

BAD FAITH, BIAS, and CORRUPTION pervade Lac Ste Anne County

Alberta is desperately short of campsites.

I have treed waterfront property on Nakamun Lake. From the 1980's to the present, residents, local governments, and municipal governments recommended this land be used for recreational activities.

Since fall 2017, I had been working with Lac Ste Anne County (LSAC) to get approval for a back-to-nature campground on Nakamun Lake. Not a 'parking lot', but a campground that gives each campsite between 0.25 and 1 acre of treed land — up to 15 times more space than other campgrounds. Every campsite would be secluded and surrounded by nature.



Application

In June 2018, I submitted an application to LSAC. That application requested

1. to redistrict (rezone) the land for recreational use
2. to build a campground on that land

Importantly, LSAC was well aware of my intention for the land from the beginning.

In September 2018, the land was redistricted (rezoned).

Leading up to the November Council meeting, LSAC Planning and Development lauded the proposal, repeatedly stating that Administration and Council were in favor of the proposal.

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.

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. Our recommendation to Council will be that the ASP be tabled, [so that] the site plan can be updated. (Andrew Chell, LSAC)

Then, the night before a Council meeting, Administration changed the Briefing Notes from *fully supportive* to *against* my development. My development was killed by Council.

Details are available at www.NakamunOasis.ca

For the next two months, I sent emails asking why the proposal was rejected and how to get it back on track. No response.

LSAC knew the scope of the campground development since the beginning. For LSAC to approve the redistricting and then reject the campground is BAD FAITH. For them to not provide information and guidance thereafter compounds their BAD FAITH actions.

Aquality Environmental

Leading up to the November Council meeting, LSAC Administration was happy with every technical report I commissioned, except one: the water setback. LSAC commissioned *Aquality Environmental* to repeat the report. (*Aquality* does lots of work for LSAC.)

Indeed, earlier in 2018, LSAC initially recommended I contact *Aquality* to prepare a setback report. At that time and without setting foot on the property, *Aquality* stated that they would return the largest possible setback. They were clearly biased and not interested in completing the report. So I contracted another firm to complete the assessment.

I informed LSAC about *Aquality's* bias, but LSAC persisted. Not surprisingly, *Aquality's* conclusion was for the largest possible setback. In reaching this conclusion, *Aquality* went against every other scientific report on Nakamun Lake, including one previously prepared by *Aquality!* *Aquality's* actions are so egregious that a professional misconduct complaint was filed with the Alberta Society of Professional Biologists.

LSAC received a copy of the Professional Misconduct complaint. The Municipal Governance Act requires the County to not knowingly rely on possibly flawed information. Yet LSAC refuses to have *Aquality's* report reviewed by an independent body. BAD FAITH.

Reapplication

I blindly reapplied in January, changing the setback to match *Aquality's* report.

At a meeting with Administration to discuss my application, Mike Primeau (County Manager) stated, "The County would be very happy if we don't have another campground in the County. We don't care." This was a shock, and further evidence of BAD FAITH. Since 2017, LSAC had been supportive of my proposal and application.

Pertaining to my new application, among a myriad of new demands, LSAC now demands a complete ban on motor boats and a spike belt on the emergency exit! The County also informed me that a new policy came into effect after my original proposal was rejected. The new policy requires that

- < 100 campsites: I pay annually for dust abatement to the nearest highway (80k per year)
- > 100 campsites: I pay to pave the public road to the nearest highway (5.5M)

With this revelation, I now suspect that LSAC killed my original proposal to allow this policy to come into effect. BAD FAITH.

For reference, my proposal would have raised the road utilization by 2 %, from 5 % to 7 %. The traffic engineer states that this is nowhere near the threshold for paving. LSAC is adamant that the road must be paved that that I alone must pay for it.

This paving requirement applies to all campgrounds and subdivisions. It effectively kill development in LSAC.

Corruption

While LSAC is actively hindering my campground, they abandoned the rules for Deep Creek campground. A councillor is a friend of the Deep Creek developer. LSAC Administration admits that Deep Creek campground bypassed the mandatory consultation, Open House, and Outline Plan approval steps. Additionally, Deep Creek was allowed a reduced water setback without the required technical report and then allowed to develop deep into the setback area.

Tri Lakes RV Resort was redistricted in July 2018. Since then, the developer has built the majority of his campground — including power, water, and sewer to the sites — without completing any of the mandatory approval steps. No Outline Plan submission, no circulation, no Open House, and no Outline Plan approval by Council. No Development Permits were applied for or approved. LSAC denies knowing anything about the ongoing development. Their denial is hollow: no utility company or contractor would work without a development permit.

So, while LSAC Administration and Council are fast-tracking approvals, relaxing requirements, and turning a blind eye to developments when the developer has friend(s) on Council, LSAC Administration and Council are abusing their authority to hinder my campground development. This is CORRUPTION.

Summary

This project would have created a back-to-nature campground on land that residents and LSAC deem highly suitable for recreational development. The campground would have created jobs, supported existing businesses, created business opportunities, diversified Alberta's economy, provided critically needed camping spaces, and brought much needed revenue to a destitute county. All this has been killed. Lac Ste Anne County won't explain why and continues to hinder the development.

LSAC Administration and Council are not acting in the best interests of the County. They are a corrupt body that breaks the rules for their friends and unlawfully hinders other developers. The Alberta Government should assume governance of Lac Ste Anne County and should launch investigations into decisions made by LSAC Administration and Council for the past ten years.

I expect fairness and professionalism. Nothing more. Nothing less.

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Supporting documents are available upon request.