

APPENDIX A



BACKGROUND REPORT

July 9, 2024

DEVELOPMENT PERMIT #2024-D-167

<u>Applicant:</u>	Roman M. Kujath Architect Ltd – Cenovus Energy
<u>Owner:</u>	Crown Land
<u>Land Location:</u>	SW-13-70-4-W4M & SE-14-70-4-W4M
<u>Roll:</u>	7004134001 & 7004143001
<u>Zoning:</u>	Direct Control District #3 – Air Weapons Range “AWR”
<u>Size:</u>	75 acre lease
<u>Statutory Plans:</u>	N/A

DESCRIPTION OF APPLICATION:

The applicant is applying for a new work camp at the Cenovus’ Foster Creek Site.

ADJACENT PROPERTY:

The property is located in Ward 6 north at the Cenovus’s existing accommodation site. Adjacent work camps are the Bears Den and Kodiak Den.

CONSIDERATIONS:

The applicant would like to place an industrial work camp with 532 beds, kitchen/dining facility, and rec/mudroom on a former work camp site. Cenovus’s disposition for the work camp is valid until 2027 and will be automatically renewed in 2026. The applicant would like this work camp development permit to be valid for a 5-year period, until 2029. The Land Use Bylaw requires written authorization from the registered owners to make applications for development, as their approval is until 2027, we are recommending approval until 2027. Cenovus is accredited in all applicable safety codes and will be responsible for the administration of the required service permits.

Adjacent landowner letters were not sent out as there are no adjacent landowners.

RECOMMENDATION:

Recommendation for development permit application no. 2024-D-167 is **approve** the request for a work camp as a discretionary use as per Part 6, Section 66, and Part 7, Section 69.2 of the Land Use Bylaw with the following Conditions:

1. Applicable building, electrical, plumbing, gas, and sewer permits are required as per the Alberta Safety Codes Act.
2. Shall be operated as per the Provincial approvals.
3. The camp is approved until November 5, 2027, at which time a new permit is required, or reclamation shall be undertaken.