



NOTICE OF PUBLIC HEARING
Subdivision and Development Appeal Board (SDAB)

Hearings will be held at the Wheatland County Council Chambers: 242006 Range Road 243 (East of Strathmore off Hwy #1) (mail: 242006 Range Road 243, Wheatland County, AB T1P 2C4) on Wednesday September 8, 2021, commencing at 9 a.m.

File: SDAB SO2021-01

Stop Order Appeal

Re: Appeal of Stop Order Issued July 28, 2021

Legal Description: NE 7-22-26-W4M – Plan 0412931; Block 4; Lot 1

At the hearing(s) the SDAB will hear from the appellant(s) and/or the agent; from any person who claims to be affected by the proposal; and from any other person who wishes to make representation AND whom the SDAB agrees to hear. Comments may be made verbally at the hearing, OR if you wish to present a written submission, you must have copies of the same to be distributed at the commencement of the hearing. Any submissions you make are collected under the authority of subsection 33(c) of the Freedom of Information and Protection of Privacy Act for the purposes set out in sections 678 and 686 of the Municipal Government Act. Submissions will form part of a report available to the public and may be referenced in the Board's public written decision. If you have any questions regarding the collection or retention of this information, contact the Wheatland County FOIP Coordinator at (403) 934-3321.

A time limit may be imposed on verbal submissions, at the discretion of the Chairperson. No comments via telephone prior to the hearing date will be considered by the SDAB. We would appreciate receiving your written comments by Wednesday September 1, 2021 (prior to 12 noon) in regards to these matters.

A Conference Call Line will be set up for members of the public to attend the hearing remotely. Call information can be found on the Wheatland County website.

The complete file for this application may be inspected in the County Office during regular office hours – Monday to Friday, 8:00 a.m. to 4:30 p.m. Information will be posted on the Wheatland County website.

Should you have any questions or require further information, please do not hesitate to contact the SDAB Clerk at the Wheatland County Administration Office (403) 934-3321.

EXHIBIT A

Notice of Appeal

242006 RGE RD 243
Wheatland County AB T1P 2C4

ALPHA AUTOPARTS INC
349 MAITLAND HILL NE
CALGARY AB T2Z 5V4

Receipt Number: 62582
Tax Number: R106989544
Date: August 13, 2021
Initials: RB

Type	Account / Ref. #	Description	Quantity	Amount Paid	Balance Remaining
General	DAPPE	DP Appeal Fee	1	\$200.00	N/A
Subtotal:				\$200.00	
Taxes:				\$0.00	
Total Receipt:				\$200.00	
Visa:				\$200.00	
Credit Card: Visa					
Total Amount Received:				\$200.00	
Rounding:				\$0.00	
Amount Returned:				\$0.00	

The personal information collected on this receipt is used for the purpose of processing payments and applications, issuing permits, compliance monitoring and verification, satisfaction surveys, and general correspondence. This personal information is collected under the Freedom of Information and Protection of Privacy Act (FOIP), s.33(c). Information may be included in a report presented to Council or made available to the public as required or allowed by legislation. Questions regarding the collection of information can be directed to the FOIP Coordinator at 403-934-3321 or admin@wheatlandcounty.ca.

APPEAL SUBMISSION INFORMATION

For each Notice of Appeal form submitted a non-refundable **\$300.00 filing fee is required for subdivision appeals** and a **\$200.00 filing fee is required for development appeals**. Please note, the Notice of Appeal form and the accompanying fee must be received by the Subdivision and Development Appeal Board (SDAB) no later than the final date for appeal as specified in the Municipal Government Act. Submission of the Notice of Appeal and the fee can be made in the following manner:

Deliver/Mail to: Wheatland County
Subdivision and Development Appeal Board, Secretary
Hwy 1, RR1
Strathmore, Alberta
T1P 1J6

(403) 934-3321

(You are cautioned that if you mail the appeal, it must be **received** on or before the final date for appeal.)

FOR FURTHER INFORMATION:

Staff at Wheatland County are available to answer general questions you may have about appeal deadlines, fee payment and information regarding the appeal process. Questions specific to the appeal itself are to be directed to the Secretary of the SDAB.

Telephone: (403) 934-3321

Fax: (403) 934-4889

Wheatland County website www.wheatlandcounty.ca

Email: admin@wheatlandcounty.ca

Office Hours: 8:00 AM to 4:30 PM (Monday – Friday)



NOTICE OF APPEAL

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

In accordance with Sections 678, 685 and 686 of the Municipal Government Act and the Wheatland County Land Use Bylaw an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by payment of a **non-refundable \$300.00 filing fee for subdivision appeals** and a **\$200.00 filing fee for development appeals**. Non payment of the fee will result in no hearing being scheduled before the SDAB. For filing instructions and fee payment options, see the reverse side of this form.

Site Information			Date Received Stamp <div style="border: 1px solid black; padding: 10px; text-align: center;">WHEATLAND COUNTY AUG 13 2021 RECEIVED (Office Use Only)</div>
Municipal Address of Site <i>265031 Township Road 222, Wheatland County, AB T1P 1J6</i>			
Legal Description of Site (must be completed for all appeals) <i>Plan 041 2931, Block 4, Lot 1, NE-7-22-26-4</i>			
Development Permit Number or Subdivision Application Number			
Appellant Information			
Name of Appellant <i>Alpha Autoparts Inc. / Mohammadhossein Bashiri Majd</i>			
Street Address (for notification purposes) <i>347 maitland Hill NE</i>			
City <i>calgary</i>	Province <i>Alberta</i>	Postal Code <i>T2A 5V4</i>	
Business Phone # <i>403-234-9768</i>	Fax #	Email Address <i>info@alpha-autoparts.com</i>	
Residential Phone # <i>403-402-4737</i>			

APPEAL AGAINST (Check One Only)

Development Permit	Subdivision Application	Notice of Order
<input type="radio"/> Approval <input type="radio"/> Conditions of Approval <input type="radio"/> Refusal	<input type="radio"/> Approval <input type="radio"/> Conditions of Approval <input type="radio"/> Refusal	<input checked="" type="checkbox"/> 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.

I do hereby appeal the decision of the Subdivision or Development Authority for the following reasons:

Attached.

(Attach a separate page if required)

This personal information is collected under the authority of the Freedom of Information and Protection of Privacy Act, Section 33(c) and the Municipal Government Act, Sections 678 and 686. NOTE: THIS INFORMATION WILL FORM PART OF A FILE AVAILABLE TO THE PUBLIC. If you have any questions regarding the collection of this information, contact the FOIP Program Administrator at 934-3321 or Hwy 1, RR1, Strathmore, AB, T1P 1J6.

Signature of Appellant / Agent

Date	YYYY	MM	DD
	<i>2021</i>	<i>08</i>	<i>13</i>

FOR OFFICE USE ONLY

Final Date of Appeal YYYY MM DD	SDAB Appeal Number	Fee Paid	Hearing Date YYYY MM DD	Date Applicant Notified YYYY MM DD	Date Appellant Notified YYYY MM DD

August 13, 2021

Re: Stop Order - Alpha Autoparts

Based on our discussions and the current situation we find ourselves in, we have no choice but to appeal the current stop-order, so please accept this letter as our Stop Order Appeal.

As we have explained in our discussions and communications, we were not aware that moving our inventory to the proposed facility was a breach of Wheatland County's bylaws. It was an assumption made on our part that the storage of our inventory would be permissible while we pursued the necessary permits to conduct business at the proposed property. We believed that by informing the officials about the intended use, we would be able to begin the application whilst storing our inventory.

The circumstances we faced at the time did not help the situation, which may have contributed to a lack of judgement on our part. As we have mentioned to the officials, our previous lease was coming to an end, and we had received a letter of non-renewal from the previous Landlords as they had other plans for their property. We were under a time constraint which was drawing near. Additionally, we were unable to expand our business at the previous location as it was only about 7000 sqft. It was difficult for us to find a new property, as you may or may not be aware, there are many misconceptions and hesitations towards our line of business. When we had seen the listing for the above property, we contacted Wheatland County and informed them of our intent to conduct business as a Salvage Yard.

While trying to meet the deadline of the move-out date, we began the application process. There was correspondence with officials from Wheatland County, with the first submission of the Land Use Bylaw Amendment Application, via email on June 2, 2021. The Letter of Intent for Redesignation was being prepared since our initial inquiry had been made. We have been working to create a quality application to meet the standards of Wheatland County.

Storage of our inventory was purposely put outdoors, as we were not trying to hide anything from the County, or from our new neighbours. We aimed to be transparent in doing this. A majority of the current inventory that we have, could have been stored indoors or out of sight. It was stored outdoors in good faith. We have proposed a privacy fence to be erected on the premises' sightlines, in order to avoid creating an eyesore for the neighbours and/or passersby. This is being proposed in an effort to mitigate any concerns that could be raised about the unsightliness of the property.

Alpha Autoparts is owned and operated by a young family, who is just starting out and trying to earn a living. We have one employee on the premises, who is a father to three young children. We are under financial stress, as we do not want to lay off our only staff while this application

goes through the process. Moving the business again would potentially lead to closure and bankruptcy, as we have just finished getting through our first year, while trying to face the challenges of the current COVID pandemic. The cost of storage and being out of business for the meanwhile is a challenge, but we feel that this might be our only chance to have a suitable location to conduct business in the future. We say only as again this relates to the misconceptions and negative perceptions about auto recycling facilities, which is so difficult to overcome, especially when trying to find a suitable location to conduct business.

We have been cooperating with the County Officials throughout this process, trying to do everything we can to fulfill the requirements of this application process. Our only request is that the County allows us the opportunity to go through this redesignation application process and stay at the current premises, under conditions of the Counties determination.

If you have any questions or concerns, please do not hesitate to call us at 403-402-4737 or email at info@alpha-autoparts.com.

Sincerely,

Alpha Autoparts Inc.

EXHIBIT B

Development Authority Documents



STOP ORDER
Section 645, *Municipal Government Act*,
RSA 2000, c M-26, as amended

July 28, 2021

VIA: EMAILED AND SENT VIA REGISTERED MAIL TO LANDOWNER

Trymer and Angela Rae Morrow
104 Crimson Close SE
Calgary, AB T2J 3K7

To Whom It May Concern:

Re: A Salvage Yard is Operating on the Property Without a Development Permit, or Proper Land Use Designation
Location: Plan 041 2931, Block 4, Lot 1, NE-7-22-26-4

In my capacity as a development officer for Wheatland County (the "County") I hereby issue this Stop Order pursuant to section 645 of the *Municipal Government Act*, RSA 2000, c M-26 (the "MGA"), with respect to the above noted Lands, which Lands are further legally described in attached Schedule "A" hereto.

Under section 616(b) of the *MGA* and Part 2 of the County's *Land Use Bylaw*, Bylaw No. 2016-01 (the "*Land Use Bylaw*"), "development" is defined to include the following:

- 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 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.

Under Part 2 of the County's *Land Use Bylaw*, Bylaw No. 2016-01 (the "*Land Use Bylaw*"), "salvage yard" is defined to include the following:

"Salvage Yard means land or buildings where motor vehicles, tires, and parts are disassembled, repaired, and/or stored and may be sold."

Under section 4.1.1 of the *Land Use Bylaw*:

"Except as provided in the Development Permits Not Required section of this Bylaw, no person shall commence any development unless a Development Permit has been issued for the development pursuant to this Bylaw. All development shall proceed in accordance with the terms and conditions of the Development Permit issued in respect of the development."



Under Part 6 of the *Land Use Bylaw*:

- 6.1.1 No person shall contravene this Bylaw by commencing or undertaking a development or use that is not permitted under this Bylaw.
- 6.1.4 The Development Authority may enforce the provisions of this Bylaw, the Act and its regulations, the conditions of a subdivision approval or Development Permit approval.
- 6.1.6 Pursuant to the Act, the County may enforce or contact the relevant agency to enforce the provisions of the Act and its regulations, other government regulations, a subdivision approval, the conditions of a Development Permit, and all of the rules and regulations of this Bylaw:
 - a) All rules, regulations, policies, or conditions which are applicable pursuant to this Bylaw, a Development Permit, subdivision approval, or any other enactment the County has the authority to enforce, may be subject to enforcement action if found to be in contravention;
 - b) Enforcement may take the form of a written notice of contravention, written stop order notice, financial penalty or any other authorized action to ensure compliance.

The *MGA* also requires that a person may not commence any development unless they have been issued a development permit (section 683, *MGA*).

The Contravention

Following the issuance of an Inquiry Letter dated July 12, 2021 regarding a complaint received, a phone conversation with the landowner on July 14, 2021, and a site visit on July 27, 2021, we have confirmed activities consistent with a salvage yard are occurring on the lands. Additionally staff have confirmed that they had previously received a telephone inquiry from persons desiring to operate a salvage yard on the lands and had advised them that it would require redesignation in addition to issuance of a development permit for the use.

In light of these facts, we conclude that development has been occurring on the Lands without the necessary development permit or proper land use designation. The contraventions of the *Land Use Bylaw* and section 683 of the *MGA*, include the following:

- i. A “salvage yard” is operating on the lands without receiving the required development approval.
- ii. The subject parcel is currently zoned Industrial General (IG) and a “salvage yard” is not a use listed within that Land Use District.

In accordance with section 6.3 of the *Land Use Bylaw* and section 645 of the *MGA*, you are hereby ordered to stop the said Unauthorized Development in the Development Area and comply with the *Land Use Bylaw* by:

1. **Immediately** ceasing any further work to complete, maintain, continue, or operate the Unauthorized Development, including, but not limited to, ceasing each and all of the following:
 - a. The adding or storing of any further, motor vehicles, tires, parts, or other non-permitted items or structures within the Development Area as approximately shown in Schedule “A”.
 - b. The operation of a “salvage yard” or any other unauthorized business operating within the existing building and Development Area as approximately shown in Schedule “A” until such time as there is proper land use zoning and a development permit has been issued for the use.



2. **By August 15, 2021 at 4:30 pm** complete removal of the unauthorized motor vehicles, tires, parts, or other non-permitted items or structures from any building and/or Development Area as approximately show in Schedule "A".
3. An extension to the deadline stipulated in clause 2, may be considered if the Development Authority is satisfied that the removal of the unauthorized development has been undertaken with reasonable diligence and continues to progress in a timely manner.

Please be advised that in the event that this Stop Order is not complied with within the time limits provided, the County may undertake further enforcement measures pursuant to the *Land Use Bylaw* and the *MGA*, including but not limited to the following:

- i. entering onto the Lands and performing the necessary remedial action pursuant to section 542 and 646 of the *MGA*;
- ii. obtaining an injunction order from the Court of Queen's Bench pursuant to section 554 of the *MGA*;
- iii. issuing a municipal tag; and/or
- iv. issuing a violation tag.

The County may register the Stop Order on the certificate of title for the Lands pursuant to section 646(2) of the *MGA*. Further, the County may add the costs and expenses incurred by the County in enforcing this Stop Order to the tax roll for the Lands, which amount will be deemed to be a property tax imposed under Division 2 of Part 10 of the *MGA* from the date that such costs are added to the tax roll and will form a special lien against the Lands in favor of the County from the date it is added to the tax roll, in accordance with section 553 of the *MGA*.

You may appeal this Stop Order to the County's Subdivision and Development Appeal Board in accordance with sections 685 and 686 of the *MGA* by providing written notice of appeal to the County's Subdivision and Development Appeal Board before August 18, 2021 to the following address:

Subdivision and Development Appeal Board (SDAB)
242006 Range Road 243, Wheatland County, AB T1P 2C4 Phone: 403-934-3321

Sincerely,
Wheatland County

Ms. Suzanne Hayes, Development Officer

Suzanne.hayes@wheatlandcounty.ca
403-361-2013

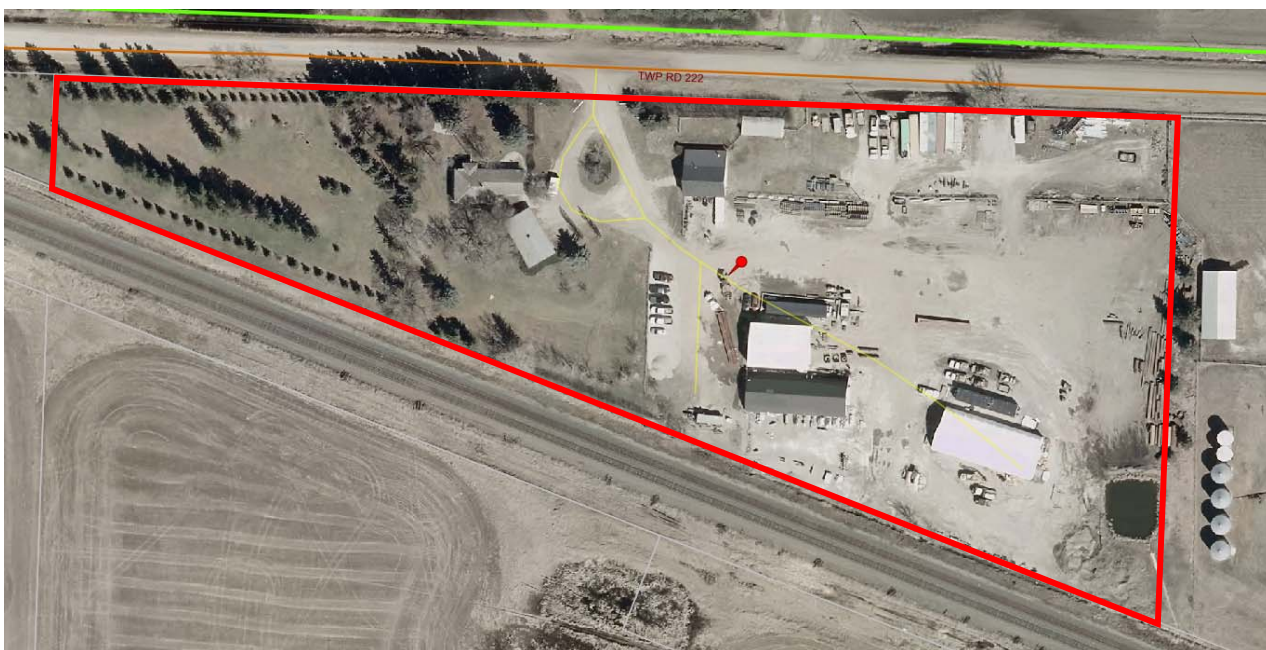


SCHEDULE "A"

THE LANDS

PLAN 0412931
BLOCK 4
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 3.143 HECTARES (7.77 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;26;22;7;NE
ATS REFERENCE: 4;26;22;8;NW







Request for Decision

Subdivision and Development Appeal Board

Appeal of Stop Order

Report prepared by: Suzanne Hayes

File Number:	EN-74	
Stop Order Issued:	July 28, 2021	
Appeal Deadline:	August 18, 2021	
Appeal Submitted:	August 13, 2021	
Location:	8.05 KM (5 miles) NW of Carseland, 0.8 KM (0.5 miles) East of the Boundary of Rockyview County	
Legal Description:	Plan 041 2931, Block 4, Lot 1, NE-7-22-26-4	
Title Area:	3.14 ha (7.77 Acres)	
Existing Land Use:	Industrial General (IG) District	

Report

History:

June 2021

- June 2 Planning staff received telephone and email inquiries regarding relocating an auto wrecker business to Wheatland County. The applicant was advised that rezoning the parcel's current land use designation would need to occur prior to submission of a development permit application. The operator of the proposed business was advised that a Conceptual Traffic Impact Assessment, a Landscaping and Screening Plan, and an Engagement Summary would be required in addition to the standard application package. The importance of the engagement process was stressed to the applicant at this time, as redesignations require a public hearing at which nearby landowners are able to voice their support or opposition to the proposal. To-date, a complete application has not been submitted.
- June 3 The business operator supplied some additional information and inquired if the use could potentially fit under Automotive and Equipment Services which is a discretionary use in the Industrial General District.

July 2021

- July 2 County staff received a phone concern from a neighboring land owner of an Industrial General parcel regarding a number of vehicles that were being placed on the property.
- July 5 An email from the neighboring landowner was received outlining the concerns and stating that it appeared an auto wrecker business was potentially locating on the subject parcel and inquiring if it was compliant with County bylaws and had received a permit.
- July 12 A letter of inquiry was sent to the landowner stating that a permit was required for operation of a salvage yard and to contact the County office as soon as possible to discuss.
- July 14 The landowner phoned and spoke to the Development Officer stating that he had allowed the business owners to store a few vehicles but had advised them to contact the County and had understood that an application to rezone the parcel had been submitted. The landowner was advised not to let the business operator bring any more vehicles on-site until the appropriate approvals and permit(s) had been issued.
- July 14 Planning staff provided information stating that several weeks prior there had been an inquiry and discussion with the potential business operators and they had been advised that they would need to rezone to Intensive Industrial (IIG) District in order to accommodate a salvage yard application.
- Additional information was supplied regarding the Goldfinch Area Structure Plan (ASP) which identified that the property is located in a transition zone between adjacent agricultural uses and did not allow for Intensive Industrial (IIG) uses. An amendment to the ASP would be required in order for Administration to recommend that Council approve the application. The business operator had asked if they could get their business started prior to the rezoning and had been advised by planning staff that they could not do so without a Development Permit.
- July 27 A County Peace Officer took several off-site photos which confirmed a considerable number of vehicles had been placed on the property.
- July 27 A concerned landowner also submitted an off-site photo of the site and stated that automobiles continued to arrive on-site.
- July 28 Since no further contact had been made by the business operator, a Stop Order was issued against the subject parcel and emailed to the landowner with an expiry date of August 18, 2021.
- The Stop Order defined the unauthorized development as a "Salvage Yard" and stated that a salvage yard is not an allowable use within the Industrial General zone. Action items to be completed immediately to comply with the Order were identified including removal of all vehicles that had been placed onsite, until the proper zoning and permits had been obtained.
- July 29 A phone call was received from the landowner regarding the Stop Order and staff were advised that the business operator would be coming to the office to bring additional information regarding the rezoning.

July 30 The business owner spoke with the Development Officer on the phone and stated that he wanted to drop off additional information in person. After discussions with planning staff, he was advised that it would be preferable to email the documents as staff were unavailable to meet with the business owner at that time. The business owner was insistent that an in person meeting needed to take place to discuss the Stop Order, so an in person meeting was scheduled.

July 30 A phone call was received from the neighboring landowner stating that additional vehicles had been brought to the site.

August 2021

August 4 A concerned landowner submitted aerial photos that had been taken of the sight and continued to express concerns that cars were still arriving despite issuance of the Stop Order.

August 11 The concerned landowner called stating that the Stop Order was not being taken seriously and they were still bringing cars onto the site.

August 12 A meeting was held at the County office with development and planning staff, the business owners, and the landowner. The business owner was advised that their business met the definition of a salvage yard in the Land Use Bylaw and that use was not allowed in the IG district.

There was a request to allow the cars to remain onsite without operating the salvage yard until the rezoning application could be completed and considered by Council. The proposed business operators were advised that it would be an infraction against the land use bylaw and staff did not have the authority to contravene the bylaw and the ASP. The business owner stated that they were required to leave their Calgary site and had to move the vehicles but did not want to lay off staff. They asked if there were any options and were advised that they had the option to appeal.

August 13 An appeal was submitted to the County office.

August 23 The neighboring landowner advised that there was still activity related to the salvage yard occurring. They also raised environmental concerns and that there may be hazardous materials seeping from the automobiles and following the drainage pattern leading to the Bow River.

August 24 Peace officers took additional off-site photos of the property.

Policy Analysis

GOLDFINCH AREA STRUCTURE PLAN (ASP):

Section 1.1 To provide a framework for diverse industrial development and optimally located supporting uses that are **sensitive to adjacent landowners and natural open spaces**, ensuring that the rural character of Wheatland County is maintained. To provide employment opportunities in alignment with Wheatland county's Strategic Planning objectives and current market trends.

Figure 7 of the future plan illustrates the Development Concept Map. According to Section 5-2 of the ASP, the subject lands are located in an area identified as Light Industrial with the purpose to provide for industrial uses that have minimal to no impacts on adjacent landowners in terms of operational nuisance.

Uses in this area may include building and structures for the purpose of manufacturing, processing, fabricating, assembly, warehousing, storage and distribution of goods or materials that do not create conditions that have a significant adverse impact or are dangerous beyond the boundaries of the site by way of noise, odors, airborne emissions, lighting or vibration **and are not depending on significant outdoor storage**. Uses may include but are not limited to:

- Indoor storage depots,
- Warehouses and,
- Distribution centers

The Land Concept Map is attached to this report as Appendix B.

LAND USE BYLAW (LUB):

9.5 Industrial General District (IG)

Purpose and Intent

The purpose is to provide for light or medium industrial development that has **minimal to no impact on adjacent landowners in terms of a nuisance effect**. Permitted and Discretionary Uses a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

Permitted and Discretionary Uses:

Permitted	Discretionary
Accessory Building / Structure	Agricultural Processing - Major
Agricultural Operation	Auction Mart
Agricultural Processing - Minor	Automotive and Equipment Services
Agricultural Support Services	Composting Facility
Cannabis Cultivation	Dwelling, Employee
Cannabis Production Facilities	Industrial, Medium
Commercial Storage	Mechanical Repair Shop
Contractor Service	Signs requiring a Development Permit ^a
Essential Public Service	Tower
Food and Beverage Production	Warehouse Sales
Greenhouse, Public	
Industrial, Light	
Office	
Outdoor Storage	
Recreational Vehicle Storage	
Service Station	
Shipping Container	
Signs not requiring a Development Permit ¹	
Solar Panel, Ground Mount ¹	
Solar Panel, Structure Mount ¹	
Stripping and Grading ¹	
Stockpile	
Veterinary Clinic	
Warehouse Storage	
WECS (Category 1) ¹	
WECS (micro) ¹	

The proposed business does not fit within the uses listed within the IG zone. The Land Use Bylaw definition which best fits this development is “salvage yard” which is not in the uses listed above but is found within the Intensive Industrial (IIG) District.

“Salvage Yard means land or buildings where motor vehicles, tires, and parts are disassembled, repaired, and/or stored and may be sold.”

9.6 Intensive Industrial District (II)



Purpose and Intent

The purpose is to accommodate medium and heavy industrial development that creates a moderate to significant nuisance factor for adjacent landowners.

Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Building / Structure	Abattoir
Agricultural Operation	Agricultural Processing - Major
Cannabis Production Facility	Agricultural Support Services
Contractor Service	Auction Mart
Essential Public Service	Automotive and Equipment Services
Industrial, Medium	Commercial Storage
Outdoor Storage	Industrial, Heavy
Office	Composting Facility
Shipping Container	Hazardous Industry
Stripping and Grading ¹	Mechanical Repair Shop
Solar Panel, Ground Mount ¹	Recycling Facility
Solar Panel, Structure Mount ¹	Service station
Warehouse Storage	Salvage Yard
Signs not requiring a Development Permit ¹	Tower
WECS (Category 1) ¹	Utility Building
WECS (micro) ¹	Utility Services, Major Infrastructure
	Signs requiring a Development Permit ¹
	Waste Management Facility, Major
	Work Camp

The Stop Order:

Under section 616(b) of the *MGA* and Part 2 of the County's *Land Use Bylaw*, Bylaw No. 2016-01 (the "*Land Use Bylaw*"), "development" is defined to include the following:

- an excavation or stockpile and the creation of either of them,
- 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,
- 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
- a change in the intensity of use of land or a building or an act done in relation to 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.

Under Part 2 of the County's *Land Use Bylaw*, Bylaw No. 2016-01 (the "*Land Use Bylaw*"), "salvage yard" is defined to include the following:

“Salvage Yard means land or buildings where motor vehicles, tires, and parts are disassembled, repaired, and/or stored and may be sold.”

Under section 4.1.1 of the *Land Use Bylaw*:

“Except as provided in the Development Permits Not Required section of this Bylaw, no person shall commence any development unless a Development Permit has been issued for the development pursuant to this Bylaw. All development shall proceed in accordance with the terms and conditions of the Development Permit issued in respect of the development.”

Under Part 6 of the *Land Use Bylaw*:

- 6.1.1 No person shall contravene this Bylaw by commencing or undertaking a development or use that is not permitted under this Bylaw.
- 6.1.4 The Development Authority may enforce the provisions of this Bylaw, the Act and its regulations, the conditions of a subdivision approval or Development Permit approval.
- 6.1.6 Pursuant to the Act, the County may enforce or contact the relevant agency to enforce the provisions of the Act and its regulations, other government regulations, a subdivision approval, the conditions of a Development Permit, and all of the rules and regulations of this Bylaw:
 - a) All rules, regulations, policies, or conditions which are applicable pursuant to this Bylaw, a Development Permit, subdivision approval, or any other enactment the County has the authority to enforce, may be subject to enforcement action if found to be in contravention;
 - b) Enforcement may take the form of a written notice of contravention, written stop order notice, financial penalty or any other authorized action to ensure compliance.

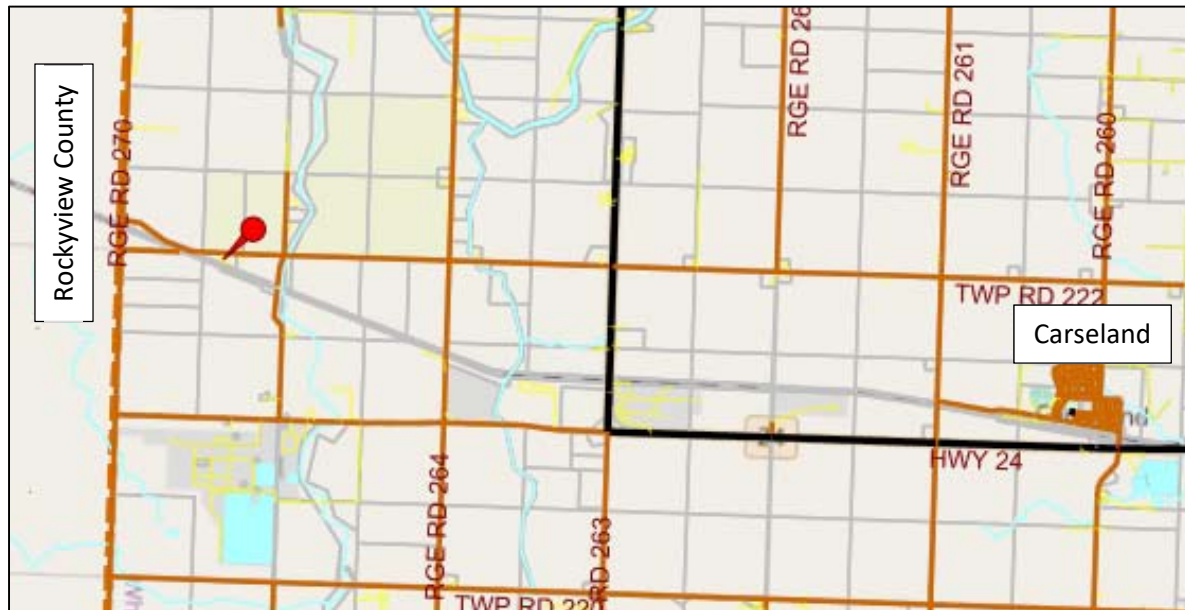
The *MGA* also requires that a person may not commence any development unless they have been issued a development permit (section 683, *MGA*).

Considerations:

- The landowner and business owner operated a Salvage Yard on site despite being advised, multiple times and in a variety of methods, that the development was not to occur without the appropriate approvals in place.
- The Goldfinch ASP and Land Use Bylaw do not allow this activity in this location as it was meant for light industrial operations, and to allow for a transition zone to adjacent non-industrial uses.
- The applicant may submit an application to redesignate the land use district. Council will decide whether or not to approve the proposal, based on feedback received from Administration regarding alignment with the Goldfinch ASP, the Land Use Bylaw, and other relevant statutory plans. Additionally, the matter is decided at a public hearing, where adjacent landowners may share their support or opposition. This process has not initiated to-date.
- During the August 12th in-person meeting with staff, the business owner stated that he did not want to lay off his staff, so hoped the automobiles illegally placed on the parcel could remain until the rezoning of the parcel occurred;
 - The ASP amendment, rezoning, and development permit may be a year long combined process with no guarantee of approval.

- Leaving cars sitting onsite with no business activities taking place, and no further additions to the site for a year will not allow employees to be working at this site; it will not provide the desired continued employment for staff.
- The Stop Order stated that a longer deadline for removal would be considered if the cars were actively being removed but no removal has commenced and reports indicate more cars may have been added.
- The applicant is intending to expand the business from the previous location to allow for more cars than they have at this time.
- At the time of this enforcement action, it was one of three salvage yards that staff were investigating that had commenced operations without permits. Staff is using the same interpretation of the Land Use Bylaw for each operation. A deviation may embolden prospective operators of other illegal salvage yards to conduct business without obtaining the proper permits.

Appendix A: Location Plan



Appendix B: Goldfinch ASP Figure 7 Development Concept

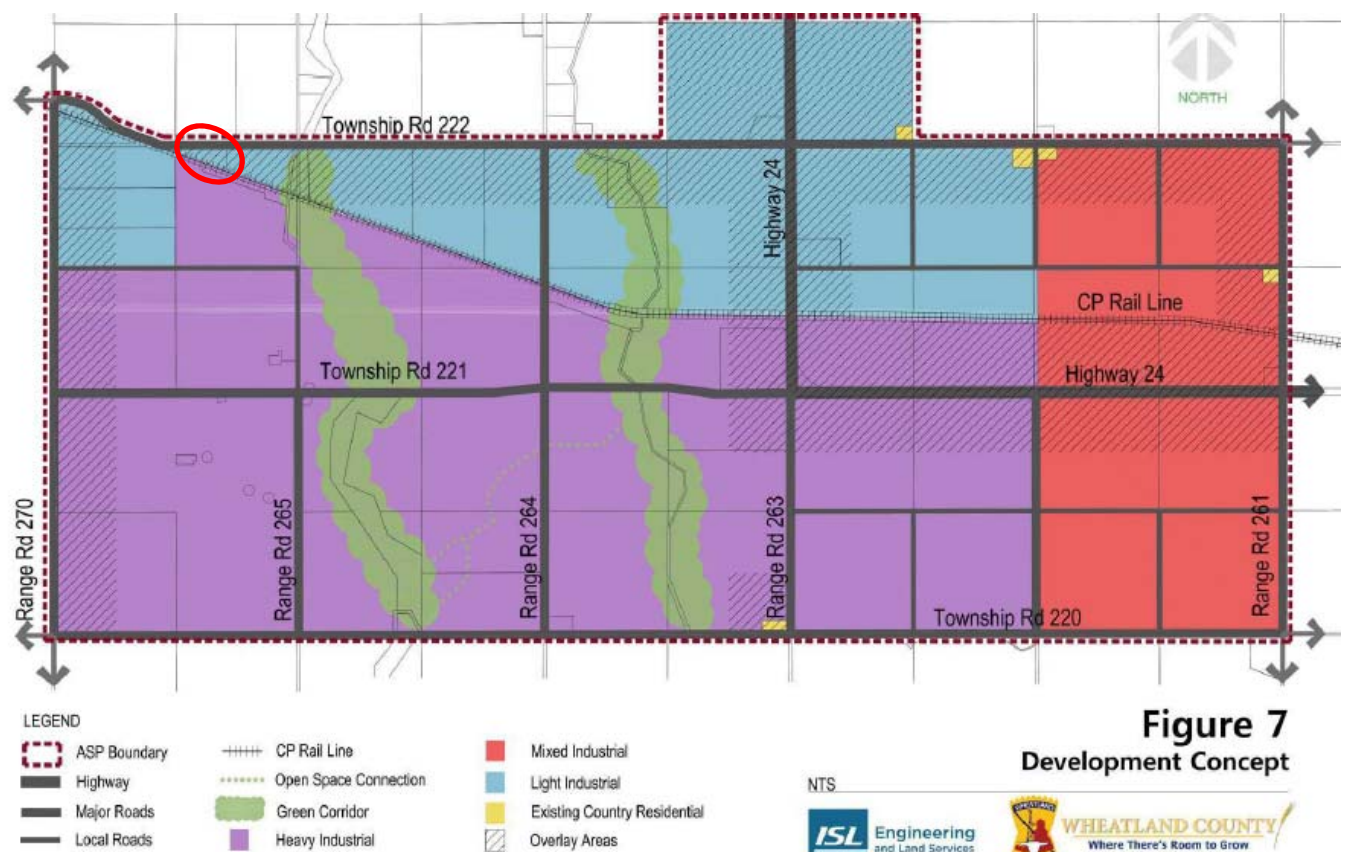


Figure 7
Development Concept

Appendix C: Aerial Photo April 2020

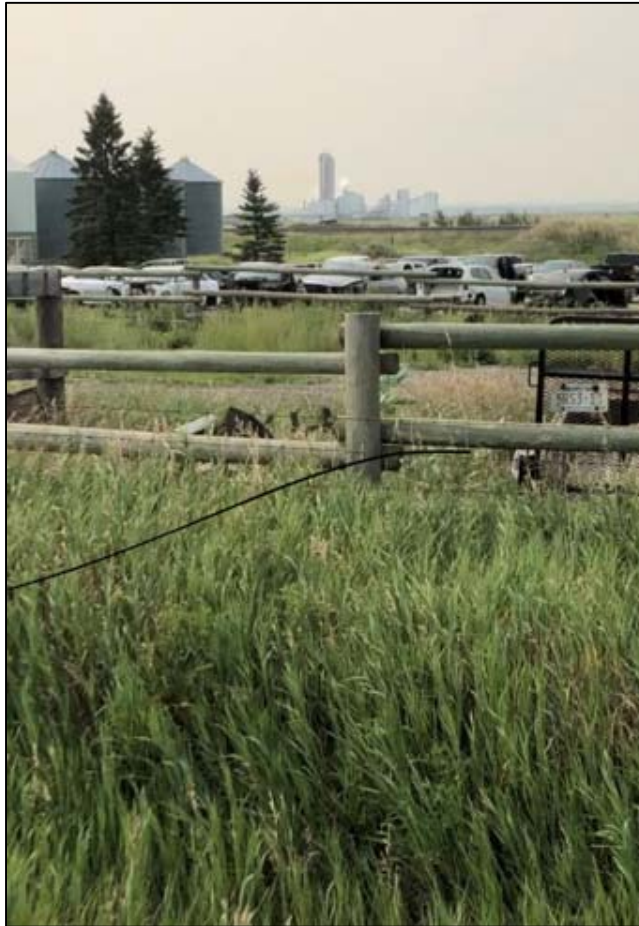


Appendix D: Site Photos

July 27, 2021



July 27, 2021



August 4, 2021 Aerial Photos







August 24, 2021



EXHIBIT C

Appellant Documents

LETTER OF INTENT

Alpha Auto Parts Inc. To Wheatland County

Application:

Light to Heavy industrial (IG to II)

Proposed use:

Automotive recycling and distribution

August 9, 2021

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1. Introduction

1.1. Purpose

The purpose of this application is to provide supporting information, consistent with the Goldfinch Area Concept Plan requirements, to Wheatland County to propose a land use change from light duty industrial (IG) to heavy duty industrial (II) zoning. This document contains information to support the proposed land use change. The proposed land use is for a private automotive recycling and parts distribution centre operating in a niche market and specializing in light duty pick up trucks and Sport Utility Vehicles (SUVs).

1.2. Vision

Alpha Auto Parts' (AAP) vision is to be the premier auto recycling facility, creating a sustainable operation that will:

- Provide valued products to our customers through the recycling of used auto parts,
- Contribute to protecting the environment directly and indirectly (i.e. 3Rs),
- Provide local employment opportunities.

AAP currently provides affordable auto parts of high quality to the public for a fraction of the cost of new parts. Due to continued demand for our product, AAP is looking to expand to a larger facility to allow AAP to keep up with product demands. This will create many benefits including the creation of employment opportunities for the local population. The facility aims to hire between two to three employees in the first two years. As the demand will dictate our operation's growth, hiring additional staff is expected to occur on this basis. The niche market we serve is relatively young and offers exciting opportunities. AAP's priority is to ensure maximum benefit is returned to the local community, and hiring will focus on the local population.

While AAP's operation will be relatively small, in comparison to other facilities, we are committed to the principles of the 3Rs (Reduce, Reuse, Recycle) consistent with the guiding principles of the Canadian Auto Recyclers Environmental Code. Through recycling of auto parts, AAP's operation will help to alleviate some environmental impacts from the mass-production of automobiles by reducing the need to extract raw materials through metal mining operations.

1.3. Plan

The plan is for the proposed facility to be a dismantling and distribution hub, serving the local communities and surrounding areas, including delivery nationwide. While the proposed facility can accept all makes and models of vehicles, part of our vision is to be a niche market for special or highly sought after vehicle parts. Section 2.2 provides additional details of AAP's business model. While our current inventory of vehicles consists of conventional internal combustion vehicles, the advent of electric vehicles offers an opportunity for AAP's recycling facility to adapt to changing demands.

2. Operational Details

2.1. Location

Figure 2.1 below shows the location of the property at a regional scale. The property is located approximately 30 minutes east-southeast of Calgary in Wheatland County. The current Zoning is Industrial General (IG). The legal address is Lot 1 Block 4 Plan 0412931 in the NE ¼ Section 07 Township 022 Range 26 W4M.

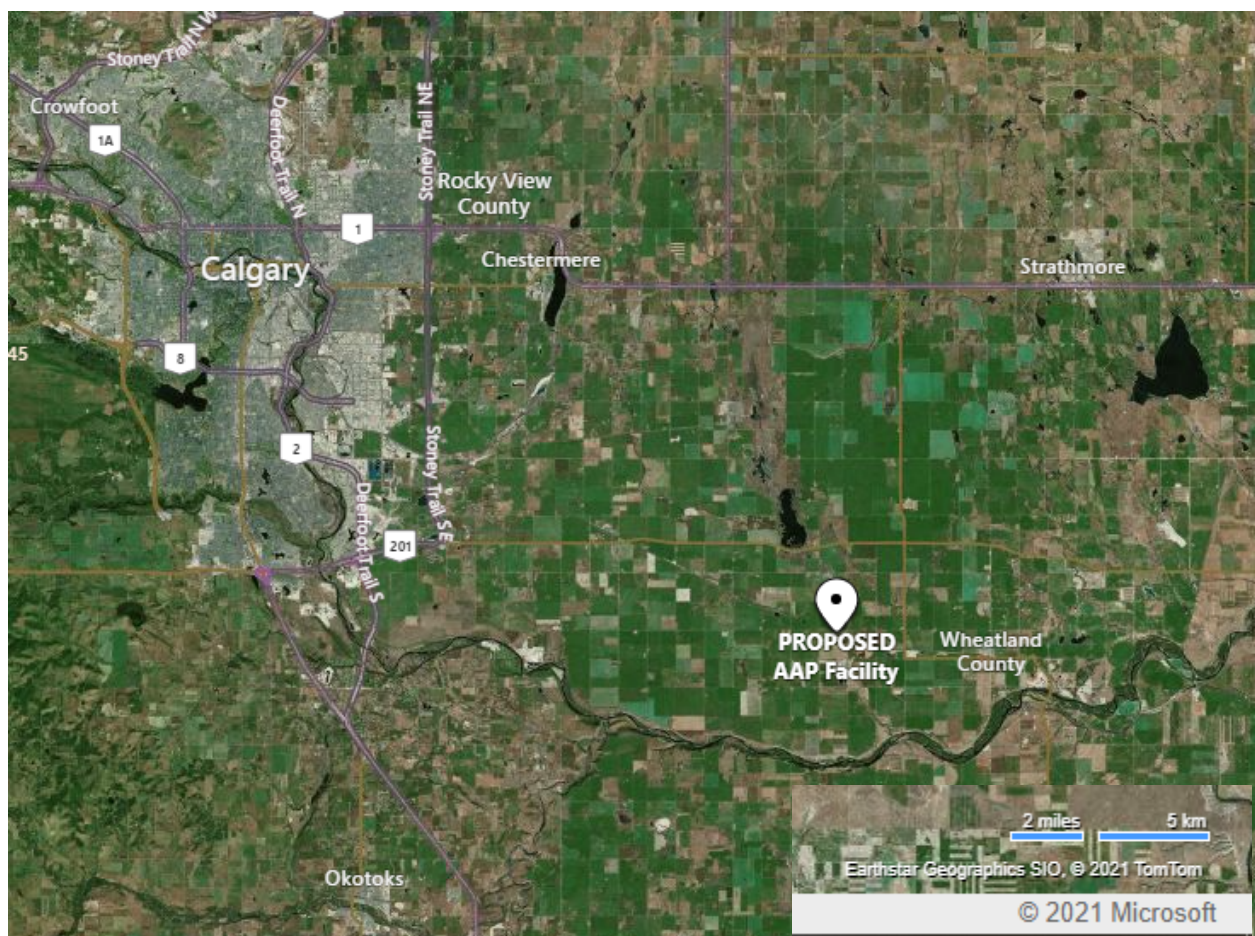


Figure 2.1: Proposed AAP Recycling Facility - Regional Map.

The property is approximately five kilometres due-south from Highway 201 (22X), as shown on Figure 2.2 (below). The property is accessed from Calgary via paved secondary Highway 797 or Range Road 273; Figure 2.2 below shows the property location compared to the nearest main highway.

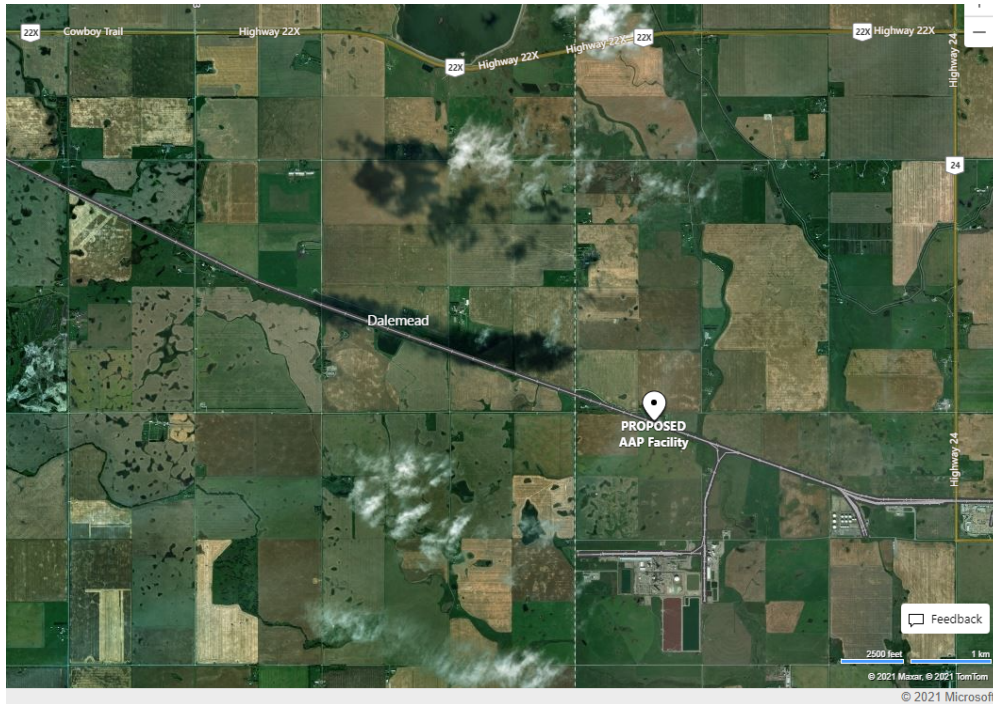


Figure 2.2: Proposed AAP Recycling Facility - Local Map.

The nearest community to AAP's facility is Carseland, which is less than 5 kilometres to the east. Carseland is a community with a population of approximately 525 residents (Census, 2016).

Figure 2.3 shows the local surrounding properties, with Township Road 222 and the CP Railway defining the north and south property boundaries, respectively.



Figure 2.3: Proposed AAP Recycling Facility - Local surrounding properties and infrastructure.

Figure 2.3 also shows there are four nearby residences. Section 3.4 provides additional details on AAP's proposed local community consultation and engagement plan.

Figure 2.4, below, shows AAP's proposed facility. The property includes three large building structures, where dismantling and storage operations will be conducted to ensure a controlled environment for operations, as shown in Figure 2.4.

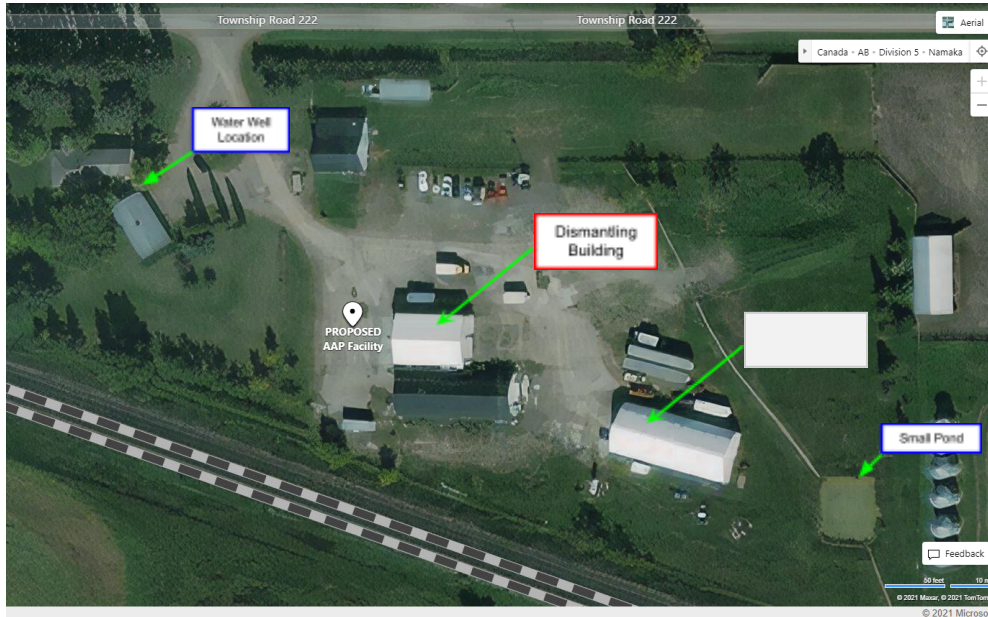


Figure 2.4: Proposed AAP Recycling Facility - Local Scale.

The map above also shows the water well location and a small dugout pond at the end of the property. As part of AAP's onsite monitoring for any contamination in the ground and surface water, these locations can be sampled and test results submitted as part of any requirements to ensure water resources are protected. AAP welcomes any additional requirements to enhance the proposed monitoring protocol.

A limited Phase II Environmental Site Assessment was conducted in May 2012. The assessment found no contamination on the site. The assessment results summary is provided in Section 3.2.1.

Figure 2.5, below, shows the nearest existing industrial facilities to the proposed property. The proposed AAP facility is a relatively very small operation by comparison. Regardless of size, however, AAP is committed to using best management practices to ensure the safety of its employees, the public, and the environment. Section 3.3 provides further details on how the risks were evaluated, and where the risk was seen as too high, mitigation measures are employed to reduce this risk.

At this time, AAP is unaware of any other recycling facilities (existing or proposed) within 30 kilometers of the proposed facility. On this basis, AAP is confident that we will be filling an existing gap with this service for the local area.

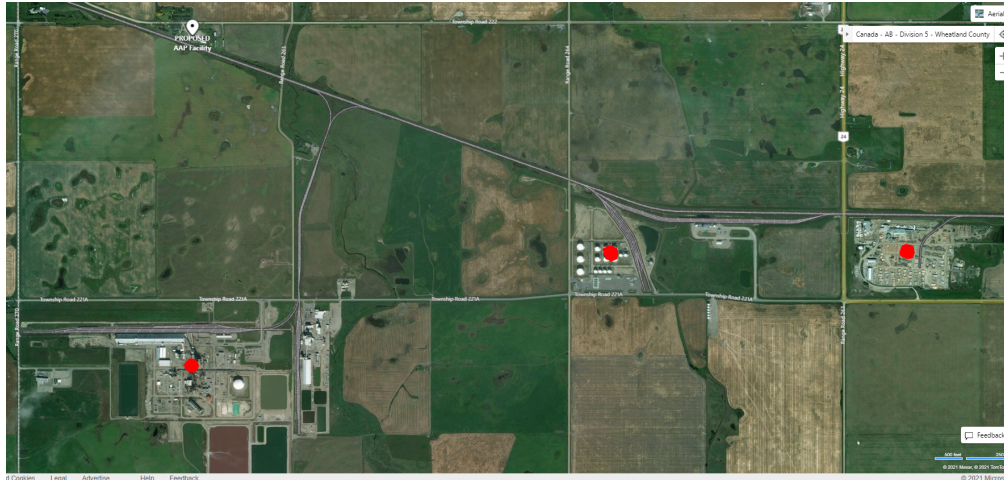


Figure 2.5: Proposed AAP Recycling Facility - Nearby Existing Industrial Operations (Red Dots).

2.2. Recycling Operation

The operation of the recycling facility breaks down to six main steps which are as follows;

- Procurement of the inventory;
- Dismantling of inventory and life cycle;
- Scrap metal and waste management;
- Storing goods and safety handling;
- Marketing and brand specialization strategy; and
- Distribution channels.

2.2.1. Procurement of the inventory

The heart of the AAP's operation is the purchasing of goods, which is done through three different channels.

- Public
Alpha Auto Parts offers to purchase from the public their dysfunctional or unwanted vehicles for the purpose of reusing, recycling by offering the reusable parts. Approximately 30% of AAP's inventory comes from this source.

- Automotive auctions

A majority of the goods are purchased from the automotive auctions locally and cross-province. Auctions offer quality stock which we purchase and enter them into our facility to recycle. The salvage/insurance automotive auctions are the main streams for procuring our inventory. They offer higher end vehicles which is part of our sustainability strategy and competitive edge in the recycling and used parts industry. This source comprises approximately 50% of AAP's inventory.

- Auto Mechanic and auto body shops

Our facility offers local mechanic shops and body shops to purchase their vehicles that are no longer repairable or functional for parts and purpose of recycling. This source comprises approximately 20% of AAP's inventory.

2.2.2. Dismantling of Inventory

Each vehicle comes in different shapes and forms. Some have been through accidents with various amounts of damage, some have mechanical and body issues. Regardless of the shape of the vehicles, the receiving AAP team member responsible for intake and initial documentation will place them into the dismantling process. AAP has best practice procedures based on current guidelines. AAP's processes are based on the Canadian and Alberta recycling association best practices (reference guides).

The steps in the procedures are simple, but essential to adopt by team members to ensure repeatability and consistency in operations. The vehicles get tested and diagnosed with their primary problems first; secondly, the inventory sheet is filled with each vehicle's information; then a stock number will be given to each vehicle and the expected lifespan of the vehicle through the facility will be determined. Once the vehicle has been tested and has gained a stock number then they are inventoried to our inventory management system. Each vehicle entering the facility after this stage is ready to get drained of all of its fluids, and dismantled of components for reuse or recycling.

Fluids include: Used engine and transmission oil, gas or diesel, brake fluid, coolant, power steering oil, A/C gas and differential fluids and the batteries. Scrap metals include aluminum, cast, thin or thick metal and finally the catalytic converters. Each fluid will have a designated tank to be drained into, and all scrap metal which will be disposed of in separate bins. The used oils will all be drained into one tank which are then picked up by a third party company for further disposal and recycling from the facility each time the tanks are full. *Note, all vehicles will only be allowed to be stripped inside of the shop, which has a concrete floor base.* The coolant fluid will also be given a separate tank to be drained into and also picked up by the same third party company for further disposal and recycling. The fuels will have separate tanks to be stored and used for shop and facilities equipment and machineries. A/C gas is sucked into a cylinder tank straight from the vehicle's air conditioning system using a vacuum pump which is then transported out of the facility for draining by a third party company. Batteries are all removed from the vehicles and stored on a pallet which are either sold to the public/ customers for reusing or sold to a recycling facility for further recycling.

It is important to note that there will not be any vehicles stored in the yard with any sort of fluids to minimize the chances of spillage.

2.2.3. Scrap Metal and Waste Management

Scrap metals, either thin or thick, are both a major source of income for the facility. Each metal has its own storage bin. Thin metal such as the damaged body panels and the thick metals such as the frames of the vehicles will be stored outside in the yard and not inside of a bin. They will get transported for scrap as a whole whenever possible. All other metals are removed and placed into the respective bins which will be transported to a metal recycling facility and sold. Aluminum parts along with the cast metals and wiring harnesses of the vehicles, which contain copper and other precious metals, are also separated.

Another major source of income for the facility are the catalytic converters. The catalyst contains precious metals such as rhodium, palladium and platinum which are natural metals extracted from the ground through highly disruptive mining operations. These catalytic converters will be collected and stored in bins , and sold in volumes upto 200 units per cycle.

Any damaged drive trains that are not reusable or resellable to the public, are sold to mechanic shops for refurbishing. This also applies to the body panels which are sold to private or professional body shops for rebuilding, reselling or reuse. In the case of which either mechanical part or body part is non-repairable, these parts either sold as brickage (mechanical parts) or as scrap metal (body panels) to metal recycling facilities for further recycling. Most plastic parts of the vehicles will be sold to the customers for reusing. The parts that do not get reused will be sent with the vehicles to the metal recycling facilities to further separate the plastic from the metal and recycle them. All of the parts that contain any sort of metal will be provided to our customers or to metal recycling facilities.

2.2.4. Storing Goods and Safety Handling

AAP is aware of the hazardous situations that could possibly arise and therefore have safety procedures in place to make sure that our staff and public are as safe as possible. It begins with hiring professionals that are already qualified and have been through training through their accredited programs and/ or have verified work experience. Additionally, all staff must go through two weeks of training and safety procedures to make sure that they are ready and able to do their jobs well.

Practical training focuses on all of the hazards that could be present when working. We train staff on how to minimize risk and stay safe while working. We review the basics, such as the PPE (personal protective equipment) and best practices with our staff. We review how to work and stay safe in hard and changing weather conditions for work conducted outside the dismantling and storage buildings. We go through the dismantling steps, such as: safely moving vehicles with the heavy equipment, removing individual parts, vacuuming A/C gasses, how to drain oil into the oil drum, and safely strapping engines and transmissions

to pallets. We also train our staff on how to operate some of the equipment such as forklift, lift hoist. Once we have gone through the steps on how to dismantle the vehicles and how to use the equipment around the facility, we start the hands-on training. All of the knowledge that is gained in practical training, will have to be put in action in supervised, hands-on training, before the potential employee can begin working on the job site.

AAP is planning to store the majority of parts indoors within the quonset structure. Some interior parts will remain within the vehicles as these parts will be sold based on demand.

2.2.5. Marketing and Brand Specialization Strategy

With technology being more available and cost efficient, we use platforms such as Facebook, Instagram, and Kijiji to market our products. These platforms have a very high number of users which is beneficial for getting our products out to the public. We have a main inventory management system, Car-Part.com/Checkmate, which we use to sort, organize and keep track of what we have in stock.

2.2.6. Distribution Channels

As part of our business plan, we are moving towards more shipping and delivery of our products and having less local pick-ups. We find that the distance of the facility to the nearest main city, which is Calgary, could be a challenge for our customers to come and pick up their parts. Therefore our aim is to deliver and ship our products to our customers free of charge, which we see a net-positive impact on mitigating local concerns around noise, dust, and traffic.

2.3. AAP Management Structure

The following provides an introduction into the management structure and personnel currently employed at AAP.

Dismantling Personnel: Mohammadhossein Bashiri Majd and Chase Steffler

Intake and Administrative Personnel: Mohammadhossein Bashiri Majd and Chase Steffler

Management Personnel: Mohammadhossein Bashiri Majd, Saeid Reza Bashiri Majd, and Stephanie Haddad

3. Proposed Facility

3.1. Wheatland County ASP

Wheatland County, Planning Department, developed the Goldfinch Industrial Area Structure Plan (ASP) and with the last reading of the plan, it was approved on December 18, 2018. Figure 3.1 shows the lands contained within this area (red dashed line).

3.1.1. Goldfinch ASP

AAP's proposed facility falls near the northwest corner of the Goldfinch ASP plan area, between the CP railway and Township Road 222.

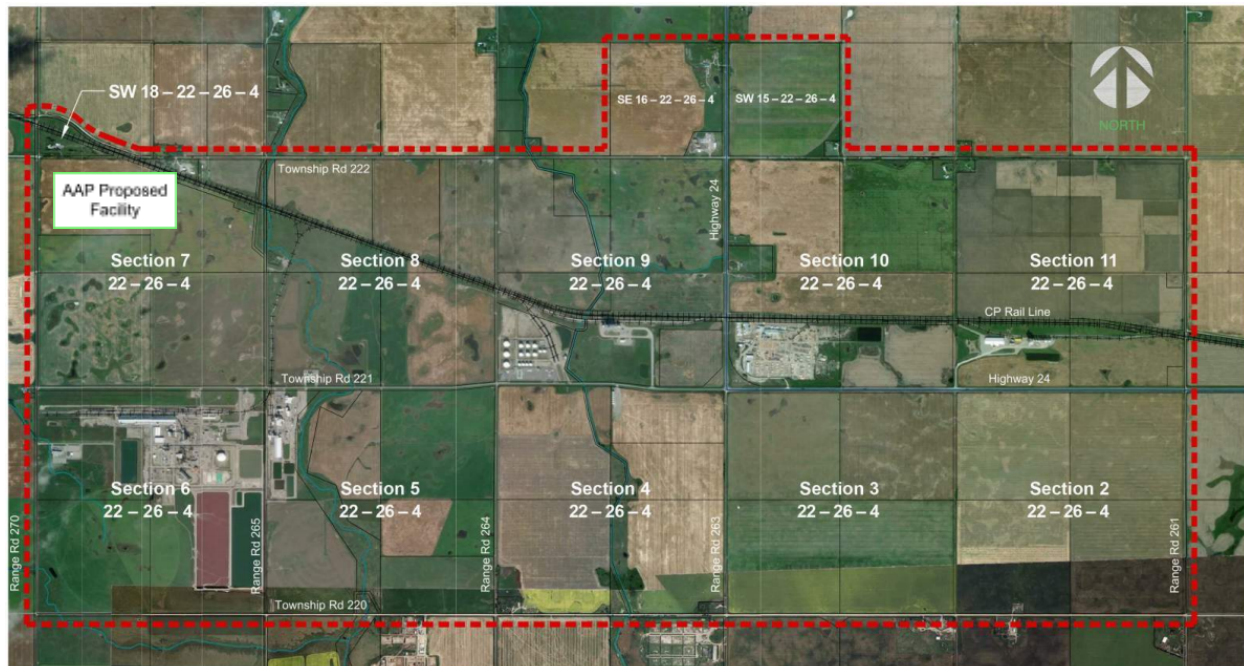


Figure 3.1: Areas of Wheatland County Within Goldfinch Area Structure Plan (ASP); Source: Goldfinch Industrial ASP, December 18, 2018.

Figure 3.2, below, shows the current land use for the property as being with the Industrial General (IG) district.

It is encouraging to note that the proposed facility was approved for IG in the past, from an Agriculture use. This may serve as a valuable precedent where a non-agriculture use was overlaid by an Industrial General use.



Figure 3.2: Current Land Use For Land Within ASP.

Figure 3.3, also below, shows the development concept of the Goldfinch Industrial ASP maintains the IG designation for the proposed facility location. The purpose of this application is to propose a zoning change to Intensive Industrial (II).

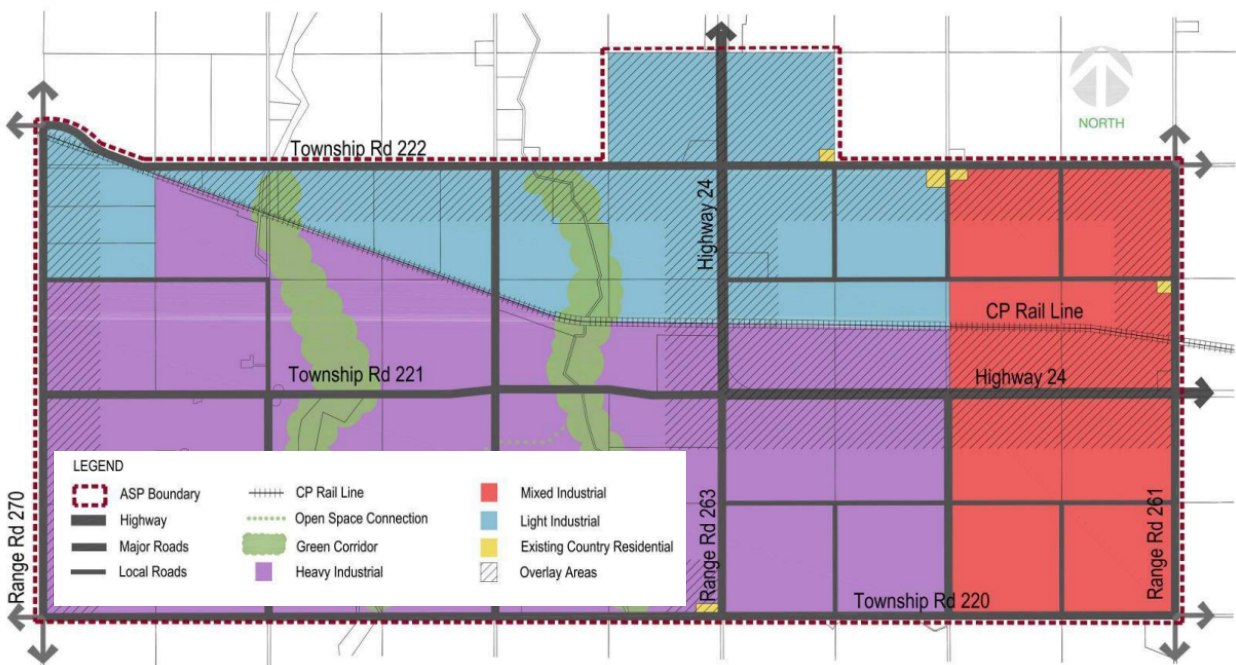


Figure 3.3: Planned Land Use Concept For Land Within ASP.

The definitions provided by Goldfinch ASP for the two zones are as follows:

- **Heavy Industrial.** The Heavy Industrial Area is intended to accommodate medium and heavy industrial development that creates a moderate to significant nuisance for adjacent landowners.
- **Light Industrial.** The Light Industrial Area is intended to provide for light industrial uses that have minimal to no impacts on adjacent landowners in terms of operational nuisance.

AAP's proposed development seeks the Intensive Industrial (II) as per Wheatland County's designation, or Heavy Industrial designation as per the Goldfinch Industrial ASP concept plan.

The recommendation to apply for this change was based on conversations with Wheatland County officials. An Area Concept Plan (ACP) was not required for this development, due to the fact that it is only one parcel, and our current understanding is that a Letter Of Intent (LOI) will suffice. On this basis, an amendment to the Goldfinch ASP is not required, as it is not considered relevant, given the relatively small scale of operations being proposed.

Also, it was conveyed by Wheatland County that, since much of the area was already developed, the assessments at this stage are conceptual in nature.

Considering the current zoning of the property, which is considered light industrial, our proposed dismantling processes will mitigate any noise concern by restricting these activities to indoors. Sections 3.3 discuss the hazards and risks associated with AAP's proposed operation and the proposed monitoring and mitigation to reduce the risk to acceptable levels.

3.2. Site Assessments

The location of AAP's proposed facility was the subject of a Phase II Environmental Assessment in May, 2012. The results of the assessment showed baseline conditions for air, soil and water were within acceptable guidelines.

3.2.1. Phase II Environmental Site Assessment (ESA)

A limited Phase II Environmental Site Assessment, dated May 2012, was completed for the existing site. The document is provided to Wheatland County to supplement the existing information on the proposed site.

The highlights of the Phase II ESA are as follows:

- The objective of the study was to determine the presence/absence of potential contaminants associated with a prior sand blasting and autobody/painting shop, and potential impacts from the adjacent CP railway.
- The closest surface water body potentially impacted by any operation at the location is approximately 800m to the east.
- A total of four test holes were drilled to depths ranging between 3.1 m and 4.6 m below the ground surface.
- The soils considered susceptible to contamination is a clayey soil located between 1.0m and 1.2 m below a sandy gravely fill cover.
- Three of the four boreholes included PVC standpipe piezometers to allow groundwater level measurements.
- Groundwater levels were measured to be between 0.3m and 0.5m below ground surface.
- Test results of the soil and groundwater samples, based on Alberta 2010 Tier 2 Soil and Groundwater Remediation Guidelines, showed results that are within acceptable limits.
- Any exceedances in guidelines were noted to be related to natural occurrences.

AAP has provided Wheatland County with a hardcopy of the referenced ESA, and is looking forward to any comments or feedback.

3.2.2. Traffic Impact Assessment (Conceptual)

The Goldfinch ASP policy section 6.1.4 states that a Traffic Impact Assessment is required at the Area Concept Plan stage of a development, or as noted previously a Letter Of Intent. Also, as noted previously, a conceptual level assessment was required for this existing site.

Currently, traffic is believed to be minimal around the property due to the limited number of residents nearby and to non-paved roads. There are a total of four residents nearby, with the nearest property approximately 100 meters away from the proposed facility. The map below shows the four nearest neighbours which use different routes to get to their properties, and some do not pass by the proposed facility. The nearest neighbours have been circled in red in Figure 3.4.

Based on the current traffic, we assumed there to be two motor vehicles in each of the residences near the proposed property which creates minimal traffic during daylight hours. This number of residences and their motor vehicles suggests that there is currently no congestion in the area / Township Rd 222. However, it is likely that the occasional heavy multi-axle traffic will use TWP RD 222. Traffic counts to verify these assumptions have not been conducted, but AAP is willing to work with Wheatland County to satisfy any additional requirements.

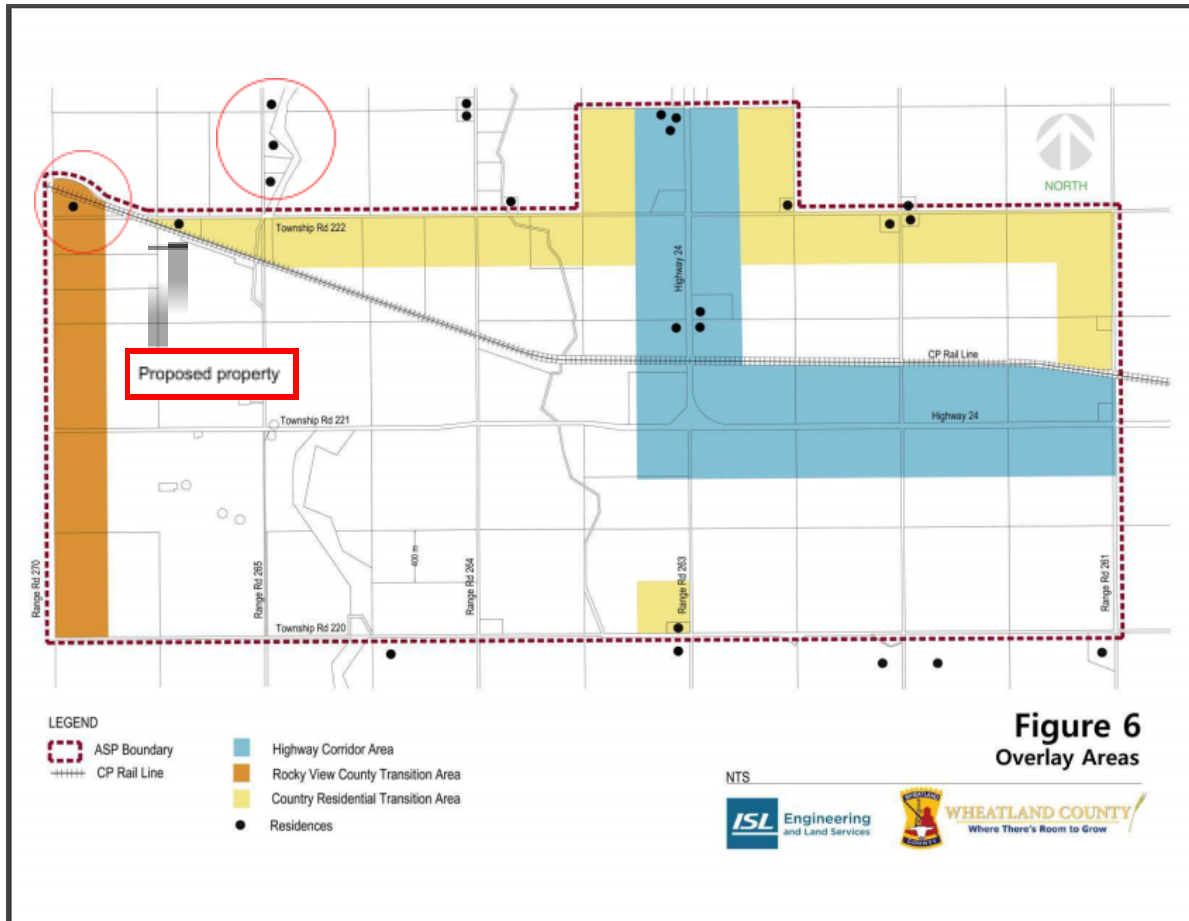


Figure 3.4: Local area showing nearby residents.

It is important to note, for the purpose of understanding the scale of the proposed operation, the previous tenant (a directional drilling service company) had approximately 20 employees. AAP's proposed operations will have a maximum of two to three employees in the first two years of operation, and is unlikely to exceed eight employees for the first five years. Typically, our research shows that the larger auto recyclers have between 5 and 10 employees after many years of operation.

Traffic near the proposed AAP premises will be minimal, as only three of our staff will be travelling to and from the property daily. We are expecting some normal increase in traffic in the area. The main sources of traffic will be:

1. Owners/employees
2. Customers
3. Third party companies

Very minimal traffic will be coming to the proposed site, as we are aiming to become a distribution hub for shipping/ deliveries. Customers will still be welcome to come to the site, but we will try to minimize the

traffic by offering photos and videos of our inventory online for the convenience of our customers. Most orders will be delivered or shipped from our facility.

We can expect up to ten customer pickups Monday through Saturday for larger or specific items only. The times of these pickups will vary throughout the business day. The facility will be closed to the public on Sundays, however, the owners may operate inside to prepare for the upcoming week.

Third party companies, for fluid waste pickups, will access the site only when the fluid tanks need to be emptied. This is expected to happen once a month for the first year. Courier services do not currently service this area, however, our team will be delivering products to their warehouses at the end of every business day.

3.2.3. Visual Impact Assessment (Conceptual)

An assessment of the visual impact that AAP's proposed operations will have was conducted. The Goldfinch ASP policy section 5.10 provides requirements for landscaping at the ACP stage of a development, however, as noted above, a conceptual level assessment was required for this existing site.

The following figure shows the sight lines from Township Road 222 into AAP's proposed facility. Two locations have been identified where visual impacts might be considered negative to local traffic. The first and smaller of these locations is the main entrance to the facility, and the second is approximately 30 m east of the entrance, where there is currently a sparse hedge and fence cover. These areas are shown in green arrows on Figure 3.5.

AAP's proposed mitigation, to address concerns related to visual impacts, may include raising the earthen berm and installing a privacy fence on the side of the property that is nearest to the road. This is consistent with Goldfinch ASP policy section 5.10.3, which states that "*Landscaping of individual sites shall visually enhance the industrial area and, where applicable, provide a visual screen from arterial roads or other sensitive adjacencies such as residential, environmental or recreational uses.*"

No other landscaping requirements are seen at this time to apply to the currently existing property. However, AAP will work with Wheatland County to satisfy this and any other requirements.

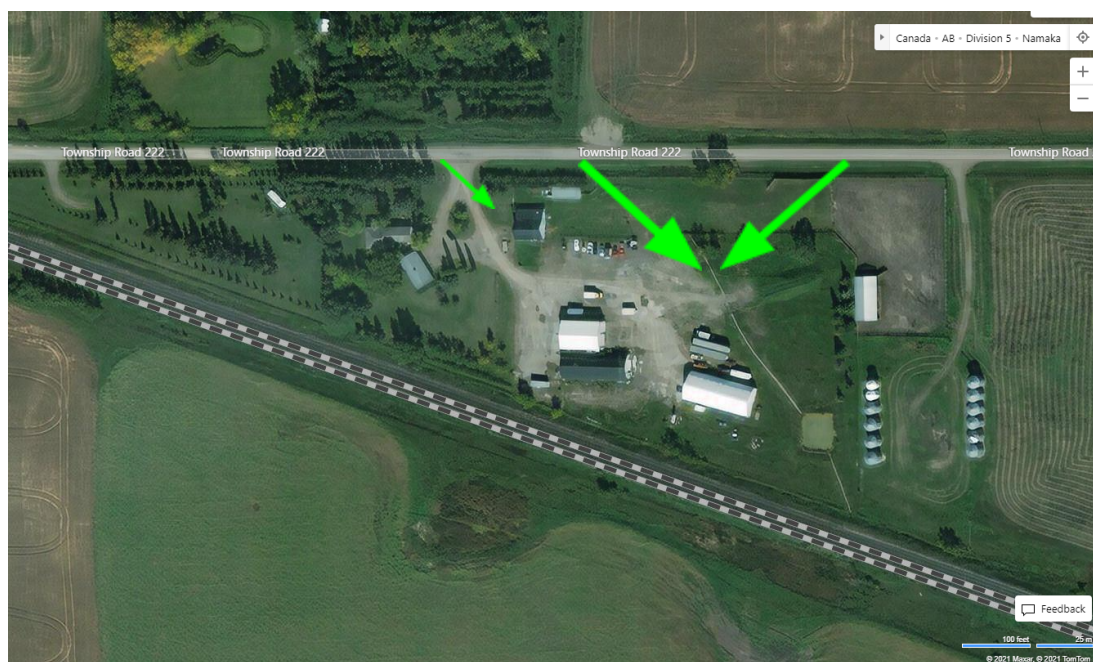


Figure 3.5: Sight Lines from adjacent Township Road 222 into AAP's Proposed Facility.

3.2.4. Stormwater Drainage Assessment

Figure 3.6 shows the local topography surrounding the proposed AAP recycling facility. As can be seen in Figure 3.6, the local topography suggests a general drainage from the northwest to the southeast at an approximate gradient of 0.8%, which presents relatively flat terrain that would not promote large movement of surface water offsite. Locally, the site is sloping at a similar gradient, and surface water drainage is captured and directed to the small holding pond at the southeast corner of the property.

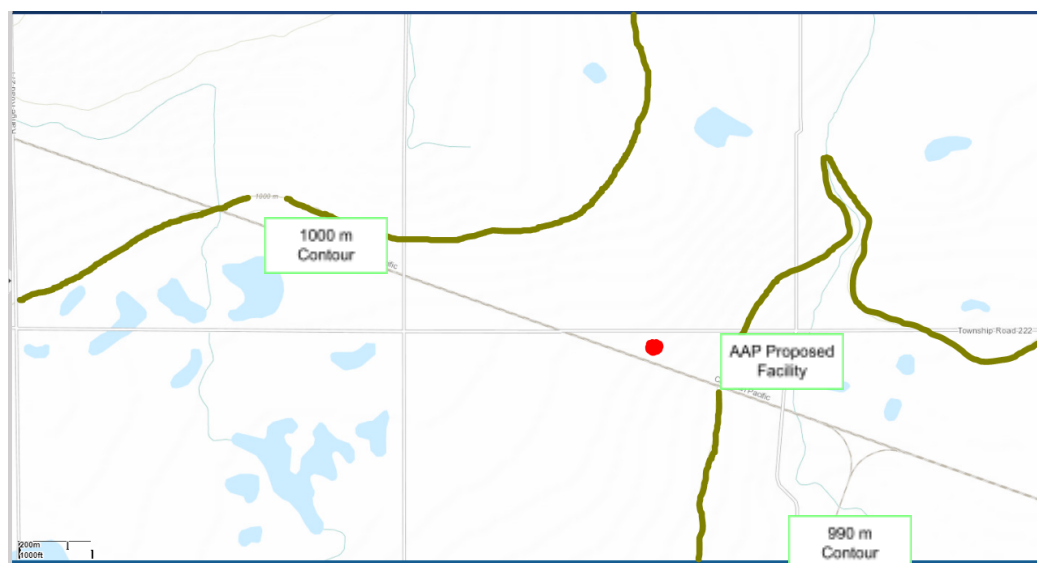


Figure 3.6: Local Topographic Relief (Note: Contour elevations in metres above sea level). Source: <https://www.eodms-sgdot.nrcan-rncan.gc.ca/index-en.html>.

3.3. Risk Management

Assessment of the possible risks is an important step in developing a monitoring and mitigation plan to, if necessary, reduce the risk to an acceptable level, or eliminate the risk if possible. This will ensure valued resources (employees, public, environment) are protected.

The risk associated with a system is broadly summarized as the product of the probability of failure and the consequence of failure of the system. Risk assessments can be complex undertakings, and are classified as either quantitative or qualitative in nature. Qualitative risk assessments are appropriate for conceptual level projects where the probability and consequence of failure are evaluated in a subjective manner, based on the experience of the practitioner.

The following section provides a qualitative risk assessment of the hazards within AAP's operation and the risks associated with these hazards.

3.3.1. Qualitative Risk Assessment

An example of a qualitative risk assessment for scrap yard safety is provided by the Western Australian Department of Commerce which illustrates some of the more common hazards associated with similar salvage operations. While the example assessment is a checklist intended to assess occupational safety and health related hazards, it provides a useful example of such an assessment. Figure 3.4 shows the results of such a qualitative risk assessment.

Risk rating table – for working out level of risk Use the vertical and horizontal columns to consider both the likelihood of injury or harm to health and the consequences to work out the level of risk				
Likelihood of injury or harm to health	Consequences of any injuries or harm to health			
	Insignificant eg no injuries	Moderate eg first aid	Major eg extensive injuries	Catastrophic eg death
Very likely	High	Extreme	Extreme	Extreme
Likely	Moderate	High	Extreme	Extreme
Moderate	Low	High	Extreme	Extreme
Unlikely	Low	Moderate	High	Extreme
Highly unlikely (rare)	Low	Moderate	High	High

Risk assessment is a 'best estimate' on the basis of available information. It is important the responsible person undertaking a risk assessment has the necessary information, knowledge and experience of the work environment and work process, or such a person is involved.

Figure 3.4: Example of a qualitative risk assessment for a hazard causing injuries or harm. Source: https://www.commerce.wa.gov.au/sites/default/files/atoms/files/scrap_metal.pdf.

AAP will adopt a similar risk assessment strategy to manage workplace hazards. Other hazards that may not be restricted to the workplace, such as noise, dust, traffic, and contaminants (to water), which can have impacts off-site can be assessed using this method. The following section assesses these hazards.

3.3.2. AAP Potential Offsite Hazards Identification

As mentioned above, a qualitative risk assessment of various hazards that can have impacts off-site are related to noise, dust, traffic and contaminants to surface and groundwater resources. The likelihood and consequence of these hazards causing impacts to nearby residents is discussed below.

Noise: The likelihood of noise pollution taking place is unlikely, with insignificant consequences. The only source of significant noise would be from the forklift, which is used to transport vehicles from the yard to the shop. Once in the shop, noise is not expected to be an issue as the shop is enclosed and insulated, which reduces the possibility of sound leakage into the surrounding area.

AAP's main strategy to mitigate noise concerns is to limit activities causing excessive noise to indoors. Other strategies may include restricted hours of operations.

It is important to note that the property is currently bounded on the south side by the CP Railway, which generates frequent and significant noise and low frequency vibrations that are heard and felt at large distances away from the tracks. This is noted for relative comparison of the scale of impacts, and to reiterate that AAP's operations will be minimal in terms of noise generation.

Dust: The likelihood of excessive dust generation is unlikely, and the consequence is considered as insignificant. The only sources of dust would be employees/occasional customers entering and leaving the premises, as well as the forklift moving throughout the yard space. The creation of dust in the yard is minimal when compared to the dust created from local traffic on Township Road 222.

AAP can mitigate to suppress dust generation through several means:

- Water spraying,
- Chemical or oil treatment to gravel roadway.

Traffic: As noted in Section 3.2.2, the likelihood of traffic creating excessive disturbances to surrounding land owners is considered low, with the consequence being considered as insignificant. Customers are not expected to visit the proposed premises as we will transition to offer free delivery to customers in Calgary and surrounding areas on all transactions. This is being offered in an effort to reduce the amount of traffic to and from the property.

AAP can further mitigate traffic concerns through some of the following options:

- Restricted operating times,

- Signage,
- Greater emphasis on Free Delivery for customers.

It is understood from the property owner that an application has been submitted to Wheatland County to install a 'Truck Turning' sign to warn oncoming traffic of the traffic at the existing facility. The current status of this application is unknown.

Visual: As noted in Section 3.2.3, the visual impact was assessed and a likelihood of negative impacts is considered likely, with consequences being considered moderate to high. Two locations may require mitigation to reduce the potential unsightliness.

AAP's proposed mitigation may include raising the earthen berm and installing a privacy fence on the north side of the property that is nearest to the road to avoid any concerns regarding negative visual impacts.

Contamination: The risk for contamination is considered low to moderate when dismantling vehicles, due to the nature of the fluids being handled. While the probability of this occurring is very low, due to indoor dismantling, the consequences of such contamination requires AAP to take the necessary steps and training to ensure that there is little to no risk of contamination. The consequence of contamination if it does occur, is low to moderate.

AAP proposed mitigation includes:

- All vehicles stored in the yard are drained indoors before storage,
- Drainage of fluids is conducted on a concrete pad where there is no risk of infiltration,
- Vehicle shells are transported by forklift to the designated storage area within the yard.

The results of the limited Phase II ESA provided a reasonable baseline for existing soil and groundwater conditions. Additionally, an existing potable water well and monitoring wells, installed as part of the ESA, provide further opportunities to monitor groundwater quality.

3.3.3. Hazards Monitoring and Mitigation Plan

An important aspect of AAP's management plan is to monitor for the hazards noted above to ensure that no related exceedances result.

AAP will work with Wheatland County to develop a reasonable monitoring plan that is consistent with the level of risk identified. Based on this, a reporting schedule can also be established to ensure full transparency.

3.4. Community Consultation and Engagement Summary

As part of the application process that AAP is currently engaged in, it is understood that advertising through local newspapers will take place, which is presumed to be the first step of this engagement process. It is AAP's hope that further engagement through the hearing process will also take place and allow AAP to hear any comments or concerns local stakeholders may have.

AAP is also planning to engage with the local community through various avenues, with one of these being an Open House that is planned once permits are granted. Open houses allow local stakeholders to meet key staff and have a better understanding of our operations. We will be advertising this in the local community and through social media.

Other mechanisms to engage with the local community could be explored as AAP understands this is an important step to building trust and relationships with local stakeholders.

4. Closure

4.1. Summary

The following summarizes AAP's Letter Of Intent application to Wheatland County.

The application is intended to propose a land use change from Industrial General (IG) to Intensive Industrial (II) for the proposed use of a "Salvage Yard". The proposed benefits and risks have been evaluated resulting in the following key outcomes:

- Minimization of the impact from off-site impacts such as noise, dust, traffic and contamination,
- Minimization the mass mining and raw materials through adoption of the 3Rs,
- Creation of employment opportunities, and
- Filling the demand for such a service in the local and surrounding areas.

Additionally, best practice procedures are in place to create a safe and community friendly environment for the public, customers and nearby landowners.

4.2. Final Comments

The information provided in this application is provided based on information gathered from public online and private resources. Any errors or omissions are completely inadvertent and AAP will gladly provide supporting supplemental information upon request to clarify or correct any gaps.

<https://wheatlandcounty.ca/wp-content/uploads/2020/06/Area-Concept-Plan-Application-2021-Complete-Package.pdf>



Alpha Autoparts <info@alpha-autoparts.com>

Land Use Redesignation Application

20 messages

Alpha Autoparts <info@alpha-autoparts.com>
To: stefan.kunz@wheatlandcounty.ca

Wed, Jun 2, 2021 at 10:48 AM

Hi Stefan,

This is Nariman/ Mohammadhossein from Alpha Autoparts. I have attached the Application to this email. Everything has been signed by my landlord. There is also a Land Surveyor's Report attached.

Please let me know what the next steps are.

Thank you for your help!

Nariman Bashiri



T: (403) 234-9768

info@alpha-autoparts.com - www.alpha-autoparts.com

4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada



10 attachments



3.jpg
70K



2.jpg
68K

4.jpg
76K

[illegible]

9.jpg
80K



10.jpg
34K



8.jpg
69K

Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
To: Alpha Autoparts <info@alpha-autoparts.com>

Thu, Jun 3, 2021 at 3:38 PM

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- Operational details
 - What is the nature of the business
 - How will the site be used
 - Hours of operation
 - Number of employees
 - Is public access included or is this only for staff use

- Site details (you can draw these directly on a copy of the survey plan you provided)
 - Which buildings on the site will be used for the business, and for what
 - Any new buildings proposed
 - Outdoor storage areas
 - Landscaping and screening areas
 - Parking areas (staff and public if that's applicable)

This will help determine which studies we need, if any. Additionally, this will help confirm if the Salvage Yard use is indeed necessary to operate the business, or if it can be operated under one of the uses in the currently designated Industrial General District.

Let me know if you have any questions, cheers.

Stefan Kunz, RPP, MCIP
Senior Planner, Wheatland County



242006 Range Road 243

Wheatland County AB, T1P 2C4

Phone: 403-361-2162

www.wheatlandcounty.ca



From: Alpha Autoparts <info@alpha-autoparts.com>

Sent: June 2, 2021 10:48 AM

To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Subject: Land Use Redesignation Application

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[Quoted text hidden]

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To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Cc: tamorrow@shaw.ca, earthcon4032872865@gmail.com

Thu, Jun 3, 2021 at 4:36 PM

Hi Stefan,

Operational details

o What is the nature of the business

- The business is part sales/storage and automotive recycling/dismantling.

o How will the site be used

- The site will be used to dismantle the vehicles and storage of inventory. Salvage/ wrecked vehicles are purchased and brought to the site for the purposes of dismantling and recycling/ selling the quality parts. The remainder of the vehicles that are not used or sold are then transported to a scrap metal recycling yard, which will not take place at our business location. All vehicles will be safely drained of all fluids before the dismantling process begins or before they are placed in the yard for storage. Fluids will be stored in certified tanks and picked up by a third party fluid recycler.

o Hours of operation

- Hours of operation are 8am-6pm Monday to Friday, 10am-3pm Saturdays, Closed Sundays

o Number of employees

- Currently myself and one other employee working in the yard. One employee in the office. One off site. Total of 4 employees (3 on site). Looking to add 1-2 employees as the business grows.

o Is public access included or is this only for staff use

- There is minimal public access, only for large part pickups. We will be offering free delivery to Calgary and surrounding areas, as well as shipping across Canada. A majority of our sales are being shipped or delivered from our current location in Calgary. We are expecting to have more shipments and deliveries going forward at the new location, as we are out of the city.

I have attached a photo of the site details.

We're hoping that this use will fall under the Automotive and Equipment Services mentioned in the Industrial General district's discretionary uses.

I have CC'd our Landlord to this email as well. Thank you so much for your help.

Best regards,

Nariman Bashiri

[Quoted text hidden]



190597727_118743327007186_656050897765055835_n.jpg
63K

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To: Alpha Autoparts <info@alpha-autoparts.com>

Fri, Jun 4, 2021 at 3:16 PM

Hi Nariman,

Thanks for this! I'll discuss with Suzanne, our Development Officer, next week and get back to you.

Have a good weekend!

Stefan

[Quoted text hidden]

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Fri, Jun 4, 2021 at 3:33 PM

Thank you hope to hear from you guys soon :)

Get [Outlook for iOS](#)

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Cheers,

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Stefan Kunz

Senior Planner

Wheatland County

P: 403-361-2162

www.wheatlandcounty.ca

www.infinetwc.ca

[Quoted text hidden]

Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

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[Quoted text hidden]

Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
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Mon, Jun 14, 2021 at 4:04 PM

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Great. 4034024737

[Quoted text hidden]

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To: Alpha Autoparts <info@alpha-autoparts.com>

Mon, Jun 14, 2021 at 4:06 PM

Thanks, talk to you then!

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From: Alpha Autoparts <info@alpha-autoparts.com>

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Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Mon, Jun 14, 2021 at 4:08 PM

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Senior Planner

Wheatland County

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Sent: June 4, 2021 3:33 PM
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Subject: Re: Land Use Redesignation Application

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Thank you hope to hear from you guys soon :)

Get [Outlook for iOS](#)

From: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Sent: Friday, June 4, 2021 3:16:10 PM
To: Alpha Autoparts <info@alpha-autoparts.com>
Subject: RE: Land Use Redesignation Application

Hi Nariman,

Thanks for this! I'll discuss with Suzanne, our Development Officer, next week and get back to you.

Have a good weekend!

Stefan

From: Alpha Autoparts <info@alpha-autoparts.com>
Sent: June 3, 2021 4:37 PM
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Cc: tamorrow@shaw.ca; earthcon4032872865@gmail.com
Subject: Re: Land Use Redesignation Application

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Hi Stefan,

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o What is the nature of the business

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I have attached a photo of the site details.

We're hoping that this use will fall under the Automotive and Equipment Services mentioned in the Industrial General district's discretionary uses.

I have CC'd our Landlord to this email as well. Thank you so much for your help.

Best regards,

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Let me know if you have any questions, cheers.

Stefan Kunz, RPP, MCIP
Senior Planner, Wheatland County

242006 Range Road 243

Wheatland County AB, T1P 2C4



Phone: 403-361-2162

www.wheatlandcounty.ca



From: Alpha Autoparts <info@alpha-autoparts.com>

Sent: June 2, 2021 10:48 AM

To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Subject: Land Use Redesignation Application

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Please let me know what the next steps are.

Thank you for your help!

Nariman Bashiri

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Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Thu, Jun 17, 2021 at 9:09 AM

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[Quoted text hidden]

Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
To: Alpha Autoparts <info@alpha-autoparts.com>

Thu, Jun 17, 2021 at 10:52 AM

Hi Nariman,

Yes no problem, does 3:00 work?



Stefan Kunz

Senior Planner

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To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
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Wheatland County

P: 403-361-2162

www.wheatlandcounty.ca

www.infinetwc.ca

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Great. 4034024737

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Sure, 10 works. What's your phone number again? I'll call you.

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Do I need to start with filling some forms?

Can we discuss the fees and chances of failure / acceptance from the county ?

I really need to get on this right away here. Please help me start this process. Thank you.

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Redesignation applications are decided by Council, at a public hearing. This means that the public provides input for or against an application. A planner will assess your application against the Goldfinch ASP, and recommend whether or not to approve based on that. Council doesn't have to follow the recommendation. You're proposing a heavy industrial use within a light industrial area of the plan. As such, it would be in your best interest to provide as much information and supporting documentation as possible in order to mitigate any concerns. Applications in the ASP typically require an Area Concept Plan. In this case it doesn't make a ton of sense as the site is constrained by the roadway and railway, and is already largely developed. However, many of the supporting documents for Area Concept Plans still apply. These requirements include:

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If you have any questions about these, let me know.

Cheers,

Stefan

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[242006 Range Road 243](#)

[Wheatland County AB, T1P 2C4](#)



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Yes that works. Should we call a number ?

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This will help determine which studies we need, if any. Additionally, this will help confirm if the Salvage Yard use is indeed necessary to operate the business, or if it can be operated under one of the uses in the currently designated Industrial General District.

Let me know if you have any questions, cheers.

Stefan Kunz, RPP, MCIP
Senior Planner, Wheatland County



242006 Range Road 243
Wheatland County AB, T1P 2C4

Phone: 403-361-2162

www.wheatlandcounty.ca



From: Alpha Autoparts <info@alpha-autoparts.com>

Sent: June 2, 2021 10:48 AM

To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Subject: Land Use Redesignation Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stefan,

This is Nariman/ Mohammadhossein from Alpha Autoparts. I have attached the Application to this email. Everything has been signed by my landlord. There is also a Land Surveyor's Report attached.

Please let me know what the next steps are.

Thank you for your help!

Nariman Bashiri

--

T: (403) 234-9768



info@alpha-autoparts.com - www.alpha-autoparts.com

4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada



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T: (403) 234-9768



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Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Thu, Jun 17, 2021 at 12:23 PM

Hi Stefan, could we do a google meets or zoom call tomorrow?

On Thu, Jun 17, 2021 at 11:56 AM Alpha Autoparts <info@alpha-autoparts.com> wrote:
Yes that works. Should we call a number ?

Get [Outlook for iOS](#)

From: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Sent: Thursday, June 17, 2021 10:52:40 AM
To: Alpha Autoparts <info@alpha-autoparts.com>
Subject: RE: Land Use Redesignation Application

Hi Nariman,

Yes no problem, does 3:00 work?



Stefan Kunz

Senior Planner

From: Alpha Autoparts <info@alpha-autoparts.com>
Sent: June 17, 2021 9:10 AM
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Subject: Re: Land Use Redesignation Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Stefan,

I have spoken with my girlfriends dad last night and he is willing to help/ lead us on this project and help us prepare our papers for the engineer to review and submit. There are few things he'd like to chat with you or suzzan about this redevelopment project. Some areas he has some questions and hed like to directly chat with you or both of you if possible. Would there be a time to have a conference call on Friday afternoon? please let me know the times that work for you.

On Mon, Jun 14, 2021 at 4:08 PM Alpha Autoparts <info@alpha-autoparts.com> wrote:

Sounds good, talk to you then.

On Mon, Jun 14, 2021 at 4:06 PM Stefan Kunz <stefan.kunz@wheatlandcounty.ca> wrote:

Thanks, talk to you then!

Stefan Kunz

Senior Planner

Wheatland County

P: 403-361-2162

www.wheatlandcounty.ca

www.infinetwc.ca

From: Alpha Autoparts <info@alpha-autoparts.com>
Sent: June 14, 2021 4:05 PM
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Subject: Re: Land Use Redesignation Application

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Great. 4034024737

On Mon, Jun 14, 2021 at 4:04 PM Stefan Kunz <stefan.kunz@wheatlandcounty.ca> wrote:

Sure, 10 works. What's your phone number again? I'll call you.

Stefan Kunz

Senior Planner

Wheatland County

P: 403-361-2162

www.wheatlandcounty.ca

www.infinetwc.ca

From: Alpha Autoparts <info@alpha-autoparts.com>

Sent: June 14, 2021 4:01 PM

To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Subject: Re: Land Use Redesignation Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Would 10 am work for you ? Thank you so much I really need to apply for this like as soon as possible, I pray to god it gets accepted.

On Mon, Jun 14, 2021 at 3:48 PM Stefan Kunz <stefan.kunz@wheatlandcounty.ca> wrote:

Hi Nariman,

I can discuss over the phone tomorrow to clarify things, no problem. What time is good for you?

Stefan Kunz

Senior Planner

Wheatland County

P: 403-361-2162

www.wheatlandcounty.ca

www.infinitewc.ca

From: Alpha Autoparts <info@alpha-autoparts.com>

Sent: June 14, 2021 8:42 AM

To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Subject: Re: Land Use Redesignation Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Stefan. I have no idea where to start with this application ?

Do I need to start with filling some forms?

Can we discuss the fees and chances of failure / acceptance from the county ?

I really need to get on this right away here. Please help me start this process. Thank you.

On Wed, Jun 9, 2021 at 3:56 PM Stefan Kunz <stefan.kunz@wheatlandcounty.ca> wrote:

Hi Nariman,

I spoke with the Development Officer today, and she advised that your business would indeed fall under the Salvage Yard use, so you do need to redesignate to the Intensive Industrial land use district. The lands are located within the [Goldfinch Area Structure Plan](#), which lists a number of requirements for applications. I suggest you have a look at it yourself, but here are a few things to keep in mind.

Redesignation applications are decided by Council, at a public hearing. This means that the public provides input for or against an application. A planner will assess your application against the Goldfinch ASP, and recommend whether or not to approve based on that. Council doesn't have to follow the recommendation. You're proposing a heavy industrial use within a light industrial area of the plan. As such, it would be in your best interest to provide as much information and supporting documentation as possible in order to mitigate any concerns. Applications in the ASP typically require

an Area Concept Plan. In this case it doesn't make a ton of sense as the site is constrained by the roadway and railway, and is already largely developed. However, many of the supporting documents for Area Concept Plans still apply. These requirements include:

- Mitigation Plan
 - See 5.7.1 and 5.7.2
- Landscaping and Screening Plan
 - See Section 5.10
- Traffic Impact Assessment
 - See Section 6.1
 - You may do a Conceptual TIA at this point, but it still needs to be done by an engineer.
- Water/Wastewater Servicing Plan
 - See Section 7.1, 7.2, and 7.3
 - A detailed plan regarding how potable water and wastewater is provided and managed
- Stormwater Management Plan
 - See Section 7.4
 - Conceptual plan may be done rather than a full plan, but it still needs to be done by an engineer.

If you have any questions about these, let me know.

Cheers,

Stefan

From: Alpha Autoparts <info@alpha-autoparts.com>

Sent: June 9, 2021 8:58 AM

To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Subject: Re: Land Use Redesignation Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stefan, how are you?

Just wondering about the status of my application.

Thank you!

On Fri, Jun 4, 2021 at 3:37 PM Stefan Kunz <stefan.kunz@wheatlandcounty.ca> wrote:

No problem, and you bet.

From: Alpha Autoparts <info@alpha-autoparts.com>

Sent: June 4, 2021 3:33 PM

To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Subject: Re: Land Use Redesignation Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you hope to hear from you guys soon :)

Get [Outlook for iOS](#)

From: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Sent: Friday, June 4, 2021 3:16:10 PM

To: Alpha Autoparts <info@alpha-autoparts.com>

Subject: RE: Land Use Redesignation Application

Hi Nariman,

Thanks for this! I'll discuss with Suzanne, our Development Officer, next week and get back to you.

Have a good weekend!

Stefan

From: Alpha Autoparts <info@alpha-autoparts.com>
Sent: June 3, 2021 4:37 PM
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Cc: tamorrow@shaw.ca; earthcon4032872865@gmail.com
Subject: Re: Land Use Redesignation Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stefan,

Operational details

o What is the nature of the business

- The business is part sales/storage and automotive recycling/dismantling.

o How will the site be used

- The site will be used to dismantle the vehicles and storage of inventory. Salvage/ wrecked vehicles are purchased and brought to the site for the purposes of dismantling and recycling/ selling the quality parts. The remainder of the vehicles that are not used or sold are then transported to a scrap metal recycling yard, which will not take place at our business location. All vehicles will be safely drained of all fluids before the dismantling process begins or before they are placed in the yard for storage. Fluids will be stored in certified tanks and picked up by a third party fluid recycler.

o Hours of operation

- Hours of operation are 8am-6pm Monday to Friday, 10am-3pm Saturdays, Closed Sundays

o Number of employees

- Currently myself and one other employee working in the yard. One employee in the office. One off site. Total of 4 employees (3 on site). Looking to add 1-2 employees as the business grows.

o Is public access included or is this only for staff use

- There is minimal public access, only for large part pickups. We will be offering free delivery to Calgary and surrounding areas, as well as shipping across Canada. A majority of our sales are being shipped or delivered from our current location in Calgary. We are expecting to have more shipments and deliveries going forward at the new location, as we are out of the city.

I have attached a photo of the site details.

We're hoping that this use will fall under the Automotive and Equipment Services mentioned in the Industrial General district's discretionary uses.

I have CC'd our Landlord to this email as well. Thank you so much for your help.

Best regards,

Nariman Bashiri

On Thu, Jun 3, 2021 at 3:38 PM Stefan Kunz <stefan.kunz@wheatlandcounty.ca> wrote:

Hello Nariman,

Thanks for sending this, it looks like a great start. Typically for business applications, there are some technical studies that may be required with the submission (traffic, servicing, etc.). Before I look into that though, would you be able to provide a more detailed description of the business? Specifically:

- Operational details
 - What is the nature of the business
 - How will the site be used
 - Hours of operation
 - Number of employees
 - Is public access included or is this only for staff use
- Site details (you can draw these directly on a copy of the survey plan you provided)
 - Which buildings on the site will be used for the business, and for what
 - Any new buildings proposed
 - Outdoor storage areas
 - Landscaping and screening areas
 - Parking areas (staff and public if that's applicable)

This will help determine which studies we need, if any. Additionally, this will help confirm if the Salvage Yard use is indeed necessary to operate the business, or if it can be operated under one of the uses in the currently designated Industrial General District.

Let me know if you have any questions, cheers.

Stefan Kunz, RPP, MCIP
Senior Planner, Wheatland County



242006 Range Road 243

Wheatland County AB, T1P 2C4

Phone: 403-361-2162

www.wheatlandcounty.ca



From: Alpha Autoparts <info@alpha-autoparts.com>

Sent: June 2, 2021 10:48 AM

To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Subject: Land Use Redesignation Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stefan,

This is Nariman/ Mohammadhossein from Alpha Autoparts. I have attached the Application to this email. Everything has been signed by my landlord. There is also a Land Surveyor's Report attached.

Please let me know what the next steps are.

Thank you for your help!

Nariman Bashiri

--

T: (403) 234-9768



info@alpha-autoparts.com - www.alpha-autoparts.com

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T: (403) 234-9768

info@alpha-autoparts.com - www.alpha-autoparts.com

4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada



Alpha Autoparts <info@alpha-autoparts.com>

To: tamorrow@shaw.ca

Thu, Aug 5, 2021 at 1:43 PM

----- Forwarded message -----

From: **Alpha Autoparts** <info@alpha-autoparts.com>

Date: Wed, Jun 2, 2021 at 10:48 AM

Subject: Land Use Redesignation Application

To: <stefan.kunz@wheatlandcounty.ca>

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10 attachments



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70K



2.jpg
68K

4.jpg
76K

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9.jpg
80K



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8.jpg
69K



Alpha Autoparts <info@alpha-autoparts.com>

Application for Redesignation from Alpha Autoparts

38 messages

Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Fri, Jul 30, 2021 at 11:15 AM

Hi Stefan,

My name is Mohammadhossein Bashiri Majd. We spoke a couple months ago about the application for redesignation of the land that I am moving my business to.

We have completed the application to the best of our abilities, with the engineer that is working with us. We feel that we are ready to submit. If possible, I would like to come and submit this in person. I would like to meet you and Suzanne and explain our company's situation and what has been happening.

I look forward to to your response.

Thank you,

Mohammadhossein Bashiri Majd



T: (403) 234-9768

info@alpha-autoparts.com - www.alpha-autoparts.com
4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada



Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Fri, Jul 30, 2021 at 3:00 PM

To: Alpha Autoparts <info@alpha-autoparts.com>

Cc: Suzanne Hayes <suzanne.hayes@wheatlandcounty.ca>, Sherry Baers <sherry.baers@wheatlandcounty.ca>

Hello Mohammadhossein,

Yes I recall, and I'm happy to help but I understand that there has been some work going on already. Unfortunately this has generated some complaints, which is complicating matters.

I'm not available today, and Suzanne is out of the office until August 9th so we won't be able to meet until after she's back. In the meantime, feel free to submit what you have digitally. I'll have a look and let you know if anything is missing or if any obvious improvements can be made.

Regards,

**Stefan Kunz**

Senior Planner

From: Alpha Autoparts <info@alpha-autoparts.com>
Sent: July 30, 2021 11:15 AM
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Subject: Application for Redesignation from Alpha Autoparts

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stefan,

My name is Mohammadhossein Bashiri Majd. We spoke a couple months ago about the application for redesignation of the land that I am moving my business to.

We have completed the application to the best of our abilities, with the engineer that is working with us. We feel that we are ready to submit. If possible, I would like to come and submit this in person. I would like to meet you and Suzanne and explain our company's situation and what has been happening.

I look forward to to your response.

Thank you,

Mohammadhossein Bashiri Majd

--

T: (403) 234-9768

info@alpha-autoparts.com - www.alpha-autoparts.com

4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada



Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Cc: Suzanne Hayes <suzanne.hayes@wheatlandcounty.ca>, Sherry Baers <sherry.baers@wheatlandcounty.ca>

Fri, Jul 30, 2021 at 3:40 PM

Hi Stefan,

My landlord spoke with Suzanne and we were told to drop it off at the office. I will submit it in person, as well as send you a digital copy.

We have stopped hauling our products in. We had to get out of our current place, as our lease was up. We have proposed a privacy fence to be put up.

We're sorry that this has happened. It was not our intention to make things difficult. We have just been trying to finish the application while moving.

Thank you,

Mohammad

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From: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Sent: Friday, July 30, 2021 3:00:08 PM

To: Alpha Autoparts <info@alpha-autoparts.com>

Cc: Suzanne Hayes <suzanne.hayes@wheatlandcounty.ca>; Sherry Baers <sherry.baers@wheatlandcounty.ca>

Subject: RE: Application for Redesignation from Alpha Autoparts

[Quoted text hidden]

Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Sat, Jul 31, 2021 at 11:05 AM

Hi Stefan,

I have attached a digital copy of the application to this email as well as dropped off a hard copy. Please let me know if you require anything else.

Thank you,

Mohammad

[Quoted text hidden]

--



T: (403) 234-9768

info@alpha-autoparts.com - www.alpha-autoparts.com

4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada



Area Concept Plan Application to Wheatland County.pdf

13750K

Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
To: Alpha Autoparts <info@alpha-autoparts.com>

Tue, Aug 3, 2021 at 10:30 AM

Sounds good Mohammad, I'll have a look this week.

And there's no need to apologise to me, but keep in mind what I've told you previously about the purpose of the public hearing process. Council will want to see that you've shown that you can be a good neighbour and that you are sensitive to the concerns of the nearby landowners.

Stefan

[Quoted text hidden]

Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Tue, Aug 3, 2021 at 10:38 AM

Hi Stefan,

That is understandable. I see where they are coming from.

I gave you a call this morning. I would like to discuss the Stop Order that was received by my landlord. We can't afford to move out at this time as we have just moved in and have no way of recovering the cost, as we are not conducting business right now. We are not going to be conducting business until we receive approval from the county. Please let me know if there is any way to resolve this.

Thank you,

Mohammad

[Quoted text hidden]

--



T: (403) 234-9768

info@alpha-autoparts.com - www.alpha-autoparts.com

4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada



Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

To: Alpha Autoparts <info@alpha-autoparts.com>

Wed, Aug 4, 2021 at 4:07 PM

Hi Mohammad,

The ways to resolve the stop order have been provided in the letter. You may appeal the stop order to the board if you want, but it's rather clear that you are operating without permits so I can't imagine that they'd scrap it entirely. They may vary it to give you more time to remove the items, but I would recommend that you take a step back and look at your ultimate goal here. Is it to get out of the stop order, or is it to run a successful business?

If your goal is indeed to run a successful business on this site then you need to follow the appropriate process and recall what I'd told you previously, particularly the importance of considering your future neighbours. They have a right to raise concerns, and if Council feels that you have not been respectful of them then your application could be refused. I can't speak for anyone else obviously, but I can't imagine they'd feel very considered and respected if you go on storing vehicles after a stop order had been issued for them to be removed.

The other question is whether or not we can even accept the redesignation application under these circumstances, as the validity and fairness of the process has been compromised. I'll need to check the case law to confirm, but either way it's likely not in your best interest to proceed in this manner either, for the reasons noted above.

Let me confirm that item tomorrow or Friday and I'll call you shortly thereafter.

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Error!
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Stefan Kunz

Senior Planner

From: Alpha Autoparts <info@alpha-autoparts.com>

Sent: July 30, 2021 11:15 AM

To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Subject: Application for Redesignation from Alpha Autoparts

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stefan,

My name is Mohammadhossein Bashiri Majd. We spoke a couple months ago about the application for redesignation of the land that I am moving my business to.

We have completed the application to the best of our abilities, with the engineer that is working with us. We feel that we are ready to submit. If possible, I would like to come and submit this in person. I would like to meet you and Suzanne and explain our company's situation and what has been happening.

I look forward to to your response.

Thank you,

Mohammadhossein Bashiri Majd

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T: (403) 234-9768


info@alpha-autoparts.com - www.alpha-autoparts.com

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4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada


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info@alpha-autoparts.com - www.alpha-autoparts.com

4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada

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Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Thu, Aug 5, 2021 at 11:14 AM

Hi Stefan,

I understand that it may look like we are still in business, but we have only moved our inventory there because we had nowhere else to go. We do not have the luxury of moving the business again, as it has cost us over \$10,000.00 and is still costing us a huge amount for storage purposes. We are not in a financial position to remove our inventory and start somewhere else. Our ultimate goal here is to run a successful business, that is why we have been transparent with the county from the time of inquiry to now. We have tried our best to juggle moving our business and creating a comprehensive application, like we were advised to do. We had a very tight time limit to leave our previous yard and move to a new location. All of our inventory is being stored at the moment. We are not trying to hide anything, as everything is in plain sight. The amount of inventory that we currently have is small enough to have fit in the buildings on the property and could have been fit indoors, but we thought it best to leave it out because we did not believe that we were breaking any rules and we wanted to be honest in our actions. It was an assumption on our part that it could be used as storage in the meantime while our application went through the process. We did not believe that storage would be bothersome to any of the neighbours. I would also like to mention that we were the ones that made the inquiry on this property about our intent of running a salvage yard. We have been trying to be open and work with the county.

We would like this application to go forward so that everybody can have a fair hearing with the council. We would like to share our side of the story.

I would also like to mention that the neighbours have been watching us via a drone flying over and into the property that we have moved to. It is raising unnecessary tension and is making us want to know their concerns besides the assumption that a salvage yard is in operation, which it is not. We do not feel respected by them and their unnecessary actions. They have filed their complaints and assumptions that a "salvage yard" was in operation, which makes us wonder how they would have known that a salvage yard is in operation, whilst we were the ones to inform the county of our intent for this property. We have not advertised or sold any inventory from this new location.

We are not currently buying any new inventory and our focus at this time is only storage, until our application is approved. Again, we are not currently in business.

We look forward to hearing your response on how we have compromised the validity and fairness of this application.

Mohammad

[Quoted text hidden]

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T: (403) 234-9768

info@alpha-autoparts.com - www.alpha-autoparts.com

4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada



Alpha Autoparts <info@alpha-autoparts.com>
To: tomorrow@shaw.ca

Thu, Aug 5, 2021 at 1:42 PM

[Quoted text hidden]

Alpha Autoparts <info@alpha-autoparts.com>
To: "Trymer.morrow@yahoo.ca" <Trymer.morrow@yahoo.ca>

Thu, Aug 5, 2021 at 7:12 PM

[Get Outlook for iOS](#)

From: Alpha Autoparts <info@alpha-autoparts.com>
Sent: Thursday, August 5, 2021 1:42:30 PM
To: tomorrow@shaw.ca <tomorrow@shaw.ca>
Subject: Fwd: Application for Redesignation from Alpha Autoparts

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3 attachments



image002.png
2K

image004.jpg
1K

image003.jpg
1K

Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
To: "info@alpha-autoparts.com" <info@alpha-autoparts.com>

Fri, Aug 6, 2021 at 3:51 PM

Hi Mohammad,

I had a look at your submission and found many items missing for this to be a complete application. I'd suggest using the checklist in the application form to ensure that all required documents are submitted.

I have provided some additional comments below.

Area Concept Plan (ACP)

- While the operational details in this document are appreciated, this does not meet the requirements of an ACP.
- That said, if I recall our conversations correctly, an ACP wasn't required as you are only proposing the development of one parcel.
- I did mention that the requirements for ACPs should be provided. Those documents (Traffic Impact Assessment, Landscaping and Screening Plan, Engagement Summary) haven't, however, been provided.
- The ACP could be renamed and used as your Letter of Intent for development.

Area Structure Plan Amendment

- In order us to recommend approval of your application to Council, the Goldfinch ASP would need to be amended.
- You may propose to do this as part of your application, although it will require a much broader consideration of the proposal
 - Notifying all residents within and within 1 mile of the Goldfinch ASP area
 - Broader perspective for TIA
 - Other items to be determined through the consultation process
- The fee for this is \$2,000
- Alternately, you could proceed with the redesignation application with the understanding that it does not comply with the ASP, and that staff will recommend refusal. You then make your case to Council, who make the ultimate decision.

Redesignation Outstanding Items

- See comments in the attached pdf.

Suzanne has been out of the office this week, once she's back on Monday I'll talk to her about the enforcement aspect. Then we can arrange for a phone call next week to clarify any questions you have.

[Quoted text hidden]



Alpha Autoparts Redes Checklist.pdf
188K

Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Tue, Aug 10, 2021 at 12:30 PM

Good afternoon Stefan,

I left you a voicemail this morning. Please let us know when we can meet and go through our application in person as part of the pre-application meeting. We have revised the Letter of intent to meet the requirements as you mentioned in your previous email. We are ready to provide you with all the paperwork and the fees. We feel that email isn't the best way to communicate so if we could set up a time to meet it would be great. I look forward to hearing from you soon. Mohammad.

Get [Outlook for iOS](#)

From: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Sent: Friday, August 6, 2021 3:51:19 PM
To: info@alpha-autoparts.com <info@alpha-autoparts.com>

[Quoted text hidden]

[Quoted text hidden]

4 attachments

image004.jpg
1K

image004.jpg
1K

image004.jpg
1K

image004.jpg
1K

Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
To: Alpha Autoparts <info@alpha-autoparts.com>

Wed, Aug 11, 2021 at 11:27 AM

Hi Mohammad,

Yes, no problem. How does tomorrow at 10am sound?

[Quoted text hidden]

Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Wed, Aug 11, 2021 at 11:42 AM

Hi Stefan,
Yes, we will be there.
Thank you.

[Quoted text hidden]

--



T: (403) 234-9768
info@alpha-autoparts.com - www.alpha-autoparts.com
4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada



Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
To: Alpha Autoparts <info@alpha-autoparts.com>

Wed, Aug 11, 2021 at 11:48 AM

No, I'm not in the office tomorrow. We can discuss over the phone or via teams, let me know which you prefer.



Stefan Kunz

Senior Planner

From: Alpha Autoparts <info@alpha-autoparts.com>
Sent: August 11, 2021 11:43 AM
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Subject: Re: Application for Redesignation from Alpha Autoparts

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stefan,

Yes, we will be there.

Thank you.

[Quoted text hidden]

[Quoted text hidden]
[Quoted text hidden]
[Quoted text hidden]

Error! **Stefan Kunz**
Filename **Senior Planner**
not
specified.

[Quoted text hidden]
[Quoted text hidden]
[Quoted text hidden]

[Quoted text hidden]
[Quoted text hidden]

Error! **Stefan Kunz**
Filename **Senior Planner**
not
specified.

From: Alpha Autoparts <info@alpha-autoparts.com>
Sent: July 30, 2021 11:15 AM
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Subject: Application for Redesignation from Alpha Autoparts

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stefan,

My name is Mohammadhossein Bashiri Majd. We spoke a couple months ago about the application for redesignation of the land that I am moving my business to.

We have completed the application to the best of our abilities, with the engineer that is working with us. We feel that we are ready to submit. If possible, I would like to come and submit this in person. I would like to meet you and Suzanne and explain our company's situation and what has been happening.

I look forward to to your response.

Thank you,

Mohammadhossein Bashiri Majd

--

T: (403) 234-9768

info@alpha-autoparts.com - www.alpha-autoparts.com

Error! Filename not specified.

[4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada](#)

Error! Filename not specified. **Error! Filename not specified.**

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T: (403) 234-9768

info@alpha-autoparts.com - www.alpha-autoparts.com

Error! Filename not specified.

[4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada](#)

Error! Filename not specified. **Error! Filename not specified.**

[Quoted text hidden]

Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Wed, Aug 11, 2021 at 11:55 AM

We will be meeting with Suzzane at 10:00AM tomorrow to discuss the stop order. We will also be submitting payment for the application. We have all the papers in order. We are now going to send the forms as well electronically and a hard copy tomorrow morning.

[Quoted text hidden]



T: (403) 234-9768
info@alpha-autoparts.com - www.alpha-autoparts.com
4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada



Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Wed, Aug 11, 2021 at 12:09 PM

Here are the applications. Please let me know if you require anything else.

Thank you

[Quoted text hidden]

2 attachments



Land Use Bylaw Amendment.zip
635K



Area Structure Plan Application.zip
1011K

Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
To: Alpha Autoparts <info@alpha-autoparts.com>

Wed, Aug 11, 2021 at 1:51 PM

Hi Mohammad,

There are too many different email threads going around, so let's just have a reset here. Please read this carefully, particularly the bolded portions.

- There are many items still outstanding for the redesignation application.
 - Please **see the attached document and read the comments** for more information on each outstanding item.
 - You suggested you want me to walk you through this, I'm happy to do so over the phone. Are you still available tomorrow at 10? **Let me know, if not, please suggest a different time.**
 - We will not be accepting the payment for the redesignation application until all items have been prepared.
- I'm not sure if you understand the ramifications of the Area Structure Plan amendment. The requirements for this are significantly higher than just the redesignation application.
 - We can discuss this over the phone when you decide when you want to do that.

[Quoted text hidden]



Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Wed, Aug 11, 2021 at 2:05 PM

Hi Stefan,

I submitted the revised application just now. I will attach it again.

I have my appointment with Suzanne tomorrow at 10:00am, could we do it anytime after 12:00pm?

Thank you

[Quoted text hidden]

--



T: (403) 234-9768

info@alpha-autoparts.com - www.alpha-autoparts.com

4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada



3 attachments

Area Structure Plan Application.zip
1011K

Land Use Bylaw Amendment.zip
635K

Area Concept Plan Application to Wheatland County.pdf
16280K

Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
To: Alpha Autoparts <info@alpha-autoparts.com>

Wed, Aug 11, 2021 at 2:46 PM

How does 1:30 work?

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

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[Quoted text hidden]

[Quoted text hidden]

Error! **Stefan Kunz**
Filename **Senior Planner**
not
specified.

From: Alpha Autoparts <info@alpha-autoparts.com>
Sent: July 30, 2021 11:15 AM
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Subject: Application for Redesignation from Alpha Autoparts

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Hi Stefan,

My name is Mohammadhossein Bashiri Majd. We spoke a couple months ago about the application for redesignation of the land that I am moving my business to.

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I look forward to to your response.

Thank you,

Mohammadhossein Bashiri Majd

--

T: (403) 234-9768

info@alpha-autoparts.com - www.alpha-autoparts.com

Error! Filename not specified.

4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada


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T: (403) 234-9768

info@alpha-autoparts.com - www.alpha-autoparts.com

 Image removed by sender. Logo

4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada

 Image removed by sender. Facebook icon
 Image removed by sender. Instagram icon

[Quoted text hidden]

Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Wed, Aug 11, 2021 at 2:47 PM

That sounds good. Talk to you then!

From: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Sent: Wednesday, August 11, 2021 2:46:14 PM
To: Alpha Autoparts <info@alpha-autoparts.com>
Subject: RE: FW: Application for Redesignation from Alpha Autoparts

[Quoted text hidden]

Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Fri, Aug 13, 2021 at 9:58 AM

Hi Stefan,
Thanks again for your time yesterday.

Could you please clarify the distance that we need to go about for the engagement summary with the residents. is it half mile from the proposed property, half a mile outside of the goldfinch area? Please let me know.

[Quoted text hidden]



T: (403) 234-9768
info@alpha-autoparts.com - www.alpha-autoparts.com
4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada



Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Sat, Aug 14, 2021 at 4:56 PM

I was also thinking it would help lots if you could show us on a map the area you'd like us to cover in our engagement summary and then we can look on the map and find all residents and make sure we cover them all. Thanks

Get [Outlook for iOS](#)

From: Alpha Autoparts <info@alpha-autoparts.com>
Sent: Friday, August 13, 2021 9:58:55 AM
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Subject: Re: FW: Application for Redesignation from Alpha Autoparts

[Quoted text hidden]

Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Tue, Aug 17, 2021 at 8:39 AM

Good morning Stefan,
I was also wondering if you could advise us on how to get a mailing list (address for the residents in the area that we should engage with) we are planning in person door to door visit and mailing our pamphlets to them. Thank you

Get [Outlook for iOS](#)

From: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Sent: Saturday, August 14, 2021 4:56:09 PM
To: Alpha Autoparts <info@alpha-autoparts.com>
Subject: Automatic reply: Application for Redesignation from Alpha Autoparts

8/31/2021

Alpha Auto Parts Mail - Application for Redesignation from Alpha Autoparts

Hello,

I am currently out of the office, returning August 17, 2021. For immediate assistance, call 403-361-2024.

Regards,

**Stefan
Kunz,
RPP,
MCIP**

**Senior
Planner**

<https://www.facebook.com/InfiniteLandscapesWC/> <https://twitter.com/Wheatlandcounty> https://www.instagram.com/infinite_wc/ <https://www.google.com/search?q=wheatland+county+economic+development> <https://www.linkedin.com/showcase/infinetwc>

infinetwc.ca wheatlandcounty.ca

P: 403-361-2162

242006
Range
Road 243

Wheatland
County,
AB T1P
2C4

Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
To: Alpha Autoparts <info@alpha-autoparts.com>

Tue, Aug 17, 2021 at 3:12 PM

Hi Mohammad,

I've attached a map indicating the parcels that we are required to notify when we circulate your notice of application. Last week I suggested that you could just do the adjacent parcels, but now that I think about it again it's best to keep those consistent. Someone might not like it if they get a notice from us but they hadn't heard from you. Note that the parcels west of Rge Rd 270 are in Rocky View County. We are still required to notify them and consider their comments if they submit them, so these are included here.



Stefan Kunz

Senior Planner

From: Alpha Autoparts <info@alpha-autoparts.com>
Sent: August 14, 2021 4:56 PM
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Subject: Re: Application for Redesignation from Alpha Autoparts

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I was also thinking it would help lots if you could show us on a map the area you'd like us to cover in our engagement summary and then we can look on the map and find all residents and make sure we cover them all. Thanks

Get [Outlook for iOS](#)

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Subject: Re: FW: Application for Redesignation from Alpha Autoparts

Hi Stefan,

Thanks again for your time yesterday.

Could you please clarify the distance that we need to go about for the engagement summary with the residents. is it half mile from the proposed property, half a mile outside of the goldfinch area? Please let me know.

On Wed, Aug 11, 2021 at 2:47 PM Alpha Autoparts <info@alpha-autoparts.com> wrote:

That sounds good. Talk to you then!

From: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Sent: Wednesday, August 11, 2021 2:46:14 PM
To: Alpha Autoparts <info@alpha-autoparts.com>
Subject: RE: FW: Application for Redesignation from Alpha Autoparts

How does 1:30 work?

Error! Stefan Kunz
Filename Senior Planner
not
specified.

From: Alpha Autoparts <info@alpha-autoparts.com>
Sent: August 11, 2021 2:06 PM
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Subject: Re: FW: Application for Redesignation from Alpha Autoparts

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stefan,

I submitted the revised application just now. I will attach it again.

I have my appointment with Suzanne tomorrow at 10:00am, could we do it anytime after 12:00pm?

Thank you

On Wed, Aug 11, 2021 at 1:51 PM Stefan Kunz <stefan.kunz@wheatlandcounty.ca> wrote:

Hi Mohammad,

There are too many different email threads going around, so let's just have a reset here. Please read this carefully, particularly the bolded portions.

- There are many items still outstanding for the redesignation application.
 - Please **see the attached document and read the comments** for more information on each outstanding item.
 - You suggested you want me to walk you through this, I'm happy to do so over the phone. Are you still available tomorrow at 10? **Let me know, if not, please suggest a different time.**
 - We will not be accepting the payment for the redesignation application until all items have been prepared.
- I'm not sure if you understand the ramifications of the Area Structure Plan amendment. The requirements for this are significantly higher than just the redesignation application.
 - We can discuss this over the phone when you decide when you want to do that.

Regards,

Error!
Filename
not
specified.

Stefan Kunz

Senior Planner

From: Stefan Kunz

Sent: August 6, 2021 3:51 PM

To: info@alpha-autoparts.com

Subject: RE: Application for Redesignation from Alpha Autoparts

Hi Mohammad,

I had a look at your submission and found many items missing for this to be a complete application. I'd suggest using the checklist in the application form to ensure that all required documents are submitted.

I have provided some additional comments below.

Area Concept Plan (ACP)

- While the operational details in this document are appreciated, this does not meet the requirements of an ACP.
- That said, if I recall our conversations correctly, an ACP wasn't required as you are only proposing the development of one parcel.
- I did mention that the requirements for ACPs should be provided. Those documents (Traffic Impact Assessment, Landscaping and Screening Plan, Engagement Summary) haven't, however, been provided.
- The ACP could be renamed and used as your Letter of Intent for development.

Area Structure Plan Amendment

- In order us to recommend approval of your application to Council, the Goldfinch ASP would need to be amended.
- You may propose to do this as part of your application, although it will require a much broader consideration of the proposal
 - Notifying all residents within and within 1 mile of the Goldfinch ASP area
 - Broader perspective for TIA
 - Other items to be determined through the consultation process
- The fee for this is \$2,000
 - Alternately, you could proceed with the redesignation application with the understanding that it does not comply with the ASP, and that staff will recommend refusal. You then make your case to Council, who make the ultimate decision.

Redesignation Outstanding Items

- See comments in the attached pdf.

Suzanne has been out of the office this week, once she's back on Monday I'll talk to her about the enforcement aspect. Then we can arrange for a phone call next week to clarify any questions you have.

Error! **Stefan Kunz**
Filename Senior Planner
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specified.

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[Quoted text hidden]

[Quoted text hidden]

 **AA Notification Area.pdf**
137K

Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Tue, Aug 17, 2021 at 3:21 PM

Hi Stefan,

Sounds good! Would it be possible for us to get a mailing list?

Thanks,

Mohammad

[Quoted text hidden]



T: (403) 234-9768

info@alpha-autoparts.com - www.alpha-autoparts.com

4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada



Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Wed, Aug 18, 2021 at 10:02 AM

Hi Stefan,
Could you please provide me a list ? I need to get this started please.

Get [Outlook for iOS](#)

From: Alpha Autoparts <info@alpha-autoparts.com>

Sent: Tuesday, August 17, 2021 3:21:03 PM

[Quoted text hidden]

[Quoted text hidden]

Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
To: Alpha Autoparts <info@alpha-autoparts.com>

Wed, Aug 18, 2021 at 10:43 AM

Hi Mohammad,

No, but we can put the list together for you and send them out. Here's what you need:

- Get your letter and any other information together and put it in envelopes.
- The envelopes:
 - Need to be sealed
 - Have your return address in the top left
 - Paid postage on the top right
 - Leave the middle part blank, we'll put the addresses on them with a sticker
 - **You need 24 of these**
- Fee
 - I believe this is \$25 or \$30 an hour for us to do this, but let me confirm that and get back to you.

[Quoted text hidden]

Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Wed, Aug 18, 2021 at 11:16 AM

Okay, How many hours will this take ?

So there are 24 residents / or businesses we are notifying ? How would I find out about their addresses since I am going to meet them in person as part of my other channel of engagement ? Since its a mix of businesses and residentials, it makes it hard for me to find out where they would be located for me to actually go and meet them.

Let me know the cost please, I can drop the envelopes tomorrow morning. Thank you.

[Quoted text hidden]



T: (403) 234-9768
info@alpha-autoparts.com - www.alpha-autoparts.com
4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada



Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
To: Alpha Autoparts <info@alpha-autoparts.com>

Wed, Aug 18, 2021 at 11:26 AM

Hi,

Not sure how long, but I can't see it taking more than half an hour.

You can't have their addresses as that's private information. Make sure your letter gives them a way to contact you, and invite them to do so.



Stefan Kunz

Senior Planner

From: Alpha Autoparts <info@alpha-autoparts.com>
Sent: August 18, 2021 11:17 AM
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Subject: Re: Application for Redesignation from Alpha Autoparts

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Okay, How many hours will this take ?

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Error!
Filename

Stefan Kunz

Senior Planner

not
specified.

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Wed, Aug 18, 2021 at 11:33 AM

Okay no problem, I will find the residents and business within the map you provided us and try to go and meet them over a 3 days to 1 week period and hopefully i'll reach all. If you have any suggestion about that I would love to hear it. I am trying to make it personal with my neighbours and show them that we care about them. That is why I decided to go meet them in person and also send out mails in case I couldn't find them all on the map. I will do my best.

Can I drop the envelopes tomorrow morning and pay the hourly fees ? Thanks for your help and speedy responses Stefan.

[Quoted text hidden]



T: (403) 234-9768

info@alpha-autoparts.com - www.alpha-autoparts.com

4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada



Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Fri, Aug 20, 2021 at 8:44 AM

Good morning Stefan,

I haven't heard from you about the fees yet. Either way I'm going to drop the letters today at the County office. Thank you.

Get [Outlook for iOS](#)

From: Alpha Autoparts <info@alpha-autoparts.com>
Sent: Wednesday, August 18, 2021 11:33:01 AM

[Quoted text hidden]

[Quoted text hidden]

Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Fri, Aug 20, 2021 at 3:05 PM

Hi Stefan,

I have attached the community engagement letter to this email. I just dropped off the hard copies in envelopes, ready for the addresses to be added and sent out. I dropped them off with Taylor. Please let me know about the fees.

As for the application, the following will be adjusted:

- The Engagement plan, Screening plan, and Traffic Impact Assessment will be made into their own files and stamped.

Also, the well water licence is not available, as the well is solely being used for residential purposes.

Once all of this is done, we will submit with a current Certificate of Title that was pulled within 30 days of submission.

If there is anything else that needs to be added, revised, or removed, please let us know.

Thank you,

Mohammad

[Quoted text hidden]



Brochure - Community Engagement.pdf

2842K

Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
To: Alpha Autoparts <info@alpha-autoparts.com>

Fri, Aug 20, 2021 at 3:12 PM

Hi Mohammad, I won't know the fees until someone actually does it and we know how long it takes. We can just include it when you pay the application fee later.

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Error!
Filename
not
specified.

Stefan Kunz

Senior Planner

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Fri, Aug 20, 2021 at 3:13 PM

Okay, sounds good.

[Quoted text hidden]

==



T: (403) 234-9768

info@alpha-autoparts.com - www.alpha-autoparts.com

4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada



Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
To: Alpha Autoparts <info@alpha-autoparts.com>

Fri, Aug 20, 2021 at 3:18 PM

Sounds good, I'll mail those when I'm in on Monday.

Once you have the outstanding items I need you to get everything together comprehensively on your end. There are multiple versions of various documents at this point, so when you are ready make sure you have everything together and complete and submit it all at once.

**Stefan Kunz**

Senior Planner

From: Alpha Autoparts <info@alpha-autoparts.com>
Sent: August 20, 2021 3:05 PM
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Subject: Re: Application for Redesignation from Alpha Autoparts

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Mohammad

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Get [Outlook for iOS](#)

From: Alpha Autoparts <info@alpha-autoparts.com>
Sent: Wednesday, August 18, 2021 11:33:01 AM
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Subject: Re: Application for Redesignation from Alpha Autoparts

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Can I drop the envelopes tomorrow morning and pay the hourly fees ? Thanks for your help and speedy responses Stefan.

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Stefan Kunz

Senior Planner

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Get [Outlook for iOS](#)

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Subject: Re: FW: Application for Redesignation from Alpha Autoparts

Hi Stefan,

Thanks again for your time yesterday.

Could you please clarify the distance that we need to go about for the engagement summary with the residents. is it half mile from the proposed property, half a mile outside of the goldfinch area? Please let me know.

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Stefan Kunz

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Subject: Re: FW: Application for Redesignation from Alpha Autoparts

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Hi Stefan,

I submitted the revised application just now. I will attach it again.

I have my appointment with Suzanne tomorrow at 10:00am, could we do it anytime after 12:00pm?

Thank you

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Hi Mohammad,

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- There are many items still outstanding for the redesignation application.
 - Please **see the attached document and read the comments** for more information on each outstanding item.
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Regards,

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I have provided some additional comments below.

Area Concept Plan (ACP)

- While the operational details in this document are appreciated, this does not meet the requirements of an ACP.
- That said, if I recall our conversations correctly, an ACP wasn't required as you are only proposing the development of one parcel.
- I did mention that the requirements for ACPs should be provided. Those documents (Traffic Impact Assessment, Landscaping and Screening Plan, Engagement Summary) haven't, however, been provided.
- The ACP could be renamed and used as your Letter of Intent for development.

Area Structure Plan Amendment

- In order us to recommend approval of your application to Council, the Goldfinch ASP would need to be amended.
- You may propose to do this as part of your application, although it will require a much broader consideration of the proposal
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- The fee for this is \$2,000
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Redesignation Outstanding Items

- See comments in the attached pdf.

Suzanne has been out of the office this week, once she's back on Monday I'll talk to her about the enforcement aspect. Then we can arrange for a phone call next week to clarify any questions you have.

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Subject: Re: Application for Redesignation from Alpha Autoparts

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Hi Stefan,

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Thank you,

Mohammad

On Fri, Jul 30, 2021 at 3:40 PM Alpha Autoparts <info@alpha-autoparts.com> wrote:

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We have stopped hauling our products in. We had to get out of our current place, as our lease was up. We have proposed a privacy fence to be put up.

We're sorry that this has happened. It was not our intention to make things difficult. We have just been trying to finish the application while moving.

Thank you,

Mohammad

Get [Outlook for iOS](#)

From: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Sent: Friday, July 30, 2021 3:00:08 PM

To: Alpha Autoparts <info@alpha-autoparts.com>

Cc: Suzanne Hayes <suzanne.hayes@wheatlandcounty.ca>; Sherry Baers <sherry.baers@wheatlandcounty.ca>

Subject: RE: Application for Redesignation from Alpha Autoparts

Hello Mohammadhossein,

Yes I recall, and I'm happy to help but I understand that there has been some work going on already. Unfortunately this has generated some complaints, which is complicating matters.

I'm not available today, and Suzanne is out of the office until August 9th so we won't be able to meet until after she's back. In the meantime, feel free to submit what you have digitally. I'll have a look and let you know if anything is missing or if any obvious improvements can be made.

Regards,

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Sent: July 30, 2021 11:15 AM

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Hi Stefan,

My name is Mohammadhossein Bashiri Majd. We spoke a couple months ago about the application for redesignation of the land that I am moving my business to.

We have completed the application to the best of our abilities, with the engineer that is working with us. We feel that we are ready to submit. If possible, I would like to come and submit this in person. I would like to meet you and Suzanne and explain our company's situation and what has been happening.

I look forward to to your response.

Thank you,

Mohammadhossein Bashiri Majd

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T: (403) 234-9768

info@alpha-autoparts.com - www.alpha-autoparts.com

Error! Filename not specified.

[4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada](#)

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8/31/2021

Alpha Auto Parts Mail - Application for Redesignation from Alpha Autoparts

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4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada

Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Fri, Aug 20, 2021 at 3:38 PM

Okay will do. Thanks, Enjoy the weekend.

[Quoted text hidden]

T: (403) 234-9768

info@alpha-autoparts.com - www.alpha-autoparts.com

4035 Ogden Road SE, Calgary AB, T2G 4N9, Canada



Alpha Autoparts <info@alpha-autoparts.com>
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Mon, Aug 30, 2021 at 2:01 PM

Hi Stefan,

Just wondering if the letters have been sent out and if so, when?

Thank you,

Mohammad

On Fri, Aug 20, 2021 at 3:38 PM Alpha Autoparts <info@alpha-autoparts.com> wrote:

Okay will do. Thanks, Enjoy the weekend.

On Fri, Aug 20, 2021 at 3:18 PM Stefan Kunz <stefan.kunz@wheatlandcounty.ca> wrote:

Sounds good, I'll mail those when I'm in on Monday.

Once you have the outstanding items I need you to get everything together comprehensively on your end. There are multiple versions of various documents at this point, so when you are ready make sure you have everything together and complete and submit it all at once.



Stefan Kunz

Senior Planner

From: Alpha Autoparts <info@alpha-autoparts.com>

Sent: August 20, 2021 3:05 PM

To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>

Subject: Re: Application for Redesignation from Alpha Autoparts

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Hi Stefan,

I have attached the community engagement letter to this email. I just dropped off the hard copies in envelopes, ready for the addresses to be added and sent out. I dropped them off with Taylor. Please let me know about the fees.

As for the application, the following will be adjusted:

- The Engagement plan, Screening plan, and Traffic Impact Assessment will be made into their own files and stamped.

Also, the well water licence is not available, as the well is solely being used for residential purposes.

Once all of this is done, we will submit with a current Certificate of Title that was pulled within 30 days of submission.

If there is anything else that needs to be added, revised, or removed, please let us know.

Thank you,

Mohammad

On Fri, Aug 20, 2021 at 8:44 AM Alpha Autoparts <info@alpha-autoparts.com> wrote:

Good morning Stefan,

I haven't heard from you about the fees yet. Either way I'm going to drop the letters today at the County office. Thank you.

Get [Outlook for iOS](#)

From: Alpha Autoparts <info@alpha-autoparts.com>
Sent: Wednesday, August 18, 2021 11:33:01 AM
To: Stefan Kunz <stefan.kunz@wheatlandcounty.ca>
Subject: Re: Application for Redesignation from Alpha Autoparts

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Sent: Friday, July 30, 2021 3:00:08 PM

To: Alpha Autoparts <info@alpha-autoparts.com>

Cc: Suzanne Hayes <suzanne.hayes@wheatlandcounty.ca>; Sherry Baers <sherry.baers@wheatlandcounty.ca>

Subject: RE: Application for Redesignation from Alpha Autoparts

Hello Mohammadhossein,

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EXHIBIT D

Public in Favor of
Stop Order

From: [REDACTED]
To: [Administration Mail](#)
Subject: File: SDAB S02021-01 Stop Order Appeal
Date: August 27, 2021 1:51:42 PM

FOIP s.17(1)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are writing in respect to the Subdivision and Development Appeal Board regarding Legal Description: NE 7-22-26 W4M – Plan 0412931; Block 4; Lot I.

We find that your notice of public hearing was very vague and when I tried to view on-line, there was nothing. Have called & left message for explanation. Our present understanding is that an unlicensed business is being operated on such property. As neighboring land owners, we are strongly opposed to this operation being licensed. Since they have taken up residence there, more & more unsightly junk has been appearing. We feel very strongly about unnecessary, unsightly vehicles, etc. accumulating on properties. We would ask that the Board deny any licensing to this operation and that they be instructed to clean up and remove all old vehicles. This type of operation lowers neighboring land values and is not environmentally friendly.

[REDACTED]
Niel & Bev Miller

FOIP s. 17(1)

(Also, we have a change of address. Have notified Land Titles which I was instructed would notify your County. I see that this has yet to happen and am concerned that you are still mailing out to our old address.)

[REDACTED]
FOIP s.17(1)