

## SUBDIVISION AND DEVELOPMENT APPEAL BOARD FOR ROCKY VIEW COUNTY

<b>File:</b>	1 – 202302-0202 (Roberts and Ashdown)
<b>Appellant(s)</b>	James E Roberts and Rolly Ashdown
<b>Applicant(s):</b>	n/a
<b>Owner(s):</b>	James E and Laurel E Roberts

<b>Exhibit</b>	<b>Description</b>	<b>Pages</b>
1.	Notice of Appeal	1
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Exhibits can be submitted to the Board until 9:00 am the day before the hearing. This exhibit package will be updated and republished if more submissions are received. Check the [County's website](#) for any updates.


# NOTICE OF APPEAL

Subdivision & Development Appeal Board for Rocky View County  
Enforcement Appeal Committee for Rocky View County

APPELLANT INFORMATION			
Name of Appellant <i>James E Roberts / Rolly Ashdown</i>			
Appellant Property Address <i>281044 Township Rd 252</i>	Municipality <i>RVC</i>	Province <i>Alta</i>	Postal Code <i>T1Z 0P3</i>
Mailing Address (if different than above)		[REDACTED]	
Primary Phone #	Alternate Phone # [REDACTED]		

PROPERTY UNDER APPEAL	
Address <i>281044 Twp Rd 252</i>	Legal Land Description (Lot, Block, Plan OR Quarter-Section-Township-Range-Meridian) <i>SE-14-25-28-W04M</i>
Property Roll # <i>05314001</i>	Development Permit, Subdivision Application, or Enforcement Order # <i>PL 2023 0146 / PL 2024 0141</i>

I AM APPEALING THE DECISION ISSUED BY		
<input type="checkbox"/> Development Authority	<input type="checkbox"/> Subdivision Authority	<input checked="" type="checkbox"/> Enforcement Services

REASONS FOR APPEAL (include as much detail as possible as to why you are appealing the decision, attach a separate page if required)
<i>Enforcement was expected to hold off on any activities while the applications are in process.</i>


This information is collected under section 33(c) of the *Freedom of Information and Protection of Privacy Act (FOIP Act)* for the Subdivision and Development Appeal Board or the Enforcement Appeal Committee for Rocky View County and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the *FOIP Act*. Your personal contact information, including your phone number and email address, may be redacted prior to your appeal being made available to the public. If you have questions regarding the collection, use or disclosure of this information, please contact a Legislative Officer at 403-230-1401.

# SUBDIVISION AND DEVELOPMENT APPEAL BOARD FOR ROCKY VIEW COUNTY

262075 Rocky View Point  
Rocky View County, Alberta T4A 0X2  
403-230-1401 | [sdab@rockyview.ca](mailto:sdab@rockyview.ca)

## NOTICE OF HEARING

Issued: August 30, 2024

An appeal has been filed with the Subdivision and Development Appeal Board for Rocky View County (the “Board”) against the Development Authority’s decision to issue a stop order pursuant to section 645 of the *Municipal Government Act* for establishing and operating an automobile recycling and salvage business without a valid development permit.

### INFORMATION ABOUT THE PROPERTY UNDER APPEAL

File:	Stop Order 202302-0202
Location:	281044 Township Road 252; located at the northwest junction of Range Road 281 and Township Road 252, approximately 7.60 kilometres (4.70 miles) east of the City of Calgary.
Appellant(s):	James E. Roberts and Rolly Ashdown
Applicant(s):	N/A
Owner(s):	James E. Roberts and Laurel E. Roberts

### APPEAL HEARING INFORMATION

*Further information about the appeal will be available in the Board’s agenda six days before the hearing on [www.rockyview.ca](http://www.rockyview.ca).*

Date and time:	September 12, 2024 at or after 9:00 a.m.
Location:	Council Chambers - County Hall 262075 Rocky View Point, Rocky View County, Alberta T4A 0X2

### HOW TO PARTICIPATE IN THE HEARING

*If you feel you are affected by this appeal, you can provide a submission or present at the hearing as noted below.*

Before the hearing:	In your submission, clearly state how you are affected and include where you live in relation to the property under appeal. Submissions are due by 9:00 a.m. the last business day before the hearing. It is at the Board’s discretion whether late submissions are accepted. Submissions can be provided by: <ul style="list-style-type: none"> <li>email to <a href="mailto:sdab@rockyview.ca">sdab@rockyview.ca</a>; or</li> <li>mail to the SDAB Clerk at 262075 Rocky View Point, Rocky View County, Alberta T4A 0X2</li> </ul>
At the hearing:	Add your name to the sign-in sheet to present to the Board at the hearing

If you have questions about the development permit application, contact Planning Services at [development@rockyview.ca](mailto:development@rockyview.ca). For inquiries about the hearing procedure, contact the Board clerk at [sdab@rockyview.ca](mailto:sdab@rockyview.ca).

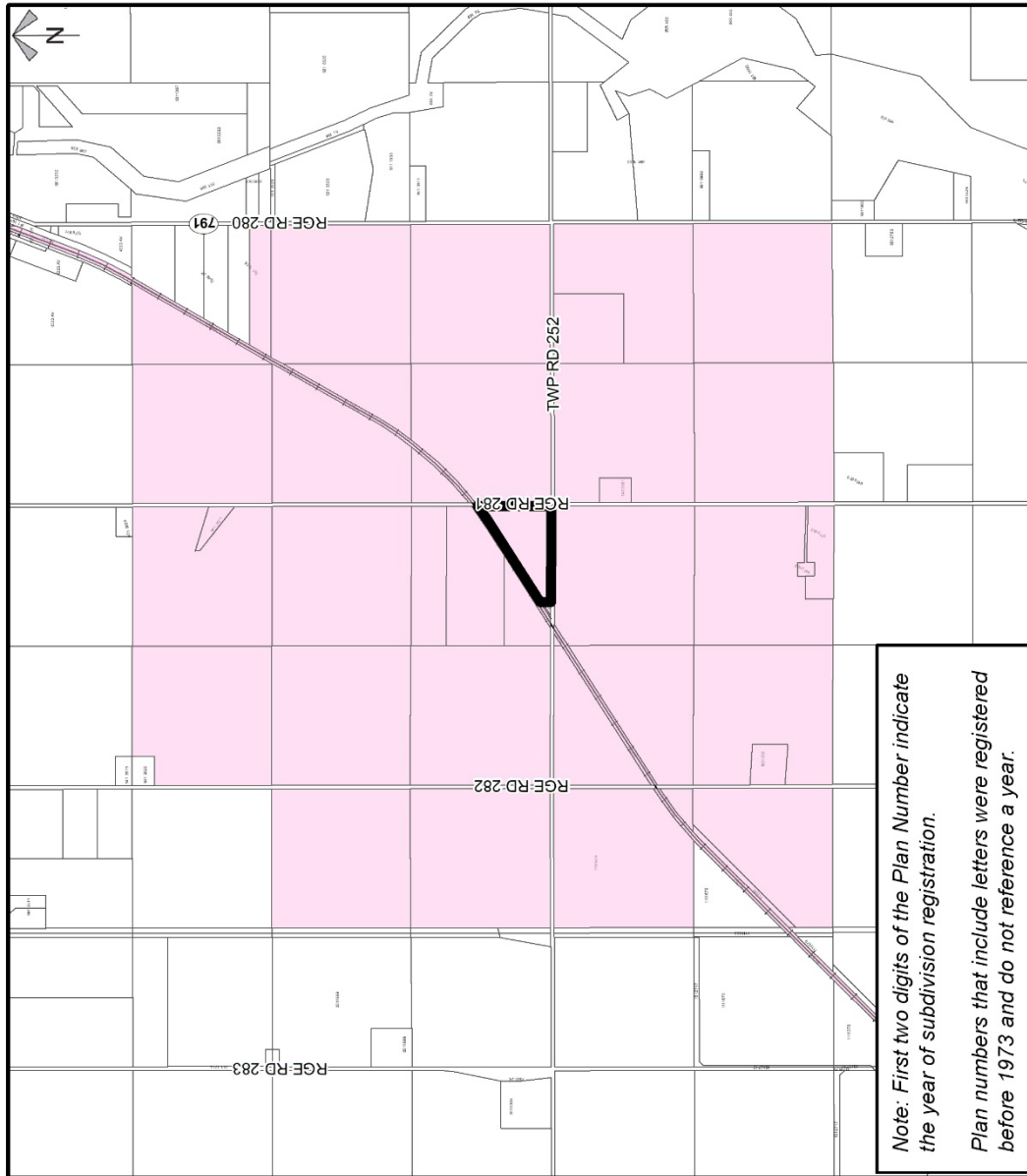
SITE MAP

**LEGEND**  
**Bolded:** property under appeal  
**Shaded:** notification area



**Landowner  
Circulation Area**

Division: 5  
 Roll: 05314001  
 File: PL20230146  
 Printed: 8/23/2024  
 Legal: A portion of  
 SE-14-25-28-W04M



Note: First two digits of the Plan Number indicate the year of subdivision registration.  
 Plan numbers that include letters were registered before 1973 and do not reference a year.

Submissions may be made available to the public on [www.rockyview.ca](http://www.rockyview.ca) in accordance with section 40(1)(c) of the *Freedom of Information and Protection of Privacy Act* ('FOIP Act'). Personal information contained in your submission is collected under section 33(c) of the FOIP Act for the purpose of public participation in the Board's decision-making process. Your name, legal land description, street address, and any opinions provided in your submission will be made available to the public and form part of the public record. Your personal contact information, including your phone number and email address, may be redacted prior to making your submission available to the public. If you have questions regarding the collection, use or disclosure of this information, please contact a Legislative Officer at 403-230-1401.



## ENFORCEMENT

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**TO:** Subdivision and Development Appeal Board  
**DATE:** September 12, 2024 **DIVISION:** 5  
**ROLL #:** 05314001 **APPLICATION:**  
**SUBJECT:** Appeal of Stop Order for Enforcement File # 202302-0202

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### EXECUTIVE SUMMARY:

The subject property owner, Mr. James Roberts, has allowed a business to be established and operated, which includes outside storage of materials, from his property, without the benefit of a development permit.

Attempts have been made to bring the property into compliance with Sections 90, 145 and 146 of the Rocky View County Land Use Bylaw via the issuance of Bylaw Compliance Notices, and direct contact with Mr. Roberts to facilitate either the removal of the outside storage or to apply to rezone the property to allow for the commercial business to remain on the lands. To date, the property is noncompliant.

As the property continues to be in violation of the Land Use bylaw, a Stop Order was issued on August 16, 2024, requesting the removal of all business-related materials on the lands.

### OVERVIEW:

Landowner	Mr. James Roberts and Laurel Roberts
Proposal	N/A
Subject Site(s)	281044 Township Road 252
Parcel Area	32.66000 acres
Land Use District	A-GEN
Surrounding Uses	A-GEN x (5), A-SML x (1)
Applicable Regulations	Rocky View County Land Use Bylaw C-8000-2020

### POLICY/LAND USE BYLAW REVIEW:

The subject property is Zoned as A-GEN, (Agricultural general).

The Rocky View County Land Use Bylaw C-8000-2020 states that:

90 Except as provided in Section 92, no person shall commence any development unless a Development Permit has been issued.

145 Home-Based Business (Type II) General Requirements:

- a) Home-Based Business (Type II) is an accessory use of a principal dwelling and may utilize its accessory buildings and outside storage,

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### Administration Resources

Lorraine Wesley, Manager, Enforcement Services



146 Home-Based Business (Type II) Site Requirements:

- a) outside storage may be permitted at the discretion of the development authority provided.
  - i. Be screened from view of adjacent lands and roads.
  - ii. Meet the minimum setback requirements for buildings, and
  - iii. Not exceed 400.0 m squared (4305.56ft Squared or 1%pf the parcel area, whichever is less.

**ALBERTA MUNICIPAL GOVERNMENT ACT:**

Section 645 of the Act reads as follows:

645(1) Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with

- (a) this Part or a land use bylaw or regulations under this Part, or
- (b) a development permit or subdivision approval,

the development authority may act under subsection (2).

(2) If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to

- (a) stop the development or use of the land or building in whole or in part as directed by the notice,
- (b) demolish, remove, or replace the development, or
- (c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit, or a subdivision approval,

within the time set out in the notice.

(2.1) A notice referred to in subsection (2) must specify the date on which the order was made, must contain any other information required by the regulations and must be given or sent to the person or persons referred to in subsection (2) on the same day the decision is made.

(3) A person who receives a notice referred to in subsection (2) may appeal the order in the notice in accordance with section 685.

**HISTORY:**

1. February 21, 2023, Rocky View County Enforcement Services received a complaint that several vehicles were being brought onto the subject property and the complainant enquired if the property has been rezoned and if the appropriate permits were in place.
2. March 2, 2023, I, Bylaw Officer David Nielson, conducted a drive by inspection of the property and observed that there were five shipping containers, six recreational vehicles and five commercial vehicles. I conducted a search on Rocky View County's internal data base. There were two applications on file; PL20150143 for a Master Site Development Plan (MSDP) and PL20150144 which was an application to redesignate the subject property from farm dwelling /



- pasture to industrial storage. Justin Rebello, Supervisor Planning and Development advised that both applications were closed in 2018.
3. March 4, 2023, I sent Mr. Rebello an e-mail requesting his assessment of the subject property.
  4. March 6, 2023, Mr. Rebello responded to my e-mail and advised that the Mr. Roberts would need to contact Planning and Development as he was not in compliance with the Land Use Bylaw.
  5. April 2, 2023, I sent Mr. Roberts a letter regarding the property which included two Bylaw Compliance Notices. The first Bylaw Compliance Notice indicated Mr. Roberts needed to contact the Rocky View County Planning and Development department to discuss what was needed to continue to operate the business from the property. The second Bylaw Compliance Notice dealt with the unsightly nature of the property, and listed the issues being derelict vehicles, derelict equipment, the nuisance, the unsightliness as well as possible future inspections and Stop Orders pertaining to the property.
  6. June 6, 2023, I conducted a drive by inspection of the subject property and noted an increase in the number of vehicles on the property. While I was there several more vehicles were brought onto the property.
  7. June 29, 2023, I arrived at the subject property and spoke to Mr. Roberts. I was informed at this time that the property was provisionally sold. The future new owners, Babylon Recycling, had been to the County Hall to make an application that would allow them to operate their business from his property. They were informed that they would need to apply for a change in zoning. Mr. Roberts then informed me that he had a meeting set up with his Councillor, Greg Boehlke the following week to discuss this change. Mr. Roberts had permitted this activity to continue.
  8. July 6, 2023, I received a call from Mr. Roberts, I was told that he had met with Councillor Boehlke and Steve Altena, Supervisor, Planning Policy. According to Mr. Roberts, the outcome of the meeting was that Councillor Boehlke was going to suggest to Council an amendment of the word "shall" in the Conrich Area Structure Plan section 22.6 which states "All industrial and commercial buildings should provide fire suppression systems and they **shall** be in compliance with the County's Fire Suppression bylaw and the Alberta Building Code." This meant that Mr. Roberts property needed to have access to Rocky View County's water supply system to allow for change in zoning. Failing this, the property would not be allowed to change its zoning from A-GEN to I-HVY.
  9. September 18, 2023, I checked Rocky View County's internal database, and no new applications had been made.
  10. September 20, 2023, I attended the subject property. I was unable to contact Mr. Roberts. I attempted to hand Mrs. Roberts a new Bylaw Compliance Notice as there were no changes to the subject property and no new applications. Mrs. Roberts asked that I deal with Mr. Roberts directly. I asked Mrs. Roberts to let Mr. Roberts know that I was at the property and would like to speak with him. Later the same day I received a call from Mr. Roberts, and he informed me that he had not made any further efforts to make the application to rezone his property as he was waiting to hear from Councillor Boehlke.
  11. September 21, 2023, John Popplestone, Bylaw Supervisor and I met with Mr. Roberts at the County Hall. Mr. Roberts explained how this issue came into being and why his property was included in the Conrich Area Structure Plan.
  12. October 19, 2023, I conducted a drive by inspection of the subject property and observed additional vehicles on the property in various stages of disrepair. I then spoke to Mr. Roberts who informed me that there was a hearing set for October 26, 2023.
  13. November 6, 2023, I called Mr. Roberts. I was informed that a building permit application was made for two of the shipping containers. The others were going to be moved off the property



as soon as it was sold. Mr. Roberts informed me that his request was not addressed in the hearing held on October 26, 2023. According to Mr. Roberts, the Councillors were in favor of the amendment but had not discussed it in the hearing and the changes to the Conrich Area Structure Plan were not addressed.

14. November 15, 2023, Lorraine Wesley, Enforcement Services Manager, had sent an e-mail to both Mr. Roberts and Mr. Altena requesting that Mr. Roberts make a Development Permit application to continue to run the business belonging to Babylon Recycling from the property. She also requested that I issue a new bylaw compliance detailing what needed to be done and timelines for compliance.
15. November 23, 2023, I sent Mr. Roberts a new Bylaw Compliance Notice the property needed to be brought into compliance by no later than December 12, 2023, or to submit completed and paid for applications. On the same day Mr. Roberts responded letting me know that he would be making a development permit application as well as an application to rezone his property.
16. November 27, 2023, I sent Mr. Roberts an e-mail explaining that I was aware that he was in discussion with Mr. Altena. I also stated that he would still need to meet the deadlines as set out in the new Bylaw Compliance Notice.
17. November 30, 2023, I received an e-mail from Ms. Wesley to Mr. Altena thanking him for the invite to the pre-application meeting. All enforcement was placed on hold pending the outcome of the meeting.
18. December 6, 2023, a pre-application meeting was held at the Rocky View County Hall. In attendance were the following employees: Mr. Altena, Ms. Wesley, Mr. Rebello, Oksana Newman, Planning and Development Senior Planner, Brett Hampton, Planning and Development Assistant) and myself. We met with Mr. Roberts, Rolly Ashdown, Mr. Robert's Consultant and the Owner of Babylon Recycling Company. It was agreed to and made clear that enforcement would be suspended until February 12<sup>th</sup>, 2024, provided full and complete applications were made which included payment and all forms and documents.
19. February 14, 2024, I enquired with Sangeeta Vishwakarma from Planning if any applications had been received from Mr. Roberts. I was informed that none were received, and that Mr. Roberts has till the end of day.
20. February 29, 2024, I was told that Mr. Roberts had made an application for re-designation. Payment was also made.
21. April 25, 2024, I sent Ms. Newman an e-mail requesting an update on the application.
22. April 26, 2024, I received a reply from Logan Cox, Supervisor Planning and Development stating that an application was received from Mr. Roberts. The application was not complete, and the County was still waiting for more information namely the MSDP. According to Mr. Cox, the Planning and Development department had given Mr. Roberts an extension until May 24, 2024, to provide all the outstanding information.
23. June 17, 2024, a letter was sent to Mr. Roberts by Executive Director Matt Boscarior informing him that there would be no further extensions and that enforcement would continue accordingly.
24. June 20, 2024, I received a call from Mr. Ashdown. He had asked about the letter which was sent to Mr. Roberts. I explained that an extension was granted by the Planning and Development department allowing an extension from February 12, 2024 until May 24, 2024. The information required by the Planning and Development department was not provided. I also informed Mr. Ashdown that I would be following up with enforcement action. Mr. Ashdown stated that he would contact either Ms. Wesley or Mr. Boscarior to discuss this further.
25. June 23, 2024, I was copied on an e-mail from Mr. Ashdown. He informed Mr. Boscarior that he intended to provide the MSDP information the following week. During the December 6,





- 2024 pre-application meeting a deadline to submit the MSDP application in full was February 12, 2024. He later received an extension on this date until May 24, 2024, which was not met.
26. August 16, 2024, the Stop Order was mailed, and hand delivered.
  27. August 19, 2024, Mr. Cox re-confirmed that the applications were made but are still missing information. He also stated that the business was still in operation on the subject property that he believes that the Stop Order was not issued in error.
  28. August 23, 2024, I received an e-mail string between Ms. Wesley and Mr. Ashdown. Mr. Ashdown stated that the appeal of the Stop Order was made that day, and Mr. Ashdown also stated that the MSDP was provided that day and is currently in circulation. Ms. Wesley stated that the validity of the Stop Order was a decision that needed to be made by the Subdivision and Development Appeal Board.
  29. August 28, 2024, I received an e-mail between Ms. Newman and Mr. Ashdown. Ms. Newman stated that staff could have a new meeting to discuss the applications, but this would not include discussing ongoing enforcement action. The Stop Order had been issued and an appeal was received.
  30. August 28, 2024, I received an e-mail from Mr. Ashdown. He understood that they have the option to withdraw their appeal and stated that he believes that enforcement should be placed on hold while the application is in process. Mr. Ashdown also stated that he will continue to move forward with the applications.
  31. August 29, 2024, I conducted a drive by inspection of the subject property and noted that there is a noticeable change to the property and that the activity has expanded. There are a large number of derelict vehicles on the property clearly visible from the roadway.

### **APPEAL BOARD JURISDICTION:**

Section 645 of the Municipal Government Act authorizes the Development Authority to issue a Stop Order when a development, land use, or use of a building does not comply with any of Part 17 of the Municipal Government Act, the Subdivision and Development Regulations, or a Development Permit or subdivision approval. A Stop Order may require any one of or more including the landowner, the person in possession of the land, or the person responsible for the contravention, to:

- Stop the development or use of the land;
- Demolish, remove, or replace the development; or
- Take any other actions required to bring the development or use of the land or building into compliance.

The Subdivision and Development Appeal Board (SDAB) jurisdiction on a Stop Order Appeal is based solely on the following:

- Whether the SDAB felt the Stop Order was issued properly and legally; and
- Whether enough time has been provided for compliance.

The SDAB is not responsible for determining if this is an appropriate use for the property or determining the outcome of any permits proposed, as that jurisdiction falls back to either Council or Administration for consideration.

### **OPTIONS:**

#### **Option #1:**

That the appeal against the Stop Order for the removal of all business-related materials from the property located at 281044 Township Road 252 be varied to allow for the existing business-related materials to remain on the property pending the outcome of the redesignation and development permit processes.



**Option #2:**

That the appeal against the Stop Order for the removal of all business-related materials from the property located at 281044 Township Road 252 be upheld and that a timeline be given for these items to be removed from the site.



262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

## STOP ORDER OF THE DEVELOPMENT AUTHORITY

### Section 645 *Municipal Government Act*

August 16, 2024

Registered Mail  
 Hand Delivered

**TO:** James E Roberts  
281044 Township Road 252  
Rocky View County, AB  
T1Z 0P3

**Roll #:** 05314001  
**Case Report #:** 202302-0202

**Re:** **SE-14-25-28-W04M**  
**LINC NUMBER: 0035962661**  
**TITLE NUMBER: 131318565+1**  
**PARCEL AREA: 32.66000 ACRES**  
**MUNICIPAL ADDRESS: 281044 TOWNSHIP ROAD 252**

**HEREIN AFTER REFERRED TO AS THE "LANDS"**

As a Development Officer for the Development Authority for Rocky View County (the "County"), I hereby issue this Stop Order pursuant to section 645 of the *Municipal Government Act* (the "Act") with respect to the Lands.

Section 645 of the *Act* reads as follows:

- 645(1) Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with
- (a) this Part or a land use bylaw or regulations under this Part, or
  - (b) a development permit or subdivision approval, the development authority may act under subsection (2).
- (2) If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to

- (a) stop the development or use of the land or building in whole or in part as directed by the notice,
  - (b) demolish, remove, or replace the development, or
  - (c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit, or a subdivision approval,
- within the time set out in the notice.

As a result of my inspections of the Lands, review of County development records associated with the Lands, and my consideration to the prior enforcement efforts made by the County in relation to these Lands, I have determined that you are in contravention of Rocky View County *Land Use Bylaw C-8000-2020* (the "Bylaw") for the following reasons:

- A. Establishing and operating a development (business) from the Lands without a valid development permit, contrary to section 90 of the *Bylaw*.

"Except where provided for in section 92, no person shall commence any development unless a Development Permit has been issued."

- B. According to the Development Authority, we believe that you have allowed the operation of a business on the Lands, namely, an automobile recycling and salvage business, without a development permit.

Therefore, in accordance with section 645 of the *Act*, **James E Roberts** is **HEREBY ORDERED** to take the following remedial steps within the time limits set out in this Stop Order:

1. Immediately cease all activity on the Lands associated with the business; and
2. Remove all equipment, vehicles, materials, structures or modifications to the Lands associated with the unauthorized business.

The remedial work required pursuant to this Stop Order must be completed by the following deadlines:

- A. The requirements of paragraph 1 above must be completed no later than 4pm, August 19, 2024.
- B. The requirements of paragraph 2 above must be completed no later than 4pm, October 25, 2024.

Note: No further business activity is permitted on the Lands without the issuance of a valid development permit.

Be advised that pursuant to section 646 of the *Act*, in the event that you fail to comply with this Stop Order within any of the time limits set out herein, the County may enter onto the Lands or any building on the Lands in accordance with section 542 of the *Act* to carry out the Stop Order and eliminate the contraventions.

If you do not comply with any part of this Stop Order within the specified deadline, the County will take whatever actions it determines to be necessary to remedy the contraventions set out in this Stop Order, at your expense. This may include entry onto the Lands and/or commencing an application in the Court of King's Bench under section 554 of the *Act*, for a permanent injunction and other orders necessary to address the contraventions.

Please be advised that the expenses and costs of actions or measures taken by the County under section 646 of the *Act* are an amount owing to the County by the person or persons to whom this Stop Order has been issued. Pursuant to section 553(1)(h.1) of the *Act*, costs and expenses incurred by the County may be added to the tax roll of the Lands and recovered in the same manner as property taxes.

The County may also register this Stop Order against the Certificate of Title to the Lands, pursuant to section 646 of the *Act*, until such time as this Stop Order has been fully complied with.

**You may appeal this Stop Order** to the Rocky View County Subdivision and Development Appeal Board within 21 days of the date of this Stop Order, in accordance with sections 685 and 686 of the *Act* by delivering a written notice of appeal, which sets out the reasons for the appeal, accompanied by the \$500 appeal fee, to the Subdivision and Development Appeal Board:

Subdivision and Development Appeal Board

262075 Rocky View Point,  
Rocky View County, AB  
T4A 0X2

Contact: [sdabi@rockyview.ca](mailto:sdabi@rockyview.ca) or 403-230-1401

Kindly govern yourself accordingly,



for D. Nielson  
Bylaw Officer  
403-230-1401

Attachment: Schedule 'A': Summary of communication and enforcement steps relating to the Lands

### Schedule 'A'

#### Summary of communication and enforcement steps relating to the Lands

1. On February 21, 2023, a complaint was received reporting that the Lands were unsightly and that a number of vehicles had been moved onto the Lands adding to its unsightliness.
2. On March 2, 2023, Officer Nielson, Enforcement Services Bylaw Officer for Rocky View County, conducted a drive by inspection of the Lands and noted that there were five shipping containers, a large accessory building/shop, and several vehicles, both private and commercial in nature, all in different stages of disrepair.
3. On March 4, 2023, Officer Nielson sent Justin Rebello, Planning Supervisor, an e-mail requesting his opinion on the Lands and if there were any violations of Rocky View County's *Land Use Bylaw*. Based on the opinion, enforcement on the Lands proceeded.
4. On April 2, 2023, Officer Nielson sent the owner of the Lands (Mr. Roberts) a letter that included two separate bylaw compliance notices and a copy of the Rocky View County *Nuisance and Unightly Premises Bylaw*, requesting that Mr. Roberts clean up the Lands.
5. On June 6, 2023, Officer Nielson conducted a drive by inspection of the Lands and noted very little change since the last visit.
6. On June 29, 2023, Officer Nielson spoke to Mr. Roberts regarding the escalation of work and vehicles on the Lands. Mr. Roberts said the Lands were provisionally sold to the persons bringing the vehicles onto the Lands. The new owner went to County Hall to apply for a development permit but was turned back as the type of business activity and the scope of activity taking place on the Lands was too intense and that there needed to be a rezoning from Agricultural, General District (A-GEN) to Industrial, Heavy District (I-HVY). The only major hurdle that was foreseen with the rezoning application was that the Lands would need to be hooked into the water supply to allow for fire hydrants and the closest hook up was over two kilometres away, as required by the Conrich Area Structure Plan (the "Area Structure Plan").
7. On July 6, 2024, Mr. Roberts called Officer Nielson and informed him that a meeting was held with Councillor Boehlke and Steve Altena, Planning Policy Supervisor for Rocky View County.
8. On September 18, 2023, Officer Nielson confirmed no new applications had been made by Mr. Roberts.
9. On September 20, 2023, Officer Nielson went to the Lands and tried to make contact with Mr. Roberts, who was not there. Officer Nielson made contact with a woman at the Lands who spoke to Mr. Roberts via phone. Officer Nielson later received a call from Mr. Roberts who said he had understood that he did not have to submit a rezoning application until the Area Structure Plan had been amended.
10. On October 9, 2023, Officer Nielson confirmed no new applications had been made by Mr. Roberts.

11. On October 19, 2023, Officer Nielson conducted a drive by inspection of the Lands and noted a large number of vehicles in different stages of disrepair. There appeared to have been an escalation of activity on the Lands, with an exponential increase in the number of vehicles.
12. On November 6, 2023, Mr. Roberts informed Officer Nielson that a decision was not made regarding the rezoning of the Lands.
13. On November 15, 2023, Steve Altena e-mailed Mr. Roberts asking him to submit a development permit application to continue to run the business from the Lands. On the same day Mr. Roberts replied stating that he would submit an application for a development permit to continue to run the business from the Lands.
14. On November 23, 2023, Officer Nielson e-mailed Mr. Roberts another bylaw compliance notice. Mr. Roberts replied stating that he had spoken to Steve Altena and that he will be submitting both a development permit application and an application to rezone the Lands.
15. On December 6, 2023, Officer Nielson attended a pre-application meeting with Planning Services and Mr. Roberts. The outcome of this meeting which was agreed upon by all present was that Mr. Roberts was to make two applications, one for rezoning and the other was for an Area Structure Plan amendment. These were to be made by no later than February 12, 2024.
16. On February 29, 2024, Officer Nielson received confirmation that an application to rezone the Lands was made by Mr. Roberts.
17. On April 26, 2024, Officer Nielson received word from Logan Cox, Planning Supervisor, that the February 29, 2024 rezoning application was incomplete and that Mr. Roberts had until May 24, 2024 to provide all relevant information to complete his application.
18. On June 12, 2024, Officer Nielson e-mailed a letter to Rolly Ashdown and Mr. Roberts explaining that enforcement will continue on the Lands due to the lack of information provided to Planning Services.