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To: 'Roy Jensen' <R.Jensen@consol.ca>
Subject: RE: Updated ASP: Nakamun Oasis
From: Andrew Chell <achell@lsac.ca>
Date: Tue, 30 Oct 2018 22:32:29 +0000

Roy,

We're still reviewing the documents, so I can't confirm the details of our recommendation yet.

I would like to point out, though - with regard to Deep Creek, our approval only allowed the ends of gravel RV pads and firepits within the 30 m setback where the trees had already been cleared. No cabins or permanent buildings were allowed, and no further tree clearing was allowed. I believe the site plan you found with the approval stamp on it is from Alberta Transportation's approval for Roadside Development, as it refers to RSDP021359-1. That is AT's stamp, not ours.

The County is absolutely in favour of a campground and associated development of this nature - that's why the redistricting to Commercial Recreation was approved. As far as the details (like the development setback from the lake) the County needs to balance the numerous parties that have an interest, and ensure that everyone is fairly considered, of course including you.

The setback from the lake is still a primary concern. I'm doubtful council will be favourable to anything less than a 30 m setback, and I think you'll need very good reasons to get a variance of the 40 m setback Aquality found. Nakamun Lake is inarguably fish-bearing according to the definition in section 10.2.27(b) of the Land Use Bylaw. If Council requires further information or redesign, it will likely be because of that issue.

Regards,

Andrew Chell
Development Officer
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To: 'Roy Jensen' <R.Jensen@consol.ca>
Subject: RE: Updated ASP: Nakamun Oasis
From: Andrew Chell <achell@lsac.ca>
Date: Mon, 5 Nov 2018 16:27:35 +0000

Morning Roy,

Can you clarify which questions you want answered? I don't want to mis-infer questions from your statements.

With regard to the Council meeting on Wednesday - we're asking Council to table second reading of the ASP bylaw so we can work with you to find solutions to the issues. Council will be reviewing the documents you provided after the public hearing, and we're recommending that Council direct administration to amend the ASP. **To be very clear, Council is in favour of the majority of your proposal and recognizes that a campground is a great use of the land.** However, there are some issues that need to be resolved. There are always several stakeholders involved when development is proposed near waterbodies, and all interests need to be reasonably balanced.

Again, the Council meeting on Wednesday will deal only with issues raised at the public hearing, and no new information can be presented. If you'd like, we can chat outside the meeting on Wednesday to discuss how to move forward.

Regards,

Andrew

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To: 'Roy Jensen' <R.Jensen@consol.ca>
Subject: RE: Updated ASP: Nakamun Oasis
From: Andrew Chell <achell@lsac.ca>
Date: Mon, 5 Nov 2018 23:05:21 +0000

Hi Roy,

Our recommendation to Council will be that the ASP be tabled, because there are some things such as the site plan that will likely need to be updated, and we won't be able to pass second reading without it updated. We'll send you a letter after the meeting explaining whatever direction Council decides to take. Based on Council's direction, you'll still have an opportunity amend the Bylaw and get this project off the ground. I recommend we schedule an in-person meeting after you get our letter, so we can discuss how to move forward on this together in a productive manner.

Regards,

Andrew Chell
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