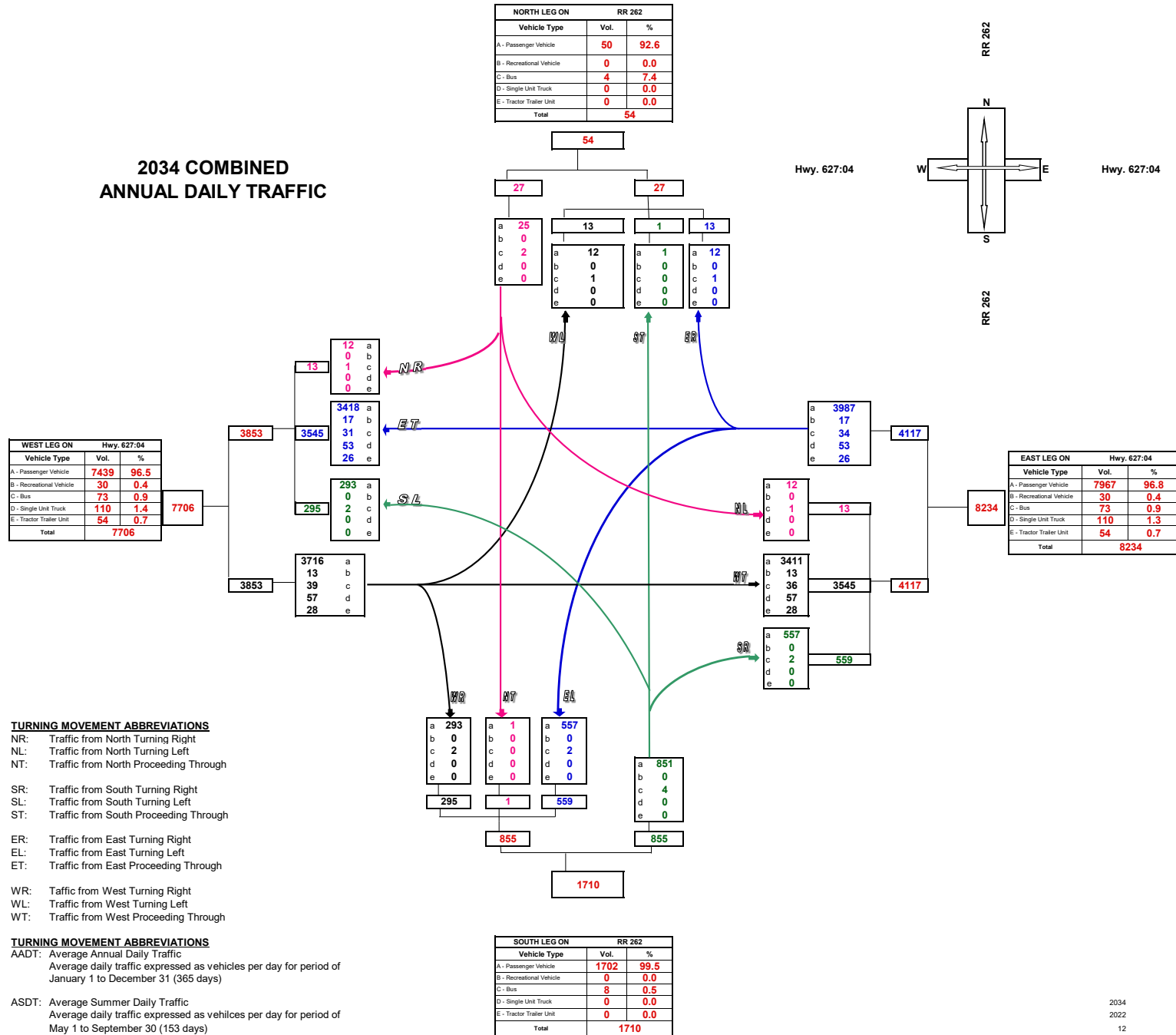


Turning Movement Summary Diagram

2034 DEVELOPMENT PM PEAK HOURLY VOLUME



Turning Movement Summary Diagram



Turning Movement Summary Diagram

2034 COMBINED AM PEAK HOURLY VOLUME

WEST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	923	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	923	

NORTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	4	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	4	

RR 262
N
S

Hwy. 627:04

W

E

Hwy. 627:04

RR 262

EAST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	1055	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	1055	

SOUTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	190	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	190	

TURNING MOVEMENT ABBREVIATIONS

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NL: Traffic from North Turning Left
NT: Traffic from North Proceeding Through

SR: Traffic from South Turning Right
SL: Traffic from South Turning Left
ST: Traffic from South Proceeding Through

ER: Traffic from East Turning Right
EL: Traffic from East Turning Left
ET: Traffic from East Proceeding Through

WR: Traffic from West Turning Right
WL: Traffic from West Turning Left
WT: Traffic from West Proceeding Through

TURNING MOVEMENT ABBREVIATIONS

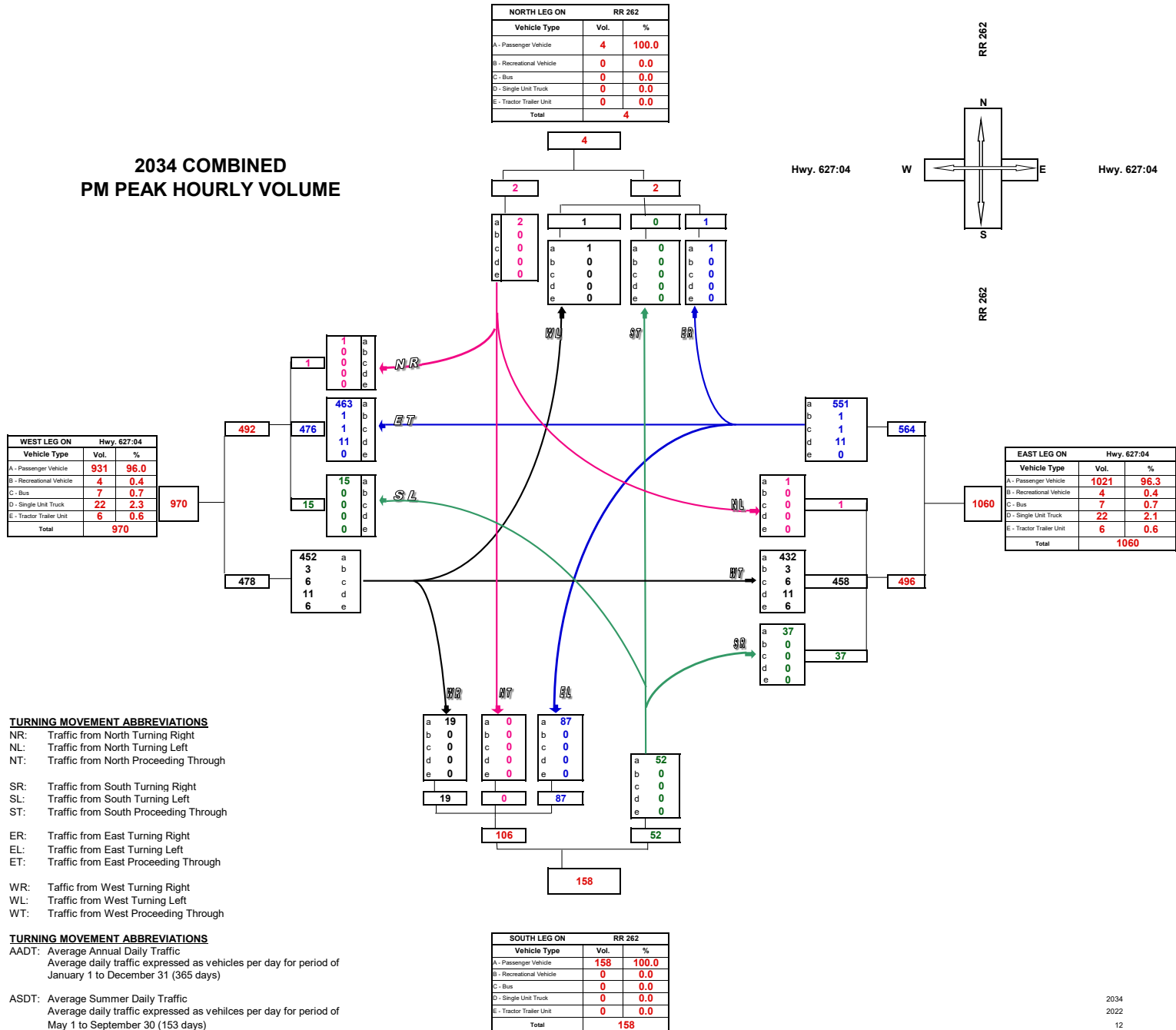
AADT: Average Annual Daily Traffic
Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

ASDT: Average Summer Daily Traffic
Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

2034
2022
12

Turning Movement Summary Diagram

2034 COMBINED PM PEAK HOURLY VOLUME



Turning Movement Summary Diagram

2044 PROJECTED DEVELOPMENT ANNUAL AVERAGE DAILY TRAFFIC

WEST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	14	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	14	

TURNING MOVEMENT ABBREVIATIONS

NR: Traffic from North Turning Right
 NL: Traffic from North Turning Left
 NT: Traffic from North Proceeding Through

SR: Traffic from South Turning Right
 SL: Traffic from South Turning Left
 ST: Traffic from South Proceeding Through

ER: Traffic from East Turning Right
 EL: Traffic from East Turning Left
 ET: Traffic from East Proceeding Through

WR: Traffic from West Turning Right
 WL: Traffic from West Turning Left
 WT: Traffic from West Proceeding Through

TURNING MOVEMENT ABBREVIATIONS

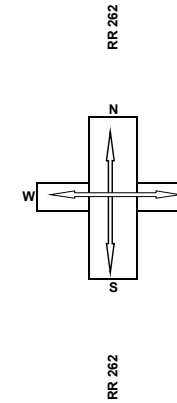
AADT: Average Annual Daily Traffic
 Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

ASDT: Average Summer Daily Traffic
 Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

NORTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	0	#DIV/0!
B - Recreational Vehicle	0	#DIV/0!
C - Bus	0	#DIV/0!
D - Single Unit Truck	0	#DIV/0!
E - Tractor Trailer Unit	0	#DIV/0!
Total	0	

0	0	0	0	0
a	0	0	0	0
b	0	0	0	0
c	0	0	0	0
d	0	0	0	0
e	0	0	0	0

Hwy. 627:04



Hwy. 627:04

EAST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	46	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	46	

7	0	23	30	30
a	0	0	0	0
b	0	0	0	0
c	0	0	0	0
d	0	0	0	0
e	0	0	0	0

SOUTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	60	100.0
B - Recreational Vehicle	0	0.0
C - Bus	0	0.0
D - Single Unit Truck	0	0.0
E - Tractor Trailer Unit	0	0.0
Total	60	

Turning Movement Summary Diagram

2044 DEVELOPMENT AM PEAK HOURLY VOLUME

WEST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	0	#DIV/0!
B - Recreational Vehicle	0	#DIV/0!
C - Bus	0	#DIV/0!
D - Single Unit Truck	0	#DIV/0!
E - Tractor Trailer Unit	0	#DIV/0!
Total	0	

TURNING MOVEMENT ABBREVIATIONS

NR: Traffic from North Turning Right
NL: Traffic from North Turning Left
NT: Traffic from North Proceeding Through

SR: Traffic from South Turning Right
SL: Traffic from South Turning Left
ST: Traffic from South Proceeding Through

ER: Traffic from East Turning Right
EL: Traffic from East Turning Left
ET: Traffic from East Proceeding Through

WR: Traffic from West Turning Right
WL: Traffic from West Turning Left
WT: Traffic from West Proceeding Through

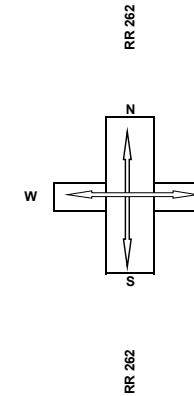
TURNING MOVEMENT ABBREVIATIONS

AADT: Average Annual Daily Traffic
Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

ASDT: Average Summer Daily Traffic
Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

NORTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	0	#DIV/0!
B - Recreational Vehicle	0	#DIV/0!
C - Bus	0	#DIV/0!
D - Single Unit Truck	0	#DIV/0!
E - Tractor Trailer Unit	0	#DIV/0!
Total	0	

Hwy. 627:04



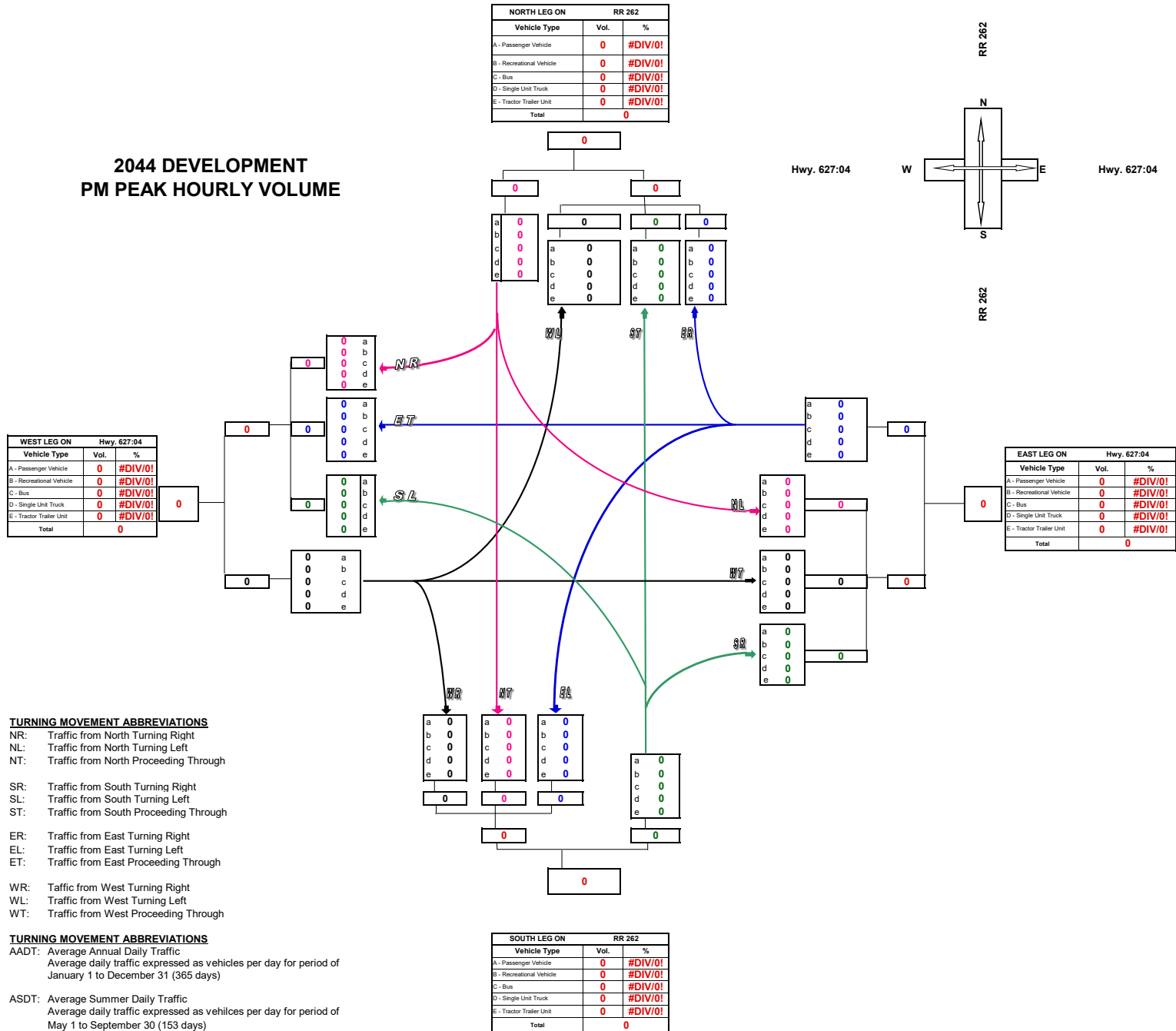
Hwy. 627:04

EAST LEG ON Hwy. 627:04		
Vehicle Type	Vol.	%
A - Passenger Vehicle	0	#DIV/0!
B - Recreational Vehicle	0	#DIV/0!
C - Bus	0	#DIV/0!
D - Single Unit Truck	0	#DIV/0!
E - Tractor Trailer Unit	0	#DIV/0!
Total	0	

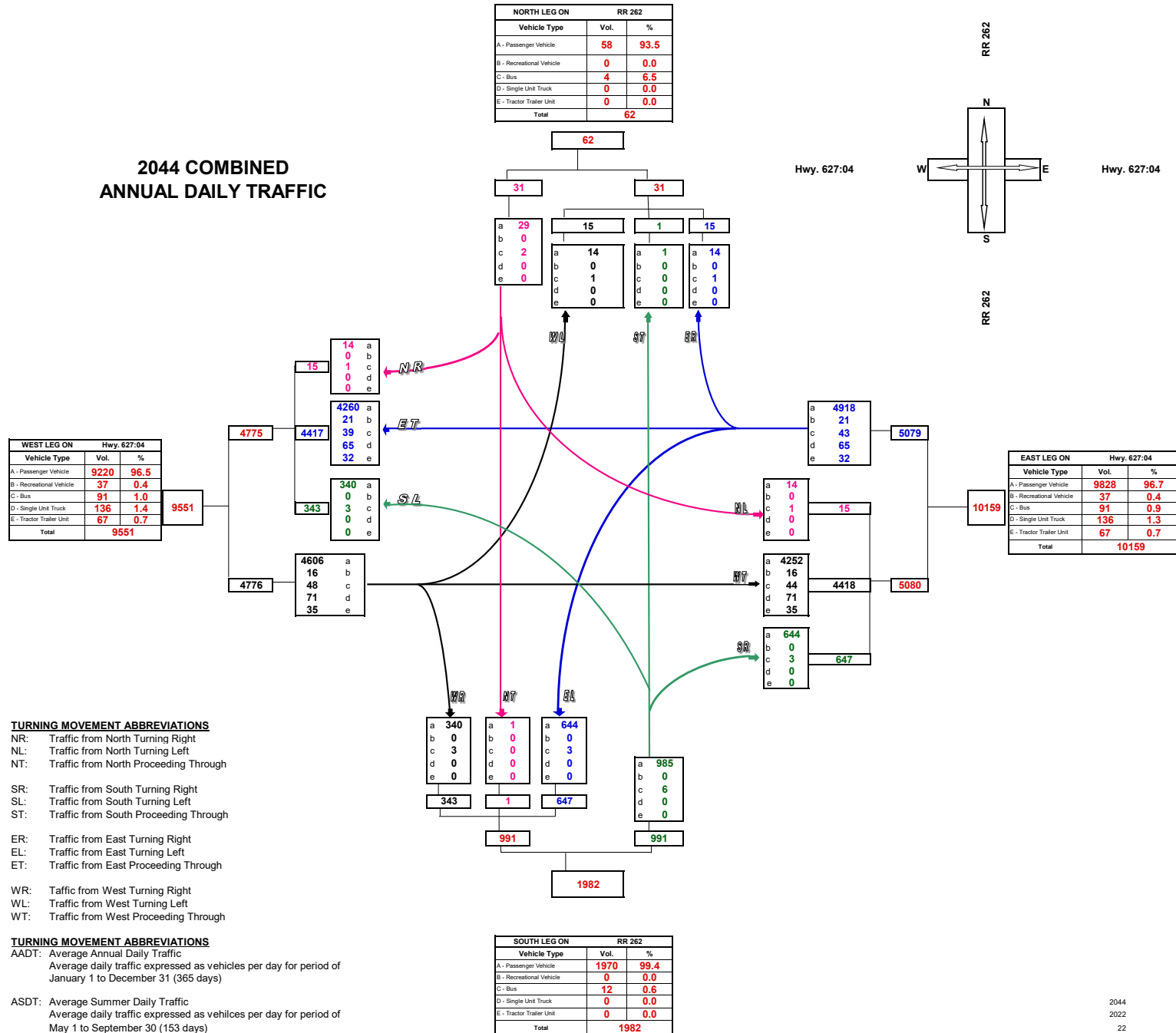
SOUTH LEG ON RR 262		
Vehicle Type	Vol.	%
A - Passenger Vehicle	0	#DIV/0!
B - Recreational Vehicle	0	#DIV/0!
C - Bus	0	#DIV/0!
D - Single Unit Truck	0	#DIV/0!
E - Tractor Trailer Unit	0	#DIV/0!
Total	0	

Turning Movement Summary Diagram

2044 DEVELOPMENT PM PEAK HOURLY VOLUME

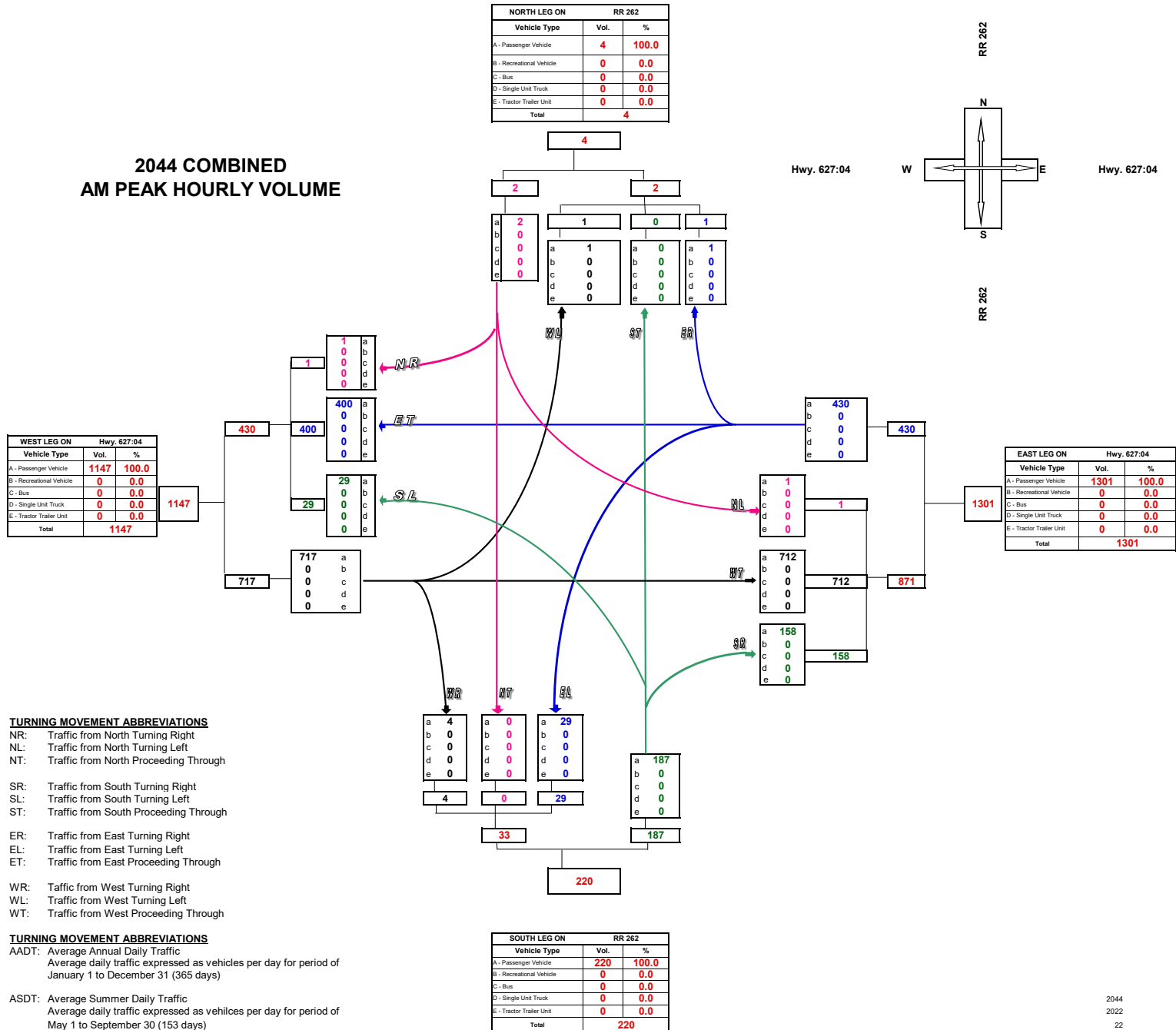


Turning Movement Summary Diagram



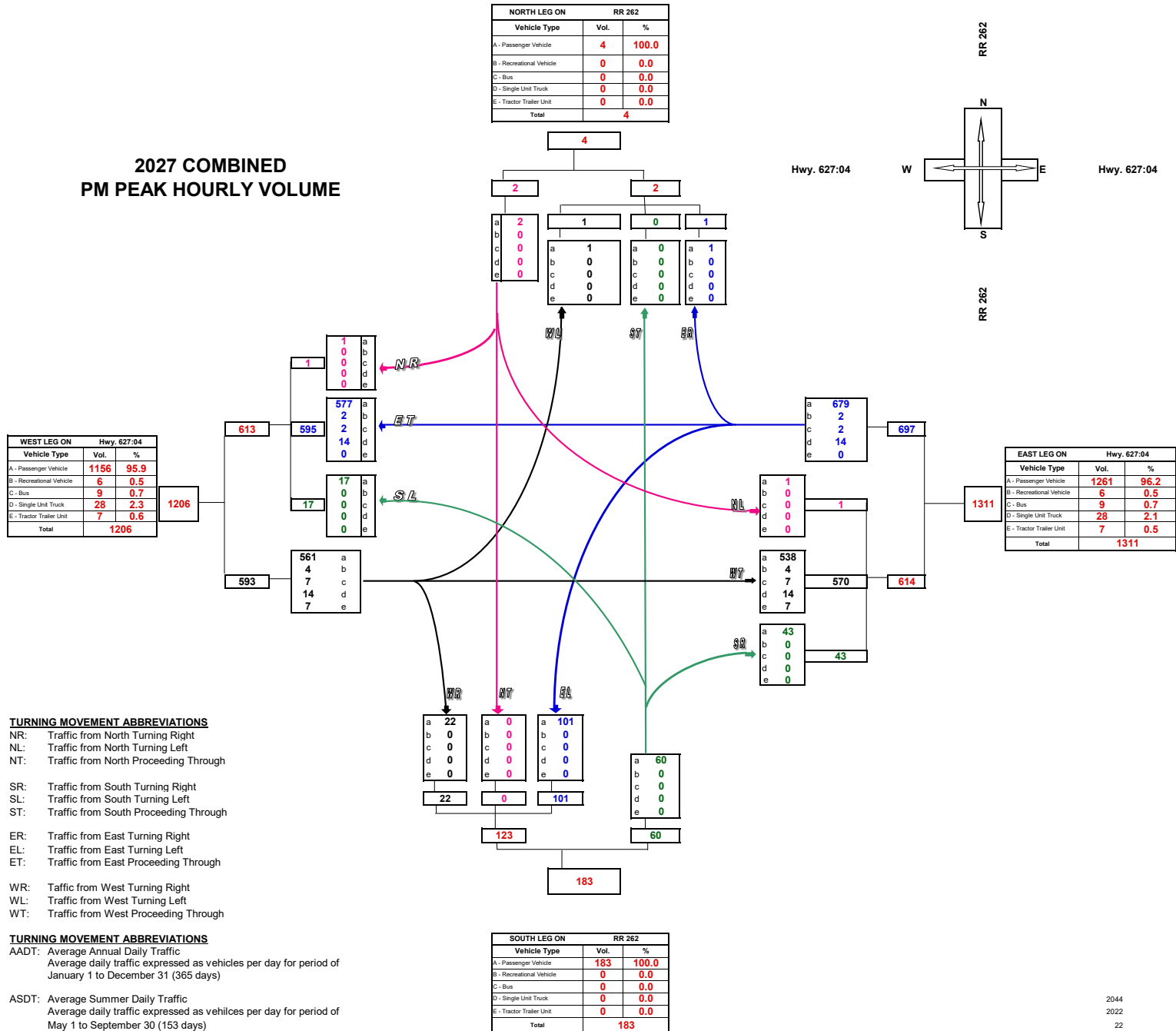
Turning Movement Summary Diagram

2044 COMBINED AM PEAK HOURLY VOLUME



Turning Movement Summary Diagram

2027 COMBINED PM PEAK HOURLY VOLUME



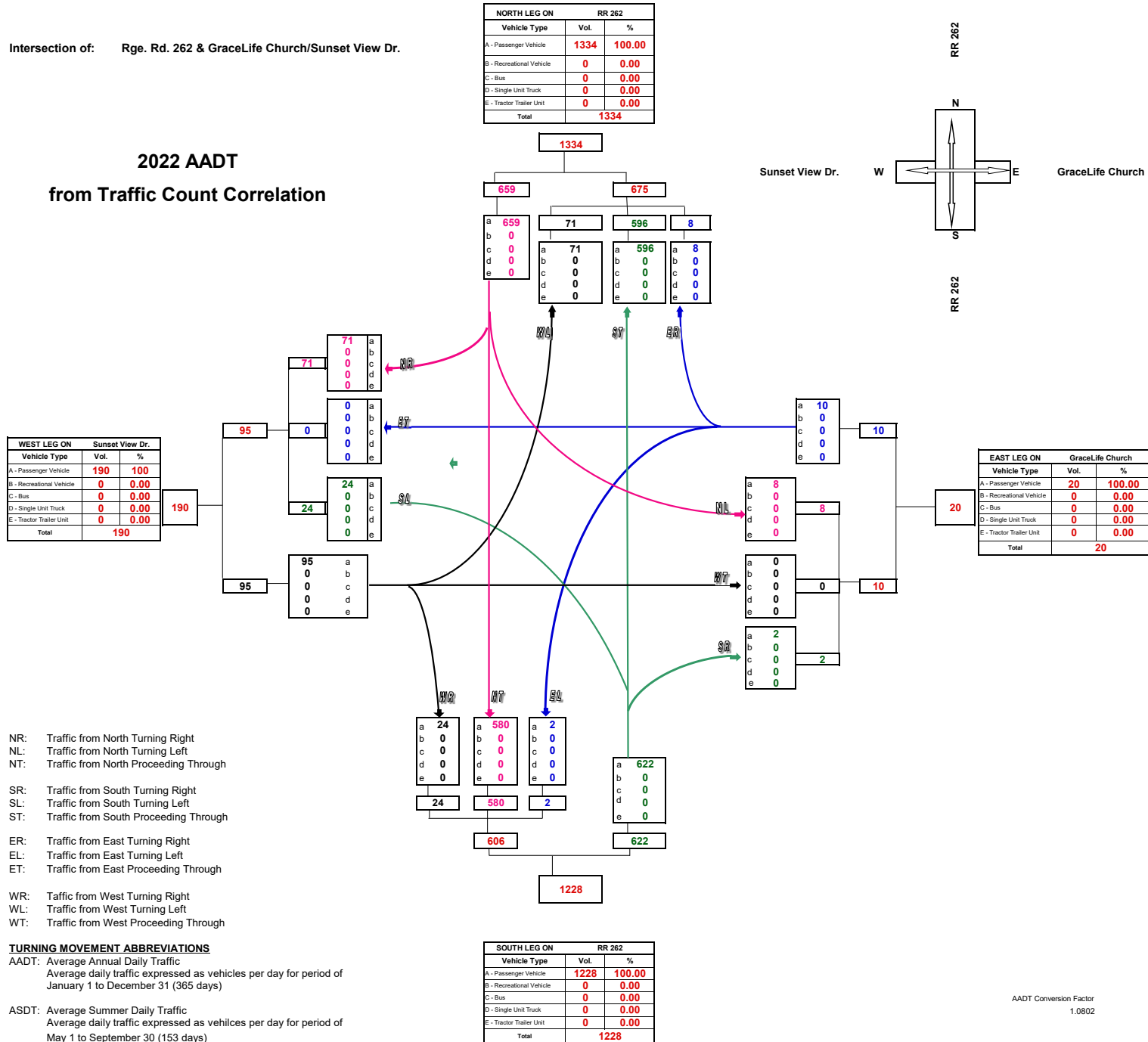
APPENDIX C

2022 – 2044 TURNING MOVEMENT DIAGRAMS **– Rge. Rd. 262 & Sunset View Drive/GraceLife Church Access**

Turning Movement Summary Diagram

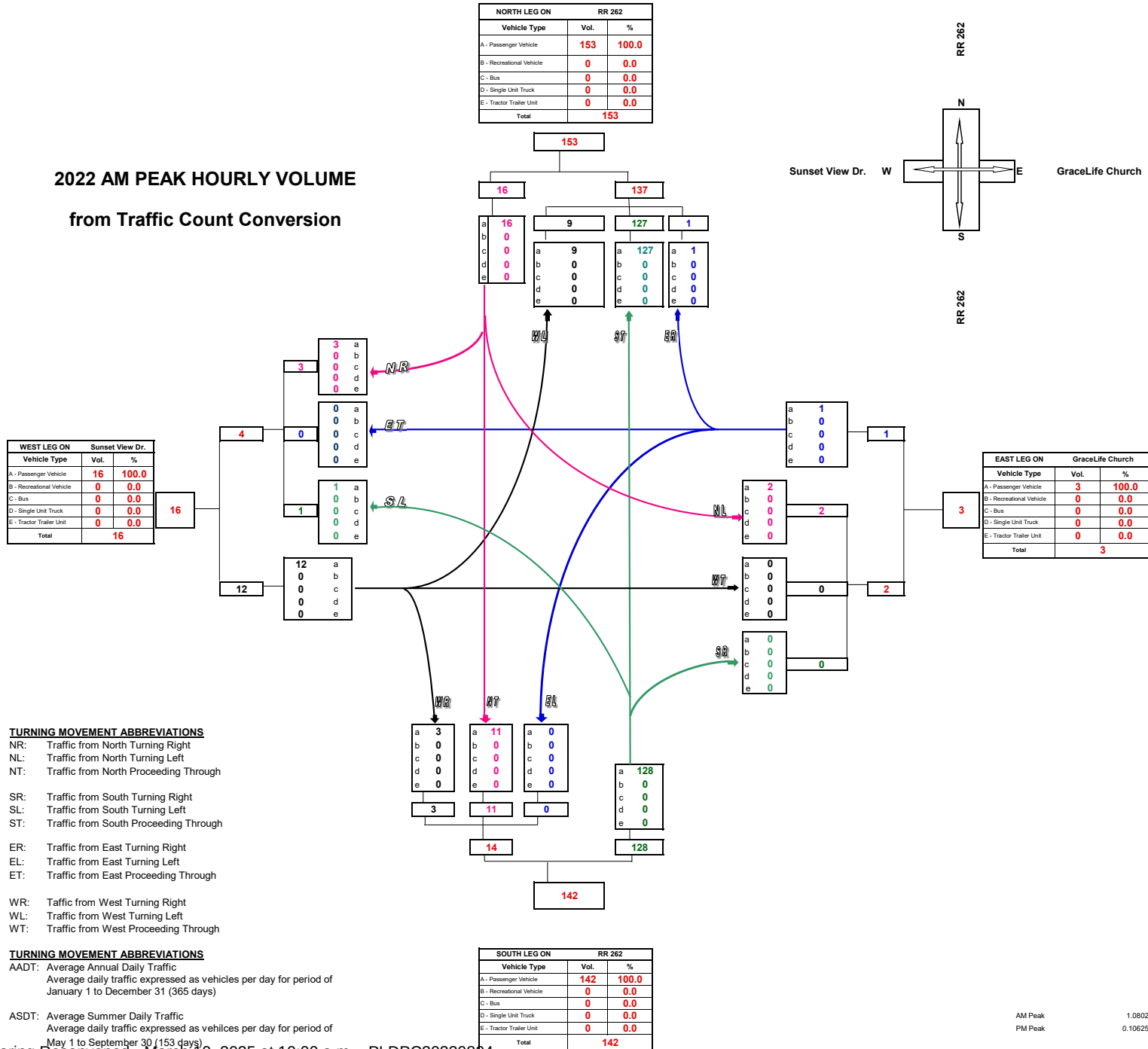
Intersection of: Rge. Rd. 262 & GraceLife Church/Sunset View Dr.

2022 AADT
from Traffic Count Correlation



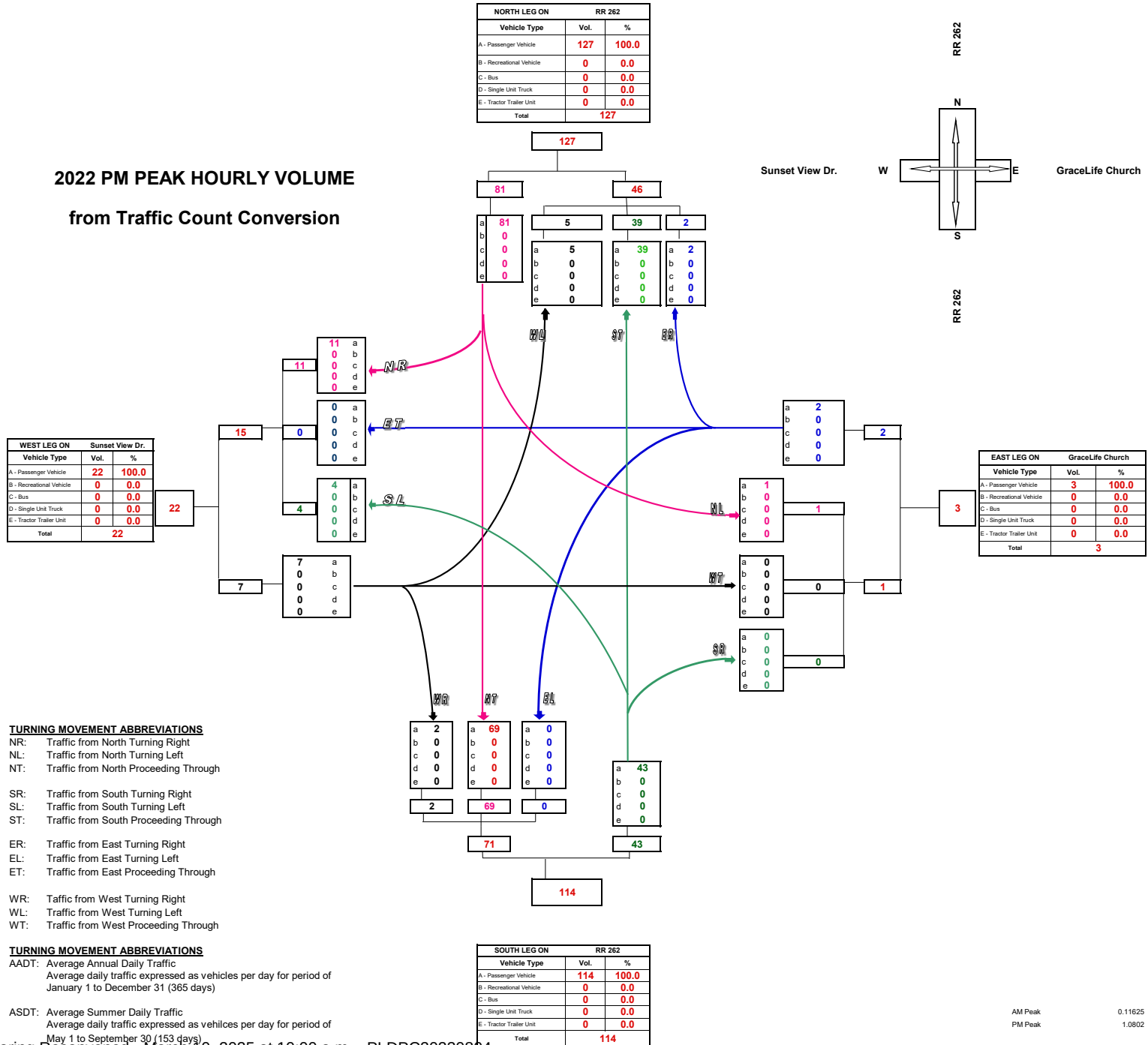
Turning Movement Summary Diagram

2022 AM PEAK HOURLY VOLUME from Traffic Count Conversion



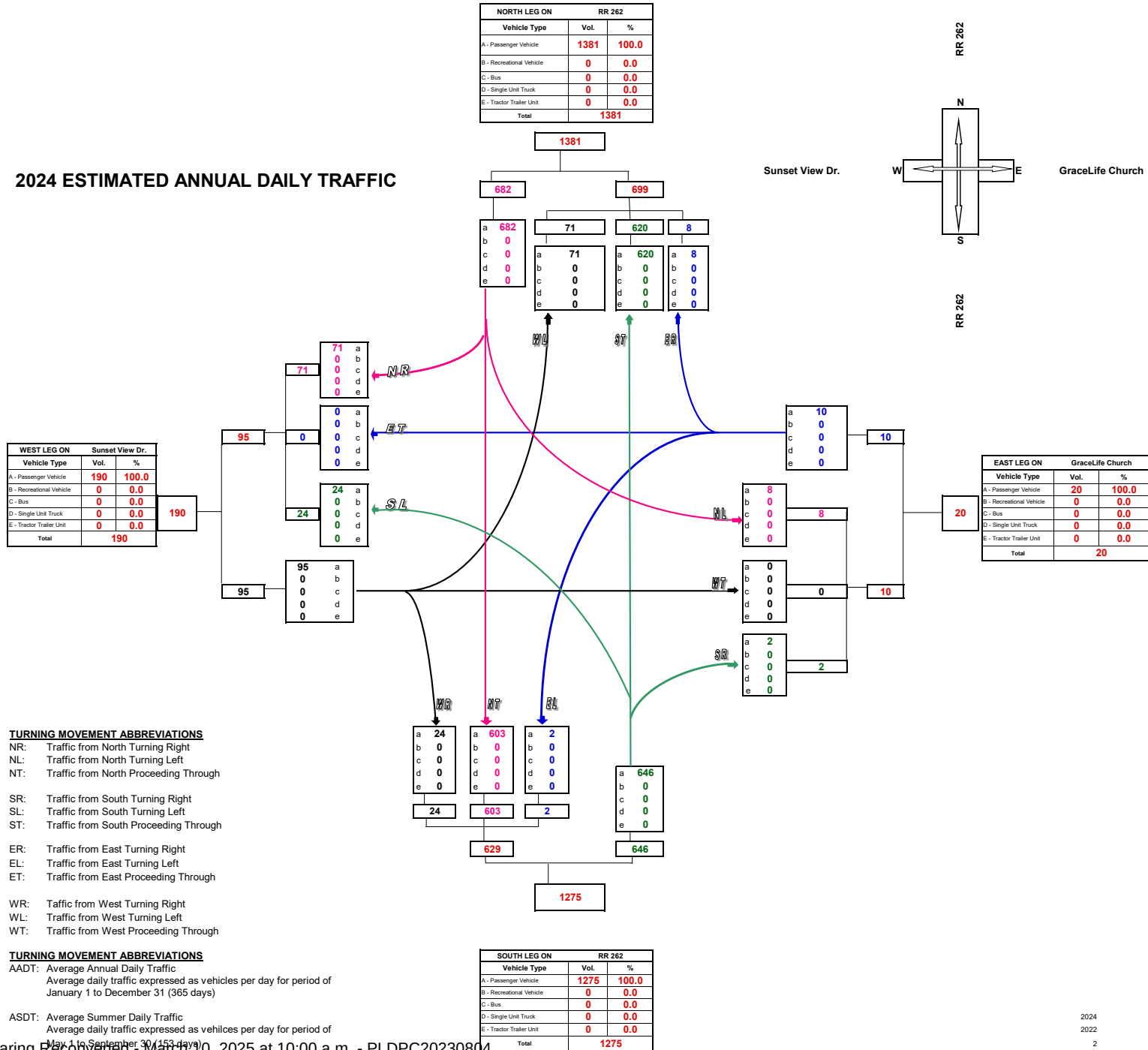
Turning Movement Summary Diagram

2022 PM PEAK HOURLY VOLUME from Traffic Count Conversion



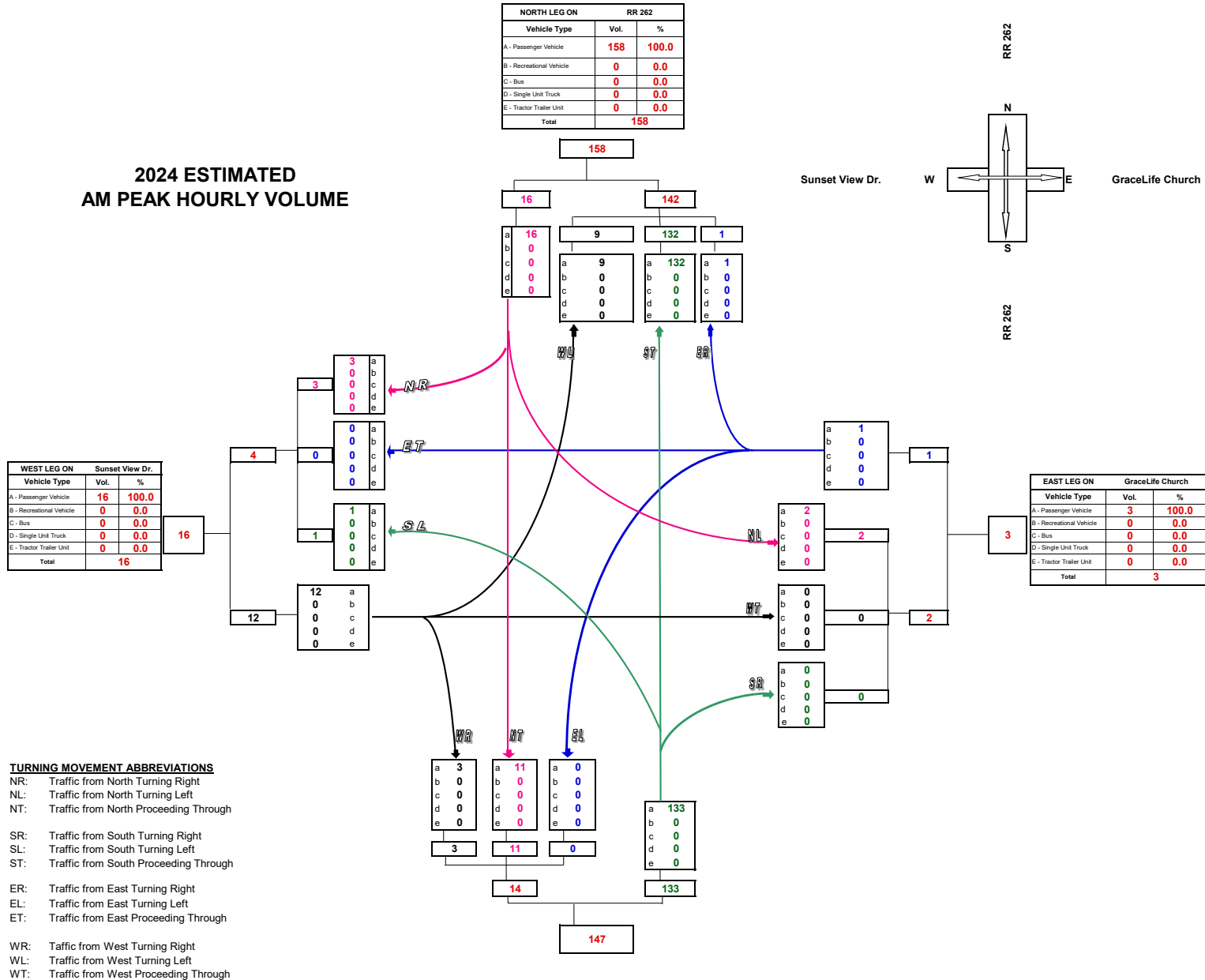
Turning Movement Summary Diagram

2024 ESTIMATED ANNUAL DAILY TRAFFIC



Turning Movement Summary Diagram

2024 ESTIMATED AM PEAK HOURLY VOLUME



TURNING MOVEMENT ABBREVIATIONS

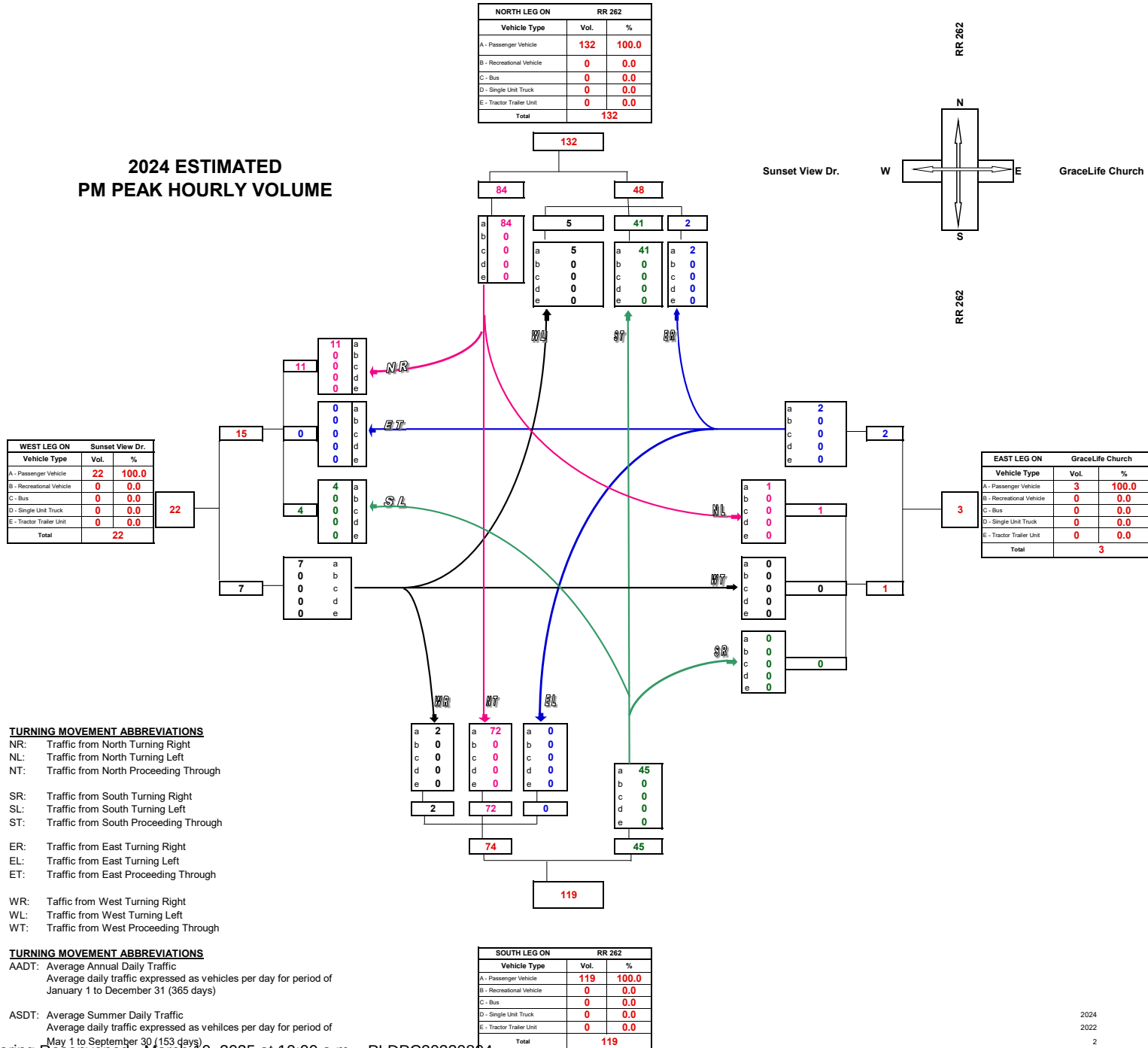
AADT: Average Annual Daily Traffic
 Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

ASDT: Average Summer Daily Traffic
 Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

2024
2022
2

Turning Movement Summary Diagram

2024 ESTIMATED PM PEAK HOURLY VOLUME



Turning Movement Summary Diagram

2024 PROJECTED DEVELOPMENT ANNUAL AVERAGE DAILY TRAFFIC

WEST LEG ON		Sunset View Dr.	
Vehicle Type	Vol.	Vol.	%
A - Passenger Vehicle	0	#DIV/0!	
B - Recreational Vehicle	0	#DIV/0!	
C - Bus	0	#DIV/0!	
D - Single Unit Truck	0	#DIV/0!	
E - Tractor Trailer Unit	0	#DIV/0!	
Total	0		

TURNING MOVEMENT ABBREVIATIONS

NR: Traffic from North Turning Right
NL: Traffic from North Turning Left
NT: Traffic from North Proceeding Through

SR: Traffic from South Turning Right
SL: Traffic from South Turning Left
ST: Traffic from South Proceeding Through

ER: Traffic from East Turning Right
EL: Traffic from East Turning Left
ET: Traffic from East Proceeding Through

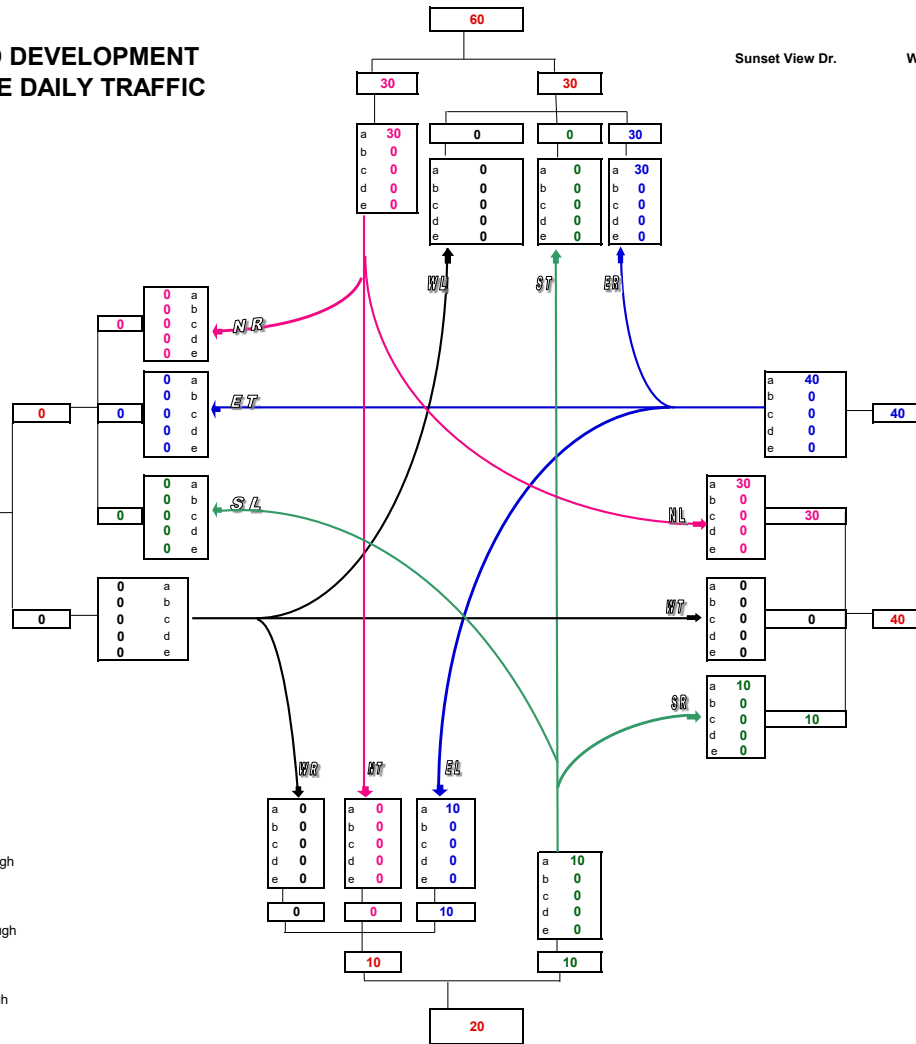
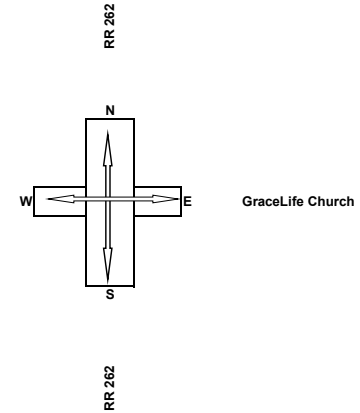
WR: Traffic from West Turning Right
WL: Traffic from West Turning Left
WT: Traffic from West Proceeding Through

TURNING MOVEMENT ABBREVIATIONS

AADT: Average Annual Daily Traffic
Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

ASDT: Average Summer Daily Traffic
Average daily traffic expressed as vehicles per day for period of

NORTH LEG ON		RR 262	
Vehicle Type	Vol.	Vol.	%
A - Passenger Vehicle	60	100.0	
B - Recreational Vehicle	0	0.0	
C - Bus	0	0.0	
D - Single Unit Truck	0	0.0	
E - Tractor Trailer Unit	0	0.0	
Total	60		

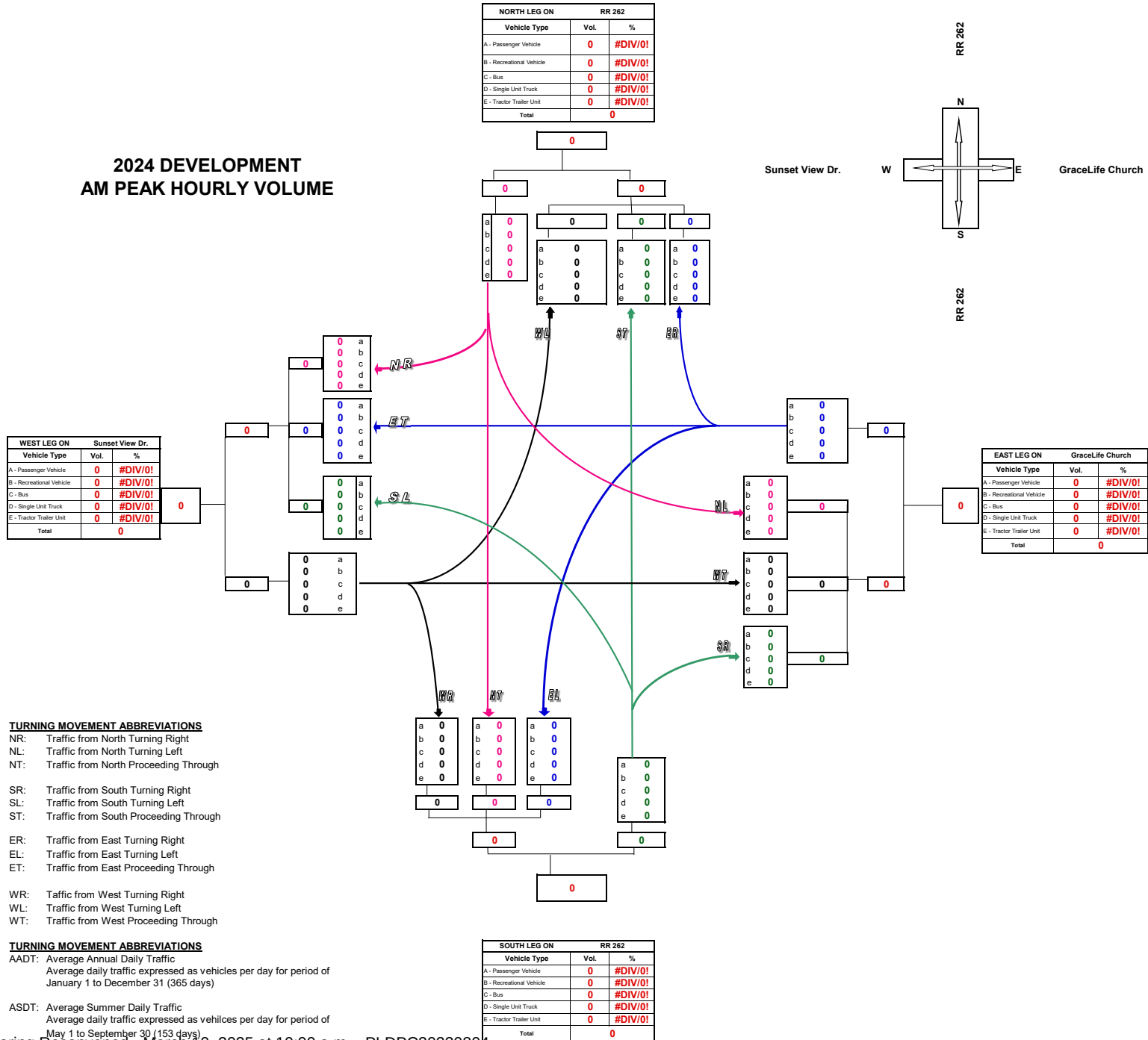


SOUTH LEG ON		RR 262	
Vehicle Type	Vol.	Vol.	%
A - Passenger Vehicle	20	100.0	
B - Recreational Vehicle	0	0.0	
C - Bus	0	0.0	
D - Single Unit Truck	0	0.0	
E - Tractor Trailer Unit	0	0.0	
Total	20		

EAST LEG ON		GraceLife Church	
Vehicle Type	Vol.	Vol.	%
A - Passenger Vehicle	80	100.0	
B - Recreational Vehicle	0	0.0	
C - Bus	0	0.0	
D - Single Unit Truck	0	0.0	
E - Tractor Trailer Unit	0	0.0	
Total	80		

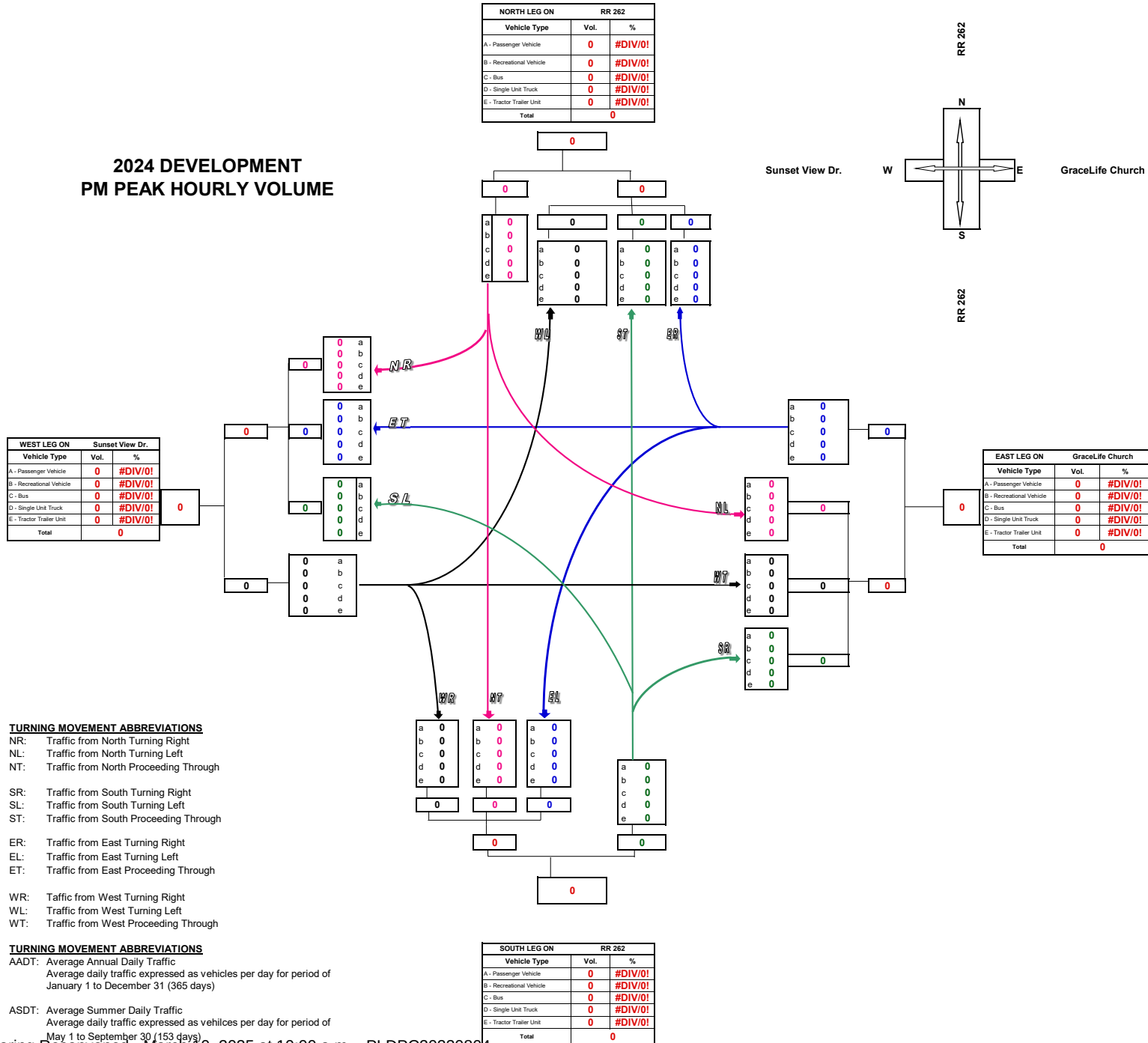
Turning Movement Summary Diagram

2024 DEVELOPMENT AM PEAK HOURLY VOLUME



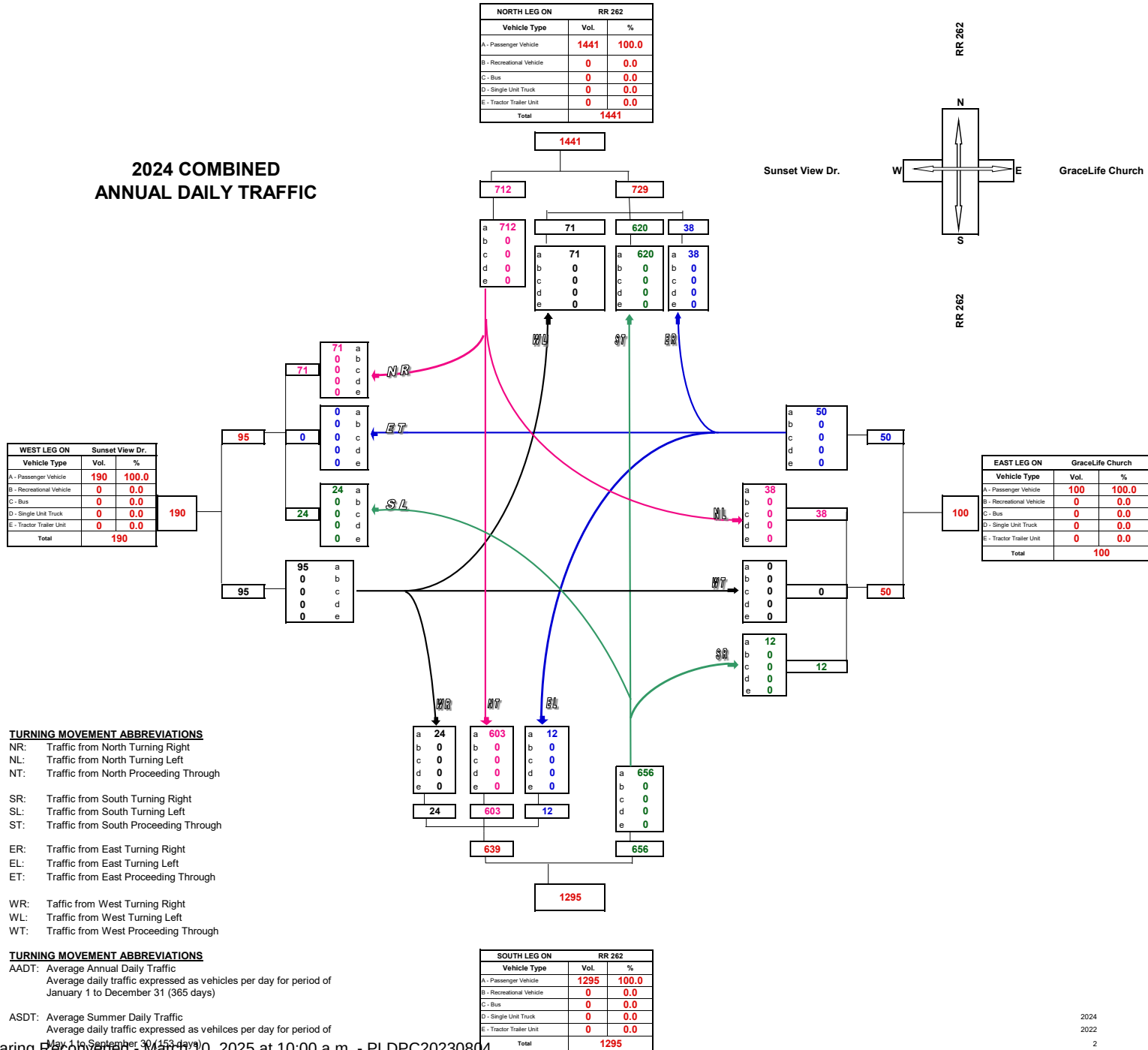
Turning Movement Summary Diagram

2024 DEVELOPMENT PM PEAK HOURLY VOLUME



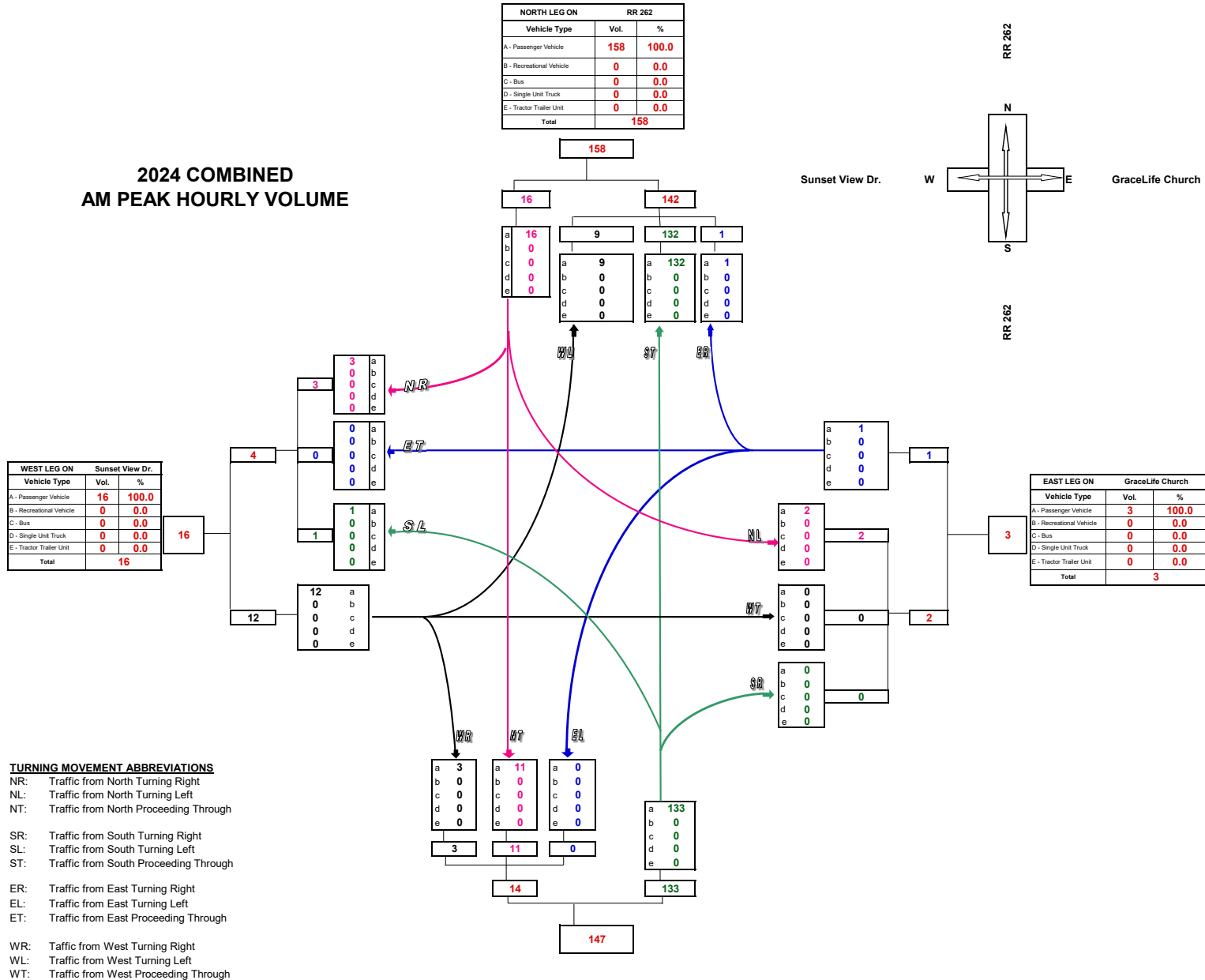
Turning Movement Summary Diagram

2024 COMBINED ANNUAL DAILY TRAFFIC



Turning Movement Summary Diagram

2024 COMBINED AM PEAK HOURLY VOLUME



TURNING MOVEMENT ABBREVIATIONS

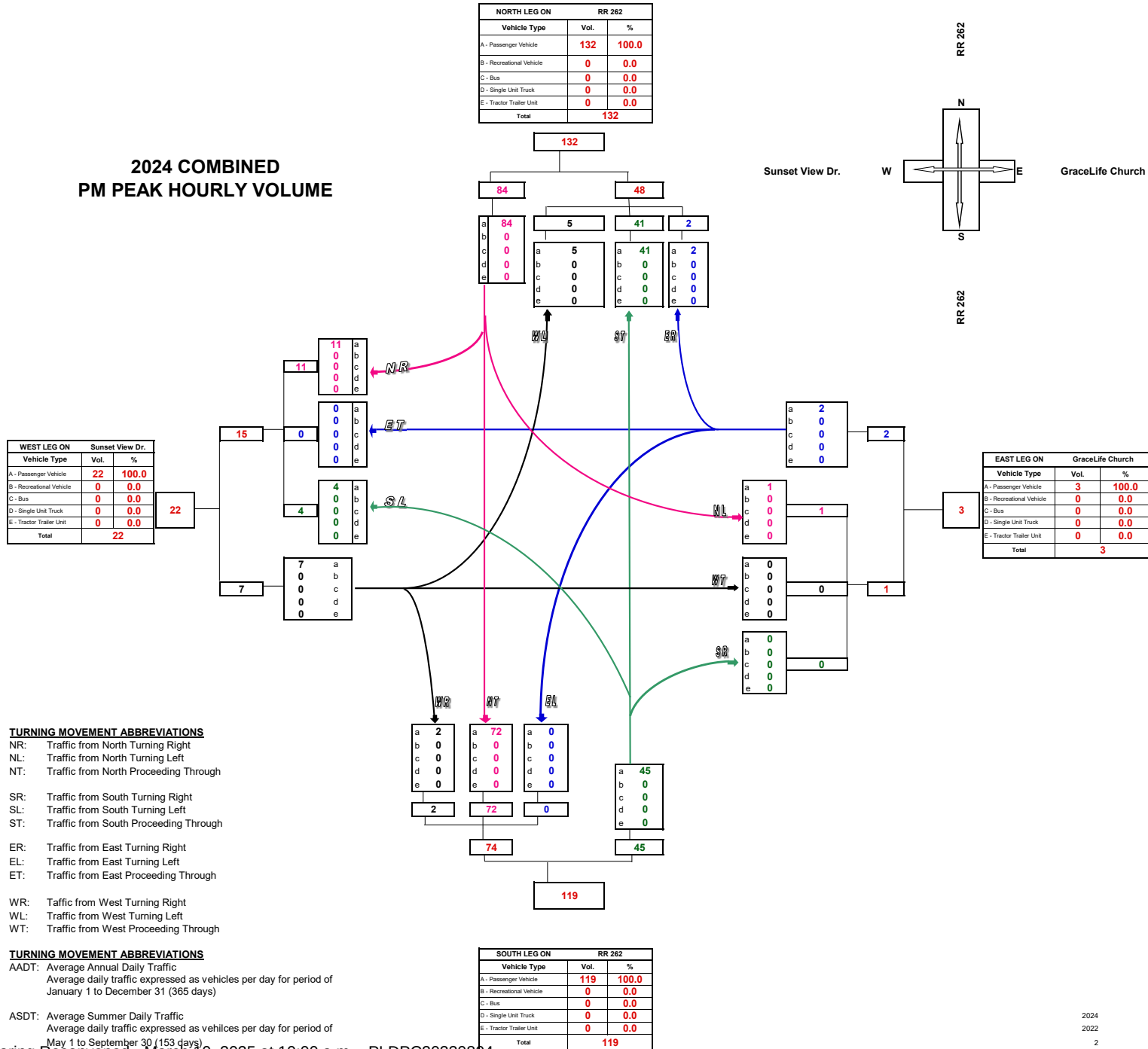
AADT: Average Annual Daily Traffic
 Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

ASDT: Average Summer Daily Traffic
 Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

2024
2022
2

Turning Movement Summary Diagram

2024 COMBINED PM PEAK HOURLY VOLUME



Turning Movement Summary Diagram

2034 PROJECTED DEVELOPMENT ANNUAL AVERAGE DAILY TRAFFIC

WEST LEG ON		Sunset View Dr.	
Vehicle Type	Vol.	Vol.	%
A - Passenger Vehicle	0	#DIV/0!	
B - Recreational Vehicle	0	#DIV/0!	
C - Bus	0	#DIV/0!	
D - Single Unit Truck	0	#DIV/0!	
E - Tractor Trailer Unit	0	#DIV/0!	
Total	0		

TURNING MOVEMENT ABBREVIATIONS

NR: Traffic from North Turning Right
 NL: Traffic from North Turning Left
 NT: Traffic from North Proceeding Through

SR: Traffic from South Turning Right
 SL: Traffic from South Turning Left
 ST: Traffic from South Proceeding Through

ER: Traffic from East Turning Right
 EL: Traffic from East Turning Left
 ET: Traffic from East Proceeding Through

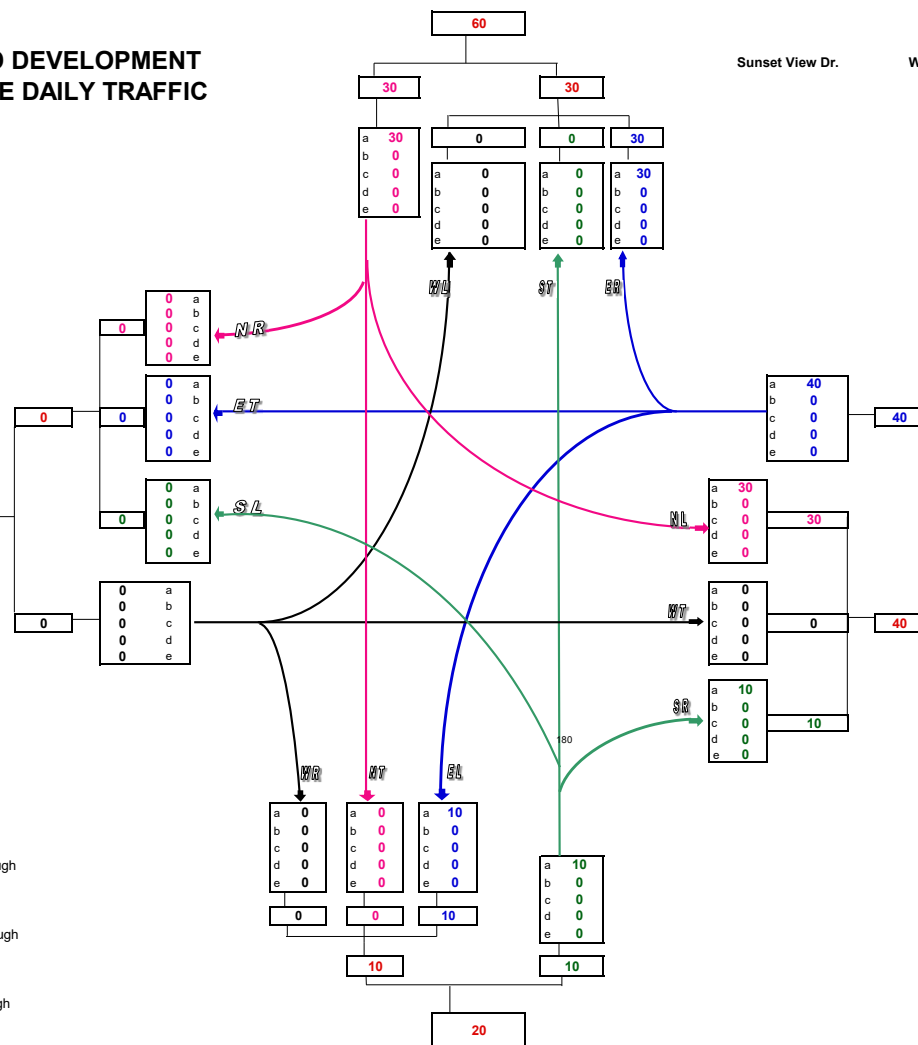
WR: Traffic from West Turning Right
 WL: Traffic from West Turning Left
 WT: Traffic from West Proceeding Through

TURNING MOVEMENT ABBREVIATIONS

AADT: Average Annual Daily Traffic
 Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

ASDT: Average Summer Daily Traffic
 Average daily traffic expressed as vehicles per day for period of

NORTH LEG ON		RR 262	
Vehicle Type	Vol.	Vol.	%
A - Passenger Vehicle	60	100.0%	
B - Recreational Vehicle	0	0.0%	
C - Bus	0	0.0%	
D - Single Unit Truck	0	0.0%	
E - Tractor Trailer Unit	0	0.0%	
Total	60		

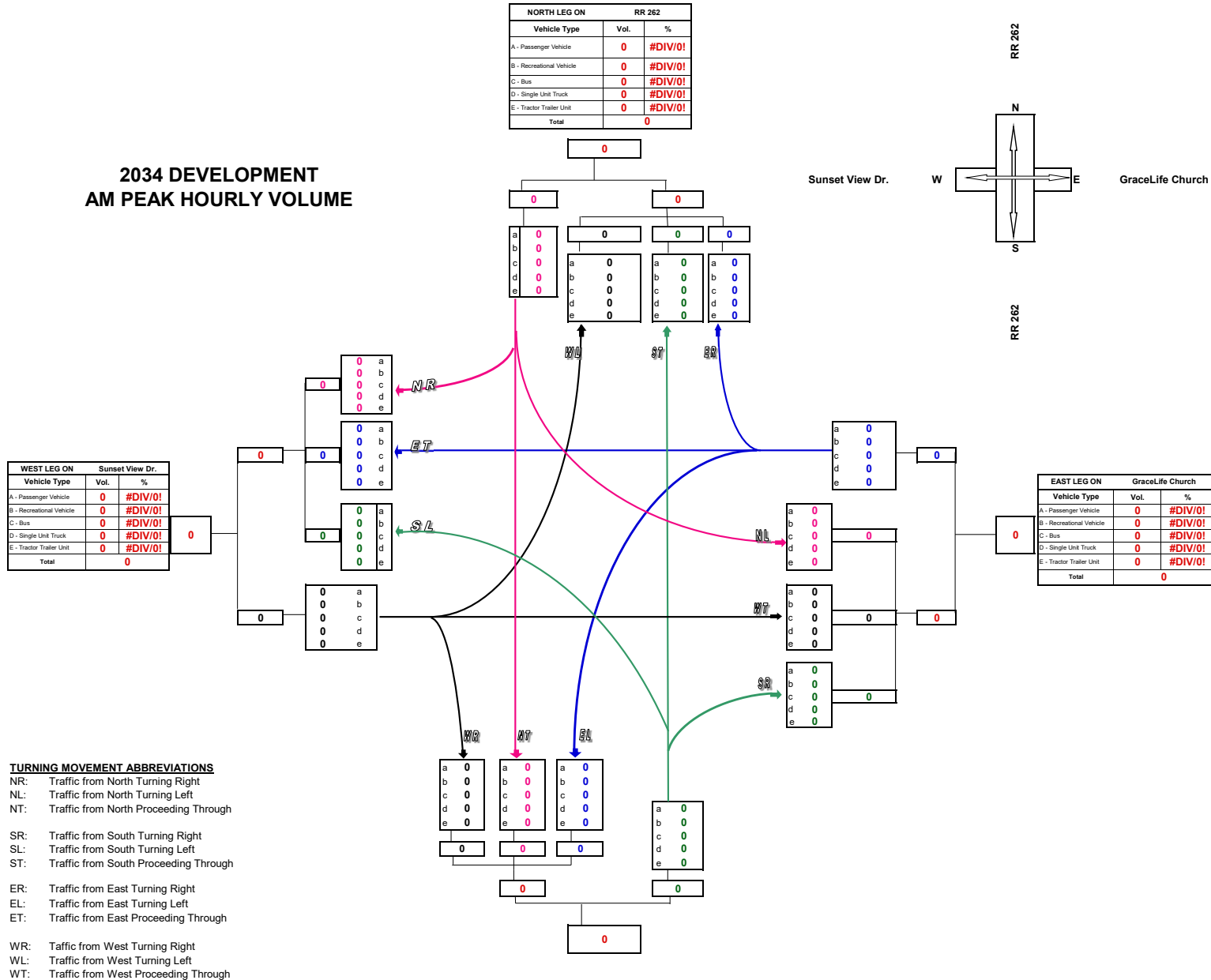


EAST LEG ON		GraceLife Church	
Vehicle Type	Vol.	Vol.	%
A - Passenger Vehicle	80	100.0	
B - Recreational Vehicle	0	0.0	
C - Bus	0	0.0	
D - Single Unit Truck	0	0.0	
E - Tractor Trailer Unit	0	0.0	
Total	80		

SOUTH LEG ON		RR 262	
Vehicle Type	Vol.	Vol.	%
A - Passenger Vehicle	20	100.0	
B - Recreational Vehicle	0	0.0	
C - Bus	0	0.0	
D - Single Unit Truck	0	0.0	
E - Tractor Trailer Unit	0	0.0	
Total	20		

Turning Movement Summary Diagram

2034 DEVELOPMENT AM PEAK HOURLY VOLUME



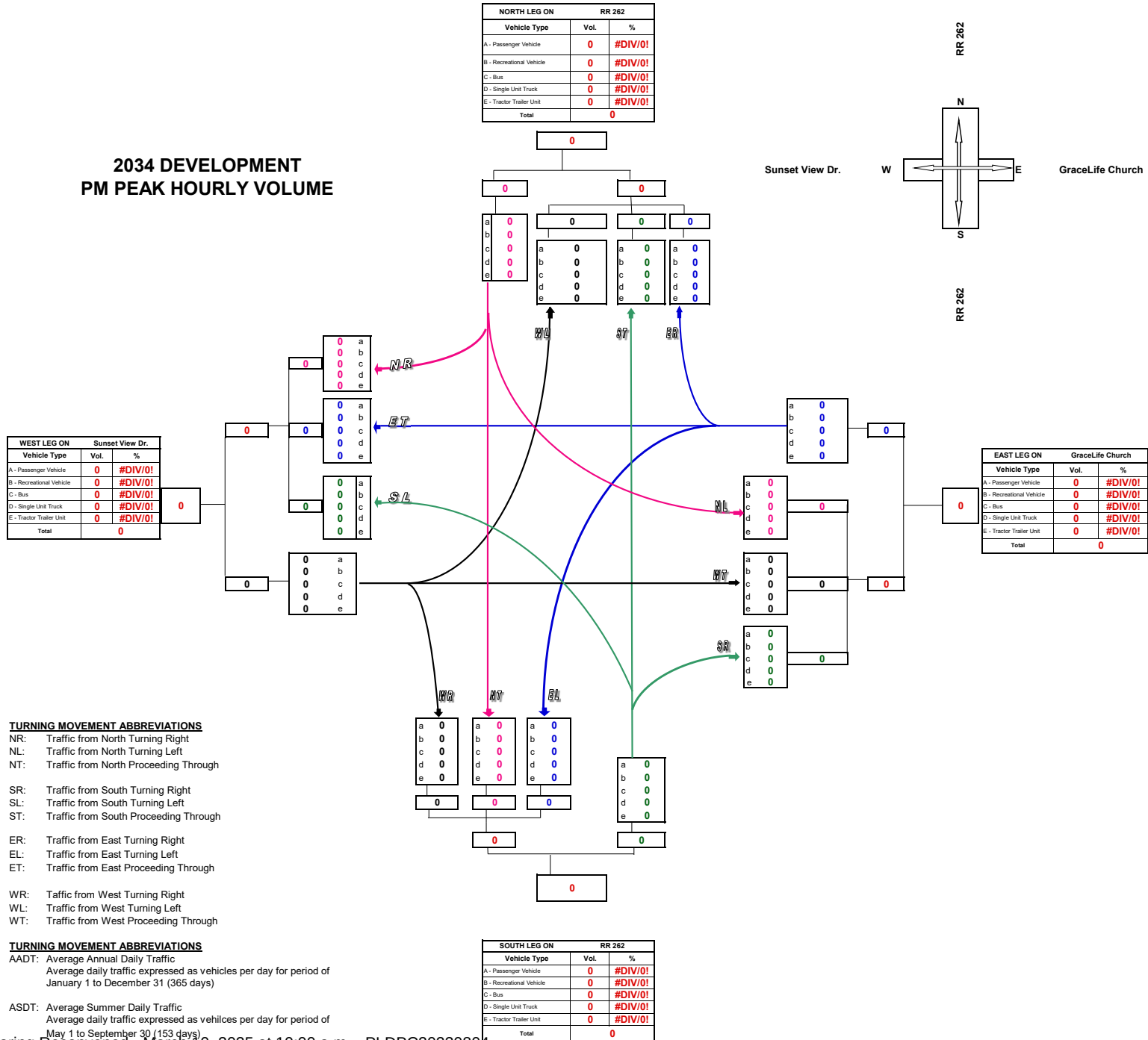
TURNING MOVEMENT ABBREVIATIONS

AADT: Average Annual Daily Traffic
 Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

ASDT: Average Summer Daily Traffic
 Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

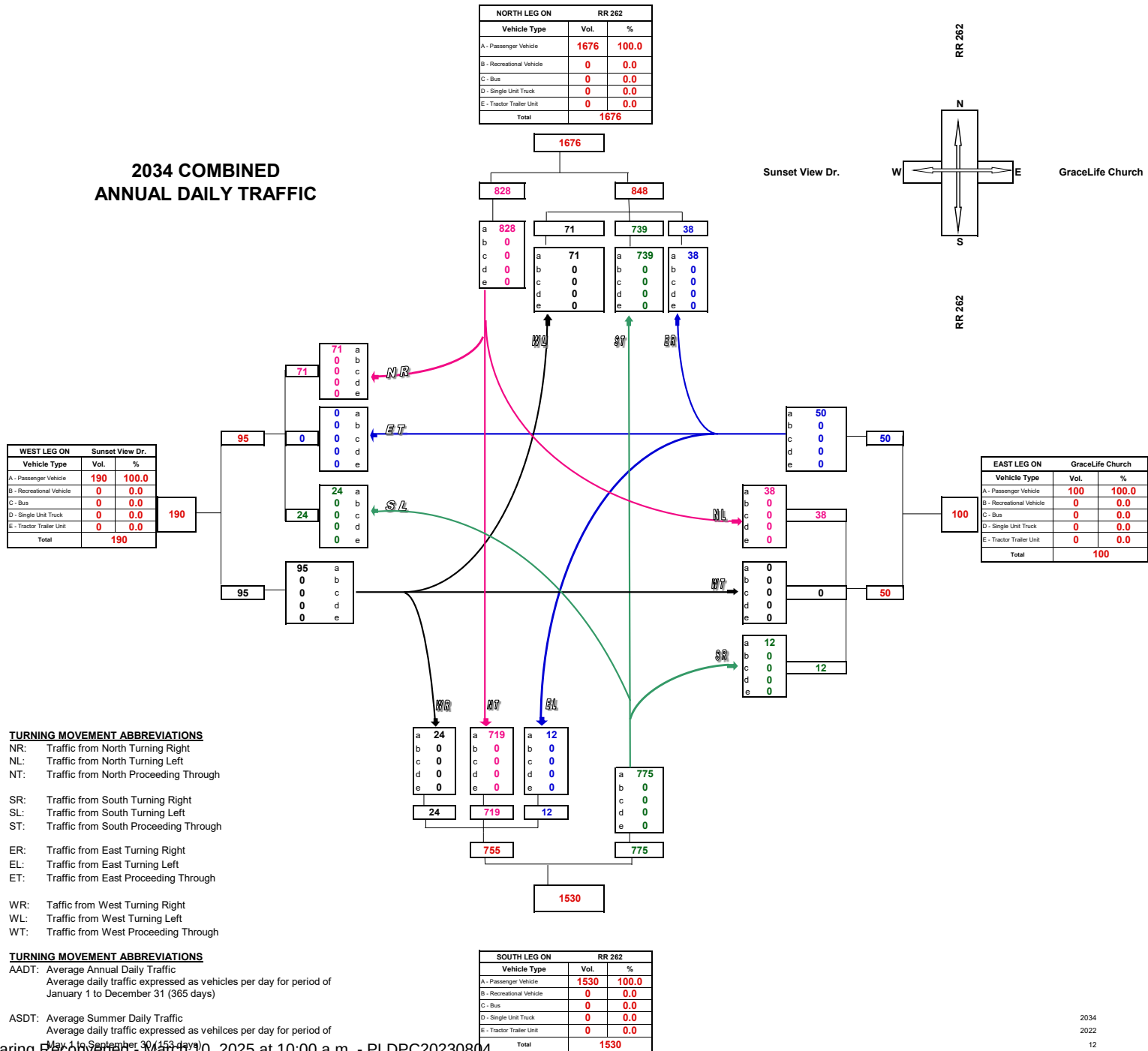
Turning Movement Summary Diagram

2034 DEVELOPMENT PM PEAK HOURLY VOLUME



Turning Movement Summary Diagram

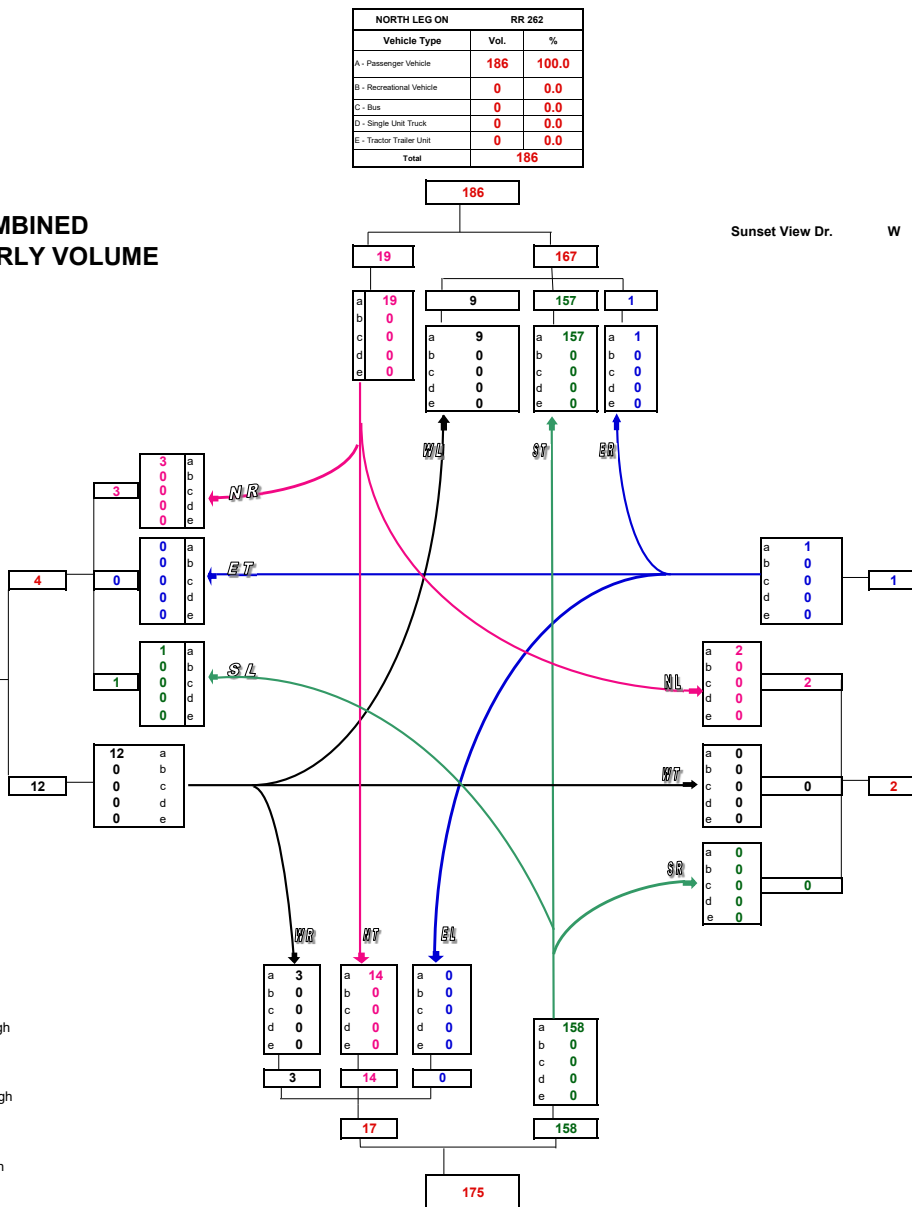
2034 COMBINED ANNUAL DAILY TRAFFIC



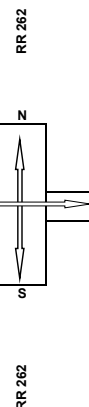
Turning Movement Summary Diagram

2034 COMBINED AM PEAK HOURLY VOLUME

WEST LEG ON			Sunset View Dr.		
Vehicle Type	Vol.	%	Vol.	%	
A - Passenger Vehicle	16	100.0			
B - Recreational Vehicle	0	0.0			
C - Bus	0	0.0			
D - Single Unit Truck	0	0.0			
E - Tractor Trailer Unit	0	0.0			
Total	16				



NORTH LEG ON			RR 262		
Vehicle Type	Vol.	%	Vol.	%	
A - Passenger Vehicle	186	100.0			
B - Recreational Vehicle	0	0.0			
C - Bus	0	0.0			
D - Single Unit Truck	0	0.0			
E - Tractor Trailer Unit	0	0.0			
Total	186				



EAST LEG ON			GraceLife Church		
Vehicle Type	Vol.	%	Vol.	%	
A - Passenger Vehicle	3	100.0			
B - Recreational Vehicle	0	0.0			
C - Bus	0	0.0			
D - Single Unit Truck	0	0.0			
E - Tractor Trailer Unit	0	0.0			
Total	3				

TURNING MOVEMENT ABBREVIATIONS

- NR: Traffic from North Turning Right
- NL: Traffic from North Turning Left
- NT: Traffic from North Proceeding Through
- SR: Traffic from South Turning Right
- SL: Traffic from South Turning Left
- ST: Traffic from South Proceeding Through
- ER: Traffic from East Turning Right
- EL: Traffic from East Turning Left
- ET: Traffic from East Proceeding Through
- WR: Traffic from West Turning Right
- WL: Traffic from West Turning Left
- WT: Traffic from West Proceeding Through

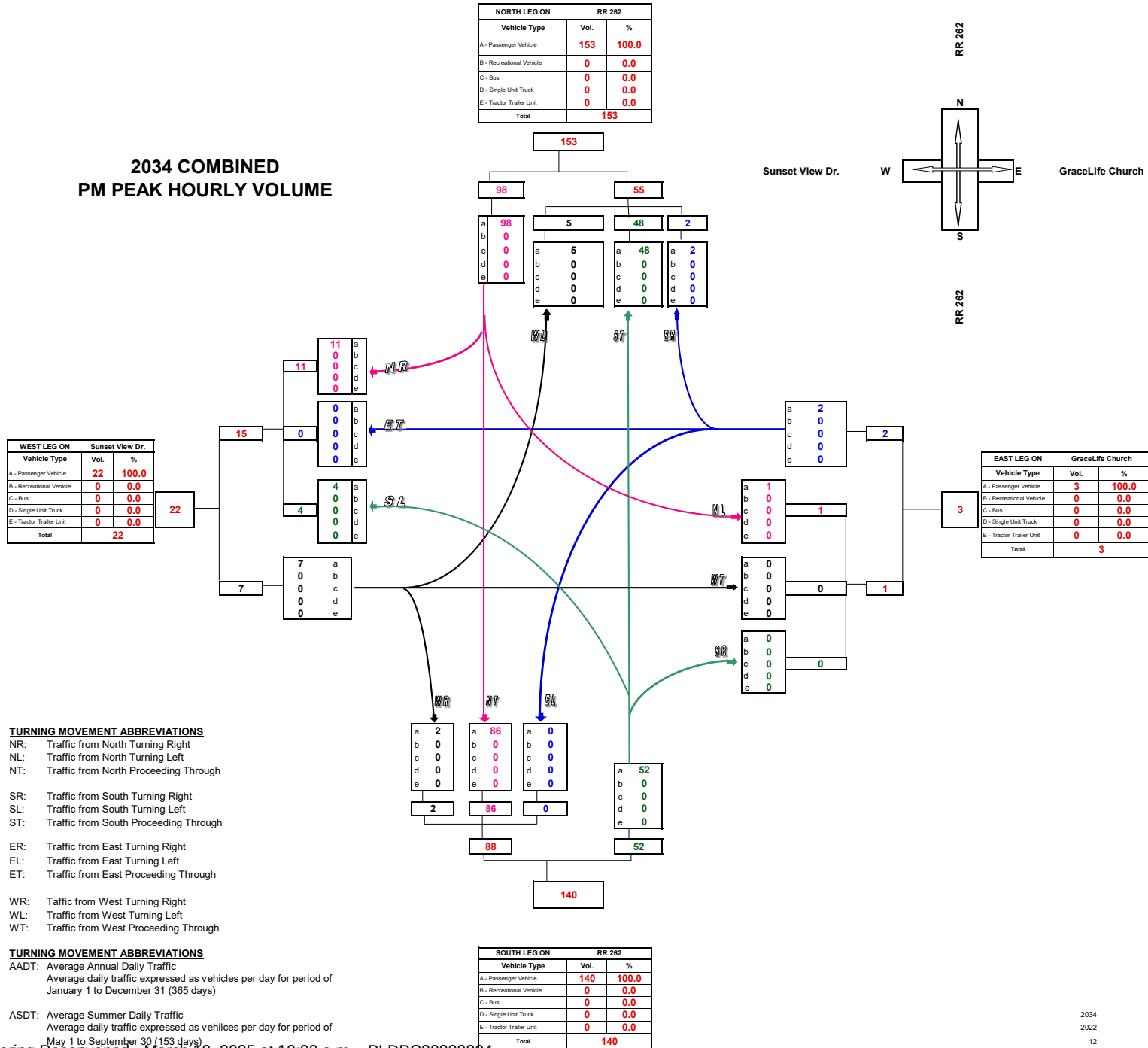
TURNING MOVEMENT ABBREVIATIONS

- AADT: Average Annual Daily Traffic
Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)
- ASDT: Average Summer Daily Traffic
Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

SOUTH LEG ON			RR 262		
Vehicle Type	Vol.	%	Vol.	%	
A - Passenger Vehicle	175	100.0			
B - Recreational Vehicle	0	0.0			
C - Bus	0	0.0			
D - Single Unit Truck	0	0.0			
E - Tractor Trailer Unit	0	0.0			
Total	175				

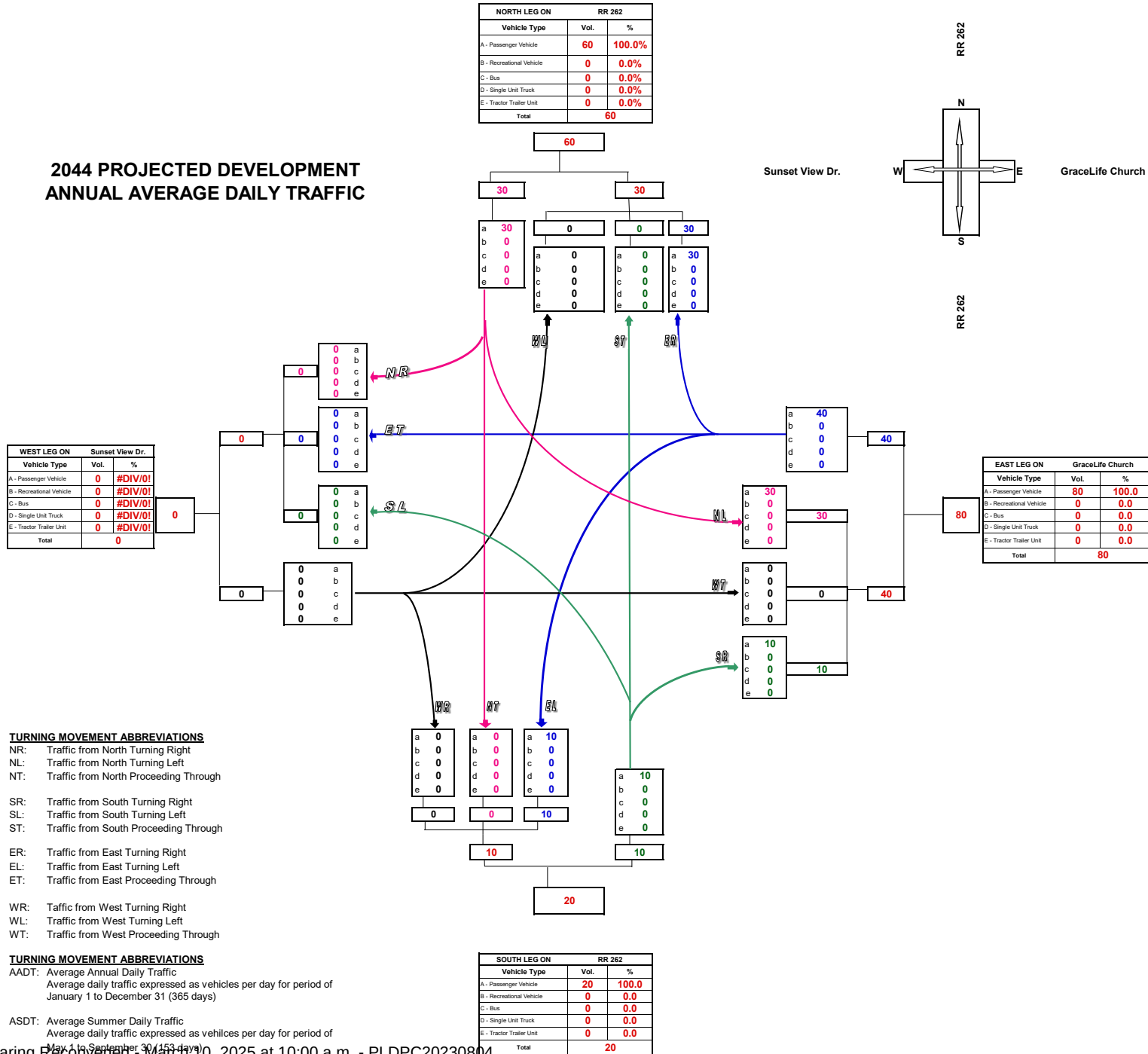
Turning Movement Summary Diagram

2034 COMBINED PM PEAK HOURLY VOLUME



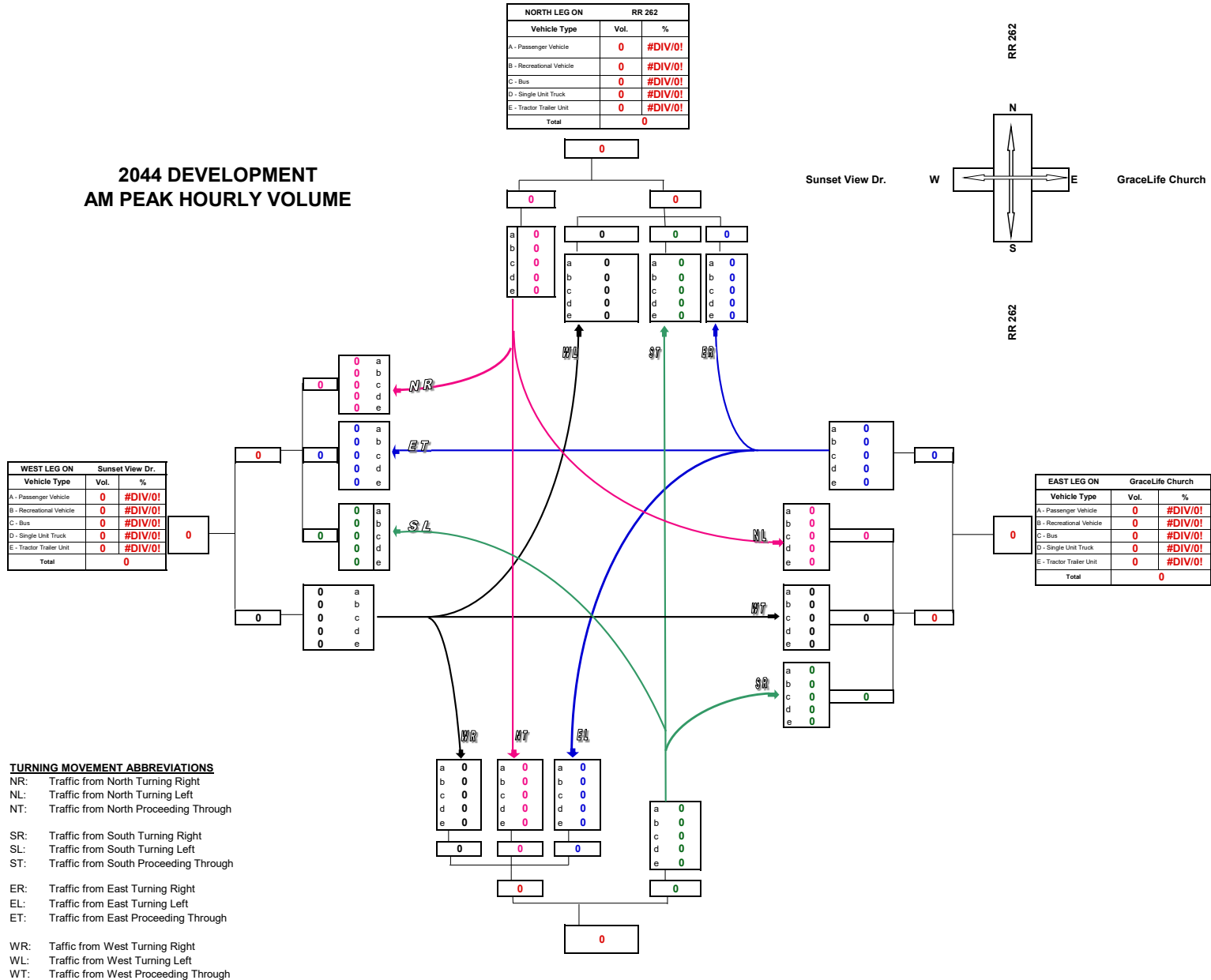
Turning Movement Summary Diagram

2044 PROJECTED DEVELOPMENT ANNUAL AVERAGE DAILY TRAFFIC



Turning Movement Summary Diagram

2044 DEVELOPMENT AM PEAK HOURLY VOLUME



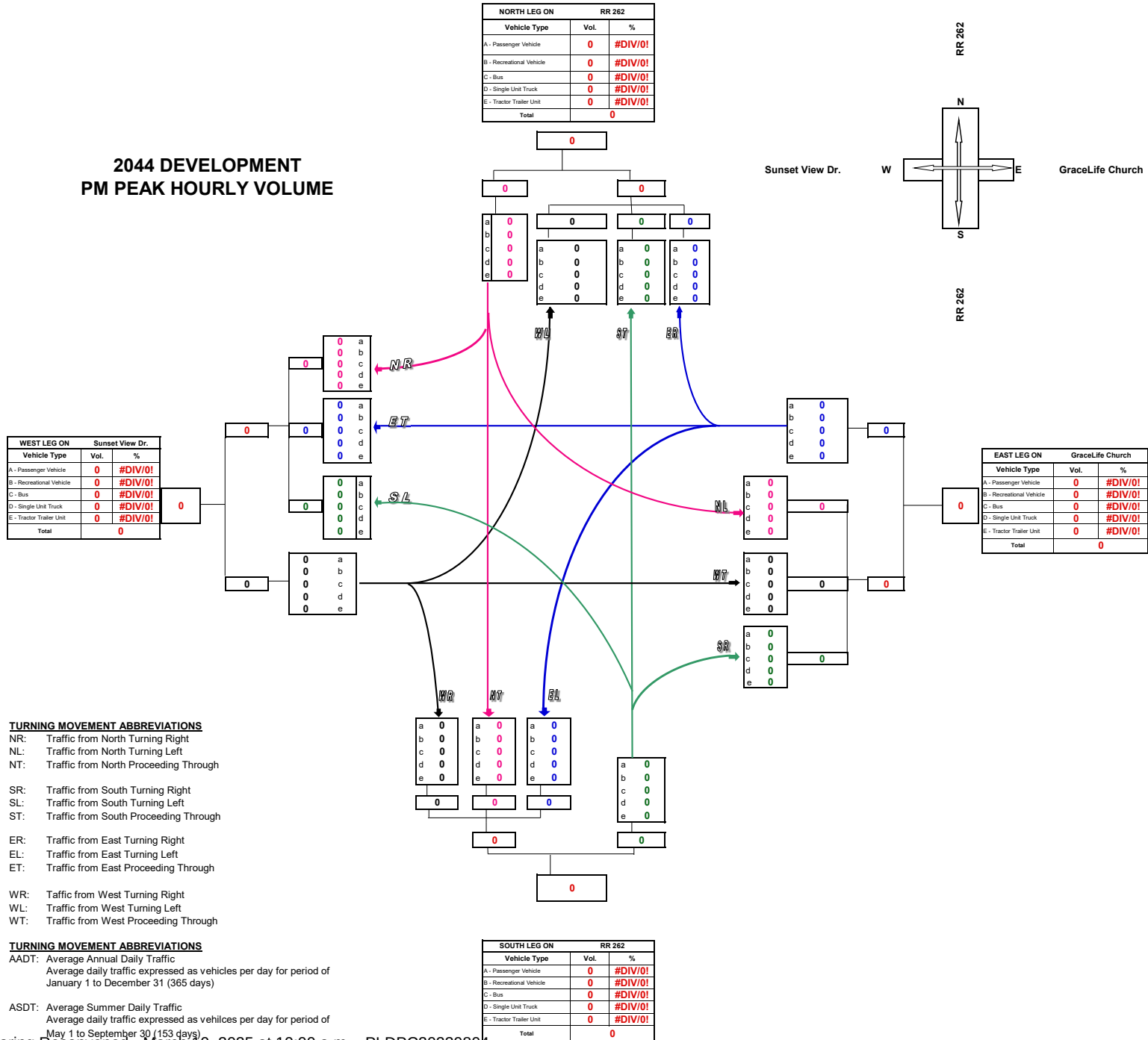
TURNING MOVEMENT ABBREVIATIONS

AADT: Average Annual Daily Traffic
 Average daily traffic expressed as vehicles per day for period of January 1 to December 31 (365 days)

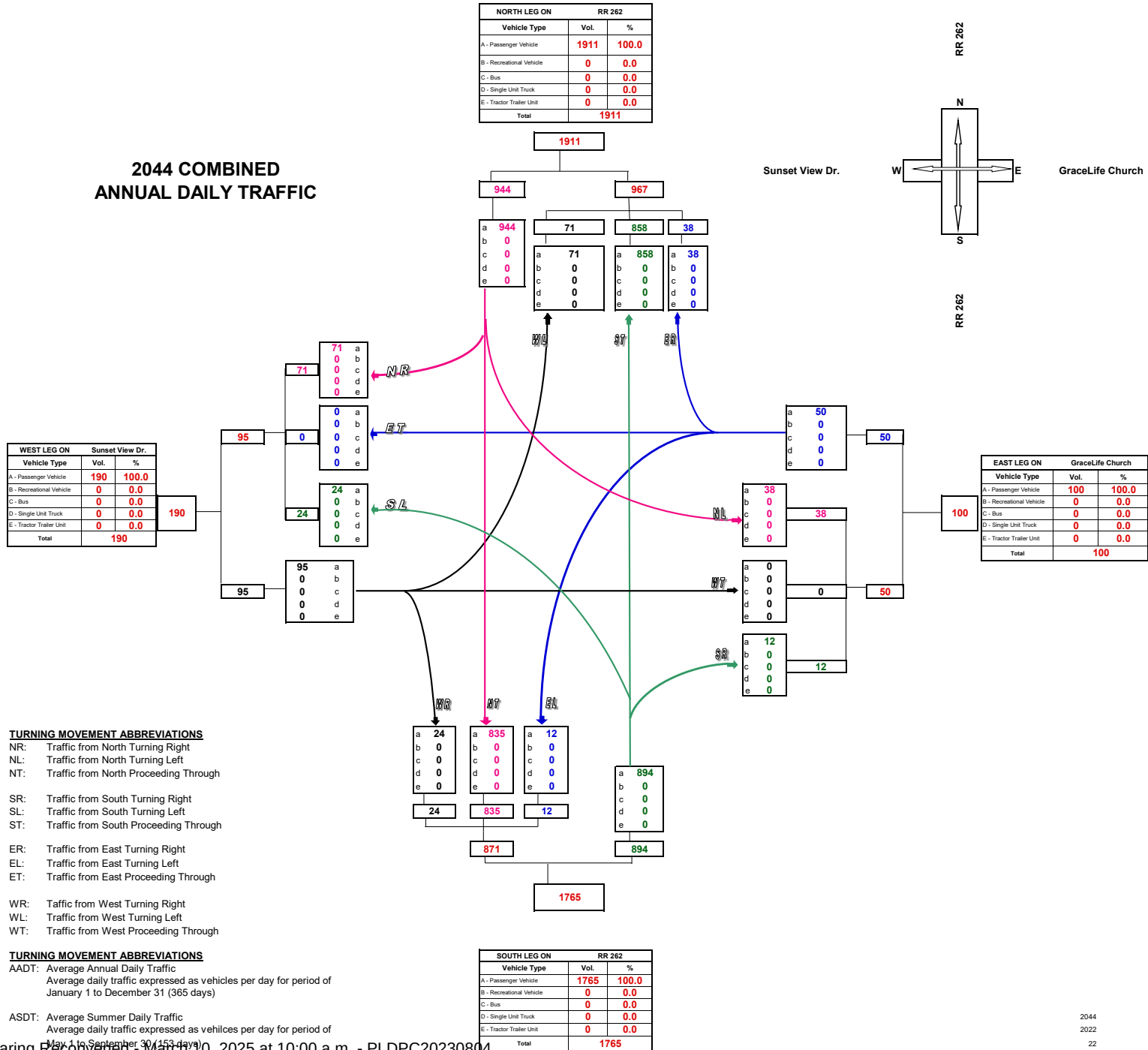
ASDT: Average Summer Daily Traffic
 Average daily traffic expressed as vehicles per day for period of May 1 to September 30 (153 days)

Turning Movement Summary Diagram

2044 DEVELOPMENT PM PEAK HOURLY VOLUME

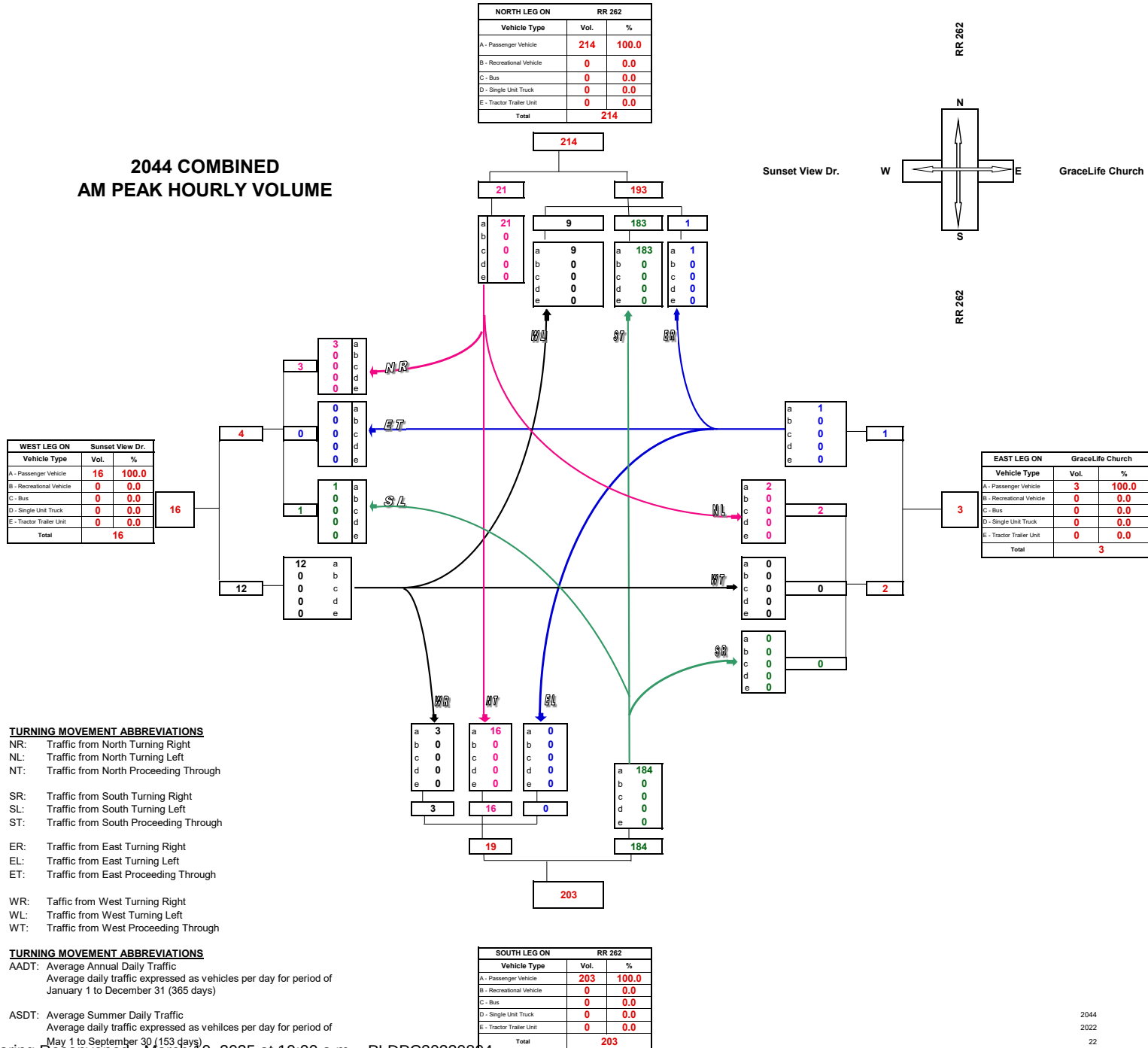


Turning Movement Summary Diagram



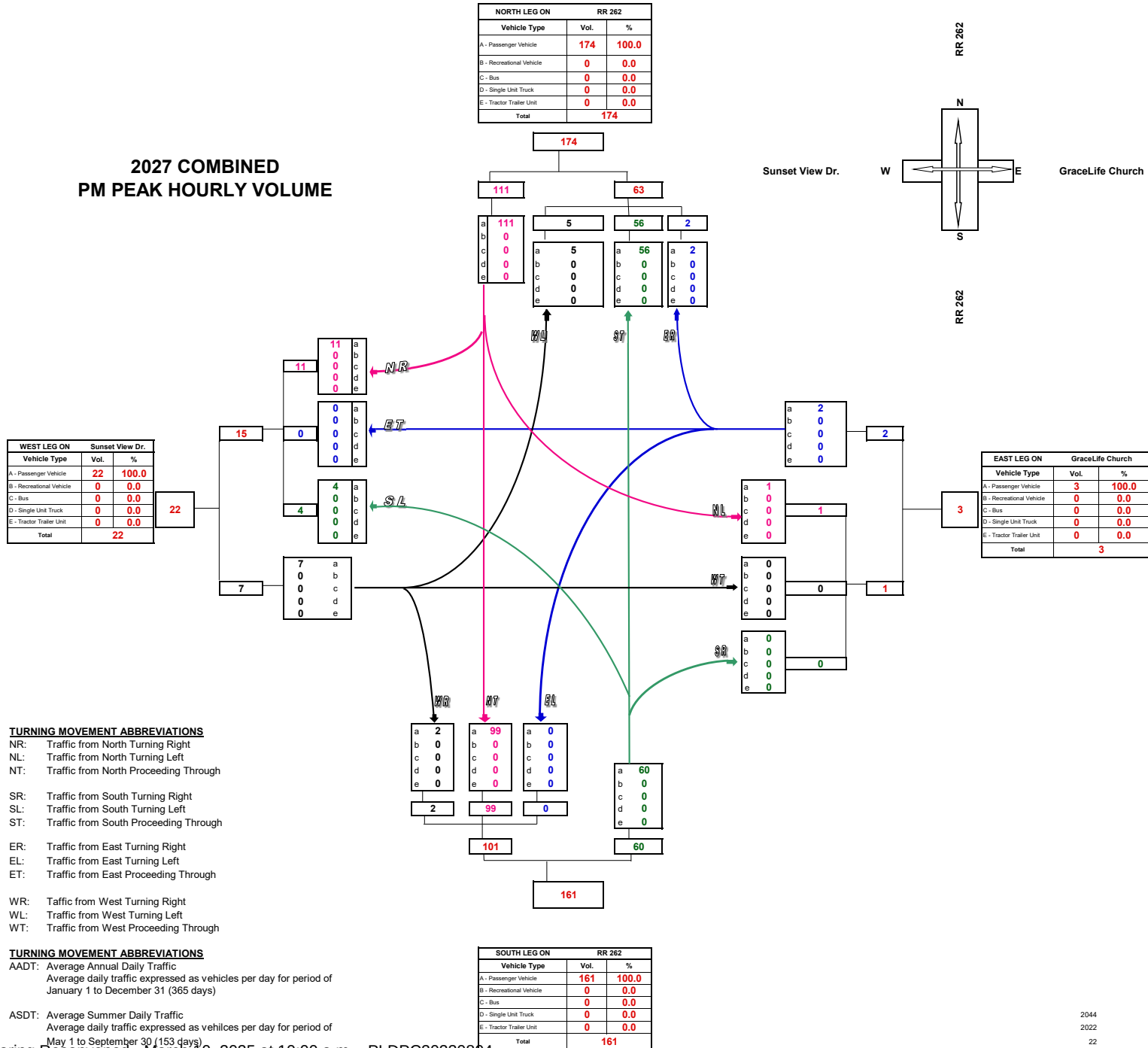
Turning Movement Summary Diagram

2044 COMBINED AM PEAK HOURLY VOLUME



Turning Movement Summary Diagram

2027 COMBINED PM PEAK HOURLY VOLUME



APPENDIX D

ILLUMINATION WARRANTS SYNCHRO ANALYSIS

Illumination of Isolated Rural Intersections

LIGHTING WARRANT SPREADSHEET

This spreadsheet is to be used in conjunction with *Illumination of Isolated Rural Intersections*, Transportation Association of Canada, February 2001.

Please enter information in the cells with yellow background

INTERSECTION CHARACTERISTICS

Hwy: 627:04	Main Road
Rge. Rd. 262	Minor Road
	City/Town

Date Nov. 10, 2023

Other YEAR 2024

GEOMETRIC FACTORS

	Value	Rating	Weight	Comments	Check	Score
Channelization Rating	Descriptive	0		Refer to Table 1(A) to determine rating value	OK	
Presence of raised channelization? (Y / N)	n				OK	
Highest operating speed on raised, channelized approach (km/h)	50		5		OK	
Channelization Factor					OK	0
Approach Sight Distance on most constrained approach (%)	100	0	10	Relative to the recommended minimum sight distance	OK	0
Posted Speed limit (in 10's of km/h)	100				OK	
Radius of Horizontal Curve (m)	T			Enter "T" for tangent (no horizontal curve at the intersection)	OK	
Posted Speed Category =		0				
Posted Speed Category =	B	0				
Posted Speed Category =		0				
Posted Speed Category =		0				
Horizontal Curvature Factor		0	5		OK	0
Angle of Intersection (10's of Degrees)	90	0	5		OK	0
Downhill Approach Grade (x.x%)	0.0	0	3	Rounded to nearest tenth of a percent	OK	0
Number of Intersection Legs	4	2	3	Number of legs = 3 or more	OK	6
Geometric Factors Subtotal						6

OPERATIONAL FACTORS

Is the intersection signalized ? (Y / N)	n			Calculate the Signalization Warrant Factor		
AADT on Major Road (2-way)	6310	4	10		OK	40
AADT on Minor Road (2-way)	1446	2	20	Either Use the two AADT inputs OR the Descriptive Signalization Warrant (Unused values should be set to Zero) Refer to Table 1(B) for description and rating values for signalization warrant.	OK	40
Signalization Warrant	Descriptive	0	30		OK	0
Night-Time Hourly Pedestrian Volume	0	0	10	Refer to Table 1(B), note #2, to account for children and seniors	OK	0
Intersecting Roadway Classification	Descriptive	0	5	Refer to Table 1(B) for ratings.	OK	0
Operating Speed or Posted Speed on Major Road (km/h)	100	4	5	Refer to Table 1(B), note #3	OK	20
Operating Speed on Minor Road (km/h)	80	3	5	Refer to Table 1(B), note #3	OK	15
Operational Factors Subtotal						115

ENVIRONMENTAL FACTOR

Lighted Developments within 150 m radius of intersection	0	0	5	Maximum of 4 quadrants	OK	0
Environmental Factor Subtotal						0

COLLISION HISTORY

Average Annual night-time collision frequency due to inadequate lighting (collisions/yr, rounded to nearest whole #)	0.0	0	0	Enter either the annual frequency (See Table 1(C), note #4)	OK	0
OR				OR the number of collisions / MEV		
Collision Rate over last 3 years, due to inadequate lighting (/MEV)	0	0	0	(Unused values should be set to Zero)	OK	0
Is the average ratio of all night to day collisions >= 1.5 (Y/N)	n	0			OK	
Collision History Subtotal						0

Check Intersection Signalization:
Intersection is not Signalized

ILLUMINATION WARRANTED
REVIEW SITE AND COLLISIONS TO DETERMINE LIGHTING TYPE
(PARTIAL OR DELINEATION)

SUMMARY

Geometric Factors Subtotal	6
Operational Factor Subtotal	115
Environmental Factor Subtotal	0
Collision History Subtotal	0

TOTAL POINTS 121

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Illumination of Isolated Rural Intersections

LIGHTING WARRANT SPREADSHEET

This spreadsheet is to be used in conjunction with *Illumination of Isolated Rural Intersections*, Transportation Association of Canada, February 2001.

Please enter information in the cells with yellow background

INTERSECTION CHARACTERISTICS

Hwy: 627:04	Main Road
Rge. Rd. 262	Minor Road
	City/Town

Date
Other

Nov. 10, 2023
YEAR 2034

GEOMETRIC FACTORS

	Value	Rating	Weight	Comments	Check	Score
Channelization Rating	Descriptive	0		Refer to Table 1(A) to determine rating value	OK	
Presence of raised channelization? (Y / N)	n				OK	
Highest operating speed on raised, channelized approach (km/h)	50		5		OK	
Channelization Factor					OK	0
Approach Sight Distance on most constrained approach (%)	100	0	10	Relative to the recommended minimum sight distance	OK	0
Posted Speed limit (in 10's of km/h)	100				OK	
Radius of Horizontal Curve (m)	T			Enter "T" for tangent (no horizontal curve at the intersection)	OK	
Posted Speed Category =		0				
Posted Speed Category =	B	0				
Posted Speed Category =		0				
Posted Speed Category =		0				
Horizontal Curvature Factor		0	5		OK	0
Angle of Intersection (10's of Degrees)	90	0	5		OK	0
Downhill Approach Grade (x.x%)	0.0	0	3	Rounded to nearest tenth of a percent	OK	0
Number of Intersection Legs	4	2	3	Number of legs = 3 or more	OK	6
Geometric Factors Subtotal						6

OPERATIONAL FACTORS

Is the intersection signalized ? (Y / N)	n			Calculate the Signalization Warrant Factor		
AADT on Major Road (2-way)	8234	4	10		OK	40
AADT on Minor Road (2-way)	1710	3	20	Either Use the two AADT inputs OR the Descriptive Signalization Warrant (Unused values should be set to Zero) Refer to Table 1(B) for description and rating values for signalization warrant.	OK	60
Signalization Warrant	Descriptive	0	30		OK	0
Night-Time Hourly Pedestrian Volume	0	0	10	Refer to Table 1(B), note #2, to account for children and seniors	OK	0
Intersecting Roadway Classification	Descriptive	0	5	Refer to Table 1(B) for ratings.	OK	0
Operating Speed or Posted Speed on Major Road (km/h)	100	4	5	Refer to Table 1(B), note #3	OK	20
Operating Speed on Minor Road (km/h)	80	3	5	Refer to Table 1(B), note #3	OK	15
Operational Factors Subtotal						135

ENVIRONMENTAL FACTOR

Lighted Developments within 150 m radius of intersection	0	0	5	Maximum of 4 quadrants	OK	0
Environmental Factor Subtotal						0

COLLISION HISTORY

Average Annual night-time collision frequency due to inadequate lighting (collisions/yr, rounded to nearest whole #)	0.0	0	0	Enter either the annual frequency (See Table 1(C), note #4) OR the number of collisions / MEV (Unused values should be set to Zero)	OK	0
Collision Rate over last 3 years, due to inadequate lighting (/MEV)	0	0	0		OK	0
Is the average ratio of all night to day collisions >= 1.5 (Y/N)	n	0			OK	
Collision History Subtotal						0

Check Intersection Signalization:
Intersection is not Signalized

ILLUMINATION WARRANTED
DELINEATION LIGHTING TO ILLUMINATE PEDESTRIANS OR
CROSS STREET TRAFFIC

SUMMARY

Geometric Factors Subtotal	6
Operational Factor Subtotal	135
Environmental Factor Subtotal	0
Collision History Subtotal	0

TOTAL POINTS 141

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Illumination of Isolated Rural Intersections

LIGHTING WARRANT SPREADSHEET

This spreadsheet is to be used in conjunction with *Illumination of Isolated Rural Intersections*, Transportation Association of Canada, February 2001.

Please enter information in the cells with yellow background

INTERSECTION CHARACTERISTICS

Hwy: 627:04	Main Road
Rge. Rd. 262	Minor Road
	City/Town

Date
Other

Nov. 10, 2023
YEAR 2044

GEOMETRIC FACTORS

	Value	Rating	Weight	Comments	Check	Score
Channelization Rating	Descriptive	0		Refer to Table 1(A) to determine rating value	OK	
Presence of raised channelization? (Y / N)	n				OK	
Highest operating speed on raised, channelized approach (km/h)	50		5		OK	
Channelization Factor					OK	0
Approach Sight Distance on most constrained approach (%)	100	0	10	Relative to the recommended minimum sight distance	OK	0
Posted Speed limit (in 10's of km/h)	100				OK	
Radius of Horizontal Curve (m)	T			Enter "T" for tangent (no horizontal curve at the intersection)	OK	
Posted Speed Category =		0				
Posted Speed Category =	B	0				
Posted Speed Category =		0				
Posted Speed Category =		0				
Horizontal Curvature Factor		0	5		OK	0
Angle of Intersection (10's of Degrees)	90	0	5		OK	0
Downhill Approach Grade (x.x%)	0.0	0	3	Rounded to nearest tenth of a percent	OK	0
Number of Intersection Legs	4	2	3	Number of legs = 3 or more	OK	6
Geometric Factors Subtotal						6

OPERATIONAL FACTORS

Is the intersection signalized ? (Y / N)	n			Calculate the Signalization Warrant Factor		
AADT on Major Road (2-way)	10159	4	10		OK	40
AADT on Minor Road (2-way)	1982	3	20	Either Use the two AADT inputs OR the Descriptive Signalization Warrant (Unused values should be set to Zero) Refer to Table 1(B) for description and rating values for signalization warrant.	OK	60
Signalization Warrant	Descriptive	0	30		OK	0
Night-Time Hourly Pedestrian Volume	0	0	10	Refer to Table 1(B), note #2, to account for children and seniors	OK	0
Intersecting Roadway Classification	Descriptive	0	5	Refer to Table 1(B) for ratings.	OK	0
Operating Speed or Posted Speed on Major Road (km/h)	100	4	5	Refer to Table 1(B), note #3	OK	20
Operating Speed on Minor Road (km/h)	80	3	5	Refer to Table 1(B), note #3	OK	15
Operational Factors Subtotal						135

ENVIRONMENTAL FACTOR

Lighted Developments within 150 m radius of intersection	0	0	5	Maximum of 4 quadrants	OK	0
Environmental Factor Subtotal						0

COLLISION HISTORY

Average Annual night-time collision frequency due to inadequate lighting (collisions/yr, rounded to nearest whole #)	0.0	0	0	Enter either the annual frequency (See Table 1(C), note #4) OR the number of collisions / MEV (Unused values should be set to Zero)	OK	0
Collision Rate over last 3 years, due to inadequate lighting (/MEV)	0	0	0		OK	0
Is the average ratio of all night to day collisions >= 1.5 (Y/N)	n	0			OK	
Collision History Subtotal						0

Check Intersection Signalization:
Intersection is not Signalized

ILLUMINATION WARRANTED
DELINEATION LIGHTING TO ILLUMINATE PEDESTRIANS OR
CROSS STREET TRAFFIC

SUMMARY

Geometric Factors Subtotal	6
Operational Factor Subtotal	135
Environmental Factor Subtotal	0
Collision History Subtotal	0

TOTAL POINTS 141

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HCM Unsignalized Intersection Capacity Analysis

3: Rge. Rd. 262 & Hwy. 627:04

11-19-2023

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	1	571	4	25	321	1	25	0	136	1	0	1
Future Volume (Veh/h)	1	571	4	25	321	1	25	0	136	1	0	1
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	621	4	27	349	1	27	0	148	1	0	1
Pedestrians												
Lane Width (m)												
Walking Speed (m/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None					None						
Median storage (veh)												
Upstream signal (m)												
pX, platoon unblocked												
vC, conflicting volume	350			625			1027	1027	621	1174	1030	350
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	350			625			1027	1027	621	1174	1030	350
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			97			87	100	69	99	100	100
cM capacity (veh/h)	1198			947			206	226	484	113	225	689
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	SB 1						
Volume Total	622	4	27	350	175	2						
Volume Left	1	0	27	0	27	1						
Volume Right	0	4	0	1	148	1						
cSH	1198	1700	947	1700	400	195						
Volume to Capacity	0.00	0.00	0.03	0.21	0.44	0.01						
Queue Length 95th (m)	0.0	0.0	0.7	0.0	17.3	0.2						
Control Delay (s)	0.0	0.0	8.9	0.0	20.8	23.7						
Lane LOS	A		A		C	C						
Approach Delay (s)	0.0		0.6		20.8	23.7						
Approach LOS					C	C						
Intersection Summary												
Average Delay			3.3									
Intersection Capacity Utilization			57.4%	ICU Level of Service				B				
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

3: Rge. Rd. 262 & Hwy. 627:04

11-19-2023

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	1	458	19	87	476	1	15	0	37	1	0	1
Future Volume (Veh/h)	1	458	19	87	476	1	15	0	37	1	0	1
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	498	21	95	517	1	16	0	40	1	0	1
Pedestrians												
Lane Width (m)												
Walking Speed (m/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None			None								
Median storage (veh)												
Upstream signal (m)												
pX, platoon unblocked												
vC, conflicting volume	518			519			1208	1208	498	1248	1228	518
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	518			519			1208	1208	498	1248	1228	518
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			91			89	100	93	99	100	100
cM capacity (veh/h)	1038			1037			147	165	568	129	160	554
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	SB 1						
Volume Total	499	21	95	518	56	2						
Volume Left	1	0	95	0	16	1						
Volume Right	0	21	0	1	40	1						
cSH	1038	1700	1037	1700	312	209						
Volume to Capacity	0.00	0.01	0.09	0.30	0.18	0.01						
Queue Length 95th (m)	0.0	0.0	2.4	0.0	5.1	0.2						
Control Delay (s)	0.0	0.0	8.8	0.0	19.0	22.4						
Lane LOS	A		A		C	C						
Approach Delay (s)	0.0		1.4		19.0	22.4						
Approach LOS					C	C						
Intersection Summary												
Average Delay			1.6									
Intersection Capacity Utilization			75.4%	ICU Level of Service				D				
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

3: Rge. Rd. 262 & Hwy. 627:04

11-19-2023

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	1	712	4	29	400	1	29	0	158	1	0	1
Future Volume (Veh/h)	1	712	4	29	400	1	29	0	158	1	0	1
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	774	4	32	435	1	32	0	172	1	0	1
Pedestrians												
Lane Width (m)												
Walking Speed (m/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None			None								
Median storage veh												
Upstream signal (m)												
pX, platoon unblocked												
vC, conflicting volume	436			778			1276	1276	774	1448	1280	436
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	436			778			1276	1276	774	1448	1280	436
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			96			77	100	56	98	100	100
cM capacity (veh/h)	1113			830			138	159	395	59	158	616
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	SB 1						
Volume Total	775	4	32	436	204	2						
Volume Left	1	0	32	0	32	1						
Volume Right	0	4	0	1	172	1						
cSH	1113	1700	830	1700	306	108						
Volume to Capacity	0.00	0.00	0.04	0.26	0.67	0.02						
Queue Length 95th (m)	0.0	0.0	1.0	0.0	35.7	0.5						
Control Delay (s)	0.0	0.0	9.5	0.0	37.6	38.9						
Lane LOS	A		A		E	E						
Approach Delay (s)	0.0		0.7		37.6	38.9						
Approach LOS					E	E						
Intersection Summary												
Average Delay			5.5									
Intersection Capacity Utilization			68.6%	ICU Level of Service				C				
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

3: Rge. Rd. 262 & Hwy. 627:04

11-17-2023

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	1	570	22	101	595	1	17	0	43	1	0	1
Future Volume (Veh/h)	1	570	22	101	595	1	17	0	43	1	0	1
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	620	24	110	647	1	18	0	47	1	0	1
Pedestrians												
Lane Width (m)												
Walking Speed (m/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None			None								
Median storage veh												
Upstream signal (m)												
pX, platoon unblocked												
vC, conflicting volume	648			644			1490	1490	620	1536	1514	648
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	648			644			1490	1490	620	1536	1514	648
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			88			80	100	90	99	100	100
cM capacity (veh/h)	928			931			92	108	484	77	104	467
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	SB 1						
Volume Total	621	24	110	648	65	2						
Volume Left	1	0	110	0	18	1						
Volume Right	0	24	0	1	47	1						
cSH	928	1700	931	1700	221	132						
Volume to Capacity	0.00	0.01	0.12	0.38	0.29	0.02						
Queue Length 95th (m)	0.0	0.0	3.2	0.0	9.4	0.4						
Control Delay (s)	0.0	0.0	9.4	0.0	27.9	32.7						
Lane LOS	A		A		D	D						
Approach Delay (s)	0.0		1.4		27.9	32.7						
Approach LOS					D	D						
Intersection Summary												
Average Delay			2.0									
Intersection Capacity Utilization			91.1%	ICU Level of Service				F				
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

3: Rge. Rd. 262 & Sunset View Drive/GraceLife Church

10-09-2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	9	0	3	0	0	1	1	132	0	2	11	3
Future Volume (Veh/h)	9	0	3	0	0	1	1	132	0	2	11	3
Sign Control	Free			Free			Stop			Stop		
Grade	0%			0%			0%			0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	10	0	3	0	0	1	1	143	0	2	12	3
Pedestrians												
Lane Width (m)												
Walking Speed (m/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None			None								
Median storage (veh)												
Upstream signal (m)												
pX, platoon unblocked												
vC, conflicting volume	1			3			31	22	2	94	24	0
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1			3			31	22	2	94	24	0
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			100			100	83	100	100	99	100
cM capacity (veh/h)	1609			1606			954	862	1077	769	861	1078
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	13	1	144	17								
Volume Left	10	0	1	2								
Volume Right	3	1	0	3								
cSH	1609	1606	862	880								
Volume to Capacity	0.01	0.00	0.17	0.02								
Queue Length 95th (m)	0.2	0.0	4.8	0.5								
Control Delay (s)	5.6	0.0	10.0	9.2								
Lane LOS	A		B	A								
Approach Delay (s)	5.6	0.0	10.0	9.2								
Approach LOS			B	A								
Intersection Summary												
Average Delay				9.5								
Intersection Capacity Utilization				23.0%	ICU Level of Service			A				
Analysis Period (min)				15								

HCM Unsignalized Intersection Capacity Analysis

3: Rge. Rd. 262 & Sunset View Drive/GraceLife Church

10-09-2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	0	2	0	0	2	4	41	0	1	72	11
Future Volume (Veh/h)	5	0	2	0	0	2	4	41	0	1	72	11
Sign Control	Free			Free			Stop			Stop		
Grade	0%			0%			0%			0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	5	0	2	0	0	2	4	45	0	1	78	12
Pedestrians												
Lane Width (m)												
Walking Speed (m/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None			None								
Median storage (veh)												
Upstream signal (m)												
pX, platoon unblocked												
vC, conflicting volume	2			2			63	13	1	34	13	1
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	2			2			63	13	1	34	13	1
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			100			100	95	100	100	91	99
cM capacity (veh/h)	1607			1607			852	875	1078	927	875	1078
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	7	2	49	91								
Volume Left	5	0	4	1								
Volume Right	2	2	0	12								
cSH	1607	1607	873	898								
Volume to Capacity	0.00	0.00	0.06	0.10								
Queue Length 95th (m)	0.1	0.0	1.4	2.7								
Control Delay (s)	5.2	0.0	9.4	9.5								
Lane LOS	A		A	A								
Approach Delay (s)	5.2	0.0	9.4	9.5								
Approach LOS			A	A								
Intersection Summary												
Average Delay				9.1								
Intersection Capacity Utilization				18.3%	ICU Level of Service				A			
Analysis Period (min)				15								

HCM Unsignalized Intersection Capacity Analysis

3: Rge. Rd. 262 & Sunset View Drive/GraceLife Church

10-09-2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	0	2	0	0	2	4	48	0	1	86	11
Future Volume (Veh/h)	5	0	2	0	0	2	4	48	0	1	86	11
Sign Control	Free			Free			Stop			Stop		
Grade	0%			0%			0%			0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	5	0	2	0	0	2	4	52	0	1	93	12
Pedestrians												
Lane Width (m)												
Walking Speed (m/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None			None								
Median storage (veh)												
Upstream signal (m)												
pX, platoon unblocked												
vC, conflicting volume	2			2			70	13	1	38	13	1
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	2			2			70	13	1	38	13	1
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			100			100	94	100	100	89	99
cM capacity (veh/h)	1607			1607			830	875	1078	916	875	1078
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	7	2	56	106								
Volume Left	5	0	4	1								
Volume Right	2	2	0	12								
cSH	1607	1607	871	894								
Volume to Capacity	0.00	0.00	0.06	0.12								
Queue Length 95th (m)	0.1	0.0	1.6	3.2								
Control Delay (s)	5.2	0.0	9.4	9.6								
Lane LOS	A		A	A								
Approach Delay (s)	5.2	0.0	9.4	9.6								
Approach LOS			A	A								
Intersection Summary												
Average Delay				9.2								
Intersection Capacity Utilization				19.3%	ICU Level of Service				A			
Analysis Period (min)				15								

HCM Unsignalized Intersection Capacity Analysis

3: Rge. Rd. 262 & Sunset View Drive/GraceLife Church

10-09-2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	9	0	3	0	0	1	1	157	0	2	14	3
Future Volume (Veh/h)	9	0	3	0	0	1	1	157	0	2	14	3
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	10	0	3	0	0	1	1	171	0	2	15	3
Pedestrians												
Lane Width (m)												
Walking Speed (m/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None			None								
Median storage (veh)												
Upstream signal (m)												
pX, platoon unblocked												
vC, conflicting volume	1			3			32	22	2	108	24	0
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1			3			32	22	2	108	24	0
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			100			100	80	100	100	98	100
cM capacity (veh/h)	1609			1606			950	862	1077	731	861	1078
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	13	1	172	20								
Volume Left	10	0	1	2								
Volume Right	3	1	0	3								
cSH	1609	1606	862	872								
Volume to Capacity	0.01	0.00	0.20	0.02								
Queue Length 95th (m)	0.2	0.0	5.9	0.6								
Control Delay (s)	5.6	0.0	10.2	9.2								
Lane LOS	A		B	A								
Approach Delay (s)	5.6	0.0	10.2	9.2								
Approach LOS			B	A								
Intersection Summary												
Average Delay	9.8											
Intersection Capacity Utilization	24.7%			ICU Level of Service					A			
Analysis Period (min)	15											

HCM Unsignalized Intersection Capacity Analysis

3: Rge. Rd. 262 & Sunset View Drive/GraceLife Church

10-09-2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	9	0	3	0	0	1	1	183	0	2	16	3
Future Volume (Veh/h)	9	0	3	0	0	1	1	183	0	2	16	3
Sign Control	Free			Free			Stop			Stop		
Grade	0%			0%			0%			0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	10	0	3	0	0	1	1	199	0	2	17	3
Pedestrians												
Lane Width (m)												
Walking Speed (m/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None			None								
Median storage (veh)												
Upstream signal (m)												
pX, platoon unblocked												
vC, conflicting volume	1			3			34	22	2	122	24	0
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1			3			34	22	2	122	24	0
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			100			100	77	100	100	98	100
cM capacity (veh/h)	1609			1606			947	862	1077	695	861	1078
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	13	1	200	22								
Volume Left	10	0	1	2								
Volume Right	3	1	0	3								
cSH	1609	1606	862	866								
Volume to Capacity	0.01	0.00	0.23	0.03								
Queue Length 95th (m)	0.2	0.0	7.2	0.6								
Control Delay (s)	5.6	0.0	10.4	9.3								
Lane LOS	A		B	A								
Approach Delay (s)	5.6	0.0	10.4	9.3								
Approach LOS			B	A								
Intersection Summary												
Average Delay				10.0								
Intersection Capacity Utilization				26.4%	ICU Level of Service				A			
Analysis Period (min)				15								

HCM Unsignalized Intersection Capacity Analysis

3: Rge. Rd. 262 & Sunset View Drive/GraceLife Church

10-09-2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	0	2	0	0	2	4	56	0	1	99	11
Future Volume (Veh/h)	5	0	2	0	0	2	4	56	0	1	99	11
Sign Control	Free			Free			Stop			Stop		
Grade	0%			0%			0%			0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	5	0	2	0	0	2	4	61	0	1	108	12
Pedestrians												
Lane Width (m)												
Walking Speed (m/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None			None								
Median storage (veh)												
Upstream signal (m)												
pX, platoon unblocked												
vC, conflicting volume	2			2			78	13	1	42	13	1
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	2			2			78	13	1	42	13	1
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			100			100	93	100	100	88	99
cM capacity (veh/h)	1607			1607			809	875	1078	902	875	1078
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	7	2	65	121								
Volume Left	5	0	4	1								
Volume Right	2	2	0	12								
cSH	1607	1607	870	892								
Volume to Capacity	0.00	0.00	0.07	0.14								
Queue Length 95th (m)	0.1	0.0	1.9	3.7								
Control Delay (s)	5.2	0.0	9.5	9.7								
Lane LOS	A		A	A								
Approach Delay (s)	5.2	0.0	9.5	9.7								
Approach LOS			A	A								
Intersection Summary												
Average Delay				9.3								
Intersection Capacity Utilization				20.1%	ICU Level of Service				A			
Analysis Period (min)				15								

Exhibit H: Transportation and Economic Corridors Permit

Transportation and Economic Corridors Permit

Request for Development Permit - On Private Property

in Proximity of a Provincial Highway - Approved

Permit Number:	2024-0040360	Highway(s):	627, 60
Issued to (Permittee):	Gracelife Church of Edmonton Edmonton Alberta T6R 2V4 office@gracelife.ca		
Legal Land Location:	QS-NW SEC-35 TWP-051 RGE-26 MER-4	Municipality:	Parkland County
Approved By:	Robert Lindsay	Issuing Office:	North Central Region / Stony Plain
Issued Date:	2024-04-08 16:06:20		
Description of Development:	Expansion of existing building to include site grading, parking lots, internal roads, a 25,000 square foot sanctuary (phase 1), a 25,000 square foot education centre (phase 2) and a storm water management pond. Lots 1A & 1B Block 1 Plan 102 0669; NW35-51-26-W4M; South of Highway 627		



Transportation and Economic Corridors Permit No. **2024-0040360** is issued to the above named Permittee under authority of Section 14 of the *Highways Development and Protection Act* (the Act) authorizing the development(s) listed herein, and a further application is required for any changes or additions.

The approved site plan forms a part of this permit and any changes to the approved site plan will require an amendment or a new permit application.

This permit is subject to the following terms and conditions, which should be carefully reviewed:

1. This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act (Chapter H-8.5 2004), amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto.
2. This permit is issued subject to any other municipal, provincial, or federal approvals that may be required. Issuance of a permit by Transportation and Economic Corridors does not guarantee the permittee will be able to obtain other required approvals and does not excuse violation of any regulation, bylaw, or Act that may affect the proposed development.
3. The Permittee consents to a person designated by Transportation and Economic Corridors to enter upon land during construction and again upon completion of construction for the purpose of inspection to ensure the terms and conditions of this permit are met.
4. All works authorized by this permit shall be constructed, altered, maintained or operated at the sole expense of the Permittee. The permittee expressly waives any right to claim damages or compensation (including injurious affection) for development, signs or other encumbrances that are placed in an area required for future widening of the highway right of way for highway improvement purposes
5. In consideration of the permit issued in respect to this development, the Permittee shall indemnify and hold harmless Transportation and Economic Corridors, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized.
6. The Permittee shall conform to the approved site plan. Failure to conform to the approved site plan without an approved amendment may result in enforcement measures as laid out in the Act
7. Direct highway access is not permitted. Access must be via the local municipal road.
8. Wherever herein the "Permittee" is referred to, the same shall extend to include their heirs, executors, administrators, or assigns, and the successors and assigns of the Permittee.
9. The Permittee must not place any signs contrary to Alberta Regulation 326/2009. The separate "SIGN APPLICATION" form must be submitted for any proposed sign. A permit is not required for a sign to identify this business if the sign is located no closer to the highway than the building in which the business activity is being or will be carried on, and not farther than 30 metres from either side of that building. (Highways Development Protection Regulation section 11). Also, Transportation and Economic Corridors has preapproved the installation of a single static, non-electronic sign to identify this business per parcel of land, that is that is no larger than 10 (undivided highway) 15 (multi-lane highway) square metres in size subject to certain conditions contained in the Pre-approval of Signs Adjacent to a Provincial Highway (Permit Exemption) Oct 28, 2021 to Dec 31 2026.

10. The proposed building(s) and storm water pond must be set back minimum 40.0 metres from the highway property line (Road Plan 832 2226).

11. The Permittee must construct the discharge outlet from the storm water management pond so that the discharge rate is controlled to ensure that post development water discharge rate from this entire property is less than or equal to predevelopment rate. This generally requires that a storm water pond have an appropriately sized orifice as its primary outlet and not just a open overflow discharge channel alone.

12. This permit approves only the development contained herein. Any proposed addition and / or change to the design, standards and / or construction/placement process attached to this permit requires a separate approval from Transportation and Economic Corridors prior to commencing the addition and / or change.

13. All highway accesses are to be considered temporary. No compensation shall be payable to the Permittee or their assigns or successors when the Department removes or relocates the temporary access or if highway access is removed and access provided via service road or from the local road.

14. The Permittee must operate this facility in accordance with the accepted traffic impact assessment prepared by D & A Paulichuk Consulting Ltd. dated November 6, 2023.

Failure to comply with the terms and conditions of this permit is an offense pursuant to Section 35 of the Highways Development and Protection Regulation (the Regulation), and may result in enforcement or penalties as described in Section 55 of the Act and Section 35-36 of the Regulation.

This permit is valid for a period of **two years from the date of issuance**. If the works authorized by this permit have not commenced within this timeframe, the permit expires and the Permittee must submit a request for an extension, or reapply for a new permit, if they wish to proceed. Transportation and Economic Corridors is under no obligation to reissue a permit if the development is not commenced before expiry of this permit.

Please contact Transportation and Economic Corridors through [RPATH application](#) if you have any questions, updates, additions, or require additional information.



Issued by **Robert Lindsay, Dev and Planning Technologist**, on **2024-04-08 16:06:20** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

Exhibit I: Wetland Assessment and Impact Report

Exhibit J: Water Act Approval



APPROVAL
PROVINCE OF ALBERTA
Water Act, RSA 2000, c.W-3, as amended

APPROVAL NUMBER:	DAUT0015908
EFFECTIVE DATE:	2024-04-30
EXPIRY DATE:	2027-12-31
ACTIVITY LOCATION:	NW-35-51-26-W4
APPROVAL HOLDER:	Chomiak Builds Ltd

Pursuant to the Water Act, R.S.A. 2000, c. W-3, as amended, an Approval is issued to the Approval Holder to commence and continue the following activities:

- maintaining, removing or disturbing ground, vegetation or other material in or on any land, water or water body;

("the Activity")

to permanently disturb wetlands for the purpose(s) of land development for the GraceLife Church Expansion Project

subject to the attached terms and conditions

Designated Director under the Water Act: *Muhammad Aziz*

Date Signed: 2024-04-30



TERMS AND CONDITIONS

1. DEFINITIONS

5050. All definitions from the Act and the Regulations apply except where expressly defined in this Approval.

5060. In all parts of this Approval:

- a. "Act" means the Water Act, RSA 2000, c. W-3, as amended;
- b. "Application" means the written submissions to the Director in respect of application number DAPP0069642 and any subsequent applications for amendments of Approval Number DAUT0015908;
- c. "Director" means an employee of the Government of Alberta designated as a Director under the Act;
- d. "Minimization of wetland impacts" means reducing negative impacts on wetlands as described in the Alberta Wetland Policy, Alberta Government, September 2013, as amended;
- e. "Regulations" means the regulations, as amended, enacted under the authority of the Act;

2. GENERAL

5200. The Approval Holder shall immediately report to the Director by telephone, any contravention of the terms and conditions of this Approval at 1-780-422-4505.

5210. The terms and conditions of this Approval are severable. If any term or condition of this Approval is held invalid, the application of such term or condition to other circumstances and the remainder of this Approval shall not be affected thereby.

5220. The Approval Holder shall not deposit or cause to be deposited any substance in, on, or around the water body that has, or may have, the potential to adversely affect the water body.

5230. The Approval Holder shall retain a copy of this Approval at the site of the Activity.

3. PARTICULARS

5240. This Approval is appurtenant to the following undertaking described as:

- (a) permanently disturbing wetlands for the purpose of land development for the GraceLife Church Expansion Project



in NW 35-051-26-W4, as described in DAPP0069642-R001, as specified in 5250.

5250. The Approval Holder shall only undertake the Activity in accordance with the following plan(s) and report(s).

DAPP0069642-R001
Wetland Assessment and Impact Report
for the GraceLife Church of Edmonton Expansion Project
prepared by Paragon Soil and Environmental Consulting Inc.
March 2024

5260. The Approval Holder shall retain a copy of the plan(s) and report(s) referred to in 5250 at the site of the Activity at all times while conducting the Activity.

5270. The Approval Holder shall not undertake the Activity in any manner or use any material that causes or may cause an adverse effect on the aquatic environment, human health, property or public safety.

4. WETLAND MINIMIZATION

5550. The Approval Holder shall implement minimization of wetland impacts as described in DAPP0069642-R001, as specified in 5250.

5. SILTATION AND EROSION CONTROL

5480. The Approval Holder shall not do or permit anything to be done, nor omit or permit any omissions, which causes or may cause an adverse effect related to:

(a) siltation; or

(b) erosion

as a result of the Activity.

5490. The Approval Holder shall:

(a) develop a written Siltation and Erosion Control Plan prior to commencing the Activity;

(b) implement the Siltation and Erosion Control Plan; and

(c) retain a copy of the Siltation and Erosion Control Plan at the site of the Activity at all times while conducting the Activity.

5510. The Siltation and Erosion Control Plan shall include, at a minimum, the following



information:

- (a) measures to minimize and avoid siltation of a water body or retained wetland;
- (b) measures to minimize and avoid erosion;
- (c) measures to ensure no removal or disturbance of bank vegetation occurs outside the site of the Activity;
- (d) site preparation practices to be used on erodible soils;
- (e) measures for the management of water flow to minimize siltation and erosion of any water body or retained wetland;
- (f) measures for the stabilization of all disturbed areas until vegetation or other long-term erosion control methods are fully established and functioning;
- (g) measures for the management of excavated material; and
- (h) any other information required in writing by the Director.

6. CERTIFICATE OF COMPLETION

6050. The Approval Holder shall submit a Certificate of Completion to the Director within 90 after the expiry date of the Approval.

6060. The Certificate of Completion shall include:

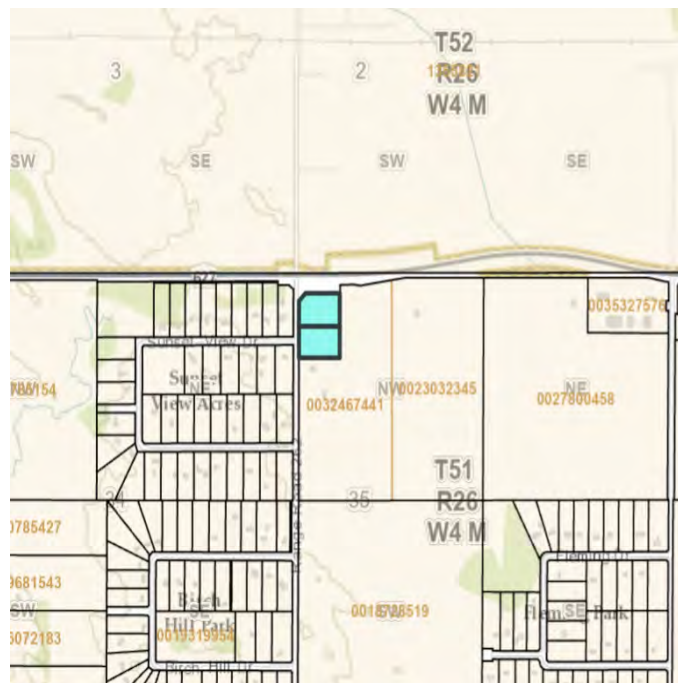
- (a) a statement that the activity has been completed in accordance with the Approval; and
- (b) any other information requested in writing by the Director.

Exhibit K: Alberta Transportation and Economic Corridors Approval

Alberta Transportation and Economic Corridors

Traffic Impact Assessment Review

Permit Number :	RPATH0039225	Highway(s):	627, 60
Applicant Name:	D&A Paulichuk Consulting Ltd. darcy.paulichuk@shaw.ca		
Legal Land Location:	QS-NW SEC-35 TWP-051 RGE-26 MER-4	Municipality:	Parkland County
Decision By:	Robert Lindsay	Issuing Office:	North Central Region / Stony Plain
Issued Date:	2023-12-20 15:54:34		
Project Scope:	Submission of Traffic Impact Assessment		
Description of Development:	Grace Life Church New Sanctuary Building and Classroom Gymnasium Building LOT 1A & 1B, Block 1, Plan 1020669, NW-35-51-26-W4M; South of Highway 627		



This will acknowledge receipt of the above referenced traffic impact assessment (TIA). The department accepts the conclusions and recommendations of the TIA.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to the TIA:

1. Transportation and Economic Corridors has reviewed this report that was professionally endorsed by the consultant on November 20, 2023 and accepts its recommendations.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, additions, or require additional information.



Issued by **Robert Lindsay, Dev and Planning Technologist**, on **2023-12-20 15:54:34** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

Exhibit L: Accessibility Design Guide 2024



BEST PRACTICE

The *Municipal Government Act* requires that accessible parking be available for persons with disabilities. Table 3.8.2.5. shows the number of stalls currently required to be designated for use by persons with disabilities. However, it is recommended that an additional number of stalls be considered when the purpose or use of the building (assembly venues such as arenas, theatres, etc.) facilities may cause an increase in the number of seniors or persons with disabilities who require accessible parking, (e.g., arenas, grocery stores, medical services, restaurants.)

**Table 3.8.2.5. from the NBC(AE)
Designated Parking Spaces
Forming Part of Sentence 3.8.2.5.(4)**

Number of parking stalls required	Number of designated stalls for use by persons with physical disabilities
2-10	1
11-25	2
26-50	3
51-100	4
for each additional increment of 100 or part thereof	one additional stall

Note: One criteria for the issuance of a placard is that a person cannot walk more than 50 m.

3.8.2.6. Controls

1. Except as provided in Sentence 3.5.2.1.(3), controls for the operation of *building* services or safety devices, including electrical switches, thermostats, faucets, door hardware and intercom switches, that are intended to be operated by the occupant shall comply with Subsection 3.8.3. (See Note A-3.8.2.6.(1).)

[New] 3.8.2.7. Power door operators

1. Except as provided in Sentences (2) and (3), doors shall be equipped with power door operators complying with Subsection 3.8.3. that allow persons to activate the opening of the doors in the intended direction of travel, where the doors are located
 - a. in an entrance referred to in Article 3.8.2.2., including the interior doors of a vestibule where provided,
 - b. in a *barrier-free* path of travel, between the entrance referred to in Clause (a) and the entrance doors to *suites* or rooms served by a *public corridor* or a corridor used by the public (see Note A-3.8.2.7.(1)(b)), and
 - c. **[New]** in an entrance to a washroom with a *barrier-free* water closet.

Exhibit M: Public Engagement Summary Report



PUBLIC ENGAGEMENT REPORT

Prepared by





Table of Contents

Introduction & Purpose3

Public Engagement Technique4

Public Engagement Strategy4

Public Engagement Participation.....5

Public Event Strategy5

Public Event Summary6

Presentation Summary7

Summary of Concerns8

How Input Influenced Decisions10

Key Feedback Themes14

Public Feedback Categories16

Feedback Submissions25

Closing the Loop55

Appendices56

Introduction & Purpose

GraceLife Church is proposing an expansion to the existing facility located at 51529A Range Road 262, Spruce Grove, AB T7Y 1B3.

This will include a 25,000 sq/ft sanctuary and a 25,000 sq/ft education centre and gymnasium.

The purpose for the expansion is because GraceLife Church has experienced exponential growth since 2020, almost tripling in size. On average there has been a steady increase of 80-90 new people attending GraceLife each year.

INTENDED USE OF PROPOSED EXPANSION

PHASE 1: SANCTUARY

- 25,000 sq/ft sanctuary building attached to the current facility with a breezeway.
- This will include a seating capacity of approximately 1500 people.
- The fan shaped facility is designed to allow for elevated seating at the back of the sanctuary to avoid a balcony and allow for extra storage.
- The Sanctuary is to be used for Sunday Worship Services, conferences, large funerals, and weddings.
- There is a gathering area outside of the sanctuary for attendees to greet and fellowship with each other before and after the service.
- Development of a full parking lot with an additional entrance to mitigate traffic flow.
- Development of a Firefighting/Stormwater Management Pond.

PHASE 2: EDUCATION CENTRE

- Additional 25,000 sq/ft Education Centre to be used for the ever-growing Children's ministry each Sunday.
- The classrooms are designed to be used for Sunday School.
- The intended use for the gymnasium is for children and parents during GraceLife church activities.
- The gym may also be used for sports and set up seating for potlucks after church, funerals, or weddings.

The purpose of the public engagement is to inform the public of the expansion project and to engage the community surrounding the church. This allows the community to review reports and drawings and to also ask questions or share concerns with the stakeholders involved. The public engagement presentation provides an opportunity for the stakeholders to share the project in its entirety and any environment and traffic reports received thus far. Community members are given the opportunity to ask questions and/or share concerns in real time, allowing consultants or the Project Manager to respond. The

members of the surrounding community were given the opportunity to submit questions and concerns in a variety of ways from January 29th, 2024 – February 26, 2024. One Feedback response was received on February 29, 2024 and was filed with the rest of the feedback. The feed back received was anonymous so it did not offer any opportunity to dialogue with the resident about their concerns. Some of these concerns are already being addressed in this report. Changes to the project have been made based on feedback received, which will be addressed in this report.

Public Engagement Technique

GraceLife Church delivered an expansion notification package which Parkland County mailed out to the residents in the following areas on January 26, 2024:

Birch Hill Park	Sandy Ridge Estates	Woodbend Crescents
Double You Ranches	Sunset View Acres	Edmonton Corn Maze
Fleming Park	Westering Heights	

To notify the public further about the Public Engagement night, there was an ad placed in the Stony Plain Reporter for the publication dates of February 2 and 9, 2024.

Public Engagement Strategy

As part of the Development Permit Application, GraceLife Church was advised that public engagement was a requirement. Parkland County advised GraceLife that notification packages, advertising and open house event were required as part of the event. Feedback forms were sent out as part of the notification packages with a variety of ways (as noted below) to submit the questions and/or comments to GraceLife.

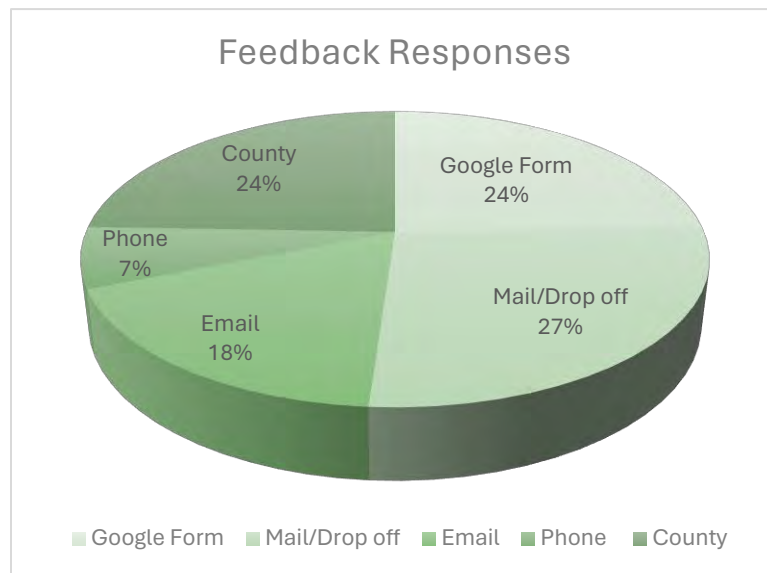
- January 26, 2024 – Parkland County mailed out 251 packages to area residents.
- GraceLife Church paid for an ad in the Stony Plain Report on February 2, 2024, and February 9, 2024.
- Residents were given a variety of ways to submit feedback to Parkland County & Chomiak Builds:
 - i. Email jen@chomiakbuilds.com
 - ii. Phone (780) 246-5548
 - iii. Mail 51529A Range Rd 262, Spruce Grove, AB T7Y 1B8
 - iv. Drop off 51529A Range Rd 262, Spruce Grove, AB T7Y 1B8
 - v. Google Form

vi. Parkland County accepted emails and phone calls

vii. Website link to view reports: <https://gracelife.ca/building-project/>

Public Engagement Participation

251 letters were stamped, sealed, and dropped off at 4:00 pm on Thursday, January 25, 2024. An email confirmation was received from Parkland County that the letters were addressed and dropped off at the post office at 11:55 am on January 26, 2024.



February 26, 2024, total feedback received: 45 submissions.

- Google Form: 11
- Mail/Drop Off: 12
- Email: 8
- Phone: 3
- Parkland County Email: 11

Public Event Strategy

- 12 different display boards were presented at the engagement night. These display boards included development proposal with site plans and elevation drawings, wetland and traffic information and full reports from the Traffic Impact Assessment, Wetlands Assessment and Geotechnical Report.
- Optional sign in
- Feedback form drop-off
- Introduction
- Presentation 7:00 pm-7:30 pm
- 10-minute intermission
- Questions and comments from 7:40 pm-8:30 pm



Public Event Summary

- **43 residents attended the public event.**
- **Mayor Allan Gamble and Ward 1 Counsellor Sally Kucher Johnson were in attendance.**
- Residents who received the public engagement notification letter were welcomed into GraceLife Church at 6:30 pm on February 12, 2024.
- Affected residents that attended the Public Engagement, connected with Chomiak Builds and GraceLife Church staff. Members of Enoch Cree Nation were in attendance and some residents attended who did not receive the notification but were made aware of the evening from social media or other community members notifying them of the event.
- Some residents chose to go sit in the sanctuary until 7:00 pm when the presentation began.
- Others gathered in the foyer to look through the consultant reports and display boards.
- Some residents chose to sign in.
- Some residents dropped off their feed back forms.
- Coffee, tea, and water were served throughout the evening.
- The presentation began promptly at 7:00 pm with the announcement that the meeting was being recorded.
- It became clear right from the beginning of the presentation that residents wanted to engage with comments or questions through out the presentation, so the format was quickly adjusted, and the presentation was longer than anticipated to accommodate for that.
- The presentation ended at 8:45 pm with the announcement of a 10-minute intermission.
- Question and Comment period started at 8:55 pm and ended at 9:40 pm.



Presentation Summary

The presentation started promptly at 7:00 pm and introductions were made to those available for questions and comments:

- | | |
|--|----------------------------|
| • Rob Chomiak Chomiak Builds LTD | <i>Presenter</i> |
| • Frank Hilbich Hilbich Architecture | <i>Architect</i> |
| • Mohamed Elsanabary TWS Engineering | <i>Mechanical Engineer</i> |
| • Pastor James Coates GraceLife Church | <i>Senior Pastor</i> |
| • Pastor Jacob Spent GraceLife Church | <i>Associate Pastor</i> |
| • Pastor Adam Pillidge GraceLife Church | <i>Staff Pastor</i> |
| • Pastor Mark Blackburn GraceLife Church | <i>Staff Pastor</i> |

As noted above the format of the presentation changed as it became clear that residents wanted to engage with questions and comments as the items were being presented.

An explanation to the residents was given on why GraceLife Church needs to expand.

The following information was given regarding the growth of GraceLife Church:

- Started in 2005 with 50 people meeting in a hotel banquet room.
- 2021 attendance had grown to 567.
- 2022 attendance increased to 784.
- 2023 an average attendance of 863
- On average that is a steady increase of 80-90 people each year.

Included but not limited to the following people that attend GraceLife:

- Doctors
- Nurses
- Carpenters
- Pharmacists
- Stay at home Moms
- A wide range of people from various ethnic backgrounds

The presentation covered the following topics in order from beginning to end:

- Expansion information
- Current Church Usage
- Proposed Church Usage
- Current Attendance
- Site Layout
- Elevation drawings
- Sanctuary drawings
- Education Centre drawings
- Existing Building proposed drawings
- Conceptual design drawings
- Proposed Construction Schedule
- Wetlands Assessment
- Traffic Impact Assessment

The presentation was provided in advance alongside our agenda an information package to Parkland County.

Summary of Concerns

Recorded concerns that were brought up at the meeting:

- Why was this not held at Parkland County?
- Is there a representative from Parkland County here?
- Is there going to be a school?
- Is there going to be residential buildings and people spending the night while attending seminary?
- How many people that attend GraceLife live in Parkland County?
- What happens if Parkland County denies this plan? Do you have a plan B?
- Was there a permit submitted for this current building?
- I would have been more comfortable submitting concerns to a 3rd party.
- Why was Enoch not invited to this event?
- Requested an extension to the February 26th deadline for the feedback.
- Where will GraceLife get water from for the new building?
- Is GraceLife going to be digging a well on the property?
- What happens to our well water?
- The GraceLife well will drain our wells.

- If our water runs dry will GraceLife pay to ship water to my well?
- Do you have a license and how many gallons per day?
- Water in the residents existing wells have gone down.
- Have we done a feasibility study for getting water?
- Can you get water from Edmonton?
- Is the pond water going to be standing water?
- Will there be a fence around the pond?
- How will the firefighting pond be filled initially?
- Is the septic system pumped into the ditch or is it underground?
- The addition septic would be underground or pumped out?
- The traffic impact should remove years 2020-2022 because Covid affected traffic counts.
- Can you confirm the consultant counted the traffic to include the education building and construction equipment?
- Dropping kids off at school and picking up from school is peak time.
- The washboard on the road near the entrance to the highway is bad.
- Parkland County said the road was inadequate 5 years ago.
- People are driving too fast down Range Rd 262. I have almost been hit twice.
- Who pays for the general upkeep of the road?
- Did you pay for a traffic consultant?
- Has there been any research on how it is going to affect property values will drop. Is that something you would be willing to do?
- Structure of the roof, is it going to be lit?
- Why do you need a 40' structure above the building?
- Back in 2001 we were forced to use a cistern because we were not allowed a to build a well.
- Does GraceLife plan to engage the community to build community relationships?
- Is there a membership fee?
- Asked in two separate emails if a stop sign can be put at the end of the driveway.
- How will two driveways help mitigate traffic?
- There is a significant amount of building from Edmonton. We need better information and transparency.
- How are we going to trust that we won't relive that nightmare?
- How can you ensure we are going to be a safe community?
- Do you pay taxes? I should have more of a say because I am a taxpayer.
- What is the infrastructure for the gas? My gas pressure dropped when it was -50 out.

- Big institution with several buildings. I'm sure they will be beautiful but there are no trees or nature.
- You know this isn't Edmonton, why did you pick this location?

How Input Influenced Decisions

Public engagement feedback incorporated in the decision-making process for the development permit application was required by Parkland County after the application for the Development Permit was submitted. GraceLife Church was advised that this development did not require a public engagement and therefore the permit was submitted without engaging the public prior. The following public input has adjusted some of the decision regarding the project scope and design.

Public engagement allows area residents impacted by the planned development to have an opportunity to influence the outcomes and choices made in the proposal. Community members are impacted by new a development and it is important that their questions and concerns are considered with the project.

Public Input

A few residents raised concerns regarding the construction of a school. GraceLife Church has removed the school from the project.

Concerns over the design of the building and the height of the steeple resulted in a decision to remove the steeple from the plans.

Concerns over lighting resulted in a conversation regarding a dark sky policy. GraceLife Church is willing to work with the planners to design the lighting to mitigate light pollution in the area.

Concern over stagnant water in the storm water pond resulted in the mechanical engineering confirming there will be aeration in the pond.

Concerns from some of the residents regarding the well water and if there was a sufficient aquifer to support a growing church building. GraceLife church hired Arletta Water resources to conduct a report to determine aquifer productivity. It was determined that there is sufficient aquifer supplies and therefore building a well on the site will not affect area residents. Report has been attached to this document.

Following are summarized key concerns in the following categories: traffic, well water, school, and demographics. At the end of each category, is a subcategory on how these concerns are being addressed.

Traffic

- The Traffic Impact Report did not factor in the construction traffic should development be approved.
- School traffic should there be a private Christian school and Seminary.
- The washboard road in front of the corn maze entrance and at the intersection of Range Road 262 and HWY 627.
- Not having a stop sign at the end of the driveway on the GraceLife property.
- Drivers not being aware of the residents and the neighbours in the area.

Addressing Traffic Concerns

- Chomiak Builds has contacted D&A Paulichuck Consulting Ltd to confirm the impact report considered school traffic, if it would affect peak hours, construction traffic and if the covid lockdowns affected the traffic counts.
 - i) Construction traffic was not considered as it is sporadic, they only consider construction traffic on large scale projects such as refineries.
 - ii) D&A Paulichuck confirmed that they considered the data sent to him regarding the school and it did not change the results of the report.
 - iii) Results will be posted on the GraceLife link provided to residents.
- The Traffic Impact Report was approved by the province and recommends no upgrades to the road or the intersection.
- A stop sign was installed at GraceLife on February 16, 2024
- GraceLife Church spoke to their members at both services on Sunday, February 18, 2024, and encouraged them to be more considerate while driving into and out of the church property.
- Alberta Transportation and Economic Corridors approved the roadside development on April 8, 2024.

School

- Some residents were concerned about a K-12 school being built in their neighbourhood.
- One resident was concerned there would be residential buildings for Seminary students to live in while they attended Seminary classes.

- Some residents were concerned that dropping off and picking up children would increase the traffic at peak hours.

Addressing School Concerns

- The Education Centre is being built to accommodate the growth of the children's ministry. The primary use will be for children's ministry during the worship service on Sunday.
- The Board of Elders at GraceLife Church have removed the Private Christian School from the project.

Well Water

- Residents were concerned that a well on GraceLife property would drain water from their wells.
- Residents were concerned that removing the wetland would decrease their water levels.
- Residents asked if GraceLife could get water from the City of Edmonton.

Addressing Well Water Concerns

- After hearing the concerns about the well water impact, GraceLife church hired Arletta Water resources to conduct a report to determine aquifer productivity. It was determined that there is sufficient aquifer supplies and therefore building a well on the site will not affect area residents.
- Arletta Water Resources has completed a Groundwater Supply Evaluation. They utilized existing data to determine the aquifer productivity in the area and have determined that sufficient aquifer supplies exist to meet the demands of the facility and its proposed expansion. The best aquifer targets for future wells on site are the bedrock aquifer units present from 85-120+ metres below the site. Sufficient aquifer supplies should exist to provide water for future development without causing adverse effects to existing domestic, licensed, or traditional agricultural users. Refer to Appendix 4 to review the report.
- An estimate from Elk Point Drilling was provided and plans are in place to conduct a 24-hour pump test (upon development approval). They also indicated that wetlands are not deep enough to supply the wells in the area.
- The proposed site is in Parkland County and the City of Edmonton and EPCOR has no jurisdiction. As per information from Parkland County, there is no existing water infrastructure in the vicinity. The proposed water supply is designed using water holding tanks and fire protection, using a combined fire storm pond.

Church Demographics

- One resident requested information on how many people live in Parkland County that attend GraceLife Church. The assumption made by residents is that no one lives in Parkland, and everyone is from Edmonton. This has also been noted in many of the feedback responses.

Addressing Church Demographic Concerns

- While Demographic information is not part of the Development Permit Application process, GraceLife Church shared their demographics at the Public Engagement evening.
- GraceLife Church only tracks demographics for current members of the church.
- Currently there are 24 *members* from Parkland County, 68 *members* from Spruce Grove and 15 *members* from Stony Plain. **In total: 92 members and their families live in the boundaries of Parkland County.** There are also regular attendees who are not members, so this number is higher.



Covid

Any comments regarding GraceLife churches response during covid 19 have been included in this report as they are not relevant to the development permit.

Property values

Property Values are subjective and will not be commented on. Chomiak Builds has contacted a realtor to conduct a property report regarding churches and will be uploaded.

This is to accommodate the residents' concerns and has no impact on the Development Permit Application.

Residents feedback was collected and has effected positive changes in the project.

Key Feedback Themes/Direct Quotes

"We are very happy that the church is expanding! We pray all the neighbors around are also in agreement and that it progresses smoothly."

"Not opposed to the expansion."

- Traffic Impact
 - i. "Can you confirm the consultant counted the traffic to include the education building and construction equipment?"
 - ii. "This will create so much more traffic in our safe community, there is already traffic issues in the summer with the corn maze the storage facility and now you want to build a church creating more traffic"
 - iii. "The issues is the traffic into the corn maze which currently congests the intersection on a number of occasions during the summer and weekends"
 - iv. "The washboard on the road near the entrance to the highway is bad. Can you work with the Corn Maze and the RV storage to fix that? We know it is from big trucks breaking"
- Well Water Impact
 - i. "What happens to our well water?"
 - ii. "The GraceLife well will drain our wells."
 - iii. "Have we done a feasibility study for getting water? Can you get water from Edmonton?"
 - iv. "Concerned about environmental impact of sewage"
 - v. "This project will disturb a wetland site which will inevitably affect the species that live there and potentially affect the water as well"
- School
 - i. "Is there going to be a school?"
 - ii. "Dropping kids off at school and picking up from school is peak time."
 - iii. "Is there going to be residential building and people spending the night while attending seminary?"
 - iv. "Are you going to have a playground for children?"

Some residents were concerned about the impact the traffic would have in the area. Concerns were raised about the City of Edmonton developing so close to Parkland County.

The Traffic Impact Report indicates that there will be no major impact to the traffic during peak hours and Alberta Transportation and Economic Corridors has approved the road side development permit.

After discussions from the residents bringing concerns regarding the impact the church would have on the well water in the area, GraceLife Church hired Arletta Water Resources to conduct a ground water supply assessment and they determined that when drilling to a certain depth our wells will not impact wells in the surrounding area. A company will be hired to do a pump test and report on the findings.

Several residents were concerned about a school and the increase in traffic/noise in the area. GraceLife church has removed the school from the project.

Chomiak Builds recorded each concern from the meeting and not all concerns are relevant to the development permit.

Note – all questions or comments are direct quotes from emails, forms, and comments made at the public engagement night.

Residents requested that the feedback deadline be extended as they did not feel February 26th was enough time to submit concern. The mayor of Parkland County indicated that he would request an extension for feedback but no further communication was provided to Chomiak Builds or GraceLife Church regarding an extension. Only one submission was received on February 29th 2024. This was not included the report but was taken as information only. It was anonymous feedback that provided no opportunity to communicate with the resident(s).

Public Feedback Categories

The members of the surrounding community were given the opportunity to submit questions and concerns in a variety of ways from January 29th, 2024 – February 26, 2024. Feedback received after the deadline was not included in the report but will be included in any types if changes or adjustments made to the Development Permit. Changes to the project have been made based on feedback received thus far which will be addressed in this report.

Note – light green shading indicates common themes.

Land Use and Zoning

Question/Comment	Is the comment being addressed? Yes or No	If yes, how? If no, why not?
We would also like to know the purpose of the sanctuary and the education centre and the target participants for both.	Yes	<i>The purpose of the sanctuary and education building is to accommodate the growth we have incurred over the last few years. As for the target participants, it is open to everybody.</i>

Building Design and Massing

Question/Comment	Is the comment being addressed? Yes or No	If yes, how? If no, why not?
Is there going to be a school?	Yes	<i>Gracelife Church has removed the school from the project</i>
Is there going to be residential buildings and people spending the night while attending seminary?	Yes	<i>No, future growth does not include residential buildings on the site plan.</i>
Do you have a well now?	Yes	<i>No, a cistern is used.</i>
Even with a well and a cistern my concern is that some sort of engineering assessment should be done to make sure the quality of the water is not impacted for the residents.	Yes	<i>A hydrogeologist has determined that when drilling to a certain depth our wells will not impact wells in the surrounding area. Please refer to appendix 4 for the report. A company will be hired to do a</i>

		<i>pump test and report on the findings.</i>
Where will GraceLife get water from for the new building?	Yes	<i>The plan is to utilize a well/cistern system.</i>
Is GraceLife going to be digging a well on the property?	Yes	<i>The plan is to dig a well for each building.</i>
Is the pond water going to be standing water?	Yes	<i>No, the water will be aerated to keep it moving.</i>
Will there be a fence around the pond?	Yes	<i>There will be barriers in place to keep people from accessing the pond.</i>
How will the firefighting pond be filled initially?	Yes	<i>All the site grading will direct ground water to the firefighting pond. Water will be hauled in to meet the required level if need.</i>
How will the firefighting pond be filled initially?	Yes	<i>All the site grading will direct ground water to the firefighting pond. Water will be hauled in to meet the required level if need.</i>
Is the septic system pumped into the ditch or is it underground?	Yes	<i>All current sanitary water is stored in septic tanks. The septic water is hauled off site.</i>
Is the structure on the roof going to be lit?	Yes	<i>Conditional on design approval.</i>
What is the infrastructure for the gas?	Yes	<i>Atco conducted a site visit and will require GraceLife Church to upgrade the existing 42mm PE service line to a 60mm PE service line. Atco has determined the gas infrastructure can accommodate the expansion.</i>
Big institution with several buildings. There are no trees or nature.	Yes	<i>There is a landscaping plan that will be approved by Parkland County.</i>
Can you put a stop sign at the end of the driveway?	Yes	<i>A stop sign was installed on Friday, February 16, 2024.</i>
Are you going to have a playground for children?	Yes	<i>A designated play area is shown on the site plan as part of the expansion.</i>
The current building is located in close proximity to a trailer	Yes	<i>The Architect has designed the site plan that</i>

storage facility and does not have adequate square footage for the additional parking that will be necessary to accommodate more cars.		<i>accommodates all the necessary parking for this expansion.</i>
Will there be a need to strengthen the grid in the area to provide the additional power consumption to GraceLife Church and if so will that increase the area's distribution charges?	Yes	<i>Fortis conducted a review in November 2023: The existing Transformer is a 150kVA-120/208V padmount transformer and the scope is to upgrade it to a 500kVA-347/600V, pad stays the same so there is no ground disturbance. There is sufficient power for the expansion.</i>
Safety concern on not having a sprinkler system installed in the proposed school.	Yes	<i>The engineers and consultants have determined the fire fighting pond is adequate to cover all life safety requirements and this design meets all building code requirements for this expansion.</i>
Henry's house (Willowdale RV) is far too close for the 25,000 sqft Phase 2 to be situation next	No	<i>The Architect has designed the site plan to accommodate all applicable setbacks and boundaries for the buildings.</i>

Transportation and Parking

Question/Comment	Is the comment being addressed? Yes or No	If yes, how? If no, why not?
The traffic impact should remove 2020-2022 because Covid affected traffic counts.	Yes	<i>Traffic counts were not collected during covid 19. This data does not affect the Traffic Impact Assessment.</i>
Can you confirm the consultant counted the traffic to include the education building and construction equipment?	Yes	<i>The consultant considered this data in their report, and it does not change the recommendations of the report. The intersection has capacity for this. The traffic consultant did not look specifically at the</i>

		<i>construction traffic as it can be sporadic with smaller projects. When there are large scale projects such as refinery's etc. then construction traffic is reviewed. D&A Paulichuck can confirm that the recommendations do not change when looking at construction traffic for this site.</i>
GraceLife ignored the corn maze and the RV storage when counting traffic.	Yes	<i>The Traffic Impact Assessment accounted for the corn maze and RV Storage.</i>
Would the traffic assessment have taken into account the use of septic trucks?	Yes	<i>The Traffic Impact Assessment accounted for the septic trucks coming to GraceLife Church.</i>
Dropping kids off at school and picking up from school is peak time.	Yes	<i>Gracelife church removed the school from the project.</i>
The washboard on the road near the entrance to the highway is bad. Can you work with the Corn Maze and the RV storage to fix that? We know it is from big trucks breaking hard at the stop sign.	No	<i>The Traffic Impact Assessment recommended no upgrades to the road.</i>
Did you pay for a traffic consultant?	Yes	<i>Yes, D&A Paulichuck Consulting LTD</i>
The Problem is not during the week, it is the weekend. The concern is turning left to go west on 627.	No	<i>This was taken as a comment only.</i>
This will create so much more traffic in our safe community, there is already traffic issues in the summer with the corn maze the storage facility and now you want to build a church creating more traffic	Yes	<i>The Traffic Impact Report was approved by the province and recommends no upgrades to the road or the intersection.</i>
I am concerned the road condition will get significantly worse with the added EIGHTY trips per day	Yes	<i>The Traffic Impact Report was approved by the province and recommends no upgrades to the road or the intersection.</i>

My concern is the fact that there are no street lights at the intersection of RR 262 and Garden Valley Road	No	<i>The Traffic Impact Report was approved by the province and recommends no upgrades to the road or the intersection.</i>
There is no space for additional lanes that will be required to facilitate safe access for residents that will be required with the traffic a school will bring.	No	<i>The Traffic Impact Report was approved by the province and recommends no upgrades to the road or the intersection.</i>
A traffic study has been completed on the impact to traffic flows, but the impacts to the road infrastructure appears to be ignored.	No	<i>The Traffic Impact Report was approved by the province and recommends no upgrades to the road or the intersection.</i>
During corn maze hours traffic is already a problem and the roads (willowdale and woodbend) are not in good condition now	No	<i>The Traffic Impact Assessment recommended no upgrades to the road.</i>
It is hard to say with certainty, however, it is my opinion the Asphalt (road) has sustained (sustaining) significant wear & tear. Noticable by the wash-board effect near your entrance	No	<i>The Traffic Impact Assessment recommended no upgrades to the road.</i>
The issues is the traffic into the corn maze which currently congests the intersection on a number of occasions during the summer and weekends	Yes	<i>The Traffic Impact Assessment Report addresses the traffic counts and has deemed that no upgrades are required for the intersection.</i>
The existing plans to add 50,000 sqft or more is more than Highway 627 or Range Road 262 can handle	No	<i>The Traffic Impact Assessment recommended no upgrades to the road.</i>
The intersection leading up to hwy 627 on RR262 is in is in deuterating condition and will need major repairs	No	<i>The Traffic Impact Assessment recommended no upgrades to the road.</i>
We are not at all in favor of the extra traffic, people, noise disruption all of this would bring to our quiet neighborhood	No	This comment has no impact on the GraceLife expansion.

Range Road 262 and Highway 627 is already a dangerous intersection and the expansion of this church will increase this traffic flow causing greater danger. Having a high volume business and an already high capacity church on range road 262 has already led me witnessing many close calls. This is just an additional risk caused by allowing this expansion.	No	<i>The Traffic Impact Assessment recommended no upgrades to the road.</i>
It's not a fair comment to say that traffic will increase on average 80 cars/day, considering the majority will be Sunday. I also don't see any acknowledgement of the busy Sundays in the fall for the corn maze	Yes	<i>The Traffic Impact Assessment Report addresses the traffic counts and has deemed that no upgrades are required for the intersection.</i>
The issue is the traffic into the corn maze which currently congests the intersection on a number of occasions during the summer and weekends	Yes	<i>The Traffic Impact Assessment Report addresses the traffic counts and has deemed that no upgrades are required for the intersection.</i>

Environmental Impacts

Question/Comment	Is the comment being addressed? Yes or No	If yes, how? If no, why not?
What happens to our well water?	Yes	<i>A hydrogeologist has determined that when drilling to a certain depth our wells will not impact wells in the surrounding area. Please refer to appendix 4 for the report. A company will be hired to do a pump test and report on the findings.</i>
The GraceLife well will drain our wells.	Yes	Refer to above.

Do you have a water license and how many gallons of water per day will you use?	Yes	<i>This will be addressed when we complete our pump test and reports. A hydrogeologist has completed their assessment (please refer to appendix 4.) There will be an application for a license once it is determined a well is feasible on the GraceLife Church property.</i>
Have we done a feasibility study for getting water? Can you get water from Edmonton?	Yes	<i>Developments in Parkland County cannot tie into the existing water service for Edmonton.</i>
Removing the wetland is risking a huge impact to everyone in this room.	Yes	<i>The Field Assessment determined the lowest wetland value "D". A WAIR has been submitted to the province for review and to determine approval to remove the wetland. Paragon Soil has discussed options available for the removal of the Wetland. All reports have been submitted with the Development Permit Application.</i>
This project will disturb a wetland site which will inevitably affect the species that live there and potentially affect the water as well	Yes	<i>The Field Assessment determined the lowest wetland value "D". A WAIR has been submitted to the province for review and to determine approval to remove the wetland. Paragon Soil has discussed options available for the removal of the Wetland. All reports have been submitted with the Development Permit Application.</i>
Spring melting usually creates a shallow lake in spring where phase 1 is proposed. Do you have a plan to drain off this water? Also, we are very happy that the church is expanding!	Yes	<i>A Geotechnical report was completed and they have determined that the land can accommodate the expansion. There is significant civil work to do on site and the water would be dealt with at that time.</i>

Concerned about the impact on ground water – most residents depend on wells	Yes	<i>A hydrogeologist has determined that when drilling to a certain depth our wells will not impact wells in the surrounding area. Please refer to appendix 4 for the report. A company will be hired to do a pump test and report on the findings.</i>
Concerned about environmental impact of sewage	Yes	<i>All current sanitary water is stored in septic tanks. The septic water is hauled off site.</i>
Ground water capacity: May I suggest that this issue be carefully considered prior to issuing the development permit. I cost me \$22,000 dollars to replace my well a number of years ago and I DO NOT intend to resort to hauling water should my well water supply be impacted by this project.	Yes	<i>A hydrogeologist has determined that when drilling to a certain depth our wells will not impact wells in the surrounding area. Please refer to appendix 4 for the report. A company will be hired to do a pump test and report on the findings.</i>

Community Benefits & Amenities

No comments or questions were received regarding community benefits or amenities.

Uncategorized Comments

Question/Comment	Is the comment being addressed? Yes or No	If yes, how? If no, why not?
What happens if Parkland County denies this plan? Do you have a plan B?	No	<i>Not pertinent to the DP</i>
Why was Enoch not invited to this event?	Yes	<i>Parkland County gave Chomiak Builds the number of letters they required to mail out based on the requirements for surrounding neighbourhoods and communities. Chomiak Builds did not know who these were being mailed to. Only that 251 letters were required to</i>

		<i>for Parkland County to address and put in the mail.</i>
You are submitting this event back to Parkland County? Would GraceLife and Parkland County work together to create a link to submit information rather than residents emailing a general email inbox?	No	<i>The mayor indicated he would speak to administration. Chomiak Builds had a phone call to the new Development Planner on Feb 14th and he indicated they would not be creating a separate email for residents to utilize.</i>
Requested an extension to the February 26 th deadline for the feedback. The Resident said half the residents didn't receive their packages.	No	<i>February 26th was the date approved by Parkland County as the deadline to collect feedback. Parkland County decided who the letters were sent out to, and enough time was provided from the letters being mailed out and when the public engagement night was held.</i>
Enoch Consultation: From my observation at the meeting there was minimal to no consultation with Enoch regarding this proposal. There are Enoch residents that are also impacted by this expansion project.	No	<i>Parkland County set out the boundaries of where to mail the letters. A pre-consultation with 48 The First Nations & Metis Settlement by Paragon Soil and the report came back with "no consultation required".</i>
The Parkland County contact information should have been included in the notification package.	No	<i>The notification packages were already sent out. But residents were made aware that they could submit feedback directly to Parkland County.</i>

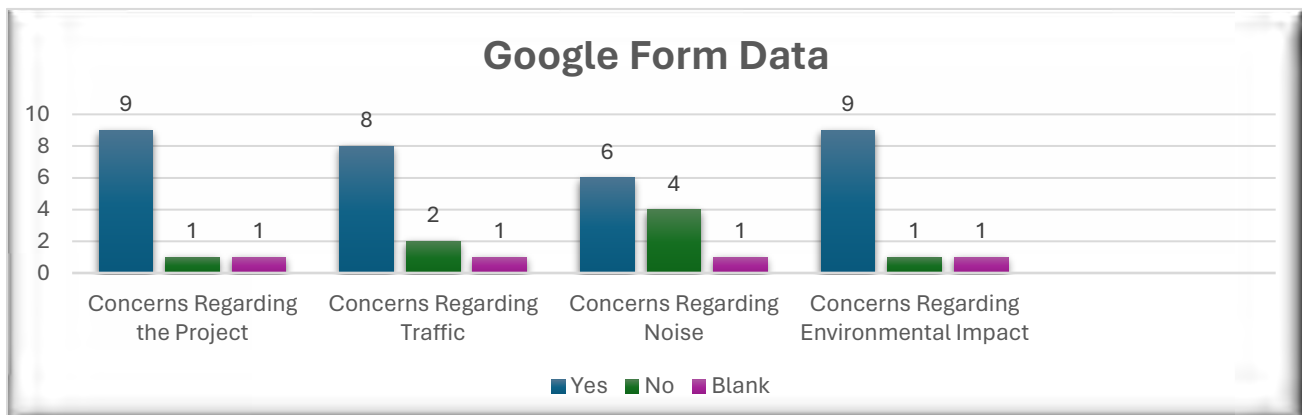
Any communication replied to the residents from the Mayor and Counsellors are not recorded in our report but have been attached in the Appendix 2.

Feedback Submissions

Note following comments: All correspondence received was copied and pasted or copied directly from the papers provided. All spelling and grammatical errors are the writers own. Original documents have been compiled as a PDF and attached as Appendix 1 & 2.

Google Form Results and Comments

11 google forms were submitted. The google form was closed on February 26, 2024 at 9:05 am.



Not opposed to the expansion.

Grace Life Church has proven that it does not care about the constituents of Parkland County or Edmonton, as its refusal to obey the law during the early days of Covid shows. Allowing it to expand would only increase its ability to negatively influence our county, increasing costs such as policing and enforcement, which ultimately is born by our taxpayers. Allowing them to expand is a slap in the face to everyone who lives here.

This will create so much more traffic in our safe community, there is already traffic issues in the summer with the corn maze the storage facility and now you want to build a church creating more traffic plus a k- 12 this I believe will decrease our property value according to past studies, no one in our subdivision is on board with this, upswing in crime, traffic nosey people driving through our subdivision, we live in the country for peace and quiet this will creat compel are chaos in our community

Yes most of us moved out here to the country to get away from all the big buildings and traffic and I see this as what we wanted to get away from. Also we live here 7 days a week and I see no mention as to the traffic volumes for Sunday. Is this something we should be concerned about. I am not sure I am okay with it

Already waking up in the morning for work I have seen animals including deer and COUGARS because they are displaced and have no where else to go. In birch hill park there is a section of land left without development, and this is known to be a forest with MANY animals inside. Having so much more noise and even traffic and people will scare them, and it brings a lot of danger to a community of children and elderly when they will make their way out having to find a new habitat

262 is a HORRIBLE road. the city may have predicted it will be fine for 20 years after recent construction, but as far as I'm concerned they paved it one year, and STILL had to pave it the next because it had already started falling apart. This is the only connecting road to most neighbourhoods in this area, and if anyone from the city had driven on it in the past ten years they would know it is worse than gravel. the speed limit is 80km and I have to go less than 60kmh because my dodge dart BOTTOMS OUT on the excessive washboard, which is present beside gracelife and the cornmaze entrance. suspicious that it's only present where the increased traffic has been for the past few years 🤔. They know as well as anyone else that RR 262 is not a two lane road due to the paved edges literally crumbling into the ditch, and they don't care and are using justification to push the project through. if by the off chance they decide to try to fix the road for the third time since 2020, we will have construction lasting an entire summer again. meaning pavers you can't pass and blocked off roads adding an extra 10 minutes to every place you TRY to get too, and also of course increased emissions. if this project goes through we still have to deal with construction because of a second entryway to the church. placing this Across from sunset view acres makes this an incredibly dangerous intersection, in an area once again lived in by children and elderly people. every day in the summer I would ride my bike to the highway and back to my neighbourhood, but within the past year had to stop because of the new flow of traffic there. I already feel unsafe riding my bike and even just being outside of my house as a woman, now add another 1000 people in the area, including when it's dark out. during COVID, there was already a protest against the public health and safety regulations, meaning they couldn't gather inside or mist be vaccinated. as someone with a chronic illness this deeply disturbed me, considering I was unable to leave my house for 2 years from the consequences and the severity of the PANDEMIC, yet at the same time gracelife church broke so many rules the pastor was arrested, and continued even after this to have ENTIRE SERVICES to preach against vaccines and lie about the severity of COVID-19. they gathered despite the LAWS and continued after punishment. this makes me greatly concerned for what goes on there everyday, and what other values are being instilled in these people. this protest also involved police for several days, once again blocking off the road and at times I was required to show ID to get into my own neighborhood that I have lived in for 20 years. roads got blocked off completely, and when you were finally able to get out of your neighbourhood, the masses of people made it unsafe to drive up the road. I don't want leaving an hour before work for a 10km drive to become a hobby for me. also, the quote of "traffic is not estimated to increase during peak hours" is another lie. they listed peak hours as 7am and 5pm, aka rush hour. this is for the city of Edmonton and does not accurately describe peak hours of RR 262 or even highway 627. to be completely honest, an accurate schedule of peak hours would be when gracelife service begins and ends. the traffic lines up DOWN THE ROAD and people cut you off just in an attempt to avoid the huge line extending through their parking lot. anyone with a brain can see with an added 80 vehicles or 600 people, traffic not increasing is a lie and manipulation of data.

I am very concerned about the environmental impact. This project will disturb a wetland site which will inevitably affect the species that live there and potentially affect the water as well. The Water Assessment Impact Report can take up to a year to be completed. I cannot reasonably support this project until the results from the WAIR have been made public. I would like to know the effects this will have on the plant and animal species, soil, and air quality before this project gets approved. None of this information has been shared at this point. Additionally, the noise from construction on this project is worrisome for a few reasons. Members of the community will obviously be annoyed and inconvenienced by the noise, but I am even more concerned about the potential affect this could have on animals. Depending on when construction would occur, the noise could affect breeding birds and other animals who rely on songs to communicate and find a mate. Not to mention the various other wildlife that live in this area including deer, hares, coyotes, etc. Noise pollution is a huge problem for many animals and I'm concerned that this could drive away the wildlife we have living in the area.

As a member of the community who has lived here the majority of my life, I am extremely concerned about this project for several reasons. Firstly, I am concerned about the environmental impact of this project. This project will disturb a wetland site which will inevitably affect the species that live there and potentially affect the water as well. The Water Assessment Impact Report can take up to a year to be completed. I cannot reasonably support this project until the results from the WAIR have been made public. I would like to know the effects this will have on the plant and animal species, soil, and air quality before this project gets approved. None of this information has been shared at this point. Additionally, the noise from construction on this project is worrisome for a few reasons. Members of the community will obviously be annoyed and inconvenienced by the noise, but I am even more concerned about the potential affect this could have on animals. Depending on when construction would occur, the noise could affect breeding birds and other animals who rely on songs to communicate and find a mate. Not to mention the various other wildlife that live in this area including deer, hares, coyotes, etc. Noise pollution is a huge problem for many animals and I'm concerned that this could drive away the wildlife we have living in the area. I am also very concerned about the increase in traffic we will inevitably see. It is expected to increase by 80 trips per day which is a significant increase. I'd like to be able to ride my bike without being afraid of getting hit by a car. I understand that the traffic is not expected to increase "during peak hours" however it is still increasing all the same. The church has a service or bible study nearly everyday of the week. If I leave my house any evening or weekend, I will likely have to budget extra time to account for the added traffic. Also, Range Road 262 already has MANY potholes, is extremely narrow, and is not maintained in the winter. It is in terrible condition despite being paved and patched multiple times in the past few years. I am concerned the road condition will get significantly worse with the added EIGHTY trips per day. I am also extremely concerned with the lack of information we have been provided about this project. When will the construction occur? How long will it take? How will construction impact traffic on a narrow 2 lane road (if you can even consider it 2 lanes)? Will the road be closed or down to one lane? How will this construction impact the soil? Air quality? Wildlife? I understand that a lot of these details are still unknown, but I think it is highly unreasonable to expect the local public to make informed comments about a project with such little information. Lastly, I am gravely concerned about the increase of the hateful rhetoric of this church. We have seen that this church disregards the law and does not have the wellbeing of its people in mind. They were not only willing to break the law and risk spreading illness to others during the pandemic, but they preach hate consistently on a weekly basis. I am concerned that with a larger church, there will be more members in my community that will share this type of thinking. I truly respect the right of people to believe and worship however they chose and I welcome different people from different backgrounds and belief systems. However, I can't support the expansion of a platform that will be used to mislead and deceive more people into believing hateful ideas. I can't overstate how disturbed I am at the possibility of this project occurring. I know many more neighbors who feel the same. Some have even started petitions to try to stop this expansion from happening. It is clear that this community does NOT want this project to proceed. I plead with you to consider our opinions when moving forward with any decisions

I ABSOLUTELY do have many concerns. We have had a lot of construction and clearing of land in this area for multiple years now. Wildlife, the Wetlands, Trees, grasses etc., have already been extremely impacted. Studies on the constant environmental changes being made in this region have not been done. The effects on both the environment and on people have not been done. Our overall water table is extremely low, now to even consider altering our precious wetlands in absurd and unthinkable. The noise level will continue affect all species of wildlife, which will cause them to have to move from their homes. This in turn will mean more chances of these animals being killed on the road from all of the extra traffic. With no longer having a place to live, they will be coming into closer contact to humans, which then means the animal will be put down as we take over their homes.

We currently have a wonderful, safe neighborhood to raise our children, and live out our golden years. Increased traffic, higher noise levels, road conditions, emissions, and garbage, will all alter the neighborhood so significantly that it will no longer be. With the increased amount of people, always comes increased crime. I am not apposed to new churches being planted, spreading the TRUE gospel of the Lord. I am apposed to large or massive churches being planted in the middle of small rural neighborhoods. They do not belong. This would be no different than setting up a Walmart Supercenter right in our backyard. I feel the overall impact of this expansion would have a large irreversible, negative, unnecessary, life altering effect on all involved. My vote in NO please!!!

Already too much traffic.
During Covid they caused
residents significant issues
which caused all respect to
be lost for Gracellife

More traffic, more impact

GL Covid protests impacted
me severely. Traffic has
already been a safety issue.
I oppose expansion.

Email

8 emails were submitted.

January 29, 2024

Q: Good afternoon Jen. After reading the information mailed to us we have 2 questions that I hope you can answer quickly. You noted the existing and proposed hours for the church but we would like to know the proposed hours for the sanctuary and education centre. We would also like to know the purpose of the sanctuary and the education centre and the target participants for both. Looking forward to hearing from you soon. Thank you.

A: Good morning, my name is Rob Chomiak and I am managing this project for Grace Life Church. I also serve as one of the pastors there. I received your email from Jen last night and I would like to respond to your questions. I have copied your email below (in red) for clarity and to make sure that I don't miss anything.

1) What are the proposed hours for the sanctuary and education center?

The hours for the new sanctuary building and education building are included in the letter under the heading "Proposed Hours of Operation" These hours are what we anticipate to have for the new sanctuary and education building as it will function the same as the existing church building, but just allow for more space for our congregants. The biggest change would be that we can shorten our service times on Sunday because we don't need to accommodate two completely different groups for our Sunday format. You would see that when comparing the existing hours of operation to the proposed hours of operation. The education building allows for our children's ministry to expand but take place during the same time as our existing children's ministry.

2) What is the purpose for the sanctuary and education center and who are the target participants for both?

The purpose of the sanctuary and education building is to accommodate the growth we have incurred over the last few years. God has blessed us with this growth and we want to continue to faithfully preach the Gospel of Jesus Christ, that through His life, death, and resurrection we are forgiven of our sins. We believe the best way to continue to do this is to expand our current facilities for the sanctuary and the children's ministry so that we can equip these saints for their ministry work. The new sanctuary will replace the old one in the existing building, which will now be used for our Sunday School teaching during worship, and the education building will be used to house the new children's ministry classrooms. Those existing classrooms will be turned into offices in the future after the second building is built.

As for the target participants, it is open to everybody. We open our doors to any and all who want to hear the gospel, repent, and put their faith and trust in Jesus Christ our Lord and Saviour. Our children's ministry is also being filled up through our own members and congregants being blessed with children, and we are already out of room in the existing classroom space.

Please let me know if this answers your questions and feel free to reach out to me anytime.

Thanks!

Response to above: Thank you Still quite concerned about the additional vehicles on RR 262 based on the current state of the road with all the bumps between the church and Highway 627.

January 29, 2024

Comment: I received the proposal letter about the church expansion. My concern is the fact that there are no street lights at the intersection of RR 262 and Garden Valley Road. With the nightly Bibel studies at the site, there will be a lot of vehicles turning in and out onto the highway after dark from fall to spring. I think it is very important to put 2 light poles there the same way as there are at RR 261 and Garden Valley Road. Without the street lights that intersection will be dangerous to drive through. Please consider this . It is possible that this is already in the plans, but I did not see anything about it in the Notification letter. Thank you

February 1, 2024

Q: Spring melting usually creates a shallow lake in spring where phase 1 is proposed. Do you have a plan to drain off this water?

Good evening Dennis, thank you for sending in your question. You are correct that there usually is a significant amount of water in the spring where we are proposing our new sanctuary. We had a Geo Technical report done and they have indicated that we can build in that area and gave recommendations for the foundation work needed. We have significant civil work to do on the site and would deal with the water at that time. The water could be pumped out and used in the retention pond that provides water for the fire trucks in the event of a fire. Also, it may be that we have a dry spring, and there isn't that much to deal with. Either way, it will be rectified if the project moves forward. I hope that answers your question. Please feel free to contact me if you have any more questions. Thanks!

Response to above: Thanks for the explanation Rob & Jennifer,

Also, we are very happy that the church is expanding!

We pray all the neighbors around are also in agreement and that it progresses smoothly.

God's blessings,

February 6, 2024

Q: Please advise the specific purpose of the sanctuary. Who and/or what will it serve?

Grace Life Church has an existing sanctuary that holds about 400 people. This is where we meet on Sunday to pray, sing songs of praise, hear preaching from the bible, and fellowship as a local body of believers. Over the last few years, we have experienced immense growth that has forced us to go to two services on Sunday to accommodate the new people that are coming. Since we are now starting to outgrow the current sanctuary, even with two services, we would like to build a larger sanctuary. This way we can accommodate all of our people into one sanctuary and one service. It would also help us future-proof a little if we continue to grow as we could also add two services in the building.

As for who will it serve, this would be anyone who knows Jesus as their personal Lord and Savior. These would be people who have come to know their sin, are convicted by it, and are seeking to reconcile themselves to God through Jesus' death on the cross as payment for that sin. It is also open to anyone who doesn't know God in the hopes that they will come to faith by hearing the word of God. So in short, anyone is welcome to come.

I hope this answers your questions and please feel free to reach out at any time if you have more. If you can, please attend the Monday night public engagement event at the church as we have a full presentation on this project.

Thanks for your time in responding.

February 12, 2024

Comment: To the members of the permit office of Parkland County; Grace Life Church, its leadership and members; and to the government of Parkland County;

We write this letter to you as property owners at Birch Hill Park Subdivision, taxpayers to Parkland County, and as citizens of Treaty 6 Territory, the original stewards of the area currently called Alberta, to express our dissent regarding the application of Grace Life Church to expand their operations and to request that any plans to move forward with expansions, either by Grace Life Church or any entity affiliated with them, now and in the future, be denied and permanently prohibited from moving forward.

This request and concern is based on several factors, including the following: the burden a non taxing paying entity will place on tax paying citizens and civic infrastructure; the potential negative consequence this development will have on the property values of the surrounding communities; and the disgraceful behaviour exhibited by Grace Life Church and its members during the COVID-19 Pandemic, which have undermined the rule of law and resulted in a lack of accountability to its neighbours and governing entities. The behaviours of the church have resulted in personal embarrassment in being associated with them, and more importantly, caused a feeling of unease and a loss of security in the place most sacred to us: our home. In other circumstances, we are people who are open to conversation, but we don't even feel safe to set foot inside a building on our front doorstep. Therefore, it is for the following reasons we oppose any further presence in our community.

First, the infrastructure of our neighbourhood is not equipped to sustain the traffic an expanded facility will bring. The current road on Range Road 262 is a two lane road with steep ditches on both sides. The road is in poor repair and very icy during winter. There is no space for additional lanes that will be required to facilitate safe access for residents that will be required with the traffic a school will bring. As it is, traffic is busy all fall with the presence of the Edmonton Corn Maze and not only can this be inconvenient, it is also a safety issue. Both the corn maze and Grace Life Church are located at the intersection of Highway 627, which is a major passageway between Parkland County and Edmonton. The speed limit is 100km per hour along this section and turning onto and off the highway is a challenge at all hours of the day. Expanded facilities will only increase the load on an already dangerous intersection. More traffic on this intersection will require additional maintenance during the winter months, which is already below an acceptable level.

In addition to excess demand on road infrastructure, the lot the church occupies simply does not have enough space to accommodate a larger facility. The current building is located in close proximity to a trailer storage facility and does not have adequate square footage for the additional parking that would be necessary to accommodate more cars. As it is, on multiple days of the week, the church is filled with cars that park all over the lawn and often onto the road.

These two factors, together, raise a larger issue which is that Grace Life Church has failed to enhance our neighbourhood in any way. Not only is their building an industrial eyesore, the manner in which they light the parking lot at all hours of the night affect our ability to see the night sky and enjoy the peace of the country, one of the main reasons we live on an acreage and not in the city. In addition to this having an aesthetic impact, it is also a huge waste of energy to heat and light a large building that is only in use a few times a week.

It is documented that these types of developments have an impact on the property values of surrounding communities. As it is, our area pays some of the highest tax rates in Parkland County, yet we do not enjoy any of the benefits of our annual contribution. Not only is there no fire station within 10km of our location, resulting in higher insurance rates, we do not have high speed internet, schools, or other services of Parkland County within a reasonable distance. Even the recreation facility in Spruce Grove that we pay for is not reasonable to use given that it's easier to travel to Edmonton than to Spruce Grove.

Assuming that the expanded facilities of Grace Life Church will remain private, it will serve no benefit to the members of our community. Further, as a non tax paying entity, Grace Life Church will do nothing to enhance the quality of life for residents of East Parkland County, yet it will require maintenance and infrastructure that we will have to pay for. It is more likely that their presence will be a drain on the county and its citizens, thus impacting the desirability, and thereby, property values, of the area. Given the rapid development of Edmonton at the border of Parkland County, just 5 minutes down the road, it would benefit the county to restrict development to properties and services that enhance the value of the area and the quality of life for its residents. This, in the long run, will result in the area being more desirable, with higher property values, and consequently, more tax revenue for the county.

By far, the most critical basis for denying Grace Life Church permission to expand is their reprehensible behaviour during the COVID-19 Global Pandemic. While the world went into quarantine and enhanced safety measures out of respect for life and humanity, the leadership of Grace Life Church, its members, and supporters continuously broke the law by hosting church gatherings and other meetings despite repeated requests by the county and province to comply with regulations that literally billions of other people did so willingly. For some reason they found themselves above the law.

The resulting protests brought a myriad of unsavoury and morally corrupt people to our front door. Literal Nazis were on our street. We had to show our IDs to get into our own neighborhood. Police were stationed at every intersection. Not only was this a huge inconvenience, it was unsafe. So not only did we have to fear for our health as a result of an unprecedented Global Pandemic, in the few times we left our house to venture into a chaotic world, we had to wonder whether or not we'd be able to return safely to our home.

It was not just demonstrations that unfolded either. There was literal violence from church members and their supporters directed toward members of Enoch Cree Nation, including their former Chief, Billy Morin, which is documented on video clips that went viral on Facebook and other social media platforms.

All of these factors lead us to firmly oppose any larger footprint in our neighbourhood. Not only has Grace Life Church violated the law for a sustained period of time, there has been no accountability or follow up from the church for their gross behaviour. While their name incites grace, which is defined as "courteous good will," their behaviour has been anything but graceful. To allow them to build a school would be a step toward perpetuating this sort of arrogant misbehaviour in future generations, exactly what the world does NOT need more of.

Of highest concern is the fact that Grace Life Church has not only violated the laws of Alberta and Canada, they have violated the laws of Turtle Island and Treaty 6, which stipulates that settlers to these lands are required to live here in "Peace and Friendship" for "as long as the sun shines, the grass grows, the waters flow, and as long as there are Native People." Given that we are Indigenous Peoples in our own Lands, and even more so, literally in our own home, the request by Grace Life Church to expand their services is outrageous. In no way have they been graceful. In no way have they been neighbourly. In many ways, they have violated the law. In the current era of Truth and Reconciliation, while Treaty 6 is still in full force and effect and has been since 1876, blatant aggression toward Indigenous Peoples is unacceptable. Actions that are not friendly or peaceful, especially from institutions, are unacceptable.

Approval of any kind for Grace Life Church to expand their facilities and services will be a signal from Parkland County they do not care about the safety of their residents, respect the value of the property on which their tax base is generated, and that they condone the violation of laws from the local to international level. Furthermore, it will be a signal that Parkland County supports the institutionalization of bigotry.

Had we been given adequate notification to voice our dissent in person, we would have done so in person, but unfortunately we are out of the country for several weeks. Please accept this letter as our formal notification of the following declaration and request:

We vehemently oppose any further development of Grace Life Church and implore officials at all levels of the government to permanently deny applications by Grace Life Church, its affiliates, and any future entity it may create, from developing in our neighbourhood.

Sincerest Regards,

February 23, 2024

Comment: I am sending you this email as a concerned citizen affected by the Grace Life Church Expansion.

I attended the Open house at Grace Life and listened to quite a bit of self serving verbage as well as to a pastor that sounded like he was above the law because of his conviction to religion. Or?

As is the Church affects my access to Highway 627 on numerous occasions. People drive in and out of there with no consideration for people with the right away using Range Road 262. This existing traffic has caused near misses in numerous situations that I have personally witnessed. Their use of the 262 Roadway has also deteriorated the roadway to a corduroy mess at the junction of Highway 627.

Now the Church is proposing a second entry point off of Range Road 262. This will only accelerate the aforementioned problems.

I have also had occasion to be badgered by members of their congregation.

At the Open house the congregation made it sound like they wanted to turn over a new leaf and start trying to interact with their neighbours. Since the inception of the Church this has never been the case. Sounded like more lip service.

I was notified of this planned expansion with a mailer that the County sent to me on behalf of Grace Life Church sent to me as an affected citizen.

***Please note, ** emailed Parkland County on February 23, 2024. The email was almost identical except for the highlighted area below.**

Good Day Sally

When I attended the meeting I met the mayor of Parkland , a Mr. Allen Gamble that stated that I should send any concerns to him. I did that and he replied that I should send my thoughts to you as he had little or no interest in the proceedings because of the preliminary nature.

If you desire I can forward my correspondence with the county regarding this.

February 25, 2024

Comment: Dear Jen,

In response to the public engagement feedback meeting February 12th, 2024, I have outlined my many concerns with all aspects of this project.

Road Impacts

With the proposed expansion, a traffic study has been completed on the impact to traffic flows, but the impacts to the road infrastructure appears to be ignored. With an expansion of this size the number of trips by large vehicles to support the facility construction as well as ongoing support vehicles such as septic pump trucks will increase the load on the road resulting in increased infrastructure spend by the county to support the maintenance of the range road. To date since opening the range road between highway 627 and the GraceLife entrance has seen increased traffic, and the condition of the road has deteriorated. As this is a public county road the maintenance falls to the county to maintain this road at the cost to the county.

Further to this as part of the feedback session on the 12th they informed us that they plan to ask for rezoning of the area to support a christian school. This changes the traffic patterns from the current ones they shared with the community in the initial notice. Additionally, during the same feedback session they mentioned initially planned growth of double their attendance, but they also mentioned they expect that number to double further following the construction meaning there could be an increase to nearly 1000 vehicles. This calls into question that the road assessment is not accurate and that the desires of the church have not been either fully disclosed or fully accounted for in any assessment.

Well Water

The assessment that was preformed only took into account a wetlands assessment. While I do not support the relocation of precious wetlands in Alberta the issue of well water access is of greater concern. It has been explained that the planned expansion will be serviced by well water which is of greater concern to the local neighbors. Today our home is serviced by a well we are a two person household and it has served us well. The challenge is we have seen multiple years of drought and with the years recent low snow accumulation it is foreseeable that the water table will lower in addition we have had many years of very hard iron water which if the table lowers it is conceivable that the mineral content in the water we have will change further requiring additional filtration. The expansion proposed will increase the load on the underground water system and will directly impact the neighbors. Lower water pressure, increased cost to maintain water quality in our homes is not something the church has accounted for and will end up hitting our own bank accounts in the future.

Taxes

Probably the biggest issue with this expansion is that during the feedback session on the 12th it was disclosed that only a small portion of there members are residents of Parkland County. This is troubling that the majority of there members are from the City of Edmonton and other jurisdictions. As a place of worship, they are exempt from taxes as they are perceived to deliver a service to the community. Unlike the City of Edmonton there are not a lot of public services directly in the county due to the rural nature and is not abnormal, therefore there are limited services that they can offer. Since they relocated out of Edmonton the Church has not once meet any of the neighbors, knocked on my door and introduced themselves to the community. They have instead caused an event that increased traffic, police presence, and effectively lived free from supporting the county. In the sense of a public service they provide zero and benefit. It is easily conceived that GraceLife Church moved to the edge of the City of Edmonton to the county to benefit from open space that likely was donated or sold at below cost, while benefiting the City of Edmonton and not Parkland County. In the corporate world this could be viewed as a tax heaven. While they may not be for profit they are clearly operating more inline with a corporation then as a public service. If this expansion is approved, we will see roads that need increased maintaining, increased traffic bringing increased risk of accidents involving more police services hours associated with its practices. All these services are at the cost of the neighbors that have been already abused once by their activities.

I have a number of issues with the proposed building that include the oversized height that was admitted during the session that the height is not required. The addition of a second entrance driveway they argue eases traffic but in fact will do zero to address the traffic as two entrances on to a two lane road does not change the capacity of the range road. They are planning an excessive amount of construction to be serviced by a water reservoir to be used for firefighting efforts if needed but no internal sprinkler system. The argument that was presented was that because they are separate buildings that are under a specified size there is no requirement for sprinkler systems, but the buildings are connected by enclosed structures meaning that they need to be viewed as a single building as they will have connected walls, power, gas that are enclosed. If there was an emergency not only, would they put those in harm that are within the faculty but those that live nearby could be exposed due to the rural nature of the community fire could travel across the dry crops and nearby trees and damage large areas of the community.

Since the opening of GraceLife Church many of their members do not abide by basic traffic laws. We have personally shared our concerns with GraceLife Church that many of their members fail to yield to traffic on range road 262 and have on numerous occasions have turned in front of on-coming traffic. We have expressed a simple solution to have a stop sign installed to advise their members to stop. They have ignored this concern. Thankfully to date an incident has not occurred but with their assumed growth from 355 vehicles to 480 vehicles the risk will increase. Now this has been recently addressed, but this recent action only shows that unless something benefits them directly, they have no respect for the asks of the local community.

April 11, 2021 at 11:06am I sent an email to the office@gracelife.ca that along with expressing great disappointment with the lack of respect from the gathering due to the AHS action, I also expressed the concern regarding the need for educating their members and install a stop sign. This outreach was completely ignored with no response.

To close, me and my wife choose parkland county for the open space and quiet community, with the planned development this will change the fabric of the community open increase the amount of people on our local roads, all at a cost only to ourselves once the construction is completed as the lack of community engagement previously, and there exempt status from taxes, means that we will continue to pay for something we have zero support in. I hope the county reviews all the community's comments and denies this development.

Thank you.

***Note – ** also emailed Parkland County the above email on February 25, 2024 but also included this information highlighted below:**

Dear Councillor Sally Kucher Johnson and Mayor Allan Gamble,

As you are aware GraceLife Church of Edmonton located south of highway 627 on range road 262 is in the process of proposing an expansion to their existing facility. I want to first thank you for being in attendance to hear firsthand the many concerns that were brought up during their feedback meeting February 12, 2024. In an effort to ensure that community feedback is shared and considered during any development approval, we hope that our concerns are heard and shared to ultimately deny any such expansion. Below we will outline the concerns that need to be strongly considered.

Since GraceLife Church first relocated to its current location they have proven to be disrespectful member of the community.

February 25, 2024

Comment: To Whom It May Concern,

As per the Public Engagement Documentation sent by GraceLife Church, I am submitting my feedback regarding this project. Please note I did attend the Public Engagement Night and still have concerns that were not addressed at that meeting.

1. Nowhere in the initial documentation did GraceLife Church notify neighbours that they were also submitting permits for a private Christian school, therefore:
 - o The Traffic Impact Assessment needs to be redone to consider the increased traffic during school hours on Monday – Friday instead of the proposed Church hours.
 - o Project documentation should be updated to include the proposed school.
 - o Questions were asked on whether the school would be taxed but have not been answered.
 - o Is the land zoned for a school?
 - o Safety concern on not having a sprinkler system installed in the proposed school.
 - o The public should be renotified with the complete project details not partial details as were provided.
2. GraceLife Church never fully explained how they are going to alleviate the Traffic concerns, they mentioned that they are proposing two driveways but that alleviates traffic concerns on their property it does not alleviate the concerns of the increased traffic on Range Road 262 or HiWay 627.
3. GraceLife Church informed the community during the Public Engagement Night that the proposed expansion water will be supplied by a well but no Hydrogeological consultation has been provided. Concerns were raised about the water table and will need to be addressed.
4. Concerns about what will happen to current landowners' property value were not addressed.
5. Tax issues –As a resident of Parkland County our taxes help upkeep the roads and ditches etc. GraceLife Church provided information during the Public Engagement Night that only 24 members of its congregation are Parkland County residents. Therefore our taxes are paying to upkeep infrastructure that GraceLife Church does not pay to support but their congregation is using.
6. Community Engagement – because the vast majority of the congregation resides outside of Parkland County GraceLife Church has not provided a Community Engagement Plan on how it is going to become a valued member of the Parkland County Community.
7. Increased Power consumption – Will there be a need to strengthen the grid in the area to provide the additional power consumption to GraceLife Church and if so will that increase the area's distribution charges?
8. Grace Life Church provided no way to provide Public Engagement feedback to a natural third party as the proposed Feedback Contact is a member of GraceLife Church therefore concerns were raised about how feedback would be conveyed.

From a personal standpoint, I know that the emotional distress that was caused by the events during COVID-19 does not hold weight in a development permit and hearing but GraceLife Church has never apologized for the actions that they took that led to the disruption we as residents endured. GraceLife Church was arrogant when addressed in the Public Engagement Night when this topic was brought up and was not willing to alleviate Public concerns that GraceLife Church wanted to work with the community to overcome this issue. The first time that GraceLife Church acknowledged one of my concerns that I have emailed them multiple times over was finally addressed from the Public Engagement Night – I asked them to put a stop sign at the end of their driveway but I feel like this was only addressed due to the project because of the timing not due to my requests over the years to help make Range Road 262 safer.

Finally, I want to personally thank Mayor Allan Gamble and Councillor Sally Johnson for attending the Public Engagement Night to hear residents' concerns firsthand.

Phone

3 Phone calls were received.

January 31, 2024

Phone call requesting help to get the google form to open. Expressed no opposition to the project. Form was submitted

February 6, 2024

Anonymous Feedback - Phone call

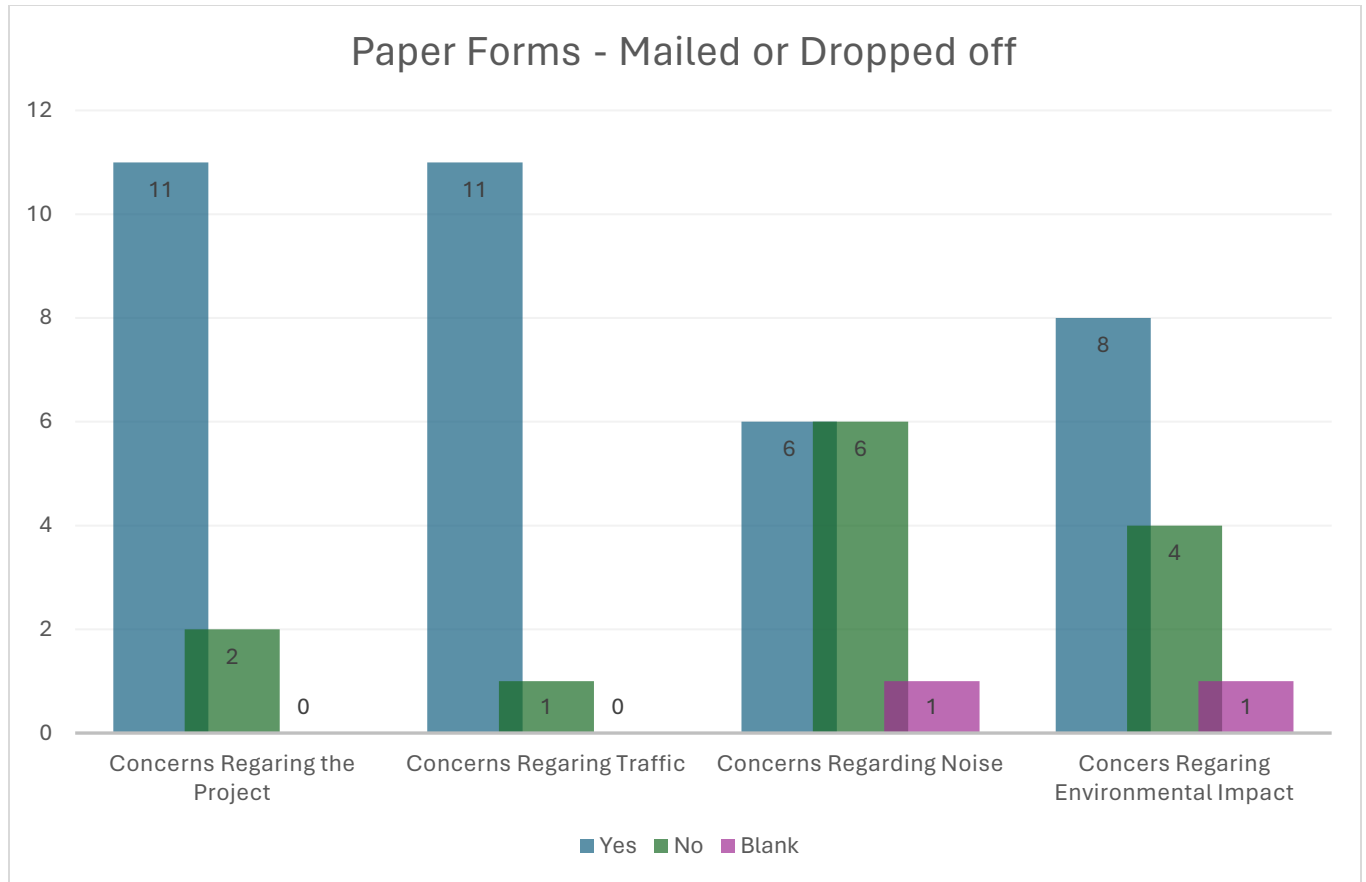
Called with concerns. Said the church put the community at risk and is terrified to come to the public engagement night. Said the church incited violence. She had to have a police escort to her home when the government fenced off the church. She said the pictures were outdated on the package. She said she wouldn't have shared that information had she known a member of the church that also works for Chomiak Builds was taking the information down. Wanted to confirm that this would not be shared. I confirmed if she wanted this conversation deleted from the responses sent to Parkland County or if she still wanted this sent in. She confirmed she wanted this sent in and requested a contact number for our Development officer so she could call with her concerns herself. She did not give any other information about why she was concerned about the church build.

February 11, 2024

I was asked if we could postpone the event due to some people not receiving the notice. I explained that we couldn't because the date and agenda were already approved by Parkland County and it took a while to go through the process for this current date. Also, there would be no way of contacting the people who received the notice in time to let them know it wasn't taking place. We would still have some people showing up who made plans to be there for that time and date and it wouldn't be fair to them to change the date and time with little to no notice.

Paper Forms - Mail or Drop off Results & Comments

12 forms were mailed or dropped off.



- During corn maze hours traffic is already a problem and the roads (willowdale and woodbend) are not in good condition now
- Concerned about the impact on ground water – most residents depend on wells
- Concerned about environmental impact of sewage
- Concerned about the church's refusal to follow health rules/laws during covid outbreak – does this mean refusal to obey any rules/laws you don't like

Already in the last 3 year's significant new homes and apartments have been built, (in surrounding area) causing increased traffic in our area. This will only increase the impact more.

It is hard to say with certainty, however, it is my opinion the Ashphalt (road) has sustained (sustaining) significant wear & tear. Noticable by the wash-board effect near your entrance. I would like between Grace Life & Corn Maze to remedy this road deterioration. This may be caused by both organizations? Not sure, but that is my concern.

It's not a fair comment to say that traffic will increase on average 80 cars/day, considering the majority will be sunday. I also don't see any acknowledgement of the busy Sundays in teh fall for the conr maze. How are you going to accomodate that?

Also Concerned about the safety of our community. There have been previous unsafe activities/protests wth the church. Whats saying something could trigger these unfortunate events again.

Deweloper for the church make better road to 262 more lanes and make from parking lot stop sign from parking to rd on rr262 speed is 80km and from parking no stop sign cars from church going full speeds to rd there is to many cars and nobody solving down if somebody going have accident the church and county responsiblities for development permit thig before you approved we dont need more traffic

1. Impact on Water Supply in Aquifer if wells are used.
2. Traffic Volume
3. Intersection issues Willowdale & Garden Valley Rd.

Separate Attachment of concerns:

1. Water Supply for facility:
 - a) What is proposed for potable water supply?
 - b) What is proposed for grey water supply ie: Toilets, sinks, etc.
 - c) Is there an existing well on site?
 - i) Are there any plans to use this well to supply the new facility if there is an existing well on site?
2. Sewage disposal
 - a) What is the proposal for dealing with this?
3. Traffic Issues:
 - a) Concern over the amount of traffic at Garden Vally Road and Willowdale intersection.
 - b) Why was an old google map photo used for this report? The photo does not show the entrance road to the corn maze. We as residents who use this intersection know that during the summer and especially weekends this intersection is very busy. Attempting a left hand turn from Willowdale to proceed west on GVR is very difficult. This should be carefully considered. Traffic almost certainly will want to avoid this intersection and will proceed south on Willowdale to avoid it, thereby increasing traffic volume for the subdivisions south on Willowdale between GVR and Woodbend Road.
 - c) The number of additional vehicle movements have in my opinion been underestimated. Projected attendance shows an amount almost doubling existing number yet only projects an additional increase of 125 vehicles. I suggest that number may be considerable higher
 - d) The traffic study benchmarked "Week Day Peak Hrs." as not being problematic. The issues is the traffic into the corn maze which currently congests the intersection on a number of occasions during the summer and weekends. There has recently been a collision at this intersection. The increase in traffic volume will compound this.

Dated: February 12, 2024

**Note – these concerns were submitted three times by three residents residing in the same household. There are captured in the scanned PDF attachment.*

Parkland County Submissions

16 emails were sent to Parkland County. 5 of those emails were previously submitted to Chomiak Builds and were documented above.

February 9 & 15, 2024

**** – sent the same email twice noted dates above. He sent a third email captured after this email.**

Good Friday to you and I hope this email finds you all well.

I recently received a letter at my residence of 22-Sunset View Acres in regards to the GraceLife Church Expansion.

I am not sure if others have reached out to you but my community as well as Birch Hill Park are troubled by this.

1. Very little notification given by GLC and Chomiak Builds to allow us to have an effective rebuttal
2. The existing plans to add 50,000 sqft or more is more than Highway 627 or Range Road 262 can handle
3. The above intersection sees many near misses as people slow to exit to church/corn maze and more police/ambulance resources needs to budgeted for
4. The intersection leading up to hwy 627 on RR262 is in is in deuterating condition and will need major repairs
5. GLC has additional plans for a K-12 school in the future (incremental approach)
6. GLC has many more hidden plans for the site according to previous works done at other locations
7. Henry's house (Willowdale RV) is far too close for the 25,000 sqft Phase 2 to be situation next
8. GLC has proven to Sunset and Birch Hill residents that they cannot be good neighbours (police checks to get to our homes)
9. Property values next to similar projects have fallen 20% or more
10. GLC has land within Edmonton and other areas that they are considering for this expansion
11. Public engagement at the GLC to air our grievance to those aggrieving does not meet the Core Values of Public Participation in my humble opinion
12. Many, many more points from our side that I am sure you will hear about soon

You may be hearing about this soon from CBC/Global/CTV and others as it is now going viral.

Not in my backyard as the saying goes, this project needs to find a location that is worthy of its grandeur.

As our elected officials we expect nothing less than the abandonment of this ill-conceived project.

Thank you for your time and understanding.

Sincerely,

February 13, 2024

Grace Life Church Expansion

I would like to thank GraceLife for the Tea and Coffee and the forum for all of us to air our many grievances and listen to your value proposition . Thank you to Parkland County officials and Enoch officials who came out to hear what the community had to say. This is an emotional topic and you must forgive those whose words were heated but the entire community from Enoch Nation to the river and from the Edmonton boundary to HWY 60 feel the same way. As per my discussions with Pastor Robbie here is a summation of many, but not all, of our communities' concerns and you addressed some last night.

1. Tranquility

Whether one moved out here recently or 50 years ago, many came to this little corner of Parkland County for that very thing. We watched our kids grow up free range in our back yards, had late night fires looking up at the stars while connecting with family, friends and neighbours. We have our own little parcels of paradise, but we see it incrementally being eroded by slow growth and much higher traffic volumes. This Church Expansion is yet another brick thrown into that window of tranquility.

2. Growth

We are not opposed to all forms of growth as we have witnessed the growth of the Corn Maze and Willowdale RV Storage over the years. Those two organizations have customers that come and go during the SAFER summer months over the entire day, not all at once. The expansion in question is adding 50,000 square feet or more which is akin to adding a large warehouse on that corner. That is simply too much growth for this rural area.

3. Infrastructure

Hwy 627 is much busier than at any other time and the province has mused at expanding it to 4 lanes someday. Range Road 262 also continues to be busier each year and recent patches done by Parkland County have already been undone. This project will put increasing pressure on that intersection, throughout the day, seven days a week all year long. In the winter months that intersection will become more of a mess and we will see more accidents. If the county and/or the province address that intersection it will be with a mechanism that adds more delay and increased frustration to our busy lives.

4. Property Valuation

We have seen a slow and steady increase in our property values over the years. There is a real fear that this project, if allowed to proceed, will lead to reduced valuation for all of us. We have realtors amongst us that can better address this based on past experiences of similar projects across North America.

5. Taxation

Parkland County, unlike its sister Counties of Sturgeon and Strathcona, is not a rich county. New projects must meet strict criteria and at the end of the day offer a Return on Investment to the county. Our mayor's last name is Gamble but he cannot risk OUR limited funds and every tax dollar the county spends requires careful deliberation. With every dollar increase in revenues at The Edmonton Corn Maze and Willowdale RV Storage there is a proportional increase in tax dollars paid to Parkland County and the province of Alberta. Those dollars can then be used to pave and clear our roads, amongst other things. Your proposed expansion is not offering any service to OUR community but a dis-service. Your proposed expansion is not offering any increases in the overall tax base of the county but in fact syphoning off much needed funds to repair an already crumbling road base.

6. Covid 19

Spring 2021 is fresh on the minds of many here. "Stay in your homes or you may not get back in" was what the Police were telling residents. When we gingerly ventured out, we had to deal with much longer drives going through various check points, much like a war zone. Your supporters also accosted Enoch Chief Morin and made a mess on and off the reserve. We live in the greatest country in the world that allows us the freedoms to have varying levels of religiosity, or none. Your interpretation of your beliefs forced a closure of your church which then led to the mob rule of OUR community. We can argue Causation until the day of Judgment, if you believe in that sort of thing, but the fact of the matter is you blew that trumpet and you lit that match that led to the police barricades.

7. Bad Neighbours – Love thy neighbour

When you first opened your doors many of us had our apprehensions but we said to ourselves it may be a good thing to have more lights on that corner to dissuade repeated vandalism at the Corn Maze and elsewhere. Your Covid Created Chaos immediately changed ANY positive views we had to negative ones and we are reminded of this every day we drive by "that church". At the VERY least you could have reached out to the community you harmed and say that most Canadian of phrases ... "I'm Sorry"! You obviously believe that the You obviously believe that the Alberta Government, Alberta Health Services and the Police wronged us and not YOU. You answer to a higher power and calling after all that led you to make those decisions. Did you even reach out to Chief Thomas of the Enoch Nation as a courtesy? Now it is your neighbour's turn to make OUR voices, decisions and votes heard.

8. Trust

This is not about “nimbyism” but about trust, as I see it. WE as a community do not trust your words and WE do not trust your assessments. Your past actions and deeds have spoken volumes to us. In 2021 a spotlight was on GraceLife and we all began combing through your speeches and doctrines. Your namesake churches have built massive Churches, Seminaries, Schools, Colleges, Universities, Apartments and more. Do we trust that your vision or calling will stop at 1,500 members or 50,000 square feet, I do not think so. In closing I am surprised that GraceLife is listening to the bylaws and laws of Parkland County and the Province in offering us a Public Consultation as you have shunned other laws of man in the past. As I said at the start this is emotional for all of your neighbours and all those who use RR262 and beyond. This is the first baby step of a long process but if this project ends up moving forward it will most definitely impact the outcome of the next few municipal elections!

Thank you again for the tea and coffee.

Sincerely,

February 9, 2024

Anonymous

Hi County of Parkland,

My name is and I reside in . Recently, my husband and I received a letter from Graceland Church regarding their proposed expansion. I am not in favour of their expansion, and frankly after the covid issues, not even comfortable with their existing church in my neighbourhood.

I have owned my property for over thirty years and moved here for peace and quiet. This expansion will affect my quality of life, as I walk/ride my bicycle along Willowdale Road, and therefore, do not want the extra traffic that will come with this expansion.

I also do not trust the people who run/belong to this organization since covid. Their leader was arrested/charged for not obeying covid rules. They continued to refuse to follow the laws set out by the province and staged a rally on a Sunday where hundreds of people showed up. These people disrespected everyone around them by parking on private property, blocking the road and even pushing against fencing manned by police. I could not access my property on that day and was forced to drive around . In the days/weeks that followed, police were staged at various points, then security at their property for at least a month after. Do you really think they will follow future rules laid down by the county?

I was appalled that they attained my information and sent me this letter . I would not step foot in their facility, nor trust that any information I send them would even get to the county office.

Please confirm that you received my concerns, and that it will be considered.

Thank-you ,

PS-please do not share my name with those people

February 10, 2024

Hello, we are totally against this new proposal with Grace Life. We are not at all in favor of the extra traffic, people, noise disruption all of this would bring to our quiet neighborhood we have so come too enjoy while living in Woodbend Crescent for the past 20 yrs!

We had too put up with our Willowdale Road being closed off during Covid, also trying to bypass members of that congregation parking everywhere that could put their vehicle; all we were trying to do was come home that way!

Thankyou, A 20 yr. Resident of Parkland County

February 11, 2024

Good evening,

I am a resident of and recently, I received a letter about the proposed expansion of GraceLife Church (GLC) by Chomiak Builds. This news has not only troubled me and my family but also my fellow community members in Birch Hill Park and Sunset View Acres.

The notification given by GLC and Chomiak Builds was minimal, leaving us with little time to construct an effective rebuttal. The existing plans propose an addition of 50,000 sqft or more to the church's current structure - a size that our local infrastructure simply cannot handle. Highway 627 and Range Road 262 are already strained as it is.

Furthermore, the intersection near these roads sees numerous near misses due to slowing vehicles. An increase in traffic from this expansion would only exacerbate this issue, potentially leading to accidents and endangering lives.

This is not just about preserving our neighbourhood's tranquility; it's about ensuring safety on our roads and maintaining the quality of life we currently enjoy.

We urge Parkland County authorities to reconsider approving such a massive expansion without proper consultation with residents who will be directly affected by this development.

Let's ensure that any development respects both our community's character and its capacity for growth.

Very concerned residents,

February 9, 2024

Good evening (or happy Monday morning if you see this email then), I am a resident of Parkland County living at a place I have called home for over 15 years. I have major concerns over the Grace Life Church Expansion.

Grace life Church, their members and management have proven in the past they are dangerous neighbours. They have put public safety at risk by ignoring safety measures implemented by the province throughout the Covid-19 pandemic. Not to mention, the not so peaceful protests when drastic measures needed to be taken to stop them from repetely breaking the law. This concerns me moving forward as we wonder what the next event will be that make's the church and its members act erratically.

Receiving a letter in the mail proposing their expansion made me quite upset. Adding 50,000 square feet and additional parking spaces for more members of this organization is something I do not want in my backyard and our community. How am I supposed to believe they will even follow the rules of this expansion? They have proven time and time again that they do not believe rules apply to them.

Range Road 262 and Highway 627 is already a dangerous intersection and the expansion of this church will increase this traffic flow causing greater danger. Having a high volume business and an already high capacity church on range road 262 has already led me witnessing many close calls. This is just an additional risk caused by allowing this expansion.

The process sent out by Grace Life Church to provide feedback was inadequate. Sending my concerns to them and trusting them to bring them forward to the county is unacceptable. Again, this organization has proven time and time again that you can not trust them to do the right thing.

I have spoken with other members of this community who feel the same way. As a proud member of this community I constantly deal with the "oh, by the scary church" when explaining where I live. Grace Life Church has been an embarrassment to our community and I can not stand by and watch them propose an expansion.

Thank you for your time,

February 11, 2024

Thank you so much for getting back to me. I am unfortunately working a night shift on Monday night which is why I sent my email and mailed my concerns to Grace life. Is there any other way to voice concerns in lieu of attending the meeting? Both my neighbors are very concerned but on vacation. I do appreciate Parkland County addressing these concerns. Moving forward however regardless of what is said it has become impossible to trust or support Grace Life Church and this expansion.

Thanks,

February 11, 2024

Good day everyone.

I am writing in regards to the proposed expansion of the Grace Life Church of EDMONTON. I capitalized Edmonton because this congregation is from Edmonton.

They pay taxes on their properties in Edmonton.

They shop for groceries, gas and clothes in Edmonton.

They work in Edmonton.

Their kids go to school in Edmonton.

They VOTE in Edmonton.

So my first question is why do they want to build a larger Church , a Sanctuary and a k to grade 12 school in our backyard.

I am not sure if they have mentioned the last item but if you follow along with their home base church you will see that they have hundreds of churches in their alumni and most of these churches are following the same pattern.

Build a first church then expand.

<https://www.gracechurch.org/about/history>

In 2021 they had barely 300 members now 3 years later they are talking about 1500 plus members.

How many will they have in 3 years from now and 6 years from now?

Getting back to why they want to build in our backyard.

The land was gifted or sold to them by a member of the church.

My understand (from members of this church) is that their own members do not want the expansion to be on this site.

They would prefer that the church buys a building that is already built in Edmonton.

Just a bit about myself and our community.

We all own acreages that we all have to maintain as we do not have things that people living in the city take for granted.

As an example water .

We have wells and these wells take maintenance and if you don't have a well (like myself) you have to hall your own water.

We have wells and these wells take maintenance and if you don't have a well (like myself) you have to hall your own water.

Same thing goes with your garbage.

Then there is landscaping, snow removal and everyday maintenance.

Living on an acreage is hard work. I average 14 hours per week in the summer and 8 hours per week in the winter as do my neighbours.

Not to mention it is a longer daily commute.

We do this because we love this life and we love the trees and the quietness and the wildlife that come around and pay us visits.

When someone gets married we are invited, birthday parties we are invited unfortunately when someone passes we are invited.

We are a tight community and we all consider ourselves good neighbours.

And law abiding also.

We all moved here not for the added commute and the added work but for the peacefulness and tranquillity that all this hard work brings.

Now you want to ruin all our lives by possibly allowing a church to build expansion the size of a small shopping center.

I don't think we would be having this discussion if they had asked to open a shopping center .

I mention good neighbours and law abiding for a very specific reason COVID. I don't have to go into detail but if anyone needs to be reminded here is a link to an article from the Edmonton Journal

<https://edmontonjournal.com/news/local-news/gracelife-tick-tock>

Please read this article as it covers everything that happened on April 11th.

In this article they brag about defying the laws regardless of whether or not this was a Charter of Rights breach. At the time the Country was in lockdown.

As they make mention in this interview and they even have links to April 11th 2021 when there was a out of control protest.

While this was happening they were in a secret location mocking the laws of Canada.

All the while we were locked on our acreages.

As on the evening of April 9 2021 the RCMP came and warned us that if left our homes to venture out for any reason that we should bring our pets and any medications we might need as there is a chance we would not be allowed back in to our subdivision because they may have to barricade the roads.

Really this is what we get for having a outlaw church in our community.

I saw outlaw because not abiding by the law makes you an "outlaw"

Then when there backers showed up to protest they were too busy to greet them as they were at a secret location.

I still to this day believe that they could have calmed everyone down had they been here.

My worry is if you couldn't control 300 members in 2021 how are you going to control 1500 plus members if we ever have another crisis and the government tells us to lock down.

So now that we have established that they are outlaws and terrible neighbors my question to each and everyone of you is this " would you want this church in your community" I didn't think so.

Now what about the added traffic.

Did they mention in their assessment that the RV storage has 480 units and the corn maze has 800 to 1000 vehicles per day coming and going. Or are they only counting the vehicles going to the church.

What they don't consider is the at least 2 outings per day the residents make on a Sunday for groceries, church getting water etc.

Between the RV storage, the church , the residents of this community and the corn maze this small road cannot handle the traffic.

This expansion will be a MAJOR inconvenience to the local residents and will be a danger to the local kids who play in this area.

Not to mention that the property values will drop majorly as this are will not be on anyone's list of places they want to reside just because of the eyesore that monstrosity of a church will be to pass every day.

So I would assume we will get a tax break on our annual assessments.

I hope you all take into consideration what us law-abiding, tax paying outstanding citizens of this community have to say vs the non tax paying (churches are exempt from paying any taxes) outlaw congregation want.

Thank you for your time. I look forward to seeing you all at the meeting this Monday evening at 6:30 pm as we will have a lot to say to the developers

February 16, 2024

I was one of the attendees at the Feb, 12th Public consultation meeting regarding the proposed Grace Life Expansion project and have a number of concerns:

1. Initial notification:

a. I received notification of this meeting by way of a mailing to my PO box, as did everyone else who was identified as “affected” by this project within the stipulated radius of the proposed project.

b. I was distressed that the handout distributed prior to the actual meeting was substantially different than the mailing, prompting the following:

i. Floor layouts were not provided in the initial mailing, which would have identified the number of washroom facilities associated with the “Education Centre” alone (13 toilets, 9 sinks) in addition to those facilities located in the sanctuary building as well as the church, all of which are proposed to be supplied by WELL WATER SUPPLY. This directly impacts the many residents that are in the NOTIFICATION ZONE identified in the mailing we received. Frankly I would suggest that had more residents been aware of this that the turnout at the meeting would have been substantially higher. Most people that I have talked to did not even consider the impact on the ground water supply based on the information contained in the initial mailing.

ii. Corn maze access road:

1. Initial mailing did not show the corn maze access road, giving the impression that there would be minimal impact at this intersection. Every resident in this area knows how busy this intersection is during the weekend. To the congestion already created by the corn maze we will be doubling the traffic on Sundays when the church is conducting a service. The handout at the meeting did show the corn maze access road and I wonder why this was not provided in the initial mailing?

I would suggest that had this information been provided in the initial mailout that the turnout would have been significantly higher than it actually was.

2. Ground water capacity:

a. May I suggest that this issue be carefully considered prior to issuing the development permit. I cost me \$22,000 dollars to replace my well a number of years ago and I DO NOT intend to resort to hauling water should my well water supply be impacted by this project.

3. Traffic Issues:

a. The increased traffic during the weekend will result in congestion of the 627 road intersection. This will create significantly more traffic using the Woodbend road exit.

Woodbend road and Willowdale road surfaces at the present time are marginally acceptable with minimal attention to pavement patches at the present time. Work that has been done has been remedial at best. The pavement resurfacing that was done at the Willowdale/627 intersection did not even last the summer. I have a concern that additional traffic will only serve to further degrade the road surface, and as the Church, (as far as I'm aware) contribute NOTHING to our tax revenue base, it falls on the residents to pay for repairs associated with road infrastructure. I find this distressing. We in this South East corner of the county already receive minimal support from the county in terms of infrastructure improvements.

b. I should also point out that a significant majority of the congregation is from Edmonton and not from Parkland county.

4. Enoch Consultation:

a. From my observation at the meeting there was minimal to no consultation with Enoch regarding this proposal. There are Enoch residents that are also impacted by this expansion project.

In summation I would like to draw your attention to the following issues of concern:

1. Lack of accurate information associated with the initial Public Consultation mailing.

ii. I would suggest that this be redone with the information package that was handed out at the Feb. 12th meeting that clearly indicates that the expanded facility intends to supply the new proposed buildings with ground water.

iii. A proper water resource study be done to determine what impact this will have on our ground water supply.

2. Traffic volume increase on weekends.

I do not believe that there was a proper assessment of the impact the traffic associated with the Corn Maze operation has on the 627/Willowdale intersection. This should be reviewed.

3. Consideration should be given towards proper road surfacing to accommodate the increased wear and tare the existing road surfaces for Woodbend and Willow dale will experience.

Thank you for your careful consideration.

I may be contacted at or at should you have any further questions.

February 21, 2024

To whom it may concern,

I live with my family in I am concerned about the proposed expansion of Gracelife Church as it is on the same Range Road as my residence.

My concerns are mostly related to the capacity of the existing roads etc to handle the increased volume of traffic. Through the time of sharing a community with the church I have found much of it to be not local and perhaps unfamiliar with rural roads etc. I want to maintain a safe environment for my 7 year old and chose to live in rural Parkland County to avoid large scale traffic and high volumes of people filtering into and out of the community.

I am also concerned that the cost of maintaining necessary services and infrastructure for the expansion would be bourn by residents, who have already seen significant increases in taxes. I would want to see a cost sheet outlining how related costs for the community will be handled.

The summer of 2021 I was very disturbed and even frightened by the volume, type and nature of the traffic that Gracelife church attracted to the area. My once safe and quiet subdivision experienced regular visits by out of province vehicles and the end of the dead end cul de sac had much more garbage and several lingering vehicles that would park for extended stays. It felt unsafe to walk with my daughter or dog in my own neighborhood.

I would be very disappointed if Parkland County allows the expansion at the coat of the comfort, safety and quality of life of long time residents such as myself.

Please keep me updated

February 23, 2024

To Whom It May Concern,

As taxpayers and residents of Parkland County we have several concerns regarding the proposed expansion of Grace Life Church located on Willowdale Road, Parkland County. Our uneasiness with the proposed expansion is regarding an increase in traffic, impact on the environment, cost of infrastructure and erosion of tax payer resources, and the lack of respect for laws demonstrated by the Church and its leaders.

1. Increase in traffic: The church community has drawn a lot of extra traffic to our area since it was established a few years ago. There was a noticeable increase in traffic in our subdivision (which is located along Willowdale Road) during the pandemic. This was particularly evident when the church community did not follow the public health laws which drew attention to its antics. During that time there were many people driving in our neighbourhood and some even parked at the end of our cul de sac for long periods of time. This created a sense of insecurity for residents. As I walk my dog each day this posed an issue of security and fear for me and my family. We have concerns that the proposed expansion would increase the volume of vehicles and number of people which would directly affect the quality of life in this part of

Parkland County.

2. Impact on Environment: Increased traffic and numbers of people will create pollution and affect the natural ecosystems (plant and wild life) in our area. Also an increase in number of non-residents visiting/attending the church will see an increase in use of resources and the output of waste which would affect the ecosystem. This would strain the public resources and infrastructure which would be required to address these issues.

3. Cost of Infrastructure and Erosion of Tax Payer Resources: We chose to live in Parkland County as this area provides us with a peaceful, safe and natural environment. We believed the area was not zoned for such a large building to house a church of several hundred people. We are concerned that the proposed expansion would impact the infrastructure needed by the county to address issues that will emerge from expansion. In addition to the environmental issues mentioned above, other issues would arise as a result of a very large building/facility, large congregation and additional traffic. This would potentially divert Parkland County resources, that is public money for road maintenance, snow removal, waste disposal, water usage, law enforcement, etc., and inevitably this would reduce resources and services available to the local taxpayers. As churches are exempt from paying property taxes, who would cover the cost of infrastructure needed to sustain this property??

4. Lack of Respect for Laws: We have concerns about this church community's lack of respect for laws based on its past behaviours with respect to public health laws during the COVID pandemic. It seems that this community picks and chooses what laws are convenient for them to follow (or not) which lead to chaos during the pandemic in nearby subdivisions. This greatly impacted the health, safety, security and peacefulness of our community. What laws will Grace Life church leaders and members choose to NOT follow in the future?? There is an issue of trust in the "word" and integrity of this church community.

We do not want to see an increase in the size of this Church community which would impact the lives of hundreds of families living in the area. An expansion of the existing facility would jeopardize the safety, security, health, environment and peacefulness of the nearby subdivisions, and would place an unfair burden on taxpayers for costs of infrastructure. Such a large facility with accompanying traffic, large congregation, and infrastructure needs should be situated on a property that is distant from densely populated areas. Thank you for the opportunity to voice our concerns. We appreciate your time and consideration. We wish to remain anonymous when our concerns are put forward to any other parties. If you have any questions regarding our concerns, you may reach us by email or

at

Kind Regards,

Closing the Loop

Chomiak Builds has taken proactive steps to engage with the community and address their concerns effectively. By incorporating feedback from the Public Engagement Night into the decision-making process and ensuring that residents are informed about the outcomes through a designated website link (provided in the notification package mailed to all residents) it demonstrates transparency and accountability. Chomiak Builds realizes the Development Permit Application process could result in information that needs to be passed on to the residents. All information required to be available for residents to review will be posted on the link provided to them.

The acknowledgement of the importance of the Public Engagement Night as a forum for addressing concerns and consulting with relevant experts shows a commitment to responsible development practices. Adjusting aspects of the building design and parking lot lighting based on community feedback reflects a willingness to listen and adapt to the needs and preferences of residents.

This approach appears to prioritize community engagement and responsiveness, which can contribute to building trust and fostering positive relationships with residents throughout the development process.

Exhibit N: Phase I Groundwater Supply Assessment for Residential Subdivision

Phase I Groundwater Supply Assessment for Residential Subdivision

NW-35-51-26W4
Parkland County
51529A Range Road 262
Lot 1A and Lot 1B, Block 1, Plan 1020669
Lat/Long: 53.450481, -113.731897

Project #: AW.97.01
February 2024

TABLE OF CONTENTS

1.	EXECUTIVE SUMMARY	1
2.	INTRODUCTION	2
3.	WATER SUPPLY NEEDS	3
4.	TOPOGRAPHY	4
5.	NATURE OF REGIONAL AQUIFERS.....	5
5.1.	SURFICIAL GEOLOGY	5
5.2.	BEDROCK GEOLOGY	5
6.	AREA GROUNDWATER USERS	8
6.1.	LICENSED WATER USERS.....	8
7.	AREA AQUIFER PROPERTIES.....	10
8.	AREA WATER QUALITY	12
9.	REFERENCES.....	14
10.	CLOSURE	15

LIST OF FIGURES

FIGURE 1. PARKLAND COUNTY LAND MAP AND SUBJECT SITE ¼ SECTION LOCATION

FIGURE 2. AIR PHOTO OF SITE QUARTER SECTION WITH EXISTING WATER WELL LOCATIONS WITH GIC WELL ID'S

FIGURE 3. TOPOGRAPHIC MAP AND GEOLOGIC CROSS SECTION WELL LOCATIONS

FIGURE 4. GEOLOGIC CROSS SECTION A – A'

FIGURE 5. APPARENT YIELD FOR WATER WELLS COMPLETED IN UPPER BEDROCK AQUIFERS

LIST OF TABLES

TABLE 1: AREA GROUNDWATER LICENSE AND REGISTRATION SUMMARY

TABLE 2. AREA AQUIFER PROPERTIES

TABLE 3: AREA WATER QUALITY SUMMARY

LIST OF APPENDICES

APPENDIX I: SITE MAP

APPENDIX II: WATER WELL RECONNAISSANCE REPORT

APPENDIX III: AQTESOLV PLOTS

APPENDIX IV: WATER QUALITY REPORTS

1. EXECUTIVE SUMMARY

A Phase I Groundwater Supply Assessment was undertaken for a proposed expansion of an existing church located within NW-35-51-26W4 to better understand the quality and distribution of aquifer resources in the area as they relate to the future development of the property and its water requirements.

Many existing domestic supply wells produce from surficial sand aquifers found within a buried valley deposit underlying the site. In order to avoid interference with existing domestic groundwater users it is recommended that the client complete wells in bedrock aquifers below the Site.

The best aquifer targets for future wells on site are the bedrock aquifer units present from 85 – 120+ metres below the Site. Conservative projected water yields from wells completed within these aquifers are likely within the range 35 and 50 m³/day (12,784 – 18,263 m³/year or 5.3 – 7.6 imperial gallons per minute) based on pumping test data from surrounding wells and maps generated in previous consulting reports. Sufficient aquifer supplies exist to meet the demands of the facility and its proposed expansion, which are estimated at 4,500 m³ annually.

A moderate volume of the groundwater supply is currently utilized by existing domestic, licensed, or traditional groundwater users in the area. Based on available pumping test data, sufficient aquifer supplies should exist to provide water for future development without causing adverse affects to existing domestic, licensed, or traditional agricultural users.

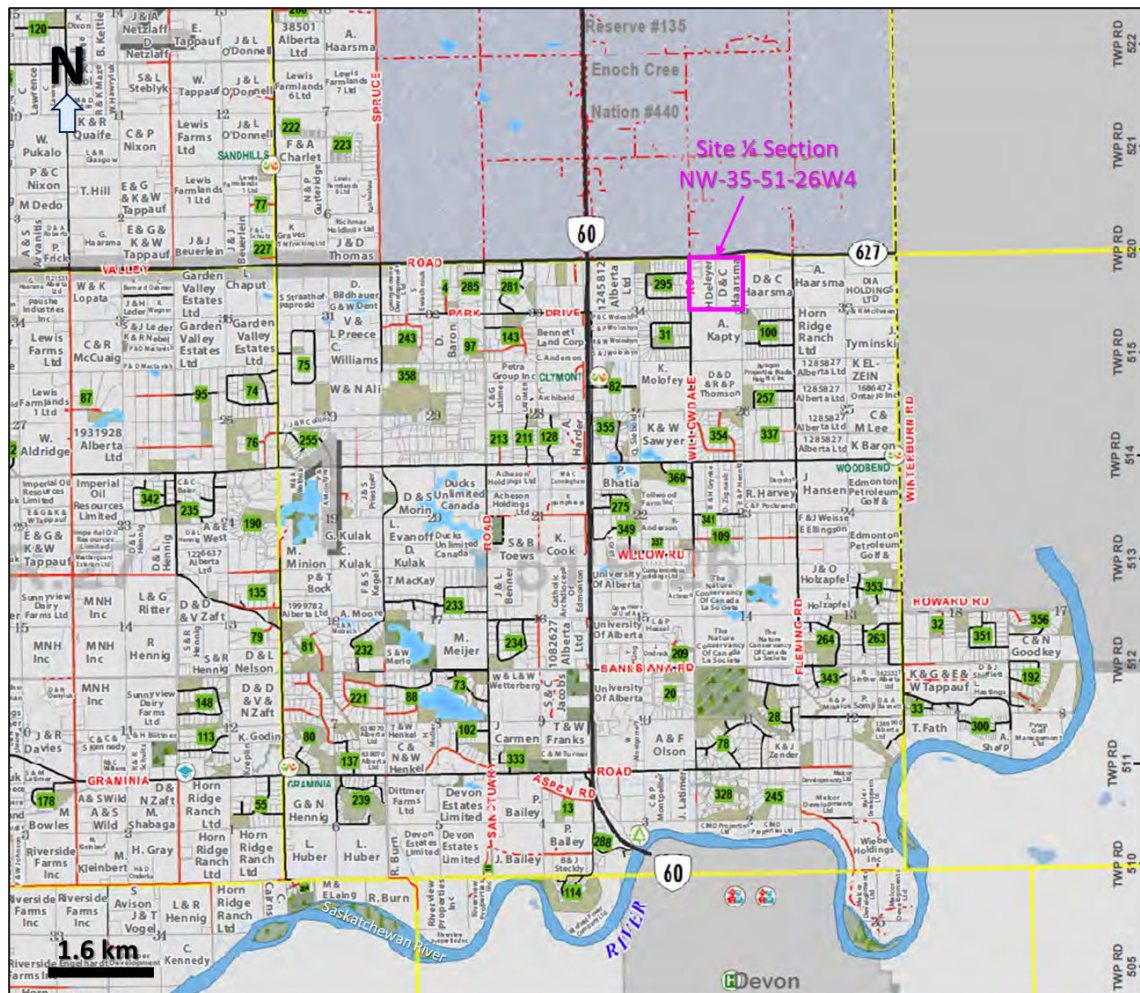
Groundwater chemistry reports from wells in the area were evaluated to determine baseline water chemistry characteristics and provide proxies for future wells water chemistry. In the proxy wells, the water quality meets all health based guidelines however total dissolved solids (TDS), sodium and iron may exceed aesthetic guidelines. Future supply wells completed in aquifers at a similar depth will likely have similar water chemistry and be suitable for use, with recommendations for potential treatment to reduced TDS concentrations to palatable limits.

2. INTRODUCTION

Arletta Water Resources (Arletta) was retained by GraceLife Church to complete a Phase I Groundwater Supply assessment for a proposed expansion of their existing development located within NW-35-51-26W4, herein referred to as "the Site". The assessment was undertaken to better understand the quality and distribution of aquifer resources in the area as they relate to the future development of the property and its water requirements.

The Site is in Parkland County, approximately 2.4 kilometres (km) west of the City of Edmonton, Alberta. The Site area is occupied by high density residential subdivisions, low density farmsteads and sections of agricultural land. A portion of the Parkland County land map and subject site location is shown in Figure 1.

Figure 1. Parkland County land map and subject site ¼ section location



Water is required to supply a proposed expansion of an existing church with one or more new water supply wells being required. A map showing the proposed expansion information is included in Appendix I.

An aerial photo of the site showing the state of the property and existing water supply well locations as listed on the Alberta Environment and Parks water well database is shown in Figure 2.

Figure 2. Air photo of site quarter section with existing water well locations with GIC Well ID's



There are three wells which are listed on the AEP water well database as simply residing in the middle of the quarter section and two other wells listed as sitting in the middle of the LSD and do not reflect the true location of these wells within the Site quarter section. Additionally, there are 28 wells within the quarter section immediately west of the Site which also are listed on the AEP database as residing in the middle of the quarter section and are not accurately placed on the map.

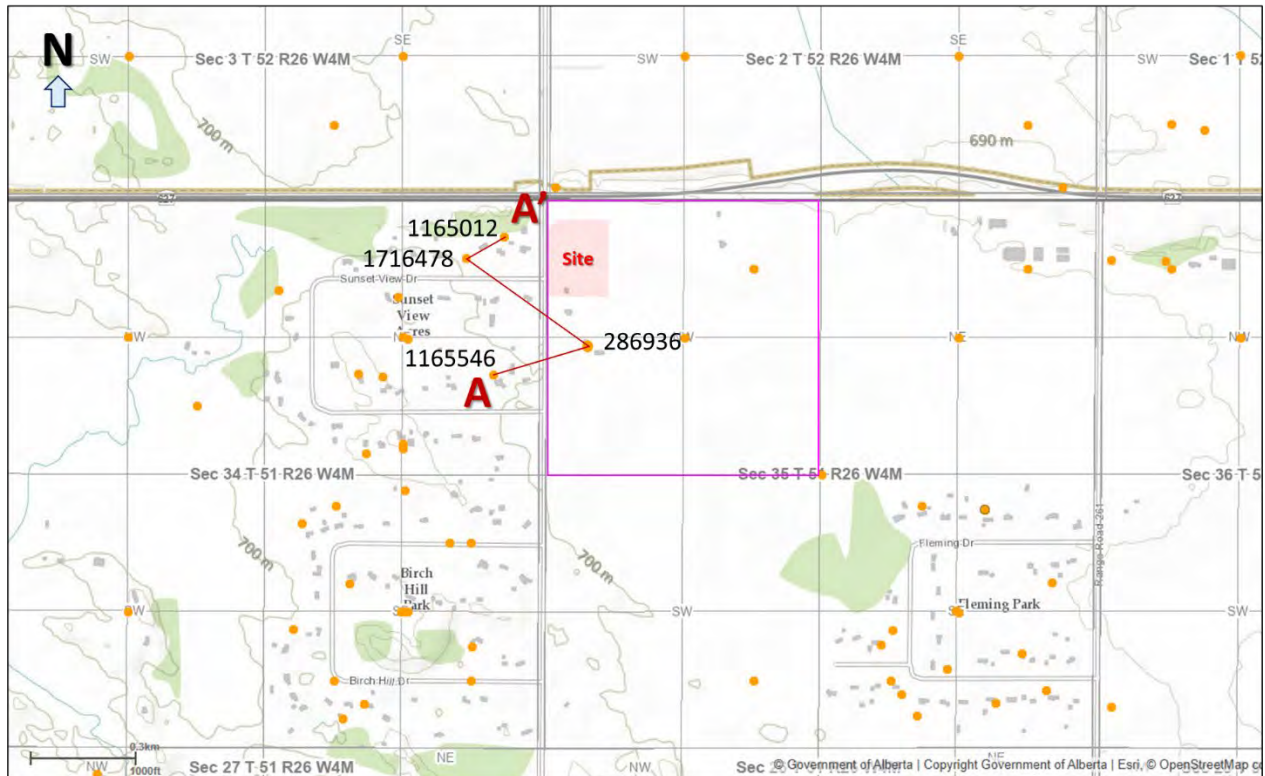
3. WATER SUPPLY NEEDS

Based on conversations with the client the Site requires water to supply staff, 1,500 parishioners on Sunday, bible study and gatherings throughout the week, weddings, funerals and some irrigation. It is understood that there is minimal cooking on Site and therefore minimal water demands related to an on-Site kitchen. Estimates of annual water demand for the Site is 4,500 m³/year. To accommodate periods of peak water demand on Sunday's a pumping rate of 35 m³/day is needed. Peak water demand can also be met through two or more wells producing at a lower rate. A *Water Act* License obtained through Alberta Environment and Protected Areas would need to be sought following successful well completion and testing.

4. TOPOGRAPHY

The Site surface is relatively flat and resides at an elevation of approximately 695 metres above sea level (masl). There are no localized topographic lows within the Site boundaries. The closest major surface water body is the North Saskatchewan River, located 5.5 km southeast of the Site at an elevation of approximately 630 masl. A topographic map showing surface topography contours, surface drainage and the location of wells used in the geologic cross section is as follows:

Figure 3. Topographic map and geologic cross section well locations



5. NATURE OF REGIONAL AQUIFERS

5.1. SURFICIAL GEOLOGY

The surficial geology of the area is mapped in *Surficial Geology Edmonton* (Bayrock, 1972) and indicates that the Site is underlain by glaciolacustrine (lakebed) deposits consisting of mainly sand with minor silt and clay, and minor pockets of coarse sand and gravel.

Based on the strata listed on the Water Well Drillers Report for the existing well within the Site quarter section and immediate surrounding area, the upper strata consist of 31.7 – 61.0 metres of interbedded sand, clay and gravel. This strata has been interpreted as being part of a south to north trending buried valley filled with these deposits and has been named the Devon Valley (Bedrock Topography and Valley Talwegs of the Edmonton Map Area, Andriashek, 1987). Numerous aquifers are present in these deposits.

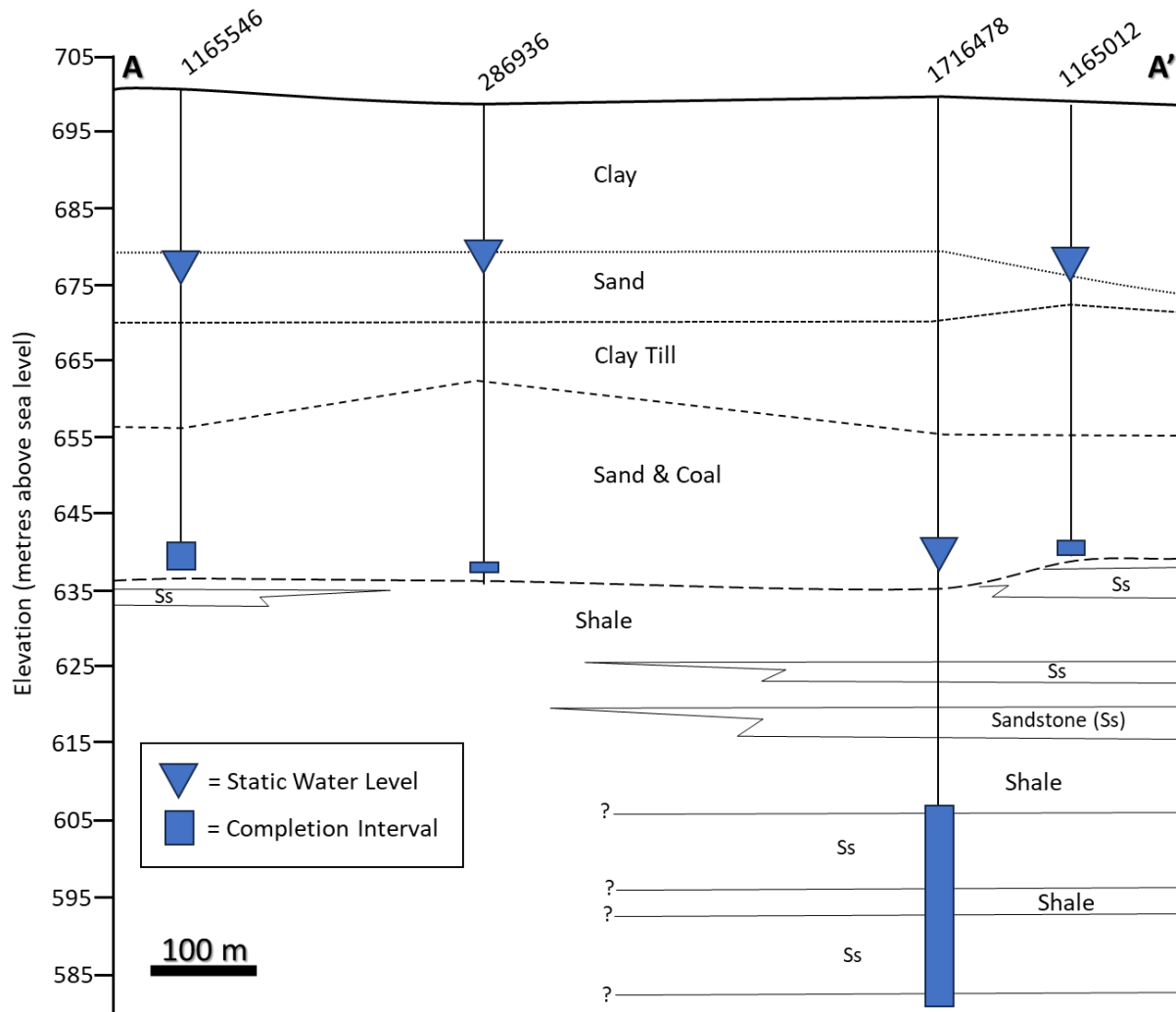
The relatively thick surficial deposits and the presence of clay within the surficial deposits is favourable in preventing contamination from surface sources (such as septic field effluent) from entering lower bedrock aquifers.

5.2. BEDROCK GEOLOGY

The underlying bedrock geology consists of the Campanian aged Wapiabi Formation. The Wapiabi Formation is a marine shale which in some parts contain abundant sideritic concretions, minor siltstone, sandstone and limestone. Water Well Drilling Reports indicate bedrock in the area consists of predominantly shale with thin, discontinuous sandstone layers.

Using existing Water Well Drilling Reports in the area, a cross section (A – A') showing the relationship between topography, target aquifers and static water levels is presented in Figure 4.

Figure 4. Geologic cross section A – A'

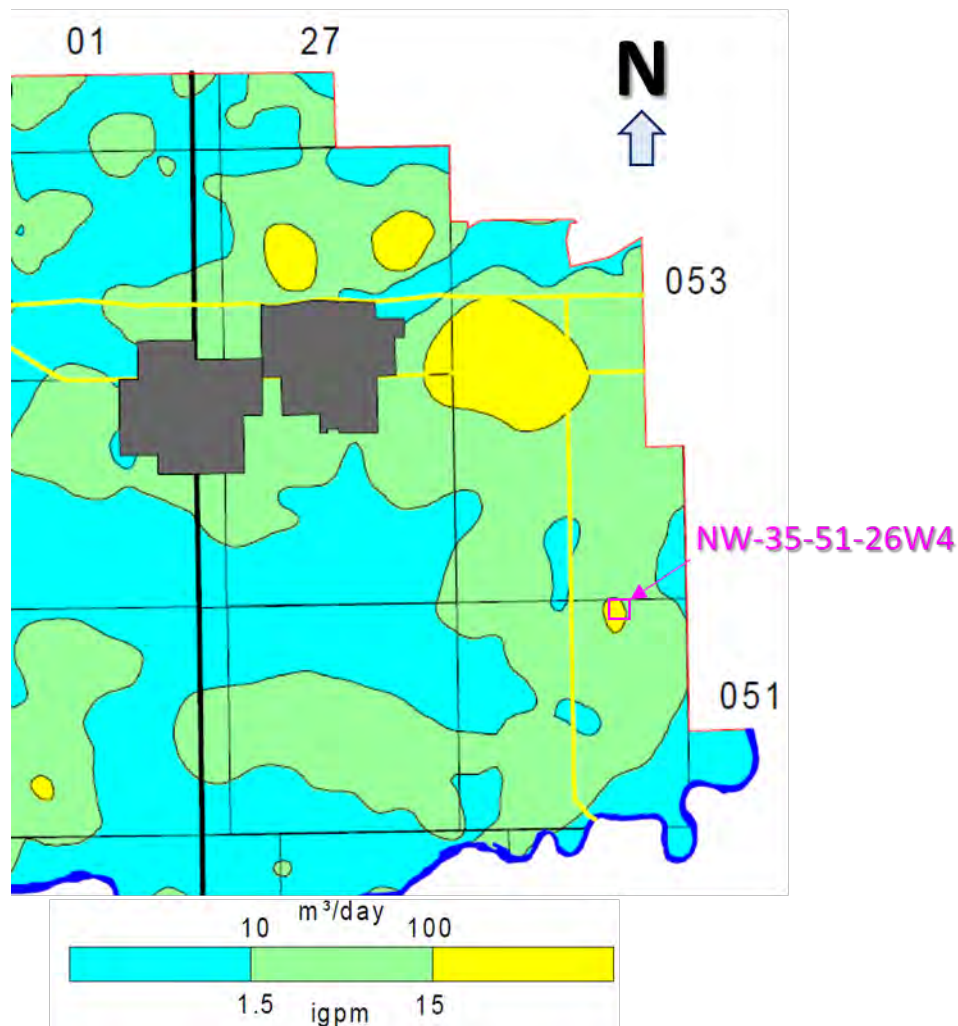


Surficial deposits consist of layers of clay, sand, and till with a base of sand with occasional coal seams overlying bedrock deposits. Many domestic wells in the area produce from the surficial sand aquifer and have static water levels that correlate with each other, indicating the wells are producing from the same hydraulically connected aquifer unit. A newer domestic well near the Site, #1716478, was completed over deeper sandstone aquifer units which may extend below the Site. This well has a much lower static water level compared to those completed in surficial sand aquifers, indicating these deeper bedrock aquifers are not in good hydraulic connection to the surficial sand aquifer.

It is recommended that future wells on the Site target the deeper bedrock aquifers likely present below the Site from 85 – 120 metres deep in order to avoid interference with existing domestic groundwater users. A well completed within a shale bedrock aquifer has a safe yield of 222.6 m³/day, based on existing pumping test data, which would be sufficient to accommodate the water needs of the Site (See Section 6).

Future supply wells completed over bedrock aquifer units could have an anticipated yield of 10 – 100+ m³/day based on data shown in Figure 5, compiled as part of a regional groundwater assessment of Parkland County (Hydrogeological Consultants Ltd. Report, 1998). Based on projected yields discussed further in Section 6 it appears well yields generally fall above the range interpreted in Figure 5.

Figure 5. Apparent yield for water wells completed in upper bedrock aquifers



(Portion of Figure 17 from Hydrogeological Consultants Report – Parkland County, 1998).

6. AREA GROUNDWATER USERS

A search of Alberta Environment and Parks water well data base was done to determine the number of water wells and their associated use in the area. A search was conducted of the wells within a 1.6 km (1-mile) radius of the Site. The search shows a total of 130 wells within the area. Most of the wells are designated for domestic use with one well used for both domestic & stock purposes, one for industrial purposes and three wells used for investigations. There are also nine decommissioned test holes/wells within the search radius. A summary of the well information from the AEP database is included in Appendix II.

There are records for three domestic groundwater wells and two old Alberta Research Council wells within the Site quarter section (locations shown in Figure 2), completed between 1971 and 1997. There are also records for two old Alberta Research Council wells which have sparse information. These were generally drilled to provide information on the nature of the buried valley aquifers in the area. The existing domestic supply wells within the Site quarter section are completed to 59.4 – 61.0 metres below ground and are screened across surficial sand aquifers.

Deeper domestic supply wells completed in the quarter section to the west of the Site are completed in the same surficial sand aquifer or deeper bedrocks sandstone/shale aquifers present from 80 – 115 metres below ground.

6.1. LICENSED WATER USERS

A search of AEP's authorization viewer water license database was undertaken to determine if any groundwater licenses are present in the area. A search of licenses and registrations for the subject site and adjoining eight sections was undertaken. A summary of the groundwater licenses and registrations in the area is as follows:

Table 1: Area groundwater license and registration summary

Location	Licences/ Registration	Depth Interval (m)	Volume (m³)	Licensee/Registrant
26-51-26W4	0/3	--	--	<i>Constance Thomson</i>
		--	--	<i>Marlane & Richard Block</i>
		--	--	<i>Terry Roberts</i>
27-51-26W4	0/1	--	--	<i>Wilfred Sawyer</i>
34-51-26W4	1/0	Not Available	Not Available	Parkland County
35-51-26W4	0/2	--	--	<i>Gerard Haarsma</i>
		--	--	<i>De Leyer & Van Haren</i>
36-51-26W4	0/1	--	--	<i>Robert McIlveen</i>

Licenses for surface water withdrawals were not included in the Table 1 summary. One license, held by Parkland County, was found in the search area but there was no attached documentation to determine if the license is for a surface water or

groundwater diversion. Seven registrations were also found in the area. Registrations may include surface water or groundwater diversions up to 6,250 m³ per year. The groundwater use in the area can be described as moderate, consisting largely of individual unregistered domestic groundwater users.

7. AREA AQUIFER PROPERTIES

Of the wells in the adjacent quarter sections, five existing supply wells had pumping test information included in their Water Well Drilling Reports. The pumping tests were analyzed with the aid of AQTESOLV software developed by Hydrosoft Inc. to estimate aquifer properties (Appendix III). A summary of well yield and associated aquifer properties produced from this analysis are tabulated below.

Table 2. Area aquifer properties

GIC Well ID	Completion Zone (m BGS)	Aquifer Thickness (m)	Aquifer Type	Aquifer Transmissivity (m ² /day)	Safe Well Yield (Q ₂₀) (m ³ /day)
1300013	61.3 – 62.8	20.1	Surficial Sand	682.8	849.6
1270060	49.4 – 50.9	11.0	Surficial Sand	133.2	363.7
1300161	54.9 – 56.4	10.1	Surficial Sand	61.9	150.6
1300285	55.5 – 57.0	6.7	Surficial Sand	16.1	76.4
1300398	49.1 – 50.6	14.3	Shale Bedrock	119.3	222.6

Analysis of pumping test data from wells completed in surficial sand aquifers produce a safe yield ranging from 76.4 – 849.6 m³/day. There does not appear to be a correlation between aquifer depth and the calculated safe yield rate. Only 2 hour long pumping tests were available for interpretation. Longer term pumping tests (12 – 24 hours) may show drawdown in the wells increasing or reducing with time, resulting in higher or lower safe yields.

There was only one well nearby that was completed in a bedrock aquifer with available pumping test data. The shale bedrock well produced a safe yield of 222.6 m³/day. As many domestic wells already produce from shallower surficial sand aquifers it is recommended that the client target the underlying bedrock aquifers to ensure no future impact on existing domestic water well users.

There were also 36 existing wells completed within the quarter sections adjacent to the Site which were air tested at rates of 2 – 40 igpm, with 32 of these wells having air tested rates exceeding 8 igpm.

The surficial and bedrock aquifer permeability in the area appears high. A conservative anticipated yield for future subdivision wells installed in the aquifers present below the site could be between 35 and 50 m³/day (12,784 – 18,263

m³/year or 5.3 – 7.6 imperial gallons per minute) based on available pumping test data and maps generated in previous reports (Figure 5). Sufficient aquifer supplies exist to meet the needs of the Site, for an estimated annual consumptive volume of 4,500 m³ and a maximum pumping rate to accommodate periods of peak water demand (~35 m³/day).

8. AREA WATER QUALITY

Three water chemistry reports for existing supply wells located within 1.6 km of the Site on the Alberta Water Well Database were used as a proxy for aquifer water quality in the area. The available proxy wells were completed to a depth of 36.6 – 68.6 meters below ground level. The water analysis reports for the proxy wells are attached in Appendix IV and a summary of the results, with a comparison to Health Canada Guidelines for Canadian Drinking Water Quality (2022) is as follows:

Table 3: Area water quality summary

Parameter	Units	Well ID 89066	Well ID 89047	Well ID 89053	CDWQ MAC/AO
Well Depth	metres	36.6	59.4	68.6	
Date sampled	mm/dd/yyyy	06/02/1977	10/12/1985	11/19/1986	-
pH	pH	9.0	7.9	8.0	7.0 – 10.5
EC (@ 25°C)	µS/cm	1,640	174	1,640	--
Calcium	mg/L	6.0	84	52	--
Magnesium	mg/L	1.0	22.0	15.0	--
Sodium	mg/L	350	315	375	200
Potassium	mg/L	1.43	1.02	2.86	--
Chloride	mg/L	83.1	10.0	<1.0	250
Nitrate	mg/L	<0.1	Not Reported	<0.05	10
Sulfate	mg/L	260.4	216.3	210.3	500
Manganese	mg/L	Not Reported	Not Reported	Not Reported	0.12
Bicarbonate	mg/L	587.1	967.1	935.1	--
Iron	mg/L	0.27	0.23	1.85	0.3

Total Dissolved Solids	mg/L	1,018	1,126	1,116	500
Fluoride	mg/L	0.13	0.23	0.20	1.5
T-Alkalinity	mg/L	525	793	767	--
MAC – Maximum Allowable Concentration					
AO – Aesthetic Objective					

No maximum allowable concentration guidelines (health based) were exceeded in the well, however manganese and nitrate concentrations were not reported for all proxy wells. Aesthetic guidelines (typically for taste and odor) for the concentration of Total Dissolved Solids, sodium, and iron (in one well) were exceeded in the proxy wells.

Future supply wells completed in aquifers at a similar depth will likely have similar water chemistry and be suitable for drinking water with recommended treatment to reduce TDS concentrations to make water palatable for users. It is recommended that a sample from the future supply wells be collected and analyzed prior to long term use to ensure the water meets drinking water quality standards for long-term human consumption.

9. REFERENCES

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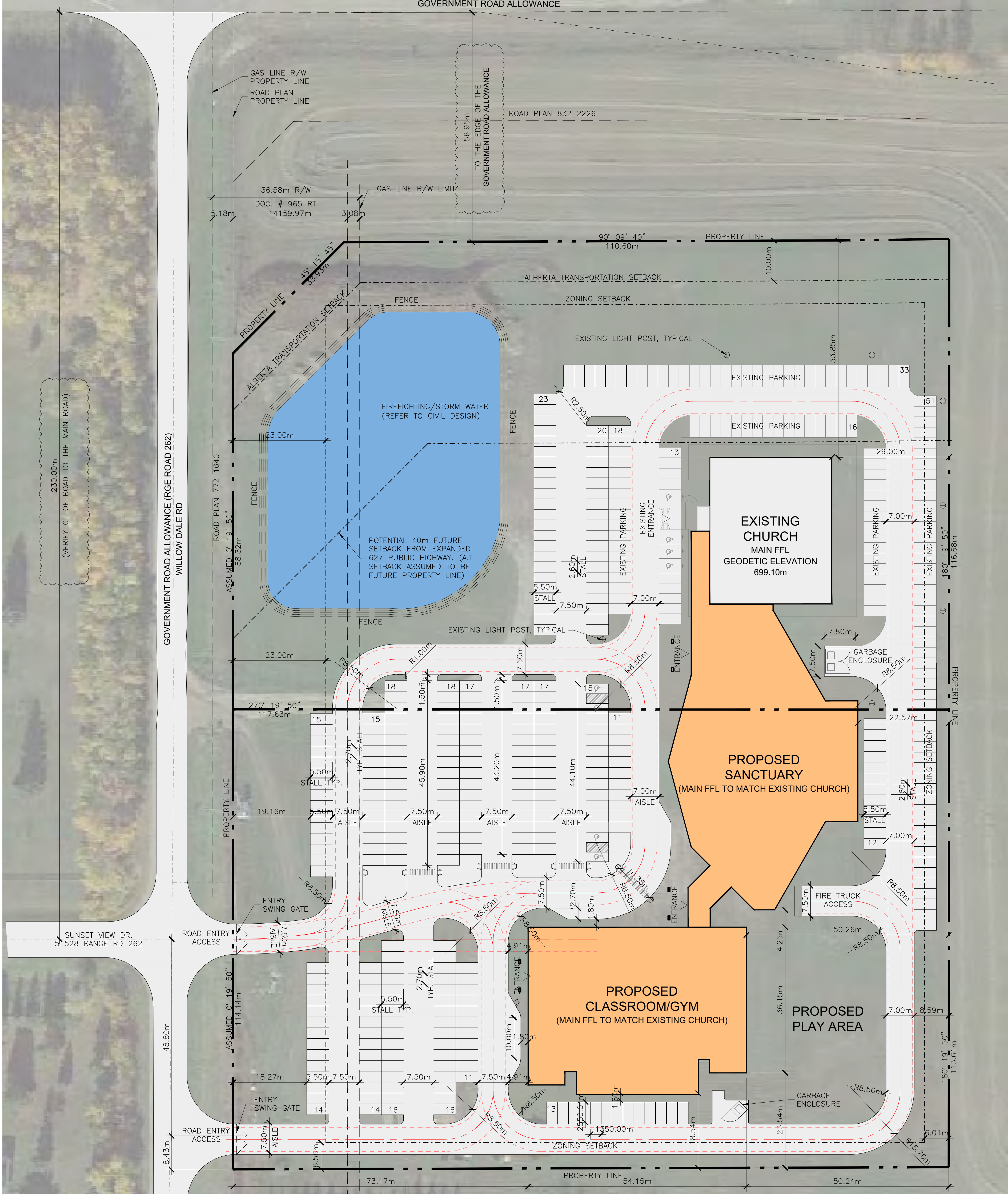
Arletta Water Resources

Alanna Felske, P.Geol.
Junior Hydrogeologist

Ken Hugo, P.Geol.,
Senior Hydrogeologist

APPENDICES

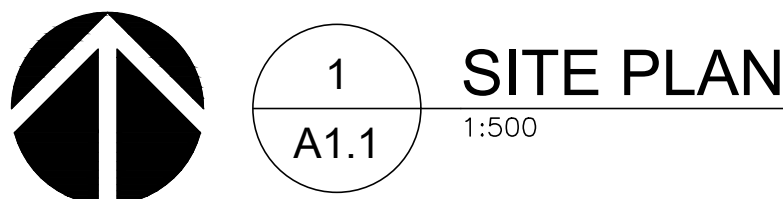
Appendix I: Site Map



FIRE WATER CALCULATION	
EXISTING CHURCH	
BUILDING VOLUME: 8,192.2 m ³ REQUIRED SPATIAL COEFFICIENT: 1.5 WATER SUPPLY COEFFICIENT: 15	
THEREFORE: Q = 8,192.2 x 1.5 x 15 = 184,325 Liters	
PROPOSED SANCTUARY	
BUILDING VOLUME: 22,088.0 m ³ REQUIRED SPATIAL COEFFICIENT: 1.5 WATER SUPPLY COEFFICIENT: 15	
THEREFORE: Q = 22,088.0 x 1.5 x 15 = 496,980 Liters	
PROPOSED CLASSROOM/GYM	
BUILDING VOLUME: 11,744.0 m ³ REQUIRED SPATIAL COEFFICIENT: 1.5 WATER SUPPLY COEFFICIENT: 19	
THEREFORE: Q = 11,744.0 x 1.5 x 19 = 334,704 Liters	
TOTAL EXISTING CISTERN	1,016,009.0 Liters -155,000.0 Liters
NEW FIRE WATER SUPPLY REQUIRED	861,009.0 Liters

SITE DEVELOPMENT ANALYSIS:

Legal Address:	Lot 1A and Lot 1B Block 1 Plan 1020669 NW-35-51-26-4
Municipal Address:	51529A Range Road 262, Parkland County, AB
District:	(CR) Country Residential District
Land Use:	Discretionary Use
Building Classification:	Existing Church – Religious Assembly Proposed Sanctuary Bldg – Religious Assembly Proposed Classroom/Gym Bldg. – Educational Services
SITE AREA	
Lot 1A = 20,200m ² (2.02 Ha) Lot 1B = 20,200m ² (2.02 Ha) TOTAL: 40,400m ² (4.04 Ha)	
FLOOR AREA	
Existing Church	
Main Floor:	1,125m ²
Lobby Mezzanine:	82m ²
Sanctuary Mezzanine:	37m ²
	1,244m ²
Proposed Sanctuary	
Main floor	2,645m ²
Balcony Seating	698m ²
	3,343m ²
Proposed Classroom/Gym	
Floor Area	2,114m ²
Total Floor Area	6,701m ²
SITE COVERAGE F.A.R.	
6,701m ² /40,400m ² = 0.166 (17%)	
MINIMUM SETBACK	
North:	45.7m
South:	6.1m
East:	6.1m
West:	23m
BUILDING HEIGHT	
Existing Church	8.60m
Proposed Sanctuary	25.70m
Proposed Classroom/GYM	9.55m
OCCUPANT LOAD	
Existing Church:	Existing 348 Seats/Occupants
Proposed Classroom/Gym Bldg:	
Required classroom floor Area per person:	1.85sqm/student
Provided Classroom floor area:	52m ² , Typical
Maximum No. of Students: (52m ² / 1.85m ²) x 13 Classrooms=	365 Students
No. Employees:	20 Approx.
Total	385 Occupants
Proposed Sanctuary Bldg:	
Provided No. of Seats	1,147 Seats max (Greatest Occupant load)
PARKING REQUIREMENT	
Note: Occupancy of buildings on site is nonconcurrent, therefore calculation is based on the occupancy with the greatest number of persons/occupants.	
Proposed Sanctuary Bldg with greatest occupant load:	1,147 Seats
Parking Requirement for Religious Assembly: 1 parking space per 10 Seats	
Required No. of Stalls (1,147 / 10):	115 Regular Stalls
Required Number of Barrier Free Stalls (51-100 req'd Stalls):	4 Barrier Free Stalls
Required Total Number of Stalls:	119 Stalls
Provided Number of Regular Stalls:	390 Stalls
Provided Number of Barrier Free Stalls:	8 Barrier Free Stalls
Provided Total number of Stalls:	398 Stalls



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REVISIONS	
ISSUED FOR	DD.MM.YYYY

PROJECT

GraceLife Church

PARKLAND COUNTY, ALBERTA

DRAWING TITLE

SITE PLAN

SCALE: AS NOTED

DATE: SEPTEMBER 20, 2023

PROJ. No.: 23-08

DWG. #

A1.1

Appendix II:
Water Well Reconnaissance Report



Reconnaissance Report

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Groundwater Wells

Please click the water Well ID to generate the Water Well Drilling Report.

GIC Well ID	LSD	SEC	TWP	RGE	M	DRILLING COMPANY	DATE COMPLETED	DEPTH (m)	TYPE OF WORK	USE	CHM	LT	PT	WELL OWNER	STATIC LEVEL (m)	TEST RATE (L/min)	SC_DIA (cm)
40249	SE	34	51	26	4	GERALD MCGINN DRILLING LTD.	2002-01-16	59.44	New Well	Domestic		5	1	DCT SVC	25.91	63.65	15.24
40497	2	34	51	26	4	COBOB PUMPS & SERVICES LTD.	2002-01-05	0.00	Existing Well- Decommissioned	Domestic				IRVINE, CAROLYN			0.00
40785	SE	2	52	26	4	SUMMERS DRILLING LTD.	2000-10-31	54.86	New Well	Domestic		5	10	ENOCH BAND#NEW HOUSE 3	21.95	136.38	1.27
87562	SE	2	52	26	4	GERALD MCGINN DRILLING LTD.	1971-08-14	50.29	New Well	Domestic		3		ENOCH BAND	21.34	63.65	10.46
87563	1	2	52	26	4	MCDONALD DRLG	1965-09-01	57.91	New Well	Domestic		6					0.00
87564	SW	2	52	26	4	GERALD MCGINN DRILLING LTD.	1979-06-27	49.99	New Well	Domestic		7		ENOCH BAND	22.86	15.91	11.43
87565	SW	2	52	26	4	BOYD'S WATER WELL DRILLING	1985-06-21	36.58	New Well	Domestic		8		ENOCH BAND	6.71	18.18	0.00
87566	NW	2	52	26	4	MCGINNIS ROBERT		51.21	New Well	Domestic	<u>1</u>	10	3	PAPIN, PERCY	20.42	9.09	11.43
87567	NW	2	52	26	4	GERALD MCGINN DRILLING LTD.	1976-08-20	83.52	New Well	Domestic		21		ENOCH BAND	21.34	15.91	14.12
87568	NW	2	52	26	4	MCGINNIS ROBERT	1963-07-31	59.44	New Well	Domestic		9		COWAN, CHARLES	19.20	22.73	11.43
87569	NW	2	52	26	4	BOYD'S WATER WELL DRILLING	1985-10-24	44.81	New Well	Domestic		8		ENOCH BAND	10.67	68.19	11.43
87572	SE	3	52	26	4	GERALD MCGINN DRILLING LTD.	1965-10-15	54.86	New Well	Domestic	<u>2</u>	10		GORDON, BEN	21.64	45.46	11.43
87573	2	3	52	26	4	OTHER	1958-08-19	91.44	New Well	Domestic	<u>1</u>	11		GORDON, BEN	21.34	4.55	7.62
87574	SW	3	52	26	4	GERALD MCGINN DRILLING LTD.	1976-09-16	54.86	New Well	Domestic		6		ENOCH BAND	24.38	11.37	11.43
87575	SW	3	52	26	4	GERALD MCGINN DRILLING LTD.	1965-12-22	39.62	New Well	Domestic		7		MORIN, SAMMY	20.42	31.82	11.43
87576	SW	3	52	26	4	GERALD MCGINN DRILLING LTD.	1970-01-01	54.86	New Well	Domestic		15		ENOCH BAND	29.87	63.65	10.46
87577	SW	3	52	26	4	UHRYN'S WELL BORING	1962-09-20	12.80	New Well	Domestic		2		MORIN, LOUIS	6.10	9.09	60.96
87578	SW	3	52	26	4	MCGINNIS ROBERT	1965-12-28	36.58	New Well- Decommissioned	Domestic		11		MORIN, ROMEO			0.00
87579	SW	3	52	26	4	MCGINNIS ROBERT	1965-12-22	39.62	New Well	Domestic		8		MORIN, JIMMY	20.42	31.82	11.43
87580	SW	3	52	26	4	UNKNOWN DRILLER		10.67	New Well	Domestic				MORIN, LOUIS	6.10	9.09	0.00



Reconnaissance Report

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GIC Well ID	LSD	SEC	TWP	RGE	M	DRILLING COMPANY	DATE COMPLETED	DEPTH (m)	TYPE OF WORK	USE	CHM	LT	PT	WELL OWNER	STATIC LEVEL (m)	TEST RATE (L/min)	SC_DIA (cm)
87581	SW	3	52	26	4	UNKNOWN DRILLER		0.00	Chemistry					ENOCH BAND			0.00
87582	SW	3	52	26	4	BOYD'S WATER WELL DRILLING	1982-09-26	77.72	New Well	Domestic		20		ENOCH BAND	4.27	6.82	0.00
87583	SW	3	52	26	4	GERALD MCGINN DRILLING LTD.	1980-05-08	60.96	New Well	Domestic		15		ENOCH BAND	6.10	31.82	11.43
87590	NE	3	52	26	4	GERALD MCGINN DRILLING LTD.	1974-10-07	88.09	New Well	Domestic & Stock		24		ENOCH BAND	7.62	9.09	11.43
87591	NE	3	52	26	4	MCAULEY DRILLING CO. LTD.		67.06	Chemistry	Domestic	1	20		THOMAS, ISADORE			0.00
87592	NE	3	52	26	4	GERALD MCGINN DRILLING LTD.	1980-10-09	32.00	New Well	Domestic		6		ENOCH BAND	7.62	22.73	11.43
89025	SE	34	51	26	4	HOKENSON WW LTD	1972-04-01	51.82	New Well	Domestic		7		GERMAIN, N.	22.86	45.46	10.16
89026	SE	34	51	26	4	IRMC WATER WELL SERVICE & SUPPLY CO. LTD.	1976-08-03	56.39	New Well	Domestic	1	7		VANI, FRED	33.53	9.09	11.43
89027	SE	34	51	26	4	UNKNOWN DRILLER		49.38	Chemistry	Domestic	2			KELLY, MIKE			0.00
89028	SE	34	51	26	4	UNKNOWN DRILLER		49.38	Chemistry	Domestic	2			ZERBST, K.			0.00
89029	SE	34	51	26	4	HOKENSON WW LTD	1971-01-01	50.29	New Well	Domestic		4		MCBAIN, A.	21.34	54.55	10.16
89030	SE	34	51	26	4	HOKENSON WW LTD	1971-01-01	59.44	New Well	Domestic		4		CUNNINGHAM, GERALD	22.56	36.37	10.16
89031	SE	34	51	26	4	HOKENSON WW LTD	1971-09-01	57.91	New Well	Domestic		6		PHILLIPS, TOM	21.64		0.00
89032	SE	34	51	26	4	HOKENSON WW LTD	1973-05-01	54.86	New Well	Domestic	1	4		NICHOLSON, R.	23.16	36.37	0.00
89033	SE	34	51	26	4	WESTERN DRLG & CONST	1970-07-01	73.15	New Well	Domestic		6		STONEHAWKER, JOHN	27.43	31.82	11.43
89034	SE	34	51	26	4	HOKENSON WW LTD	1970-04-11	55.78	New Well	Domestic	1	7		ZUROSKISE, C.	22.25	36.37	0.00
89035	SE	34	51	26	4	HOKENSON WW LTD	1971-08-01	54.86	New Well	Domestic		5		VANDERBERGER	22.25	45.46	0.00
89036	SE	34	51	26	4	GERALD MCGINN DRILLING LTD.	1971-05-05	64.01	New Well	Domestic		13		RITZ, HUGH	22.86	63.65	11.43
89037	SE	34	51	26	4	HOKENSON WW LTD	1972-07-01	57.91	New Well	Domestic		4		HALIHISKA,	23.77	36.37	11.43
89038	SE	34	51	26	4	HOKENSON WW LTD	1971-08-01	56.39	New Well	Domestic		4		GOLKA,	22.25	36.37	11.43



Reconnaissance Report

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GIC Well ID	LSD	SEC	TWP	RGE	M	DRILLING COMPANY	DATE COMPLETED	DEPTH (m)	TYPE OF WORK	USE	CHM	LT	PT	WELL OWNER	STATIC LEVEL (m)	TEST RATE (L/min)	SC_DIA (cm)
89039	SE	34	51	26	4	HOKENSON WW LTD	1971-05-01	56.39	New Well	Domestic		6		EDGER, R.	22.25	36.37	11.43
89040	SE	34	51	26	4	HOKENSON WW LTD	1971-05-01	57.91	New Well	Domestic		6		MAUL	22.25	45.46	11.43
89041	SE	34	51	26	4	HOKENSON WW LTD	1972-04-01	53.34	New Well	Domestic		5		AIRES, DOUG	24.38	36.37	11.43
89042	SE	34	51	26	4	HOKENSON WW LTD	1971-06-01	59.44	New Well	Domestic		4		HAROLD, J.	20.12	45.46	11.43
89043	SE	34	51	26	4	HOKENSON WW LTD	1971-05-01	51.82	New Well	Domestic		6		LEFREVE,	22.86	36.37	11.43
89044	SE	34	51	26	4	UNKNOWN DRILLER		53.34	Chemistry	Domestic	<u>1</u>			THOMPSON, ALLAN			0.00
89045	SE	34	51	26	4	UNKNOWN DRILLER		53.34	Chemistry	Domestic	<u>2</u>			KURASH, O.			0.00
89046	SE	34	51	26	4	BOYD'S WATER WELL DRILLING	1983-05-05	54.86	New Well	Domestic		10		SCHULTZ, WALTER	21.64	68.19	11.43
89047	2	34	51	26	4	GROVE DRILLING ENTERPRISES (1980) LTD.	1983-11-01	59.44	New Well	Domestic	<u>1</u>	8		PHILLIPS, E.	0.00		11.43
89048	SE	34	51	26	4	IRMC WATER WELL SERVICE & SUPPLY CO. LTD.	1984-06-15	50.29	New Well	Domestic		6		KENNEDY, RICHARD	23.77	36.37	12.70
89049	SE	34	51	26	4	HOKENSON WW LTD	1970-12-01	57.91	New Well	Domestic		3		PHILLIPS, JOHN	21.34	40.91	11.43
89050	SE	34	51	26	4	UNKNOWN DRILLER		54.86	Chemistry	Domestic	<u>1</u>			RANOSTAY, C.P.			0.00
89051	SE	34	51	26	4	UNKNOWN DRILLER		57.91	Existing Well- Decommissioned	Domestic	<u>1</u>			THOMPSON, ALLAN R.			0.00
89052	SE	34	51	26	4	UNKNOWN DRILLER		56.39	Chemistry	Domestic	<u>1</u>			IRVINE, ROY A.			0.00
89053	SE	34	51	26	4	GERALD MCGINN DRILLING LTD.	1986-06-18	68.58	New Well	Domestic	<u>1</u>	7		HALABISKY, WAYNE	24.38	31.82	11.43
89054	7	34	51	26	4	MID-WEST DRILLING LTD.	1988-10-15	50.29	Reconditioned	Domestic		1		SMITH, JOHN	27.43	5.68	11.43
89054	7	34	51	26	4	COBOB PUMPS & SERVICES LTD.	1999-03-24	0.00	Existing Well- Decommissioned	Domestic				SMITH, DON			0.00
89055	SE	34	51	26	4	GERALD MCGINN DRILLING LTD.	1989-11-14	64.01	New Well	Domestic		4		MURDOC, BILL	24.38	34.10	14.12
89056	SE	34	51	26	4	GERALD MCGINN DRILLING LTD.	1981-07-15	62.48	New Well	Domestic	<u>1</u>	6		MARCINKOWSKI, NELLY	27.43	15.91	11.43
89057	SE	34	51	26	4	IRMC WATER WELL SERVICE & SUPPLY CO. LTD.	1985-05-23	55.47	New Well	Domestic		6		STONEHOCKER, JOHN	27.43	22.73	12.70



Reconnaissance Report

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89058	SE	34	51	26	4	UNKNOWN DRILLER		57.91	Chemistry	Domestic	<u>1</u>			MARCINKOSKI, W.			0.00
89059	1	34	51	26	4	UNKNOWN DRILLER		6.10	Federal Well Survey	Domestic & Stock				MORTZ, E.			0.00
89060	8	34	51	26	4	UNKNOWN DRILLER		5.49	Well Inventory	Investigation	<u>1</u>			ARC#WELL 5			0.00
89064	11	34	51	26	4	HOKENSON WW LTD	1970-03-01	56.08	New Well	Domestic		11		WOLOSHYN#WELL 1	18.29	36.37	11.46
89065	NW	34	51	26	4	UNKNOWN DRILLER		45.72	Chemistry	Domestic	<u>1</u>			ST CYR, PAUL/KAREN			0.00
89066	NE	34	51	26	4	UNKNOWN DRILLER	1974-01-01	36.58	Chemistry	Domestic	<u>1</u>			BROWN, G.			0.00
89067	NE	34	51	26	4	UNKNOWN DRILLER	1974-02-25	64.01	New Well	Domestic	<u>1</u>	7		B&H HOMES	33.53	63.65	11.43
89068	NE	34	51	26	4	IRMC WATER WELL SERVICE & SUPPLY CO. LTD.	1974-08-28	64.01	New Well	Domestic		6		BOTS, JOE	0.00	18.18	11.43
89069	NE	34	51	26	4	HOKENSON WW LTD	1972-07-01	54.25	New Well	Domestic		5		WESTON	21.34	45.46	11.43
89070	NE	34	51	26	4	HOKENSON WW LTD	1972-09-01	50.29	New Well	Domestic		4		SCHENFIELD, H.	19.51	36.37	11.43
89071	NE	34	51	26	4	HOKENSON WW LTD	1972-05-01	51.82	New Well	Domestic		5		SCHNIDER, T.	19.20	45.46	11.43
89072	NE	34	51	26	4	HOKENSON WW LTD	1973-07-01	55.47	New Well	Domestic		6		GOUER	23.16	36.37	11.46
89073	NE	34	51	26	4	UNKNOWN DRILLER		152.40	Chemistry	Domestic	<u>1</u>			MELECH, V.P.			0.00
89074	NE	34	51	26	4	UNKNOWN DRILLER	1973-10-05	51.82	Chemistry	Domestic	<u>1</u>			FITZSIMMONS, GEORGE			0.00
89075	NE	34	51	26	4	UNKNOWN DRILLER	1973-07-01	48.77	Chemistry	Domestic	<u>1</u>			VANDENBERG, RALPH			0.00
89076	NE	34	51	26	4	IRMC WATER WELL SERVICE & SUPPLY CO. LTD.	1978-07-25	50.60	New Well	Domestic		9		BERTLEFF, JOHN	21.95	68.19	11.43
89077	NE	34	51	26	4	GROVE DRILLING ENTERPRISES (1980) LTD.	1978-02-01	68.58	New Well	Domestic		12		NOVELASKI, GARY	18.29	10.23	11.43
89078	NE	34	51	26	4	HOKENSON WW LTD	1974-08-24	48.77	New Well	Domestic		5		BRINKMAN, DON	33.53	27.28	11.43
89079	NE	34	51	26	4	UNKNOWN DRILLER		6.10	Chemistry	Domestic	<u>1</u>			FORD, GARTH			152.40
89080	NE	34	51	26	4	GERALD MCGINN DRILLING LTD.	1983-06-22	65.84	New Well	Domestic		8		NORMAND, TED	27.43	63.65	11.43



Reconnaissance Report

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89081	NE	34	51	26	4	IRMC WATER WELL SERVICE & SUPPLY CO. LTD.	1984-08-11	53.95	New Well	Domestic		6		GOUR, N.	24.08	22.73	12.70
89082	NE	34	51	26	4	IRMC WATER WELL SERVICE & SUPPLY CO. LTD.	1984-09-02	53.34	New Well	Domestic		7		BELL, JAMES	23.16	81.83	12.70
89083	NE	34	51	26	4	KAP'S DRILLING LTD.	1985-07-23	56.39	New Well	Domestic		1		MELECH, VIC	10.67	6.82	11.43
89084	NE	34	51	26	4	UNKNOWN DRILLER		33.53	Chemistry	Domestic	<u>1</u>			YEATHEARD, KEN			0.00
89085	NE	34	51	26	4	UNKNOWN DRILLER		79.25	Chemistry	Domestic	<u>1</u>			BROWN, DENNIS			0.00
89086	NE	34	51	26	4	UNKNOWN DRILLER		48.77	Chemistry	Domestic	<u>1</u>			ST CYR, PAUL/KAREN			0.00
89087	NE	34	51	26	4	GERALD MCGINN DRILLING LTD.	1986-12-16	65.23	New Well	Domestic		7		PARKINSON, GEORGE	25.91	34.10	12.70
89088	NE	34	51	26	4	KAP'S DRILLING LTD.	1986-10-31	57.61	New Well	Domestic		11		ERICKSON, LISA	22.86	18.18	14.12
89089	NE	34	51	26	4	GROVE DRILLING LTD	1988-02-24	59.74	New Well	Domestic		6		ST CYR, PAUL	18.29	13.64	11.43
89090	NE	34	51	26	4	KAP'S DRILLING LTD.	1988-06-09	60.96	New Well	Domestic		4		KILLIPS, DON	30.48	22.73	11.43
89091	NE	34	51	26	4	GERALD MCGINN DRILLING LTD.	1989-02-09	65.53	New Well	Domestic		5		EMMERLING, DONALD	27.43	95.47	14.12
89092	NE	34	51	26	4	UNKNOWN DRILLER		0.00	Chemistry	Domestic				HOWLE, COLETTE			0.00
89093	NE	34	51	26	4	UNKNOWN DRILLER		0.00	Chemistry	Domestic				KOZAK, CYNTHIA			0.00
89094	NE	34	51	26	4	UNKNOWN DRILLER		62.79	Chemistry	Domestic				THEOPHILE, JOANNE			0.00
89095	NE	34	51	26	4	UNKNOWN DRILLER		24.38	Chemistry	Domestic				SCHNEIDER, ANNETTE			0.00
89096	SE	35	51	26	4	UNKNOWN DRILLER	1972-01-01	13.72	Chemistry	Domestic	<u>1</u>			MEDWED, JOHN			0.00
89097	SE	35	51	26	4	GROVE DRILLING LTD	1975-11-01	41.15	New Well	Domestic		5		KARARRIGAN	15.24	31.82	11.43
89098	SE	35	51	26	4	GROVE DRILLING LTD	1975-11-01	44.20	New Well	Domestic	<u>1</u>	6		HALLMARK HOME	18.29	22.73	11.43
89099	SE	35	51	26	4	IRMC WATER WELL SERVICE & SUPPLY CO. LTD.	1977-10-12	41.76	New Well	Domestic	<u>1</u>	5		KOHLRUSS, DOUGLAS W.	16.76	27.28	11.43
89100	SE	35	51	26	4	UNKNOWN DRILLER		44.50	Chemistry	Domestic	2			SUTTON, B.			0.00



Reconnaissance Report

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89101	SE	35	51	26	4	UNKNOWN DRILLER		37.19	Chemistry	Domestic	2			HOLMES, A.D.			0.00
89102	SE	35	51	26	4	UNKNOWN DRILLER		48.77	Chemistry	Domestic	1			LAMMERS			0.00
89103	SE	35	51	26	4	UNKNOWN DRILLER		41.15	Chemistry	Domestic	1			VLECK, WAYNE M.			0.00
89104	SE	35	51	26	4	UNKNOWN DRILLER	1975-03-15	57.91	Chemistry	Domestic	1			BABOR, JOHN			0.00
89104	SE	35	51	26	4	SUMMERS DRILLING LTD.			Existing Well- Decommissioned	Domestic				BABOR, JOHN			
89105	SE	35	51	26	4	UNKNOWN DRILLER		8.53	Chemistry	Domestic	1			SHEPPARD, T.W.			0.00
89106	SE	35	51	26	4	UNKNOWN DRILLER		15.24	Chemistry	Domestic	1			LAIRD, TERRY			0.00
89107	SE	35	51	26	4	UNKNOWN DRILLER		41.15	Chemistry	Domestic	1			MARTYNIUK, HENRY			0.00
89108	SE	35	51	26	4	UNKNOWN DRILLER		36.58	Chemistry	Domestic	2			LEONARD, D.H.			0.00
89109	SE	35	51	26	4	UNKNOWN DRILLER	1973-07-08	9.75	Chemistry	Domestic	1			MEDWED, JOHN			60.96
89110	SE	35	51	26	4	IRMC WATER WELL SERVICE & SUPPLY CO. LTD.	1979-06-02	35.36	New Well	Domestic		9		CEBLANE, G.	17.68	40.91	11.43
89111	SE	35	51	26	4	IRMC WATER WELL SERVICE & SUPPLY CO. LTD.	1979-08-29	36.58	New Well	Domestic	1	11		DEVOS, ROY	3.35	18.18	11.43
89112	SE	35	51	26	4	UNKNOWN DRILLER		18.29	Chemistry	Domestic	1			KUCHER, LEON			0.00
89113	SE	35	51	26	4	UNKNOWN DRILLER	1975-03-21	81.69	Chemistry	Domestic	1			BABOR, JOHN			0.00
89114	SE	35	51	26	4	GERALD MCGINN DRILLING LTD.	1980-10-25	36.58	New Well	Domestic	2	8		SHEPPARD, BILL	16.76	15.91	11.43
89115	SE	35	51	26	4	UNKNOWN DRILLER		0.00	Chemistry	Domestic				GULKA, M.			0.00
89116	SE	35	51	26	4	UNKNOWN DRILLER		45.42	Chemistry	Domestic	1			MARTYNIUK, HENRY			0.00
89117	SE	35	51	26	4	UNKNOWN DRILLER		48.16	Chemistry	Domestic	1			GIBSON, J.M.			0.00
89118	2	35	51	26	4	IRMC WATER WELL SERVICE & SUPPLY CO. LTD.	1983-09-02	49.99	New Well	Domestic		5		FERRY, DON	18.59	29.55	12.70
89119	SE	35	51	26	4	LANDO ENTERPRISES LTD.	1983-07-06	45.72	New Well	Domestic	1	8		JONES, OWEN	10.67	68.19	11.43



Reconnaissance Report

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89120	SE	35	51	26	4	GERALD MCGINN DRILLING LTD.	1983-11-16	53.34	New Well	Domestic		5		GIBSON, MAC	19.81	95.47	11.43
89121	2	35	51	26	4	GROVE DRILLING ENTERPRISES (1980) LTD.	1983-10-06	50.29	Chemistry	Contaminati on Invest.	<u>1</u>	5		TOMTE, DOUG	5.49	22.73	10.16
89122	7	35	51	26	4	GERALD MCGINN DRILLING LTD.	1984-04-06	115.52	New Well	Domestic		20	2	MARTYNIUK, HENRY	21.34	11.37	14.12
89123	SE	35	51	26	4	UNKNOWN DRILLER		42.67	Chemistry	Domestic	<u>1</u>			MCQUARRIE, A.V.			0.00
89124	SE	35	51	26	4	GERALD MCGINN DRILLING LTD.	1985-12-13	118.87	New Well	Domestic		23		LEENTVAAR, HUGO	22.86	31.82	11.43
89125	SE	35	51	26	4	GROVE DRILLING LTD	1976-05-01	59.44	New Well	Domestic		15		LAIARD	9.14	63.65	11.43
89126	SE	35	51	26	4	UNKNOWN DRILLER		0.00	Chemistry	Domestic				THOMPSON, JUDY			0.00
89127	SE	35	51	26	4	UNKNOWN DRILLER		39.62	Chemistry	Domestic	<u>1</u>			KOEBEL, SANDRA			0.00
89128	SE	35	51	26	4	GERALD MCGINN DRILLING LTD.	1986-06-23	50.29	New Well	Domestic		6		OLIVER, SHELDON	18.29	31.82	11.43
89129	SE	35	51	26	4	GROVE DRILLING LTD	1986-05-05	36.58	New Well	Domestic		5		JORGENSEN, WAYNE	15.24	22.73	11.43
89130	SE	35	51	26	4	GROVE DRILLING LTD	1987-02-05	50.29	New Well	Domestic		4		JOSIASSEN, TOM	13.72	27.28	11.43
89131	SE	35	51	26	4	BIG IRON DRILLING LTD.	1987-05-08	45.72	New Well	Domestic		11		HORCH, RICHARD	18.29	22.73	14.12
89132	SE	35	51	26	4	UNKNOWN DRILLER		48.77	Chemistry	Domestic				LENTON, F.F.			0.00
89133	SE	35	51	26	4	UNKNOWN DRILLER		12.19	Chemistry	Domestic				ALBERT, HAROLD			0.00
89134	SE	35	51	26	4	UNKNOWN DRILLER		30.48	Chemistry	Domestic				NORMAND, JOHN/ALISON			0.00
89135	SE	35	51	26	4	GERALD MCGINN DRILLING LTD.	1989-05-16	42.67	New Well	Domestic		7		HODGSON, TOM	19.81	63.65	0.00
89136	SE	35	51	26	4	UNKNOWN DRILLER		0.00	Chemistry	Domestic				SKOCZYLAS, SARAH			0.00
89137	3	35	51	26	4	SUMMERS DRILLING LTD.	1980-06-10	7.92	New Well	Domestic		2		MELCOR DEV	4.27	272.77	63.50
89138	NW	35	51	26	4	HOKENSON WW LTD	1971-04-01	60.96	New Well	Domestic		4		PAHALL	18.59	45.46	11.43
89139	NW	35	51	26	4	UNKNOWN DRILLER		60.96	Chemistry	Domestic	<u>1</u>			GINTHER, RON			0.00



Reconnaissance Report

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GIC Well ID	LSD	SEC	TWP	RGE	M	DRILLING COMPANY	DATE COMPLETED	DEPTH (m)	TYPE OF WORK	USE	CHM	LT	PT	WELL OWNER	STATIC LEVEL (m)	TEST RATE (L/min)	SC_DIA (cm)
89140	14	35	51	26	4	UNKNOWN DRILLER		64.01	Well Inventory	Investigation	1	2		RESEARCH COUNCIL#WELL 4A			0.00
89141	14	35	51	26	4	UNKNOWN DRILLER		137.16	Well Inventory	Domestic	1			RESEARCH COUNCIL#WELL 4B			0.00
89142	NE	35	51	26	4	HOKENSON WW LTD	1971-08-01	54.86	New Well	Domestic		5		BELL	22.25	36.37	11.43
89143	NE	35	51	26	4	GROVE DRILLING LTD	1986-05-13	11.89	New Well	Domestic		8		WESTRIDGE	4.57	31.82	76.20
89144	16	35	51	26	4	UNKNOWN DRILLER		7.62	Well Inventory	Investigation	1			RESEARCH COUNCIL#WELL 13			91.44
89145		35	51	26	4	UNKNOWN DRILLER		0.00	Chemistry	Domestic				SHEPPARD, T. WM			0.00
89146		35	51	26	4	UNKNOWN DRILLER		15.24	Chemistry	Domestic	1			POMNITZ, H.			0.00
89147		35	51	26	4	UNKNOWN DRILLER		36.58	Chemistry	Domestic	2			HIGGINS, ROBERT C.			0.00
101025	SE	34	51	26	4	HOKENSON WW LTD	1970-09-01	60.35	New Well	Domestic		4		DOUCETTE	21.34	36.37	10.16
101026	SE	34	51	26	4	UNKNOWN DRILLER		41.76	Chemistry	Domestic	1			DOUCETTE, A.	24.38		0.00
101027	NE	34	51	26	4	UNKNOWN DRILLER		59.44	Chemistry	Domestic	1			URBANOSKI, W.J.			0.00
101028	NE	34	51	26	4	GERALD MCGINN DRILLING LTD.	1977-02-18	59.44	New Well	Domestic		3		CZUROSKI, ROD	0.00	63.65	11.43
101029	NE	34	51	26	4	UNKNOWN DRILLER		50.90	Chemistry	Domestic	1			BELL, JAMES	22.86		0.00
101030	NE	34	51	26	4	UNKNOWN DRILLER		48.77	Chemistry	Domestic	1			BELL, JAMES	18.29		0.00
101031	NE	34	51	26	4	IRMC WATER WELL SERVICE & SUPPLY CO. LTD.	1978-07-21	54.25	New Well	Domestic	3	6		SPADAFORA, FRANK	21.34	54.55	11.43
101032	NE	34	51	26	4	UNKNOWN DRILLER		45.72	Chemistry	Domestic	1			SPADAFORA, FRANK	21.34		0.00
101125	5	2	52	26	4	MCALLISTER WATERWELLS LTD.	1981-10-16	71.32	Cathodic Protection	Industrial		7		CHEVRON			15.24
150184	NE	35	51	26	4	BAR K DRILLING LTD.	1990-03-02	59.74	New Well	Domestic		5		HAARWEST FARMS	17.68	54.55	12.70
151109	NE	34	51	26	4	GERALD MCGINN DRILLING LTD.	1990-05-01	68.58	New Well	Domestic		10		AINSLIE, BOB	30.48	45.46	14.12
151202	SE	34	51	26	4	COBOB PUMPS & SERVICES LTD.	1990-02-27	60.96	New Well	Domestic		6		SMITH, JIM	26.00	68.19	13.97



Reconnaissance Report

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151203	SE	34	51	26	4	COBOB PUMPS & SERVICES LTD.	1990-02-24	60.96	New Well	Domestic		6		ARTUM, BILL	24.38	22.73	15.24
151983	SE	34	51	26	4	GROVE DRILLING ENTERPRISES (1980) LTD.	1989-05-14	53.34	New Well	Domestic		4		VANI, ROGER	29.87	11.37	12.70
151984	NW	35	51	26	4	BAR K DRILLING LTD.	1989-11-29	59.74	New Well	Domestic		5		PAHAL, DOROTHY	20.12	54.55	12.70
152767	NE	34	51	26	4	COBOB PUMPS & SERVICES LTD.	1990-08-28	97.54	New Well	Domestic		25		GINIS, G.	21.34	9.09	15.24
153363	NE	34	51	26	4	MID-WEST WATER WELLS LTD.	1990-10-16	57.91	New Well	Domestic		8		KOZAK, CYNTHIA	18.29	136.38	14.12
154832	NE	34	51	26	4	MID-WEST WATER WELLS LTD.	1991-02-20	59.44	New Well	Domestic		8		DOWSETT, JOHN	18.29	90.92	14.12
154850	SE	3	52	26	4	SUMMERS DRILLING LTD.	1990-07-02	64.01	New Well	Domestic		15		GORDON, RITA	8.23	13.64	14.12
156627	SE	35	51	26	4	UNKNOWN DRILLER		44.81	Chemistry	Domestic				GOODWIN, MURRAY			0.00
157628	SW	3	52	26	4	SUMMERS DRILLING LTD.	1991-03-16	35.05	New Well	Domestic		4		ENOCH INDIAN RESERVE	12.19	13.64	12.70
157689	NE	34	51	26	4	HOKENSON WW LTD	1973-06-01	54.86	New Well	Domestic		4		ZYP, H.	22.56	36.37	10.16
158254	SE	34	51	26	4	IRMC WATER WELL SERVICE & SUPPLY CO. LTD.	1975-06-09	57.91	New Well	Domestic		4		MURDOCH, BILL	21.34	9.09	11.43
158931	SE	35	51	26	4	BIG IRON DRILLING LTD.	1991-08-03	42.98	New Well	Domestic		8		FRANCIS, BRIAN	18.29	45.46	14.12
160783	SE	35	51	26	4	UNKNOWN DRILLER		121.92	Chemistry	Domestic				DEVOS, REYN			0.00
165814	SE	34	51	26	4	COBOB PUMPS & SERVICES LTD.	1992-04-28	64.01	New Well- Decommissioned	Domestic		14		VANDERZYL, TONY	24.99	136.38	15.24
166527	SE	35	51	26	4	GERALD MCGINN DRILLING LTD.	1992-05-19	56.39	New Well	Domestic		4		SCHNELL, GRACE	21.34	90.92	14.12
167569	SE	35	51	26	4	UNKNOWN DRILLER		45.72	Chemistry	Domestic				LABRANCHE, DAREN			0.00
169926	SE	34	51	26	4	GERALD MCGINN DRILLING LTD.	1992-11-17	65.53	New Well	Domestic		10		LAWRENCE, SAMUEL	33.53	63.65	14.12
193959	NE	34	51	26	4	UNKNOWN DRILLER		7.62	Chemistry	Domestic				BUCK, STAN			0.00
238746	SE	34	51	26	4	D&D WATER WELL DRILLING & SERVICING LTD.	1994-03-23	65.53	New Well	Domestic		9	6	SANCHE, DENNIS	24.38		15.24
241862	SE	34	51	26	4	COBOB PUMPS & SERVICES LTD.	1994-08-16	62.79	New Well	Domestic		4	8	ARTUM, BILL	27.43	181.84	15.24



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GIC Well ID	LSD	SEC	TWP	RGE	M	DRILLING COMPANY	DATE COMPLETED	DEPTH (m)	TYPE OF WORK	USE	CHM	LT	PT	WELL OWNER	STATIC LEVEL (m)	TEST RATE (L/min)	SC_DIA (cm)
270824	SW	3	52	26	4	SUMMERS DRILLING LTD.	1994-08-02	33.53	New Well	Domestic		4	17	ENOCH CREE NATION #HOUSE 2008	17.68	159.11	12.70
280466	4	2	52	26	4	UNKNOWN DRILLER	1951-04-20	225.55	Structure Test Hole	Industrial				ROYALITE OIL CO			0.00
280692	1	2	52	26	4	UNKNOWN DRILLER	1951-04-23	213.97	Core Hole	Industrial				ROYALITE OIL CO			0.00
281103	NE	34	51	26	4	D&D WATER WELL DRILLING & SERVICING LTD.	1996-03-12	58.52	New Well	Domestic		10	5	JETHON, GINA	23.77		15.24
282289	NE	34	51	26	4	D&D WATER WELL DRILLING & SERVICING LTD.	1996-03-12	0.00	Existing Well- Decommissioned	Domestic				JETHON, GINA			0.00
285670	SE	34	51	26	4	COBOB PUMPS & SERVICES LTD.	1996-07-15	60.96	New Well	Domestic		10	13	LAPOINTE, W.	21.95	50.01	15.24
285673	10	34	51	26	4	GORDON'S DRILLING LTD.	1996-07-25	53.64	New Well	Domestic		8		HALBERT, OLIVE	28.04	113.65	12.70
286932	SE	34	51	26	4	BIG IRON DRILLING LTD.	1997-03-27	0.00	Existing Well- Decommissioned	Domestic				HOULE, COLLETTE			0.00
286933	SE	34	51	26	4	BIG IRON DRILLING LTD.	1997-03-26	57.00	New Well	Domestic		11	23	HOULE, COLLETTE	20.73	68.19	15.24
286934	SE	35	51	26	4	D&D WATER WELL DRILLING & SERVICING LTD.	1997-02-13	45.72	New Well	Domestic		9	12	FINDLAY, ED	19.20		15.24
286935	SE	35	51	26	4	D&D WATER WELL DRILLING & SERVICING LTD.	1997-02-14	0.00	Existing Well- Decommissioned	Domestic				FINDLAY, ED			0.00
286936	NW	35	51	26	4	D&D WATER WELL DRILLING & SERVICING LTD.	1997-02-24	59.44	New Well	Domestic		5	7	HAARSMA, GARY	20.73		15.24
287125	SW	2	52	26	4	SUMMERS DRILLING LTD.	1992-05-10	44.20	New Well	Domestic		4		SAMMY #HOUSE	18.29	36.37	12.70
287728	SE	34	51	26	4	SUMMERS DRILLING LTD.	1997-05-25	53.34	New Well	Domestic		8	19	YEATHEARD, KEN	19.20	45.46	12.70
289033	NE	34	51	26	4	BAR K DRILLING LTD.	1998-03-31	58.52	New Well	Domestic		20	8	ZURCHER, HANS	25.79	38.64	12.70
290863	SE	34	51	26	4	COBOB PUMPS & SERVICES LTD.	1999-03-24	62.18	New Well	Domestic		13	10	SMITH, DON	25.60	136.38	15.24
296997	SE	35	51	26	4	MAR-WAYNE WATER WELL DRILLING SERVICES LTD.	2001-06-21	59.74	New Well	Domestic		7	13	OSWALD, SHAWN	20.42	95.47	15.24
299598	NE	34	51	26	4	COBOB PUMPS & SERVICES LTD.	2002-01-05	60.96	New Well	Domestic		4	4	IRVINE, CAROLYN	25.30	113.65	22.86
1165011	15	34	51	26	4	CALIBRE DRILLING LTD.	2004-03-20	91.44	New Well	Domestic		27	25	BROWN DENNIS	22.01	27.28	15.24
1165012	16	34	51	26	4	CALIBRE DRILLING LTD.	2003-12-10	60.96	New Well	Domestic		15	25	CLARKE, CASEY	22.09	136.38	15.24



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GIC Well ID	LSD	SEC	TWP	RGE	M	DRILLING COMPANY	DATE COMPLETED	DEPTH (m)	TYPE OF WORK	USE	CHM	LT	PT	WELL OWNER	STATIC LEVEL (m)	TEST RATE (L/min)	SC_DIA (cm)
1165408	SE	34	51	26	4	CALIBRE DRILLING LTD.	2008-06-17	68.58	New Well	Domestic		10	25	REA, KEITH W.	26.92	159.11	15.24
1165546	9	34	57	26	4	CALIBRE DRILLING LTD.	2010-05-20	65.53	New Well	Domestic		12	22	PANNEBAKER, BILL	24.37	136.34	15.24
1165680	7	34	51	26	4	CALIBRE DRILLING LTD.	2012-09-12	67.06	New Well	Domestic		12	24	SMITH, DON	25.74	45.42	
1166095	SE	35	51	26	4	CALIBRE DRILLING LTD.	2016-07-13	51.21	New Well	Domestic		13	26	DURAN, SERGIO	19.81	90.92	15.24
1270060	NE	34	51	26	4	ELK POINT DRILLING CORP.	1996-12-15	60.96	New Well	Domestic		14	23	CUMMINGS, GEORGE	24.54	37.28	14.12
1300013	SE	34	51	26	4	GERALD MCGINN DRILLING LTD.	2003-05-01	64.31	New Well	Domestic		6	25	TURNER, FLOYD	28.74	31.82	15.24
1300161	8	34	51	26	4	GERALD MCGINN DRILLING LTD.	2007-01-23	59.44	New Well	Domestic		8	22	BRENT, RICK	29.17	31.82	15.24
1300285	10	34	51	26	4	GERALD MCGINN DRILLING LTD.	2002-11-27	59.44	New Well	Unknown		15	22	BRINKMAN, GLEN	29.42	22.73	15.24
1300398	2	35	51	26	4	GERALD MCGINN DRILLING LTD.	2012-04-26	53.95	New Well	Domestic		9	22	SCHAFER, DOUG	22.86	31.82	15.24
1495257	2	35	51	26	4	MAR-WAYNE WATER WELL DRILLING SERVICES LTD.	2006-05-29	52.73	New Well	Domestic		7	12	LEENTVAAR, HUGO	22.00	90.92	15.24
1495278	8	35	51	26	4	MAR-WAYNE WATER WELL DRILLING SERVICES LTD.	2006-10-06	49.07	New Well	Domestic		4	25	FORNARA, BERNARD	20.36	86.38	15.24
1640677	2	34	51	26	4	RODCO DRILLING	2023-07-18	56.39	New Well	Domestic		7	12	MAUL, BRIGETTE	24.77	136.38	15.24
1640703	8	34	51	26	4	RODCO DRILLING	2023-10-11	54.25	New Well	Domestic		8	12	KOMANIECKI, WALTER	25.08	90.92	
1715082	1	34	51	26	4	SUMMERS DRILLING LTD.	2004-07-26	64.01	New Well	Domestic		6	16	PONTELUK, STEVE	14.78	136.38	15.24
1715620	SE	34	51	26	4	SUMMERS DRILLING LTD.	2011-03-09	60.96	New Well	Domestic		8	21	HANSEN, KEN	23.64	129.97	15.24
1715621	SE	34	51	26	4	SUMMERS DRILLING LTD.	2011-03-08	60.96	New Well	Domestic		9	25	HANSEN, KEN	22.91	44.96	15.24
1715913	9	34	51	26	4	SUMMERS DRILLING LTD.	2014-01-15	65.53	New Well	Domestic		9	24	BURBRIDGE, GARY	28.48	136.38	
1715939	2	34	51	26	4	SUMMERS DRILLING LTD.	2012-05-10		Existing Well- Decommissioned	Domestic				HANSEN, KEN			
1715952	9	34	51	26	4	SUMMERS DRILLING LTD.	2014-01-17		Existing Well- Decommissioned	Domestic				BURBRIDGE			
1716005	SE	35	51	26	4	SUMMERS DRILLING LTD.	2014-05-14	64.01	New Well	Domestic		2	25	HAARSMA, ANDREW	20.51	68.19	



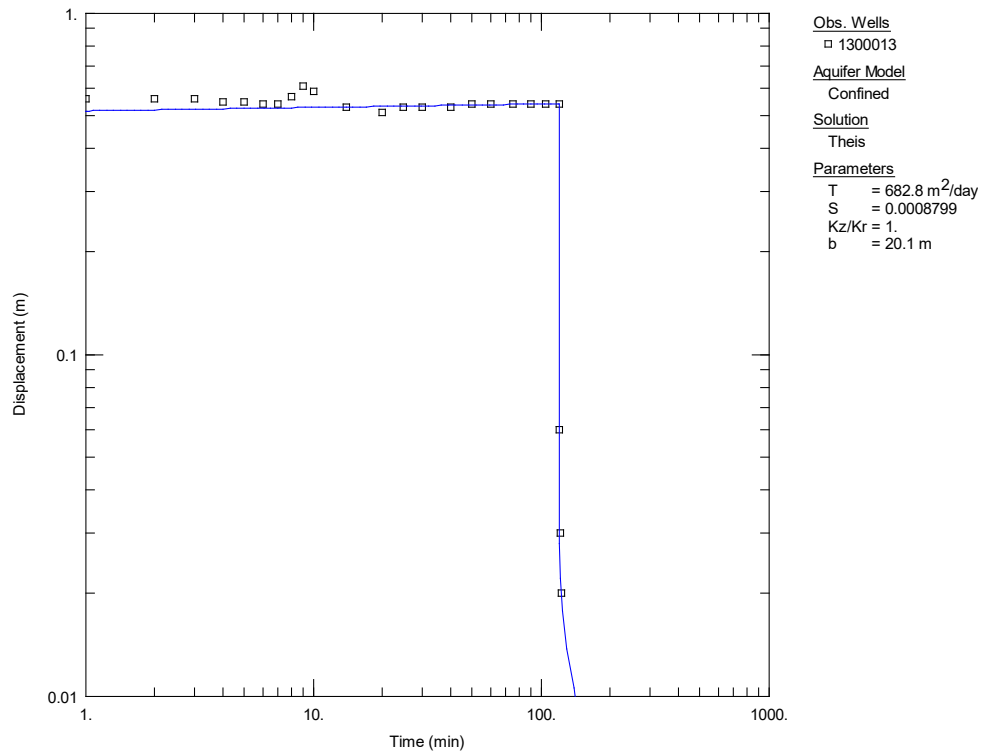
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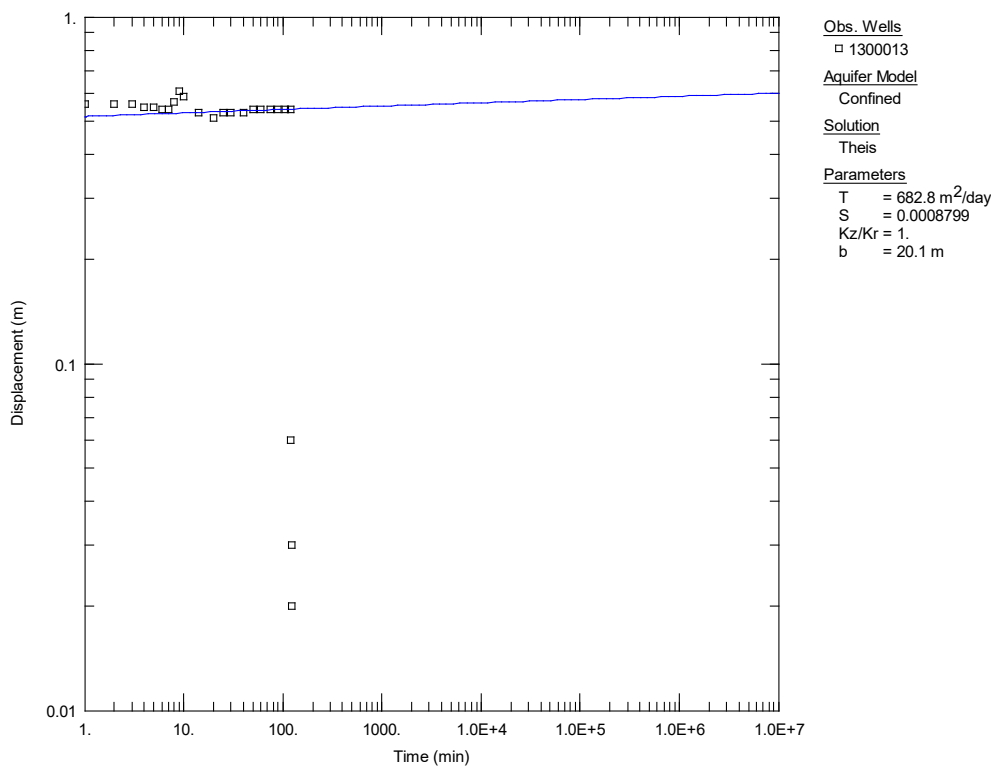
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GIC Well ID	LSD	SEC	TWP	RGE	M	DRILLING COMPANY	DATE COMPLETED	DEPTH (m)	TYPE OF WORK	USE	CHM	LT	PT	WELL OWNER	STATIC LEVEL (m)	TEST RATE (L/min)	SC_DIA (cm)
1716478	16	34	51	26	4	SUMMERS DRILLING LTD.	2017-09-18	114.30	New Well	Domestic		14	20	MCCONNELL, JEREMY	59.44	18.18	15.24
1716557	7	34	51	26	4	SUMMERS DRILLING LTD.	2017-10-23	64.01	New Well	Domestic		8	17	HANSMA, JASON	25.96	45.46	15.24
1716790	13	26	51	26	4	SUMMERS DRILLING LTD.	2018-09-27	68.58	New Well	Domestic		6	26	THOMSON, DAVID	31.44	45.46	15.24
1965830	SE	34	51	26	4	SUMMERS DRILLING LTD.	2002-03-26	50.90	New Well	Domestic		5	20	JOHNSTON, GORDON	12.68	136.38	12.70
2086199	15	34	51	26	4	BLACK DOG DRILLING & ENV SERV. LTD.	2019-05-16	103.63	New Well	Domestic		7	15	GINIS, GREG	26.82	9.09	14.13
2094128	SE	35	51	26	4	UNKNOWNDRILLINGCOMP11	1977-01-07	36.58	Well Inventory	Domestic		1		LEENTVAAR, HUGO			
10096551	10	34	51	26	4	SUMMERS DRILLING INC.	2023-11-14	60.96	New Well	Domestic		13	11	LEDHOWSKI, MICHAEL & DEANNA	28.06	68.19	

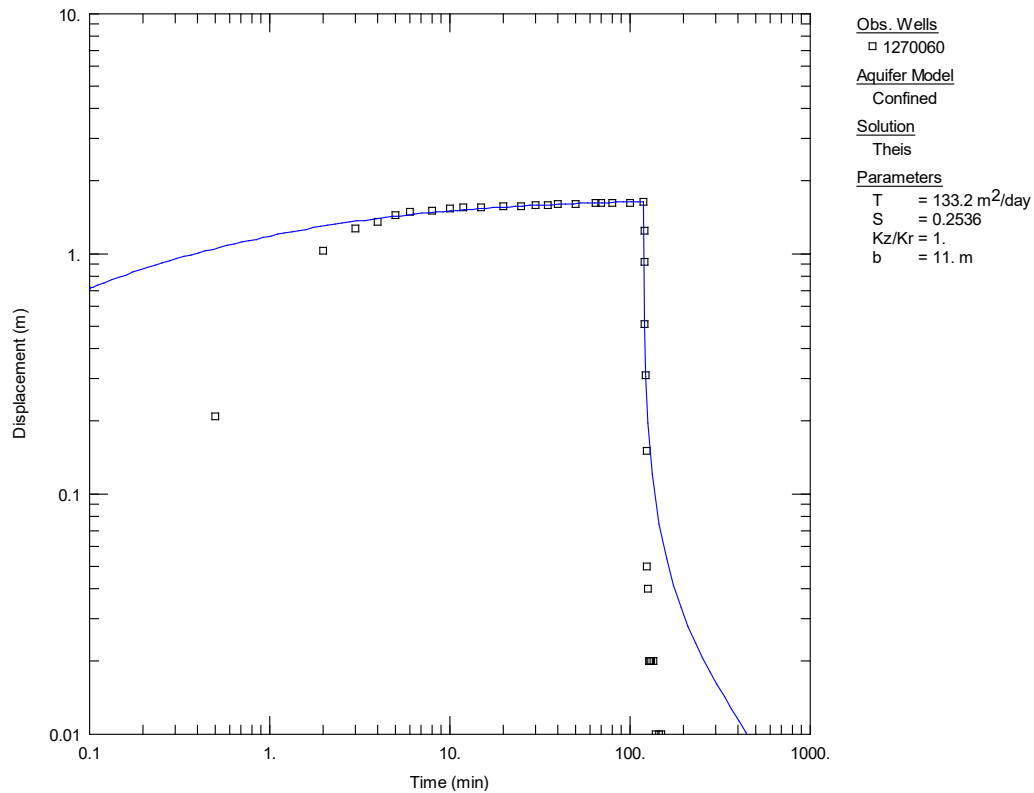
Appendix III: AQTESOLV Plots



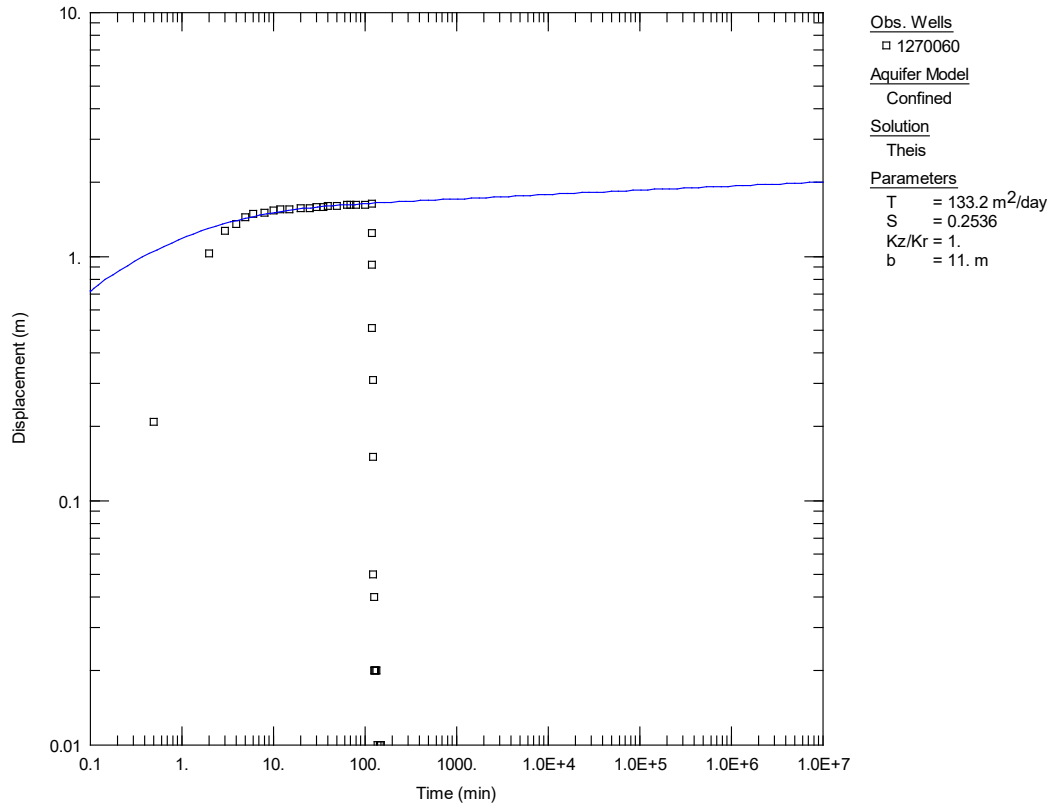
III.A. Pumping test solution fit to data from GIC Well ID 1300013



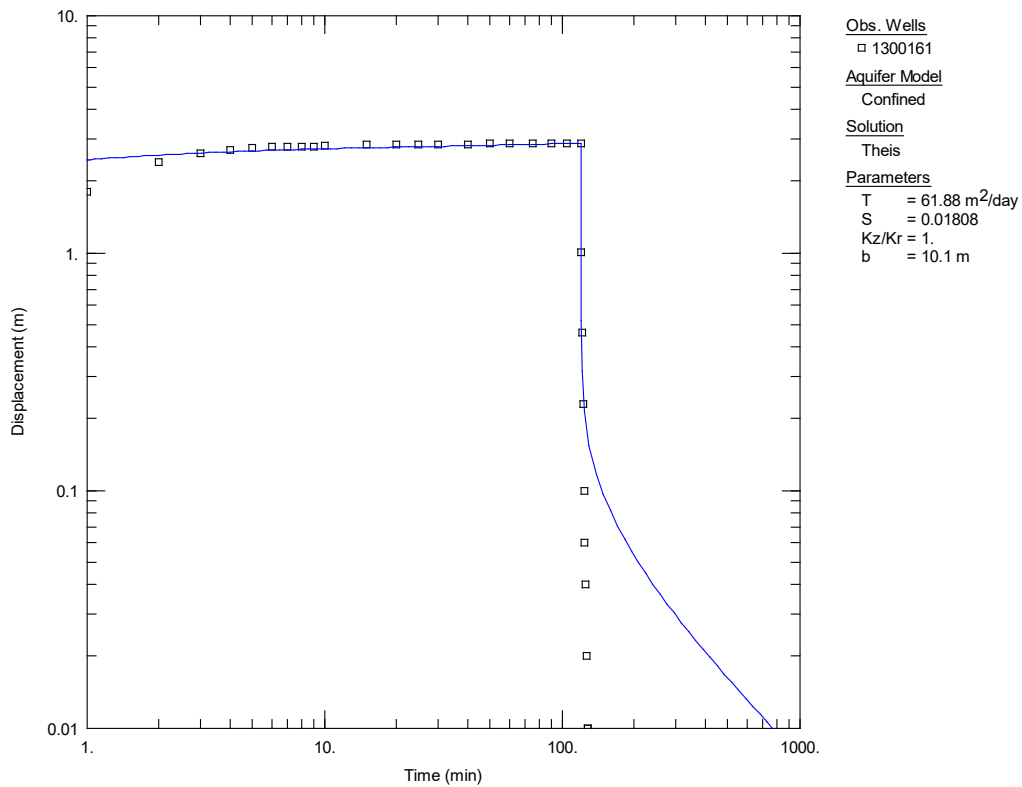
III.B. Solution extrapolated to 20 years of pumping



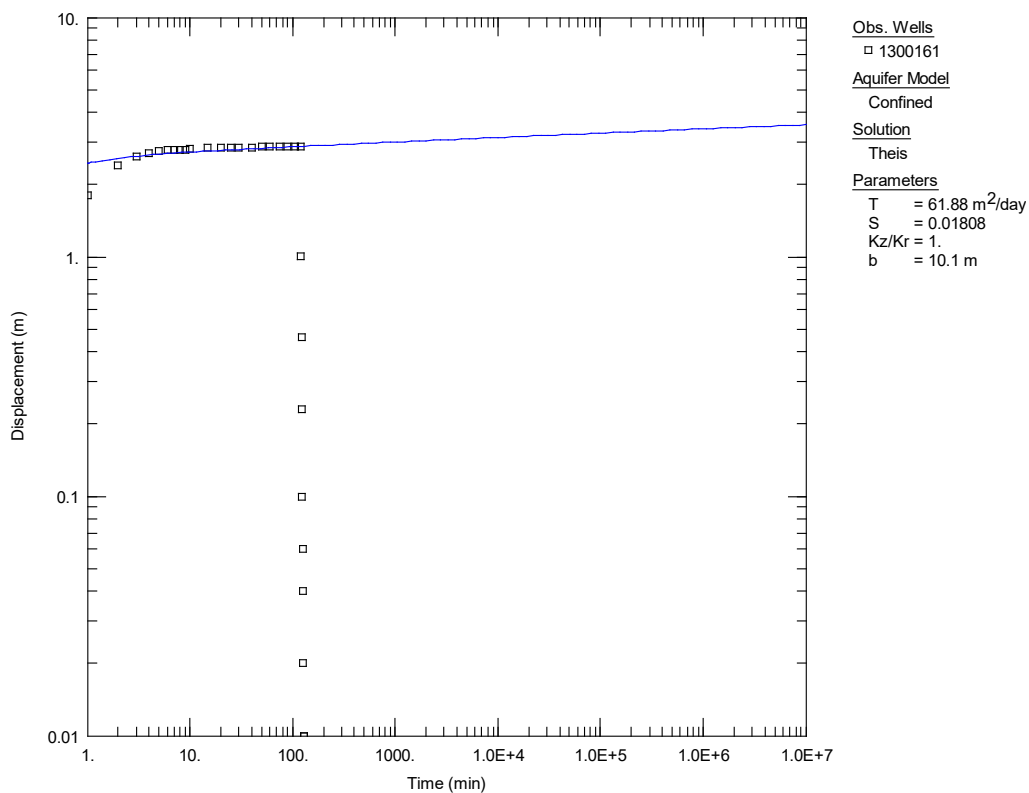
III.C. Pumping test solution fit to data from GIC Well ID 1270060



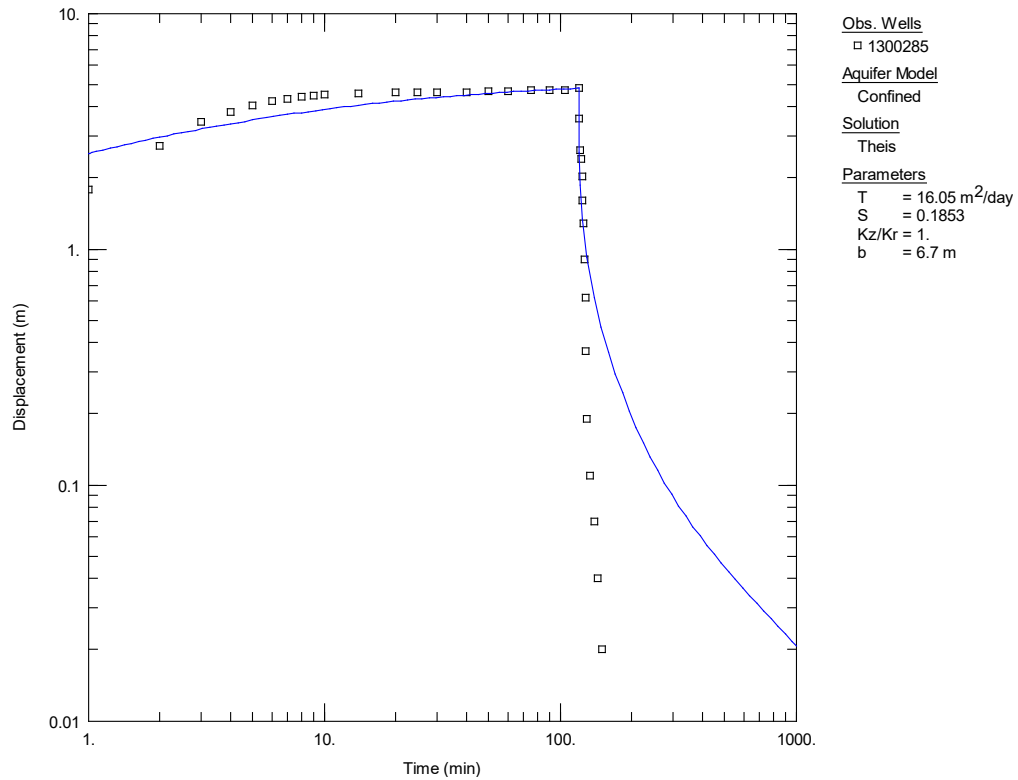
III.D. Solution extrapolated to 20 years of pumping



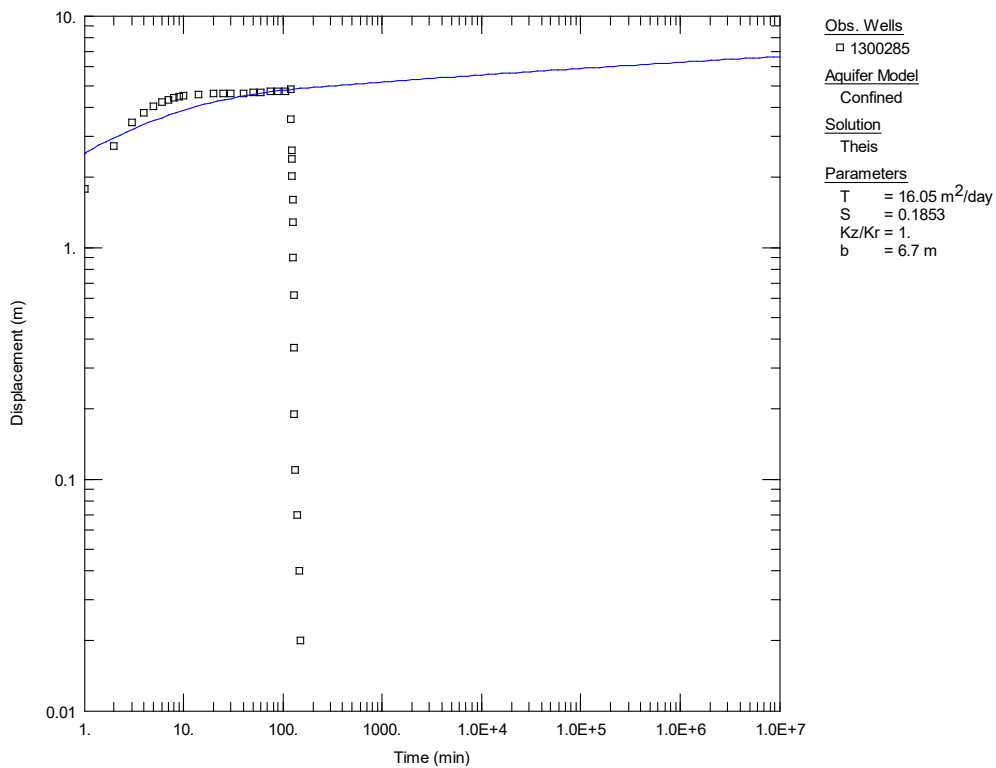
III.E. Pumping test solution fit to data from GIC Well ID 1300161



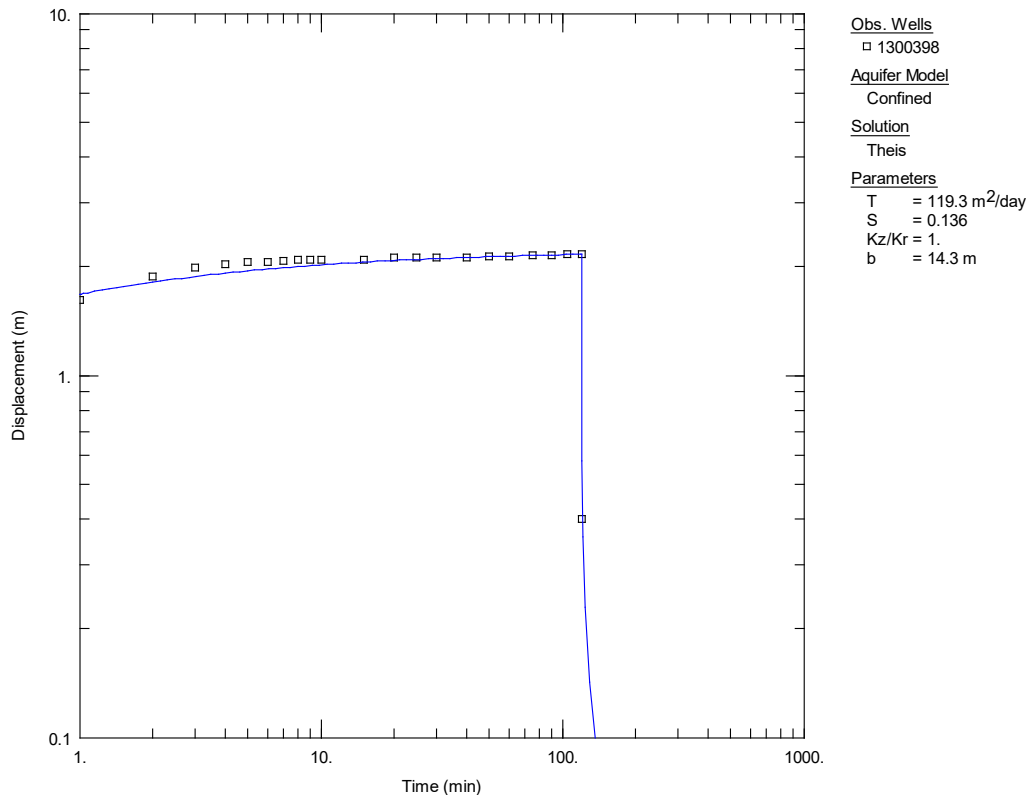
III.F. Solution extrapolated to 20 years of pumping



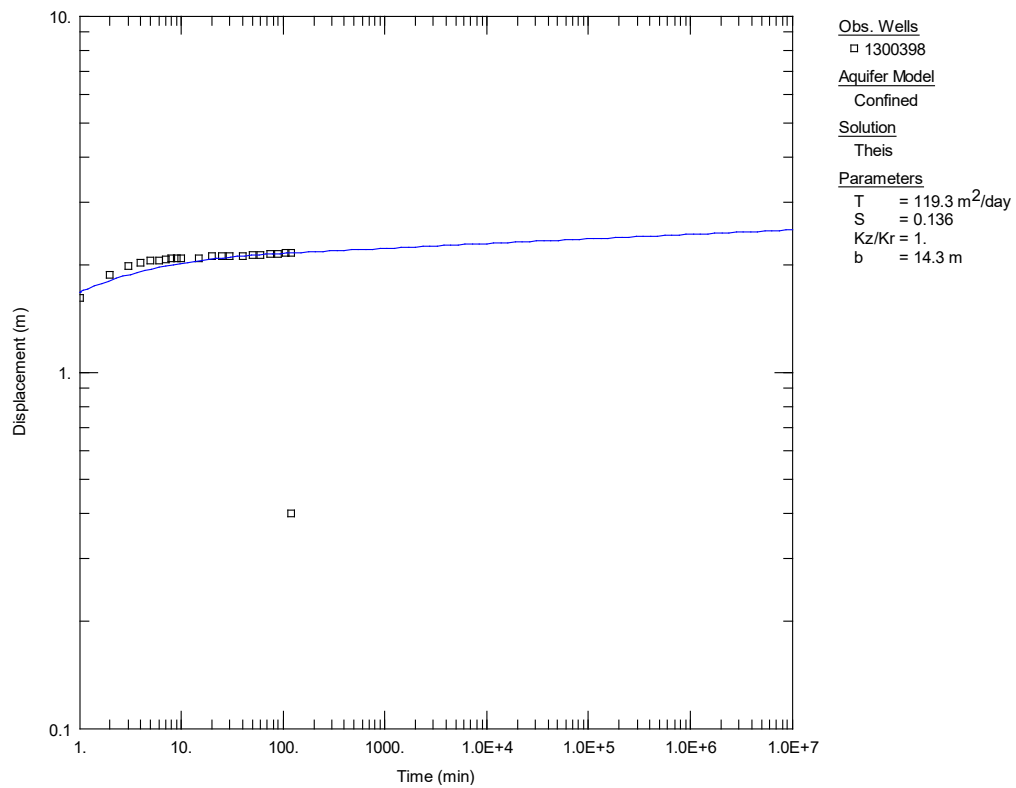
III.G. Pumping test solution fit to data from GIC Well ID 1300285



III.H. Solution extrapolated to 20 years of pumping



III.I. Pumping test solution fit to data from GIC Well ID 1300398



III.J. Solution extrapolated to 20 years of pumping

Appendix IV: Water Quality Reports



CHEMICAL ANALYSIS REPORT

WELL NAME	PHILLIPS, E.	GIC WELL ID	89047
LOCATION	LSD 2 SEC 34 TWP 51 RG 26 M 4	SAMPLE NO.	2073
WELL DEPTH	195.00 ft	WATER LEVEL	23.60 ft
AQUIFER		LABORATORY	AE
SAMPLING DATE	1985-10-12		

FIELD	MG/L	FIELD	MG/L
BICARBONATE		CARBONATE	
CHLORIDE		CONDUCTIVITY	
DISSOLVED OXYGEN		EH	
IRON		MANGANESE	
PH		SULPHATE	
S2		TEMPERATURE(C)	0
TOTAL ALKALINITY		TOTAL HARDNESS	
LABORATORY		Analysis Date	1985-11-08
COD		CONDUCTIVITY	174
DIC		FLUORIDE	0.2300
ION BALANCE		PH	7.90
SAR	7.9000	SIO2	
TOTAL ALKALINITY	793.0000	TC	
TDS	1,126	TN	
DOC			
AMMONIUM-N		BICARBONATE	967.0973
CALCIUM	83.9997	CARBONATE	0.0000
CHLORIDE	10.0146	MAGNESIUM	22.0181
NITRATE-N		NITRITE-N	-0.0700
PHOSPHATE		POTASSIUM	1.0240
SODIUM	315.0011	SULPHATE	216.3153
NO2 + NO3		TOTAL HARDNESS	300.0000
ALUMINUM		ARSENIC	
BARIUM		BERYLLIUM	
CADMIUM		CHROMIUM	
COBALT		COPPER	
IRON	0.2300	LEAD	
MANGANESE		MERCURY	
MOLYBDENUM		NICKEL	
SELENIUM		STRONTIUM	
VANADIUM		ZINC	
HYDROCARBONS		PESTICIDES	
PHENOLICS			

Remarks:

WELL SAMPLE.

Temperature reported in Degree Centigrade. Conductivity reported in microsiemens/cm, pH in pH units. Alkalinity and Hardness expressed as Calcium Carbonate. FE, VA, PB, AL, AG expressed as extractable. FE in field measurements and all remaining metals expressed as total. '-' indicates concentrations less than.

EH	- Oxidation-Reduction Potential	SAR	- Sodium Adsorption Ratio	DIC	- Dissolved Inorganic Carbon
COD	- Chemical Oxygen Demand	DOC	- Dissolved Organic Carbon	TN	- Total Particulate Nitrogen
TDS	- Total Dissolved Solids	TC	- Total Particulate Carbon		

Note: this data may not be fully checked. The Province disclaims all responsibility for its accuracy



CHEMICAL ANALYSIS REPORT

WELL NAME	HALABISKY, WAYNE	GIC WELL ID	89053
LOCATION	LSD SE SEC 34 TWP 51 RG 26 M 4	SAMPLE NO.	14401
WELL DEPTH	225.00 ft	WATER LEVEL	80.00 ft
AQUIFER		LABORATORY	VG
SAMPLING DATE	1986-11-19		

FIELD	MG/L	FIELD	MG/L
BICARBONATE		CARBONATE	
CHLORIDE		CONDUCTIVITY	
DISSOLVED OXYGEN		EH	
IRON		MANGANESE	
PH		SULPHATE	
S2		TEMPERATURE(C)	0
TOTAL ALKALINITY		TOTAL HARDNESS	
LABORATORY		Analysis Date	1986-12-02
COD		CONDUCTIVITY	1,640
DIC		FLUORIDE	0.2000
ION BALANCE	1.0200	PH	8.00
SAR		SIO2	14.0000
TOTAL ALKALINITY	767.0000	TC	
TDS	1,116	TN	
DOC			
AMMONIUM-N		BICARBONATE	935.0892
CALCIUM	51.9998	CARBONATE	
CHLORIDE	-1.0011	MAGNESIUM	15.0127
NITRATE-N		NITRITE-N	-0.0504
PHOSPHATE		POTASSIUM	2.8640
SODIUM	374.9989	SULPHATE	210.3076
NO2 + NO3	-0.0504	TOTAL HARDNESS	192.0000
ALUMINUM		ARSENIC	
BARIUM		BERYLLIUM	
CADMIUM		CHROMIUM	
COBALT		COPPER	
IRON	1.8500	LEAD	
MANGANESE		MERCURY	
MOLYBDENUM		NICKEL	
SELENIUM		STRONTIUM	
VANADIUM		ZINC	
HYDROCARBONS		PESTICIDES	
PHENOLICS			

Remarks:

TAP SAMPLE.

Temperature reported in Degree Centigrade. Conductivity reported in microsiemens/cm, pH in pH units. Alkalinity and Hardness expressed as Calcium Carbonate. FE, VA, PB, AL, AG expressed as extractable. FE in field measurements and all remaining metals expressed as total. '-' indicates concentrations less than.

EH	- Oxidation-Reduction Potential	SAR	- Sodium Adsorption Ratio	DIC	- Dissolved Inorganic Carbon
COD	- Chemical Oxygen Demand	DOC	- Dissolved Organic Carbon	TN	- Total Particulate Nitrogen
TDS	- Total Dissolved Solids	TC	- Total Particulate Carbon		

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CHEMICAL ANALYSIS REPORT

WELL NAME	BROWN, G.	GIC WELL ID	89066
LOCATION	LSD NE SEC 34 TWP 51 RG 26 M 4	SAMPLE NO.	5541
WELL DEPTH	120.00 ft	WATER LEVEL	ft
AQUIFER		LABORATORY	AE
SAMPLING DATE	1977-06-02		

FIELD	MG/L	FIELD	MG/L
BICARBONATE		CARBONATE	
CHLORIDE		CONDUCTIVITY	
DISSOLVED OXYGEN		EH	
IRON		MANGANESE	
PH		SULPHATE	
S2		TEMPERATURE(C)	0
TOTAL ALKALINITY		TOTAL HARDNESS	
LABORATORY		Analysis Date	1977-06-28
COD		CONDUCTIVITY	1,640
DIC		FLUORIDE	0.1300
ION BALANCE	0.8600	PH	9.00
SAR		SIO2	
TOTAL ALKALINITY	525.0000	TC	
TDS	1,018	TN	
DOC			
AMMONIUM-N		BICARBONATE	587.0579
CALCIUM	6.0000	CARBONATE	26.0010
CHLORIDE	83.1162	MAGNESIUM	1.0008
NITRATE-N		NITRITE-N	-0.0994
PHOSPHATE		POTASSIUM	1.4320
SODIUM	350.0002	SULPHATE	260.3797
NO2 + NO3	-0.0994	TOTAL HARDNESS	20.0000
ALUMINUM		ARSENIC	
BARIUM		BERYLLIUM	
CADMIUM		CHROMIUM	
COBALT		COPPER	
IRON	0.2700	LEAD	
MANGANESE		MERCURY	
MOLYBDENUM		NICKEL	
SELENIUM		STRONTIUM	
VANADIUM		ZINC	
HYDROCARBONS		PESTICIDES	
PHENOLICS			

Remarks:

TAP SAMPLE.

Temperature reported in Degree Centigrade. Conductivity reported in microsiemens/cm, pH in pH units. Alkalinity and Hardness expressed as Calcium Carbonate. FE, VA, PB, AL, AG expressed as extractable. FE in field measurements and all remaining metals expressed as total. '-' indicates concentrations less than.

EH	- Oxidation-Reduction Potential	SAR	- Sodium Adsorption Ratio	DIC	- Dissolved Inorganic Carbon
COD	- Chemical Oxygen Demand	DOC	- Dissolved Organic Carbon	TN	- Total Particulate Nitrogen
TDS	- Total Dissolved Solids	TC	- Total Particulate Carbon		

Note: this data may not be fully checked. The Province disclaims all responsibility for its accuracy

Wetland Assessment and Impact Report for the GraceLife Church of Edmonton Expansion Project

Prepared for:

GraceLife Church of Edmonton

Prepared by:

Paragon Soil and Environmental Consulting Inc.

February 2024

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AND THIRD PARTY RELIANCE**

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AND THIRD PARTY RELIANCE**

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*The investigation undertaken by **Paragon Soil and Environmental Consulting Inc.** with respect to this report and any conclusions or recommendations made in this report reflect **Paragon Soil and Environmental Consulting Inc.**'s judgment based on the site conditions observed at the time of the site inspection on the date(s) set out in this report and on information available at the time of preparation of this report. This report has been prepared for specific application to this site and it is based, in part, upon visual observation of the site, subsurface investigation at discrete locations and depths, and specific analysis of specific chemical parameters and materials during a specific time interval, all as described in this report. Unless otherwise stated, the findings cannot be extended to previous or future site conditions, portions of the site which were unavailable for direct investigation, subsurface locations which were not investigated directly, or chemical parameters, materials or analysis which were not addressed. Substances other than those addressed by the investigation described in this report may exist within the site, substances addressed by the investigation may exist in areas of the site not investigated and concentrations of substances addressed which are different than those reported may exist in areas other than the locations from which samples were taken.*

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CONTENTS

1	Introduction	1
1.1	Purpose	1
1.2	General Information	1
1.3	Project Overview	1
1.4	Current Land Use	1
2	Methods.....	1
2.1	Desktop Review	1
2.1.1	Wetland Identification, Classification and Delineation	1
2.1.2	Database Searches	4
2.2	Field Survey.....	4
2.3	Relative Value Assessment	7
3	Results.....	7
3.1	Desktop Review	7
3.1.1	Wetland Identification, Classification and Delineation	7
3.1.2	Database Searches	8
3.2	Field Survey.....	10
3.2.1	Wetland Identification, Classification and Delineation	10
3.2.1	Plant Species Including Regulated Weeds.....	12
3.2.2	Incidental Wildlife	12
3.3	Relative Value Assessment	12
4	Impacts and Mitigation	13
4.1	Historic Impacts	13
4.2	Soil and Vegetation.....	13
4.3	Fish and Wildlife	13
4.4	Hydrology.....	13
5	Wetland Mitigation Proposal.....	14
5.1	Avoidance	14
5.2	Minimization	14
5.3	Replacement.....	14
6	References	15
Appendix A	Historical Imagery	A-1
Appendix B	ABWRET-A Results	B-1

LIST OF TABLES

Table 1	Imagery and Climate Data Summary	5
Table 2	Wetland Community Distribution Within and Surrounding the Project Area.....	10
Table 3	Plant Species List of the Seasonal Graminoid Marsh Wetland in 13-35-051-26-W4M.....	12

LIST OF FIGURES

Figure 1	Project Overview	2
Figure 2	Project Area and Current Wetland Boundary	3
Figure 3	Cumulative Precipitation Departure Graph for T051 R26 W4M (1950-2022).....	5
Figure 4	Project Area in HUC 8 Watershed	9
Figure 5	Wetland Communities within the Current Wetland Boundary and Project Area	11

LIST OF PHOTOS

Photo 1	Center of Seasonal Graminoid Marsh Wetland (MG III)	10
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ABBREVIATIONS

AA.....	Assessment Area
ABWRET-A.....	Alberta Wetland Rapid Evaluation Tool – <i>Actual</i>
ABWRET-E	Alberta Wetland Rapid Evaluation Tool – Estimate of Relative Wetland Value
ACIMS.....	Alberta Conservation Information Management System
AGRASID	Agricultural Regions of Alberta Soil Inventory Database
AEPA.....	Alberta Environment and Protected Areas
AWCS.....	Alberta Wetland Classification System
Chomiak	Chomiak Builds Ltd.
cm.....	centimetres
FWMIS	Fish and Wildlife Management Information System
GLC	GraceLife Church of Edmonton
GOA.....	Government of Alberta
ha	hectares
HUC	Hydrologic Unit Code
km ²	square kilometres
m	metres
Paragon	Paragon Soil and Environmental Consulting Inc.
RV	recreational vehicle
WAIR	Wetland Assessment and Impact Report

1 INTRODUCTION

1.1 Purpose

Paragon Soil and Environmental Consulting Inc. (Paragon) was approached by Chomiak Builds Ltd. (Chomiak) on behalf of GraceLife Church of Edmonton (GLC) to prepare a *Wetland Assessment and Impact Report* (WAIR) for the GraceLife Church Expansion Project (the Project). This document is part of GLC's application for *Water Act* approval for wetland disturbance on private land (Government of Alberta [GOA] 2000).

Preparation of this document was directed by the *Alberta Wetland Assessment and Impact Report Directive* (GOA 2017) in accordance with the *Alberta Wetland Policy* (GOA 2013). This document describes a pre-disturbance wetland assessment, relative wetland value, anticipated impacts to wetlands, and outlines mitigation and replacement plans.

1.2 General Information

The wetland field assessment was completed on October 11, 2023 by Vincent Futoransky (B.Sc., P.Biol., R.P.Bio.) and Jasmine Lamarre (M.Sc., P.Ag., P.Biol.). The WAIR is authenticated by Vincent Futoransky (B.Sc., P.Biol., R.P.Bio.).

1.3 Project Overview

The proposed Project Area has an estimated extent of 2.01 hectares (ha). It is located on private land at 13-35-051-26-W4M, directly south of and adjacent to the current GLC property to the east of Range Road 262 and south of Highway 627 at 51529A Range Road 262, near Spruce Grove, Alberta in Parkland County (Figure 1). The Project Area overlaps a wetland; civil works will cause the permanent removal of a portion of the wetland.

Construction is anticipated to begin in Summer 2025, with the project expected to be operational in Summer 2026. Additional construction phases could potentially be ongoing until 2028.

1.4 Current Land Use

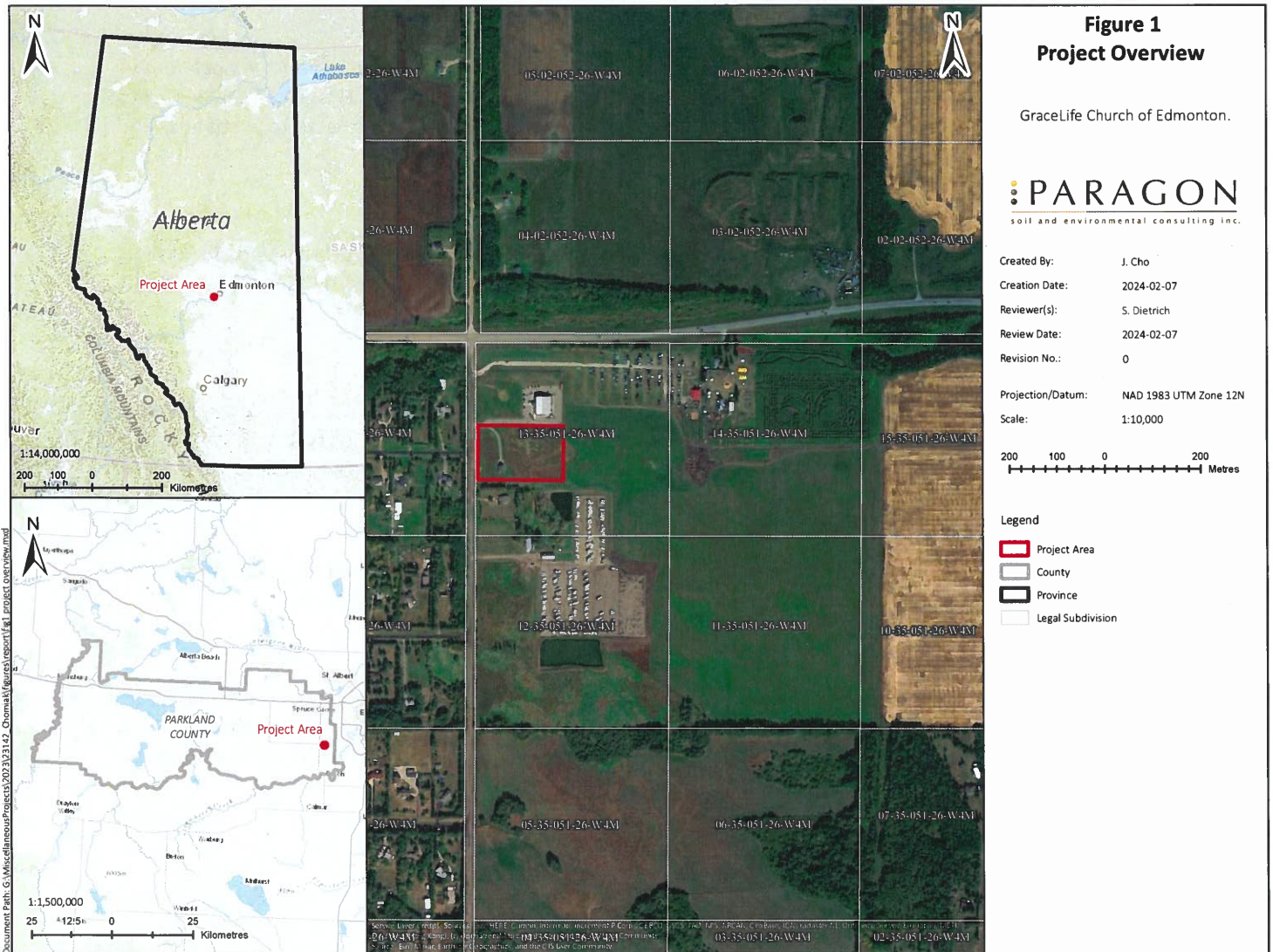
The Project Area lies within the Central Parkland Natural Subregion (Natural Regions Committee 2006) and currently contains a garage, yard, and a wetland (Figure 2). Other land uses within 150 metres (m) of the Project Area include the GLC, cropland, residential properties, a recreational vehicle (RV) storage lot, and a corn maze.

2 METHODS

2.1 Desktop Review

2.1.1 Wetland Identification, Classification and Delineation

Paragon identified, classified, and delineated all potential wetlands within the Project Area following the *Alberta Wetland Identification and Delineation Directive* (*Delineation Directive*; GOA 2015a) and the *Alberta Wetland Classification System* (AWCS) (GOA 2015b). Preliminary desktop wetland mapping was based on publicly available database searches along with interpretation of aerial photographs and digital imagery.



Historical aerial photographs were used to evaluate visible surface water, wet areas, and land use change over time. Aerial photographs were purchased from the GOA's Air Photo Library and used along with free online imagery from multiple years and seasons to capture different climate (i.e., wetter or drier) periods (GOA 2023a). Historical aerial photographs from 1950, 1967, 1973, 1987, 1994, 2007, and 2015 along with current (2022) ESRI GIS Mapping Software imagery in ArcGIS were chosen for the Project.

To select relevant photos for assessment, a cumulative historical precipitation departure graph was developed using the annual total precipitation values (rain and snow) for the nearest weather station over the time period available (Alberta Agriculture and Forestry 2020). The deviation from average total precipitation for each year was calculated by subtracting the historic precipitation average from the yearly precipitation value. The cumulative deviation from historical precipitation average was calculated by adding the deviation from the current year to the previous year's cumulative value. The resulting cumulative precipitation departure graph is presented in Figure 3. A summary of imagery and climate data used is presented in Table 1.

During the historical aerial imagery review, wetlands were identified based on the presence of hydrological influence (e.g., areas of standing water). All desktop-mapped wetland boundaries were drawn, and a wetland class was assigned based on water permanence and observed vegetation. Once mapped, an initial wetland type was assigned using the AWCS (GOA 2015b).

Paragon also reviewed available topographic and base hydrology information to evaluate drainage patterns and to assess potential wetland connectivity useful to wetland identification, classification, and delineation.

Additional observations of land use and visible wetland boundary locations from aerial photograph review within and around the Project Area are presented in Appendix A.

2.1.2 Database Searches

A search of publicly available databases was undertaken for the Project Area to determine the following information:

- Alberta Merged Wetland Inventory (GOA 2023b)
- Alberta Wetland Rapid Evaluation Tool – Estimate of Relative Wetland Value by Section Index (ABWRET-E) (GOA 2023b)
- Agricultural Region of Alberta Soil Inventory Database (AGRASID; GOA 2024a)
- Strawberry Watershed Riparian Area Assessment (Fiera Biological Consulting 2018)

2.2 Field Survey

Paragon conducted a field wetland assessment on October 11, 2023. Wetland boundaries within the Project Area that had previously been mapped during the desktop exercise were refined and documented by taking photographs and compiling a representative species list. Regulated weed species were also recorded. Wetland boundaries were confirmed using vegetation indicators, with soil and hydrologic indicators where available and necessary.

The wetland boundary outside of the Project Area was not included in the field assessment due to access restrictions. Following *Delineation Directive* and *Alberta Wetland Rapid Evaluation Tool – Actual* (ABWRET-A) terminology, the term "AA" (for "assessment area") is used to discuss the wetland boundary that was accessible and field-verified (GOA 2015a; 2015c).

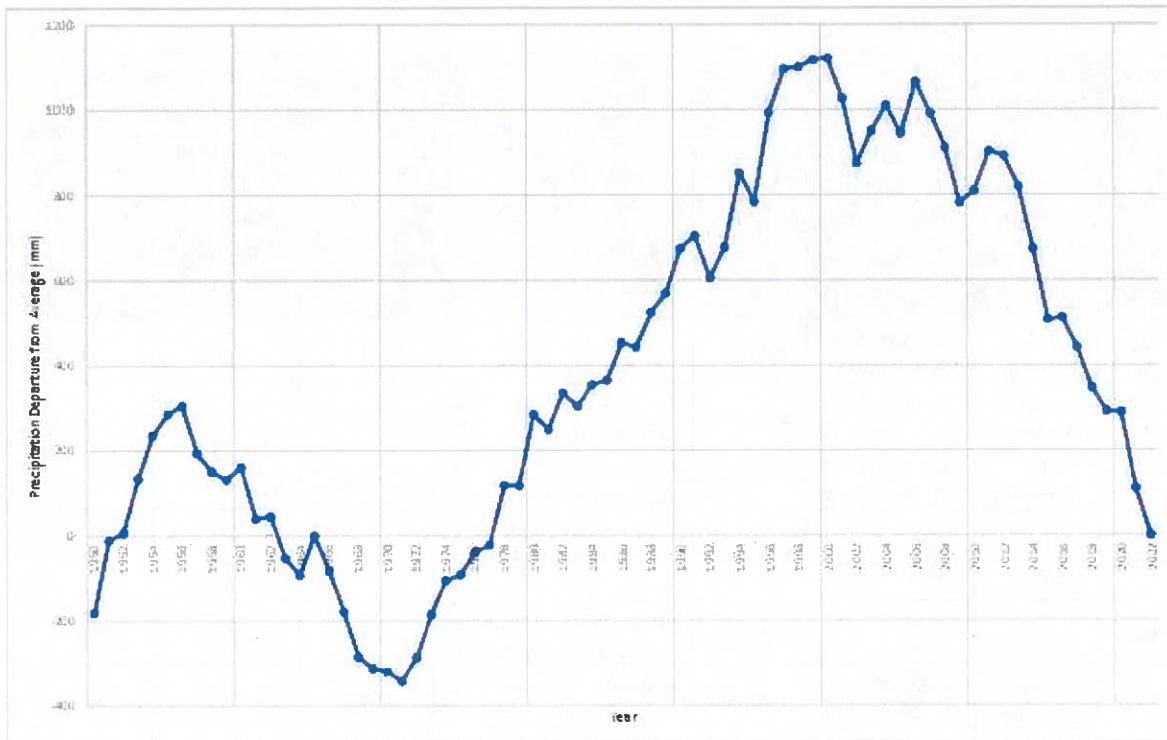


Figure 3 Cumulative Precipitation Departure Graph for T051 R26 W4M (1950-2022)

Table 1 Imagery and Climate Data Summary

Aerial Photograph		Photo ID (Roll, Line and Photo)	Scale	Precipitation			
Year	Month (Season)			Period Trend ¹	Annual Total (mm) ²	Deviation from Average (mm) ³	Cumulative Deviation from Average (mm) ⁴
1950	May (Spring)	AS-0136, Line 5308, Photo 58	1:40,000	Below Average: In a wetting period	297.7	-181.1	-181.1
1967	Aug (Summer)	AS-0979, Line 5311, Photo 42	1:31,680	Below Average: Near the end of a drying period	383.4	-95.4	-178.3
1973	Jul (Summer)	AS-1248, Line 11, Photo 256	1:31,680	Above Average: Near the start of a wetting period	580.0	101.2	-185.5
1987	Jun (Spring)	AS-3590, Line 47, Photo 37	1:30,000	Below Average: In the middle of a wetting period	468.2	-10.6	442.3
1994	Sep (Summer)	RMNL6, Photo 105	1:20,000	Above Average: Near the end of a wetting period	654.0	175.2	851.4
2007	Apr (Spring)	AS-5404B, Line 5E, Photo 230	1:20,000	Below Average: Near the start of a drying period	404.8	-74.0	991.4
2015	Sep (Summer)	DS-2015219, Photo 434	1:12,000	Below Average: In the middle of a drying period	312.7	-166.1	507.0
2022	Sep (Summer)	N/A	N/A	Below Average: At the end of the most recent drying period	368.1	-110.7	0
Notes: ¹ Drying or wetting period trend interpreted from the cumulative precipitation departure graph (Figure 3). ² Data from Alberta Agriculture and Forestry (2020). ³ Deviation from average calculated as the Annual Total Precipitation minus Period Average (478.8 mm between 1950 and 2022). ⁴ Deviation added from the current year to the previous year's cumulative value. N/A indicates "not applicable".							

Following field inspection, data were reviewed, and survey results were summarized. Any observed direct and/or indirect impacts on the wetland within the Project Area (AA) were also evaluated. ABWRET-A “F” and “S” forms were prepared, along with the wetland boundary digital shapefile layer, as required for a *Water Act* application. Wetland mapping followed Pathway 5 – comprehensive desktop delineation with field verification (GOA 2015a).

2.3 Relative Value Assessment

The desktop review and the field survey data were used to complete forms following the *Alberta Wetland Rapid Evaluation Tool-Actual (ABWRET-A) Guide* (GOA 2015c). ABWRET-A forms were submitted to Alberta Environment and Protected Areas (AEPA) to determine relative wetland value, and results provided by AEPA were used to assess potential effects to wetlands and recommend mitigation measures.

3 RESULTS

3.1 Desktop Review

3.1.1 Wetland Identification, Classification and Delineation

Prior to 2015, the main land use within the Project Area was cultivated cropland (Appendix A, Figures A.1 to A.6). During this period, a wetland (or portions thereof) has been present every year assessed within the Project Area (1950 to 2007). The wetland’s extent (boundary) and connectivity have changed over time, which is primarily attributed to low or high annual precipitation variation through drier and wetter periods, and has often been observed historically to extend north, east, and south of the Project Area. The portion of the wetland within, north and east of the Project Area always appears to be graminoid dominant (i.e., graminoid marsh [MG]), while the portion of the wetland to the south has developed pockets of trees (i.e., wooded deciduous swamp [SWd]) within graminoid marsh areas.

Land use appeared to change in 2015 with the development of a road network entering the Project Area from Range Road 262 at the northwest corner and then splitting into two directions (Appendix A, Figure A.7); one road heading northeast and further north into the land where GLC is currently located and one road heading south towards a building (confirmed later to be a garage). The upland and wetland area east of the road and garage in the Project Area appears to be cropped and/or mowed while the area west of the road and garage no longer appears to be a wetland and seems to be mowed only (no longer agricultural use). A small portion of the wetland remains in the property to the north and connectivity to the Project Area is still maintained to the south (Appendix A, Figure A.7).

By 2022, the church building and parking space around it had been developed to the north of the Project Area where wetland presence or connectivity is no longer seen (Figure 2). To the southeast of the Project Area, a dugout and RV storage lot have been created within the historic wetland boundary; these are no longer part of the current wetland boundary (Figure 2). Even though aerial photography was taken at the end of the most recent drying period and below average precipitation recorded in 2022, a large wetland dominated by graminoid marsh communities is visible within the Project Area.

3.1.2 Database Searches

Alberta Merged Wetland Inventory

This wetland within the Project Area was not present in the *Alberta Wetland Merged Inventory* layer (GOA 2023b).

Alberta Wetland Rapid Evaluation Tool – Estimate

There are approximately 36 hectares (ha) of D-Value wetlands in the entirety of section 35-051-26-W4M. A value of “D” is the lowest rating category applied to Alberta wetlands.

Agricultural Region of Alberta Soil Inventory Database

Upland soils mapped within the Project Area consist of Ponoka (Eluviated Black Chernozem) soils in upper slope positions and Winterburn (Orthic Dark Gray Chernozem) soils in middle slope positions. Both soil series are described as well drained and medium textured, with mineral topsoil that is approximately 43 centimetres (cm) in depth. Topsoil textures are expected to range from loam to silt loam (GOA 2024a). Gleysolic and Organic soils are commonly mapped in lower, level and depressional slope positions in the area. Gleysols are described as poorly drained Orthic Humic Gleysols with approximately 20 cm of topsoil (loam textured) overlying clay loam subsoil. Organic soils are described as very poorly drained Typic Mesisols and can have upwards of 160 cm of peat (GOA 2024a).

Hydrology

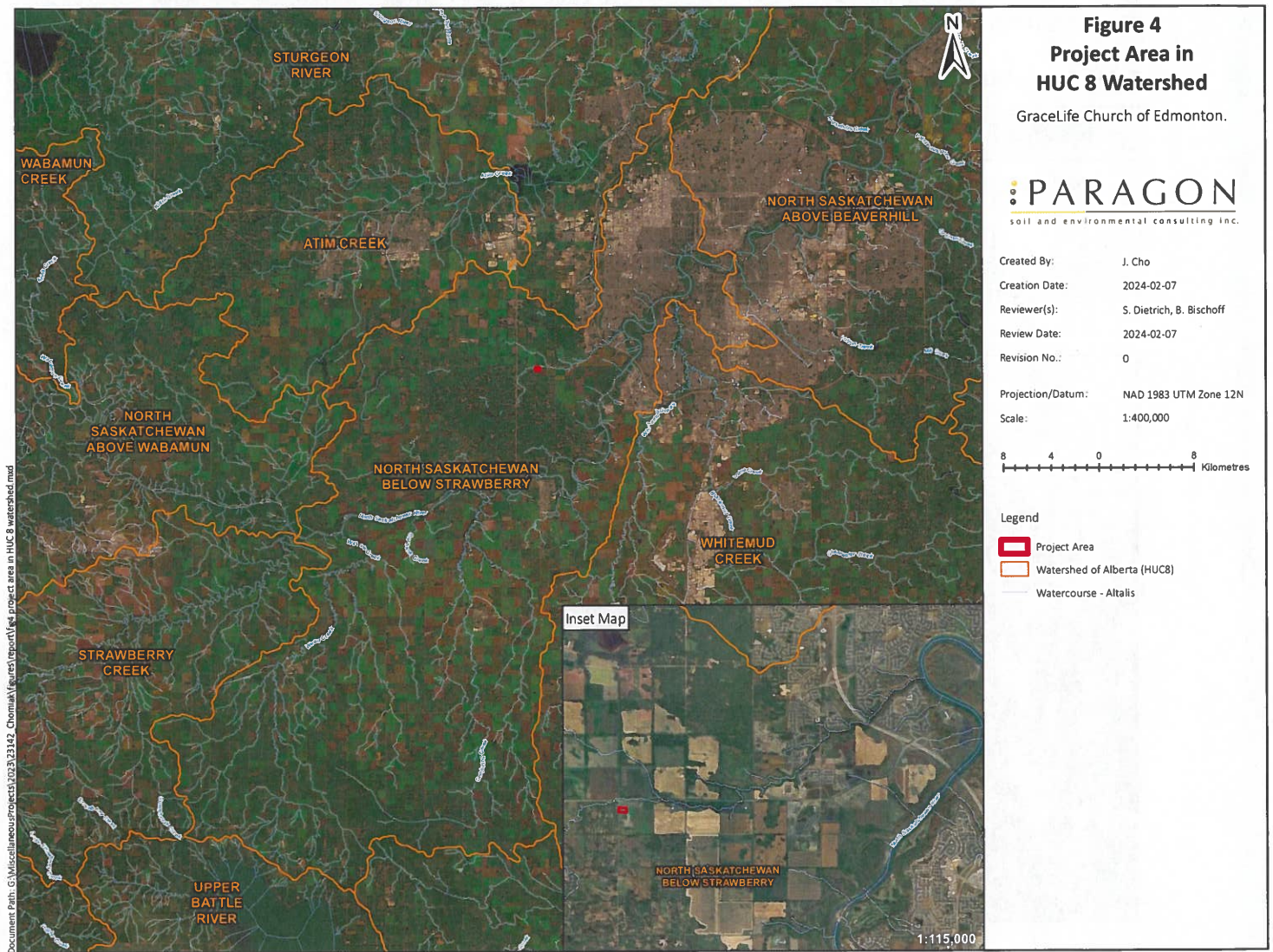
The Project Area is located within the North Saskatchewan Strawberry Hydrologic Unit Code (HUC) 8 watershed (Fiera Biological Consulting 2018), which is in the Middle North Saskatchewan River HUC 4 watershed. The Project Area accounts for less than 0.001 % of the approximately 3,000 square kilometre (km²) HUC 8 watershed. There are no defined waterbodies or watercourses within the proposed Project Area; however, there is an unnamed tributary approximately 200 metres (m) north of the Project Area (Figure 4).

Rare Plants and Rare Ecological Communities

In January 2024, a review of the ACIMS dataset (GOA 2024b) within 1 km of the Project Area returned no sensitive or non-sensitive Element Occurrences. There were also no records of rare ecological communities within 1 km of the Project Area (GOA 2024b).

Fish and Wildlife Management System

In January 2024, a review of the FWMIS dataset (GOA 2024c) returned two historical wildlife records within 3 km of the Project Area: the Canadian toad (*Anaxyrus hemiophrys*) and the Least Flycatcher (*Empidonax minimus*). The Canadian Toad is considered May Be at Risk in Alberta (GOA 2024d), while federally, under the *Committee on the Status of Endangered Wildlife in Canada* (COSEWIC), this species is designated as Not at Risk (Government of Canada [GOC] 2023a). Canadian Toads breed in shallow aquatic habitats across the prairie and aspen parkland, including ponds, lake margins, slow flowing water, wetlands, and ditches (Canadian Herpetological Society 2024). The Least Flycatcher is considered Secure in Alberta (GOA 2024d) and is not federally listed under COSEWIC (GOC 2023a). Least Flycatchers live in deciduous and mixed forests during the breeding season (Cornell University 2024).



3.2 Field Survey

3.2.1 Wetland Identification, Classification and Delineation

The assessed graminoid marsh within the AA was determined to be seasonal (Class III) and is classified as MG III. The wetland within the AA is part of a larger marsh-swamp wetland complex (Figure 5).

The total wetland area currently associated with the Project Area is approximately 1.98 ha. Overall, graminoid marsh communities represent 83 % of the entire wetland composition (Figure 5; Table 2; Photo 1). The remaining 17 % of the wetland is made up of wooded deciduous swamp (SWd).

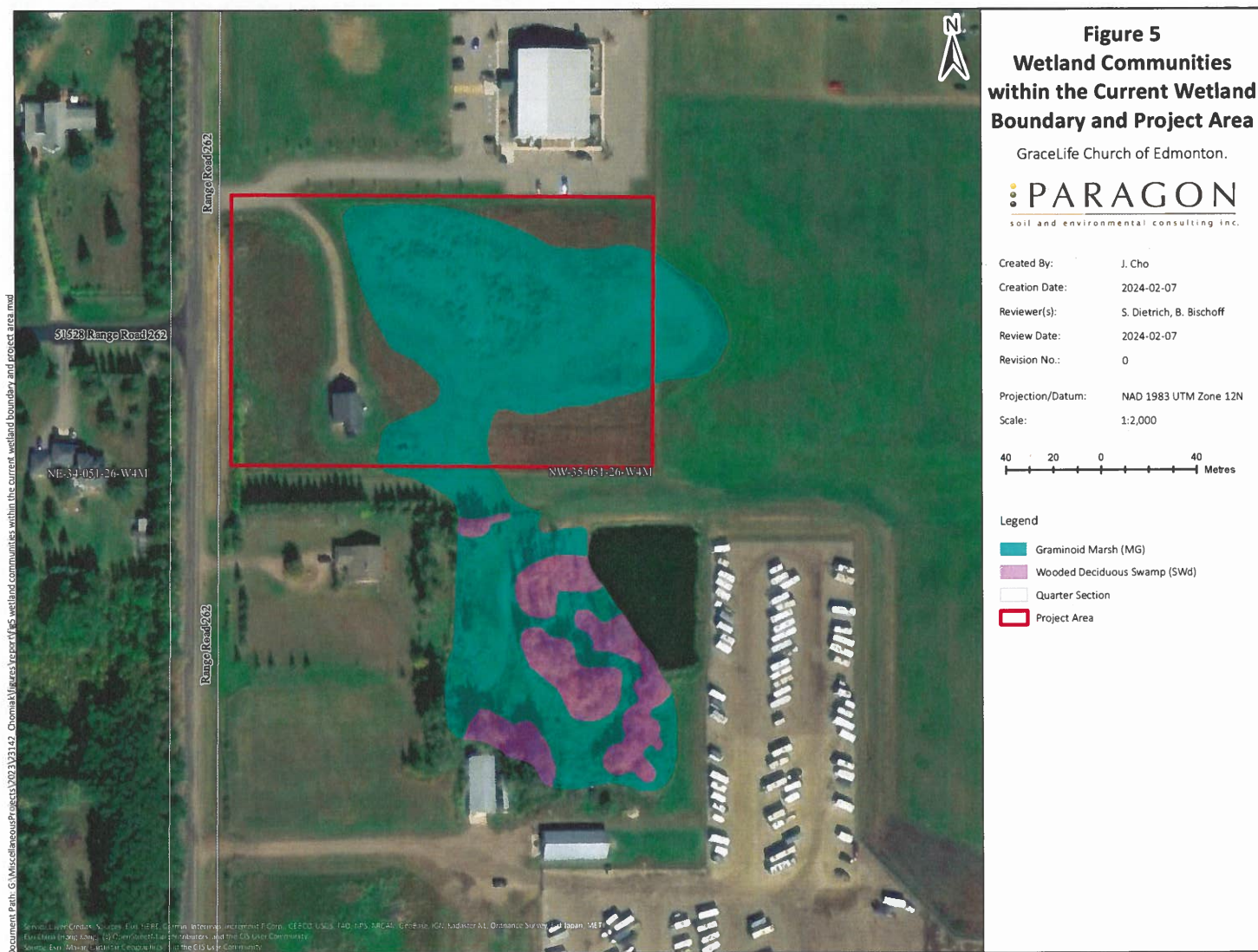
Table 2 Wetland Community Distribution Within and Surrounding the Project Area

Project Area	Wetland Community Name	Wetland Map Unit (Class/Form)	Area (ha)	Proportion of Entire Wetland (%)
Inside	Graminoid Marsh	MG	0.97	49
Outside	Graminoid Marsh	MG	0.69	34
	Wooded Deciduous Swamp	SWd	0.33	17
Total			1.98	100



Photo 1 Center of Seasonal Graminoid Marsh Wetland (MG III)

Wetland within 13-35-051-26-W4M, photograph facing east (October 11, 2023).



3.2.1 Plant Species Including Regulated Weeds

Plant species identified within the AA were predominantly forbs, such as common cattail (*Typha latifolia*) and common plantain (*Plantago major*), along with graminoids, such as canary grass species (*Phalaris* sp.), slough grass (*Beckmannia syzigachne*), and manna grass (*Glyceria* sp.). Several non-native and invasive plant species, including one noxious weed, creeping thistle (*Cirsium arvense*), was noted during the field survey. A plant species list is provided in Table 3.

Table 3 Plant Species List of the Seasonal Graminoid Marsh Wetland in 13-35-051-26-W4M

Vegetation Layer	Scientific Name	Common Name
Forb	<i>Typha latifolia</i>	common cattail
	<i>Plantago major</i> *	common plantain*
	<i>Cirsium arvense</i> **	creeping thistle**
	<i>Thlaspi arvense</i> *	stinkweed*
	<i>Taraxacum officinale</i> *	common dandelion*
	<i>Draba</i> sp.	draba species
	<i>Potentilla norvegica</i>	rough cinquefoil
	<i>Rumex</i> sp.	dock
	<i>Trifolium hybridum</i> *	alsike clover*
Graminoid	<i>Phalaris</i> sp.	canary grass
	<i>Beckmannia syzigachne</i>	slough grass
	<i>Glyceria</i> sp.	manna grass
	<i>Carex aquatilis</i>	water sedge
	<i>Hordeum jubatum</i>	foxtail barley
	<i>Scirpus</i> sp.	bulrush
Bryophyte	<i>Campylium</i> sp.	campylium moss
NOTES: Species listed in observed order of abundance (highest to lowest) within each layer. * ABWRET invasive list species and is exotic/introduced. ** Noxious weed (GOA 2016).		

3.2.2 Incidental Wildlife

No incidental wildlife were noted during the field visit on October 11, 2023. Based on the site visit and review of aerial imagery, there does not appear to be habitat in the Project Area for sensitive wildlife such as raptors or sharp-tailed grouse but there is potential for Canadian toad habitat.

3.3 Relative Value Assessment

Completed ABWRET-A results were received from AEPA in December 2023. The results of the ABWRET-A evaluation, including relative wetland values, are presented in Appendix B. The relative wetland value for the AA was D.

4 IMPACTS AND MITIGATION

Approximately 0.97 ha of the total 1.98 ha wetland is anticipated to be disturbed due to proposed development within the Project Area (Figure 5, Table 2). The remaining undisturbed sections of the wetland are a temporary graminoid marsh (MG II) located to the east of the Project Area as well as a mixture of a temporary graminoid marsh (MG II) and a wooded deciduous swamp (SWd) communities located to the south of the Project Area.

Permanent removal will directly impact the wetland within the Project Area. Wetland function outside the AA may be indirectly impacted by the loss of wetland within the Project Area. Further details on changes to wetland function, including impacts to soil, vegetation, fish, and wildlife, are presented below.

4.1 Historic Impacts

The wetland within the Project Area has been used as agricultural land since at least 1950. More recently in 2015, the area was developed through the addition of roads and a garage with the adjacent church and associated parking lot built by 2022.

4.2 Soil and Vegetation

Site preparation for construction will include the removal of vegetation and topsoil from within the Project Area. Additional infill will be supplied for grading and civil works.

Vegetation cover will be impacted by construction within the Project Area. No rare plant species or rare plant communities were noted in the Project Area during the desktop or field assessments; therefore, no mitigation is planned.

Weed monitoring and control will be implemented to prevent weed species establishment in the proposed disturbance area, and to reduce impacts to surrounding lands from potential weed colonization, as indicated under the Alberta *Weed Control Act* and associated Regulation (GOA 2016, 2023c).

4.3 Fish and Wildlife

Within the Project Area, there are no anticipated direct impacts to fish or wildlife species. There is no fish habitat within the Project Area and therefore no anticipated effects to fish species. There is potential for small loss of wildlife habitat.

Pre-construction amphibian sweeps will also be planned, to mitigate potential impacts to Canadian toads or other amphibians. If any wildlife is encountered during construction activities, species-specific mitigation will be developed and implemented.

4.4 Hydrology

Historically, the Project Area appears to have drained northwest towards an unnamed tributary approximately 200 m to the north, which ultimately flows to the North Saskatchewan River. Development in the area in the last decade, specifically the construction of the two roads directly north and west of the wetland, have likely altered natural surface water flow within the catchment, resulting in additional water retention within the wetland.

Portions of the wetland outside of the Project Area may be indirectly impacted by the development. Construction plans will include measures to promote current surface water flow patterns, volumes and hydrologic connectivity to the larger catchment. No change to wetland communities outside of the Project Area are anticipated.

Natural area drainage may also be indirectly impacted by the proposed development, particularly during high flow events such as snowmelt or heavy precipitation, through the loss of the wetland as a natural buffer. High flow events may lead to higher immediate volumes; however, construction plans will help to mitigate potential negative offsite impacts to the natural area drainage. Impacts to the unnamed tributary north of the Project Area are not expected.

5 WETLAND MITIGATION PROPOSAL

Wetland mitigation plans were guided by the Mitigation Hierarchy outlined in the *Alberta Wetland Mitigation Directive* (GOA 2018). Proposed strategies for avoidance, minimization and replacement are discussed below.

5.1 Avoidance

Wetland avoidance is not possible within the proposed Project Area.

5.2 Minimization

The wetland within the Project Area is planned to be removed during Project construction. Mitigation measures for indirect impacts outside the Project Area are detailed in Section 4.

5.3 Replacement

Given direct impacts to 0.97 ha of wetland, replacement costs will be paid at a rate of 19,100 dollars per hectare (\$/ha). Total replacement cost to be paid to the GOA is expected to be \$ 19,353.08 including taxes. The total replacement cost was calculated using the following details:

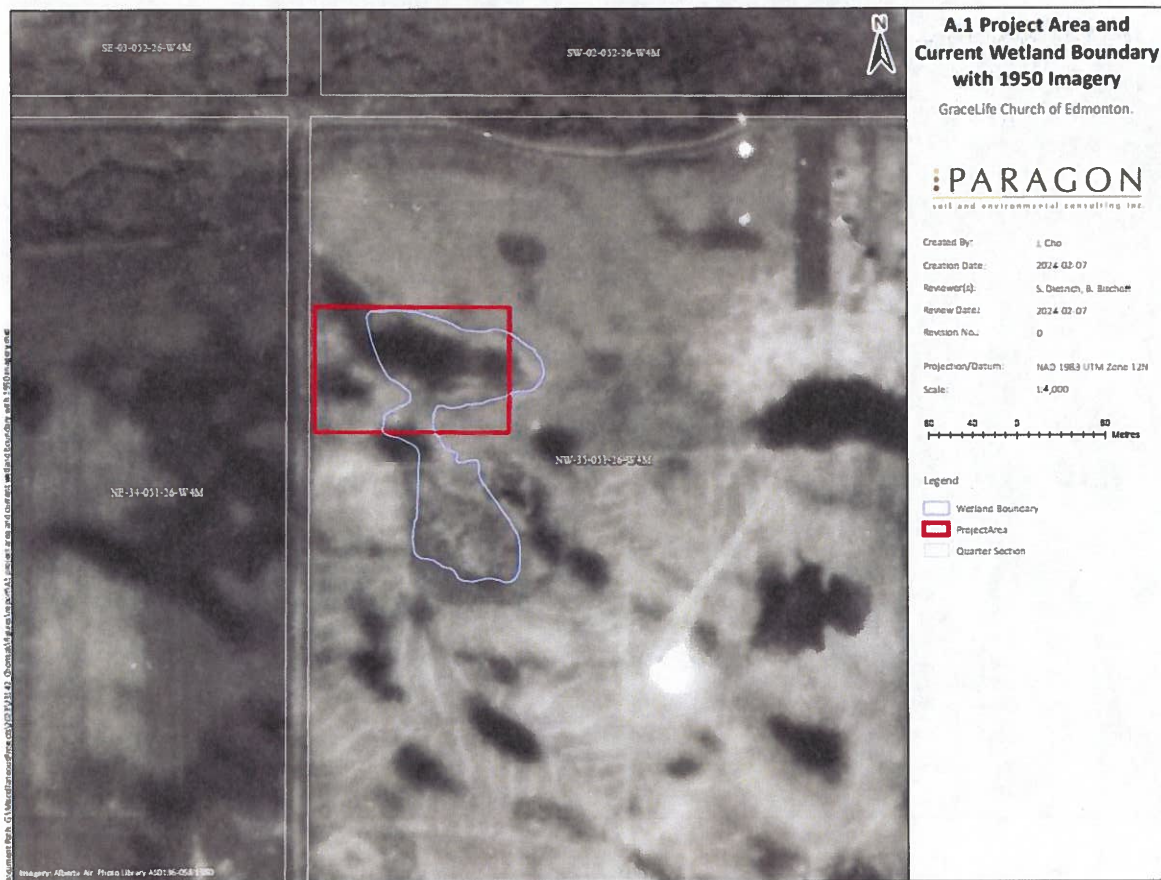
- Lost wetland area (ha): 0.965
- Wetland classification: MGIII
- RWVAU: 1
- Relative Wetland Value: D
- Hydrologic Unit Code (HUC 4): 1102

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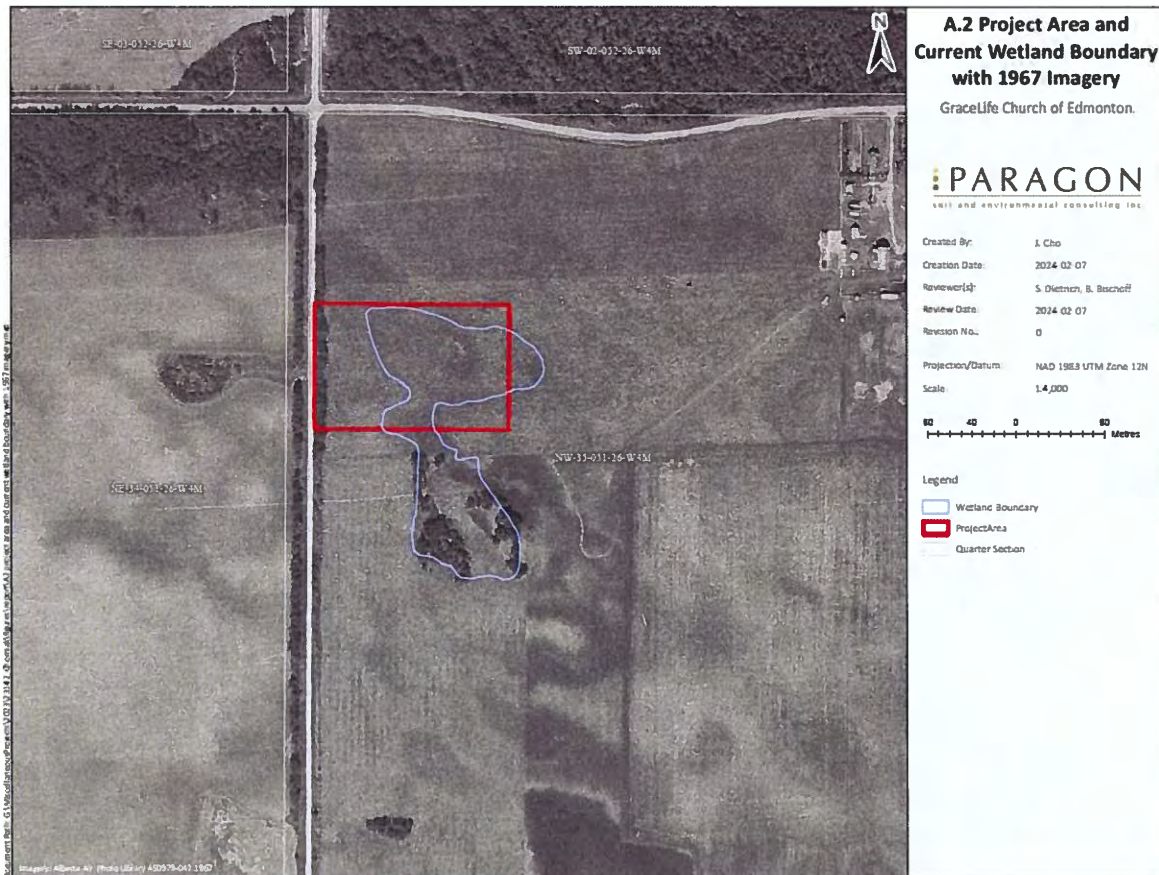
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Appendix A Historical Imagery



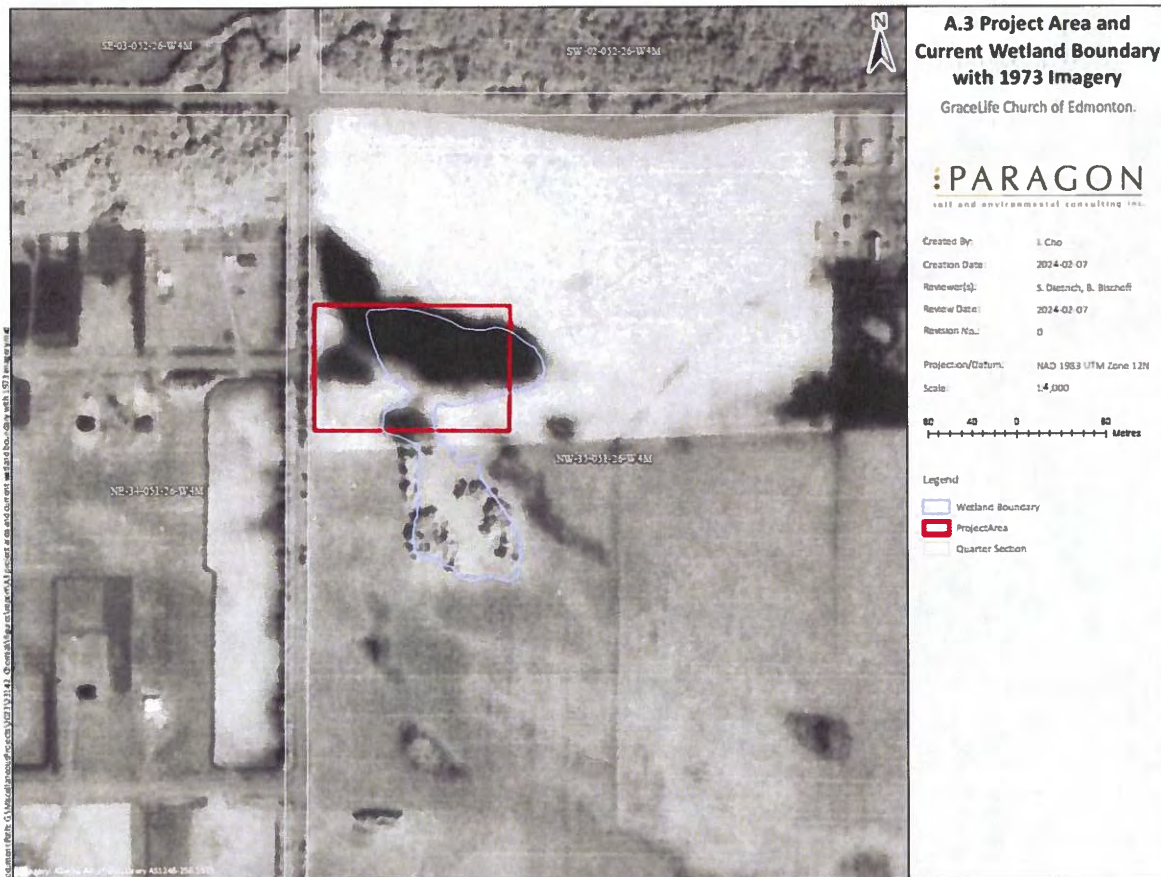
A.1 Project Area and Current Wetland Boundary with 1950 Imagery

The land use within the Project Area appears to be cultivated cropland with a large proportion of wetland that is also cropped. The historic wetland boundary extends north, east, and south of the current Project Area location and appears to be predominantly gaminoid.



A.2 Project Area and Current Wetland Boundary with 1967 Imagery

Near the end of a drying period, a marginal decrease in proportion of wetland is observed. The visible historic wetland portions appear to be cropped and less connected. Trees are noticeable along the western property edge and are growing within portions of the wetland to the south of the Project Area connected to a graminoid wetland within the Project Area.



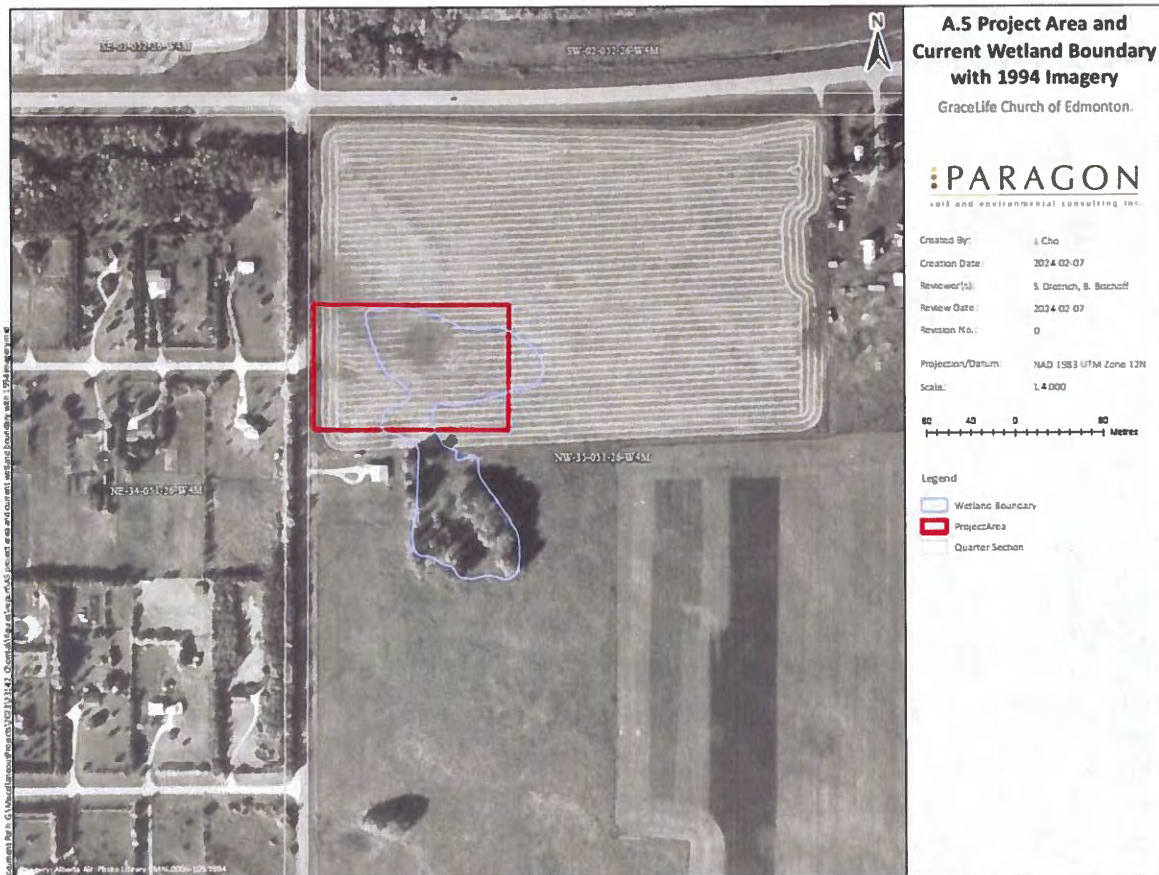
A.3 Project Area and Current Wetland Boundary with 1973 Imagery

Near the start of a wetting period in an above average year for precipitation where a large historic wetland extent like that of 1950 is observed. The historic wetland portion within the Project Area appears to be cultivated, cropped, and connected to portions north, east, and south of the Project Area. Trees continue to grow in portions of the wetland to the south forming the beginnings of a wooded swamp.



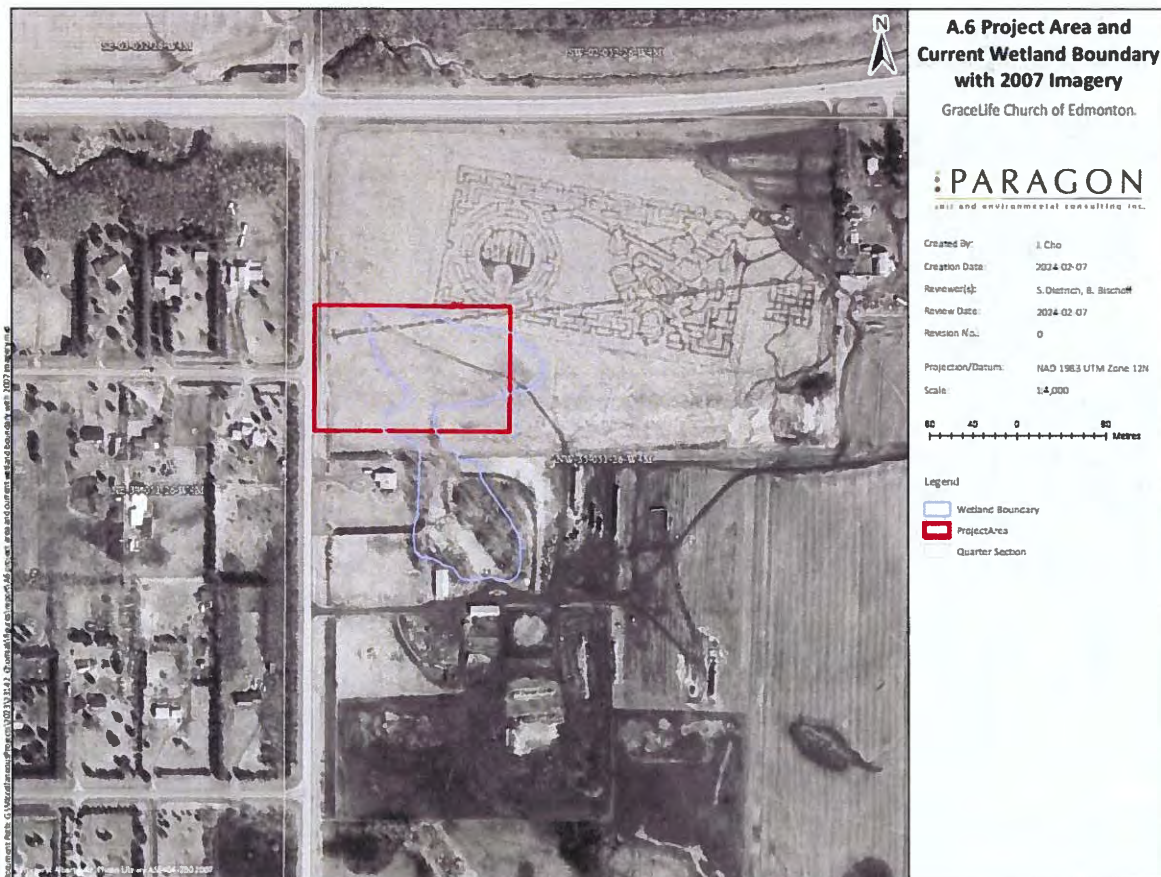
A.4 Project Area and Current Wetland Boundary with 1987 Imagery

During a wet period with near average precipitation, the historic wetland boundary does not appear to be too much different from 1973. The historic wetland portion within the Project area appears to be cultivated, cropped, and connected with portions that extend north, east, and south of the Project area. While the historic wetland in the Project Area appears to remain graminoid based, wetland types to the south appear to be both graminoid and wooded.



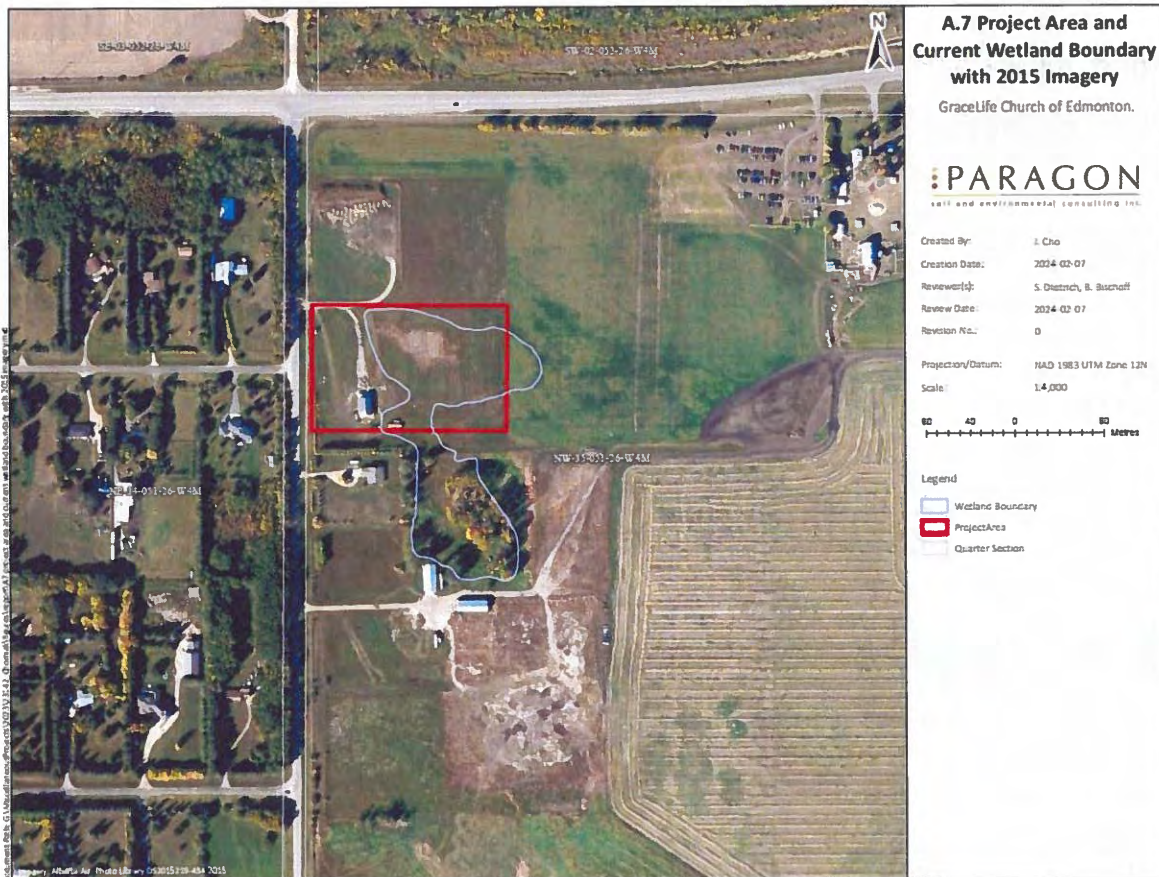
A.5 Project Area and Current Wetland Boundary with 1994 Imagery

Land use within the Project Area is cultivated and cropped with wetland presence and extents less visible than previous years. The photo was taken at the end of summer (August) but within a wetter period in a year with above average precipitation. Connections north of the Project Area are still visible but less so to the east and south.



A.6 Project Area and Current Wetland Boundary with 2007 Imagery

Near the start of a drying period with below average annual precipitation, wetlands are more difficult to see within the Project Area in 2007, but are still visible within the crop. Connections to the north, east, and south are still visible. Deciduous trees in the portion of the wetland south of the Project Area do not appear to have leaves yet (spring photo) but soil moisture is visible confirming wetland presence.



A.7 Project Area and Current Wetland Boundary with 2015 Imagery

Land use within the Project Area appears to be primarily agricultural, but there are now visible signs of development present with the addition of roads and a building (garage) on the property. The historic wetland within the Project Area is still visible but is fragmented and appears to be cropped and/or mowed. While the historic wetland portions to the north and west seem to have been disconnected by the roads, portions of the existing wetland connecting east and south remain. All wetland areas within the Project Area still appear to be graminoid based with graminoid and wooded communities present to the south.

Appendix B ABWRET-A Results

Function (ABWRET-A Raw Score)	MG
Surface Water Storage (WS)	5.61
Stream Flow Support (SFS)	0.00
Streamwater Cooling (WC)	0.00
Sediment & Toxicant Retention & Stabilization (SR)	10.00
Phosphorus Retention (PR)	10.00
Nitrate Removal & Retention (NR)	10.00
Organic Nutrient Export (OE)	0.00
Fish Habitat (FH)	0.00
Aquatic Invertebrate Habitat (INV)	4.47
Amphibian Habitat (AM)	2.29
Waterbird Habitat (WB)	3.75
Songbird, Raptor, & Mammal Habitat (SBM)	2.68
Pollinator & Native Plant Habitat (PH)	2.52
Human Use & Recognition (HU)	1.62
Function (ABWRET-A Normalized Score)	MG
Surface Water Storage (WS)	0.75
Stream Flow Support (SFS)	0.00
Streamwater Cooling (WC)	0.00
Sediment & Toxicant Retention & Stabilization (SR)	1.00
Phosphorus Retention (PR)	1.00
Nitrate Removal & Retention (NR)	1.00
Organic Nutrient Export (OE)	0.00
Fish Habitat (FH)	0.00
Aquatic Invertebrate Habitat (INV)	0.43
Amphibian Habitat (AM)	0.28
Waterbird Habitat (WB)	0.23
Songbird, Raptor, & Mammal Habitat (SBM)	0.21
Pollinator & Native Plant Habitat (PH)	0.14
Human Use & Recognition (HU)	0.11
Normalized Score (ABWRET_A) Based on Wetlands in RWVAU	MG
Normalized Hydrological Health (HH)	0.75
Normalized Water Quality (WQ)	1.00
Normalized Ecological Health (EH)	0.43
Normalized Human Use (HU)	0.11
RWVAU #	1
Normalized Value Score (ABWRET_a)	0.67
Value Category (a, b, c, d)	d
Abundance Factor	0
Final Score(A, B, C, D)	D

Parkland County Development Permit Application# PLDPC20230804: GraceLife Church Expansion Project

From Aman Jhaver <aman.jhaver@parklandcounty.com>
Date Wed 2024-07-24 10:31 AM
To stephana.morin@enochnation.ca <stephana.morin@enochnation.ca>
Cc shailley.peacock@enochnation.ca <shailley.peacock@enochnation.ca>

Good morning, Stephana,

I trust you are doing well. Parkland County is reaching out to inform you about a Development Permit Application that is currently being processed. Your input and feedback on this project are highly valued. The proposed project involves the expansion of the existing GraceLife Church building, located at 51529A RGE RD 262. The expansion plan includes a 25,000 sq/ft sanctuary, as well as a 25,000 sq/ft education center and gymnasium. The application has been submitted using the Louis Toolkit Application. Your feedback is requested to be submitted either through the Louis Toolkit Application or by email by August 14, 2024. Additionally, all relevant attachments pertaining to this project have been included in this email for your review, see below.

 [Building Elevations.pdf](#)
 [Building Floor Plans.pdf](#)
 [Chomiak_Schedule 6 Desktop Biophysical Assessment TOR_7Feb2024 \(1\).pdf](#)
 [Engineering Details.pdf](#)
 [Geotechnical Report GraceLife Church Expansion.pdf](#)
 [GLC_WAIR_final_08Feb2024_r0\(1\).pdf](#)
 [Land Title.pdf](#)
 [Letter of Intent.pdf](#)
 [Site Plan and Landscaping Plan.pdf](#)
 [Traffic Impact Assessment_GraceLife Church Exp Nov 6_23 \(1\).pdf](#)
 [Transportation and Economic Corridors Permit 2024-0040360 \(2\) 1.pdf](#)
 [What We Heard Report 1.pdf](#)

Your participation in providing feedback on this development permit application is greatly appreciated. Please let me know if you have any questions or require further information.

Thank you,

Best Regards,
Aman

Aman Jhaver (He/him/his), RPP, MCIP | Senior Planner, Planning and Development Services | Parkland County |
53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext. 8212 | aman.jhaver@parklandcounty.com | www.parklandcounty.com



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PLDPC20230804: GraceLife Church Expansion Project

Tasks

Hide

Search

Filters

Common Tasks

+

Project Footprint and Common Documentation.

★ ⓘ

Not scheduled - Static Layer Upload

Enoch Cree Nation

New 5 months ago

No Tasks Found

Project Information

162 Day(s) Past Completion Deadline

Reference Code:

PLDPC20230804

Default Response Deadline:

2024-08-14 (162 days ago)

Status:

In Review

Assigned To:

Jhaver, Aman

Summary:

GraceLife Church is proposing an expansion to the existing facility and has applied for a development permit. This will include a 25,000 sq/ft sanctuary and a 25,000 sq/ft education centre and gymnasium.

Notes:

Tags:

Files

Search Attachments

Building_Elevations.pdf (PLDPC202...

Building_Floor_Plans.pdf (PLDPC20...

Chomiak_Schedule_6_Desktop_Bio...

Engineering_Details.pdf (PLDPC20...

GLC_WAIR_final_08Feb2024_r0_1....

Geotechnical_Report_GraceLife_Ch...

Forms

0

Open

0

Completed

Community Messages

Select a community on the left

Spatial Data

1

Static Layers

0

Spatial Analyses

Add Communities



SUBDIVISION AND DEVELOPMENT APPEAL BOARD DEVELOPMENT APPEAL

SDAB HEARING DATE: MONDAY, JANUARY 27, 2025

PRESENTED BY: AMAN JHAWER, DEVELOPMENT AUTHORITY

PARKLAND COUNTY FILE: PLDPC20230804

SITE LOCATION

Municipal Address:
51529A RGE RD 262

Legal Description:
W4-26-51-35-NW

District:
CR – Country
Residential District



APPLICATION DETAILS

On October 30, 2023, an application for an Institutional Development Permit was submitted to expand “the existing Religious Assembly by developing a new sanctuary and educational center, which will include a gym and classrooms for Sunday activities..”

Parkland County Land Use Bylaw 2017-18:

Determined Use Class: RELIGIOUS ASSEMBLY

Use Type: Discretionary Use

Use Class Definition: ...means development owned by a religious organization used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries.

APPLICATION DETAILS – SUBMISSION DOCUMENTS

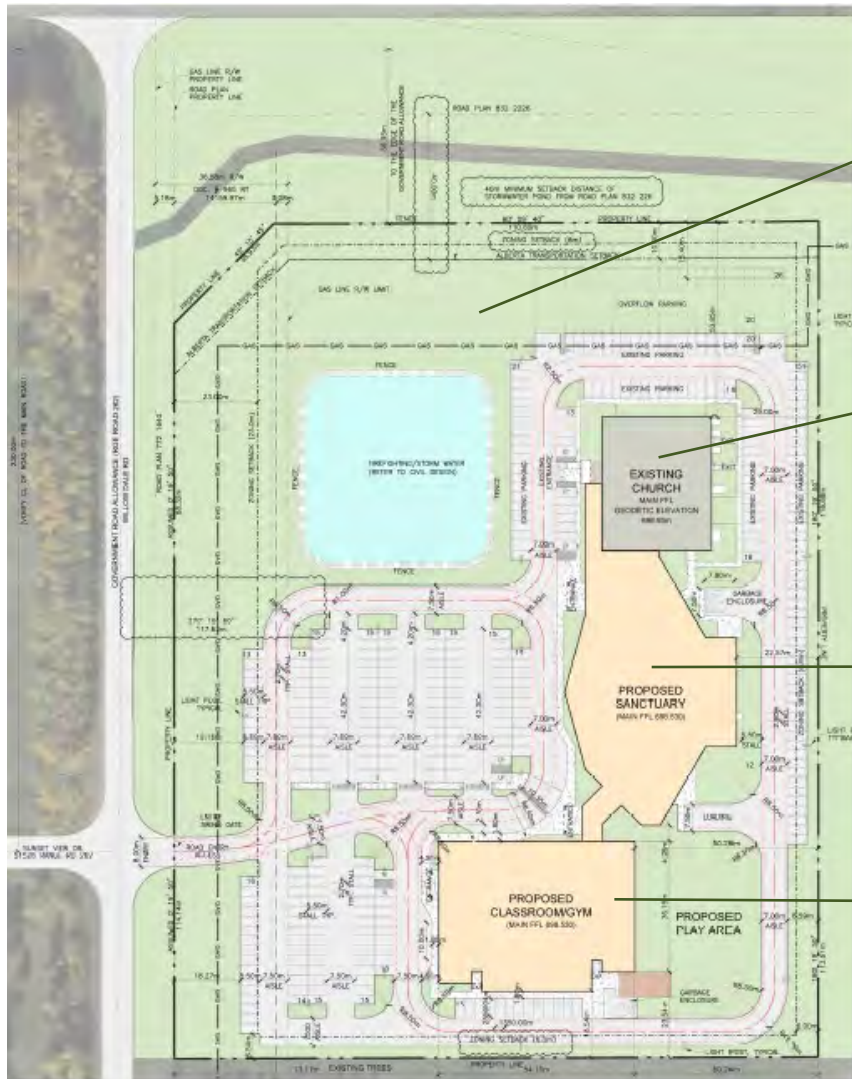
Application Items Included:

1. Landowner Authorization Form
2. Land Title Certificate
3. Development Plans (Site Plan, Landscape Plan and Details, Building Floor Plans, and Building Elevations)
4. Engineering Drawings (Grading Plan, Site Servicing Plan, Stormwater Management Plan, and Erosion Sediment Control Plan)
5. Public Engagement Summary Report
6. Traffic Impact Assessment
7. Alberta Transportation and Economic Corridors Traffic Impact Assessment Review
8. Transportation and Economic Corridor Permit Approval
9. Geotechnical Report
10. Wetland Assessment and Impact Report (WAIR)
11. Water Act Approval
12. Phase 1 Groundwater Supply Assessment

LOCATION – ENVIRONMENTAL CONTEXT



PROPOSED DEVELOPMENT SCOPE



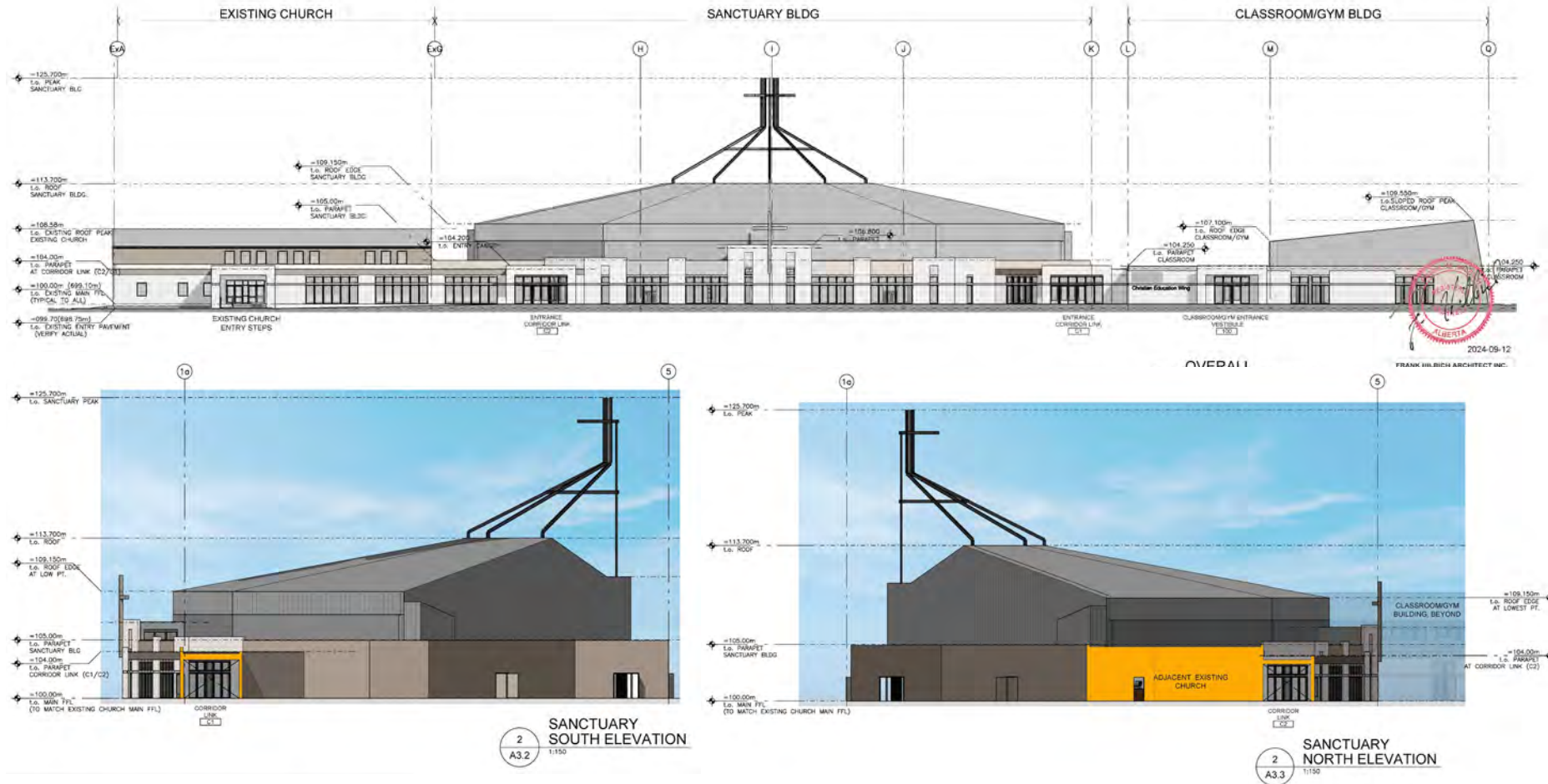
Proposed Development General Stats:
Total Site Coverage = 17%
Proposed Parking = 409 Stalls

Existing Approved Church Total Area =
1,244m²
Seating Capacity = 348 Seats

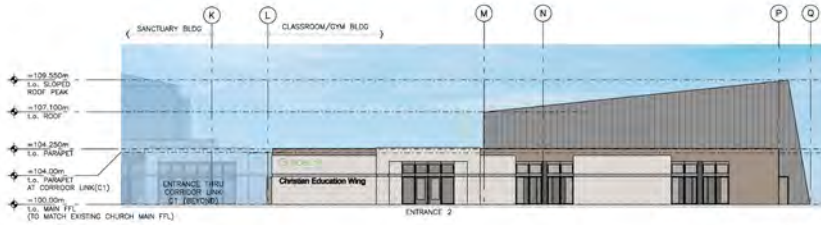
Proposed Sanctuary Total Area = 3,343m²
Seating Capacity = 1,474 Seats

Proposed Classrooms/Gym Total Area =
2,114m²
Max. No. of Students = 365 Students

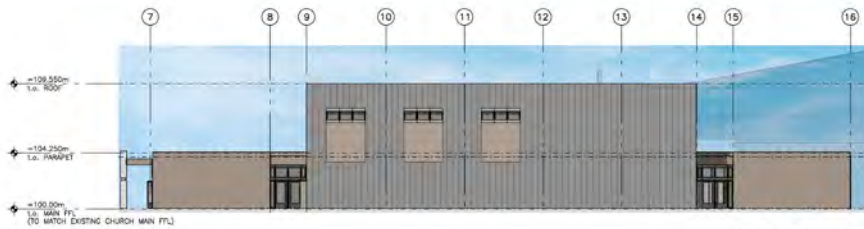
PROPOSED BUILDINGS ELEVATION



PROPOSED BUILDINGS ELEVATION



1
A3.4
CLASSROOM/GYM
WEST ELEVATION
1:150



2
A3.4
CLASSROOM/GYM
SOUTH ELEVATION
1:150



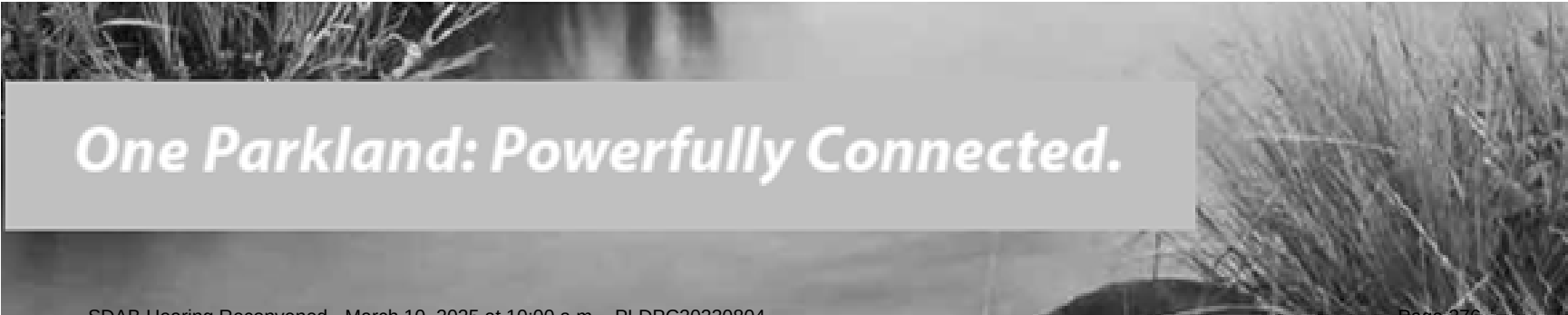
3
A3.4
CLASSROOM/GYM
EAST ELEVATION
1:150



4
A3.4
CLASSROOM/GYM
NORTH ELEVATION
1:150

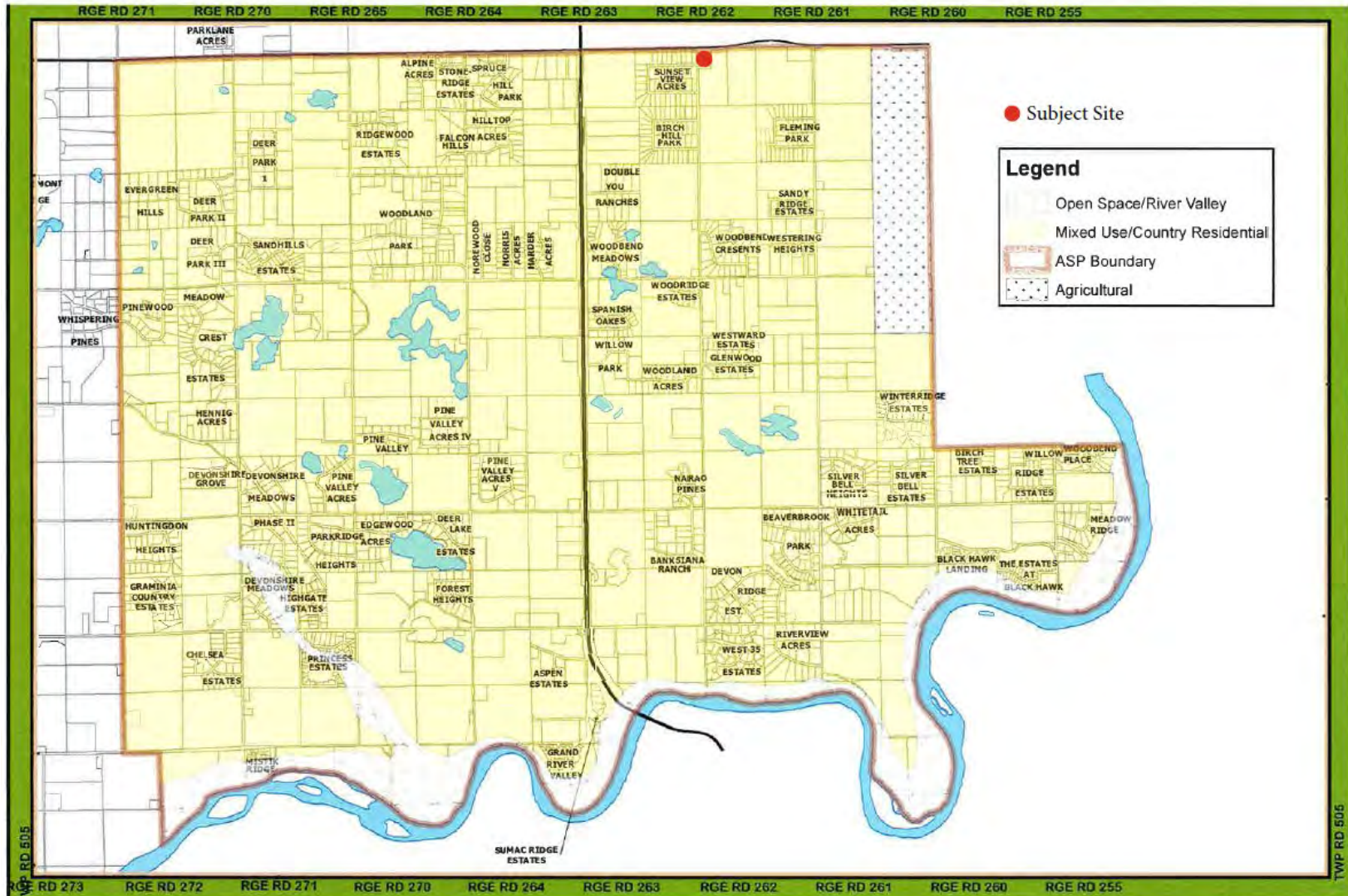
STATUTORY POLICY ALIGNMENT AND LUB REGULATIONS

- WOODBEND-GRAMINIA AREA STRUCTURE PLAN (ASP)
- LAND USE BYLAW 2017-18



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WOODBEND-GRAMINIA ASP



WOODBEND-GRAMINIA ASP - POLICY ALIGNMENT

- **Section 4.3.1** identifies the 'Institutional Uses' as discretionary uses within the 'Mixed Use/Country Residential'.
- **Section 2.4.5** defines 'Institutional Use' includes churches.
- **Section 2.4.3** supports the continuation/expansion of existing uses.

PROPOSED
DEVELOPMENT DOES
ALIGN



LAND USE BYLAW 2017-18 - REGULATIONS

LUB REGULATIONS

- **s5.3.4:** Development Setbacks
- **s5.3.5:** Other Development Regulations
- **s14:** Parking Requirements

PROPOSED
DEVELOPMENT DOES
MEET



APPLICATION DETAILS – TIMELINE OF EVENTS

1. On November 02, 2023, the application was submitted.
2. The fee for the development permit was paid on November 03, 2023, and assigned to a Planner.
3. On November 21, 2023, the Development Authority sent the applicant a Deemed Incomplete notice and provided a time extension.
4. On April 04, 2024, the Development Authority sent another Deemed Incomplete notice and provided a time extension.
5. On July 18, 2024, the Development Authority sent the applicant a Deemed Complete notice.
6. On July 19, 2024, the application was circulated to internal departments for detailed team review.
7. On July 24, 2024, the application was circulated to external stakeholders for detailed review.

APPLICATION DETAILS (CONTINUED)

6. On September 04, 2024, the Development Authority sent a revision letter to the applicant requesting additional details and provided a time extension.
7. On October 18, 2024, the Development Authority received a response from the applicant.
8. On November 15, 2024, the Development Authority sent the applicant an approved Development Permit—Discretionary application notice.
9. On November 15, 2024, the Development Authority sent notice of approved DP to adjacent landowners within an 800m radius.

DEVELOPMENT AUTHORITY DECISION

The Development Authority has approved the application for the following reasons:

- 1) The proposed development aligns with Parkland County's Statutory Plan Policies.
- 2) The proposed development complies with the Land Use Bylaw 2017-18 Regulations.
- 3) The proposed development met the technical requirements and is compatible with the adjacent land uses.

DEVELOPMENT AUTHORITY DECISION

The Development Authority submits that the SDAB upholds the decision of the Development Authority.

Questions?

From: [Laurie Thurlbeck](#)
To: [SDAB](#)
Cc: [dan bracken](#); [Ayman Hassan](#)
Subject: Request for extension of appeal PLDPC20230804
Date: January 11, 2025 8:41:05 PM

You don't often get email from laurie@smtconsulting.ca. [Learn why this is important](#)

CAUTION: This email originated from outside of Parkland County. Do not click links or open attachments unless you recognize this sender and know the contents are safe.

Subdivision and Development Appeal Board:

Thank you for accepting our request for an extension of the appeal deadline for the approved development submitted for the GraceLife Church Expansion.

However, due to the short time frame we're working with and the delays in getting the necessary documentation regarding the proposed expansion, as well as the conditions placed on GraceLife by Parkland County, together with a summary of the Public Engagement held at GraceLife on February 12, 2024 (meeting with Planning January 13th), we are unable to mount an effective appeal by the dates stipulated.

We respectfully request a two (2) week extension of the January 27th hearing date, as well as a two (2) extension of the January 21st date for written submissions.

We thank you for your consideration and look forward to a timely response.

Laurie Thurlbeck
Sunset View Acres
#24 & 25 – 51528 Range Road 262
780- 619-0165

January 21, 2025



Subdivision and Development Appeal Board

Legislative Services, Parkland County Centre
53109A Hwy 779
Parkland County, Alberta T7Z 1R1

Appeal of: Development permit Approval Permit Number PLDPC20230804

Appellant: Laurie Thurlbeck of 24-51528 Range Road 262 Spruce Grove AB T7Y 1C1

We are writing this appeal concerning the recent decision made by the Development Authority (DA) of Parkland County in relation to the approved development permit (PLDPC20230804) which authorizes the RELIGIOUS ASSEMBLY as a DISCRETIONARY USE located at 51529A Range Road 262 (legal description 2421282/1/2, NW-35-51-26-4), also referred to as the Grace Life Church Expansion (GLCE). We represent a group of local residents (primarily the subdivisions: Sunset View Acres & Birch Hill Park) that believe they are directly impacted by this approval permit. We believe there are several critical points that necessitate further consideration and review by the Board.

Background and Timeline

February 2024: The Grace Life Church Expansion notification letter was sent out to residents living within 800m of the GLCE land and was received approximately February 6, 2024. A public engagement presentation occurred on February 12, 2024. Notification of the proposal.

Public concerns were raised by mail in form, online submission or during the public engagement. All feedback was being collected by the builder (a member of Grace Life) or the Grace Life staff who conducted the public engagement.

We were told in writing (GLCE notification letter) and at the engagement night that the feedback would be summarized and submitted to DA. In addition, any changes to site design or operational details as a result of the feedback would also be submitted.

Residents were lead to believe that they would be made aware of how their comments were addressed and any changes prior to development permit approval.

Summer 2024: This did not occur despite some residents who reached out to the County (County clerk) several times over the summer 2024 and were told each time that the GLCE application had not been submitted.

December 23, 2024: The next time residents received information about the GLCE application came in a Notice of Approved Development via mail on December 23, 2024. It detailed an approval date of November 15, 2024 and deadline for appeal of December 6, 2024. The DA (Aman Jhaver) was unavailable to answer any questions (out of office email return until January 6, 2025).

The CANADA POST mail strike went into effect on November 15, 2024 (until December 17, 2024) which resulted in a delay of sending out the Notices (Post marked December 4, 2024) and the subsequent receipt by the residents (December 23, 2024).

January 2025: January 2, 2025 - the first day the Parkland County office was opened after the holiday break a small group of local residents (from Sunset View Acres) filed a group appeal to the subdivision and development appeal board (SDAB) to find out what changes were made to the GLCE based on the public feedback.

We asked the Parkland County staff (January 2, 2025) for the complete information that was submitted to the DA for approval. We repeated our request for information on January 6, 2025 (phone call to DA).

A meeting with a few residents of Sunset View Acres and the DA (January 13, 2025) was held with a condensed presentation review session but residents were told that all the information could not be released due to legal reasons. Specifically residents were not shown technical reports or the public engagement summary.

A suggestion was made by the DA to contact the church builder, which was done via email January 14, 2025. Some technical reports were made available January 19, 2025 (on the GLCE website <https://gracelife.ca/building-project/>); however, the request to provide the Public Engagement summary was denied (January 16, 2025).

A meeting with Parkland County Mayor Allan Gamble, Councillor Sally Kucher Johnson and CAO Laura Swain occurred on January 15, 2025, again requesting all the submitted documents and as of January 21, 2025 not all the documents have been made available to the group that filed the SDAB appeal.

It has been very difficult to mount a proper appeal without all of the relevant information. The full documentation of the application will not be made available to residents until January 25, 2025. This is four days after our appeal submission has to be submitted with all reasons for appeal. This is also only two days prior to the Appeal Hearing. The entire appeal process was done under duress with time constraints that were very difficult to achieve. There was no time to obtain proper legal counsel if it was needed.

Grounds for Appeal

A. Confusion in the application of Land Use Bylaw

The “Parkland County Land Use Bylaw 2017-18” [LUB] classifies RELIGIOUS ASSEMBLY as a DISCRETIONARY USE under Section 5.3.2(e) for land designated as County Residential District (CR). This designation grants the Development Authority (DA) significant flexibility in determining the acceptability of a proposed development. In the context of the CR District, this could mean fewer specific restrictions on factors like building height, size, and overall development impact compared to other adjacent types of development.

For example, the GLCE has no height limits (building height 45’4” & with steeple 85’) and no size/ area limits “50,000 sq/ft plus the existing church building” imposed for its lot size (9.98 acres). (GLCE submitted drawing plan)

While the LUB does not explicitly state maximum building height or total building size restrictions, the Development Authority has a responsibility to carefully consider site suitability.

In direct contrast, if it was a proposed Residential Development (on the same parcel of land) such as a single family residence and an accessory building like a shop, it would be a height limit of 26’2” and size limit of a total of 4,036 sq/ft (directly adjacent to a residential subdivision) according to The Parkland County Development Permit Guide 2023

<https://www.parklandcounty.com/en/business-and-development/resources/Documents/PPP-Checklist-PL-DPR-Accessory.pdf> .

If the proposed residential development would exceed these values a variance would need to be approved. This creates confusion for the public as to why height & size limits apply in one case but not in another. It also creates a large disparity between building sizes adjacent to rural subdivisions.

We believe that the DA did not give enough consideration for the large disparity between what is allowed normally (26 feet maximum height) vs the approved steeple height (85 feet).

B. Incompatibility with Surrounding Land Uses and Rural Character

The approved development permit would allow a Megachurch like structure with 45” tall buildings plus an 85” steeple, like you would find in urban development areas like the city of Edmonton, rather than a structure more appropriate for a rural setting.

The large scale and significant height of the church expansion, including the 85-foot steeple, will dominate the rural landscape: Creating a visually intrusive and out-of-scale structure that detracts from the rural character of the area.

C. Conflict with Planning Documents

We believe the GLCE project will prematurely urbanize the rural community without taking into consideration the “Woodbend - Graminia Area Structure Plan [ASP]” (July 2013) of maintaining “a pleasant rural environment” (Section 1.1)

It also doesn’t align with the “Parkland County Municipal Development Plan [MDP] (2017-14), section 7.1.1(e) where the development should be encouraged “to reduce the development footprint while maintaining a rural character”. Allowing a Megachurch structure adjacent to rural subdivision communities does not maintain rural character.

Any updates required to the ASP should have full public involvement. This is crucial to ensure that future development in the Woodbend-Graminia area is compatible with the rural character and addresses potential impacts on residents and the environment.

D. Lack of effective public engagement

We believe the approval of the GLCE defined as a “major development” by the Development Authority (DA) was conducted without adequate public engagement and sets a dangerous precedent for future developments in the area.

The process of collecting most of the public comments (from either the presentation February 12, 2024, mail-in or online) was not conducted independently from the applicant for the development permit (builder is a GLC member). This creates mistrust and reluctance from the public input (residents raised this concern and didn’t want to risk potential retaliation or harassment opposing the GLCE).

In addition, how those public concerns were addressed was left up to the applicant for the development permit, with no further review by the public (to see how concerns were addressed or changed). Plus, there is no actionable measure of whether the concerns were addressed by the DA. We believe with a major development like this, there should be a robust, adequate framework to follow which would have checks and balances with meaningful public engagement.

Shortly after receiving the initial notice of GLCE (February 6, 2024) residents of Sunset View Acres took it upon themselves to inform all neighbours of the upcoming Public Consultation. This included contacting Enoch Cree Nation which we understood were unaware of the proposal for GLCE.

Following that, with the Notice of the Approval of GLCE, we again made contact with Enoch Cree Nation and were told that they had not been notified of the approval. According to the MDP, section 12.0.4 iv. (Intermunicipal Collaboration & Local Governance section), a development application for a DISCRETIONARY USE, “the County shall send any of the following applications to ... First Nations when the application affects lands within 0.8 km”. This application referral would have had to occur prior to approval. Based on our communication with Enoch, we question if this process occurred as laid out in the MDP. If it didn’t then this would violate the MDP bylaw.

E. Traffic disruption

The traffic impact assessment data that were provided by GLC did not take into consideration the apparent desire of the church to have a K-12 school operating on site in the future. Residents are concerned that this would have a direct impact on early morning and afternoon commutes within our rural community.

The other data that was missing in the traffic impact assessment was any special events where the expectation is that there may be a maximum building occupancy.

The traffic assessment made also no mention of the combined impact of additional traffic from The Edmonton Corn Maze which has thousands of visitors in the months of August and September every year.

The proposed realignment of the GLCE entrance at the first intersection into Sunset View Acres has had no consideration for impact on noise. Sound is known to travel along open road corridors and the current location of Grace Life Church road entrance is offset and sound is attenuated by trees.

F. Ground water supply assessment

GLCE public consultation in February 2024 stated that they were going to continue with a cistern for water supply with the church expansion. However, the GLCE application now shows that they intend to have a well. GLCE has been recommended that water wells should be drilled to the depth of bedrock aquifers below the site (between 85-120+meters). One of the most important concerns for residents was the impact of water usage with a church of this size on their residential water table. Residents would ask that the recommendation of deep drilled wells be required for any approval of a church expansion.

Conclusion

We believe the approval of this development permit represents a significant departure from established planning principles and creates a precedent that could have negative long-term consequences for the rural character of Parkland County.

It is difficult to believe that the public consultation was accurate when we already have over 150 nearby residents who have signed a petition against this approved permit.

In light of these concerns, we respectfully request that the Subdivision and Development Appeal Board reconsider the decision made by the Development Authority. It is crucial that the potential negative impacts on the environment, community, and local infrastructure are thoroughly assessed and addressed.

We appreciate the opportunity to present our appeal and trust that the Board will give due consideration to the points raised. We are confident that a more comprehensive review will lead to a decision that balances development needs with the well-being of the community and the preservation of our natural environment.

Thank you for your time and consideration.



January 20, 2025

Subdivision and Development Appeal Board
53109A Hwy 779
Parkland County, AB
T7Z 1R1

Re: Written Submissions of the Enoch Cree Nation
Development Permit: PLDPC 20230804
Municipal Address of Site: 51529A Range Rd. 262
Appellant: Laurie Thorlbeck

I write in my capacity as Chief of the Enoch Cree Nation ("**Enoch**") in respect of development permit PLDPC 20230804 pertaining to Grace Life Church's expansion project (the "**Permit**"). Please accept this correspondence as Enoch's written submissions in relation to the appeal filed by Laurie Thorlbeck. Enoch opposes the Permit and submits that Subdivision and Development Appeal Board ("**SDAB**") should allow the Appeal. Grace Life Church must be required to consult with Enoch to ensure the project's impacts on Enoch's aboriginal and treaty rights are avoided.

Background: Enoch Cree Nation

Enoch's reserve lands are 20 square miles and are located west of and adjacent to the City of Edmonton. Parkland County is also adjacent to Enoch's reserve lands on three sides to the north, south, and west (the "**Reserve**"). Enoch's members and their ancestors have inhabited the area in and around the Reserve since time immemorial. The Reserve was first surveyed and set aside in 1884. This is before the Province of Alberta existed and before Parkland County existed. The very lands on which the Grace Life Church's expansion project is situated are part of Enoch's traditional territory and have been used by Enoch's members since prior to European settlement in what is now Parkland County.

Treaty 6 between her Majesty the Queen and the Plains and Wood Cree and other First Nations was signed at Fort Carlton on August 23, 1876 and Fort Pitt on September 9, 1876. Enoch is a adherent to Treaty 6 and is the beneficiary of the promises made through Treaty 6. Canada obtained immeasurable benefits from the promises exchanged in Treaty 6. This contained a range of promises relating to Enoch's ongoing use of its traditional territory for activities like hunting, trapping, and fishing. Enoch's treaty rights are constitutionally protected and these rights supersede non-constitutional laws, by-laws, regulations, and other legal instruments.

The Failure to Consult with Enoch:

There has been no attempt by the Grace Life Church to consult with the Enoch Cree Nation about how this project may impact Enoch's Aboriginal and Treaty rights. Enoch's members have treaty and aboriginal rights in relation to these lands and there has been no attempt to consider how those rights may be impacted.

The Parkland County Land Use By-Law provides that Religious Assembly is a discretionary use for the land at issue. Enoch submits that, in exercising this discretion, the SDAB must consider the public interest in a project where the proponent has made no attempt to consult with an adjacent First Nation on whose traditional territory the proponent occupies. The Supreme Court of Canada in *Clyde River* explained that "the duty to consult, being a constitutional imperative, gives rise to a special public interest that supersedes other concerns typically considered by tribunals tasked with assessing the public interest... A project authorization that breaches the constitutionally protected rights of Indigenous peoples cannot serve the public interest".¹

Enoch also submits that there is also a practical benefit to consulting First Nations on projects of this nature. Enoch knows the land better than anyone and is uniquely positioned to provide information to assist with predicting impacts and determining how the project's impacts on Enoch's rights can be avoided or minimized. There has been no attempt to take these steps or incorporate any knowledge that Enoch can provide.

Enoch would encourage the SDAB to consider the commitments made by Canada in the *United Nations Declaration on the Rights of Indigenous Peoples* ("**UNDRIP**"). Some of the key sections of UNDRIP include the following:

*19. States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative institutions in order to obtain their free, prior and informed consent before adopting and implementing legislative or administrative measures that may affect them.*²

...

¹ *Clyde River (Hamlet) v. Petroleum Geo-Services Inc.*, [2017 SCC 40, at para 40](#)

² United Nations Declaration on the Rights of Indigenous Peoples, A/RES/61/295, UNGAOR, 61st Sess, Supp No 53, available [online](#).

25. Indigenous peoples have the right to maintain and strengthen their distinctive spiritual relationship with their traditionally owned or otherwise occupied and used lands, territories, waters and coastal seas and other resources and to uphold their responsibilities to future generations in this regard.

...

26(2) Indigenous peoples have the right to own, use, develop and control the lands, territories and resources that they possess by reason of traditional ownership or other traditional occupation or use, as well as those which they have otherwise acquired.

26(3) States shall give legal recognition and protection to these lands, territories and resources. Such recognition shall be conducted with due respect to the customs, traditions and land tenure systems of the indigenous peoples concerned.

There has been no free, prior, and informed consent in relation to the issuance of the Permit, nor has there been any attempt to obtain that consent. Enoch submits that this should inform the SDAB's consideration of the Permit.

Conclusion:

Enoch opposes the Permit on the basis that neither Grace Life Church nor any representative of Parkland County have attempted to consult with Enoch about how this project will impact Enoch's aboriginal and treaty rights. This proposed development is immediately adjacent to Enoch's Reserve and is located on lands that Enoch has occupied since time immemorial.

Enoch will be sending a representative to the hearing of this matter to answer any questions or concerns that the SDAB may have about Enoch's position. We thank you for your consideration of our submissions.

Yours Truly,

A handwritten signature in black ink, appearing to be 'Cody Thomas', written over a horizontal line.

for: Chief Cody Thomas
Enoch Cree Nation

SUBDIVISION AND DEVELOPMENT APPEAL BOARD PARKLAND COUNTY

Legislative Services, Parkland County Centre
53109A HWY 779
Parkland County, AB T7Z 1R1
Telephone: (780) 968-8471
Fax: (780) 968-8413

HEARING DATE: January 27, 2025
FILE NO.: PLDPC20230804

January 28, 2025

Rob Chomiak/GraceLife Church of Edmonton Laurie Thorlbeck

Enoch Cree Nation/Evan Duffy

Parkland County Development Authority

Dear Parties:

**Re: Decision of the Subdivision and Development Appeal Board of Parkland County
Hearing on January 27, 2025 on Preliminary Jurisdictional Questions**

On January 27, 2025, the Subdivision and Development Appeal Board of Parkland County (the "Board") opened the appeal hearing arising from two appeals filed in relation to Permit Number PLDPC20230804:

1. An appeal filed January 2, 2025 by Laurie Thorlbeck on behalf of a group of area residents; and
2. An appeal filed January 20, 2025 by Evan Duffy on behalf of the Enoch Cree Nation.

At the start of the appeal, the Board confirmed that it would be dealing with only the preliminary matters:

1. the request for an adjournment by the group of persons under the appeal filed by Mr. Thorlbeck;
2. whether the two appeals were filed in time; and
3. if the Board determined the appeals were filed in time, the dates for a merit hearing.

The Board indicated that if its decision was that the appeals were filed in time, it would issue a letter setting out its decision and confirming the date for the continuation of the hearing and the disclosure dates. The Board's full reasons would follow in the decision on the merits.

The Board has considered the submissions of the parties.

The Board has determined that both appeals were filed in time.

As discussed with the parties, the hearing of the appeals will be held on March 10, 2025 in Council Chambers – 53109A Hwy 779, Parkland County, AB. Virtual attendance is also available.

The hearing will start at 10:00 am.

Should any party have any further written submissions for the Board's consideration, they must submit them to the Board Clerk no later than 4:00 pm, March 4, 2025.

An updated agenda package will be posted on the County's webpage in accordance with the Board's standard practice on March 5, 2025.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Barb', is positioned above the typed name and title.

Barb Williams, Clerk
Subdivision and Development Appeal Board
On behalf of the Parkland County Subdivision and Development Appeal Board
sdab@parklandcounty.com

Development Authority Report	
Appealed?	YES
Appeal Details	Appeal Hearing Date: Monday, March 10, 2025 Appellant(s): Laurie Thorlbeck Enoch Cree Nation

1. Application Details

Applicant(s)	Rob Chomiak
Landowner(s)	Gracelife Church of Edmonton
Application Date	October 30, 2023
Deemed Complete Date	July 18, 2024
Decision Date	November 15, 2024
Description of Development	Existing Religious Assembly Expansion
Submittals	1. Planning Application Submittal 1.1. Landowner Authorization Form 1.2. Land Title Certificate 1.3. Development Plans (Site Plan, Landscape Plan and Details, Building Floor Plans, and Building Elevations) 1.4. Engineering Drawings (Grading Plan, Site Servicing Plan, Stormwater Management Plan, and Erosion Sediment Control Plan) 1.5. Public Engagement Summary Report 1.6. Traffic Impact Assessment 1.7. Alberta Transportation and Economic Corridors Traffic Impact Assessment Review 1.8. Transportation and Economic Corridor Permit Approval 1.9. Geotechnical Report 1.10. Wetland Assessment and Impact Report (WAIR) 1.11. Water Act Approval 1.12. Phase 1 Groundwater Supply Assessment
Variance Requested?	No

Reasonings for Variance
(as provided by Applicant)

N/A

2. Site Information

Title Area

4.04 (ha)

Current Land Use
District

Country Residential District

Use of Adjacent Parcels

Country Residential (West, East and South), Enoch Cree Nation 135 (North)

Environmental
Considerations

This parcel is not within a High Priority Landscape or an Environmentally Sensitive Area. Parkland County's 2013 Current Wetland Inventory captured one wetland on the property with "poor" valuation. This wetland previously drained north towards an unnamed tributary, approximately 200 m of the development site. Development within the last decade has altered the natural drainage path, resulting in additional water retention within the wetland. There are no steep slopes on the property.

Gas wells and pipelines
abandoned and active
within Title Area

No

Instruments Registered
on Title

965RT	Utility ROW Grantee – ATCO GAS AND PIPELINES LTD.
162 163 936	UTILITY RIGHT OF WAY CAVEATOR - ATCO GAS AND PIPELINES LTD.
162 166 963	MORTGAGEE - CHURCH OF CHRIST DEVELOPMENT COMPANY LTD.
162 230 329	EASEMENT
162 324 080	AGREEMENT CHARGING LAND , ETC. CAVEATOR - FORTISALBERTA INC.

3. Legislative History and Higher Order Planning Documents

Regional Plan

None.

Edmonton
Metropolitan
Region Growth
Plan

Identified within **Rural Area** of Metropolitan Region Structure.

Intermunicipal
Development Plan

None.

Municipal
Development Plan
Bylaw 2017-14

In reference to Figures of the MDP (Exhibit F), the subject parcel is identified in the following classifications:

(MDP)	Figure 7 – Development Concept Designation	Country Residential
	Figure 9 – Prime Agricultural Areas	☐ Yes / ☒ No
	Figure 11 – Prime Recreation and Tourism Areas	☒ Yes / ☐ No
	Figure 14 – High Priority Landscapes	☐ Yes / ☒ No
Woodbend-Graminia Area Structure Plan (ASP)	The Lands are governed by the Woodbend-Graminia ASP and are identified as within the “Mixed Use/Country Residential” (Exhibit E). - o Section 4.3.1 identifies the Institutional Uses as discretionary uses within the Mixed Use/Country Residential. - o Section 2.4.3 supports the continuation/expansion of an existing uses.	

4. Land Use Bylaw 2017-18 Regulation

Use Class Determination

Current Land Use District	Country Residential District
Description of Development	GraceLife Church Expansion
Determined Use Class	RELIGIOUS ASSEMBLY
Use Class Definition (LUB s.20.3)	<i>...means development owned by a religious organization used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries.</i>
Is Use Class a Listed Use in District?	Discretionary
Applicable Specific Use Regulations	Not Applicable (N/A)

Chart 1: Applicable Parkland County Land Use Regulations:

s5.3.4(a)(ii)	A minimum Setback of 23.0 m shall be provided from the Property Line of an adjacent municipal road right-of-way.	The proposed development (Exhibit C) comply with the setback requirement and are situated more than 23.0m from the property line of an adjacent municipal road right-of-way.
s5.3.4(a)(iv)	A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.	The proposed development (Exhibit C) comply with the setback requirement described in the Transportation and Economic Corridor Permit (Exhibit H). As per Alberta Transportation approved permit condition #10 (Exhibit H), the proposed building(s) and storm water pond must be set back at least 40.0 metres from the highway property line. The proposed buildings and stormwater pond location exceed the 40.0m setback requirement.
s5.3.4(a)(v)	A minimum Setback of 6.0 m shall be provided from the side edge of the Parcel, not adjacent to any roadway.	The proposed development (Exhibit C) comply with the setback requirement and are situated more than 6.0m from the side edge of the Parcel (south property line), not adjacent to any roadway.
s5.3.4(a)(vi)	A minimum Setback of 6.0 m shall be provided from the rear edge of the Parcel, not adjacent to any roadway.	The proposed development (Exhibit C) comply with the setback requirement and are situated more than 6.0m from the rear edge of the Parcel (east property line), not adjacent to any roadway.
s5.3.5(b)	Pursuant to the MDP, a biophysical assessment shall be required for a site proposed for a multi-Parcel subdivision or a major development if all or part of the site is located within areas defined as environmentally significant in the Environmental Conservation Plan, and may be required within 0.8 km of areas defined as environmentally significant in the Environmental Conservation Plan, or if the site contains natural features such as	The desktop biophysical and Wetland Assessment and Impact Report (WAIR) has been submitted (Exhibit I) as part of this application, along with a copy of the Water Act Approval (Exhibit J). As indicated in the desktop biophysical, the proposed development is located in the sensitive wildlife species range for sensitive raptors and sharp-tailed grouse. However, Parkland County's Community Sustainability team reviewed the WAIR report and confirmed that the potential impacts to these species are unlikely due to unsuitable habitats and high levels of human disturbance.

sloughs or extensive tree cover.

Additionally, servicing for this expansion project will include upgrades to the groundwater well for increased consumption. The submission included Phase I Groundwater Supply Assessment for Residential Subdivision (Exhibit N). The approved development permit has been conditioned to provide an approved groundwater well license obtained under the Water Act, including any conditions that may be placed on the water license that must be upheld.

s14.2.1(a)	Each required off-street parking space shall be a minimum of 2.6 m in width and a minimum of 5.5 m in length, exclusive of access driveways or aisles, ramps, columns, or office work areas.	The proposed development (Exhibit C) meets and exceeds the minimum requirements for parking space dimensions, with a width of 2.70m and a length of 5.5m.
s14.2.1(c)	Aisles shall be a minimum of 7.0 m wide for 90 degree parking; 5.5 m wide for 60 degree parking; and 3.5 m wide for 45 degree and parallel parking.	The proposed development (Exhibit C) meets and exceeds the minimum aisle space requirements. The proposed depth of the parking aisle for 90-degree parking is 7.5 meters.
s14.3.4 Table 14.3-4	Parking Requirements for Community, Educational, Recreational and Cultural Services Land Uses. Religious Assembly – 1parking space per 10 seats	The proposed development (Exhibit C) meets and exceeds the minimum parking requirements. With a total of 1,822 seats proposed, 183 parking stalls are required, and the proposed development provides 355 parking stalls.
s14.6.1	Parking spaces for physically disabled persons shall be located as close as possible to ramps, walkways, and building entrances.	To improve safety for individuals with physical disabilities, the proposed development (Exhibit C) has strategically placed seven barrier-free parking stalls near ramps, walkways, and building entrances.
s14.6.2	Parking shall be arranged in such a way that users of wheelchairs are not required passing behind parked cars.	The proposed parking stalls (Exhibit C) for individuals with physical disabilities provide direct access to ramps, sidewalks, and crosswalks, which enable wheelchair users to move without passing behind parked cars.
s14.6.3	For conditions requiring more than two (2) parking spaces for vehicles used by physically	The development (Exhibit C) proposes a maximum of two parking stalls adjacent to each other for physically disabled persons.

disabled persons, no more than two (2) stalls shall be placed adjacent to each other. If there are several accessible building entrances, a stall shall be located near each entrance.

Each stall is located near the entrance of the existing or proposed building.

s14.6.4

Required number and design of parking spaces and loading zones for vehicles used by physically disabled persons for any use shall be included as part of and not in addition to, the applicable minimum parking requirement and shall conform to the requirements of the Alberta Building Code.

The proposed development (Exhibit C) complies with the Alberta Building Code (Exhibit L), which requires a minimum of five number of parking spaces for individuals with disabilities. However, the proposal goes beyond this requirement by offering seven stalls for persons with disabilities, thus exceeding the minimum parking standards.

5. Comments Received from Internal/External Circulation

Public Pre-Consultation Comments

Was public pre-consultation required prior to development permit application? ☒Yes / ☐No

If yes, was Public Engagement Summary submitted as part of application submittals? ☒Yes / ☐No

Referral Agency Comments

Agency	Response Received	Comments
Parkland County Fire Prevention Team	☒ Yes / ☐ No	Comments have been incorporated in Permit Conditions and Notes.
Parkland County Community Sustainability Team	☒ Yes / ☐ No	Comments have been incorporated in Permit Conditions and Notes.
Parkland County Engineering Services Team	☒ Yes / ☐ No	Comments have been incorporated in Permit Conditions and Notes.
Parkland County Offsite Levies Team	☐ Yes / ☒ No	No comments received
Enoch Cree Nation	☐ Yes / ☒ No	No comments received (Exhibit O)

6. Development Authority Decision

Reasons for Decision

In the opinion of the Development Authority, the proposed development on the Lands (W4-26-51-35-NW) meet the intent of the definition and regulations for Religious Assembly Expansion as required under Parkland County's Statutory Plan Policies and Land Use Bylaw 2017-18. The application included all required submission items as specified by the Development Authority. It was circulated to Parkland County's Fire Prevention, Community Sustainability, and Land Development Engineering work groups for review. The internal circulation revealed no concerns regarding the proposed development. In the Development Authority's opinion, the proposed development and the associated studies and reports adequately address the requirements for the Religious Assembly Use proposed at W4-26-51-35-NW.

The Development Authority took into consideration the following:

1. Parkland County's Land Use Bylaw 2017-18 Regulations:
 - Religious Assembly is a Discretionary Use within the CR – Country Residential District.
 - The proposed development complies with the requirements for Religious Assembly Use as detailed in Section 4, Chart 1 of this report.
2. Alignment with the Parkland County's Statutory Planning Policies
 - The Woodbend-Graminia Area Structure Plan designates the lands as 'Mixed Use/Country Residential' and recognizes Institutional Uses (Religious Assembly) as a discretionary use in these areas.
 - Additionally, section 2.4.3 of the ASP supports the continuation and expansion of existing uses.
3. Adjacent Land Use Compatibility and Technical Analysis
 - The proposed development is compatible with surrounding land uses. The Development Authority considered public concerns as detailed in the Public Engagement Summary Report (Exhibit M), the proposed expansion's distance from adjacent residential areas, and proposed landscaping measures to reduce visual impact. The Development Authority determined that the proposed development will not adversely affect the use and enjoyment of neighboring country residential properties.
 - The Traffic Impact Assessment (Exhibit G) concluded that no road infrastructure improvements are necessary. According to the assessment, the proposed development will not increase traffic during peak hours (AM or PM). Furthermore, Alberta Transportation and Economic Corridors approved the proposed development (Exhibit K) and accepted the recommendations of the Traffic Impact Assessment endorsed by the consultant on November 20, 2023.

7. Closing Statement

The Development Authority submits that the SDAB uphold the decision of the Development Authority to approve the Religious Assembly Expansion use at W4-26-51-35-NW.

EXHIBITS

Exhibit A: Development Permit Decision
Exhibit B: Location Map
Exhibit C: Proposed Development Plans
Exhibit D: Land Use Bylaw 2017-18 Excerpts
Exhibit E: Woodbend-Graminia Area Structure Plan (ASP) Excerpts
Exhibit F: Municipal Development Plan Bylaw 2017-14 Excerpts
Exhibit G: Transportation Impact Assessment
Exhibit H: Transportation and Economic Corridors Permit
Exhibit I: Wetland Assessment and Impact Report
Exhibit J: Water Act Approval
Exhibit K: Alberta Transportation and Economic Corridors Approval
Exhibit L: Accessibility Design Guide 2024
Exhibit M: Public Engagement Summary Report
Exhibit N: Phase I Groundwater Supply Assessment for Residential Subdivision
Exhibit O: Enoch Cree Nation Application Circulation Notification

Prepared by: Parkland County Development Authority

[Click or tap here to enter text.](#)

Exhibit A: Development Permit Decision

Submitted in the previous hearing package

Exhibit B: Location Map

Submitted in the previous hearing package

Exhibit C: Proposed Development Plans

Submitted in the previous hearing package

Exhibit D: Land Use Bylaw 2017-18 Excerpts

Submitted in the previous hearing package

Exhibit E: Woodbend-Graminia Area Structure Plan (ASP) Excerpts

Submitted in the previous hearing package

Exhibit F: Municipal Development Plan Bylaw 2017-14 Excerpts

Submitted in the previous hearing package

Exhibit G: Transportation Impact Assessment

Submitted in the previous hearing package

Exhibit H: Transportation and Economic Corridors Permit

Submitted in the previous hearing package

Exhibit I: Wetland Assessment and Impact Report

Submitted in the previous hearing package

Exhibit J: Water Act Approval

Submitted in the previous hearing package

Exhibit K: Alberta Transportation and Economic Corridors Approval

Submitted in the previous hearing package

Exhibit L: Accessibility Design Guide 2024

Submitted in the previous hearing package

Exhibit M: Public Engagement Summary Report

Submitted in the previous hearing package

Exhibit N: Phase I Groundwater Supply Assessment for Residential Subdivision

Submitted in the previous hearing package

Exhibit O: Enoch Cree Nation Application Circulation Notification

Parkland County Development Permit Application# PLDPC20230804: GraceLife Church Expansion Project

From Aman Jhaver <aman.jhaver@parklandcounty.com>
Date Wed 2024-07-24 10:31 AM
To stephana.morin@enochnation.ca <stephana.morin@enochnation.ca>
Cc shailley.peacock@enochnation.ca <shailley.peacock@enochnation.ca>

Good morning, Stephana,

I trust you are doing well. Parkland County is reaching out to inform you about a Development Permit Application that is currently being processed. Your input and feedback on this project are highly valued. The proposed project involves the expansion of the existing GraceLife Church building, located at 51529A RGE RD 262. The expansion plan includes a 25,000 sq/ft sanctuary, as well as a 25,000 sq/ft education center and gymnasium. The application has been submitted using the Louis Toolkit Application. Your feedback is requested to be submitted either through the Louis Toolkit Application or by email by August 14, 2024. Additionally, all relevant attachments pertaining to this project have been included in this email for your review, see below.

 [Building Elevations.pdf](#)
 [Building Floor Plans.pdf](#)
 [Chomiak_Schedule 6 Desktop Biophysical Assessment TOR_7Feb2024 \(1\).pdf](#)
 [Engineering Details.pdf](#)
 [Geotechnical Report GraceLife Church Expansion.pdf](#)
 [GLC_WAIR_final_08Feb2024_r0\(1\).pdf](#)
 [Land Title.pdf](#)
 [Letter of Intent.pdf](#)
 [Site Plan and Landscaping Plan.pdf](#)
 [Traffic Impact Assessment_GraceLife Church Exp Nov 6_23 \(1\).pdf](#)
 [Transportation and Economic Corridors Permit 2024-0040360 \(2\) 1.pdf](#)
 [What We Heard Report 1.pdf](#)

Your participation in providing feedback on this development permit application is greatly appreciated. Please let me know if you have any questions or require further information.

Thank you,

Best Regards,
Aman

Aman Jhaver (He/him/his), RPP, MCIP | Senior Planner, Planning and Development Services | Parkland County |
53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext. 8212 | aman.jhaver@parklandcounty.com | www.parklandcounty.com



One Parkland: Powerfully Connected.

PLDPC20230804: GraceLife Church Expansion Project

Tasks

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Common Tasks

+

Project Footprint and Common Documentation.

★ ⓘ

Not scheduled - Static Layer Upload

Enoch Cree Nation

New 5 months ago

No Tasks Found

Add Communities

Project Information

162 Day(s) Past Completion Deadline

Reference Code:

PLDPC20230804

Default Response Deadline:

2024-08-14 (162 days ago)

Status:

In Review

Assigned To:

Jhawer, Aman

Summary:

GraceLife Church is proposing an expansion to the existing facility and has applied for a development permit. This will include a 25,000 sq/ft sanctuary and a 25,000 sq/ft education centre and gymnasium.

Notes:

Tags:

Files

Search Attachments

Building_Elevations.pdf (PLDPC202...

Building_Floor_Plans.pdf (PLDPC20...

Chomiak_Schedule_6_Desktop_Bio...

Engineering_Details.pdf (PLDPC20...

GLC_WAIR_final_08Feb2024_r0_1....

Geotechnical_Report_GraceLife_Ch...

Forms

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Completed

Community Messages

Select a community on the left

Spatial Data

1

Static Layers

0

Spatial Analyses

BEFORE: PARKLAND COUNTY SUBDIVISION AND DEVELOPMENT
APPEAL BOARD

FILE NUMBER: PLDPC20230804

APPELLANT/
AFFECTED
NEIGHBOURS: **LAURIE THURLBECK, GORDON STEVENS,
AYMAN HASSAN, HIROKI CURRIE
and DANIEL BRACKEN**

APPLICANT: **GRACELIFE CHURCH OF EDMONTON**

DOCUMENT: **WRITTEN SUBMISSIONS and EXHIBITS
OF LAURIE THURLBECK, GORDON STEVENS,
AYMAN HASSAN, HIROKI CURRIE and
DANIEL BRACKEN**

Hearing: March 10, 2025

CONTACT
INFORMATION OF
PARTY FILING THIS
DOCUMENT:

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Phone: (780)969-6911
Fax: (780)969-6901
Email: jagrios@kaolawyers.com

A. Introduction

1. On November 15, 2024, the Development Authority (the “DA”) for Parkland County (the “County”) approved a discretionary use development permit for a Religious Assembly (GraceLife Church Expansion) on lands municipally described as 51529A Range Road 262 and legally described as Plan 2421282, Block 1, Lot 2, NW 35-51-26 W4M (the “GraceLife Lands”) **[SDAB Agenda, pages 13 to 17]**.

2. Laurie Thurlbeck, Gordon Stevens, Ayman Hassan, Hiroki Currie and Daniel Bracken (the “Affected Neighbours”) own and reside on properties in the Sunset View Acres residential subdivision, which is west across Range Road 262 from the GraceLife Lands. They oppose the proposed development on the basis that it is not in compliance with applicable County policy, it is incompatible with area land uses, and in particular with the residential use of their lands and it will have significant impacts on the use and enjoyment of their lands, including without limitation negative visual, noise and traffic impacts.

B. Background

3. The GraceLife Lands are approximately 4 ha and located at the southeast corner of the intersection of Highway 627 and Range Road 262. Access is from Range Road 262 **[SDAB Agenda, page 35]**.

4. The GraceLife Lands are located in the County Residential (“CR”) District under the Parkland County Land Use Bylaw No. 2017-18 (the “LUB”). Religious Assembly is a discretionary use in the CR District under the LUB **[Tab 1]**.

5. The GraceLife Lands are also located in the Mixed Use/Country Residential Area under the Woodbend-Graminia Area Structure Plan (the “ASP”) **[Tab 2]** and the Country Residential Area of the Parkland County Municipal Development Plan Bylaw 2024-22 (the “MDP”) **[Tab 3]**.

6. The GraceLife Church of Edmonton (“GraceLife Edmonton”) has been using the GraceLife Lands for a religious assembly since in or about 2018. The existing church building is approximately 13,000 square feet. It is a relatively low profile one storey building with an upper mezzanine. The overall height of the existing church building to

its peak is approximately 28 feet. The existing church building has 348 seats [**SDAB Agenda, page 39**]. It is unknown whether the existing church has a development permit.

7. Access to the GraceLife Lands is from Highway 627 and Range Road 262 [**Tab 4**].

8. In recent years, GraceLife Edmonton's congregation has grown. The Affected Neighbours have noted increased traffic congestion on Range Road 262 during Sunday services and other GraceLife Edmonton events.

9. The proposed development represents a major expansion of the existing church. The proposed sanctuary will add 36,000 square feet of floor area and the proposed classrooms/gym will add a further 23,000 square feet of floor area for a total of nearly 60,000 square feet of additional floor area and overall floor area of 72,000 square feet. The height of the proposed expansion is over 45 feet with a steeple of approximately 85 feet. The number of seats will be expanded by 1,474 seats for a total of 1,822 seats. The classrooms/gym will have capacity for 385 occupants. The parking will be expanded to a total of 409 stalls [Note: there appears to be a discrepancy between the number of stalls referenced by GraceLife Edmonton and the number of stalls on the approved plans, which show a total of 392 stalls]. Access to the GraceLife Lands will be realigned so that it is directly across from the north access to the Sunset View Acres residential subdivision off Range Road 262 [**SDAB Agenda, page 39**]. According to materials provided to the public, GraceLife Edmonton expects 480 vehicles on Sundays [**Tab 5**].

10. The Sunset View Acres subdivision is a country residential subdivision that was established in the early 1970's. It is located west of Range Road 262 and south of Highway 627. Access is via Range Road 262. Lot sizes average approximately 3 acres. Residents of the subdivision have chosen to live there due to its peaceful and quiet rural character [**Tab 6**].

11. The area surrounding the GraceLife Lands is rural with predominantly country residential and agricultural land uses. The Sunset View Acres and Birch Hill Park residential subdivisions are located to the west across Range Road 262 [**Tab 7**]. The

Edmonton Corn Maze is east of the GraceLife Lands but is also accessed from Range Road 262.

C. The proposed development does not comply with the applicable statutory plans

12. Section 687(3)(a.2) of the *Municipal Government Act*, RSA 2000, c M-26 [Tab 8] requires the SDAB to comply with statutory plans.

MDP

13. The County recently adopted its new MDP on February 25, 2025. There is no policy to support large scale institutional uses, such as the proposed development, on the GraceLife Lands.

14. The GraceLife Lands are located in the Country Residential Area and specifically, the Rivers Edge Plan Area. Pursuant to Section 2.2.6 of the MDP, the “focus of Rivers Edge is to accommodate country residential growth while balancing important natural systems and wetlands”. There is no reference to large scale development or institutional uses.

15. Section 3.5.2(a) of the MDP supports development of religious assemblies in Hamlets.

16. Section 3.5.5 of the MDP applies to the Country Residential Area. There is no policy that supports development of large scale institutional uses, such as religious assemblies, in the Country Residential Area.

17. The proposed development does not comply with the MDP. There is no policy to support large scale development, and in particular, a large scale religious assembly, in the Country Residential Area. According to the MDP, institutional community uses, such as religious assemblies, are to be located in Hamlets. Therefore, the SDAB cannot approve the proposed development.

18. Alternatively, if the SDAB is of the view that the MDP does not prohibit it from approving the proposed development, then at a minimum, the SDAB must consider the MDP when exercising its discretion whether to approve the proposed development. As

the MDP does not support large scale religious assemblies locating in Country Residential areas, the MDP provides the SDAB with a basis on which to revoke the development permit.

ASP

19. The ASP provides that the following philosophy will guide the County in its decision-making concerning land use matters within the ASP:

The County of Parkland views Woodbend-Gramina as an area eminently suited for residential growth over the long term and encourages and supports such a use where adequate servicing and quality subdivision design are demonstrated and where any adverse environmental effects can be minimized. **At the same time, the County intends to maintain the rural character of the area** by allowing the continuance of farming operations and the conservation of agricultural lands. Above all, the County will endeavour to achieve orderly and rational development of an exemplary standard for the benefit of its present and future residents. [emphasis added]

20. Section 2.4.3 of the ASP, which is cited by the DA [SDAB Agenda, page 26], contemplates extension or expansion of any existing development **provided that it continues to be used in the same manner and for the same purpose as it was on the day this plan was adopted**. The ASP was adopted in 1984. There is no evidence to support that the GraceLife Lands were being used for a religious assembly at the time the ASP was adopted in 1984.

21. Under the Mixed Use/Country Residential area of the ASP, multiparcel country residential uses are permitted uses and institutional uses (which includes churches) are discretionary uses.

22. Therefore, while the ASP does not prohibit development of a religious assembly, the overall philosophy set out in the ASP does not support any large scale development.

D. The proposed development is not compatible with the area

23. The Alberta Court of Appeal applied the following test for a discretionary development in *Rossdale Community Leage (1974) v Edmonton Subdivision and Development Appeal Board*, 2009 ABCA 261 [Tab 9], at para 14:

The object and purpose of discretionary use is to allow the development authority to assess the particular type and character of the use involved, including its intensity and its compatibility with adjacent uses.

In other words, the question is whether the proposed development is suitable for the site, taking into consideration the impacts on surrounding properties.

The proposed development does not fit the purpose of the CR District

24. When determining whether to exercise discretion to approve a discretionary use, the purpose of the applicable district should be considered.

25. The purpose of the CR District is to provide traditional, multi-parcel country-residential communities, accommodate residential development that meets various needs and accommodates certain agricultural pursuits. There is no reference to accommodating large scale development, and in particular large scale institutional development that does not serve the immediate community.

The proposed development does not fit the rural character of the area

26. The development of a large scale religious assembly with an occupant load of over 1,800 seats plus classrooms and a gym with further capacity for 385 occupants is entirely incompatible with the existing country residential and agricultural uses in the area.

27. The proposed development will be 45 feet high with an 85 foot steeple. There are no developments in the area that are even close to the size of the proposed development [Tab 10]. It is entirely inconsistent with the low scale development in and rural character of the area. It will be visible for miles.

28. Similar developments are not located in rural areas. Rather, they are located on large parcels in urban areas with good road access and, very importantly, access to public transit [Tab 11].

Traffic impacts have not been adequately assessed

29. Traffic impacts are a major concern. The proposed development will be accessed via Range Road 262, which is a narrow local road. The new access point will directly align with the north access to the Sunset View Acres subdivision. As noted above, the proposed development will be able to accommodate over 1,800 occupants and will provide 409 (or 392) parking stalls. In addition, there will be classrooms and a gym, that can accommodate a further 385 occupants. GraceLife Edmonton has indicated that it expects 480 vehicles on Sundays [Tab 5]. This volume of traffic will result in significant traffic impacts in terms of accessing Range Road 262 from Highway 627, on Range Road 262 and to residents of Sunset View Acres trying to come and go from their residences. In addition, with the increased traffic, there will be increased noise that is completely atypical of a quiet country residential area.

30. There are a number of issues that are not addressed in GraceLife Edmonton's TIA:

- (a) Increased Sunday traffic associated with expansion of the church to over 4 times the existing number of seats;
- (b) Traffic associated with special events;
- (c) Traffic impacts of increased use of the classrooms and gym beyond the listed hours;
- (d) Cumulative traffic impacts taking into consideration traffic from the Edmonton Corn Maze, which also is accessed via Range Road 262;
- (e) Increased congestion at the north access to Sunset View Acres subdivision due to access relocation.

Onsite parking is insufficient

31. The LUB requires 1 stall for 10 seats for a Religious Assembly. This requirement is outdated and does not reflect the reality of the proposed development. It is a holdover from the days when each community had its own small church and area residents could walk to church.

32. The proposed development is not intended to serve residents of the immediate area. Rather, it is intended to serve residents in a broader region, and largely from the City of Edmonton.

33. The overwhelming majority of individuals will access the proposed development by private vehicle. There is no public transportation available to access the proposed development. Given the low density residential development in the area, at most, there may be a very small number of individuals who are able to access the proposed development on foot or by bicycle.

34. The proposed development has seating capacity for over 1,800 occupants in the sanctuary plus capacity for an additional 385 occupants in the classrooms/gym and yet is only providing approximately 400 parking stalls (either 409 stalls or 392 stalls). For there to be sufficient onsite parking on Sundays and during events, there would need to be an average of over 4 passengers per vehicle, which is unrealistic and highly unlikely.

35. Note that even according to GraceLife Edmonton, there will be insufficient onsite parking on Sundays. According to GraceLife Edmonton, the expectation is 480 vehicles on Sundays and yet there are only 409 (or 392) onsite stalls, which means that at least 70 vehicles will have to park offsite. The only other place to park is on Range Road 262 or on roads in the Sunset View Acres subdivision.

36. As the proposed development is a discretionary use, the DA could have required additional parking. There is no indication that the DA did anything more than simply look at LUB requirements **[SDAB Agenda, page 24]**.

Notification of the development permit was inadequate

37. For the initial public engagement, the DA determined that the proposed development was a major development and extended the notice area to 800 m from the GraceLife Lands. Notices were sent to 251 residents **[SDAB Agenda, pages 231-232]**. Despite this, according to information from the DA at the January 27, 2025 hearing, the DA only mailed 62 Notices of Approved Development Permit.

38. No explanation was given as to why the number of notices in relation to the approved development permit was reduced. Given the significance of the proposed development, the concern is that with the reduced notice, affected parties may not be aware of the approved development permit.

This location is not suitable for the proposed development

39. There is overwhelming opposition to the proposed development from area owners and residents [Tab 12]. Numerous owners and residents in the immediate area have provided detailed comments expressing their opposition to and concerns regarding the proposed development, with traffic being a primary concern.

40. Importantly, GraceLife Edmonton has not put forward any reason why the GraceLife Lands are suitable location for the proposed development. The only reason is that the GraceLife Lands happen to be the location of the existing church building. Otherwise, there is nothing in the surrounding area that make the GraceLife Lands appropriate or suitable for a large scale religious assembly.

All of which is respectfully submitted this 4th day of March, 2025.

Index of Exhibits

Tab

1. Extracts from Parkland County Land Use Bylaw 2017-18
2. Woodbend-Graminia Area Structure Plan
3. Parkland County Municipal Development Plan 2024-22
4. Photographs of Highway 627 and Range Road 262
5. GraceLife Edmonton notification letter
6. Photographs of Sunset View Acres subdivision access and surrounding area
7. Aerial photographs of GraceLife Lands and surrounding area
8. *Municipal Government Act*, RSA 2000, c M-26, Section 687(3)
9. *Rossdale Community Leage (1974) v Edmonton Subdivision and Development Appeal Board*, 2009 ABCA 261
10. Comparison with other area institutional development
11. Comparison with other “Mega” Churches
12. Letters of opposition/petition

TAB 1



PARKLAND COUNTY LAND USE BYLAW

BYLAW 2017-18

One Parkland: Powerfully Connected.

Consolidated for convenience only. Current as of June 19, 2020.

In the event of a discrepancy between this consolidated Bylaw and the original Bylaws, the latter shall apply.





5.3 CR – Country Residential District

1. Purpose

The purpose of this district is:

- To provide for traditional Multi-Parcel country residential communities;
- To accommodate residential development that meets varied housing and lifestyle needs; and
- To accommodate certain agricultural pursuits.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsection 2 b) and c) shall ensure:

- i) That the following uses shall not be located within a Multi-Parcel Residential Subdivision:
 - (1) Animal Health Care Service
 - (2) Cemetery
 - (3) Government Services
 - (4) Home Based Business Level 3
 - (5) Indoor Participant Recreation Services
 - (6) Medical Treatment Services
 - (7) Natural Sciences Exhibit
 - (8) Outdoor Participant Recreation Services
 - (9) Recreational Vehicle Storage
 - (10) Utility Services – Major Infrastructure
- ii) That Natural Resource Extraction/Processing shall not be located within a Multi-Parcel Residential Subdivision;
- iii) That Manufactured Home, Single Wide shall not be allowed within a Multi-Parcel Subdivision with the exception of the following:

(1) Annedale Acres	NE 18-53-2-W5M
(2) Bowen Lake Estates	NW 3-53-2-W5M
(3) Brookside Estates	N ½ and SE 26-53-4-W5M
(4) Cherlyn Heights	S ½ of SE 32-53-1-W5M
(5) Highland Acres II	NE 17-53-3-W5M
(6) Lake Isle Estates	Pt. N ½ 25-53-6-W5M
(7) Meso West II	N ½ 24-53-3-W5M
(8) Meso West III	N ½ 24-53-3-W5M
(9) Silver Sands Estates	NE 20-53-1-W5M

- (10) Summerview Heights SE 25-53-6-W5M
- (11) West 80 Estates S ½ and NW 17-53-2-W5M
- (12) Westland Park I SE 22-53-3-W5M
- (13) Plan 792 0114 NE 10-53-1-W5M

- iv) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system; and
- v) That a Wind Energy Converter System - Minor, as a Discretionary Use, is limited to no more than two systems.

Bylaw No. 2019-01

d) PERMITTED USES	e) DISCRETIONARY USES
Bed and Breakfast Home Dwellings, Single Detached Home Day Care Park Show Home Accessory Uses for the uses listed in 5.3.2 b)	Animal Health Care Services Apiary Boarding House Cannabis Cultivation, Minor Cemetery Community Recreation Services Cottage Industry Day Care Services Dwelling Duplex <i>only on Pt. NW 35-53-27 W4</i> Educational Services Government Services Group Care Facility Group Home, Limited Group Home, Major Home Based Business Level 2 Home Based Business Level 3 Horticultural Use Indoor Participant Recreation Services Kennel Manufactured Home Single Wide Medical Treatment Services Natural Resource Extraction/Processing Natural Science Exhibit Out-Building Outdoor Participant Recreation Services Professional, Business, Financial and Office Support Services <i>only on Block 14, Plan 4134R5 Riverview Acres</i>

Bylaw No. 2018-09

d) PERMITTED USES	e) DISCRETIONARY USES
	Religious Assembly Riding Arena Recreational Vehicle Storage Secondary Suite Small Animal Breeding and/or Boarding Services Tourist Campground, Destination Tourist Campground, Enroute Wind Energy Converter Systems – Major Wind Energy Converter System – Minor Accessory Uses for the uses listed in 5.3.2 c)

Bylaw No. 2018-09

3. Subdivision

- a) Parcel Area Requirement (for purposes of new Parcel creation only)
 - i) Extensive agriculture and extensive livestock shall have a minimum Parcel area of 16.0 ha, more or less. The minimum Parcel Frontage shall be 400.0 m , more or less.
 - ii) Manufactured Home, Single Wide and Dwelling, Single Detached shall have a minimum Parcel area of 0.8 ha of contiguous developable land and a maximum Parcel area of 4.0 ha for a single Parcel or Multi-Parcel Residential Subdivision, unless greater area is required to include shelterbelts, buildings or other improvements related to the residential component of a farmstead. Minimum Parcel width at the Parcel front shall be 30.0 m excepting that it may be 20.0 m fronting onto an internal cul-de-sac.
 - iii) The maximum width:depth ratio for a residential Parcel shall be 1:4.
 - iv) For all other Permitted and Discretionary Uses, the minimum and maximum Parcel area requirements shall be determined by the Subdivision Authority.
- b) Parcel Density Requirement (for purposes of new Parcel creation only)
 - i) Extensive Agriculture and Extensive Livestock shall have a maximum of two (2) 32.0 ha Parcels or a maximum of four (4) 16.0 ha Parcels, more or less, from a quarter section.
 - ii) Manufactured Home and Dwelling, Single Detached for single Parcel residential subdivision shall have a maximum of three (3) single residential Parcels from an un-subdivided quarter section or a maximum of one (1) single residential Parcel from an existing 32.0 ha Parcel, more or less but not less than 28.0 ha unless significant physical features dictate otherwise at the discretion of the Subdivision Authority.
 - iii) For all other Permitted and Discretionary Uses, including Multi-Parcel Residential Subdivision, the Parcel density requirement shall be determined by the Subdivision Authority.

4. Development

- a) Setbacks for Dwellings, Single Detached

- i) A minimum Setback of 7.5 m shall be provided from the Property Line of an adjacent internal subdivision road.
 - ii) A minimum Setback of 23.0 m shall be provided from the Property Line of an adjacent municipal road right-of-way.
 - iii) A minimum Setback of 45.7 m shall be provided from the Property Line of an adjacent Arterial Road right-of-way.
 - iv) A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.
 - v) A minimum Setback of 6.0 m shall be provided from the side edge of the Parcel, not adjacent to any roadway.
 - vi) A minimum Setback of 6.0 m shall be provided from the rear edge of the Parcel, not adjacent to any roadway.
- b) Setbacks for Accessory Buildings
- i) A minimum Setback of 7.5 m shall be provided from the Property Line of an adjacent internal subdivision road.
 - ii) A minimum Setback of 13.0 m shall be provided from the Property Line of an adjacent municipal road right-of-way.
 - iii) A minimum Setback of 45.0 m shall be provided from the Property Line of an adjacent Arterial Road right-of-way.
 - iv) A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.
 - v) A minimum Setback of 3.0 m shall be provided from the side edge of the Parcel, not adjacent to any roadway.
 - vi) A minimum Setback of 3.0 m shall be provided from the rear edge of the Parcel, not adjacent to any roadway.
- c) Proposed Development on substandard Parcels which do not meet the provisions of this Bylaw shall be considered by the Development Authority and Development Permits may be issued, having regard for the limitations of the Parcel.
- d) For Discretionary Uses, the minimum building Setback requirement shall be determined by the Development Authority.

5. Other Development Regulations

- a) Accessory Buildings may be Permitted or Discretionary consistent with Subsection 11.1.
- b) Pursuant to the MDP, a biophysical assessment shall be required for a site proposed for a multi-Parcel subdivision or a major development if all or part of the site is located within areas defined as environmentally significant in the Environmental Conservation Plan, and may be required within 0.8 km of areas defined as environmentally significant in the Environmental Conservation Plan, or if the site contains natural features such as sloughs or extensive tree cover.
 - i) The biophysical assessment shall identify and evaluate the environmental significance and sensitivity of existing vegetation, wetlands, other water features, wildlife habitat and unique physical features, and shall recommend appropriate measures for protecting significant features.

- c) Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within PART 3 - DEVELOPMENT REGULATIONS.

6. Regulations for an Out-Building

- a) Applications for an Out-Building shall be considered at the discretion of the Development Authority based on the merits of the application and the context of the area. Consideration shall include, but not be limited to the size, scale, intensity, and intended use of the development; proximity to buildings on adjacent lands; established character within the area; Parcel size; and reasonable compatibility.
- b) An Out-Building shall:
- c) Have a maximum floor area of 53.5 m²
 - i) Be finished with durable exterior building material such as siding, stucco, brick, brick veneer;
 - ii) Be located within the rear 30% of the Parcel if located on a Multi-Parcel Subdivision; and
 - iii) Be screened to the satisfaction of the Development Authority.

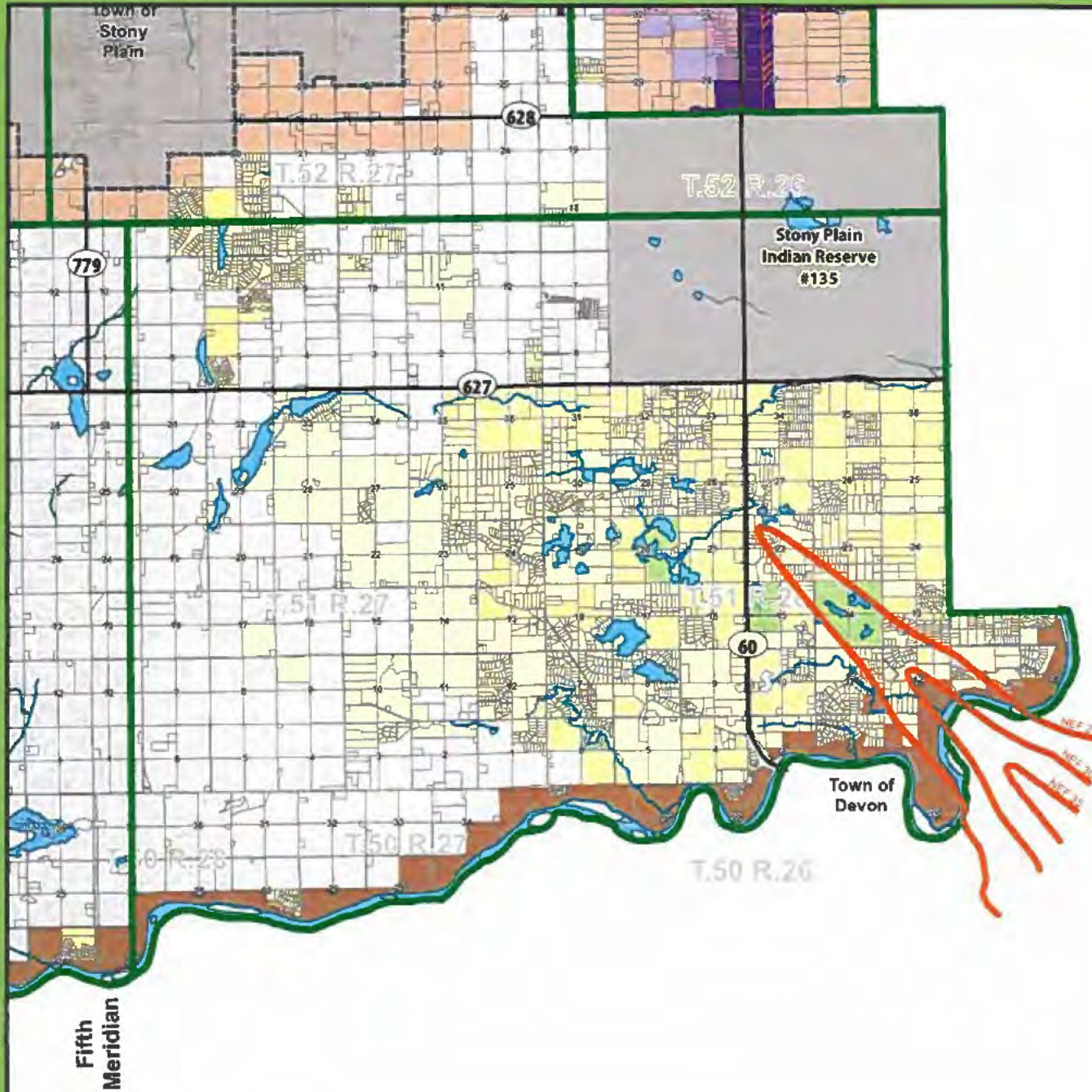


2019 Land Use District Map 10

District

- AGG - Agricultural General District
- AGR - Agricultural Restricted District
- ANC - Agriculture / Nature Conservation District
- CR - Country Residential District
- BI - Business Industrial District
- MI - Medium Industrial District
- BIR - Regional Business Industrial District
- IRD - Industrial Reserve District
- RIC - Rural Industrial Commercial District
- PC - Conservation District
- Direct Control District
- Acheson Industrial Commercial Area Overlay

N
Consolidated to April 23, 2019
Cadastral current to April 30, 2019
0 1.25 2.5 5 Kilometers
1:149,000



TAB 2

PARKLAND COUNTY

Woodbend-Graminia Area Structure Plan

Prepared by:
Edmonton Metropolitan Regional Planning Commission
Municipal Services Division

Last Consolidation July, 2013

TABLE OF CONTENTS

	<u>Page</u>
PART 1 INTRODUCTION	
1.1 INTRODUCTION.....	1
1.2 BACKGROUND.....	1
PART 2 ADMINISTRATION	
2.1 INTENT OF PLAN.....	3
2.2 PLANNING PERIOD.....	3
2.3 CONFORMANCE WITH OTHER PLANNING DOCUMENTS.....	3
2.3.1 Regional Plan.....	3
2.3.2 General Municipal Plan.....	3
2.3.3 Land Use Bylaw.....	3
2.4 INTERPRETATION.....	4
2.4.1 Phasing.....	4
2.4.2 Flexibility.....	4
2.4.3 Continuance of an Existing Use.....	4
2.4.4 Verb Meanings.....	4
2.4.5 Definitions.....	5
2.5 PLANNING AREA.....	6
2.6 PUBLIC INFORMATION.....	6
PART 3 MUNICIPAL PHILOSOPHY AND GOALS	
3.1 MUNICIPAL PHILOSOPHY.....	7
3.2 MUNICIPAL PLANNING GOALS.....	7
3.2.1 Development.....	7
3.2.2 Conservation.....	7

TABLE OF CONTENTS

	<u>Page</u>
PART 4 LAND USE CONCEPT	
4.1 LAND USE CONCEPT.....	8
4.2 AGRICULTURE.....	9
4.2.1 Land Use Allocation.....	9
4.3 MIXED USE/COUNTRY ESTATE.....	10
4.3.1 Land Use Allocation.....	10
4.4 OPEN SPACE (RIVER VALLEY).....	11
4.4.1 Land Use Allocation.....	11
4.5 LAND USE POLICIES.....	13
4.5.1 Multi-Parcel Country Residential Use.....	13
4.5.2 Intensive Livestock Operations.....	15
4.5.3 Industrial Parks.....	15
4.5.4 Reserve Dedication.....	15
4.5.5 Setback from Pipelines.....	16
4.5.6 Open Space Concept Map.....	16
PART 5 TRANSPORTATION CONCEPT	
5.1 TRANSPORTATION CONCEPT.....	17
5.2 ROADWAY CLASSIFICATION.....	17
5.2.1 Highway No. 60.....	17
5.2.2 Secondary Road 627.....	17
5.2.3 County Roads.....	18
5.2.4 Transportation Concept Map.....	18
PART 6 IMPLEMENTATION	19

PART 1: INTRODUCTION

1.1 INTRODUCTION

The Woodbend-Graminia area is situated in the extreme southeast of the County of Parkland and is bounded on the east by the City of Edmonton, on the south by the North Saskatchewan River, Town of Devon and the County of Leduc, on the north by Secondary Road 627 and on the west by Township 51, Range 27. The area encompasses approximately 120 square kilometers (45 square miles). A study prepared by the Edmonton Regional Planning Commission in 1973 described the Woodbend-Graminia area as follows:

"One of the major attributes of Township 51, Range 26 (Woodbend-Graminia) apart from its proximity to employment and service centres such as Edmonton, Spruce Grove and Devon, is its uniqueness as a pleasant rural environment comprised of low density mixed agricultural and residential uses, open rolling country, wooded areas, open water and sand dunes. At present, and considering existing land use development, the ecological state of the area is in a very fine balance. It is contended that this ecological state as it existed and presently exists, was and is a major factor in the attraction of settlers. Therefore, if the area is to continue to attract development ... it is essential that any planning proposals be oriented toward conserving the existing environment and where desirable, maximizing its attraction value."¹

From the late 1960's on, Woodbend-Graminia has experienced significant subdivision and development pressures, primarily for rural residential uses. Currently, there are over 1200 residential lots within the area. Increasing population growth, intensified demand for recreational facilities, the desire to conserve and encourage farming operations and limitations on the physical carrying capacity of the land have necessitated the preparation of this Area Structure Plan.

1.2 BACKGROUND

For most of its history, Woodbend-Graminia has remained a rural agricultural area within the County of Parkland. In the late 60's and early 70's, however, the area began to experience residential growth resulting from its proximity to the City of Edmonton and the rapid economic expansion of the Province which

¹ 51-26 Outline Plan prepared by the Edmonton Metropolitan Regional Planning Commission.

PART 1

INTRODUCTION

created a strong demand for rural residential living. By the end of 1971, 460 residential lots had been subdivided within the area. At the same time the population had increased from 379 (1961) to 716 (1971). The extent of this development and the potential for its continuance, created the need for a planning strategy to guide and control future land use in the area. In 1974, a planning document, the 51-26 OUTLINE PLAN, was prepared by the Edmonton Regional Planning Commission and the County of Parkland. This plan provided background information, survey analysis and land use policy to assist the County and the private development industry in their decision-making within the area.

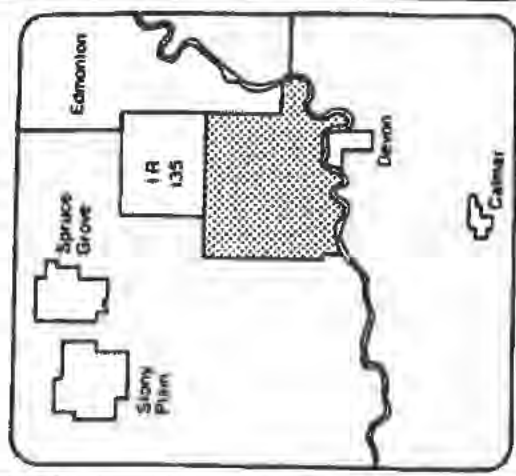
Following the preparation of the 51-26 OUTLINE PLAN, residential development continued within Woodbend-Graminia. Between 1971 and 1981, a further 800 residential lots were registered and the population increased from 716 (1971) to 3143 (1981). The area presently contains about 12 percent of Parkland's total population, making it an identifiable population growth node within the County. Since the 51-26 OUTLINE PLAN was initially introduced, however, a number of events have occurred which have necessitated its updating and revision.

In April 1978, a new Planning Act came into effect which, among other changes, deleted outline plans and replaced them with a statutory planning document, termed an Area Structure Plan. In addition, regulations respecting the maximum country residential parcel size were modified. The new Act also required municipalities in the Province to prepare and adopt a General Municipal Plan, a comprehensive planning document designed to guide future development within the municipality, and a Land Use Bylaw, to regulate and control development and implement the established planning policy of the municipality. The County of Parkland was one of the first municipalities in Alberta to complete these tasks, adopting a general municipal plan in August 1978, and a Land Use Bylaw in 1979.

With the advent of accelerated growth and the passing of these two pieces of municipal legislation, the need to review the 51-26 OUTLINE PLAN became apparent. The review was undertaken in early 1983 and consisted of a survey of existing land uses, a general analysis of development information and discussions with elected and technical representatives. The result has been the preparation by the Edmonton Metropolitan Regional Planning Commission and the County of Parkland of this statutory planning document entitled the WOODBEND-GRAMINIA AREA STRUCTURE PLAN.

WOODBEND GRAMINIA

STUDY AREA



Actual boundaries may not be exactly as shown



Town of Dillon

PAGE 27

PART 2: ADMINISTRATION

2.1 INTENT OF PLAN

The land use policies contained within this document are intended to guide elected representatives, municipal officials and public and private interests in such a manner as to achieve the optimal outcome under the most desirable conditions. In other words, this document is designed to strike a balance between the need of the municipality to regulate subdivision and development in the interest of the public and the desire of land developers to maximize the economic use of their land.

2.2 PLANNING PERIOD

Generally, this plan will be reviewed and updated every five years or more often if deemed necessary by the County.

2.3 CONFORMANCE WITH OTHER PLANNING DOCUMENTS

2.3.1 Regional Plan

Pursuant to the Planning Act, it is intended that this document will conform to the Edmonton Metropolitan Regional Plan.

2.3.2 General Municipal Plan

This document is deemed to conform to the County of Parkland General Municipal Plan.

2.3.3 Land Use Bylaw

The land uses contained in this plan refine those uses described within the County of Parkland's Land Use Bylaw.

PART 2

ADMINISTRATION

2.4 INTERPRETATION**2.4.1 Phasing**

Due to the randomly developed nature of the Woodbend-Graminia area and its high level of accessibility, the development of any land deemed to be suitable by this plan, will be allowed without the constraint of a predetermined sequence.

2.4.2 Flexibility

- (1) It is intended that the boundaries of land use designations, the location and configuration of roadways and all quantities and figures contained herein be considered as approximate only. Any minor adjustments or variances that may be necessary will not require an amendment to this plan.
- (2) Notwithstanding (a), additions to or deletions from the permitted and discretionary uses identified in this plan will require an amendment to the plan.

2.4.3 Continuance of an Existing Use

The County may allow the extension or expansion of any existing development prohibited herein provided that it continues to be used in the same manner and for the same purpose as it was used on the day this plan was adopted.

2.4.4 Verb Meanings

- (1) MAY, when used in this document, implies a permitted action and confers a power or privilege.
- (2) SHOULD or WILL, when used in this document, expresses a position taken or imposed which can be varied for valid planning reasons.
- (3) SHALL, when used in this document, denotes mandatory compliance.

PART 2

ADMINISTRATION

2.4.5 Definitions

In this document:

Extensive Agricultural Pursuit means a system of tillage or animal husbandry through which one may gain a livelihood from large areas of land by the raising of crops or the rearing of livestock, either separately or in conjunction with one another, and includes residences and buildings ancillary to the operation.

Concentrated Horticultural Use means the raising of crops or produce for commercial purposes within a confined area, either indoors or outdoors, and includes residences and buildings ancillary to the operation. Without restricting the generality of the foregoing a concentrated horticultural use may include: market gardens, mushroom farms, nurseries and apiaries.

Intensive Livestock Operation means the rearing of livestock or poultry for commercial purposes within a confined area and includes residences and buildings ancillary to the operation. Without restricting the generality of the foregoing an intensive livestock operation may include: poultry farms, dairy operations, hog farms and confined livestock facilities.

Recreational Use means an active or passive recreational use that either localizes users and development within a defined area of land or scatters users and development over a dispersed area of land. Without restricting the generality of the foregoing a recreational use may include: parks, hiking trails, scenic look-out points, picnic areas, riding stables, golf courses and clubhouses, sportsfields, ball diamonds, and outdoor skating rinks.

Institutional Use means a building or lot used for public services or community facilities by the municipality, a school authority, a board or agency of the provincial or federal government or by a recognized religious organization. Without restricting the generality of the foregoing an institutional use may include: community halls, schools, post offices, churches, firehalls, bird sanctuaries, botanical gardens and public utilities.

Rural Commercial Use means a retail business activity providing a service or retail function to local residents. Without restricting the generality of the foregoing a rural commercial use may include: a convenience food store.

PART 2

ADMINISTRATION

Natural Resource Extractive Industry means a site specific industrial activity involving the extraction and/or transporting of a natural resource from the ground. Without restricting the generality of the foregoing a natural resource extractive industry may include: oil and gas wells, pipelines and gravel extraction operations.

Multi-Parcel Country Residential Use means a comprehensively planned residential development located within a rural municipality and comprised of two or more adjacent residential lots situated within a quarter section.

Top of the Valley Break means the most distinct topographical contour line situated between the upper plateau of a valley and a valley wall as delineated by a plan of survey prepared by an Alberta Land Surveyor or by municipal staff through airphoto or topographical map interpretation or site inspection.

2.5 PLANNING AREA

The Planning Area comprises those lands shown on the PLAN AREA MAP and commonly referred to as Woodbend-Graminia.

2.6 PUBLIC INFORMATION

The policy of the County shall be that, upon adoption of this Plan, it will be reproduced in such number as is deemed necessary in order that the policies contained within will be available to any member of the public seeking such information.

**PART 3: MUNICIPAL PHILOSOPHY
AND GOALS**

PART 3**MUNICIPAL PHILOSOPHY AND GOALS**

3.1 MUNICIPAL PHILOSOPHY

The following philosophy will guide the County in its decision-making capacity concerning land use planning matters within the plan area.

"The County of Parkland views Woodbend-Grainia as an area eminently suited for residential growth over the long term and encourages and supports such a use where adequate servicing and quality subdivision design are demonstrated and where any adverse environmental effects can be minimized. At the same time, the County intends to maintain the rural character of the area by allowing the continuance of farming operations and the conservation of agricultural lands. Above all, the County will endeavour to achieve orderly and rational development of an exemplary standard for the benefit of its present and future residents."

3.2 MUNICIPAL PLANNING GOALS

Prior to the establishment of land use policies it is considered necessary to formulate reasonable planning goals. The following goals address the primary concerns of development and conservation within the planning area.

3.2.1 Development

To encourage residential growth in those areas of optimal development capability while avoiding those areas with severe development constraints.

To ensure, through proper design, the creation and maintenance of attractive residential developments.

3.2.2 Conservation

To conserve lands suitable for agricultural production.

To minimize the adverse impact of development within those areas determined to be environmentally sensitive or having a high potential for active or passive recreational use.

PART 4: LAND USE CONCEPT

4.1 LAND USE CONCEPT

The planning strategy for Woodbend-Graminia proceeds from the Land Use Concept Map. This map divides the area into three sub-areas and allocates, in general terms, appropriate land uses for each of these sub-areas. The three sub-areas are as follows:

- (1) AGRICULTURAL AREA
- (2) MIXED USE/COUNTRY RESIDENTIAL AREA
- (3) OPEN SPACE (RIVER VALLEY)

4.2 AGRICULTURAL

This area is characterized by large tracts of cleared flatland highly suited for cereal and feed crop production but with some heavily treed or depression-al areas interspersed throughout. The soil type remains primarily Class 1, but with some 2 and 3, (Canada Land Inventory Soil Classification System) and the majority of the area is under cultivation. Overall, the area represents a portion of the most highly productive farmland in the County of Parkland.

4.2.1 Land Use Allocation

The predominant use of land within the AGRICULTURAL area will be as follows:

PERMITTED USES	DISCRETIONARY USES
Extensive Agricultural Activities	Recreational Uses (only in the N. E. 24-51-26-W4M) Bylaw 24-90
Concentrated Horticultural Uses	
Intensive Livestock Operations	

4.3 MIXED USE/COUNTRY RESIDENTIAL

This area is characterized by organic soils and rolling, sandy terrain. Much of the area is interspersed with sloughs, bogs and small lakes with large areas subject to a high water table. Generally, the area has poorer quality soils for agricultural production although pockets of Class 3 soil (Canada Land Inventory Soil Classification System) do exist. Graminia Creek intersects the southwest corner but is relatively narrow in width at this point. Generally, the area is suitable for multi-parcel country residential development.

4.3.1 Land Use Allocation

The predominant use of land within the MIXED USE/COUNTRY RESIDENTIAL area will be as follows:

PERMITTED USES	DISCRETIONARY USES
Multi-Parcel Country Residential Uses	Intensive Livestock Operations
Extensive Agricultural Pursuits	Concentrated Horticultural Uses
Recreational Uses	Institutional Uses
	Rural Commercial Uses
	Natural Resource Extractive Industries

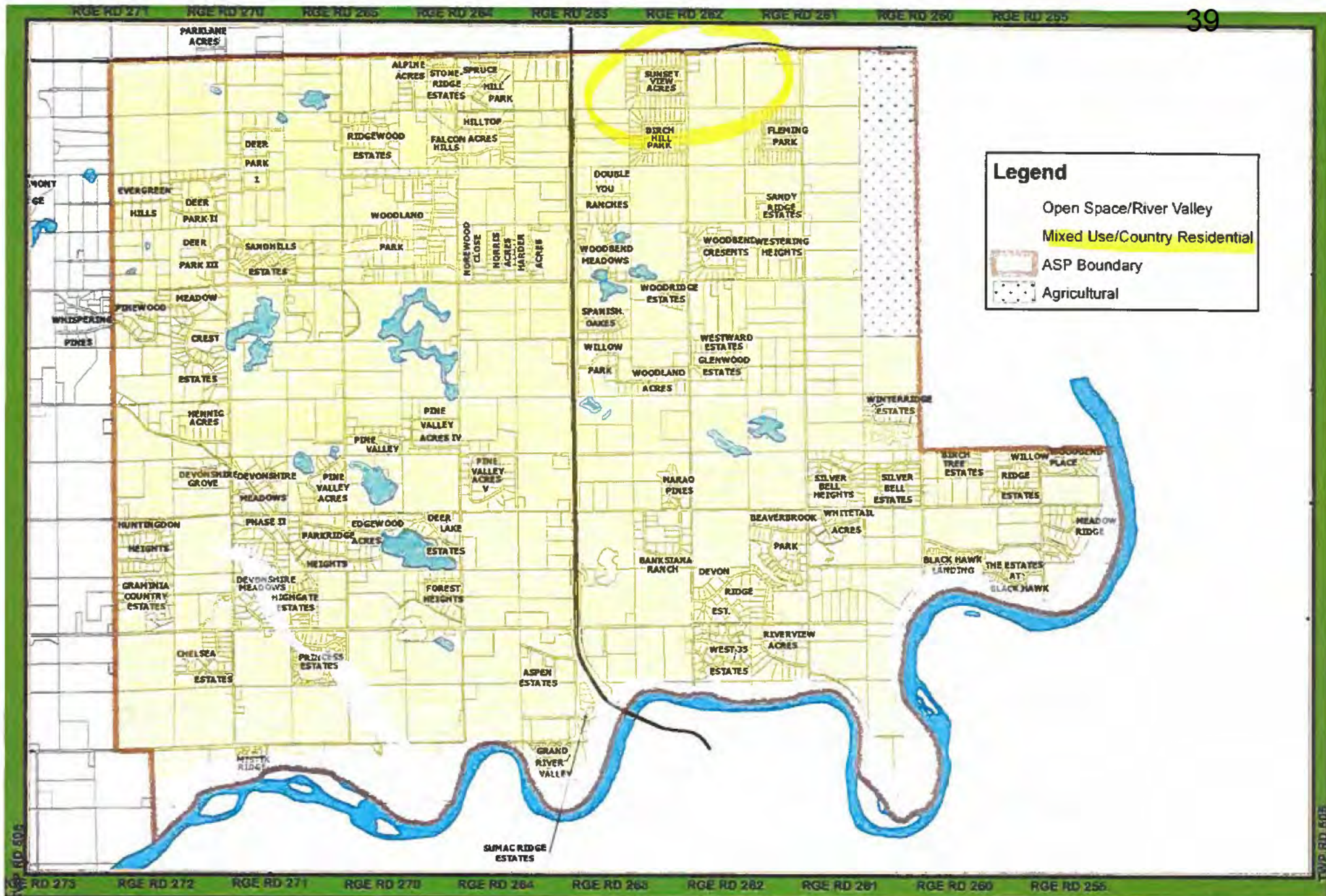
4.4 OPEN SPACE (RIVER VALLEY)

This area comprises those lands located immediately adjacent and contained below the valley break of the North Saskatchewan River and the Graminia Creek system. The lands are characterized by steep, unstable slopes, wooded areas and small tributaries leading to the river and creek basin. Generally, the land is of poorer quality for agricultural production and is being used predominantly for livestock pasturing. Also, a number of non-agricultural uses have established in the area including privately owned recreational facilities and gravel extraction operations. It is intended that, in view of the environmentally sensitive nature of the area, proposed developments should be carefully evaluated and the lands should remain predominantly in their natural state.

4.4.1 Land Use Allocation

The predominant use of land within the OPEN SPACE (RIVER VALLEY) area will be as follows:

PERMITTED USES	DISCRETIONARY USES
Recreational Uses	Extensive Agricultural Pursuits Concentrated Horticultural Uses Country Residential Uses Natural Resource Extractive Industries Institutional Uses



WOODBEND - GRAMINIA LAND USE CONCEPT



PART 4

LAND USE CONCEPT

4.4.2 Generally, the following development activities will not be allowed within the OPEN SPACE (RIVER VALLEY) area:

- (1) the major alteration of the existing natural topography through grading, soil displacement or filling;
- (2) the disturbance or removal of significant tree stands or vegetative cover;
- (3) developments producing noxious, toxic or hazardous byproducts;
- (4) recreational activities which by their nature result in excessive noise or environmental degradation.

4.4.3 An Environmental Impact Assessment may be required as a precondition for any subdivision or development within this area if it is determined to have the potential for an adverse environmental impact.

PART 4

LAND USE CONCEPT

4.5 LAND USE POLICIES

The following policies will guide the subdivision and development of lands within the planning area.

4.5.1 Multi-Parcel Country Residential Use

(1) Site Design

- (a) A proposed multi-parcel country residential subdivision will require the submission of a detailed site design showing:
 - (i) the location of public roadways, lot boundaries, reserve lands, utility lots and pipeline rights-of-way;
 - (ii) the relationship of the site to existing development within adjacent quarter sections.
- (b) A residential lot within a multi-parcel country residential subdivision should not be less than 0.4 hectares (1.0 acre) or greater than 2.1 hectares (5.0 acres) in area.
- (c) A multi-parcel country residential subdivision should ensure, through proper roadway and lot design, that:
 - (i) residential dwellings have direct access to an internal subdivision road rather than the municipal grid road;
 - (ii) roadways and reserve lots are or can be logically linked with those of adjacent developments or quarter sections;
 - (iii) the disturbance or removal of existing tree stands and major vegetation nodes is minimized.

(2) Servicing

- (a) With any subdivision application for multi-parcel country residential use a satisfactory geotechnical report shall be submitted outlining the following information:

- (i) a water availability report which includes pump tests of a sufficient duration to provide accurate yield information and a water quality profile;
 - (ii) a water percolation report indicating the rate of soil absorption and the optimal method of sewage disposal in view of the determined soil conditions;
 - (iii) an evaluation of the near surface water table levels (i.e. water table levels within 2 metres of the ground surface).
- (b) Each country residential lot shall be serviceable by:
- (i) an on-site potable groundwater supply, or cisterns where it is shown that on-site well-water is not of sufficient quality or quantity to support a residential use;
 - (ii) an on-site sewage disposal system such as a septic tank and disposal field or a sewage evaporation mound. A holding tank requiring an intermittent pumpout is not considered to be an acceptable form of sewage disposal for a residential use.

Bylaw 27-00 (iii) Notwithstanding subsection (ii) above, in the subdivision of Block 1, Plan 952 4183 (within Pt. SE 7-51-25-W4M) into individual country residential parcels with a minimum area of 0.4 ha, holding tanks requiring an intermittent pumpout may be used for sewage disposal, since the subject lands are located in an area close to the North Saskatchewan River Valley, and therefore on-site sewage disposal systems such as a septic tank and disposal field or a sewage evaporation mound are considered to be less acceptable.

Bylaw 05-2005 (iv) Notwithstanding subsection (ii) above, in the subdivision of Lot 5, Plan 012-1627 (Pt. NW 7-51-25-W4M) into individual country residential parcels with a minimum area of 0.4 ha, holding tanks requiring an intermittent pumpout may be considered."

- (c) The construction and operation of a piped communal sewage collection system or water supply system serving a multi-parcel county residential development shall not be allowed.
- (d) A residential structure shall not be allowed to locate on a site where the water table is less than two (2) metres from the ground surface.
- (e) Each proposed country residential development should be located no closer than 300 metres to an existing intensive livestock operation.

(3) Resubdivision

- (a) The subdivision of an existing residential lot situated within a multi-parcel residential development to create two or more additional residential lots may be allowed:

PART 4

LAND USE CONCEPT

- (i) where the subject lot is part of a comprehensive redesign of the entire multi-parcel development; and
 - (ii) where the subject lot is within a multi-parcel residential development but which existed prior to the creation of that development.
- (b) In all situations, parcels created under (i) shall have direct access to an existing internal municipal roadway and shall conform to the policies stated in this plan.

4.5.2 Intensive Livestock Operations

- (1) The subdivision of land for the purpose of accommodating an intensive livestock operation will not be allowed unless the intensive livestock operation already exists.
- (2) Each proposed intensive livestock operation should be located no closer than 300 metres to an existing residential property.

4.5.3 Industrial Parks

The subdivision and development of land within the planning area for the purpose of a rural industrial park will not be allowed. The intent of the County is to concentrate industrial and commercial land uses into those existing and proposed industrial parks outside the planning area.

4.5.4 Reserve Dedication

- (1) Pursuant to the Planning Act at the time of subdivision reserve will be dedicated in the following manner:
 - (a) Within a multi-parcel country residential subdivision, creditable reserve will be provided in the total amount owing in the form of land designated as Municipal Reserve (MR).
 - (b) Notwithstanding (a), money-in-lieu of Municipal Reserve (MR) may be required where deemed appropriate by the County of Parkland.

- (c) For subdivisions along the top of the valley break of the North Saskatchewan River, reserve land will be provided in such a manner as to create a contiguous linear strip of public lands to serve as a means of access to the river valley and for recreational purposes.
 - (d) To provide access corridors linking potential and existing reserve dedications.
- (2) The location of Environmental Reserve (ER) areas will provide the protection for:
- (a) Drainage courses, major waterbodies, catchment basins and adjacent lands which retain and promote the natural function of these features.
 - (b) Poorly drained areas or areas exhibiting other instabilities which render them unsuitable for development.
- (3) In all other situations, the dedication of reserve will be determined on a case by case basis.

4.5.5 Setback from Pipelines

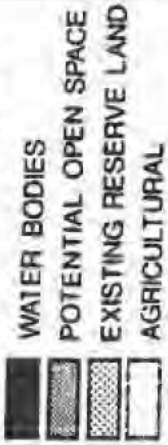
Every residential lot will be designed in such a manner that adequate setbacks can be maintained.

4.5.6 Open Space Concept Map

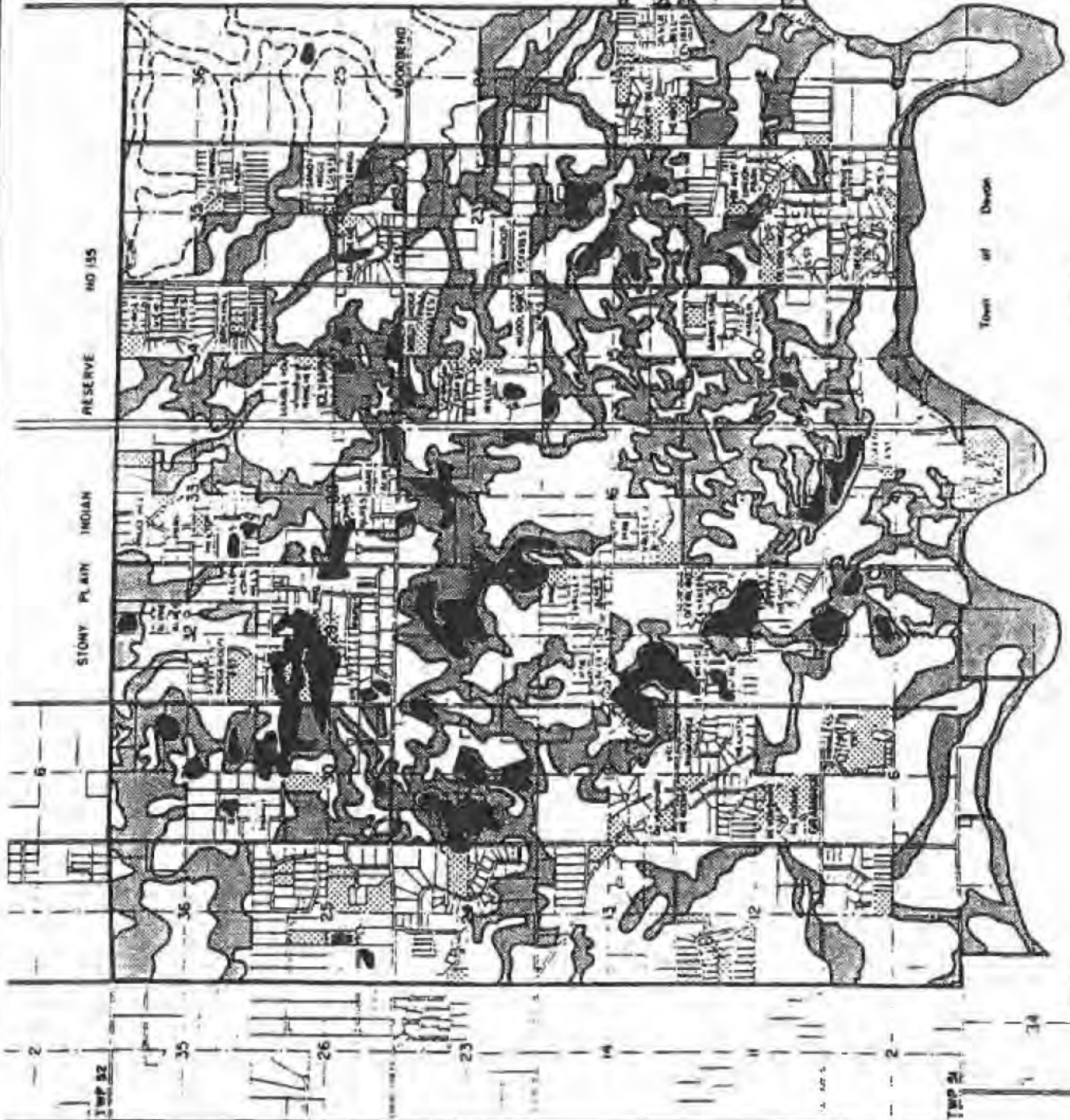
The Open Space Concept Map schematically describes an inter-connecting open space network for the planning area. Development activities will not be permitted within designated open space areas and the dedication of such areas as reserve will be required as a condition of subdivision approval. The areas outlined have been identified on the basis of topographic mapping, air photo interpretation and selected visual evaluation on the ground. The configuration and dimension of the boundaries are subject to adjustment as more detailed terrain information becomes available. To this extent the designation of open space areas can be considered conceptual, however, the basic methodology used for their identification will remain unchanged.

WOODBEND GRAMINIA

OPEN SPACE CONCEPT



Actual boundaries may not be exactly as shown



PART 5: TRANSPORTATION CONCEPT

5.1 TRANSPORTATION CONCEPT

The transportation concept for Woodbend-Graminia is intended to achieve two major objectives: the movement of vehicular traffic into, out of and through the planning area as safely and efficiently as possible; and the unimpeded movement of people and goods between the various origin-destination points within the planning area.

5.2 ROADWAY CLASSIFICATION

The Transportation Concept Map defines a number of different types of roadways and a description of these roadways and policies respecting them is provided as follows:

5.2.1 Highway No. 60

Woodbend-Graminia is bisected by Highway No. 60, a two-lane undivided primary highway. This roadway provides a major north-south transportation corridor within the County and future plans indicate that it will eventually be upgraded to a four-lane arterial.

- (1) Direct access from a new development to Highway No. 60 will not be allowed. (It is noted that access points along Highway No. 60 are regulated by Alberta Transportation.)

5.2.2 Secondary Road 627

Secondary Road 627 represents a major transportation link between the City of Edmonton on the east and Secondary Road 759 north of the Hamlet of Tomahawk on the west. This road is also the major transportation link to the three thermal power developments, Keephills, Sundance and Genesee, currently under construction in the County of Parkland and the County of Leduc. This secondary roadway system will eventually connect with Edmonton's proposed outer ring road forming the east-west access between Lake Wabamun and the North Saskatchewan River.

- (1) Direct access from a development to Secondary Road 627 will be controlled by the County of Parkland.

The WOODBEND-GRAMINIA AREA STRUCTURE PLAN represents a statutory planning document enacted by the County of Parkland pursuant to the Planning Act. The research and technical information supporting the policies contained within this area structure plan are provided in the Woodbend-Graminia Background Report or the 51-26 Outline Plan as prepared by the Edmonton Metropolitan Regional Planning Commission. These documents should be consulted when background information is required.

5.2.3 County Roads

County roads are of two types: Grid Roads and Internal Subdivision Roads.

Grid Roads: represent those public roadways constructed along the original road allowance or along quarter section lines. The following roads are identified by function:

(a) Arterials

- (i) Woodbend Road, upgrade to two lane rural collector.
- (ii) Graminia Road, upgrade to two lane rural collector.
- (iii) Fleming Road
- (iv) Pioneer Road

(b) Collectors

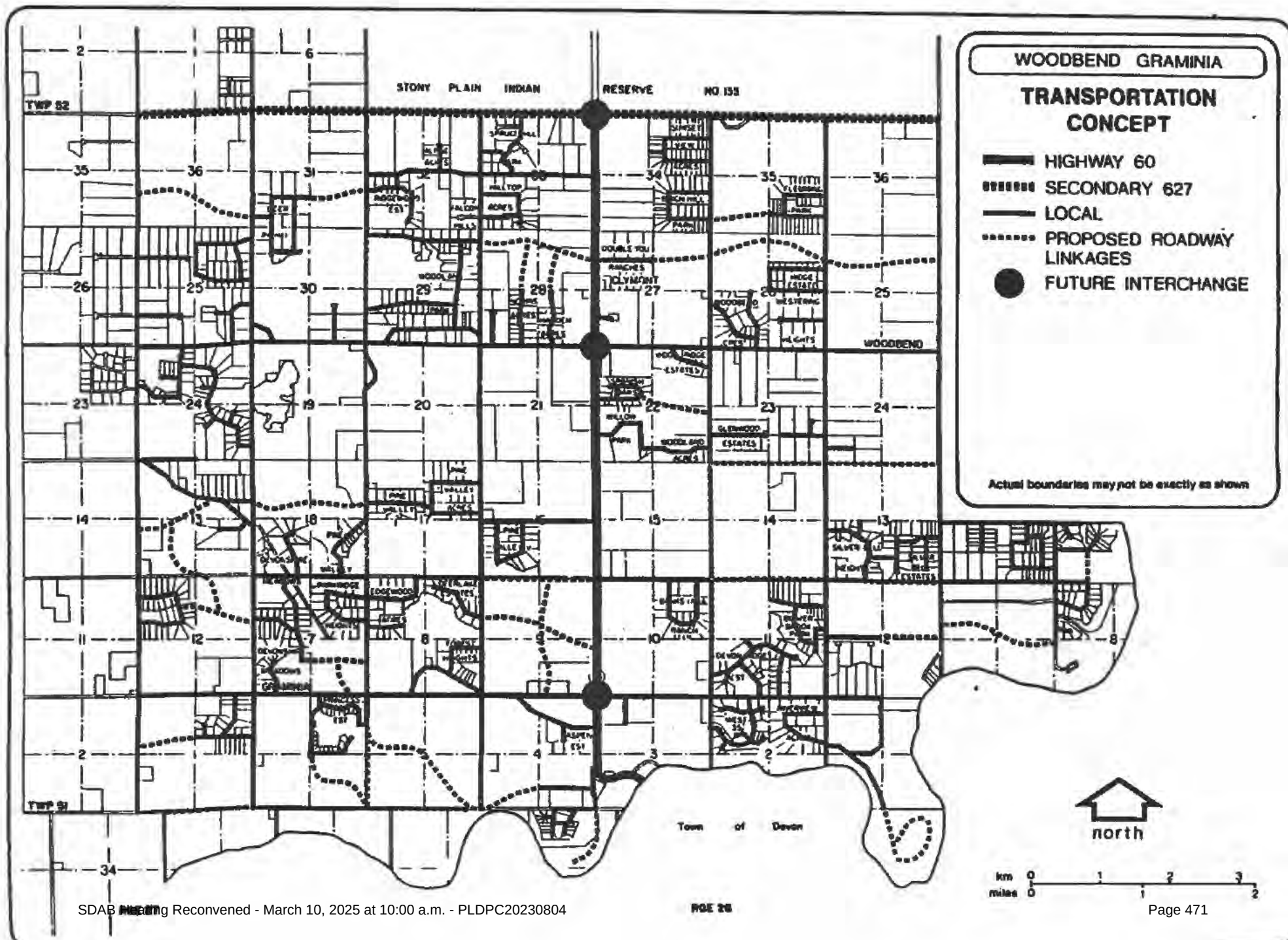
- (i) Range Road 262
- (ii) Range Road 264

Internal Subdivision Roads: represent those public roadways constructed across or within a quarter section, usually as a result of the subdivision or development of privately-owned lands.

- (1) Direct access from a multi-parcel country residential lot to a Section Road will not be permitted. Access from a multi-parcel country residential lot will be restricted to an Internal Subdivision Road.
- (2) Internal Subdivision Roads within a quarter section should be designed so that they link with or can be linked with internal subdivision roads within adjacent quarter sections to create an internal roadway network within the section.

5.2.4 Transportation Concept Map

The Transportation Concept Map schematically describes internal roadway networks for certain sections within the planning area. These schematic roadway networks are meant to serve only as a guide for subdivision design and may be varied if determined necessary.



PART 6: IMPLEMENTATION

COUNTY OF PARKLAND
AREA STRUCTURE PLAN
BYLAW No. 3-84

A BYLAW OF THE COUNTY OF PARKLAND FOR THE PURPOSE OF
ADOPTING THE WOODBEND-GRAMINIA AREA STRUCTURE PLAN

WHEREAS, a proposed Area Structure Plan (hereinafter referred to as the "Woodbend Graminia Area Structure Plan") has been prepared for the County of Parkland No. 31 based on surveys and studies of land use, population growth, residential demands, the economic base of the County, transportation and communication needs and other relevant factors; and

WHEREAS, the Woodbend Graminia Area Structure Plan provides a framework for subsequent residential subdivision and development of lands within the Woodbend Graminia area, more particularly described as:

All those lands south of Secondary Road 627 to the North Saskatchewan River and east of Pioneer Road (Range Road 271) to the limits of the City of Edmonton.

NOW THEREFORE, the Council of the County of Parkland No. 31 under the authority of Part 6 of the Planning Act enacts the following:

1. The Council of the County of Parkland No. 31 hereby adopts the Area Structure Plan to be known as "The County of Parkland No. 31 Woodbend Graminia Area Structure Plan."
2. The Woodbend Graminia Area Structure Plan map and policy statements are hereby adopted as part of this By-Law and shall be maintained under separate cover at the County offices in the Towns of Drayton Valley and Stony Plain.

3. The County of Parkland No. 31 Woodbend Graminia Area Structure Plan contains projections and policies for development which shall be used to explain, justify and interpret the Woodbend Graminia Area Structure Plan Adopting By-Law.
4. The By-Law may be amended in accordance with the provisions of the Planning Act.

READ A FIRST TIME THIS 11th day of JANUARY A.D., 1984.

READ A SECOND TIME this 28th day of JUNE A.D., 1984.

READ A THIRD TIME and finally passed by unanimous consent of the Councillors present this 28th day of June A.D., 1984.


REEVE


MUNICIPAL SECRETARY

TAB 3

PARKLAND COUNTY
PROVINCE OF ALBERTA

BYLAW 2024-22

BEING A BYLAW FOR THE PURPOSE OF ADOPTING PARKLAND COUNTY MUNICIPAL DEVELOPMENT PLAN

WHEREAS the Municipal Government Act, RSA 2000, c.M-26 authorizes council to pass bylaws for municipal purposes with respect to rescinding and adopting municipal development plans; and

WHEREAS Council of Parkland County wishes to pass a bylaw for the purpose of adopting the Parkland County Municipal Development Plan to direct and guide uses;

NOW THEREFORE the Council of Parkland County, duly assembled and under the authority of the Municipal Government Act, as amended, hereby enacts the following:

TITLE

1. This Bylaw shall be known as the "Parkland County Municipal Development Plan Bylaw".

INTERPRETATION

2. The headings in this Bylaw are for reference purposes only.

ENACTMENT

3. That the "Parkland County Municipal Development Plan", attached hereto and forming part of this Bylaw, is hereby adopted,
4. That Bylaw 2017-14, being the existing "Municipal Development Plan" and its amending Bylaws 2019-15 and 2022-17 are hereby repealed,
5. This Bylaw shall come into force and take effect on the day of third reading and signing thereof.

READ A FIRST TIME this 22nd day of October, 2024.

READ A SECOND TIME this 26th day of November, 2024.

READ A THIRD TIME and finally passed this 25th day of February, 2025.

SIGNED AND PASSED this 25th day of February, 2025.


Mayor


Chief Administrative Officer

Parkland County

Municipal Development Plan

We acknowledge that we are located on the lands of Treaty 6 which is the traditional home of the Cree, Dene, Saulteaux, Blackfoot, Nakota Sioux nations, members of the Métis Nation of Alberta, Inuit, and all First Nations sharing this land for generations. We recognize the long history and contributions of Indigenous peoples who have cared for this land from time immemorial to the present. We acknowledge that we are all treaty people bound to one another by the spirit and intent of treaty as long as the sun shines, the grass grows, and the river flows.

Table of Contents

1 Vision and Goals	5
1.1 Parkland County's Municipal Development Plan	6
1.2 How This Plan is Organized	7
1.3 Powers of the Municipal Development Plan	8
1.4 Vision and Values	9
1.5 Shared Responsibilities	10
1.6 Development Decision-Making Framework	13
2 Development Concept	14
2.1 Map Layers	15
2.2 Plan Areas	15
2.3 Development Concept Map	17
3 Development Policies	18
3.1 General Development Policies and Plan Requirements	19
3.2 Development Policies to Build Safe & Resilient Places	21
3.3 Development Policies to Protect Natural Functions	22
3.4 Development Policies to Conserve Agriculture	25
3.5 Development Policies to Manage Growth	26
3.6 Development Policies to Deliver Efficient Infrastructure & Services	31
3.7 Development Policies to Support Recreation & Tourism	33
4 County Initiatives	35
4.1 County Initiatives to Build Safe & Resilient Places	36
4.2 County Initiatives to Protect Natural Functions	37
4.3 County Initiatives to Conserve Agriculture	39
4.4 County Initiatives to Manage Growth	40
4.5 County Initiatives to Deliver Efficient Infrastructure & Services	42
4.6 County Initiatives to Support Recreation & Tourism	45
4.7 Implementation of County Initiatives	47
5 Appendices	55

List of Figures

Figure 1.	Parkland County Regional Map	6
Figure 2.	Plan Hierarchy	8
Figure 3.	MDP Decision Making Framework	13
Figure 4.	Development Concept Map	17

1 Vision and Goals

1.1	Parkland County's Municipal Development Plan	6
1.2	How This Plan is Organized	7
1.3	Powers of the Municipal Development Plan	8
1.4	Vision and Values	9
1.5	Shared Responsibilities	10
1.6	Development Decision-Making Framework	13



Figure 1. Parkland County Regional Map

1 Vision & Goals

1.1 Parkland County's Municipal Development Plan

Purpose

The Parkland County Municipal Development Plan (MDP) is a 30-year growth and development vision for Parkland County. The MDP sets out a plan for the county's natural systems, agricultural land, employment areas, residential development, and recreation spaces. It is a shared road map that helps the community navigate important decisions, ensuring that the natural areas conserved, houses constructed, and money invested in Parkland County builds on the County's strengths.

Our County

Parkland County is a large rural county located in central Alberta. It is bordered to the south by Leduc and Brazeau Counties, to the west by Yellowhead County, to the north by Lac Ste. Anne County and Sturgeon County, and to the east by

the City of Edmonton. Parkland County surrounds the Town of Stony Plain and the City of Spruce Grove, and is neighbours with the Paul and Enoch Cree First Nations Reserves. Parkland County also encloses the Village of Spring Lake and five Summer Villages: Betula Beach, Kapasiwin, Lakeview, Point Alison, and Seba Beach. Parkland County is a member of the Edmonton Metropolitan Regional Board (EMRB), which enables responsible growth in the region.

Parkland County contains diverse natural landscapes, including forests, lakes, wetlands, and riparian areas. These natural features play critical roles supporting healthy water systems, habitat, and wildlife movement for the region.

The County is bisected by inter-provincial highways, railways, and pipelines. It is also home to several regional power generation facilities. Former coal mines that fuelled these facilities were closed in 2020 as part of the Canada-wide coal phase-out, leaving large post-industrial reclamation landscapes.

Parkland County is home to a wide range of development types, including rural agriculture, recreational properties, country residential, hamlets, industrial, and urban fringe. Development intensity is concentrated on the east side of the County, near Edmonton. This growth pressure fades westward through the county, revealing high quality agricultural soils to the south; unique natural landscapes, lakes, and wetland complexes; and wilder grazing lands. Hamlets provide service to rural areas throughout the County.

Parkland County residents enjoy a high quality of life driven by the area's natural and agricultural riches and strong sense of rural community.

1.2 How This Plan is Organized

The Parkland County Municipal Development Plan is organized into four chapters.

Chapter 1: Vision & Goals

Chapter 1 sets out the MDP's 30-year vision, describing a desired future. It presents shared responsibilities that are the basis for policies throughout the rest of the document.

Chapter 2: Development Concept

Parkland County contains diverse landscapes and development conditions. Chapter 2 presents the Development Concept Map, which divides the County into **Plan Areas** and identifies map categories referenced throughout the Plan.

Chapter 3: Development Policies

Chapter 3 contains policies that apply to all development. It sets out requirements to ensure that growth in Parkland County is safe, sustainable, and well-organized.

Chapter 4: County Initiatives

Chapter 4 contains policies addressed to County Council and administration, outlining key actions, programs, and commitments that the County government will undertake to enable good development.

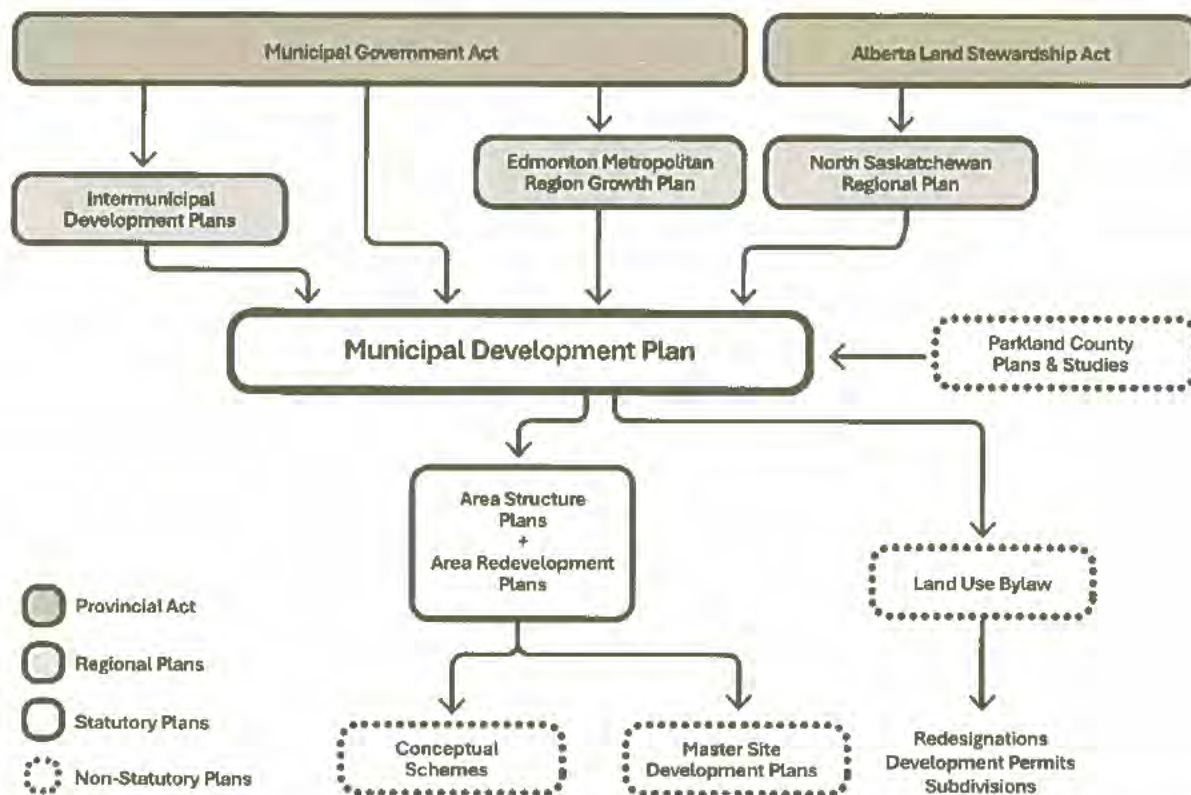


Figure 2. Plan Hierarchy

1.3 Powers of the Municipal Development Plan

The Municipal Government Act (MGA) requires that every Alberta municipality adopt a Municipal Development Plan as its highest-level planning document. The MDP must align with higher level legislation, including the MGA and Alberta Land Stewardship Act, and regional plans, including Intermunicipal Development Plans (IDPs), the Edmonton Metropolitan Region Growth Plan (EMRGP), and the North Saskatchewan Regional Plan (NSRP).

All other plans and regulations in Parkland County must align with the adopted MDP's direction:

- **Statutory Plans: Area Structure Plans (ASPs) and Area Redevelopment Plans (ARPs)** which provide additional planning detail for a specific area;
- **Non-Statutory Local Plans: Conceptual Schemes and Master Site Development Plans** which provide detail for a smaller planning area than an ASP or ARP; and
- **The Land Use Bylaw (LUB):** a regulatory document that sets out the most specific regulations for development.

1.4 Vision and Values

The MDP is guided by a vision and values. The policies and initiatives presented in this Plan are all in service of this vision.

Vision

Parkland County is a thriving rural community known for its rich natural landscapes and productive farmland.

Values

Thriving

Parkland County values:

- A business-friendly environment.
- Local wealth creation.
- Preparedness and proactive response in the face of economic and natural changes.

Rural Community

Parkland County values:

- Agriculture as the heart of economy and identity.
- Infrastructure and servicing that is modest and affordable.
- A sense of community based in local relationships, organizations, and businesses.
- Communities connected through arts, culture, and recreation.

Rich Natural Landscapes and Productive Farmland

Parkland County values:

- Natural systems that are protected from being degraded, destroyed, or fragmented.
- Clean air and water for people, nature, and recreation.
- Farmland that is protected and a sustainable and viable agricultural industry.

1.5 Shared Responsibilities

The remainder of this Plan describes how Parkland County can achieve the vision described on the previous page. It is organized according to six shared responsibilities. These responsibilities are shared by everyone participating in development in Parkland County. The Development Policies outlined in Chapter 3 and the County Initiatives outlined in Chapter 4 are both organized into these six categories:

Build Safe and Resilient Places

Enable development that is well-located and safe for residents.

Protect Natural Functions

Protect important natural systems and features that provide water, food, habitat, and other important functions.

Conserve Agriculture

Conserve agricultural landscapes and activities that support food quality and security.

Manage Growth

Manage growth strategically to respond to local conditions and balance priorities for long-term sustainability.

Deliver Efficient Infrastructure and Services

Ensure infrastructure is well planned, sensibly scaled, and aligned to growth and change.

Support Tourism & Recreation

Share the experience of Parkland County's natural beauty, economy, and amenity with residents and visitors.

1.5.1 Build Safe and Resilient Places

Parkland County has a responsibility to make sure all development is safe and resilient. This means identifying and avoiding development near hazards, mitigating risks from hazards to people and the environment, and proactively planning for response and recovery from major disasters or other emergencies.

Outcomes

- Development is located away from highest risk areas and hazards.
- Risks from hazards are reduced for people and the environment.
- Development is adaptive to changing conditions or disruptions—including increased draught, flooding, and wildfires.
- The County has effective emergency services and response plans.

1.5.2 Protect Natural Functions

Parkland County has a responsibility to protect important natural systems that provide food, habitat, water, clean air, and other important functions. Conserving and connecting natural areas supports the health and wellbeing of today's residents and will preserve the use and enjoyment of these landscapes for future generations.

Outcomes

- Parkland County's natural systems are healthy, connected, and functional.
- Parkland County's surface and groundwater quality and quantity is protected and improved.
- All new development is **Nature Positive**, minimizing impacts on natural function.
- Cumulative effects of development on natural functions are monitored and used to evaluate new development.
- Parkland County's biodiversity flourishes and species-at-risk are protected.
- Landscapes disturbed by historical industrial activity are restored.

1.5.3 Conserve Agriculture

Parkland County has a responsibility to conserve farmland, prevent fragmentation, and retain agricultural operations. Agriculture contributes to food security, anchors the local economy, and sits at the heart of the region's rural experience. In the context of growth, it is critical to set clear rules for protecting agricultural land and its many benefits.

Outcomes

- The County's highest quality farmland is not broken up into small pieces or converted to other uses.
- The County's protection of farmland supports viable, sustainable, and multi-generational agricultural operations.
- Parkland County's soils are healthy and produce high quality food and agricultural products.
- **Country Residential Development** supports a rural experience and contributes to the area's agricultural and agritourism economy.
- The value-added agri-food sector grows, adding new employment and economic diversity for current and future generations.

1.5.4 Manage Growth

Parkland County has a responsibility to coordinate growth across the county in alignment with the other shared responsibilities. The County must balance growth with protecting the things that make Parkland County a great place to live, play, and do business – including natural areas, agricultural lands, and infrastructure. Focusing growth where it is best aligned to local conditions and opportunities is strategic, ensuring efficient use of land that provides the most benefit to Parkland County in the long term.

Outcomes

- Development in Parkland County contributes to the sustainable growth of the region.
- The county has diverse and affordable housing to support the needs of current and future residents.
- **Country Residential Development** makes efficient use of land and reduces new fragmentation of natural and agricultural lands.

- Commercial investment is attracted to the County, supporting a diverse and growing employment base.
- Industrial growth is clustered and leverages existing investments and infrastructure.
- The development process is streamlined.

1.5.5 Deliver Efficient Infrastructure & Services

Parkland County has a responsibility to ensure that infrastructure and servicing is well planned, sensibly scaled, and aligned to growth and change. The County has a strong base of infrastructure—it is close to the City of Edmonton and Edmonton International Airport; it is bisected by the Canadian National (CN) railway mainline, national highways and pipelines; and it is home to large-scale power generation and distribution networks. Coordinating with these assets will ensure that growth and development is efficient, sustainable, and affordable and infrastructure is viable long-term.

Outcomes

- Parkland County's roads and rail lines are safe and well-connected.
- Utility investments support expected growth.
- New growth leverages existing infrastructure investments and capacity and considers impacts on municipal operations and service delivery.
- Long-term planning ensures infrastructure servicing is efficiently integrated with land use.
- Effective community services are enabled across the county.

1.5.6 Support Recreation and Tourism

Parkland County has a responsibility and opportunity to share its remarkable natural, recreational, and cultural qualities with residents and visitors. The County has premier amenities for all-season recreation and is home to treasures of arts and culture. Building on this strong base with purposeful policy and investment can unlock a meaningful and thriving network of experiences that supports exploration and connects the community across land and water. By developing key areas for recreation and tourism, Parkland County can focus its investments and encourage community activity.

Outcomes

- Parkland County offers high quality recreational and cultural experiences for its residents and visitors.
- Nature-based activities connect residents and visitors to Parkland County's natural landscapes in all seasons.
- Amenities are linked by pathways and trails.
- Former industrial landscapes are leveraged to create new opportunities for energy, recreation, and tourism.
- Opportunities for arts and culture are fostered, enabling broader participation and sharing.

1.6 Development Decision-Making Framework

The decision-making framework provides a high-level path to evaluate how well development aligns with the vision of the MDP. The framework is organized into the vision's six shared responsibilities (Chapter 1) and is applied to development based on its location and role (Chapter 2). A "YES" at any stage of the framework means a development achieves the shared responsibility and its associated policies, and a "YES IF" means the development achieves the shared responsibility with the support of additional criteria or requirements (Chapter 3). The MDP also describes County Initiatives, which are activities the municipal government can undertake to achieve the MDP's vision and make it easier for development to align with the MDP (Chapter 4).

Inherited Responsibilities

Treaty Rights
Federal and Provincial Legislation
Regional Coordination



Shared Responsibilities

Does the development...

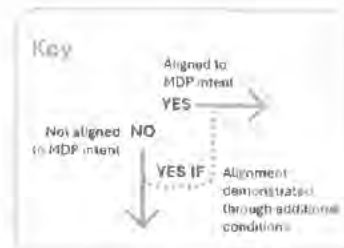


Figure 3. MDP Decision Making Framework

2 Development Concept

2.1	Map Layers	15
2.2	Plan Areas	15
2.3	Development Concept Map	17

2 Development Concept

The Development Concept Map describes how Parkland County will manage and direct future growth and development. The layers on the map identify important features within the county that are referenced in policies throughout the MDP.

2.1 Map Layers

The following section categorizes components of the Development Concept Map (Figure 4). These categories are referenced throughout the policies and initiatives in the Plan.

The Development Concept Map is driven by the 2024 Technical Growth Study.

2.1.1 Area Categories

- a. **Environmentally Significant Areas (ESAs) and High Priority Landscapes** are identified on Figure 4 – Development Concept Map.
- b. **Rural Agricultural Areas and Prime Agricultural Areas** are identified in Figure 4 – Development Concept Map.
- c. **Parkland County's Major Employment Areas** are:
 - i. Acheson Industrial Area; and
 - ii. Fifth Meridian Business Park.
- d. **Parkland County's Local Employment Areas** are:
 - i. All hamlets; and
 - ii. Keephills and Sundance generation stations.
- e. **Parkland County's Growth Hamlet** is Wabamun Hamlet.
- f. **Parkland County's Rural Hamlets** are the hamlets of Entwistle, Tomahawk, Duffield, Gainford, Fallis, Keephills, and Carvel.
- g. **Country Residential Areas** are shown on Figure 4 – Development Concept Map.

2.2 Plan Areas

On top of these layers, the Development Concept Map sets out nine "Plan Areas", each of which plays a unique role in the Development Concept:

2.2.1 Wabamun Hamlet – Growth Hamlet

Wabamun Hamlet is envisioned as a hub for housing, employment, and recreation—a base camp for adventure in Wabamun Country. It presents some of the best opportunities for housing diversity, including more affordable and seniors housing options. Wabamun Hamlet's waterfront has the potential to become a magnet for investment, growth, and visitors, providing high quality public access to Wabamun Lake.

2.2.2 Acheson Industrial Area

The Acheson Industrial Area will continue to support ongoing development in the rural industrial and commercial sectors. The focus of the area is industrial growth coordinated with existing residential uses and sensitive natural areas.

The Acheson Industrial Area is subject to an Area Structure Plan that outlines specific planning direction for the area.

2.2.3 West Parkland

The focus of West Parkland is to support ongoing agricultural activity and rural experience. The area will continue to balance agriculture with well-connected natural systems. Small residential and industrial growth in this area should be primarily concentrated within hamlets.

2.2.4 Agricultural Heartland

The Agricultural Heartland is home to most of the County's **Prime Agricultural Areas**. Agricultural activities should continue to be balanced with the preservation of natural spaces, including lakes and wetlands. The area can support limited residential growth, while maintaining its agricultural focus.

2.2.5 Lake Country

The focus of Lake Country is to accommodate country residential growth in balance with agricultural activity and the health of lakes or other natural spaces, including the unique Carvel Pitted Delta. The area will enable opportunities for recreation and enhanced protection of lakes and natural areas.

2.2.6 River's Edge

Located south of the Enoch Cree First Nation and abutting the City of Edmonton, the focus of River's Edge is to accommodate country residential growth while balancing important natural systems and wetlands. The area will enable recreation opportunities and enhanced access to natural spaces.

2.2.7 Wabamun Country

The focus of Wabamun Country is to leverage its proximity to Wabamun Lake and post-industrial landscapes to unlock unique development opportunities in recreation, residential, and employment. The area is positioned to provide year-round experiences that attract new audiences to Parkland County. The area's success hinges on balancing the health of the Wabamun Lake Watershed with new development.

2.2.8 North Saskatchewan River

The focus of the North Saskatchewan River area is to protect watershed health and the riparian environments of the North Saskatchewan River, while enabling local and regional recreation opportunities.

2.2.9 Pembina River

The Pembina River area focuses on protecting its riparian environments while enabling recreation opportunities.

2.3 Development Concept Map

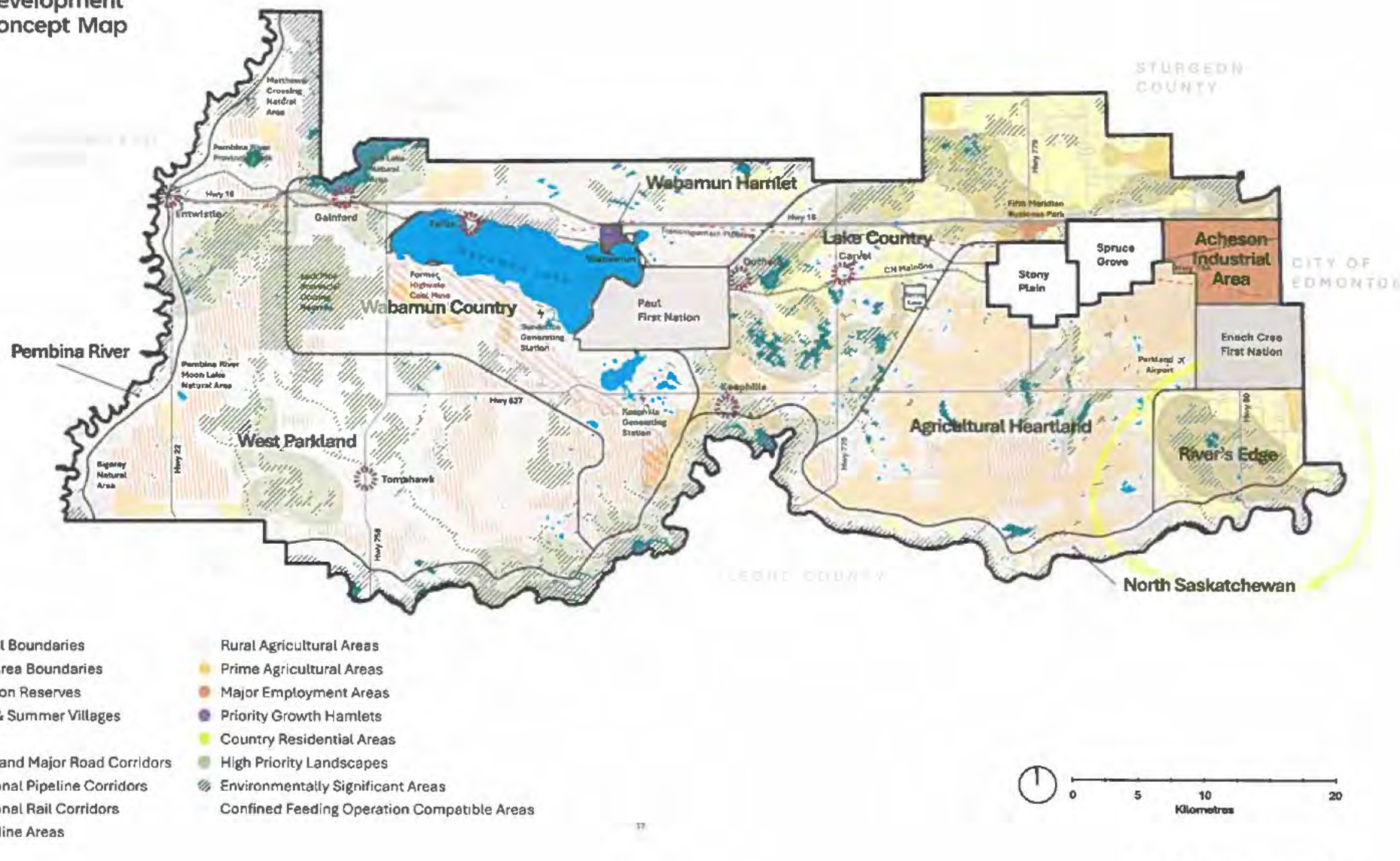


Figure 4. Development Concept Map

3 Development Policies

3.1	General Development Policies and Plan Requirements	19
3.2	Development Policies to Build Safe & Resilient Places	21
3.3	Development Policies to Protect Natural Functions	22
3.4	Development Policies to Conserve Agriculture	25
3.5	Development Policies to Manage Growth	26
3.6	Development Policies to Deliver Efficient Infrastructure & Services	31
3.7	Development Policies to Support Recreation & Tourism	33

3 Development Policies

Chapter 3 of the Municipal Development Plan presents policies to manage growth and development. These policies provide direction for the location and configuration of different development types and describe requirements for plans and studies. Chapter 3 is organized according to the six shared responsibilities outlined in the Decision-making Framework introduced in Chapter 1.

Development policies in Chapter 3 use one of three terms to indicate the strength of requirement:

Must / Will: The actions outlined are mandatory and apply to all situations.

Should: A preferred course of action that must be applied unless it is not feasible or an alternative solution meets the policy intent.

May: The County can choose to apply the policy when and where it is appropriate.

3.1 General Development Policies and Plan Requirements

3.1.1 General Standards

- a. Development must adhere to federal and provincial acts, standards and regulations.
- b. All engineering requirements must be completed by a qualified engineer with Association of Professional Engineers and Geoscientists of Alberta (APEGA), licensed to practice in the Province of Alberta.
- c. All environmental study requirements must be completed by a qualified environmental professional who has a minimum of three years relevant experience to the subject matter and is licensed to practice in the Province of Alberta.
- d. All technical reports and studies must be completed by a qualified professional.
- e. All infrastructure and utilities must be developed to County standards.

3.1.2 Plan Requirements

Area Structure Plans (ASP), Area Redevelopment Plans (ARP), Conceptual Schemes (CS), and Master Site Development Plans (MSDP) are planning tools that help Parkland County make informed decisions about future development.

Area Structure Plans and Area Redevelopment Plans are statutory planning documents that are adopted by bylaw at Council after three readings and a mandatory Public Hearing. The plans describe land uses, densities, the location

of major infrastructure, and development phasing. **Area Structure Plans** are typically used for new development and **Area Redevelopment Plans** are typically County led plans for redevelopment of existing developed areas.

Conceptual Schemes and **Master Site Development Plans** are non-statutory planning documents. The County determines what needs to be included in the plans and which studies are required to support them. Typically, these plans provide: (a) additional detailed planning for a smaller area within an existing ASP, or (b) replace the function of an ASP for smaller scale areas. A **Conceptual Scheme** is used for planning multi-lot development and a **Master Site Development Plan** is typically used for planning a single larger site or a few adjacent sites.

- a. Development must occur within an **Area Structure Plan** or **Area Redevelopment Plan** if one or more of the following conditions apply:
 - i. it is in a **Major Employment Area**; or
 - ii. it is in a **Growth Hamlet**; or
 - iii. it is located outside of **Country Residential Areas** and includes 17 or more lots or units.
- b. Development must occur within a **Conceptual Scheme** if it includes 5 or more lots or units and any part of the development is:
 - i. within 800 m of a Crown-claimable **Water Body**; or
 - ii. within or adjacent to an **Environmentally Significant Area**; or
 - iii. within a **Prime Agricultural Area**.
- c. Development should occur within a **Conceptual Scheme** if it includes 5 or more lots or units.
- d. **Infill** development typically does not require a **Conceptual Scheme**. A **Conceptual Scheme** may be required when **Infill** development:
 - i. increases density beyond the capacity of existing or planned infrastructure; or
 - ii. proposes to change the intent of an approved statutory plan.
- e. Development should occur within a **Master Site Development Plan** if it is on 4 or less parcels and meets any of the following criteria:
 - i. is a multi-building development; or
 - ii. is a phased development; or
 - iii. involves shared or phased utilities.
- f. **Area Structure Plans, Area Redevelopment Plans, Conceptual Schemes, and Master Site Development Plans** should be prepared in close consultation with landowners, impacted communities, municipal service providers, and interested parties.

3.2 Development Policies to Build Safe & Resilient Places

Parkland County has a responsibility to ensure that development is safe and resilient. This means locating development away from known hazards such as flood areas, steep slopes, or contaminated sites. It also includes ensuring development is designed to reduce risks and impacts to human and environmental health, quality of life, property, and business continuity.

3.2.1 Flooding

- a. Development must be located outside of the **Floodway**.
- b. Development within a Provincially defined Flood Hazard Area, or within the 1:200 Inundation area of a **Water Body**, must address flood risk through a Flood Hazard Study.
- c. Development must address overland flooding risks and manage on-site drainage so that the rate and volume post development is the same as prior to development.
- d. Development in known or suspected shallow water table areas must conduct shallow water table or percolation testing to determine appropriate water and sewer servicing.

3.2.2 Fire

- a. Development should account for wildfire risk. Supporting studies may be required, including a Wildfire Hazard Study or a Wildfire Protection Plan.
- b. Development must demonstrate it meets County standards for emergency fire servicing.

3.2.3 Steep Slopes

- a. Development subject to unstable terrain or steep slopes (>15%) must address ground stability risks through a Geotechnical Assessment.

3.2.4 Contaminated Sites

- a. Development subject to potential contamination must address these risks through Phase 1 or 2 Environmental Site Assessments.
- b. Development activity must ensure no spread of contaminants off site or into the environment.
- c. Development should not dedicate lands that contain contaminants over acceptable guidelines as reserve, public utility lot, or right-of-way.

3.2.5 Railways

- a. Sensitive or incompatible land uses, including residential uses, should avoid siting near railway lines.
- b. Development of residential or other sensitive uses near railway lines must address rail hazards. Supporting studies, including noise and vibration studies and risk assessments, may be required.

FireSmart Canada offers a free library of resources, including principles for site and building design that help reduce risk and increase wildfire resilience.

Federation of Canadian Municipalities and the Railway Association of Canada has published 'Guidelines for New Development in Proximity to Railway Operations' to guide development near railway lines.

- c. Development within 30m of railway main lines must ensure that safety measures such as setbacks, berms and security fencing are provided to the satisfaction of the County and in consultation with the railway operator.

3.2.6 Airports and Aerodromes

- a. Development on airport and aerodrome lands must comply with all relevant federal, provincial, and municipal requirements.
- b. Subdivision and development near private airports, airstrips and aerodromes must enable the safe operation of those facilities.

3.2.7 Energy & Pipelines

- a. Sensitive or incompatible land uses, including residential uses, should be located away from major energy infrastructure and corridors.
- b. Development in the vicinity of energy infrastructure and multi-use corridors should mitigate safety risks through setbacks, buffers, and landscaping.

3.2.8 Sour Gas

- a. Development must meet or exceed the Alberta Energy Regulator (AER) setback for sour gas, pursuant to the Subdivision and Development Regulation, unless Parkland County receives written approval from AER for a reduced setback.
- b. Developments that are appropriate near sour gas facilities include:
 - i. Industrial uses;
 - ii. Agricultural uses; and
 - iii. Open spaces that do not involve high levels of human activity.

3.2.9 Confined Feeding Operations

- a. Confined Feeding Operations should be located where there are minimal conflicts with non-complementary or sensitive land uses, as identified in Figure 4 – Development Concept Map.
- b. Residential subdivisions may be restricted in the vicinity of Confined Feeding Operations.

3.3 Development Policies to Protect Natural Functions

Parkland County's natural systems have intrinsic value and provide functions that support the health and wellbeing of people and wildlife, like purifying water, pollinating crops, and providing habitat. The County has a responsibility to protect these functions so that they continue to support the region for generations to come. The County's **High Priority Landscapes, Environmentally Significant Areas, and High Value Natural Features** are the highest priority areas for protecting natural functions.

Development can support this shared responsibility by being nature-positive. Nature-positive means activities and developments that, on balance, protect, conserve, and/or enhance the beneficial functions of the natural features within

Licences, permits, approvals or other authorizations granted by Natural Resources Canada (NRC), the Canada Energy Regulator (CER), the Alberta Energy Regulator (AER), or the Alberta Utilities Commission (AUC) prevails over any statutory plan, Land Use Bylaw, subdivision decision or development decision by a municipality.

Confined Feeding Operations are regulated by Alberta's Natural Resources Conservation Board (NRCB) under the Agricultural Operation Practices Act (AOPA).

the County more than they impair, degrade, or nullify them. The best way for development to be nature-positive is to avoid the significant disruption of natural functions in the first place. This is the best option because it is very difficult to replicate the function of established, intact natural areas. When avoidance is not viable, the next best approach is to mitigate or reduce the impacts of a development. As a final option, when disturbance is unavoidable and mitigation is not viable, impacts to natural functions can be offset. Offsetting natural functions generally includes replacing or restoring part of the removed functions.

3.3.1 Nature Positive Development

- a. Development should protect and avoid impacts to natural features and functions. Where disturbance cannot be avoided, development must mitigate or offset impacts to natural features and functions by achieving nature-positive design.
- b. Development must complete a Biophysical Impact Assessment when requested by the County.
- c. When the potential for species-at-risk are identified through the Biophysical Impact Assessment, development must provide additional species studies and protection measures as requested by the County and according to all relevant Federal and Provincial requirements.
- d. Where carrying capacities, measures of cumulative effects, or development limits are defined in an **Area Structure Plan, Conceptual Scheme, or Master Site Development Plan**, development must demonstrate that it is within defined limits.

Natural features are the key components of natural systems. They include things like forests and tree-stands, lakes, wetlands, drainage paths, and native vegetation.

Natural functions are the beneficial processes enabled by natural systems. They keep natural systems vital and provide goods and services that include provisioning services, regulating services, habitat services, and cultural and spiritual services.

3.3.2 Environmentally Significant Areas and High Priority Landscapes

- a. Development must protect and enhance natural features and their functions in **High Priority Landscapes and Environmentally Significant Areas** through incorporation of nature-positive operations.
- b. Development in or adjacent to **High Priority Landscapes and Environmentally Significant Areas** must complete a Biophysical Impact Assessment.
- c. Development in **Environmentally Significant Areas and High Priority Landscapes** must maintain landscape connectivity and wildlife corridors as identified by Parkland County.

Parkland County's ESAs are recognized as the backbone of the ecological networks that span the County. As part of a green network approach, High Priority Landscapes have also been identified that connect Environmentally Significant Areas.

3.3.3 Reserves & Easements

- a. Development must dedicate the following areas as **Environmental Reserve** as part of subdivision at the request of the County:
 - i. a swamp, gully, ravine, coulee or natural drainage course;
 - ii. land that is subject to flooding or is, unstable;
 - iii. **High Value Wetlands**, wetlands hydrologically connected to **High Value Wetlands**, or wetlands that cross property boundaries; or
 - iv. a strip of land, not less than 6 metres in width, abutting the bed and shore of any body of water.

Environmental Reserve, Environmental Reserve Easement, Conservation Reserve, and Conservation Easements are all defined in the Municipal Government Act (MGA). Detailed requirements for MR and other reserve types are located in Parkland County Policy C-PD15 Dedication and Use of MR, Environmental Reserve (ER) and Environmental Reserve Easement (ERE).

- b. At the time of subdivision, development must provide a minimum of 30 metres of shoreline buffer as **Environmental Reserve**, **Environmental Reserve Easements**, or **Conservation Easements** from Crown-claimable water bodies, unless the County provides site-specific setbacks for the area.
- c. Development may, at the discretion of the County, provide an **Environmental Reserve Easement** instead of **Environmental Reserve** when:
 - i. public access is not required; or
 - ii. the area is not deemed **Hazardous** or undevelopable.
- d. Development may be required to provide **Conservation Reserve** or a **Conservation Easement** as part of subdivision where:
 - i. The land cannot be taken as **Environmental Reserve**;
 - ii. The land has **Environmentally Significant Areas** or **High Value Natural Features**; and
 - iii. The County identifies value in protecting and conserving the land.
- e. Development should be setback from **Environmental Reserve**, **Environmental Reserve Easement**, **Conservation Reserve**, and **Conservation Easement** areas.

3.3.4 Water Bodies

- a. Development along water bodies should implement:
 - i. **Conservation by Design** principles;
 - ii. **Low Impact Development (LID)** for storm water management;
 - iii. appropriate naturalization and bioengineering for bank stability;
 - iv. communal wastewater or self-contained tank and haul systems; and
 - v. other measures that reduce nutrient discharge and sedimentation.

3.3.5 Wetlands

- a. In addition to Provincial requirements, development must avoid and retain **High Value Wetlands**, including areas necessary to support hydrological connections and recharge.
- b. Development must avoid or mitigate impacts to **Moderate Value Wetlands**, including areas necessary to support hydrological connections and recharge.
- c. Development should contribute to the net-gain of wetlands in Parkland County by:
 - i. prioritizing wetland avoidance and retention over minimization or replacement;
 - ii. replacing or enhancing wetlands within the watershed using permittee-responsible means rather than paying a replacement fee; and
 - iii. designing stormwater management facilities as constructed wetlands where feasible.

3.3.6 Ground and Surface Water

- a. Development must protect groundwater quality and quantity. Supporting studies may be required, including hydrology or hydro-geology studies, water balance studies, wetland assessment and impact report, and flow rate/discharge quantity and quality studies.

Under the Municipal Government Act, Environmental Reserves may be taken by the County to preserve natural features, prevent pollution of land and water bodies, provide necessary public access to a water bodies, and mitigate risk of personal injury or property damage from undevelopable or hazardous lands.

The Parkland County Riparian Setback Matrix Model can be used to determine site-specific setbacks from Crown-claimable water bodies and watercourses, especially in grandfathered areas where there may be existing development without a current buffer along a Water Body.

LID measures have substantive positive impacts on the long-term health of the Water Body, often provide improved amenity, and may lower maintenance costs compared to non-naturalized approaches.

The Alberta Wetland Policy recommends that the development strategy for wetlands should be, in order: avoidance, minimization, and replacement.

- b. Development must protect surface water quality quantity, and the health of aquatic ecosystems. Supporting studies may be required, including hydrology or hydro-geology studies, water balance studies, wetland assessment and impact reports, and flow rate/discharge quantity and quality studies.
- c. Development should maintain natural drainage patterns by:
 - i. implementing naturalization, retention and enhancement of natural drainage patterns in the development process;
 - ii. managing peak and overall stormwater volumes leaving the development area;
 - iii. reducing impermeable surfaces within a development area; and
 - iv. implementing **Low Impact Development** techniques for storm water management.

Alberta's Public Lands Act claims public ownership of the bed and shore of all wetlands deemed to be permanent or semi-permanent. Development activity within a Crown-owned Water Body requires Provincial approval.

High Value Wetlands means wetlands scoring "Good", "Very Good", and/or "Excellent", as identified in the Parkland County Wetland Inventory & Historical Loss Assessment.

3.4 Development Policies to Conserve Agriculture

Agricultural lands are one of Parkland County's most important resources, contributing to the region's economy, food security, and culture. The County has a responsibility to conserve agricultural lands and the viability of agricultural operations for future generations. This means balancing the needs of farmers and their families while limiting the fragmentation of farmland caused by subdivisions for non-agricultural purposes.

The MDP defines two types of agricultural land, shown on the Development Concept Map (Figure 4):

- **Rural Agricultural Areas;** and
- **Prime Agricultural Areas.**

Rural Agricultural Areas make up most of the county's agricultural lands—in these areas, agricultural uses take priority over other types of development. **Prime Agricultural Areas** are areas with the highest quality soils—in these areas, conservation of agricultural land and operations is the highest priority.

Permittee-responsible replacement is defined under the Alberta Wetland Policy by the Province as restorative replacement in accordance with the criteria and guidance of the Province.

3.4.1 Rural Agricultural Areas

Rural Agricultural Areas are the base district across most of the county. These areas prioritize a range of agricultural and agriculture-supporting uses. Subdivision is limited to protect agricultural lands from fragmentation while allowing flexibility and multi-generational farm-living.

- a. In **Rural Agricultural Areas**, agricultural operations and uses will have precedence over other land uses.
- b. Development and subdivision in **Rural Agricultural Areas** should avoid breaking up large, continuous stretches of farmland into smaller, disconnected pieces.
- c. Development in **Rural Agricultural Areas** should minimize impacts to agricultural operations.
- d. A quarter section in a **Rural Agricultural Area** may be subdivided into a maximum of four total parcels.

- e. Development should cluster **Agriculture-Related Uses, Value-added Agricultural Uses**, and non-agricultural uses to minimize impact on agricultural lands.
- f. Major energy development within the **Rural Agricultural Areas** should provide an **Agricultural Impact Assessment** to address co-location of agriculture with energy facilities.

3.4.2 Prime Agricultural Areas

Prime Agricultural Areas are the highest value agricultural lands in the county that are a priority for conservation. These areas have additional subdivision limitations and study requirements to limit fragmentation and retain existing agricultural uses.

- a. **Prime Agricultural Areas** should be conserved for agricultural uses.
- b. Development of the following uses is allowed in **Prime Agricultural Areas**, where they can mitigate impacts to agricultural land and operations:
 - i. **Agriculture-related Uses;**
 - ii. **Value-added Agricultural Uses;** and
 - iii. **On-farm Diversified Uses.**
- c. Development of a use not related to agriculture in **Prime Agricultural Areas** must provide an **Agricultural Impact Assessment**.
- d. A quarter section in a **Prime Agricultural Area** may be subdivided into a maximum of three total parcels.

3.5 Development Policies to Manage Growth

Parkland County is expected to grow from 33,000 to 40,000 residents between 2023 and 2051. This growth, when managed effectively, will help the County expand opportunities and grow its tax base.

Responsible and coordinated growth involves prioritizing and concentrating higher intensity development in strategic locations, including employment areas and hamlets. Focused hamlet growth supports effective service provision, unlocks new types of housing, and builds employment momentum while supporting rural areas. Concentrating commercial and industrial growth in employment areas leverages servicing and builds economic diversity and capacity.

3.5.1 General Growth and Land Use

- a. All growth and development in the County must align with the Edmonton Metropolitan Region Growth Plan policies, including density targets.
- b. Secondary and garden suites will be allowed throughout the County.
- c. Home-based businesses will be allowed throughout the County where they are well-suited to their context and do not significantly impact neighbouring properties.

- d. Development of multi-parcel residential subdivisions adjacent to existing non-residential uses should incorporate buffering and landscaping elements to minimize impacts.
- e. Compatible land uses may be mixed within buildings or on individual sites.

3.5.2 Hamlet Development

Hamlets provide housing, services, and local employment that serves both the hamlet community and the surrounding rural area. The MDP defines two types of hamlets, shown on the Development Concept Map (Figure 4):

- **Rural Hamlets;** and,
- **Growth Hamlets.**

The following policies apply to both **Rural Hamlets** and **Growth Hamlets**.

- a. Hamlets will allow a full range and mixing of land uses, including but not limited to:
 - i. residential uses;
 - ii. local commercial retail uses;
 - iii. employment uses;
 - iv. institutional and community uses such as schools, community halls, and religious assemblies;
 - v. recreational and cultural uses; and
 - vi. light industrial uses where they are compatible with neighbouring land uses.
- b. Hamlets will allow for a diverse range of housing forms, including but not limited to:
 - i. single detached dwellings;
 - ii. duplexes, tri-plexes, and four-plexes;
 - iii. manufactured homes;
 - iv. low rise apartments; and
 - v. seniors' housing and continuing care facilities.
- c. Development in hamlets should:
 - i. incorporate a range of housing types and densities;
 - ii. provide or connect to adequate servicing;
 - iii. be well-connected to the existing hamlet road and pathway networks;
 - iv. provide amenities or additional non-residential uses that will benefit the hamlet and contribute to a complete community;
 - v. use native vegetation and low-impact stormwater techniques; and
 - vi. incorporate public open spaces and support low impact recreational activities, such as community playgrounds, interpretive trails and facilities, parks and community gardens.
- d. New residential subdivision within hamlets should be adjacent to existing development.

3.5.3 Growth Hamlets

Growth Hamlets are selected as priority locations for growth in housing, employment, servicing, and amenities. Their location and infrastructural capacity supports growth, and they take on a larger regional role compared to **Rural Hamlets**. **Growth Hamlets** are opportunities for tight-knit, walkable communities where residents can access most needs without a vehicle.

- a. Development in **Growth Hamlets** must be connected to municipal servicing.
- b. Regional-scale commercial and institutional uses will be allowed in **Growth Hamlets**.
- c. New residential subdivisions in **Growth Hamlets** must provide a minimum density of 20 dwelling units per net residential hectare.
- d. Development in **Growth Hamlets** should connect to surrounding areas with trails, open spaces and recreational uses.

Wabamun Hamlet is Parkland County's Growth Hamlet. It has an active Area Redevelopment Plan called the Wabamun Hamlet Area Redevelopment Plan (WHARP).

3.5.4 Employment Areas

Employment areas are concentrated areas of commercial, institutional, and industrial uses that provide diverse economic opportunities and employment for residents. The MDP defines two types of employment areas, shown on the Development Concept Map (Figure 4):

- **Major Employment Areas;** and,
- **Local Employment Areas.**

- a. All Employment Areas will allow **Urban Agricultural** uses.
- b. **Major Employment Areas** will allow large and regional-scale commercial, industrial, and institutional uses.
- c. Development in **Major Employment Areas** must be connected to municipal servicing.
- d. **Local Employment Areas** will allow commercial, retail, light industrial, and service uses that provide everyday needs and employment.

Parkland County's Major Employment Areas are Acheson Industrial Area and Fifth Meridian Business Park.

Parkland County's Local Employment Areas include all hamlets and the Keephills and Sundance generation stations, shown on the Development Concept Map.

3.5.5 Country Residential Areas

Country Residential Development is the subdivision of rural lands to create multiple unserviced residential lots in which households are responsible to provide their own on-site water and private sewage system. In the MDP, **Country Residential Areas** refer to parcels that have Country Residential land use designation, as shown in the Development Concept Map (Figure 4).

- a. All **Country Residential Development** must occur in **Country Residential Areas** or in areas already designated as Country Residential in the **Land Use Bylaw** at the time of adoption of this Plan.
- b. Existing agricultural uses will retain the right to farm.
- c. **Country Residential Development** must not exceed 50 lots per quarter section.
- d. **Country Residential Development** should minimize fragmentation and impacts to natural and agricultural lands by implementing:
 - i. compact and clustered development patterns;
 - ii. **Conservation by Design** principles; and
 - iii. shared systems or servicing.

The limit of 50 lots per quarter section is set out by the Edmonton Metropolitan Region Board Growth Plan

- e. **Country Residential Development** should include multi-purpose trails that:
 - i. are located in **Municipal Reserve** parcels or along subdivision road rights-of-way; and
 - ii. support connectivity to other trail segments, parks, public amenities, hamlets, and subdivisions.

3.5.6 Lakefront Residential

- a. **Lakefront Residential** development must be located in areas already designated as **Lakefront Residential** in the **Land Use Bylaw** at the time of this Plan or in areas determined by an **Area Structure Plan**.

3.5.7 Municipal Reserve

Municipal Reserve (MR) lands are County-owned parcels used for community uses such as schools, recreation facilities, or utilities. A portion of development lands or their value as a payment are typically transferred to the County through the subdivision process.

- a. Development must identify **Municipal Reserve** at the **Area Structure Plan**, **Conceptual Scheme**, and Subdivision stages.
- b. Development must dedicate **Municipal Reserve (MR)** per County policy. At the time of subdivision, development must:
 - i. dedicate lands as **Municipal Reserve** where there is immediate benefit for public use; or
 - ii. defer the **Municipal Reserve** by caveat when the Reserve land is not needed at present but may be provided through future subdivision; or
 - iii. provide payment of cash-in-lieu in place of reserve land when the Reserve land is not required at present or in the future; or
 - iv. provide a combination of land and cash-in-lieu.
- c. **Municipal Reserve** parcels should be located adjacent to **Environmental Reserve** areas, other **Municipal Reserve** parcels, or near water bodies and watercourses to promote responsible access, use, and enjoyment.

Detailed requirements for MR and other reserve types are located in Parkland County Policy C-PD15 Dedication and Use of Municipal Reserve (MR), Environmental Reserve (ER) and Environmental Reserve Easement (ERE).

3.5.8 Development in Highway Corridors

- a. Development oriented to highways and major roads should be located with consideration for access and services.
- b. Industrial development fronting a major highway or corridor may incorporate design elements like fencing and landscaping to reduce negative visual impacts on the corridor.

3.5.9 Natural Resource Development

Natural resource development is an important part of Parkland County's economy. These operations are regulated by provincial and federal bodies, which determine requirements for siting, impacts, and remediation. Parkland County works with operators and regulating bodies to ensure natural resources are developed in a way that aligns with the County's growth strategy.

- a. All natural resource extraction operations must comply with provincial and federal regulations and permitting.

- b. Development of new or expanded natural resource operations must conduct public consultation in accordance with County policy.
- c. Development of new or expanded natural resource extraction operations must demonstrate how proposed activities:
 - i. respond to the existing land use context and environmental characteristics;
 - ii. mitigate off-site impacts; and
 - iii. implement best practices for resource extraction.
- d. Uses developed adjacent to existing and known future aggregate extraction areas must be compatible with aggregate resource extraction and its impacts.

3.5.10 Energy Development

Energy Development has a long history in Parkland County and remains a significant economic driver. Similar to resource extraction, large scale energy development is regulated by other orders of government. The County works with energy providers and government bodies to ensure energy developments are located in places where they are compatible with surrounding and planned development.

- a. Development of energy projects must align with federal and/or provincial authorities and permitting processes.
- b. Development of **Renewable Energy Microgeneration** will be allowed in all areas of the County.
- c. Major energy development will not be allowed in **Environmentally Significant Areas, High Priority Landscapes, and Prime Agricultural Areas**.
- d. Major energy development should be prioritized in disturbed or brownfield sites.

3.5.11 Heavy Industrial Development

- a. Development proposing heavy industrial uses must work with the County to determine site suitability. To be considered, heavy industrial must demonstrate mitigation of negative impacts on:
 - i. natural functions;
 - ii. agriculture land and operations;
 - iii. sensitive uses, including existing and planned residential development; and
 - iv. tourism and recreation areas and activities.
- b. Development that includes heavy industrial uses must be sited away from:
 - i. **Environmentally Significant Areas or High Priority Landscapes;**
 - ii. **Prime Agricultural Areas;** and
 - iii. hamlets, villages, or other residential settlements and subdivisions.

Microgeneration refers to the small-scale generation of electricity or heat by individuals, small businesses, or small communities focused on meeting their own energy needs. Microgeneration is typically smaller in scale and owned by individuals. It does not operate commercially or provide energy to the region. Its output is typically measured in kilowatts (kW) of energy. Major energy development refers to large-scale facilities that produce substantial amounts of energy, usually for distribution to a broader region. Its output is typically measured in megawatts (MW) of energy.

3.6 Development Policies to Deliver Efficient Infrastructure & Services

The County has a responsibility to leverage existing and planned infrastructure in a fiscally and environmentally sustainable way. County infrastructure includes roads, power utilities, stormwater management facilities, and water and wastewater servicing. Development must be planned and serviced in support of the long-term viability of infrastructure.

3.6.1 Roads

- a. Development of new roads should be coordinated with other modes of transportation, including the rail network, transit systems, airports and aerodromes.
- b. Development of new roads should limit the disturbance and fragmentation of **Environmentally Significant Areas**.
- c. Development must provide legal and physical access for any subdivision or development.
- d. All external and internal roads serving a residential subdivision or major development must:
 - i. be developed to the County's current engineering standards; and
 - ii. complete any buffering, fencing or landscaping requested by the County to enhance public safety and mitigate noise.
- e. Development should incorporate road networks that ensure direct access to all properties from public routes, avoiding the use of 'panhandle' access roads.
- f. Where the County has identified road widening rights-of-way, development must account for these rights-of-way for all parcels adjacent to municipal roads at the time of subdivision.

Parkland County's Transportation Master Plan sets out many more detailed policies about the current and future transportation system.

A panhandle is a narrow, elongated parcel of land extending from a main body of a property to an adjacent public roadway, providing private access to the property. These road types can impact access and land use efficiency.

3.6.2 Servicing Costs

- a. Development must pay all levy fees as a condition of subdivision and/or development, where fees have been established by the County.
- b. Development must front-end the costs of on-site and off-site infrastructure systems to support their development, and bear the costs of the extension of municipal services.
- c. Development may be required to oversize infrastructure to support future growth. In cases where infrastructure oversizing is required to support future growth, the County will work with developers to explore cost sharing and recovery models.

Development levies are detailed in County Policy C-PD05 – Offsite Infrastructure Levies.

3.6.3 Utility Corridors

- a. Energy and utility infrastructure, including high-pressure pipelines, sour gas facilities and major power transmission lines, should be located within existing utility corridors wherever possible.

3.6.4 Water and Wastewater Utility

- a. Development in **Major Employment Areas** must connect to piped municipal water and wastewater systems where existing services are available.

- b. Multi-parcel subdivisions with access to high-pressure water systems must connect to those systems.
- c. Multi-parcel subdivisions with access to low-pressure water systems should connect to those systems.
- d. Multi-parcel subdivisions with access to wastewater systems should connect to those systems.

3.6.5 Private Communal Utility Systems

- a. Private on-site water and wastewater systems must comply with:
 - i. all relevant provincial legislation and regulations (e.g. Alberta Health Act, Private Septic Regulations, Alberta Environment);
 - ii. all relevant Alberta Building Code regulations; and
 - iii. all applicable County standards, bylaws, procedures, policies including this Municipal Development Plan and the County Land Use Bylaw.
- b. Development should provide full or partial **Private Communal Utility Systems** to service multi-parcel subdivisions in:
 - i. areas near built-up areas, including hamlets;
 - ii. areas with an identified high susceptibility of groundwater contamination or a high water table;
 - iii. areas within 100 metres of a Crown-claimable **Water Body**;
 - iv. intensive multi-parcel developments where municipal water and wastewater systems are not available; and
 - v. areas deemed unsafe or not suitable for on-site water or sanitary systems for reasons of safety, natural systems health, or other considerations.
- c. Infrastructure associated with communal systems must be located on commonly held property.
- d. Development of communal systems must submit for County review a plan for capital replacements, major rehabilitation, maintenance, and construction. It must also complete a fiscal impact assessment that considers life-cycle costs of maintaining the infrastructure required to service the subdivision or development.

3.6.6 Stormwater Management

- a. Development must account for stormwater impacts to the parcel and surrounding area. The County may require supporting evidence that these impacts have been addressed, including a stormwater management plan.
- b. When stormwater infrastructure is required, development should design naturalized stormwater management facilities that add amenity, natural functions, and that compliment existing natural spaces.
- c. Development may incorporate **Low Impact Development** techniques to maintain surface water quality and manage surface water quantity, including the use of rain gardens, swales, planters, trenches, cisterns, and permeable pavement or other techniques.
- d. Development of stormwater management facilities may make use of existing natural features where permitted. Stormwater management facilities may not be constructed in **Crown-claimable water bodies**.

High-pressure water systems supply water at a pressure level that is higher than typical residential systems.

Low-pressure water systems supply water at lower pressure, typically relying on pressure-boosting equipment at the point of distribution. The West Inter Lake District (WILD) Water System is an example of a low-pressure water system.

Areas susceptible to groundwater contamination are identified in the Environmental Conservation Master Plan.

County Policy C-ES04 – Storm Water Management Facility Naturalization provides more detailed requirements applicable to subdivisions.

3.7 Development Policies to Support Recreation & Tourism

Parkland County is home to significant recreation and tourism opportunities, drawing on the area's beautiful natural landscapes, rural experience, and proximity to Edmonton. The County has a responsibility to support recreation and tourism development, growing and diversifying the region's economy and sustaining the qualities that draw people to live in and visit the county. Recreation in particular provides positive social, health, economic, and environmental benefits to the community.

Development of recreation and tourism facilities should be sensitive to their environmental and agricultural context and promote enjoyment of the County's natural assets. Amenities should be designed to support all ages and abilities.

3.7.1 Recreation and Tourism Development

- a. Development of recreation and tourism developments, including local service commercial, hospitality, or institutional uses, should:
 - i. have appropriate transportation and utility infrastructure;
 - ii. integrate with surrounding land uses; and
 - iii. mitigate any off-site impacts.
- b. Development of small-scale **agri-tourism** and **eco-tourism** amenities should be allowed throughout the County.
- c. Large-scale recreation, tourism, and resort development should be located in Wabamun Country, North Saskatchewan River, and Pembina River **Plan Areas**.
- d. Major recreation, tourism, and resort developments may be allowed in Lake Country and River's Edge **Plan Areas** where the following conditions are met:
 - i. Proposed developments are compatible with existing land uses and do not limit the long-term residential development of the area; and
 - ii. Site servicing and transportation access can be adequately addressed.
- e. Campgrounds, cabins, equestrian facilities and other recreation and tourism supportive uses should locate in Wabamun Country, Lake Country, and River's Edge **Plan Areas**.
- f. Development along Crown-claimable water bodies and water courses should identify opportunities to enhance public access for water-based recreation.

3.7.2 Parks & Trails

- a. Development may be required to dedicate rights-of-way at the time of subdivision to create strategic links for the County's wider parks, recreation, and open space network.
- b. Development of trails in **Environmentally Significant Areas** and **High Priority Landscapes** will be restricted to non-motorized uses.
- c. Development of motorized recreation trails and facilities must be located to minimize disruption to residents and **Environmentally Significant Areas**, **High Priority Landscapes**, and **Prime Agricultural Areas**. Supporting studies may be required.

- d. Development of new parks, open spaces, and recreation facilities should:
 - i. be planned for multi-use areas;
 - ii. ensure activities are available to people of all ability levels; and
 - iii. locate to leverage adjacent complimentary uses.
- e. Multi-parcel residential development should include public gathering places such as parks, open spaces and community facilities that are safe, accessible, and linked to existing pathways and open spaces.
- f. Development of public facilities, including recreation centres, campgrounds, and playgrounds, should address safety through site design, lighting, and other Crime Prevention Through Environmental Design (CPTED) measures.

Parkland County's Parks, Recreation and Culture Master Plan contains additional detail and direction on parks and open space development requirements.

4 County Initiatives

4.1	County Initiatives to Build Safe & Resilient Places	36
4.2	County Initiatives to Protect Natural Functions	37
4.3	County Initiatives to Conserve Agriculture	39
4.4	County Initiatives to Manage Growth	40
4.5	County Initiatives to Deliver Efficient Infrastructure & Services	42
4.6	County Initiatives to Support Recreation & Tourism	45
4.7	Implementation of County Initiatives	47

4 County Initiatives

Chapter 4 of the Municipal Development Plan directs the planning initiatives of the Parkland County municipal government. It describes actions that enable good development, meet the obligations of higher-level policies, and help fulfill the MDP's six shared responsibilities. Chapter 4 is organized into the same high-level sections as Chapter 3, and it adds a final section focused on implementation.

Policies in this chapter are worded to instruct the Parkland County government. They indicate a preferred course of action that must be applied unless it is not feasible or an alternative solution meets the intent of the initiative.

The County Initiatives listed in this MDP will not all be immediately undertaken by the County. Each initiative is subject to budget process and Council direction.

4.1 County Initiatives to Build Safe & Resilient Places

4.1.1 Hazards

- a. Educate residents and developers about legislated requirements related to development near natural and built hazards.
- b. Collaborate with the Provincial Government to keep flood hazard mapping and regulations up to date.
- c. Collaborate with regional watershed groups to fill knowledge gaps around groundwater hazards.
- d. Consider adjacent land uses when providing recommendations to the National Resource Conservation Board (NRCB) on applications for expansion of confined feeding operations.
- e. Ensure County land holdings comply with the Alberta Tier 1 and Tier 2 Soil and Groundwater Remediation Guidelines.

4.2 County Initiatives to Protect Natural Functions

4.2.1 Nature Policy Framework

- a. Develop and maintain a Nature Policy Framework to guide conservation-based activities, decision-making and investment in the County, and provide options to achieve nature-positive development that maintains the functions of natural features.
- b. Update the Conservation Master Plan to include guidance on County-led conservation and restoration initiatives, as well as partnerships, education, and outreach.
- c. Maintain a Wetland Replacement Program working in partnership with county landowners, the Government of Alberta, and non-government organizations.
- d. Update **Environmentally Significant Area** boundaries and natural asset inventories every 5 years and use **Environmentally Significant Areas** to prioritize areas for conservation, restoration and ecological enhancement.
- e. Establish **Area Structure Plans** with defined outcomes, development limits, and carrying capacities to manage the cumulative impacts of development and uses on **Environmentally Significant Areas**, **High Priority Landscapes**, and **High Value Natural Features**.

4.2.2 Protecting Natural Landscapes

- a. Implement tools to protect, mitigate, and offset impacts to natural features and their functions.
- b. Where County projects may impact natural landscapes, offset the impact to achieve nature-positive outcomes.
- c. Explore the potential for ecosystem service credits on County-owned natural assets.
- d. Conserve natural features using tools in the following order of priority:
 - i. **Environmental Reserve or Environmental Reserve Easement**
 - ii. **Conservation Easement**; then
 - iii. **Conservation Reserve**.
- e. Acquire **Environmental Reserve** strategically to:
 - i. preserve natural features;
 - ii. prevent pollution of land and water bodies;
 - iii. provide necessary public access to a water bodies; and
 - iv. mitigate risk of personal injury or property damage from undevelopable or hazard lands.
- f. Consider **Environmental Reserves**, **Environmental Reserve Easements**, **Conservation Reserves**, and perpetual **Conservation Easements** as protected natural areas.
- g. Establish a Local Conservation Fund and natural asset investment plan to:
 - i. acquire **Environmentally Significant Areas** and land within **High Priority Landscapes** through **Conservation Reserve**;

- ii. incentivize **Conservation Easements** with Land Trust partners as part of the development process; and
 - iii. conserve and restore **High Value Natural Features** acquired by the County.
- h. Use education and enforcement to conserve the natural state of **Environmental Reserve** lands and easements.

4.2.3 Water Bodies and Wetlands

- a. Protect, enhance and restore the water quality, water quantity, and aquatic ecosystems in the region by:
- i. retaining buffers in their natural state along water bodies;
 - ii. incorporating best practices to minimize soil erosion, protect and enhance riparian zones, conserve and enhance areas that contain habitat for federally or provincially listed plant or wildlife species; and
 - iii. conserving wetlands and establishing riparian setbacks around wetlands.
- b. Encourage net gain of wetlands in the county through a wetland replacement program and tools to proactively conserve **high value wetlands**.
- c. Review opportunities to protect **Environmentally Significant Areas** along the North Saskatchewan River.

4.2.4 Climate Mitigation & Adaptation

- a. Develop and implement a **Climate Change Adaptation Plan** that addresses climate risks and vulnerabilities and prioritizes nature-based solutions.
- b. Measure and reduce Parkland County operational greenhouse gas emissions to achieve net-zero by 2050.
- c. Collaborate with organizations working toward outcomes aligned with the County's climate change initiatives.
- d. Support the growth, development and implementation of sustainable infrastructure or development projects including, but not limited to:
- i. **Low Impact Development**;
 - ii. energy efficient and climate resilient buildings;
 - iii. LEED ND neighbourhood certification;
 - iv. **Alternative Fuel Vehicle** charging; and
 - v. eco-industrial parks, compact community design, or other innovative development models that reduce the overall environmental footprint of a development.
- e. Provide incentives for **Renewable Energy Microgeneration** in all areas of the county, including the use of agricultural buildings or infrastructure for small scale production of renewable energy.
- f. Incentivize the development of sustainable infrastructure and renewable energy.
- g. Investigate the carbon sink capacity of Parkland County's natural assets and their potential to offset urban emissions in the broader region.
- h. Monitor new protocols to develop and trade carbon credits in the metropolitan region.

The New National Urban Park Proposal provides guidance on the opportunities in this area.

LEED ND is the Canada Green Building Council's certification for neighbourhood development.

4.2.5 Education & Incentives

- a. Incentivize private land stewardship through education, grants, and by enabling third-party **Conservation Easements**.
- b. Promote the use of educational and community engagement programs to inform and educate residents on initiatives to conserve, enhance or restore the function of natural assets.

4.2.6 Collaboration

- a. Partner with the Government of Alberta, Indigenous communities, neighbouring municipalities, industry, non-government organizations and the public to ensure the protection of regional natural features and functions.
- b. Work within the Alternative Land Use Services (ALUS) program toward conservation and restoration objectives.
- c. Support regional air quality monitoring.
- d. Participate in regional environmental planning initiatives.
- e. Participate in regional watershed groups and support regional watershed planning initiatives.
- f. Collaborate with lake management groups to monitor and manage lake health and encourage lake stewardship.

External partners and the tools they implement are actively engaged in conserving priority areas such as Environmentally Significant Areas, High Priority Landscapes, and High Value Natural Features.

4.3 County Initiatives to Conserve Agriculture

4.3.1 Preserving Agricultural Land

- a. Explore Transfer of Development Credits (TDC) systems that incentivize development:
 - i. away from **Prime Agricultural Areas**; and
 - ii. away from **High Priority Landscapes and Environmentally Significant Areas**.
- b. Consider the use of **Conservation Reserve** to protect **Prime Agricultural Areas** that also support natural assets and functions.

4.3.2 Encouraging Agricultural Activity

- a. Use flexible subdivision and development practices to accommodate emerging agricultural sectors.
- b. Prepare an **Urban Agricultural** plan for the County's **Growth Hamlets and Major Employment Areas**.
- c. Enable multi-generational housing and supportive uses on agricultural land.

4.3.3 Education

- a. Increase public awareness, support, and understanding of agricultural operations and businesses, emphasizing their importance to:
 - i. food security;
 - ii. employment and the economy;
 - iii. the environment; and
 - iv. rural quality of life.

4.4 County Initiatives to Manage Growth

4.4.1 Growth and Transition

- a. Support healthy, affordable, innovative, and diverse housing forms throughout Parkland County.
- b. Collaborate with housing developers and non-profit organizations to help deliver affordable housing and housing for seniors.

4.4.2 Hamlets

- a. Provide incentives for Infill and redevelopment of vacant, brownfield, and underutilized lots in hamlets.
- b. Consider acquiring vacant or underused lots to provide additional amenity space in hamlets when a need is identified.
- c. Sustain existing infrastructure in Rural Hamlets.

4.4.3 Growth Hamlets

- a. Encourage growth and development in the County's **Growth Hamlets**.
- b. Maintain a **Hamlet Area Redevelopment Plan** for all growth hamlets.
- c. Prioritize growth and development of the following uses in **Growth Hamlets**, where appropriate levels of servicing are available:
 - i. Local and regional employment, commercial, and residential growth,
 - ii. New social, institutional, and community services, and
 - iii. New protective services infrastructure.
- d. Consider the expansion of **Growth Hamlet** boundaries when:
 - i. proposed or existing developments are located adjacent to the hamlet boundary;
 - ii. insufficient Infill capacity exists to meet market demands;
 - iii. employment or economic growth requires additional lands;
 - iv. orderly and sequential development is supported; and
 - v. there are viable infrastructure and servicing solutions for the additional lands.

Wabamun is designated as a Growth Hamlet.

Hamlet Area Redevelopment Plans should identify inter-departmental projects that support implementation of the County's Hamlet Reinvestment Strategy at the County level that will revitalize and support hamlets for long-term vitality.

4.4.4 Country Residential Growth

- a. Create and maintain an inventory of **country residential development** and **permissions** in Parkland County that enables more detailed analysis of growth, vacant lots, distribution, type, and cumulative impact.
- b. Investigate density bonusing incentives to encourage **country residential development** to conserve more natural functions on site.

4.4.5 Municipal Reserve

- a. Acquire, defer and dispose of reserve land and use cash-in-lieu in adherence with County Policy, agreements with local school boards, and the requirements of the Municipal Government Act.
- b. Update the **Municipal Reserve** policy to establish an approach that considers **High Priority Landscapes** and natural features during **Municipal Reserve** allocation.
- c. Partner with community groups to adapt underused **Municipal Reserve** land to benefit the local community.

4.4.6 Employment Growth & Diversification

- a. Collaborate with community organizations to grow economic development initiatives.
- b. Support commercial and employment growth in **Major Employment Areas** and **Local Employment Areas**.
- c. Maintain an **Area Structure Plan** or **Area Redevelopment Plan** for all **Major Employment Areas**.

4.4.7 Energy Development

- a. Develop a long-term strategy to grow and diversify Parkland County's energy tax base. This strategy may include:
 - i. a marketing strategy that promotes the advantages of locating large-scale energy projects in the county;
 - ii. proposed tax incentives for energy development;
 - iii. recommendations for supporting infrastructure; and
 - iv. development guidance.
- b. Promote the adaptive reuse of existing energy infrastructure, including previously disturbed lands and transmission networks.
- c. Explore incentives for **Renewable Energy Microgeneration** in all areas of the county, including the use of agricultural buildings and infrastructure for small scale production of renewable energy.

4.4.8 Industrial Growth

- a. Support complementary industrial growth that enables the transfer or reuse of materials and energy and unlocks the potential for shared systems and services.
- b. Establish development standards for key industrial and commercial growth corridors.
- c. Complete an **Aggregate Resource Management Plan** to guide the extraction of aggregate resources throughout the county.

- d. Support the continued operation and adaptive reuse of power generation facilities within Parkland County as an important source of local employment.
- e. Support the development of alternative and renewable energy industry as an economic generator and partnerships with industry and education institutions to establish energy pilot projects in Parkland County.

4.4.9 Collaboration

- a. Build and maintain relationships with industry that:
 - i. promote economic opportunities within Parkland County;
 - ii. identify gaps where municipal support would unlock new opportunities; and
 - iii. share relevant data and development plans.
- b. Foster relationships with Provincial departments to attract development opportunities that are aligned with Government of Alberta priorities and action plans.
- c. Collaborate with neighbouring municipalities on initiatives that address regional barriers to attracting new development.
- d. Develop post-secondary partnerships to increase opportunities for residents, businesses and agricultural producers.
- e. Partner with stakeholders to sponsor workforce initiatives that attract and retain labour and talent in Parkland County.

4.5 County Initiatives to Deliver Efficient Infrastructure & Services

4.5.1 Community Services & Social Development

- a. Consider cost-recovery mechanisms for providing community services, including off-site levies for new and expanded community facilities, as enabled by the Municipal Government Act.
- b. Maintain the Parkland County Social Development Plan.

4.5.2 Schools

- a. Collaborate with the Parkland School Division and the Evergreen Catholic Separate School Division to determine the locations, sizes and configuration of future school sites.
- b. Encourage the shared use of existing County school sites for community and recreational programs, continuing and distance education, and training and entrepreneurship programs.

4.5.3 Childcare

- a. Support childcare uses in all residential, commercial, and mixed-use areas of Parkland County through the **Land Use Bylaw**.
- b. Advocate for the creation of childcare facilities providing supports for current and future childcare operators to identify needs, access funding, and navigate provincial licensure.

4.5.4 Fire & Protective Services

- a. Support and maintain mutual-aid agreements with adjacent municipalities and First Nations communities to ensure the provision of protective services, fire and medical service provision for all county residents.
- b. Maintain a high standard of fire protection and protective services to support all parts of the county.
- c. Collaborate with the Royal Canadian Mounted Police (RCMP) and community groups to promote community policing in all parts of the county.
- d. Collaborate with Provincial health providers to ensure emergency and community health services are available to all parts of the county, and to assist in identifying the need for new or expanded community services or facilities.

4.5.5 Infrastructure Investment & Cost Recovery

- a. Assist, where feasible, in the cost recovery of oversizing and extension of municipal utility infrastructure that will accommodate future development.
- b. Recover infrastructure costs through off-site levies or other cost recovery mechanisms where possible.
- c. Explore partnerships with Home Owners Associations (HOAs) to provide and maintain local amenities.
- d. Explore alternative fuel options for the County fleet.

4.5.6 Transportation

- a. Protect long-term transportation corridors to maintain a safe, coordinated, efficient and cost effective road network.
- b. Consider the safe, efficient and cost-effective provision of transportation infrastructure services when making land use and development decisions.
- c. Work with Alberta Transportation and Economic Corridors to facilitate network improvements where County roadways and provincial highways intersect.
- d. Collaborate with Alberta Transportation and Economic Corridors to support the development of grade-separated crossings at strategic locations within the county.
- e. Aim to upgrade collector and local roadways to provide sufficient shoulders for safe non-motorized use and **Active Transportation**.
- f. Improve **Active Transportation** infrastructure in **Growth Hamlets**, including provision of sidewalks and pathways.
- g. Consider **Alternative Fuel Vehicle** strategies in the next update to the Transportation Master Plan.

4.5.7 Transit

- a. Create and implement a Regional Transit Plan.
- b. Ensure that **Area Structure Plans** account for potential future transit service.

- c. Explore the provision of a safe, resilient and reliable transit service that provides connections between the County's **Growth Hamlets, Major Employment Areas**, and nearby municipalities.
- d. Support community-led transit service programs, especially those for the elderly and people with accessibility needs.
- e. Raise awareness of established transit service among county residents and visitors.

4.5.8 Rail

- a. Collaborate with CN Railway and Transport Canada to optimize rail access in **Major Employment Areas**.
- b. Consider purchasing abandoned railway rights-of-way for the creation of public pathways, parks or other public use.

4.5.9 Aviation

- a. Support airport and aerodromes and compatible development adjacent to them.
- b. Collaborate with Transport Canada to ensure any new private airports, airstrips and aerodromes are compatible with existing and future development and follow current design and consultation guidelines.

4.5.10 Utilities

- a. Ensure the regular maintenance of County-owned and operated facilities and infrastructure.
- b. Develop extensions to utility infrastructure when they:
 - i. support and enhance capacity in growth areas such as **Major Employment Areas, Local Employment Areas, Growth Hamlets**, and populated multi-parcel subdivision areas;
 - ii. are supported by the appropriate Commission or governing body and its members;
 - iii. align with the overall direction outlined in this MDP and Council Strategic Plan; and
 - iv. align with overall policy direction in the Edmonton Metropolitan Growth Plan.
- c. Consider extending municipal water and wastewater servicing to the Entwistle Business Industrial Park and implementing an off-site levy bylaw or other cost recovery mechanisms.
- d. Protect long-term energy, infrastructure and multi-use corridors in collaboration with federal and provincial regulators, regional partners and utility and energy providers.
- e. Establish and maintain membership with regional water and wastewater infrastructure system organizations.
- f. Ensure that the development of future municipal water and wastewater systems complies with the Edmonton Metropolitan Growth Plan.

4.5.11 Digital Connectivity

- a. Support the development of digital connectivity across the county through:
 - i. Creation of a long-term digital connectivity strategy; and
 - ii. Collaboration with regional, provincial, and federal governments, organizations, and operators.

4.5.12 Waste

- a. Collaborate with adjacent municipalities to create and manage regional waste management, compost, and recycling systems.
- b. Support sustainable waste services through e-waste diversion.
- c. Expand awareness and education programs to encourage:
 - i. home composting and residential recycling; and
 - ii. commercial and industrial business recycling and by-product re-use.
- d. Implement Extended Producer Responsibility in **Growth Hamlets**, in **Country Residential Areas**, and at transfer stations, where most applicable.

4.6 County Initiatives to Support Recreation & Tourism

4.6.1 Parks and Recreation

- a. Develop a Parks Classification System to support the future development of park areas within the county.
- b. Establish viable standards for recreation facilities and open spaces in hamlets.
- c. Coordinate recreation infrastructure across jurisdictions to support:
 - i. activities across boundaries;
 - ii. land uses compatibility;
 - iii. environmental areas protection;
 - iv. preservation of viewpoints; and
 - v. minimization of impacts from traffic, noise and other nuisances.
- d. Support regional and intermunicipal partnerships and cost-sharing arrangements that provide recreational opportunities for county residents.
- e. Consider public-private funding arrangements where recreation and tourism development provides opportunities for public use.
- f. Collaborate with schools and other public space providers to provide multi-purpose recreation facilities.
- g. Support age-friendly recreation initiatives.
- h. Enable pilot projects to explore unstructured recreation as part of reclamation activities.

*Consider an Age-Friendly
Community Assessment*

4.6.2 Access to Natural Areas

- a. Ensure public water access is managed through the design and management of subdivision and development adjacent to Crown-claimable water bodies and watercourses.
- b. Coordinate and plan **Active Transportation** connections between hamlets and nearby provincial parks, protected areas and recreation areas.
- c. Educate the public and visitors about safe and responsible use of natural areas.

4.6.3 Trails

- a. Collaborate with regional stakeholders, neighbouring municipalities and adjacent provincially designated areas to develop integrated regional trail connections wherever possible.
- b. Explore opportunities to connect multi-use trails along and around water bodies.
- c. Develop more explicit guidance on the location, timing, and quality of **Municipal Reserve, Environmental Reserve, and Conservation Reserve** trails.
- d. Support the development of trail systems on existing **Municipal Reserve and Environmental Reserve** parcels to enhance public access to natural and recreational areas.
- e. Explore opportunities to connect trails between employment areas and residential areas.
- f. Explore partnerships to identify waterway recreation and tourism opportunities and encourage **eco-tourism** and recreation opportunities along the North Saskatchewan River and Pembina River.
- g. Identify opportunities for trail development to enhance resilience and increase safety in the face of hazards like flooding, wildfires, and rail.

4.6.4 Off-Highway Vehicles

- a. Maintain policies and regulations for off-highway vehicles that mitigate impacts to:
 - i. sensitive natural features including **Environmentally Significant Areas** and water bodies;
 - ii. **Prime Agricultural Areas**;
 - iii. existing agricultural operations; and
 - iv. existing or planned residential development.
- b. Collaborate with off-highway vehicle groups to identify needs and potential locations for off-highway staging and recreation use.
- c. Explore opportunities for off-highway vehicle recreation use in the former Highvale Coal Mine area.

4.6.5 Arts, Culture, & Heritage

- a. Encourage growth of arts and culture throughout the county.
- b. Complete a Municipal Heritage Plan to investigate ways to inventory, preserve and maintain historic sites and historic districts.
- c. Collaborate with local arts and culture groups to support arts and culture across the county.
- d. Explore ways to integrate art into planning and development, particularly on County-owned infrastructure.

4.7 Implementation of County Initiatives

4.7.1 Plans & Studies

- a. Maintain plans and reports as required, in alignment with the Edmonton Metropolitan Region Growth Plan and this Municipal Development Plan, including plans and master plans related to natural systems, land use, and infrastructure.
- b. Review **Area Structure Plans** to determine their functional status and alignment with the Municipal Development Plan. Update or rescind **Area Structure Plans** as necessary.
- c. Consider undertaking the following inventories and analysis to support future growth:
 - i. feasibility analysis for communal servicing and locations;
 - ii. groundwater analysis, including high water table and recharge/discharge areas; and
 - iii. feasibility analysis for the location of potential transfer of development credit programs.
- d. Ensure the **Land Use Bylaw** aligns with the Municipal Development Plan.

4.7.2 Fiscal Sustainability

- a. Recover the capital cost of providing roads, sanitary sewer, water, storm water systems and other services to new developments through off-site levies which developers must pay as a condition of development.
- b. Create an asset management plan to:
 - i. determine the life-cycle costing of the County's built and natural assets;
 - ii. assist with establishing infrastructure priorities; and
 - iii. understand the impacts of climate change on built and natural infrastructure.

4.7.3 Regional Collaboration

- a. Partner with neighbouring First Nations and Métis Nations on joint economic, community and planning projects that provide a mutual benefit to all residents.
- b. Circulate statutory plans and amendments, subdivision applications, and applications for a discretionary use to adjacent municipalities or First Nations when the application affects lands:
 - i. within 800 m of an adjacent municipality; or
 - ii. within 1600 m of the City of Edmonton; or
 - iii. in any case when the County identifies relevant off-site impacts; or
 - iv. when circulation is a requirement of an active IDP.
- c. Participate in the Edmonton Metropolitan Region Board and updates to the Edmonton Metropolitan Region Growth Plan.
- d. Complete and maintain Intermunicipal Collaboration Frameworks (ICFs) and Intermunicipal Development Plans (IDPs) with adjacent municipalities that are non-members of the Edmonton Metropolitan Region Board as required by the Municipal Government Act.
- e. Support intermunicipal partnerships that facilitate the provision of joint transportation, utility and community infrastructure, and environmental and recreational initiatives.

- f. Resolve intermunicipal or intergovernmental issues or disputes with an intent to achieve a resolution on the issue that is to the benefit of both parties.
- g. Follow an escalating process of mediation to resolve an intermunicipal dispute or disagreement over a development application. Proceed to a formal mediation, when necessary, prior to proceeding to the Land and Property Rights Tribunal.

4.7.4 Engagement

- a. Support open, responsible and transparent governance.
- b. Conduct regular reviews of the County's Public Engagement Policy to ensure it is effectively addressing community needs.
- c. Share information with residents and stakeholders on major planning and development initiatives and decisions and be transparent in communicating opportunities for feedback.
- d. Partner with community committees, associations and other community organizations to support the implementation of the Municipal Development Plan at the local scale.

4.7.5 Monitoring

- a. Monitor and review the MDP through an annual report prepared by the County Administration for Council review.
- b. Complete a preliminary MDP review every four years to ensure the goals and policy directions denoted in the MDP reflect current growth forecasts, market trends and community values. Conduct a major update every eight years or when prompted by a preliminary review.

4.7.6 Alignment with the Municipal Development Plan

- a. Reference the Municipal Development Plan and its goals and policies in strategic plans, budget presentations, and other administrative submissions to Council, as appropriate.
- b. Update statutory plans approved before the adoption of this MDP to align with MDP direction.
- c. In progress amendments to statutory plans and **Conceptual Schemes**, or to the **Land Use Bylaw** must be revised to align with this MDP if their date of approval is more than two years after the adoption of this MDP.
- d. In progress applications for subdivision must be revised to align with this MDP if their date of approval is more than 6 months after the adoption of this MDP. Extensions to the one-year approval period for subdivision may not be granted under this clause.

Glossary

Term	Definition
Active Transportation	Human powered travel, including but not limited to: walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power assisted devices moving at a comparable speed.
Agriculture-related use	A use directly related to agriculture that primarily supports agriculture, benefits from being in close proximity to agriculture, and provide direct products and/or services to agriculture. In the MDP, this definition excludes high-impact uses, including seed cleaning, agricultural equipment sales, and uses that would be considered 'heavy industrial'.
Agri-tourism	Tourism facilities or activities in agricultural areas, where visitors engage in farm-based experiences including tours, harvesting, farm work, and agricultural education.
Alternative fuel vehicle	Vehicles that use non-conventional fuels, including electric vehicles and vehicles powered by other energy sources such as hydrogen fuel cells, biofuels, and compressed natural gas.
Area Redevelopment Plan	A statutory plan adopted by bylaw that provides a framework for the redevelopment of an area of land. When completed for a hamlet, it is referred to as a Hamlet Area Redevelopment Plan (HARP).
Area Structure Plan	A statutory plan adopted by bylaw at Council after three readings and a mandatory Public Hearing. At minimum, it describes land uses, densities, the location of major infrastructure, and development phasing.
Conceptual Scheme	A non-statutory planning document that is approved by Council resolution without a Public Hearing. It may contain a range of planning information at the County's discretion. It is typically used to: (a) add new information or detail to an area within an existing ASP, or (b) replace the function of an ASP. A Conceptual Scheme typically addresses smaller areas compared to an ASP.
Conservation by Design	An approach to land subdivision that incorporates consideration of economic, social, and environmental factors. It typically includes: (a) identification of conservation areas, (b) identification of development areas, (c) identification of building sites, and (d) design of roads, trails, and lot lines.
Conservation Easement	A Conservation Easement as defined and enabled by the Alberta Land Stewardship Act Sec 28, as amended.
Conservation Reserve	A Conservation Reserve as defined and enabled by the Municipal Government Act Sec 664.2(1), as amended.

Term	Definition
Country Residential Area	Lands within Parkland County with zoning that allows for Country Residential development.
Country Residential Development	The subdivision of rural lands to create multiple unserviced residential lots in which households are responsible to provide their own on-site water and private sewage systems.
County Initiative	A policy addressed to County Council and Administration, outlining key actions, programs, and commitments that the County government should bring to bear to enable good development.
Crown-claimable Water Body	As identified in the Public Lands Act, the Province of Alberta owns any permanent water bodies, including permanent wetlands. These are referred to as "Crown-claimable" water bodies.
Development	In the Municipal Government Act, development means: a) an excavation or stockpile and the creation of either of them; b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land; c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.
Development Concept Map	A high-level schematic map that outlines key development factors and regional development roles across Parkland County.
Development Policy	A policy that applies to development. It sets out requirements to ensure growth in Parkland County is safe, sustainable, and well-organized.
Eco-tourism	Tourism facilities or activities in natural areas, designed to minimize impact on natural systems while promoting conservation and education.
Environmental Reserve	Lands defined as Environmental Reserve in the Municipal Government Act.

Term	Definition
Environmental Reserve Easement	An easement created for the purposes specified in the Municipal Government Act.
Environmentally Significant Area	An area with important or unique environmental characteristics, as identified in Parkland County's Environmental Conservation Master Plan.
Floodway	A flood hazard designation that represents the area of highest hazard, where design flood flows are deepest, fastest, and most destructive. New development in floodways is typically prohibited.
Growth Hamlet	A hamlet identified by the municipality as a location to accommodate growth, with servicing capacity or the ability to tie into servicing.
Hazardous	Presenting a significant risk of personal injury or property damage occurring during development or use of the land.
High Priority Landscape	An area characterized by overlapping features of ecological importance including Environmentally Significant Areas, wetland complexes, biodiversity hotspots, landscape connectivity, sensitive surface and groundwater features, and sensitive landforms.
High Value Natural Feature	A natural feature considered by Parkland County to have high conservation value.
High Value Wetland	A wetland scoring "Good", "Very Good", or "Excellent", as identified in the Parkland County Wetland Inventory & Historical Loss Assessment.
Infill	Development on previously unused or underutilized land located within an existing developed area.
Land Use Bylaw	The Land Use Bylaw regulates development within Parkland County with a goal of ensuring that neighboring land uses are compatible. The LUB is an important tool to ensure that local development aligns with the County's vision. Land use regulations can help preserve prime agricultural lands, protect environmentally sensitive areas, support diverse economic growth and help families age in place within their community.
Lakefront Residential	An area already designated as Lakefront Residential in the Land Use Bylaw at the time of this Plan or in areas determined by an Area Structure Plan.

Term	Definition
Local Employment Area	An area with a concentration of industrial, commercial, and/or institutional uses that have locally significant business and economic activities and generate a small concentration of employment for the local area; or, rural areas with existing resource-based economic assets resulting in employment in agricultural, mining, or forestry.
Local Plan	A non-statutory plan that describes planning intent for a defined local area. It may supplement or replace of statutory secondary plans in the approval process. In Parkland County, Conceptual Schemes and Master Site Development Plans are examples of Local Plans.
Low Impact Development	A land planning and engineering design approach for managing stormwater runoff. LID emphasizes conservation and use of on-site natural features to protect water quality. This approach implements engineered small scale hydrologic controls to replicate the predevelopment hydrologic regime of watersheds through infiltrating, storing, evaporating, and detaining runoff close to its source.
Major Employment Area	An area with a concentration of industrial, commercial, and/or institutional land uses that have regionally significant business and economic activities and high levels of employment.
Master Site Development Plan	A design proposal for how a large property will look when development and construction is complete, or how a resource/aggregate extraction business will operate. <- these two conditions seem like very different things.
May	The County can choose to apply the policy when and where it is appropriate.
Moderate Value Wetland	A wetlands identified in the Parkland County Wetland Inventory & Historical Loss Assessment as having moderate value.
Municipal Reserve	Lands defined as Municipal Reserve in the Municipal Government Act.
Must	The actions outlined are mandatory and apply to all situations.
Natural Features	Key components of natural systems. They include things like forests and tree-stands, lakes, wetlands, drainage paths, and native vegetation.
Natural Functions	The beneficial processes enabled by natural systems. They keep natural systems vital and provide goods and services that include provisioning services (like raw materials and fresh water), regulating services (like pollination, carbon capture, and microclimates), habitat services (supporting biodiversity) and cultural and spiritual services (enriching the human experience of landscape and place).

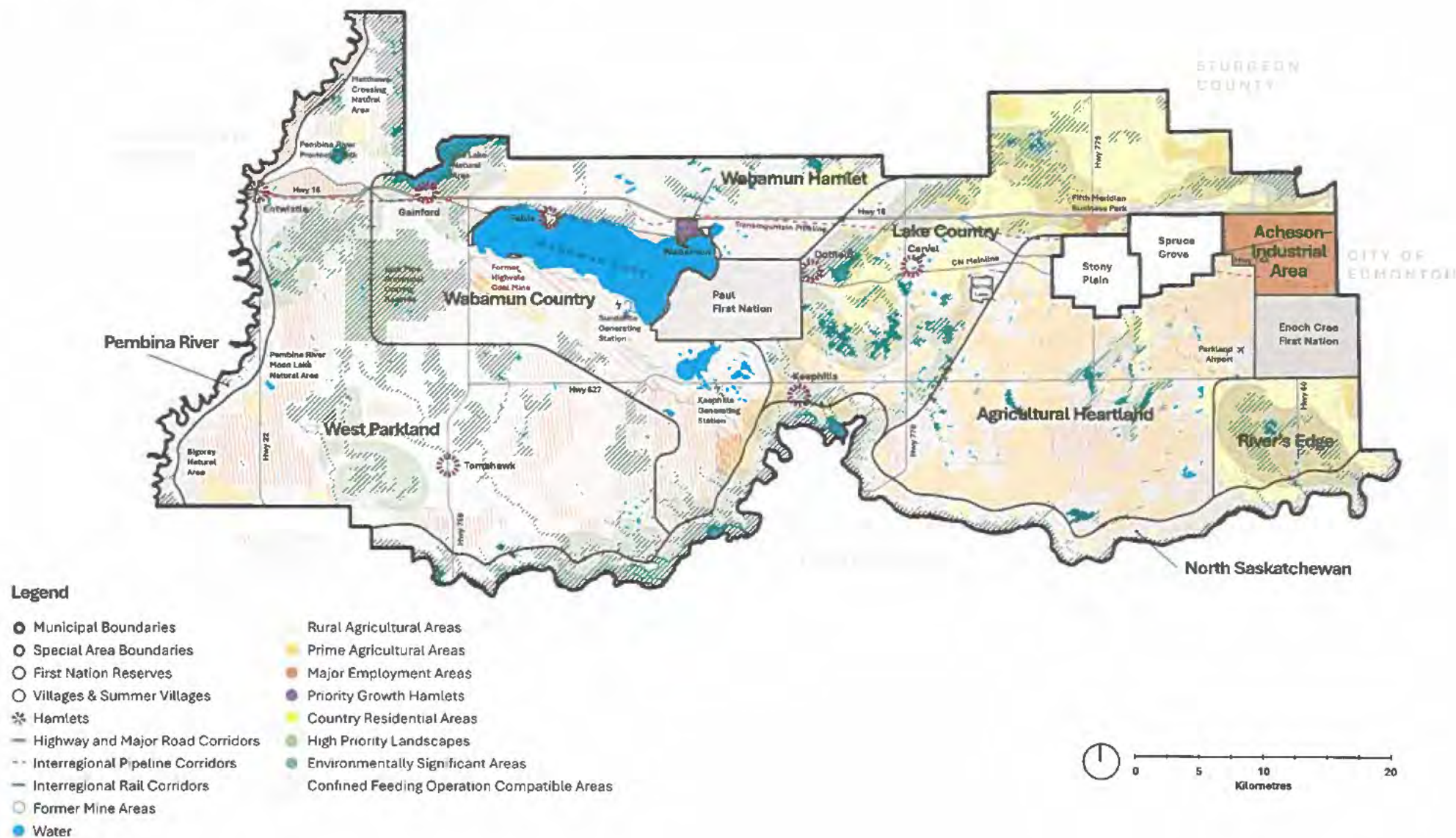
Term	Definition
Nature Positive	Nature-positive means activities and developments that, on balance, protect, conserve, and/or enhance the beneficial functions of the natural features within the County more than they impair, degrade, or nullify them.
On-farm Diversified Use	A secondary use, limited in area to the principal agricultural use, and compatible with the principal agricultural use and agricultural uses in the adjacent area. On-farm diversified uses may include but are not limited to home occupations, agri-tourism uses, and uses that produce value-added agricultural products.
Prime Agricultural Areas	Lands that include Class 2 and 3 soils according to the Land Suitability Rating System (LSRS) used by the Government of Alberta. In the MDP, Prime Agricultural Areas account for Prime Agricultural Lands identified in the Edmonton Metropolitan Region Board's Regional Agriculture Master Plan.
Private Communal Utility System	A shared infrastructure for water or sewage treatment that is owned, operated, and maintained by a private entity rather than a public authority.
Renewable Energy Development	The planning, construction, and operation of facilities and infrastructure that generate energy from renewable resources such as solar, wind, biomass, and hydroelectric power. <- do we need to make this more of a 'utility' definition, to contrast microgeneration?
Renewable Energy Microgeneration	Refers to the small-scale generation of electricity or heat by individuals, small businesses, or small communities focused on meeting their own energy needs. Microgeneration is typically smaller in scale, is owned by individuals, and does not operate commercially or provide energy to the region.
Rural Agricultural Areas	Lands that host a wide range of agricultural operations, rural subdivisions, farmsteads, rural businesses, park, environmental areas, recreational amenities, and other uses. The primary land use is agriculture. Aligns with Policy Area 1 in the Regional Agriculture Master Plan.
Rural Hamlet	A hamlet not classified as a growth hamlet.
Should	A preferred course of action that must be applied unless it is not feasible or an alternative solution meets the policy intent.
Plan Area	A large area designated in the Parkland County MDP Development Concept that plays a unique role in the future of Parkland County.
Subdivision	The division of a parcel of land by an instrument, either a plan of subdivision or an instrument as defined in the Land Titles Act.

Term	Definition
Urban Agriculture	Agricultural activities that occur in a built-up area. May include community and rooftop gardens, edible landscapes in public spaces, and indoor production. Opportunities for urban agriculture in the Acheson Plan Area reflect Policy Area 4 in the Regional Agriculture Master Plan.
Value-added Agricultural Use	A use that adds a process or a service to an agricultural raw material. It may include some form of processing, such as milling, drying, cleaning, sorting, slaughtering, distilling, refining, or direct marketing and distribution.
Water body	Any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to wetlands and aquifers but does not include certain irrigation features. See the Alberta Water Act for the precise definition.
Will	The actions outlined are mandatory and apply to all situations.

5 Appendices

- Appendix A** Mapping Appendix
- Appendix B** What We Heard Reports
- Appendix C** Technical Growth Study

A. Development Concept



Map of Wabamun Country and Surrounding Areas

Legend:

- Municipal Boundaries
- Special Area Boundaries
- First Nation Reserves
- Villages & Summer Villages
- ✱ Hamlets
- Highway and Major Road Corridors
- - - Interregional Pipeline Corridors
- - - Interregional Rail Corridors
- Former Mine Areas
- Water

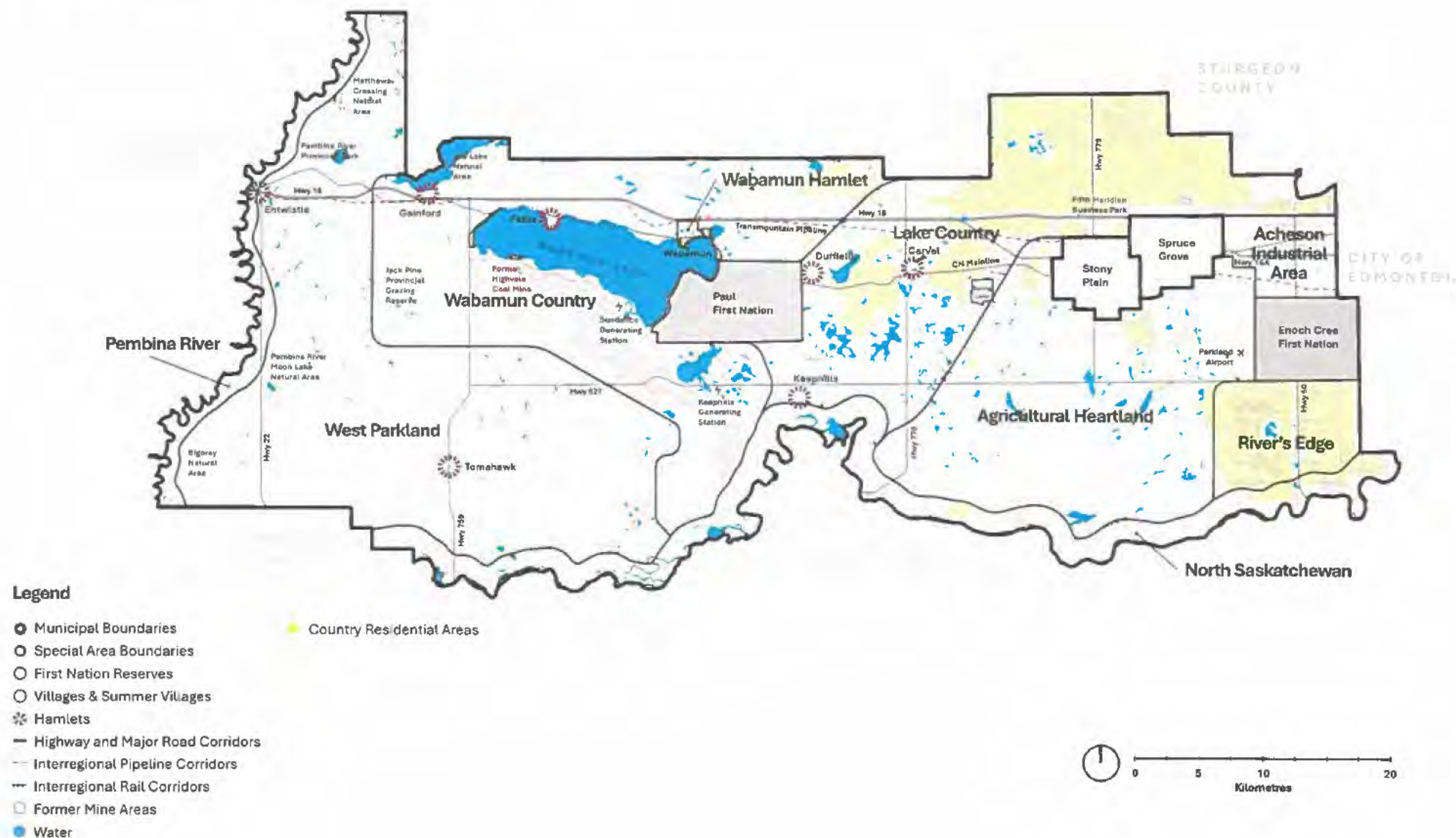
Map Labels:

- Matthews Crossing Natural Area
- Pembina River Provincial Park
- Entwistle
- Highway 16
- Highway 22
- Bigorey Natural Area
- West Parkland
- Tomahawk
- Highway 756
- Wabamun Hamlet
- Wabamun Country
- Formet, Highgate Coal Mine
- Paul First Nation
- Keophtis Generating Station
- Keophtis
- Highway 627
- Lake Country
- Duffield
- Highway 86
- Transmountain Pipeline
- Highway 779
- Highway 778
- Highway 60
- Stony Plain
- Spruce Grove
- Acheson Industrial Area
- Enoch Cree First Nation
- River's Edge
- Agricultural Heartland
- North Saskatchewan
- Sturgeon County

Scale: 0 to 20 Kilometres

Parkland County Municipal Development Plan - Map Appendix

C. Country Residential Areas



The map illustrates the Wabamun Country and its surrounding regions. Key features include:

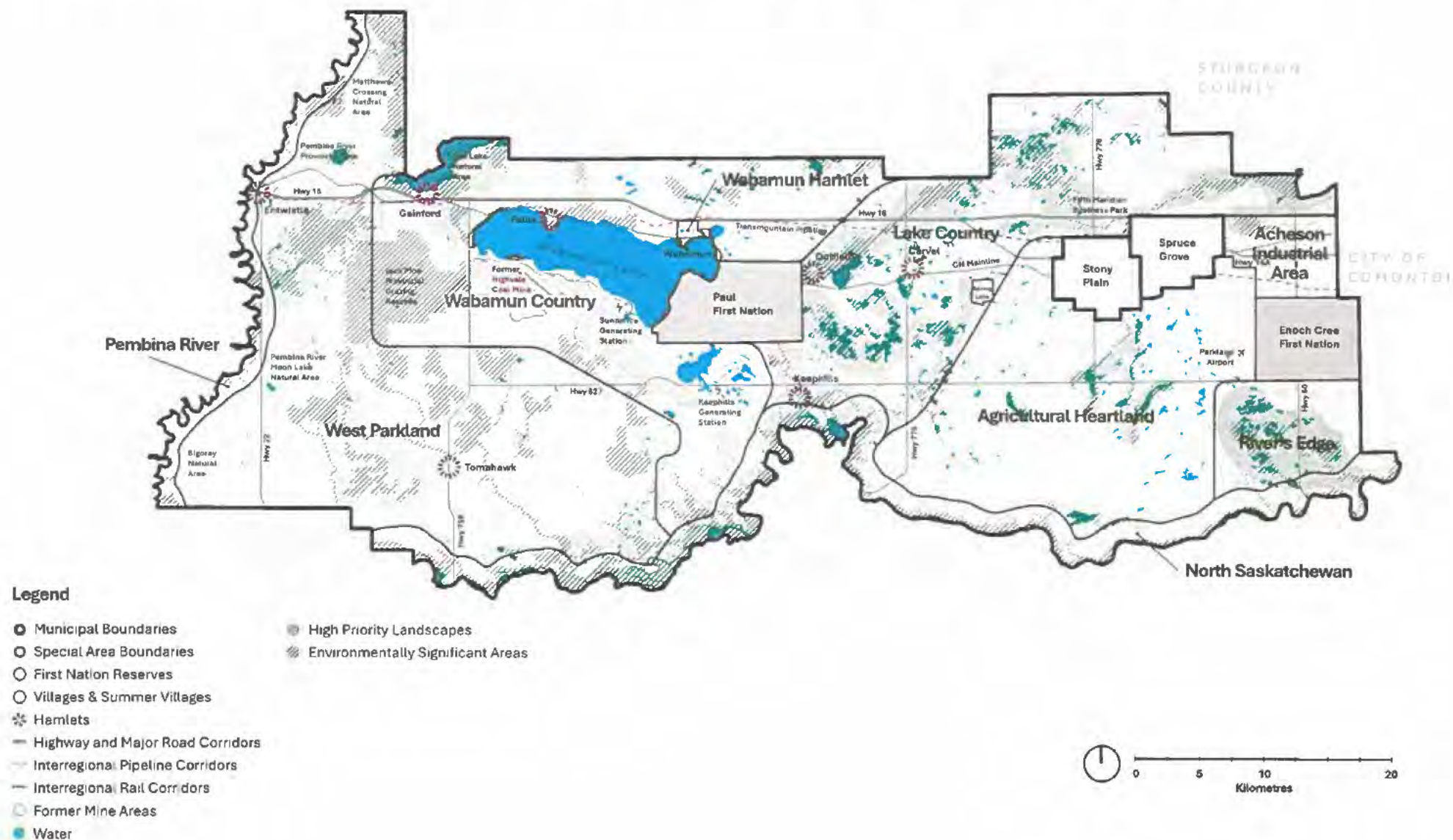
- Geographical Features:** Pembina River, Wabamun Lake, and various smaller lakes and rivers.
- Hamlets and Villages:** Wabamun Hamlet, Gainford, Dufferin, Paul First Nation, and others.
- Land Use Zones:** Rural Agricultural Areas (light green), Prime Agricultural Areas (dark green), and Former Mine Areas (yellow).
- Infrastructure:** Highway and Major Road Corridors (Hwy 16, Hwy 427, Hwy 770, Hwy 778, Hwy 80), Interregional Pipeline Corridors, and Interregional Rail Corridors.
- Other Areas:** West Parkland, Agricultural Heartland, River's Edge, and various First Nation Reserves.

Legend:

- Municipal Boundaries
- Special Area Boundaries
- First Nation Reserves
- Villages & Summer Villages
- ✱ Hamlets
- Highway and Major Road Corridors
- Interregional Pipeline Corridors
- Interregional Rail Corridors
- Former Mine Areas
- Water
- Rural Agricultural Areas
- Prime Agricultural Areas

Scale: 0 to 20 Kilometres.

E. Environmentally Significant Areas & High Priority Landscapes



TAB 4

Google Maps

26199 AB-627

Spruce Grove, Alberta

 Google Street ViewMay 2024 [See more dates](#)

Image capture: May 2024 © 2025 Google

Highway 627 - looking east

Google Maps

26199 AB-627

Spruce Grove, Alberta

 Google Street ViewMay 2024 [See more dates](#)

Image capture: May 2024 © 2025 Google

Highway 627 looking east

Google Maps

26199 AB-627

Spruce Grove, Alberta

 Google Street ViewMay 2024 [See more dates](#)

Image capture: May 2024 © 2025 Google

Highway 627 - looking south

Google Maps

26191 AB-627

Spruce Grove, Alberta

Google Street View

May 2024 [See more dates](#)

Image capture: May 2024 © 2025 Google



Highway 627 - looking west

Google Maps

26199 AB-627



Image capture: May 2024 © 2025 Google



Intersection Highway 627 and RR 262 -
looking west

Google Maps

51529 Range Rd 262



Image capture: Jun 2023 © 2025 Google



RR 262 - looking south

Google Maps

1 Range Rd 262

Spruce Grove, Alberta

Google Street View

Jun 2023 See more dates



Image capture: Jun 2023 © 2025 Google



RR 262 - looking east at existing church



RR 262 - looking north

Google Maps

1 Range Rd 262



Image capture: Jun 2023 © 2025 Google



RR 262 - looking north

Google Maps

51529 Range Rd 262

Spruce Grove, Alberta

Google Street View

Jun 2023 See more dates



Google

Image capture: Jun 2023 © 2025 Google



RR 262 intersection with Highway 627-
looking north

Google Maps

51529 Range Rd 262

Spruce Grove, Alberta

Google Street View

Jun 2023 See more dates



Image capture: Jun 2023 © 2025 Google



RR 262 intersection with Highway 627-
looking north

TAB 5

GraceLife Church Expansion Notification letter

We want to hear from you! GraceLife Church of Edmonton is proposing an expansion to their existing facility and would like to hear public feedback on the proposed plans. You are receiving this notification letter as you are within 800m of 51529A Range Rd 262, Spruce Grove, AB T7Y 1C1.



As per Parkland County's public engagement policy, we are required to seek public feedback on the proposed development prior to the formal development permit application being accepted for review.

The following notification package provides an overview of the proposed expansion. Additionally, an in-person open house will be held on **February 12, 2024** from 6:30-8:30pm at GraceLife Church. See below for more details.

GraceLife Church of Edmonton is proposing an expansion of the existing building by adding:

- Additional 25,000 sq/ft Sanctuary connected with a walkway to the original building
- Additional 25,000 sq/ft Education Centre connected with a walkway to the new sanctuary building
- Development of a full parking lot
- Additional entrance lined up with the entrance at Sunset View Dr.

GraceLife Church has completed a Wetlands Desktop and Field Assessment, Traffic Impact Assessment, and Geotechnical Report. A summary of technical studies is provided below.

Existing Hours of Operation include but are not limited to:

Sunday Worship Service	9:00 am - 2:30 pm
Monday	Closed
Regular Office Hours - Tuesday thru Friday	8:30 am - 4:30 pm
Tuesday - Bible Study	7:00 pm - 9:30 pm
Wednesday - Bible Study	9:30 am - 11:30 am & 6:30 pm - 8:30 pm
Thursday - Bible Study	6:00 pm - 8:00 pm
Friday (bi-weekly) - Bible Study	7:00 pm - 9:30 pm
Saturday (bi-weekly) - Bible Study	7:00 pm - 9:30 pm

Proposed Hours of Operation include but are not limited to:

Sunday Worship Service	9:00 am - 1:00 pm
Monday	Closed
Regular Office Hours - Tuesday thru Friday	8:30 am - 4:30 pm
Tuesday - Bible Study	7:00 pm - 9:30 pm
Wednesday - Bible Study	9:30 am - 11:30 am & 6:30 pm - 8:30 pm
Thursday - Bible Study	6:00 pm - 8:00 pm
Friday (bi-weekly) - Bible Study	7:00 pm - 9:30 pm
Saturday (bi-weekly) - Bible Study	7:00 pm - 9:30 pm

Existing Sunday Church Attendance:

800 - 900 people, split between two services	Average of 355 vehicles
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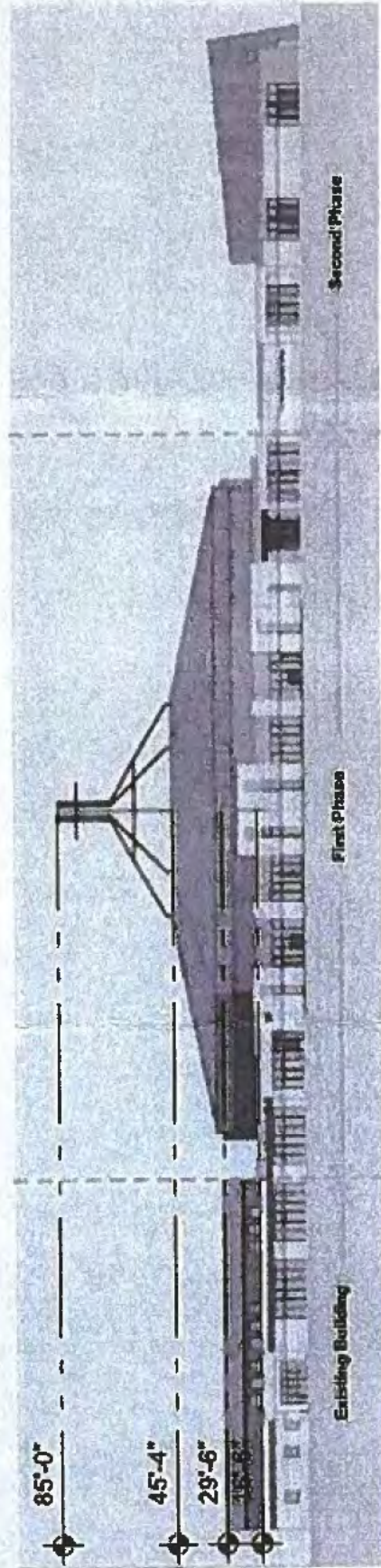
Proposed Sunday Church Attendance:

1200 - 1500 people, attending one service	Average of 480 vehicles
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Aerial View:



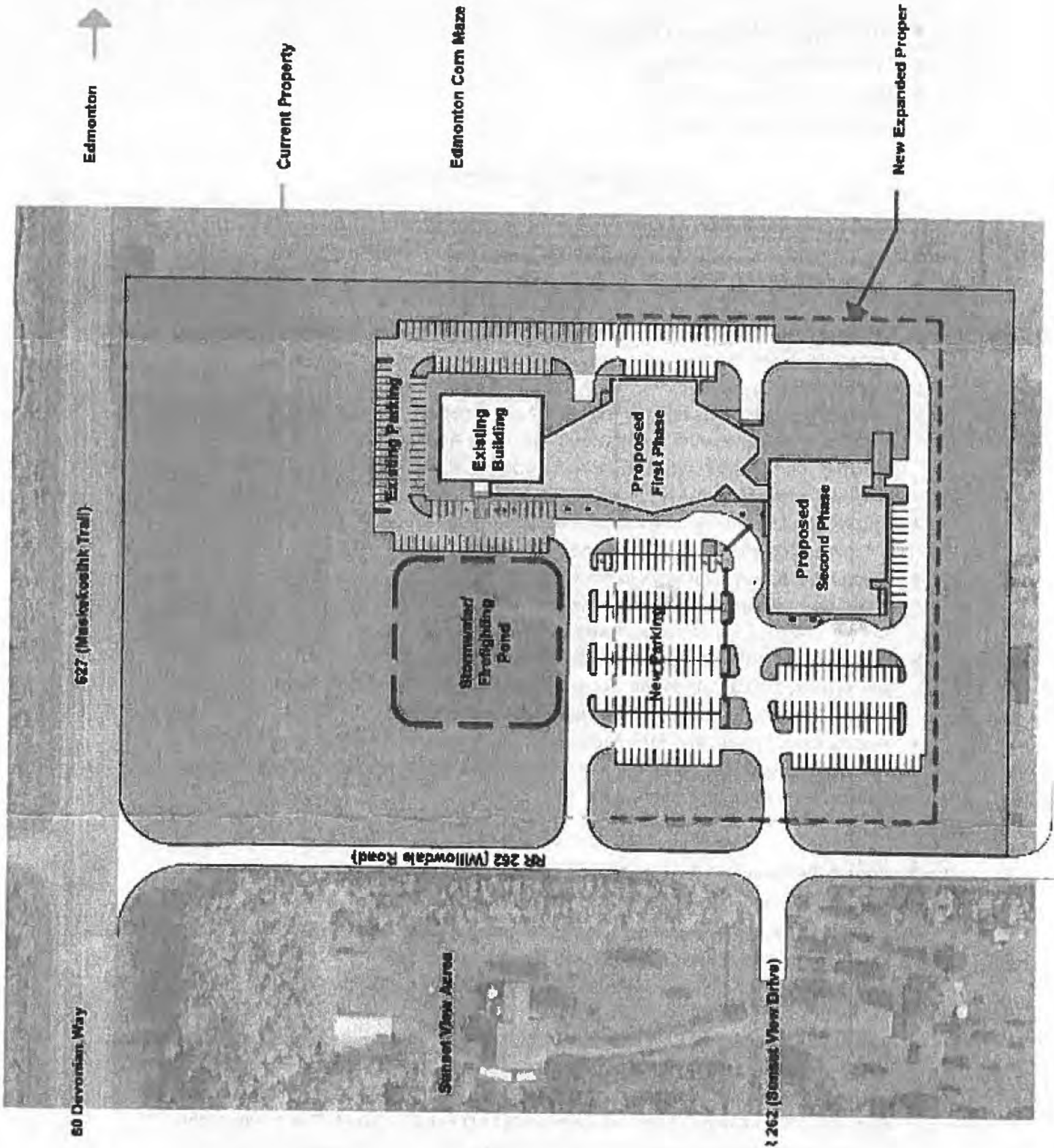
Building Elevations



West Elevation - Building Height



Site Plan



GraceLife Church Building Project Website will include the following:

- *Traffic Impact Assessment Report*
- Wetlands Assessment Report
- PDF of the Presentation
- PDF of the Tri Fold Boards

<https://gracelife.ca/building-project/>

Wetlands Assessment Report Summary

Paragon Soil and Environmental Consulting conducted a field wetland assessment on October 11, 2023.

- Wetland boundaries within the project area that had previously been mapped during the desktop exercise were verified with the wetland described and visually documented by taking photographs and compiling a representative species list, following the process outlined in the *Alberta Wetland Identification and Delineation Direction*. Regulated weed species were also recorded.
- The wetland boundary area and classification were mapped using desktop imagery and confirmed with a field visit.
- A seasonal (Class III) graminoid marsh wetland is present within and east of the project area with an estimated extent of 1.1 ha of the total 2.0 ha revised wetland boundary.
- The seasonal (Class III) wetland identified is subject to the authorization under the *Water Act* and wetland replacement considerations would be subject to authorization under the *Alberta Wetland Policy*.
- Alberta Environment and Protected Areas (AEP) assigned a Value of "D" to the wetland
- GraceLife Church will be submitting a Water Assessment Impact Report to Alberta Environment and Protected Areas.
- Results from the WAIR report could take up to one year.



Traffic Impact Assessment Report Summary

Hwy 627:04 (Garden Valley Rd) & Rge. Rd 262 (Willowdale Rd)

- The Traffic Impact Assessment was approved by Alberta Transportation and they are now reviewing the Roadside Development Permit Application.
- The capacity analysis was performed for the intersection for the 100th highest hour for the AM peak and PM peak for years 2044.
- The results indicate that a level of service of "A" is maintained for eastbound traffic on highway 627:04 for the next 20 years. This confirms that the left turns onto Rge. Rd. 262 does not impact through traffic going eastbound on highway 627:04. For left turns out of Rge. Rd. 262, the level of service drops only to D and E in 2044. This is where the intersection may be approaching the requirement for traffic signals and should be

reviewed at that time.

- Since the development is not projected to add any traffic during the peak hours of traffic, improvements to the intersection are not recommended for the approval of this project and the development does not add any additional traffic during the peak hours of traffic flow to make the level of service worsen any quicker.
- This local roadway appears to be adequate as a local road in providing access to the proposed development.
- The proposed development comprises an expansion to the existing church site with the addition of a Sanctuary building and Education Centre. The expansion includes a larger parking lot and stormwater management pond. Access to the site would be made utilizing two new access roads.
- Overall the increase in traffic for this site could be summarized to add 80 trips per day on average. On Wednesdays the traffic volume peaks at approximately 140 trips in and out for the whole day and on Mondays and every second Friday and Saturday, there may be no additional trips.
- It is important to note that none of the increased activities and additional traffic generation will occur during weekday peak hours.
- The turn capacity for West Bound to South Bound traffic is sufficient for the next 20 years during the off-peak hours and evening hours when the addition to the church site is to be mainly used.
- The proposed development does not impact the existing transportation infrastructure at highway 672 and Range road 262 intersections from 2024 to 2044.

Frequently Asked Questions

Has a development permit application been submitted to Parkland County? Yes, as per Parkland County's public engagement policy, the public is given the opportunity to provide feedback on the proposal prior to the application being reviewed. We will be submitting a Public Engagement Summary to Parkland County once the feedback period has ended.

Has Alberta Transportation been engaged on the proposed expansion? Yes, as per Alberta Transportation requirements, we have conducted and completed a Traffic Impact Assessment which has been submitted to Alberta Transportation. We have also applied for a roadside development permit. The TIA summary can be viewed by clicking on the link provided above.

How will this impact Range Road 262? Overall, the increase in traffic for this development could be summarized to add 80 trips per day on average. It is important to note that none of the increased activities and additional traffic generation will occur during the weekday peak hours. The proposed development does not impact the existing transportation infrastructure at highway 672 and Range road 262 intersections from 2024 to 2044.

How will my comments be used? Comments will be reviewed and taken into consideration when finalizing building plans. We will be submitting a Public Engagement Summary to Parkland County for review and all comments submitting regarding the expansion will be provided to the Parkland County Planning and Development team at that time.

Public Engagement Night (Open House)

Monday, February 12, 2024 6:30 - 8:30 pm



Feedback Form QR code - Open until February 26, 2024 at 9:00 am

A paper copy is also included below and can be returned in the following ways:

Email: jen@chomiakbuilds.com

Mail: 51529A Range Rd 262, Spruce Grove, AB T7Y 1B3

Open house drop off: February 12, 2024 between 6:30 - 8:30 pm

Submitting the google form by scanning the QR code above

Feedback Contact:

Phone: (780) 246-5548

Email: jen@chomiakbuilds.com

Feedback on the project will be accepted until February 26, 2024. Following this date, we will be reviewing and compiling all comments into a public engagement summary which will be submitted to Parkland County. This public engagement summary will include all comments received on the proposed development as well as any changes to the site design and/or operational details as a result of the comments.

We value your feedback and are excited to discuss the planned expansion with you.

GraceLife Church Expansion Feedback Form

The form can be returned in the following ways:

- Email: jen@chomiakbuilds.com
- Mail: 51529A Range Rd 262, Spruce Grove, AB T7Y 1B3
- Open house drop off: February 12, 2024 between 6:30 - 8:30 pm
- Submitting the google form by scanning the QR code above

Personal information is optional. You may choose to provide all or none of the information in the columns below:

First Name	Last Name	Address	Subdivision	Postal Code

If you would like to be contacted regarding a question you may have please provide an email or phone number: _____

Questions	Yes	No
Do you have concerns regarding the project?	☐	☐
Do you have concerns regarding traffic?	☐	☐
Do you have concerns regarding noise?	☐	☐
Do you have concerns regarding any environmental impact?	☐	☐

Additional Comments

Changes to the project based on public feedback may occur.

Feedback provided will be summarized and shared in a report with Parkland County Planning and Development Services. All comments submitted via email, scan, mail or drop off will also be provided. Personal information will be kept confidential and will not be shared publicly. We protect personal information in a manner appropriate for the sensitivity of the information. We make every reasonable effort to prevent any loss, misuse, disclosure or modification of personal information, as well as any unauthorized access to personal information.

TAB 6

Google Maps

Range Rd 262

Spruce Grove, Alberta

Google Street View

Jun 2023 See more dates



Image capture: Jun 2023 © 2025 Google



RR 262

- north access to residential subdivision
- looking west

Google Maps

13 Sunset View Dr

Spruce Grove, Alberta

Google Street View

Oct 2022 See more dates



Image capture: Oct 2022 © 2025 Google



Sunset View subdivision

Google Maps

9 51528 Range Rd 262

Spruce Grove, Alberta

Google Street View

Oct 2022 See more dates



Google

Image capture: Oct 2022 © 2025 Google



sunset view subdivision

TAB 7



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 50 m



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2025 Google 200 m



Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Map data ©2025 Google 200 m

TAB 8

Alberta Statutes

Municipal Government Act

Part 17 — Planning and Development (ss. 616-708)

Division 10 — Subdivision and Development Appeals

Development Appeals [Heading added 2016, c. 24, s. 126.]

KeyCite treatment

Most Recently Cited in: Landry v. Rocky View County (Subdivision and Development Appeal Board), 2025 ABCA 34, 2025 CarswellAlta 206 | (Alta. C.A., Feb 5, 2025)

R.S.A. 2000, c. M-26, s. 687

s 687. Hearing and decision

Currency

687.Hearing and decision

687(1) At a hearing under section 686, the board hearing the appeal must hear

- (a) the appellant or any person acting on behalf of the appellant,
- (b) the development authority from whose order, decision or development permit the appeal is made, or a person acting on behalf of the development authority,
- (c) any other person who was given notice of the hearing and who wishes to be heard, or a person acting on behalf of that person, and
- (d) any other person who claims to be affected by the order, decision or permit and that the subdivision and development appeal board agrees to hear, or a person acting on behalf of that person.

687(2) The board hearing the appeal referred to in subsection (1) must give its decision in writing together with reasons for the decision within 15 days after concluding the hearing.

687(3) In determining an appeal, the board hearing the appeal referred to in subsection (1)

- (a) [Repealed 2020, c. 39, s. 10(52)(c)(ii).]
- (a.1) must comply with any applicable land use policies;

(a.2) subject to section 638, must comply with any applicable statutory plans;

(a.3) subject to clauses (a.4) and (d), must comply with any land use bylaw in effect;

(a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

(b) must have regard to but is not bound by the subdivision and development regulations;

(c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

(d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

(i) the proposed development would not

(A) unduly interfere with the amenities of the neighbourhood, or

(B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

(ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

687(4) In the case of an appeal of the deemed refusal of an application under section 683.1(8), the board must determine whether the documents and information that the applicant provided met the requirements of section 683.1(2).

Amendment History

2009, c. A-26.8, s. 83(13); 2015, c. 8, s. 74; 2017, c. 21, s. 28(5); 2018, c. 11, s. 13(10); 2020, c. 39, s. 10(52)

Currency

Alberta Current to Gazette Vol. 120:22 (November 30, 2024)

**End of
Document**

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TAB 9

Rossdale Community League (1974) v. Edmonton (City)..., 2009 ABCA 261, 2009...
 2009 ABCA 261, 2009 CarswellAlta 1116, [2009] A.W.L.D. 3307, 179 A.C.W.S. (3d) 944...

KeyCite treatment

Most Negative Treatment: Check subsequent history and related treatments.

2009 ABCA 261
 Alberta Court of Appeal

Rossdale Community League (1974) v. Edmonton (City) (Subdivision & Development
 Appeal Board)

2009 CarswellAlta 1116, 2009 ABCA 261, [2009] A.W.L.D. 3307, 179 A.C.W.S. (3d) 944, 60
 M.P.L.R. (4th) 52

**The Rossdale Community League (1974) (Appellant / Applicant) and City of Edmonton
 Subdivision and Development and Appeal Board and the City of Edmonton
 (Respondents / Respondents)**

Carole Conrad, Ronald Berger, Patricia Rowbotham JJ.A.

Heard: May 26, 2009
 Judgment: July 30, 2009
 Docket: Edmonton Appeal 0803-0078-AC

Counsel: W.W. Barclay for Appellant / Applicant
 D.S. Woo, M.S. Young, J.C. Johnson for Respondent, The City of Edmonton

Subject: Public; Property; Municipal

Related Abridgment Classifications

Municipal law
 XV Development control
 XV.4 Development permits
 XV.4.f Miscellaneous

Headnote

Municipal law --- Development control — Development permits — Miscellaneous
 City obtained development permit to construct interior alterations and continue to operate
 protective and emergency services on parcel of land for which city was unable to locate permit
 for parcel's existing and former uses — Zoning of parcel included discretionary use of

Rossdale Community League (1974) v. Edmonton (City)..., 2009 ABCA 261, 2009...

2009 ABCA 261, 2009 CarswellAlta 1116, [2009] A.W.L.D. 3307, 179 A.C.W.S. (3d) 944...

protective and emergency services and referred to local distribution of services — Local community league appealed issuance of development permit to city claiming that city's intended uses of park ranger services and trail maintenance services could not be considered as included in protective and emergency services — Subdivision and Development Appeal Board (SDAB) dismissed appeal — Local community league appealed further, questioning scope of continued operation of protective and emergency services as contemplated by development permit, which was silent in this regard — Parties agreed that parcel had been used over time for fire training and river rescue but disagreed as to whether it could be used for park ranger and river valley trail maintenance — Appeal allowed and decision of SDAB was set aside — City's stated intention, if carried out, would represent material change in usage — Also, given city's acknowledgment that there would be intensification of use of site, development permit as drafted could not be sustained — Protective and emergency services was not use in and of itself that would confer on city right to engage in any different or intensified use so long as it is protective and emergency service — Object and purpose of discretionary use is to allow development authority to assess particular type and character of use involved, including intensity and compatibility with adjacent uses — SDAB failed to consider such factors — Also, although activities of park ranger properly fell within rubric of protective and emergency services, development permit did not articulate whether scope or extent of these services was local.

Table of Authorities

Statutes considered:

Municipal Government Act, R.S.A. 2000, c. M-26

s. 616(b)(iii) — considered

s. 616(b)(iv) — considered

s. 683 — considered

Words and phrases considered:

discretionary use

The object and purpose of a discretionary use [in s.7.1(3)(b) of City of Edmonton Zoning Bylaw No. 12,800, Section 540] is to allow the development authority to assess the particular type and character of the use involved, including its intensity and its compatibility with adjacent uses.

APPEAL by community league from decision of Subdivision and Development Appeal Board dismissing league's appeal of issuance of development permit to city.

Rosdale Community League (1974) v. Edmonton (City)...., 2009 ABCA 261, 2009...
 2009 ABCA 261, 2009 CarswellAlta 1116, [2009] A.W.L.D. 3307, 179 A.C.W.S. (3d) 944...

Per curiam:

- 1 The City of Edmonton obtained a development permit "to construct interior alterations and continue to operate Protective and Emergency Services" on a parcel for which the City is unable to locate a permit for the parcel's existing and former uses.
- 2 The parcel is zoned "A" or "Metropolitan Recreation Zone".
- 3 The zoning of "Metropolitan Recreation Zone" includes a discretionary use of "Protective and Emergency Services" (City of Edmonton Zoning Bylaw No. 12,800, Section 540).
- 4 Section 7.1(3)(b) of the Zoning Bylaw provides as follows:

The following guidelines shall be applied in interpreting the Use Class definitions:

.
 b. where a specific use does not conform to the wording of any Use Class definition or generally conforms to the wording of two or more Use Class definitions, the Development Officer may, in his discretion, deem that the use conforms to and is included in that Use Class which he considers to be the most appropriate in character and purpose. In such a case, the use shall be considered a Discretionary Use, whether or not the Use Class is listed as Permitted or Discretionary within the applicable Zone;

- 5 Pursuant to s. 7.7(8) of the Bylaw, the discretionary use of "Protective and Emergency Services" is defined to mean:

8. Protective and Emergency Services means development which is required for the public protection of persons and property from injury, harm or damage together with the incidental storage of equipment and vehicles, which is necessary for the local distribution of utility services. Typical Uses include police stations, fire stations and ancillary training facilities.

[emphasis added]

- 6 Section 683 of the *Municipal Government Act*, RSA 2000, c. M-26 requires that a development permit be obtained for all developments.
- 7 Subsections 616(b)(iii) and (iv) of the Act define a "development" as follows:

(iii) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or

Rossdale Community League (1974) v. Edmonton (City)...., 2009 ABCA 261, 2009...

2009 ABCA 261, 2009 CarswellAlta 1116, [2009] A.W.L.D. 3307, 179 A.C.W.S. (3d) 944...

(iv) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

8 The Appellant appealed the issuance of the development permit to the SDAB. It argues that, since there is no evidence of an existing development permit, there could be no request to continue a permit for Protective and Emergency Services, particularly fire training and river rescue services. Moreover, it contends that the City's intended uses of "park ranger" services and "trail maintenance" services cannot be considered as included in "Protective and Emergency Services".

9 By decision dated February 22, 2008, the SDAB found *inter alia* that, while the usage (e.g. fire training) has changed over time, the Discretionary Use of Protective and Emergency Services has been in place for over fifty years on the lands. Moreover, the SDAB concluded that "[a]s outlined in Section 7.1(3)(b) of the Zoning Bylaw, the Use Class of Protective and Emergency Services is most appropriate in character and purpose in incorporating the activities of Park Rangers and Trail Maintenance on this site." The SDAB dismissed the appeal: A.B. Digest, Vol. 1, F6.

10 That which is in issue in this appeal is the scope of the continued operation of Protective and Emergency Services as contemplated by the development permit. The permit itself is silent in that regard.

11 The parties agree that the parcel had been used over time for "fire training" and "river rescue". The question to be decided is whether the development permit authorizes the City to operate "park ranger" and river valley "trail maintenance" from the parcel. That is the stated intention of the City.

12 Also to be decided is whether that stated intention, if carried out, represents a material change in usage. In our opinion, it does. In addition, given the City's acknowledgment that there would be an intensification of use of this site, the development permit, drafted as it is without qualification or conditions, and without examination of the planning issues that such changes might engage, cannot be sustained.

13 In our opinion, "Protective and Emergency Services" is not a use in and of itself that would confer upon the City *carte blanche* to engage in any different or intensified use so long as it is a "protective and emergency service".

14 The object and purpose of a discretionary use is to allow the development authority to assess the particular type and character of the use involved, including its intensity and its compatibility with adjacent uses. The SDAB failed to consider such factors.

15 That said, the record before us, supplemented by oral argument, establishes that use of

Rossdale Community League (1974) v. Edmonton (City)...., 2009 ABCA 261, 2009...

2009 ABCA 261, 2009 CarswellAlta 1116, [2009] A.W.L.D. 3307, 179 A.C.W.S. (3d) 944...

the parcel in question to accommodate the activities of "park rangers" is, mindful of their duties and responsibilities, a use that properly falls within the rubric of "Protective and Emergency Services". We note, however, that s. 7.7(8) of the Bylaw speaks of *local* distribution of services. The development permit does not articulate the scope or extent of the services in question and the SDAB did not address the issue.

16 The appeal is allowed. The decision of the SDAB is set aside. The matter is remitted to the Board for reconsideration in accordance with this judgment. In that regard, and by way of assistance to the SDAB, we declare that the legislative framework authorizes use of the parcel for "river rescue", "fire training", and the activities of "park rangers". It does not authorize the City of Edmonton to use the parcel for "trail maintenance".

Appeal allowed.

**End of
Document**

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TAB 10

Institutional Use Building Size Comparison in Woodbend – Graminia ASP

Grace Life Church Expansion



Graminia School K-9

Graminia Hall

Clymont Hall

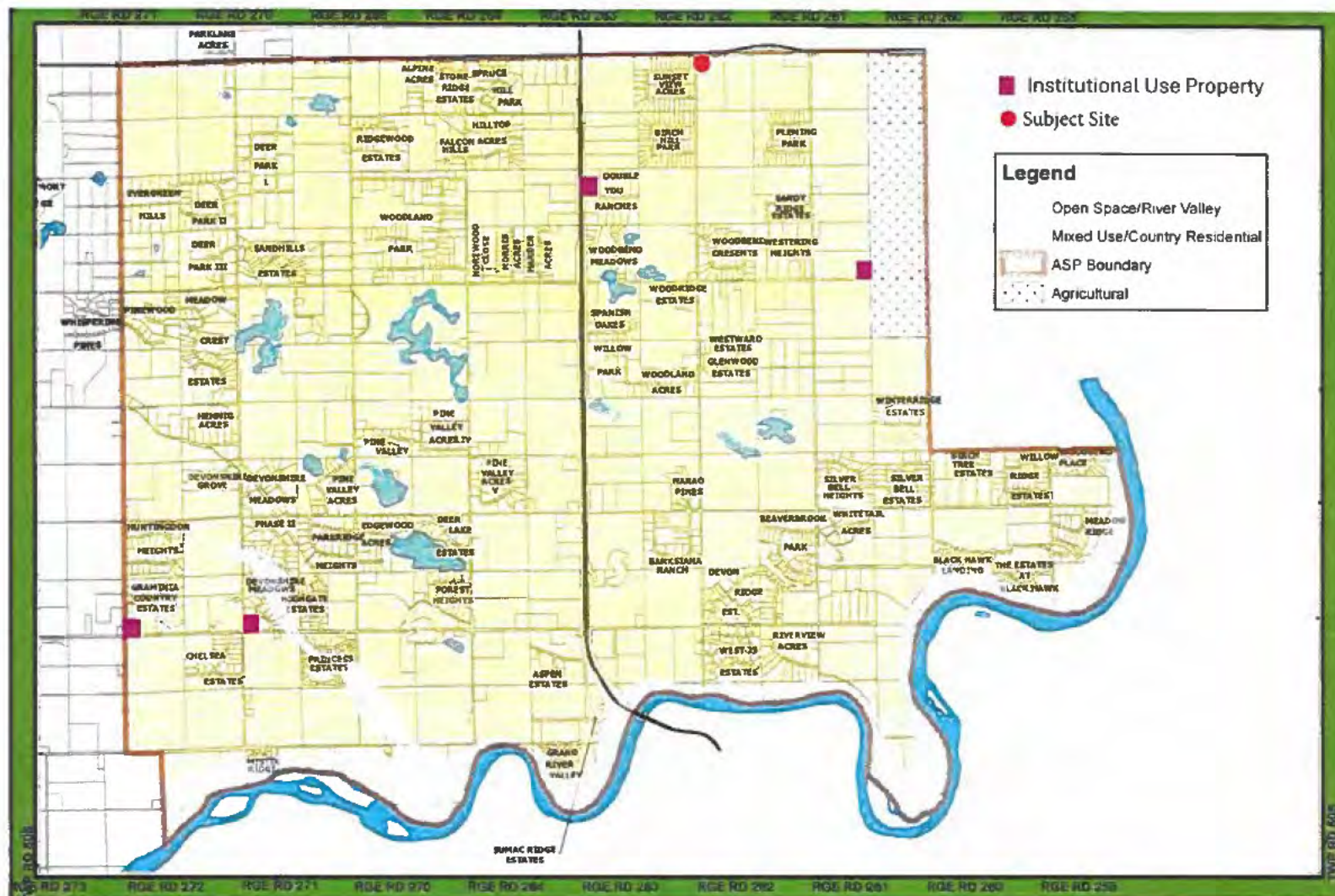
Woodbend Hall

To Scale

Institutional Use Property Comparison In Woodbend - Graminia ASP



To Scale



TAB 11

**Mega Church Comparison
Edmonton & Area**



TAB 12

Petition against Grace Life Church Expansion



The Learning Center (far right in the picture) will be home to 13 classrooms and a full-sized gymnasium. Or in other words kindergarten to grade 12. When working at full capacity they will have upwards of 450 staff and students attending 5 days a week then Saturday classes are also planned. The cars in this drawing are not to scale and there will be at least 10 times the number of cars. At peak capacity these buildings will hold up to 2500 people or more.

THE COMMUNITIES' REASONS FOR OPPOSITION

1. Increased daily traffic at this rural intersection
2. Traffic lights will most likely be needed causing delays
3. Increased infrastructure costs to expand roads
4. Increased daily noise pollution
5. Increased first responder costs
6. Headaches related to heavy construction
7. Lack of taxation/tax exemption to fund ongoing needs
8. Increased taxation on residents of Parkland County
9. Negative environmental impact (water & sewage)
10. Negative overall impact on those closest to the expansion (Willowdale RV, The Edmonton Corn Maze, Sunset View Acres, Birch Hill Acres and Enoch Cree Nation)

Please Sign Petition: <https://form.jotform.com/250085288513054>

Contact Email: stopgracelife@gmail.com



Friday, January 10, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Russell Johnston

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Since GraceLife Church first relocated to its current location they have proven to be disrespectful member of the community.

Road Impacts

With the proposed expansion, a traffic study has been completed on the impact to traffic flows, but the impacts to the road infrastructure appears to be ignored. With an expansion of this size the number of trips by large vehicles to support the facility construction as well as ongoing support vehicles such as septic pump trucks will increase the load on the road resulting in increased infrastructure spend by the county to support the maintenance of the range road. To date since opening the range road between highway 627 and the GraceLife entrance has seen increased traffic, and the condition of the road has deteriorated. As this is a public county road the maintenance falls to the county to maintain this road at the cost to the county.

Further to this as part of the feedback session on the 12th they informed us that they plan to ask for rezoning of the area to support a christian school. This changes the traffic patterns from the current ones they shared with the community in the initial notice. Additionally, during the same feedback session they mentioned initially planned growth of double their attendance, but they also mentioned they expect that

number to double further following the construction meaning there could be an increase to nearly 1000 vehicles. This calls into question that the road assessment is not accurate and that the desires of the church have not been either fully disclosed or fully accounted for in any assessment.

Well Water

The assessment that was performed only took into account a wetlands assessment. While I do not support the relocation of precious wetlands in Alberta the issue of well water access is of greater concern. It has been explained that the planned expansion will be serviced by well water which is of greater concern to the local neighbors. Today our home is serviced by a well we are a two person household and it has served us well. The challenge is we have seen multiple years of drought and with the years recent low snow accumulation it is foreseeable that the water table will lower in addition we have had many years of very hard iron water which if the table lowers it is conceivable that the mineral content in the water we have will change further requiring additional filtration. The expansion proposed will increase the load on the underground water system and will directly impact the neighbors. Lower water pressure, increased cost to maintain water quality in our homes is not something the church has accounted for and will end up hitting our own bank accounts in the future.

Taxes

Probably the biggest issue with this expansion is that during the feedback session on the 12th it was disclosed that only a small portion of these members are residents of Parkland County. This is troubling that the majority of these members are from the City of Edmonton and other jurisdictions. As a place of worship, they are exempt from taxes as they are perceived to deliver a service to the community. Unlike the City of Edmonton there are not a lot of public services directly in the county due to the rural nature and is not abnormal, therefore there are limited services that they can offer. Since they relocated out of Edmonton the Church has not once met any of the neighbors, knocked on my door and introduced themselves to the community. They have instead caused an event that increased traffic, police presence, and effectively lived free from supporting the county. In the sense of a public service they provide zero and benefit. It is easily conceived that GraceLife Church moved to the edge of the City of Edmonton to the county to benefit from open space that likely was donated or sold at below cost, while benefiting the City of Edmonton and not Parkland County. In the corporate world this could be viewed as a tax haven. While they may not be for profit they are clearly operating more inline with a corporation than as a public service. If this expansion is approved, we will see roads that need increased maintaining, increased traffic bringing increased risk of accidents involving more police services hours associated with its practices. All these services are at the cost of the neighbors that have been already abused once by their activities.

Construction Concerns

I have a number of issues with the proposed building that include the oversized height that was admitted during the session that the height is not required. The addition of a second entrance driveway they argue eases traffic but in fact will do zero to address the traffic as two entrances on to a two lane road does not change the capacity of the range road. They are planning an excessive amount of construction to be serviced by a water reservoir to be used for firefighting efforts if needed but no internal sprinkler system. The argument that was presented was that because they are separate buildings that are under a specified size there is no requirement for sprinkler systems, but the buildings are connected by enclosed structures meaning that they need to be viewed as a single building as they will have connected walls, power, gas that are enclosed. If there was an emergency not only would they put those in harm that are within the facility but those that live nearby could be exposed due to the rural nature of the community fire could travel across the dry crops and nearby trees and damage large areas of the community.

Public Safety

During the pandemic regardless of personal sentiment towards government policy that was implemented restrictions on gathering, GraceLife Church demonstrated a lack of respect for law. By failing to abide by the government policy they forced AHS to take action and block the facility. This created a scenario in that a demonstration by various supporters outside around the facility. This required 24x7 security and on-site police presence for many weeks. During the initial demonstration they disrupted not only the local communities by blocking roadways but also were cases of disrespect to our first nations community of

Enoch. This entire situation was created by the actions of GraceLife Church. At the feedback session on the 12th GraceLife Church was pressed for how they believe they are above the law and can not see the damage the did to the local communities peace. No one asked them not to worship they were asked to meet safely, they could have easily scheduled additional times of worship and supported online gathering. Many other churches locally and around the world managed to meet the needs of their parishioners without impacting their local communities. We also acknowledge that many of the people that gathered where not members of the church the issue is that the pastor could have simply asked those that choose to support their cause to gather and meet at the legislator or engage their local government representatives. By not thinking of the impact, they have created for the local community demonstrates that they have no respect for laws or the community.

Since the opening of GraceLife Church many of their members do not abide by basic traffic laws. We have personally shared our concerns with GraceLife Church that many of there members fail to yield to traffic on range road 262 and have on numerous occasions have turned in front of on-coming traffic. We have expressed a simple solution to have a stop sign installed to advise their members to stop. They have ignored this concern. Thankfully to date an incident has not occurred but with their assumed growth from 355 vehicles to 480 vehicles the risk will increase. Now this has been recently addressed, but this recent action only shows that unless something benefits them directly, they have no respect for the asks of the local community.

April 11, 2021 at 11:06am I sent an email to the office@gracelife.ca that along with expressing great disappointment with the lack of respect from the gathering due to the AHS action, I also expressed the concern regarding the need for educating their members and install a stop sign. This outreach was completely ignored with no response.

To close, me and my wife choose parkland county for the open space and quiet community, with the planned development this will change the fabric of the community open increase the amount of people on our local roads, all at a cost only to ourselves once the construction is completed as the lack of community engagement previously, and there exempt status from taxes, means that we will continue to pay for something we have zero support in. I hope the county reviews all the community's comments and denies this development.

Would you like to receive updates about this petition?

Yes

Signature



Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Saturday, January 11, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Dayna Pannebaker

Address

Soruce Grove, Ab, T7y1c1

Email Address

mobile Number

Reason for Opposition

Resident of the subdivision neighbouring the church expansion.

Concerns - increased traffic. Already very high. Fatality on RR262 a few years back. Major bus route for numerous school divisions. When Corn maze is open traffic increase almost triples. Now with a church congregation potentially doubling traffic will be horrific entering and leaving RR262 to hwy 627. There are many accidents on 627 to begin with (especially at hwy 60) - how does parkland county plan to manage this increase of traffic

Concern over increase to taxes for parkland county. The majority of the residents of grace life church do not reside in parkland county. However with the expansion - traffic lights, road repairs, etc will be needed. Who will cover this cost. It is my understanding churches also do not pay property taxes so Grace Life will not be contributing to anything within Parkland county that revenue is required to sustain

Environmental assessment. As mentioned we will across the street and when that land was disrupted a few years back with the RV storage our neighbour lot flooded. They had to pump the water out and additional digging was completed the following year to assist with the flooding. How can you ensure my home and property will not flood - including the ditches which already retain water yearly in our subdivision (sunset view acres)

Additional traffic and outside community members in the area leads to additional crime. With more traffic and attention to the area - our community which already sees many break-ins - both residential, mailboxes, business shops will be at higher risk.

I would also like to make a mention of the failure to follow the lockdown restrictions. This directly impacted my family for many weeks due to protests, me having to show ID to enter and exit my own subdivision, urination and litter all throughout the ditches on RR262, hostile individuals stopping me from getting or leaving home by banging my car windows. This is the same congregation they wish to double in size.

Although they say there traffic increase will only be limited days, I suggested a Parkland county official come out during the week to see their facility in full use (not just Sundays). I believe their numbers submitted are false and the facility will be used more frequently

Would you like to receive updates about this petition?

Yes

Signature



Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Saturday, January 11, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Melanie Currie

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

My husband and I have significant concerns regarding the proposed expansion of Grace Life Church which is directly adjacent to the subdivision we reside in. We have lived in Sunset View Acres since 2008 and have enjoyed the tranquil and peaceful environment that our community has offered. We are all excellent neighbors who help each other out any time any one of us is in need.

Although we were never notified of the initial Grace Life church build we generally had no concerns regarding the presence of a quiet community based religious facility of any denomination. However, that all changed after 2020 when we realized what Grace Life was preaching. We are concerned that Grace Life Church in our community has created an unwelcome presence promoting intolerance and attracting a congregation that defies law and order to suit their own beliefs. They are known to be supported by the Grace Community Church of Sun Valley California with its right-wing beliefs which includes intolerance to LGBTQ2S, recommending women remain with their abusive husbands and defying public health orders.

We were extremely upset by Grace Life Church's unwillingness to protect the public in the setting of their own religious beliefs. Their defiance of Public Health orders in the COVID 19 crisis helped them become more attractive to far right wing conservatives thus expanding their congregation – increasing their small church population to over a thousand in a short period of time. Most of these are likely members from outside of Parkland County. They created such an unsafe environment in our community that we had our

roads closed down in 2021 with RCMP called in to protect us due to dangerous protestors coming to defy Public Health Orders.

We are also concerned about the expansion increasing traffic further on Range Road 262 causing the road to break down. As well with the number of cars with a proposed school in the future we would expect that traffic access out of our subdivision would be significantly limited.

We understand that Grace Life is currently using a closed fresh water and sewage system that requires heavy trucking. It would be expected that our road will be damaged even further with the proposed expansion to their facility increasing the number of vehicles and heavy water/waste trucks required. Alternatively, if they changed to a well and open septic system then we would expect that the size of the new facility would have a detrimental impact on our current residential water table.

Lastly, we feel that the new architectural design to improve the utilitarian esthetic of the current Grace Life church with an 85 foot spire and multiple buildings is more suitable for a city community rather than a rural community. We are shocked that Parkland County would approve this use on what was This use is on an area that was previously farmland.

All of these concerns have the potential to negatively impact our property values in the future. We would ask that Parkland County deny the application for this proposed expansion of Grace Life Church.

Would you like to receive updates about this petition?

Yes

Signature



Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Sunday, January 12, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Jennifer Krysa

Address

[REDACTED]
Spruce Grove, AB, T7Y 1B4

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

There is inadequate water supply and no ability to dispose of sewage. Large & heavy trucks will be frequently traveling on the rural road access. This road was not developed for commercial loads. This single roads cannot handle the significant increased visitor traffic from this expansion that is already overtaxed by the existing Grace Life church. Finally this specific church leadership has a documented history of blatant disregard for the laws of the land evidenced by their behavior during the COVID pandemic. Every other religious community found paths to fellowship while complying with the law and welfare of others. This church did not and went so far as to drive on active farmland, congest traffic flow impeding emergency vehicles and use neighbouring properties to relieve themselves. Our neighbours at Enoch Cree Nation were forced to set up security checkpoints along their southern border because of the behaviors of this group.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]



Sunday, January 12, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBZqfWZaA>).

Approval Status

Not Started

Full Name

Christin Tyerman

Address

[REDACTED]
Spruce Grove, AB, T7Y1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Participation in hate crimes against Enoch First Nation.
Assaults on peace officers
Lack of meaningful accountability
Anti-Christian values and actions (despite claiming to be)
Harrassment of community members
Will block roadways to prevent community members from accessing employment and community services
Traffic congestion- group struggles generally at current site to obey traffic laws, specifically right of way.
Extreme defensive driving is needed during Sunday services.
Driver's training recommended to support congregation's understanding of stop signs, yielding to uncoming traffic, and right of way.
Reduction in residential property value
Increase in crime and reduction of community safety
Negative environmental impact (litter, light, noise)
Damage to restorative relationships with First Nations citizens and increasing risk to an already vulnerable population.
Expansion approved without due process. Community members were not informed, environmental impact surveys not released

Query of bias and secrecy in approval process
Organized crime groups should not be permitted to expand in any community

**Would you like to receive updates
about this petition?**

Yes

Signature



Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Sunday, January 12, 2025

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Approval Status

Not Started

Full Name

Chuck Lowry

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

I absolutely oppose the expansion of Grace Life Church for the following reasons;

- This facility has shown complete disregard for Criminal Code, Provincial Statutes, County Bylaws and Community respect. During the Covid epidemic, this facility blatantly disregarded all provincial and community guidelines and gathered in great numbers which in turn jeopardized all persons in and round the community it has the honour of being a part of.
- This facility has been observed using private 'milita' to secure thier surroundings in a manner that threatens and intimidates the surrounding communities.
- Attendees representing this facility have been observed trsspassing on Enoch property and using threats and racial slurs and damaging property.
- The attendees of this facility have been observed, on multiple occasions, blocking thre road way to the north and south of their facilities entrance, thereby obstructing persons in and around the community from using the roadway free of obstructions and intimidation.
- This facility already causes large traffic congestion which in turn over-taxes a Range Road that is not engineered to withstand the amount of vehicles on it. The evidence is obvious when one looks at the poor condition of the roadway from the entrance of the facility to the north where it intersects the hi way.
- With increased numbers of persons, vehicles and infrastructure comes an increase in property crime which is evident in any crime mapping models availabe for similar fact information throughout any North

American crime mapping studies.

- The expansion of this facility does nothing for any citizens or property owners in the community, it only serves thier narrow-minded agenda in the name of 'religious freedom' and political positions.

Respectfully submitted for your information,

C Lowry

**Would you like to receive updates
about this petition?**

Yes

Signature



Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Sunday, January 12, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Kristie Wanchuk

Address

[REDACTED]
Spruce Grove, Alberta, T7Y1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

As per the Public Engagement Documentation sent by GraceLife Church, I am submitting my feedback regarding this project. Please note I did attend the Public Engagement Night and still have concerns that were not addressed at that meeting.

Nowhere in the initial documentation did GraceLife Church notify neighbours that they were also submitting permits for a private Christian school, therefore:

The Traffic Impact Assessment needs to be redone to consider the increased traffic during school hours on Monday – Friday instead of the proposed Church hours.

Project documentation should be updated to include the proposed school.

Questions were asked on whether the school would be taxed but have not been answered.

Is the land zoned for a school?

Safety concern on not having a sprinkler system installed in the proposed school.

The public should be renotified with the complete project details not partial details as were provided.

GraceLife Church never fully explained how they are going to alleviate the Traffic concerns, they mentioned that they are proposing two driveways but that alleviates traffic concerns on their property it does not alleviate the concerns of the increased traffic on Range Road 262 or HiWay 627.

GraceLife Church informed the community during the Public Engagement Night that the proposed expansion water will be supplied by a well but no Hydrogeological consultation has been provided

Concerns were raised about the water table and will need to be addressed.

Concerns about what will happen to current landowners' property value were not addressed.

Tax issues – As a resident of Parkland County our taxes help upkeep the roads and ditches etc. GraceLife Church provided information during the Public Engagement Night that only 24 members of its congregation are Parkland County residents. Therefore our taxes are paying to upkeep infrastructure that GraceLife Church does not pay to support but their congregation is using.

Community Engagement – because the vast majority of the congregation resides outside of Parkland County GraceLife Church has not provided a Community Engagement Plan on how it is going to become a valued member of the Parkland County Community.

Increased Power consumption – Will there be a need to strengthen the grid in the area to provide the additional power consumption to GraceLife Church and if so will that increase the area's distribution charges?

Grace Life Church provided no way to provide Public Engagement feedback to a neutral third party as the proposed Feedback Contact is a member of GraceLife Church therefore concerns were raised about how feedback would be conveyed.

From a personal standpoint, I know that the emotional distress that was caused by the events during COVID-19 does not hold weight in a development permit and hearing but GraceLife Church has never apologized for the actions that they took that led to the disruption we as residents endured. GraceLife Church was arrogant when addressed in the Public Engagement Night when this topic was brought up and was not willing to alleviate Public concerns that GraceLife Church wanted to work with the community to overcome this issue. The first time that GraceLife Church acknowledged one of my concerns that I have emailed them multiple times over was finally addressed from the Public Engagement Night – I asked them to put a stop sign at the end of their driveway but I feel like this was only addressed due to the project because of the timing not due to my requests over the years to help make Range Road 262 safer.

Would you like to receive updates about this petition?

Yes

Signature



Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Monday, January 13, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Greg Sereda

Address

[REDACTED]
Edmonton, CA-AB, AB, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Wetlands for Migratory yearly bird nesting location for Canada geese, ducks and other species of birds.

To large of a facility that will greatly impact our lives living in a rural setting. Negatively impact our value of our houses in the area.

Added traffic will impact the rural area and create traffic congestion along Garden Valley road 627 and Willowdale road.

Light pollution due to night time lights being left on.

To much Noise pollution now at this church, cant imagine it when it becomes 10 times bigger.

Height of structure is higher than the neighboring tree lines which will impact nearby residences.

Taping in to the aquafer for a well to support such a large facility will be a burden on neighbors in the area.

No tax generation from this church to cover the road maintenance and public works. County of Parkland tax bases will go up to cover the additional tax burden.

The church is a poor example to law abiding members of society when it comes to following government mandates and doing what is right for society. They believe they are above the law and they told us they do not answer to our laws.

This church needs to be built in an industrial setting in Edmonton. The main demographics for the church is from Edmonton residents and Edmonton tax base and not County of Parkland attending this church.

County of Parkland should not be burden with this Church when it is clearly for Edmonton residence who attend it.

Would you like to receive updates about this petition?

Yes

Signature



Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Thursday, January 16, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

William ARTYM

Address

[REDACTED]
Parkland County, Alberta, T7Y1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

1. We built our house in 1994. Our water well was tested and has a production at 40 Gallons per minute. We have a large garden and water it extensively to produce vegetables and berry crops to feed our family. If our water well fails due to Grace Life water demands who is going to pay for a cistern and weekly water hauling? Our acreage road will not sustain the weight of a fully loaded water truck. Between the cistern, road construction and annual water demands the cost will be in the tens of thousand of dollars. Will Grace Life pay for my water usage and cistern and road redevelopment? Will the County of Parkland and the Province of Alberta also pay for permitting Grace Life's intended water usage.

2. I walk on Range Road 262 in front of Grace Life. I have consistently seen members of the congregation not stop at their stop sign before entering Range Road 262. Due to the amount of vehicular traffic entering Grace Life I am concerned about members of the congregation making a left hand turn across the path of north bound vehicles. On my motorcycle last year I could not enter highway 627 due to the number of Grace Life attendees Sunday morning. There is currently a total disregard for traffic laws by church members entering/exiting church property. With more traffic it will be more dangerous to get onto/off of highway 627.

3. At this point in time, is liquid sewage water draining into Morin Creek from Grace Life Church? There is

a drain that enters the ditch on the east side of range road 262, outside of Grace Life Church, that has some sort of fluid running out. The ditch drains into Morin Creek. What happens when there is a substantial increase in sewage from the attendees/occupants of Grace Life Church?

4. Is the county listening to the church as opposed to taxpayers who are very much against this?

5. The type of people attracted by this church. When covid shut down public mass gatherings, the church defied orders from the provincial health board, and held church services. The people who came to support Grace Life caused much disruption to local residents - people who actually live in the area. These protesters were very disrespectful - blocking roads, using yards as toilets and garbage dumps, noisy, tearing down the fence erected by the province. The pastor said these people were not part of the congregation, but what did he do to dissuade these people from their activities? Mr. Coates stated he and his congregations are above Canadian Law answering to only God wishes.

6. Is Currently Grace Life receiving funding from the Province of Alberta to support a private school? If this is the case we are paying provincially and local taxes to support Grace and at the same time not having any say in its development.

7. The people living around Grace Life were not consulted regarding Grace Life's initial development. Again we were not consulted regarding the expansion. The notice came from Grace Life and to speak against the church was a contravention of God's wishes. We were filmed by the church during the meeting even though I asked them to stop. Notification regarding development were mailed to area residents after the County of Parkland approved Grace Life development. Due to the mail strike we did not get notice until after the County of Parkland dead line date had past. Who from the County of Parkland is supporting this development?

Would you like to receive updates about this petition?

Yes

Signature



Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Thursday, January 16, 2025

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Approval Status

Not Started

Full Name

Barbara ARTYM

Address

[REDACTED]
Parkland County, Alberta, T7Y1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Many reasons in no particular order.

1. Disregard for traffic laws by church members entering/exiting church property. With more traffic it will be more dangerous to get onto/off of highway 627.
2. This is a rural area. The proposal for a large population center/school will use an excessive amount of well water. What will this do to area acreage water supply? If our wells fail, will the church be paying for development of cisterns repairs/water to be hauled to every acreage?
3. What happens to the sewage accumulated from the attendees/occupants of Grace Life Church?
4. Churches pay no taxes. Is the county listening to the church as opposed to taxpayers who are very much against this?
5. The type of people attracted by this church. When covid shut down public mass gatherings, the church defied orders from the provincial health board, and held church services. The people who came to support Grace Life caused much disruption to local residents - people who actually live in the area. These protesters were very disrespectful - blocking roads, using yards as toilets and garbage dumps, noisy,

tearing down the fence erected by the province. The pastor said these people were not part of the congregation, but what did he do to dissuade these people from their activities?

6. Who pays for infrastructure upgrades/damage fixing on the county road?

**Would you like to receive updates
about this petition?**

Yes

Signature



Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Thursday, January 23, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Matthew Yarmuch

Address

[REDACTED]
Spruce Grove, AB, T7Y 1B8

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

In the most simplistic of terms: these types of large-scale commercial projects should not be adjacent to rural community living and do not serve the greater good.

The intent of folks choosing to live "out in the country" is to get away from the noise, pollution, traffic, and extra people. Rural folks take deliberate steps to reduce overall wear-and-tear on the infrastructure of our community and we respect the privacy and quiet nature of our communities and protect the environment. However, this large-scale commercial project acts directly in opposition to these implied and stated desires/principles of the rural community.

This type of large-scale commercial development belongs in the Acheson Business Area or similarly zoned area(s) that has the appropriate infrastructure, waste management, signage/lights, and traffic management. As an example, the traffic assessment made assumptions that derived recommendations/findings that may work for Commercial Areas (i.e. Acheson), but they are not appropriately calibrated for the realities of rural living. This large-scale commercial development is trying to fit a round peg in a square hole.

The large-scale commercial development permit (i.e. the "Agreement") does not serve the greater good of the community in any way, shape or form. Any type of Agreement must ensure that both parties can come to equitable terms. However, there is no situation where Grace Life and Parkland (who is acting on behalf of tax-paying citizens) can nor should come to equitable Agreement terms for a large scale commercial project in a rural area. The concerns, damages and issues raised by Parkland citizens are numerous and

have been listed by others and will not be reiterated herein. However, the strong cumulative feedback demonstrates that the Permit (Agreement) is heavily biased in favour of Grace Life, and Parkland has a Duty to Mitigate the damages and issues that this large-scale commercial development will create for the citizens.

**Would you like to receive updates
about this petition?**

Yes

Signature



Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Thursday, January 23, 2025

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Approval Status

Not Started

Full Name

Courtney Sutherland

Address

[REDACTED]
Leduc, Ab, T9e0n4

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

My parents live in the area and the issues that arose with not following health guidelines caused a lot of stress in the community. The area is not equipped for even more traffic. Between the corn maze and the church it's dangerous. Adding more traffic there is dangerous. There also isn't the capacity to have a facility of that size hooked up to the current water system. There needs to be a better plan for the traffic and use of water.

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Wednesday, January 15, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatories of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Gina Regehr

Address

[REDACTED]
Spruce grove, Alberta, T7y1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

The proposed size and height (>60,000 sq ft and steeple height 85ft, main building 45ft) does not fit the rural character of this area. This would be an extremely large church / building in our country quiet setting. This will also bring in extra traffic / noise during construction and then consequently afterwards with the added visitors and events being held. The reason we purchased in this area was because it's a quiet rural community and we would like it to stay that way.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Friday, January 17, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Karen Moe

Address

[REDACTED]
Spruce Grove, Ab, AB, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Thursday, January 16, 2025

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Approval Status

Not Started

Full Name

Cheryl Hankinson

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Increased daily traffic and the new entrance road that will be across from our subdivision entrance. The proposed increase of size for the existing structure and the new building. Our range road is already over capacity with seasonal Corn Maze traffic and all the large gravel trucks.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Wednesday, January 22, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Danika Wack

Address

[REDACTED]
Spruce Grove, Alberta, T7Y1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Firstly, I am concerned about the environmental impact of this project. This project will disturb a wetland site which will inevitably affect the species that live there and potentially affect the water as well. The Water Assessment Impact Report can take up to a year to be completed. I cannot reasonably support this project until the results from the WAIR have been made public. I would like to know the effects this will have on the plant and animal species, soil, and air quality before this project gets approved. None of this information has been shared at this point.

Additionally, the noise from construction on this project is worrisome for a few reasons. Members of the community will obviously be annoyed and inconvenienced by the noise, but I am even more concerned about the potential affect this could have on animals. Depending on when construction would occur, the noise could affect breeding birds and other animals who rely on songs to communicate and find a mate. Not to mention the various other wildlife that live in this area including deer, hares, coyotes, etc. Noise pollution is a huge problem for many animals and I'm concerned that this could drive away the wildlife we have living in the area.

I am also very concerned about the increase in traffic we will inevitably see. It is expected to increase by 80 trips per day which is a significant increase. I'd like to be able to ride my bike without being afraid of getting hit by a car. I understand that the traffic is not expected to increase "during peak hours" however it

is still increasing all the same. The church has a service or bible study nearly everyday of the week. If I leave my house any evening or weekend, I will likely have to budget extra time to account for the added traffic. Also, Range Road 262 already has MANY potholes, is extremely narrow, and is not maintained in the winter. It is in terrible condition despite being paved and patched multiple times in the past few years. I am concerned the road condition will get significantly worse with the added EIGHTY trips per day.

Lastly, I am gravely concerned about the increase of the hateful rhetoric of this church. We have seen that this church disregards the law and does not have the wellbeing of its people in mind. They were not only willing to break the law and risk spreading illness to others during the pandemic, but they preach hate consistently on a weekly basis. I am concerned that with a larger church, there will be more members in my community that will share this type of thinking. I truly respect the right of people to believe and worship however they chose and I welcome different people from different backgrounds and belief systems. However, I can't support the expansion of a platform that will be used to mislead and deceive more people into believing hateful ideas.

I can't overstate how disturbed I am at the possibility of this project occurring.

Would you like to receive updates about this petition?

Yes

Signature



Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 14, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Sherri Romanovich

Address

[REDACTED]
Spruce Grove, AB, T7Y 1A8

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

The traffic in the area will become so excessive. Hwy 627 is already a busy highway to try get on and then add all of the extra vehicles from this expansion. Not why we moved to the country. It's very disruptive.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 14, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Jake Collette

Address

[REDACTED]
Parkland county, Ab, T0E 0N0

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Too much traffic, noise, garbage. Multiple accidents.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Sunday, January 19, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Sam Woyewoda

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

In general Grace Life Church has clearly displayed in the past they do not follow laws of the land or bylaws. They were given choices during Covid 19 and out right failed to comply with any lawful choices they were given. Their leader could not and chose not to follow a judges order thus was jailed. If there is an issue in the future how much time and money will the tax payers of the County of Parkland have to spend correct non-compliance. Also when the Church was built the water flow through their land was altered and caused water to backup on the eastside of Sunset View Acres. They will show you plans and in the end then do what they want to do if approved. If the lots at the east edge of Sunset View are deemed a flood plane it could effect our ability to even obtain flood insurance. The land would have to be filled to proceed with any building on that site as it is basically cat tails and water now, I would have Alberta Environment make sure they are not altering the nature water flow out of Sunset View acres.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]



Sunday, January 19, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Bill Pannebaker

Address

[REDACTED]
Spruce Grove, AB, T7Y 1c1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

This is a commercial business it doesn't fall with agriculture or country residential. Acheson is the area for commercial businesses it has the roadways and signal lights that can handle the amount of traffic this generates.

We don't want a monstrous compound built that is outside the building regulations for our area, again it should be in a commercial area.

It is also unsafe to have a group that cares only about themselves and not the safety and well being of there neighbors that are mostly families.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]



Thursday, January 16, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Ernest Hankinson

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

I don't believe that what they are saying about how it's going to be used. I believe it will be turn into a school. Why would they need to make it that big for what they are going to use it for and have all those class rooms. The traffic would increase also when the protest happened we had trouble getting into our own subdivision.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Thursday, January 9, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Ayman Hassan

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Road cannot handle existing traffic.
Lights to be required at intersection.
Taxpayers will foot the bill.
Not wanted by residents.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Thursday, January 9, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Alexander Archbold

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

The roadworks and infrastructure here are simply not adequate for a building like this. I have not seen any proposal for a stop light at the intersection, lights, or expanded turning lanes etc. on either the highway or rr262, for those of us living here it will make commuting very challenging and frankly dangerous not just for us but for all those attending the church and corn maze.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Thursday, January 9, 2025

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Approval Status

Not Started

Full Name

Shelley Kowalski

Address

[REDACTED]
Parkland County, AB, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

This is a residential rural area in which GraceLife Church is trying to rezone into a commercial/public space. People that are utilizing the space are not all parkland county residents that will increase traffic, crime, etc. This will also affect the property values in this area. The proposed new entrance will directly impact our ability to turn left onto Range Road 262.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Thursday, January 9, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Patricia Spadafora

Address

[REDACTED]
Spruce Grove, Ab, T7y1c1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Our reasons are as follows,

Safety of our roads , turn ins, traffic volume .we do not believe this class of road can handle increased traffic to the extent it will be (1400 congregation, their numbers) If there is an increase of traffic on this stretch of road we will need a turning lane, painted lines and safe access to our crescent . We would assume these changes would be done before their construction starts.

We are concerned with their need for a security guard on Sundays. What is being invited into our neighbourhood that a security guard is deemed a necessity for a church service. This church has made its home inside our community but has never included the community. Why

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]



Thursday, January 9, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Troy Kowalski

Address

[REDACTED]
Parkland County, AB, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Moved out to the country to get away from city life. Now GraceLife Church is turning a residential area into a commercial zone. Traffic will increase more than it has in the last few years. Property values will go down.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Thursday, January 9, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Kim Hassan

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Traffic concerns
Noise related to construction
Negative environmental impact

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Sunday, January 19, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Karen Scheetz

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Too massive of a facility for the area. Many reasons why, traffic, water, costs etc. And they have proved to be unfit neighbours. Not following rules or laws.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>

Thursday, January 23, 2025



Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBZXqfWZaA>).

Approval Status

Not Started

Full Name

Elaine Sereda

Address

[REDACTED]
Edmonton, CA-AB, AB, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

The area is a rural residential acreage area and adding 50,000+ square feet to the existing church changes the reason we moved to enjoy the tranquil country life.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>

Friday, January 24, 2025



Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Full Name

Jordan Bouwsema

Address
Parkland County, AB, T7y1b2**Email Address****mobile Number****Reason for Opposition**

I frequently travel these two roads to commute to work, my family does also. We are against it because it will create a cluster of traffic which will slow our commutes.

We moved out here to avoid city traffic & population. This is against what we want.

I'm the Vice President of a well known community league in the area, so I'm well versed with the inner workings of the community.

Would you like to receive updates about this petition?

Yes

Signature**Contact Information:**stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>

Tuesday, January 28, 2025



Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Full Name

Ian Cunningham

Address[REDACTED]
Spruce Grove, Alberta, T7Y 1C4**Email Address**

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

The road system in this area can not support this level of traffic, nor can the Edmonton connecting road through a residential area leading to the Anthony Henday.

The church traffic combined with the Corn-Maze Traffic is going to result in gridlock, travel delays and hazardous driving conditions on Hwy 627.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Sunday, January 19, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Paul Budzinski

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

I strongly oppose the proposed expansion of GraceLife Church due to the significant increase in traffic and road usage it would bring to an already busy intersection. My family has lived in this area for 28 years, valuing the privacy and quietness of rural life. This expansion threatens the peaceful environment we chose when moving outside the city.

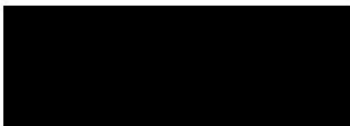
Additionally, I must express my concerns about the conduct of some church members during the COVID-19 pandemic. Their behavior toward local residents was often rude and disrespectful, causing unnecessary tension in the community. This, combined with the ongoing traffic disruptions they already create—particularly at the intersection of Highway 627—further underscores the challenges this expansion would bring.

For these reasons, I am strongly against this proposal and urge you to reconsider the impact it will have on long-term residents and the surrounding community.

Would you like to receive updates about this petition?

Yes

Signature



Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Sunday, January 19, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Carter Scheetz

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

We choose to live on an acreage to get away from the big city lights. Grace life is bringing them to us. Traffic on 262 is already too busy for the quality of road. Gracelife church has proven to be poor neighbours in the past.

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Thursday, January 9, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Lorelei Tauber

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1B5

Email Address

[REDACTED]

mobile Number

[REDACTED]

Would you like to receive updates
about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Friday, January 10, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Krista Wasylyk

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

I am opposed to the additional traffic this proposal will potentially create in my neighborhood. I moved away from the city for peace and less traffic.

I do not want Grace life tapping into our water system.

I am not interested in my property value going down because of this proposal

I am also not impressed with how the Grace Life establishment clearly has no respect for authority or the law by the way they conducted themselves and their business during the pandemic. This reflects poorly on their group and their patrons.

Grace Life has not been clear with us, their neighboring residents as to what the said proposal entails.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]



Friday, January 10, 2025

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Approval Status

Not Started

Full Name

Carol and Dennis Brown

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Our main concern is safety with the increased traffic on an already busy road and highway.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Mike Lawrence

Address

[REDACTED]
Spruce Grove, AB, T7Y1B4

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

"Ground water usage", Wetlands disturbance, Increased undesirable TRAFFIC, Light and noise Pollution, Massive eye sore.

Past disruptions i.e.. pandemic civil disobediences.

Thanks County members for your Hubris conduct.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

kelly woloshyn

Address

[REDACTED]
Spruce Grove, Ab, T7y1b4

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Disruption to fresh ground water
Increased traffic
No tax revenue to county

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Melissa Kuhl

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C3

Email Address

[REDACTED]

mobile Number

(780) 218-4554

Reason for Opposition

Woodbend road is already way too busy! With all the truck hauling dirt we have seen the road conditions become extremely dangerous for all drivers and pedestrians. who are walking through the area. We are forcing wildlife on to the road creating hazards for all individuals who live in the area. These church goers don't pay taxes in the area and are not being held responsible for the roads and infrastructure that they are destroying!

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Sunday, January 19, 2025

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Approval Status

Not Started

Full Name

Debbie Gervais-Arbane

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

current size of church already impacts traffic flow to get across the highway in a timely way - an expansion will require traffic lights just like the city - we are not the city.

I am strictly a well-user. I already experienced adverse impacts to my water quality just by my neighbor who drilled a well for personal use. The vibrations churned up my water terribly and had to change my water filters often just to cope with the impact on water quality. I am concerned that with the amount of water the expansion would need from the area would create my well to run low or even go dry.

No one should forget the impact the church had on the area with their protests during covid that impacted my ability to freely move within my neighborhood. There were police on every corner and I had to justify where I was going when attempting to either leave the subdivision or to return home proving that I lived there to be allowed to enter. The main road (Willowdale) was clogged with protesters. The checkpoint style movements upset me. This could get worse as participation in this church grows. The actions of all of these additional people now gathering in our neighborhood to protest or otherwise disturb the neighborhood would be beyond the control of the church. They have not provided any plan on guaranteeing the control of the behaviour of the people they attract to our peaceful neighborhood.

I purposely live outside of the city limits to have peace, quiet, and the ability to move freely without fear of strangers casing the neighborhood or to disturb me in any way.

Increased people also comes with increased risk of crime to the area as we have experienced not long ago with the stabbing at the Corn maze next door to the church. None of this is what I signed up for. The City

limits are just a couple kilometers away and would be happy if all of this stayed on the side of city limits.

**Would you like to receive updates
about this petition?**

Yes

Signature



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Approval Status

Not Started

Full Name

David Boggiss

Address

[REDACTED]
Spruce grove, Alberta, T7y1c6

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Too much traffic, people going to this church do not follow rules of road.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Mary Robinson

Address

[REDACTED]
Spruce Grove, AB, T7Y 1B1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Traffic congestion, making our roads less safe, the people who attend this church are not mainly residents of the county and are not contributing to taxes or wellbeing of the county / community, just using the land and creating congestion.

The people who use this church have been known in the past to not follow mandates. My husband had to police the church for disregard of health of the community and being unwilling to follow the rules in place over the pandemic.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]



Friday, January 10, 2025

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Approval Status

Not Started

Full Name

Pat Champagne

Address

[REDACTED]
Spruce Grove, AB, T7Y 1B5

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

We live south of them. And know the traffic along with dump trucks are terrible. If they do this construction it will add more disruption. But since Parkland probably already approves this. Not much can happen.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Naomi Langner

Address

[REDACTED]
Spruce Grove, AB, T7Y1B5

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Increased traffic and parking issues

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Jason Langner

Address

[REDACTED]
Spruce Grove, Ab, T7Y 1B5

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Already too much traffic in the area as well as not enough parking onsite.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Janice Dodds

Address

[REDACTED]
Spruce Grove, AB, T7Y 1E5

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

I do not wish my taxes to go up to provide for something that has nothing to do with our community. I am happy with the way it is now. there is enough traffice on that road without expanding it

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Erika Chipperfield

Address

[REDACTED]
Spruce Grove, AB, T7Y1C4

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Traffic Increase

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Danny Bracken

Address

[REDACTED]
Spruce Grove, Alberta, T7Y1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Traffic, water table, noise pollution, negative environmental impact.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Sunday, January 19, 2025

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Approval Status

Not Started

Full Name

Holly Roy

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Increased traffic at this rural intersection in a residential area.
Increased pollution and heavy construction.
Increased taxation on residents of Parkland County who are not supporting the expansion.
Overall negative impact on taxpaying residents adjacent to the proposed expansion.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Sunday, January 19, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being: increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Aaron Murzyn

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Way too much traffic and the potential for public protests.

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Friday, January 10, 2025

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Approval Status

Not Started

Full Name

Benjamin Kennett

Address

[REDACTED]
Spruce Grove, AB, T7Y 1G5

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Do not want the increased traffic and occupancy in an otherwise rural area.

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Kaylin Chartrand

Address

[REDACTED]
Spruce Groce, AB, T7Y1C4

Email Address

[REDACTED]

mobile Number

[REDACTED]

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Tasha Lawrence

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1B8

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

I drive by this area a lot. I don't need this extra traffic being horrible on my commute. Hwy 60 & 627 already has enough accidents, we don't need to create another busy intersection so close to that one. That is an insane amount of people that will be in this area at the same point of times.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Lisa Dyjak

Address

[REDACTED]
Spruce Grove, AB, T7Y1B1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

This church is an Edmonton group that is situated in Parkland. Most people that attend do not live or pay taxes in Parkland. With adding on a school the traffic at that intersection will be even more atrocious than it already is. Parkland will have to pay for road upkeep and traffic lights etc. This is not ok.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Sandra Helliker

Address

[REDACTED]
Spruce Grove, AB, T7Y 1B5

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

There is already traffic congestion on 262 prior to and after church services. With the expansion this congestion would increase dramatically on Sundays as well as on Monday to Saturday just before and just after school hours.

Currently the church goers expect everyone to be turning into Gracelife, because of this I have almost been hit when going southbound on 262.

Another issue, which we may or may not see again, when the church was protesting during covid, the church goers effectively made traffic on 262 come to a standstill. Many people were grouped together in a very unsafe fashion on 262 and many cars were parked on the road on 262 in both directions. While this issue was due to specific protests by church goers during covid it is plausible that this happen again over some other issue.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]



Friday, January 10, 2025

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Approval Status

Not Started

Full Name

Josca Remerie

Address

[REDACTED]
Spruce Grove, AB, T7Y1E7

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

To much traffic
Impact it has on the community and people living close by
Taxes

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Audra Yarmuch

Address

[REDACTED]
Spruce grove, Ab, T7y1b8

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Would like parkland to do what we can to keep natural areas natural. Would like to avoid paying taxes for infrastructure costs due to this proposed expansion.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Amanda Webb Schilling

Address

[REDACTED]
Spruce Grove, Ab, T7Y 1E9

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

That is much too large of a facility to be running 6 -7 days a week due to the increased traffic in a somewhat residential area. Unless the county is willing to expand the roadways, this will be terrible for residents to access and commute around their properties. Would the Church be willing to pay for the roadway upgrades from increased wear and tear on surrounding roads as well? I certainly do not want my tax dollars to.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Bev Anderson

Address

[REDACTED]
Spruce Grove, AB, T7Y1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

The extra traffic. The issues we had when they ignored the Covid protocols. They submit their permits for building during a postal strike. Seems pretty underhanded.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Miriam Hassan

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Increased traffic, noise concerns, safety concerns

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Michael Janssens

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1G5

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Traffic issues on rural road. New infrastructure i'm not wanting to pay for / maintain.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Zach Hassan

Address

 Spruce Grove, AB, T7Y1C1

Email Address

mobile Number

Reason for Opposition

Too many cars and too many near misses with bad church drivers.

Would you like to receive updates about this petition?

Yes

Signature

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Friday, January 10, 2025

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Approval Status

Not Started

Full Name

Laurie Thurlbeck

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

[REDACTED] regarding traffic, well water, noise and further expansion, if this is approved, as there is no regard by GraceLife Church for nearby residents or the requirements by Parkland County or Rule of Law in general.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Shelagh Thurlbeck

Address


 Spruce Grove, AB, T7Y 1C1

Email Address



mobile Number



Reason for Opposition

Concerns for traffic, noise and further expansion beyond what was approved.

Would you like to receive updates about this petition?

Yes

Signature



Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Saturday, January 11, 2025

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Approval Status

Not Started

Full Name

Pete Woloshyn

Address

SPRUCE GROVE AB, AB, T7Y 1B4

Email Address

mobile Number

Reason for Opposition

Impact on aquifer for well water.
Increased traffic in area.
Disruptive activity.
Industrial construction activity and dusequent impact to roadways.
These are NOT tax paying residents of our immediate area!!!!

Would you like to receive updates about this petition?

Yes

Signature

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Saturday, January 11, 2025

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Approval Status

Not Started

Full Name

Paul Bentham

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

RR 262 is already over used.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Hiroki Currie

Address

 Spruce Grove, AB, T7Y 1C1

Email Address

mobile Number

Reason for Opposition

Size of proposed development in terms of building assembly capacity would bring a huge increase in traffic volumes.

The number of people would have an impact on our local water table with the potential of costing residents thousands to dig deeper water wells.

The size and height of the expansion doesn't fit the country residential area, 85ft is 55 ft taller than current building with no trees to buffer it would be an eyesore to see daily for all residents along 262 (mega churches belong in city).

This expansion doesn't add any economic (no tax base) or community values to Parkland County residents as most, if not all attendees of Grace Life live outside Parkland County. They only are here because land was cheap!

Would you like to receive updates about this petition?

Yes

Signature



Saturday, January 11, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Teshia Rupp

Address

[REDACTED]
Spruce grove, AB, T7Y 1B8

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Tax increases, traffic, affect on local education programming, local community

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Josh McMillan

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Rge Rd 262 is already a busy intersection. The church did the traffic assessment when the corn maze was closed for the season during quiet hours and does not reflect actual traffic in this area.

With truck haul currently in progress, further construction at the Gracelife site will make this intersection impossible for those of us who live here and damage the road that the county just repaired.

There has been no updates for the concerns of impacts of drainage and groundwater quality that were brought forward at public meeting. Sunset View Acres already has several drainage issues that have never been fully addressed and repaired.

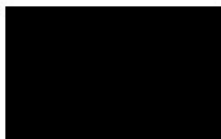
Gracelife church does not have many followers in Parkland Count and is tax exempt. With their history of protests and pastor in jail, there is concern that next time they believe there is something they need to stand up for it will disrupt our community with noise, unwelcome visitors and road blocking disturbances and circling helicopters. Not to mention the eye sore of a large fenced property, police and security guards.

Gracelife would like to open a school as per their permit with 12 classrooms and a gymnasium. This will not take pressure off our community school as it caters to the majority of attendees in Edmonton. This corner cannot support a school without traffic lights and other traffic control provisions.

**Would you like to receive updates
about this petition?**

No

Signature



Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Heather McMillan

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

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With truck haul currently in progress, further construction at the Gracelife site will make this intersection impossible for those of us who live here and damage the road that the county just repaired.

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**Would you like to receive updates
about this petition?**

Yes

Signature



Contact Information:

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Approval Status

Not Started

Full Name

Deanna Ledohowski

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Impact on property values
Increased traffic

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Michael Ledohowski

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Property Values
Traffic
Noise

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 14, 2025

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Approval Status

Not Started

Full Name

Francesco Spadsfora

Address

[REDACTED]
Spruce Grove, Ab, T7y1c1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

My concern is safety. The amount of cars travelling through our neighbourhood. During their covid protest we were broken into and possessions were stolen. Where is this going, what is the final result of this expansion? how will this change our rural landscape. Traffic and safety going on and off 627. The road is not sustainable for the amount of traffic increase.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Marilyn Wack

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

My family and I had filled out the original form sent out from Grace Life a couple of years ago. First off, both the noise and garbage pollution that comes with more people in the area. The horrible effect that will have on all of the wildlife that live here along with the environmental effects. There is a natural water slew on that property that would have to be filled-in in order for the land to be built on. We moved to the country for the country life, not to have Mega Churches or Walmart next door. The amount of crime and damage to our properties will be inevitable with the amount of traffic they are proposing.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Sunday, January 12, 2025

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Approval Status

Not Started

Full Name

Janice Fellner

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Mud and messy. Noise from vehicles.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

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Approval Status

Not Started

Full Name

Gord Fellner

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Excess traffic and noise. No lights on highway can cause accidents with people trying to turn.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Melissa Edgar

Address

[REDACTED]
Spruce grove, Alberta, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Negative impact to my property- increase traffic, noise, pollution, first responders cost. Negative environmental impact.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Maureen Kennedy

Address

[REDACTED]
Spruce Grove, Alta, T7Y1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Traffic, taxes, water, need voice heard

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Don Smith

Address

[REDACTED]
Spruce grove, Ab, T7y1c2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Traffic, irresponsible behaviour during vaccination mandate

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

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Approval Status

Not Started

Full Name

Chrissy Ginis

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Way to much traffic!!!! Depreciates the value of our homes.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Timothy Edgar

Address

[REDACTED]
Spruce Grove, AB, T7Y1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

High possible cost for limited benefits to the community. Increase in noise and traffic to area.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Hailey Wack

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

too much traffic on very bad roads, traffic lights on a major highway being very dangerous, bringing more people to secluded neighbourhoods and driving away wildlife.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Cara Klaver

Address

[REDACTED]
Spruce grove, Ab, T7y1c2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Traffic, tax concerns

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Cara Klaver

Address

[REDACTED]
Spruce grove, Ab, T7y1c2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Traffic, tax concerns

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Sunday, January 12, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Gerald Lemoine

Address

[REDACTED]
Spruce grove, AB, T7y1c2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

traffic, water, noise

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Terry Wack

Address

[REDACTED]
Spruce grive, Ab, T7y1c2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Traffic, too many people for area, garbage and human waste

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Jeff Nygaard

Address

[REDACTED]
Spruce Grove, Alberta, T7y1a8

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Too much added traffic.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Donna Phillips

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Traffic, noise, bad drivers almost caused accident

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Cindy Kuhl

Address

[REDACTED]
Parkland County, Alberta, T7Y 1C3

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

The Church DOES NOT pay Parkland County Taxes so why would we let them wreck our roads, by adding WAY more traffic to an already VERY congested corner of Willowdale Road.

Turning onto 627 is ALREADY crazy at rush hour - we have NO lights to make a safe left turn!

Noise pollution and violation of our rights for a quiet and peaceful area to live!

The Church adds a lot of negative publicity to our area!

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]



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Approval Status

Not Started

Full Name

Cindy Kuhl

Address

[REDACTED]
Parkland County, Alberta, T7Y 1C3

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

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Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]



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Approval Status

Not Started

Full Name

Carter Borle

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Traffic Congestion
Trespassing
Risk to pedestrians and commuters
Aggression to community members
Use of malitia to intimidate community members
Members continue in present day to use online forums to propagate aggressive racial rhetoric
No due process with community engagement
Expense to community for increased security and protection of private property

A Hell's Angels Compound would be highly preferable

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]



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Approval Status

Not Started

Full Name

Christine Sanche

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Increased traffic to the area, etc.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Danielle Reimer

Address

[REDACTED]
Parkland County, AB, T7y1c8

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

I cannot see how highway 627 can safely support the increase of traffic to and from the proposed school. The intersection on highway 60 and 627 is poorly designed for the current traffic and an increase there and in Edmonton will increase road incidents.

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

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Approval Status

Not Started

Full Name

Kaylin Chartrand

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C4

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

This would cause far too much traffic on the rural roads causing Parkland County residents a lot of money to maintain and upkeep.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

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Approval Status

Not Started

Full Name

Josh Dube

Address

[REDACTED]
Parkland County, Alberta, T7Y1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

As a recent homeowner in this community I came out here to get away from city life. Having the church expand would cause a huge negative impact in traffic, tax increase, noise and congestion at busy times. Having the corn maze in the fall already 20x the traffic on range road 262. Please stop this expansion!

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 14, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Chris Scheetz

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

We believe this expansion will change our neighborhood and safety for the worse in so many ways. We chose to live in the country, and something of this size will change that forever. We can't imagine the traffic impact between the Corn Maze and then a school with 450 students and a facility that holds 2500 people. All of this and the fact that during Covid they created protests in our neighborhood that had people parking on our lawn. We had to show ID to get to our homes. Who knows what kind of things they are capable of in the future? We are all about growth and understand change is inevitable, but there must be a better location for this "small town" they are trying to build. Thanks for your consideration.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Kyanna Hedegaard-Friend

Address

[REDACTED]
Spruce Grove, AB, T7Y 1E1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Would increase traffic to the area and not largely benefit the parkland county population

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Monday, January 13, 2025

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Approval Status

Not Started

Full Name

Floyd Turner

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

The Grace Church are not good neighbours. This was demonstrated when they completely congested and blocked access to our homes via Willowdale Drive to protest laws they didn't agree with. Allowing construction of a large "learning centre" will create traffic delays and increased road maintenance cost. Any improvement costs needed to accommodate Grace Life will be on the backs of the Parkland County taxpayers, i.e., me!

Would you like to receive updates
about this petition?

Yes

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Chi-Wen Kao-Dube

Address

[REDACTED]
Spruce Grove, AB, T7Y1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Increased daily traffic at this rural intersection.
Traffic lights will most likely be needed causing delays.
Increased infrastructure costs to expand roads.
Increased daily noise pollution.
Increased first responder costs.
Headache related to heavy construction.
Lacks of taxation/tax exemption to fund ongoing needs.
Increased taxation on residents of Parkland County.
Negative environmental impact(water&sewage)
Negative overall impact on those closest to expansion. (Willowdale RV, the Edmonton Corn Maze, Sunset View Acres, Birch Acres and Enoch Cree Nation.)

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]



Sunday, January 12, 2025

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Approval Status

Not Started

Full Name

Tammy Ross

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Too much traffic, noise, general disruption of the neighbourhood

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Dawn Cunningham

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C4

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Too much traffic for present road. County tax payers are paying for roads, these people don't pay county taxes!

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Ian Cunningham

Address

[REDACTED]
Spruce Grovr, AB, T7Y 1C4

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Too many cars

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Sunday, January 12, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Milan Smayda

Address

[REDACTED]
spruce grove, ab, T7Y1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

traffic, infrastructure costs, needing lights

Would you like to receive updates about this petition?

Yes

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Halina Smayda

Address

[REDACTED]
spruce grove, ab, T7Y1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

bad neighbours
construction traffic and mess
too much noise in quite area

Would you like to receive updates
about this petition?

Yes

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stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Paula Bentham

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

We live in Birch Hill Park. We have issues already with turning safely onto our RR 262 from Hwy 627. This is especially bad when the corn maze is open. There is no way the traffic study conducted is accurate. Secondly, removing a wetland in my view is environmentally significant, and completely unnecessary given the amount of land the church has. Planning needs to be better. Lastly, this church created thousands of tax payer dollars to be spent when they would not follow Covid protocols. They are not from our community and they do not respect or look after their neighbours.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

JMaureen Kennedy

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Lack of consultation from the applicant with impacted residents.
Cost to maintain current standards for roads, traffic.
Initial expansion communicated to Parkland County may have included the size of the expansion but never made clear to impacted parties.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Rick Kennedy

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Taxes Costs Lack of consultation.

Would you like to receive updates about this petition?

Yes

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Floyd Turner

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

The Grace Church are not good neighbours. This was demonstrated when they completely congested and blocked access to our homes via Willowdale Drive to protest laws they didn't agree with. Allowing construction of a large "learning centre" will create traffic delays and increased road maintenance cost. Any improvement costs needed to accomodate Grace Life will be on the backs of the Parkland County taxpayers, i.e., me!

Would you like to receive updates
about this petition?

Yes

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Briann Anderson

Address

[REDACTED]
Spruce Grove, Alberta, T7Y1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Lack of communication with residents and the understanding that people bought an acreage in the countryside to have a quiet place to live not the hustle and bustle of a school with all the traffic, lights, noise and strange people walking into our community. Along with all the problems they have been the cause of in our community and taking no accountability or responsibility. Then to top it all off the lack of information sharing to the communities most affected by their decisions.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Brandy Anderson

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Lack of respect for our community during covid and the shut down, extra traffic when the corn maze is already bringing in enough traffic. Also trying to sneak this past when the postal worker were on strike.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Lizbeth Dube

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C1I

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Inappropriate to allow mega expansion of this facility (one with a reputation for its unwillingness to abide by the law) in a peaceful rural residential setting.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Tracy Shoup

Address

[REDACTED]
Parkland County, Alberta, T7Y 0A7

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

I am in opposition to the Grace Life expansion for several reasons:

- 1) The increased taxation burden on the area residents to support the infrastructure needed to support and maintain the complex.
- 2) The increased noise and traffic that the residents will have to put up with. Not to mention the dust from the roads.
- 3) Parkland County already under-handedly approved a similar development in a more ecologically sensitive area near Chickakoo for yet another non-profit religious organization that pays no taxes.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The

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Approval Status

Not Started

Full Name

Suzanne Panteluk

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Daily traffic congestion. Damage to environment due to usage and construction. Increased noise. Most especially- the covid demonstrations by church caused incredible anxiety, huge delays commuting, ongoing noise and garbage and abuse towards me and my family. Behavior was totally inappropriate and local residents received zero support from county and law enforcement.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Steve Panteluk

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Wear and tear on road, congestion, noise damage to environment. Increase in my taxes without any increase in my services. Lack of county control of behavior of this group.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Nick Koussouris

Address

[REDACTED]
Parkland County, Alberta, T7Y 3H6

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Quiet neighbourhood

Less traffic

Less strangers

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

adam kidd

Address

[REDACTED]
parkland county, ab, t7y3h6

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

the hwy traffic is dangerous as it is currently

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Amanda Lalonde

Address

[REDACTED]
Parkland County, AB, T7Y 2J3

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Disruption to traffic
Infrastructure costs

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

B R

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C7

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

For one they didn't follow the rules /law when covid was on ,disrupted the community. This wasn't part of their original plan. I live in the country don't want this expansion out here

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Kevin Racher

Address

[REDACTED]
Spruce grove, Alberta, T7y1c7

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

This group of people have no respect for public and community safety. Cannot forgive for covid disruption they cause our community and there Enoch neighbors. They and there leadership think they can do whatever they want. That is not what we need as members of our community.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Gary Urlacher

Address

[REDACTED]
Spruce Grove, Alberta, T7X3T1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Too much traffic for area. Too much activity for nearby community. If access was from 627 and not RR262, things would be better.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 14, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Scott T Lawrence

Address

[REDACTED]
Spruce Grove, AB, T7y 1b8

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

There is no separate entrance off of Garden Valley Road, RR 262 is not designed to handle that level of traffic.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Wednesday, January 15, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Melissa Archbold

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

"I am opposed to the new development in our subdivision due to the significant increase in traffic it will bring.

This rise in traffic poses a safety concern for residents, especially with the increased risk of accidents. Additionally, the added congestion will make it much more difficult and time-consuming to navigate through our neighborhood, causing inconvenience for everyone trying to access their homes.

The impact on the quality of life in our community is a serious concern."

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]



Wednesday, January 15, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Gordon Stevens

Address

[REDACTED]
Spruce Grove, Alberta, T7Y1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

THE COMMUNITIES' REASONS FOR OPPOSITION

1. Increased daily traffic at this rural intersection
2. Traffic lights will most likely be needed causing delays
3. Increased infrastructure costs to expand roads
4. Increased daily noise pollution
5. Increased first responder costs
6. Headaches related to heavy construction
7. Lack of taxation/tax exemption to fund ongoing needs
8. Increased taxation on residents of Parkland County
9. Negative environmental impact (water & sewage)
10. Negative overall impact on those closest to the expansion (Willowdale RV, The Edmonton Corn Maze, Sunset View Acres, Birch Hill Acres and Enoch Cree Nation)

Would you like to receive updates about this petition?

Yes



Wednesday, January 15, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Joanna Sorochan

Address

[REDACTED]
Spruce Grove, Alberta, T7Y1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

THE COMMUNITIES' REASONS FOR OPPOSITION

1. Increased daily traffic at this rural intersection
2. Traffic lights will most likely be needed causing delays
3. Increased infrastructure costs to expand roads
4. Increased daily noise pollution
5. Increased first responder costs
6. Headaches related to heavy construction
7. Lack of taxation/tax exemption to fund ongoing needs
8. Increased taxation on residents of Parkland County
9. Negative environmental impact (water & sewage)
10. Negative overall impact on those closest to the expansion (Willowdale RV, The Edmonton Corn Maze, Sunset View Acres, Birch Hill Acres and Enoch Cree Nation)

Would you like to receive updates about this petition?

Yes



Wednesday, January 15, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Andria West

Address

[REDACTED]
Spruce Grove, AB, T7Y1G6

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Grace Life Church supporters have already proven themselves to be terrible neighbours to residents living around or near the existing facility. Their behaviour and actions during the pandemic proved they are not willing or able to consider their own impact on surrounding residents, or users of the adjacent highway. The proposed/approved expansion would most certainly bring even more traffic to an already busy intersection, and that impacts EVERYONE who travels Hwy 627, not just local residents.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Thursday, January 16, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Elizabeth Hedegaard

Address

[REDACTED]
Spruce Grove, AB, T7Y 1G5

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Increased traffic on 627 will create additional pressures on the highway and potential need for upgrades. The pressures from the corn maze and Grace Life has been increasingly hazardous. There is likely to be additional costs borne by County ratepayers. Lastly, the church was a center for unrest and disruption during Covid. The disrespect and poor treatment toward Enoch First Nation members and lands do not demonstrate the attributes of a good neighbour. Respectfully noted the current development and its impacts are enough.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Thursday, January 16, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being: increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Sandra Brinkman

Address

[REDACTED]
Spruce Grove, AB, T7Y 1C1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

I know the traffic generated by a school and do not feel our road is able to handle this extra traffic. This school has already proven itself a huge bad influence on our rural lifestyle and they have alienated the community it already and contribute nothing to our community. They pay no taxes, contribute nothing to our community as the members do not live here, have increased traffic and will likely cost me money down the road when the road has to be rebuilt. I am aware the county's only recourse is to charge them a levy. At least my you could do that now.

I have experienced the huge disruption in my life caused by their stupid Covid protest. Had to go through police checks just to get to my residence. My truck was stolen soon after their protest brought attention to our subdivision. They have already cost me thousands of dollars. Our acreage properties were invaded by their supporters and the Church did nothing.

I have lived here for over 50 years and have never experienced anything like they have caused.

I have been involved with Clymont Community since 1978 or so. The Grace Church Ladies Group used to come to our playground with their children until the children defaced our property, the ladies disrespected our Covid rules and they were no longer welcome to use our property.

I may just be a cranky old lady, but I don't need any more upset in my life and would urgently plead with the committee to deny their application.

Thank you

Would you like to receive updates
about this petition?

Yes

Signature



Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Thursday, January 16, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatories of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

jaceyjae weir

Address

[REDACTED]
Spruce Grove, AB, T7Y 1G6

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

not a good idea for the community

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Friday, January 17, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatories of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Kailee Siminoski

Address

[REDACTED]
Spruce Grove, Alberta, T6E1V4

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

They have caused so much disturbance in our community. With the COVID protests and causing the road to be closed down. They do not deserve the expansion and they don't need the expansion to cause more disturbance in our community. A church doesn't need to be the size of a Costco.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Friday, January 17, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Amanda Siminoski

Address

[REDACTED]
Spruce Grove, Ab, T7Y 1C4

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Increased property taxes with no additional benefits to current landowners, Increased traffic

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Saturday, January 18, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Coreena Meurin

Address

[REDACTED]
Parkland county, Ab, T7y2j9

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Make the neighbourhood to busy with non local traffic and already busy enough with the corn maze

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>

Thursday, January 23, 2025



Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Full Name

Courtney Sutherland

Address[REDACTED]
Leduc , Ab, T9e0n4**Email Address**

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

My parents live in the area and the issues that arose with not following health guidelines caused a lot of stress in the community. The area is not equipped for even more traffic. Between the corn maze and the church it's dangerous. Adding more traffic there is dangerous. There also isn't the capacity to have a facility of that size hooked up to the current water system. There needs to be a better plan for the traffic and use of water.

**Would you like to receive updates
about this petition?**

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>

Monday, January 27, 2025



Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Full Name

Marie Sciarpelletti

Address[REDACTED]
Spruce Grove , AB, T7Y 1C2**Email Address**

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Too many people using water and too much traffic

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>

Monday, January 27, 2025



Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Full Name

Marc Aromin

Address
Spruce grove, Alberta, T7y1c1**Email Address****mobile Number****Reason for Opposition**

Do not approve expansion

Would you like to receive updates about this petition?

Yes

Signature

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>

Monday, January 27, 2025



Residents Against Grace Life Expansion

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Full Name

Angelo Sciarpelletti

Address[REDACTED]
Spruce Grove, AB, T7Y 1C2**Email Address**

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Too much traffic, would like to understand how extra water usage will affect surrounding properties.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>

Tuesday, January 28, 2025



Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Full Name

Murray Flynn

Address

[REDACTED]

Spruce Grove, Alberta, T7Y1B3

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

I have serious concerns over traffic congestion leading to reduced safety on Highway 627. Well water usage for such a massive amount of people is also a concern.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>

Tuesday, January 28, 2025



Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Full Name

Jennifer Panteluk

Address[REDACTED]
Duffield, AB, T0E0N0**Email Address**

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Traffic and disruption in area

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>

PETITION AGAINST GRACE LIFE CHURCH EXPANSION

<https://form.jotform.com/250065280511054> | stopgracelife@gmail.com

COMMUNITIES' REASONS FOR OPPOSITION

- K-12 school proposed
- Increased daily traffic at this rural intersection
- Traffic lights will most likely be needed causing delays
- Increased infrastructure costs to expand roads
- Increased daily noise pollution
- Increased first responder costs
- Headaches related to heavy construction

NAME

Paul, Biggle

PHONE

EMAIL

ADDRESS

- 11. Lack of taxation/tax exemption to fund ongoing
- 9. Increased taxation on residents of Parkland Court
- 10. Negative environmental impact (water & sewage)
- 11. Negative overall impact on those closest to the ex
- *The Edmonton Corn Maze, Sunset View Acres, But
- Green Nation)

<https://form.jotform.com>**COMMUNITIES' REASONS FOR OPPOSITION**

K-12 school proposed

Increased daily traffic at this rural intersection

Traffic lights will most likely be needed causing delays

Increased infrastructure costs to expand roads

Increased daily noise pollution

Increased first responder costs

Headaches related to heavy construction

NAME**PHONE****EMAIL**

Maul, Brigitte



8. Lack of taxation/tax exemption to fund ongoing needs
9. Increased taxation on residents of Parkland County
10. Negative environmental impact (water & sewage)
11. Negative overall impact on those closest to the expansion
The Edmonton Corn Maze, Sunset View Acres, Birch Cree Nation)

ADDRESS

SIGNATURE



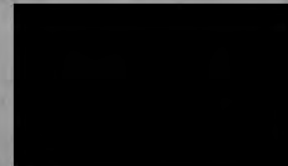
CE LIFE CHURCH EXPANSION

5288513054 | stopgracelife@gmail.com

8. Lack of taxation/tax exemption to fund ongoing needs
9. Increased taxation on residents of Parkland County
10. Negative environmental impact (water & sewage)
11. Negative overall impact on those closest to the expansion (Willow The Edmonton Corn Maze, Sunset View Acres, Birch Hill Acres and Cree Nation)

ADDRESS

SIGNATURE



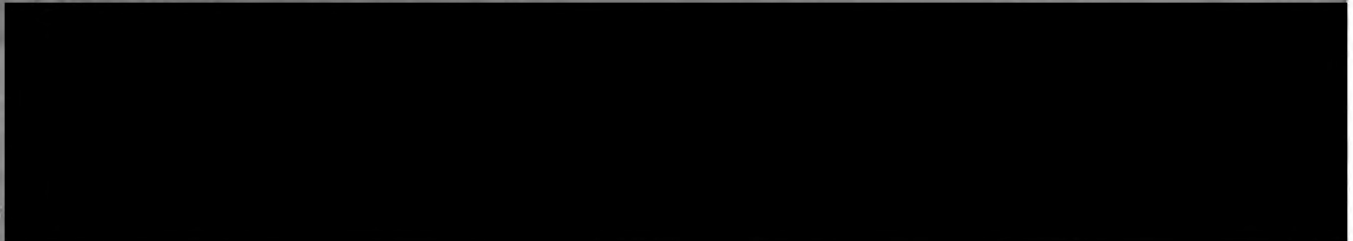
COMMUNITIES' REASONS FOR OPPOSITION

1. K-12 school proposed
2. Increased daily traffic at this rural intersection
3. Traffic lights will most likely be needed causing delays
4. Increased infrastructure costs to expand roads
5. Increased daily noise pollution
6. Increased first responder costs
7. Headaches related to heavy construction

#	NAME	PHONE	EMAIL
1	Enza, Fred Vani	[REDACTED]	
2	Fred Vani		
3			
4			
5			
6			

- Lack of taxation/tax exemption to fund ongoing ne
- Increased taxation on residents of Parkland County
- 0. Negative environmental impact (water & sewage)
- 1. Negative overall impact on those closest to the exp
- The Edmonton Corn Maze, Sunset View Acres, Birch
- Cree Nation)

• ADDRESS





Thursday, January 23, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being: increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Susan Jobb

Address

[REDACTED]
Spruce Grove, Alberta, T7Y1B1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

concerned with traffic in the area and all the trouble that was caused during the pandemic.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Wednesday, January 22, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Lynnette Richelhoff

Address

[REDACTED]
Spruce Grove, AB, T7Y 1B8

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Need more info to confirm does not affect traffic, congestion, lack of taxes to maintain area, wet lands, etc.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 14, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

DeAnne Latimer

Address

[REDACTED]
Parkland county, Ab, T7Y1C8

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Too busy of a road already... it's a safety concern

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 14, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being: increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Kristy Card

Address

[REDACTED]
Spruce Grove, AB, T7Y 1B8

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Traffic and congestion are big concerns for the area. But also, if you have the money/funds to build a facility of that size, more specifically an education centre to further brainwash children with your backwards beliefs, then I expect for you to pay taxes. We don't need more people with these views coming to our community and making others feel unsafe. Their history of breaking laws during the COVID pandemic and putting the public at risk are evidence of this.

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 14, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Bonnie Gardner

Address

[REDACTED]
Spruce Grove, Alberta, T7Y1C6

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Traffic volume turning across the highway and volume exiting

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 14, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Cheryl Devin

Address

[REDACTED]
Spruce Grove, Ab, T7Y 1H6

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

They give nothing to the community and harassed Enoch Cree Nation during the global pandemic, proving they are not good neighbours. All that the local community will get is more traffic, more congestion, and more selfish close minded people wrapping g themselves in religion. No thanks.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 14, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being: increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Shirley Schipper

Address

[REDACTED]
Spruce Grove, Ab, T7X3R6

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

They broke the rules during Covid and the leads of this church have no respect for the community members or those who were trying to prevent the spread to those susceptible to the virus. They need to pay their fair share of taxes and not spread false information. This expansion is a money making venture only and plays into the ultra religious mind frame which is deluded and dangerous. We should not be funding these religious private "education" centres.

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>

Tuesday, January 28, 2025



Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Full Name

Terry Csandl

Address
Spruce Grove, AB, T7Y 1B1**Email Address****mobile Number****Reason for Opposition**

Did not comply with COVID restrictions.

Would you like to receive updates about this petition?

Yes

Signature

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 14, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Brad Jeffries

Address

[REDACTED]
Spruce Grove, Alberta, T7Y1B1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 14, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Edward Haynes

Address

[REDACTED]
Spruce grove, Alberta, T7y 1g7

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Religion is an opiate for the masses, and these guys in particular are anti-intellectual and anti-science.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Monday, January 20, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Chris Goudreau

Address

[REDACTED]
Spruce Grove, AB, T7Y1G6

Email Address

[REDACTED]

mobile Number

[REDACTED]

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 21, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Warren Kowalchuk

Address

[REDACTED]
Spruce Grove, Alberta, T7Y1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Would you like to receive updates about this petition?

Yes

Signature

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 14, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatories of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Chelsey Long

Address

[REDACTED]
Spruce Grove, AB, T7Y 1A8

Email Address

[REDACTED]

mobile Number

[REDACTED]

Would you like to receive updates
about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 14, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Chelsey Long

Address

[REDACTED]
Spruce Grove, AB, T7Y 1A8

Email Address

[REDACTED]

mobile Number

[REDACTED]

Would you like to receive updates
about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 14, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Erin Schwartz

Address

[REDACTED]
Spruce Grove, alberta, T7x3n9

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Churches should be taxed.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>

Wednesday, January 29, 2025



Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Full Name

Brittani Henkel

Address[REDACTED]
Parkland County, Alberta, T7Y 2N4**Email Address**

[REDACTED]

mobile Number

[REDACTED]

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Thursday, January 16, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AWBxjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Crystal Fraser

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C4

Email Address

[REDACTED]

mobile Number

[REDACTED]

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Wednesday, January 15, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Andrea Halina

Address

[REDACTED]
Spruce Grove, AB, T7Y 1B2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Wednesday, January 15, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Josef Csandl

Address

[REDACTED]
Spruce Grove, AB, T7Y 1B1

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

They are against vaccinations and complying with health regulations.

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 14, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Angela Kosch

Address

[REDACTED]
spruce grove, AB, T7Y 1G6

Email Address

[REDACTED]

mobile Number

[REDACTED]

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Monday, January 13, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Christa Christa

Address

[REDACTED]
Spruce Grove, AB, T7X2L2
Canada

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Tax exemption, not a public learning center, doesn't represent the interests of the surrounding communities and tax payers, who will foot the bill for an organization that supports part of our community, but disseminates hatred and distrust against others. There are better uses for public tax dollars. Like a proper homeless program.

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Sunday, January 12, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Dylan Borle

Address

[REDACTED]
Spruce Grove, Alberta, T7Y 1C2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

They're entitled, misinformation spreading, disrespectful degenerates preaching a fake Christian chorus line. As if these people need more space or resources to spread their ridiculousness

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Brett Chartrand

Address

[REDACTED]
Spruce grove, Ab, T7y1c4

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Too busy for traffic. The church has shown in the past to not care about rules placed on them and I don't believe they would follow any of them now. They can not be trusted to operate as they are supposed to and as such should not be granted expansions.

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Sunday, January 12, 2025

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Approval Status

Not Started

Full Name

Mary Hebert

Address

[REDACTED]
Edmonton, Alberta, T5w5e8

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

This church??seems to put itself above the law as seen during covid where will they stop looks more like a cult associated with califirnia chuch???

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Sunday, January 12, 2025

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Approval Status

Not Started

Full Name

Crystal Flynn

Address

[REDACTED]
Spruce Grove, AB, T7Y 1B3

Email Address

[REDACTED]

mobile Number

[REDACTED]

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Becky Nick

Address

[REDACTED]
Spruce Grove, Alberta, T7X 1w2

Email Address

[REDACTED]

mobile Number

[REDACTED]

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 14, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Tara Sibley

Address

[REDACTED]
Devon, Ab, T9g1n5

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

This is the church that was anti Vax and breaking protocol.

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Kelli Behr

Address

[REDACTED]
Stony Plain, AB, T7Z 1A6

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Canada

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Monday, January 13, 2025

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Approval Status

Not Started

Full Name

Joyce Shaw

Address

Seba Beach, AB, T0E2B0

Email Address

mobile Number

Reason for Opposition

Hwy 627 is already very busy. This would make travel into or out of Edmonton a big issue. I don't think any of our tax dollars should support any part this project. The Covid crisis we had shows us how self serving this "Christian" group of people are.

Would you like to receive updates about this petition?

Yes

Signature

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Monday, January 13, 2025

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Approval Status

Not Started

Full Name

Robert Shaw

Address

Seba Beach, AB, T0E2B0

Email Address

mobile Number

Reason for Opposition

I use 627 hwy quite regularly and don't need any more traffic or school busses or poor drivers fouling the road.

Would you like to receive updates about this petition?

Yes

Signature

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Monday, January 13, 2025

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Approval Status

Not Started

Full Name

Josh anderson

Address

[REDACTED]
Devon, AB, T9G 1H7

Email Address

[REDACTED]

mobile Number

[REDACTED]

Would you like to receive updates about this petition?

No

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Friday, January 17, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Leslee Higgins

Address

[REDACTED]
Edmonton, AB, T5T 1L8

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

I'm from the area and have family and friends that live on that road. It is already unsafe with the level of traffic. The church isn't an active part of the community. It takes and doesn't contribute to the area except causing issues

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Tuesday, January 14, 2025

Residents Against Grace Life Expansion

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Approval Status

Not Started

Full Name

Jose Almeida

Address

[REDACTED]
Edmonton, Alberta, T6a2x9

Email Address

[REDACTED]

mobile Number

[REDACTED]

Reason for Opposition

Traffic.... Noise... location is all wrong..water table too

Would you like to receive updates about this petition?

Yes

Signature

[REDACTED]

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



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Approval Status

Not Started

Full Name

Darlene Almeida

Address

Edmonton, Alberta, T6A2x9

Email Address

mobile Number

Reason for Opposition

The NOISE and the traffic...

Would you like to receive updates about this petition?

Yes

Signature

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>



Sunday, January 12, 2025

Residents Against Grace Life Expansion

Grace Life Church's proposed expansion (<https://gracelife.ca/building-project>) has now been approved by Parkland County. We, the signatures of this petition, are against this expansion to build this massive complex of over 60,000 square feet on this rural road (262). There are several reasons to oppose this expansion, some of them being; increased traffic, need for traffic lights delaying commute times, increased infrastructure costs, increased noise pollution, increased first responder costs, construction headaches, lack of taxation paid/increased taxation on residents to offset, negative environmental impact on well water and sewage and overall negative impact on the surrounding areas and the correlation to our property values. The residents of Parkland County, Enoch Cree Nation and beyond have very little time to voice their concerns and stop this project. Let your voices be heard by filling out this petition and/or emailing the Subdivision and Development Appeal Board directly at sdab@parklandcounty.com. Parkland County will hold a public hearing on January 27th at 11:00am at Parkland County Centre if you wish to attend (<https://maps.app.goo.gl/AW8xjdaXBXZqfWZaA>).

Approval Status

Not Started

Full Name

Carolyn Adie

Address

██████████
Calgary, AB, T2w 0s8

Email Address

████████████████████

mobile Number

██████████

Reason for Opposition

Way too much traffic and noise. The roads can't handle it and it's way too big. This is a nice rural community that is being severely impacted by this church who only cares about itself. The expansion needs to be stopped.

Would you like to receive updates about this petition?

Yes

Signature

████████████████████

Contact Information:

stopgracelife@gmail.com | <https://form.jotform.com/250085288513054>