

AT File Reference: RSDP027438
Our Reference: 2511-NE 10-9-27-W4M (785)
Your Reference: LA19036 (Arie & Willemina Muilwijk)

October 11, 2019

Adria Snowdon
Approval Officer
adria.snowdon@nrcb.ca
Natural Resources Conservation Board
Agriculture Centre
100, 5401 – 1 Avenue South
Lethbridge, AB T1J 4V6

Dear Ms. Snowdon:

**RE: APPLICATION TO CONSTRUCT A CONFINED FEEDING OPERATION
NE 10-9-27-W4M
MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26**

Reference to the caption noted proposed confined feeding operation.

Alberta Transportation issued Roadside Development Permit No. 5548-19 on September 26, 2019, for a proposed calf shelter and grain shed (attached for your reference).

To that end, we have reviewed the site specific information that has been forwarded for response in regard to the proposed confined feeding operation (reference to your letter dated October 9, 2019). Given the information provided to date, strictly from Alberta Transportation's point of view the proposal could be accommodated.

Thank you for the referral and opportunity to comment.

Yours truly,



Leah Olsen
Development/Planning Technologist

LO/jb

cc: Natural Resources Conservation Board – stephanie.gaetz@nrcb.ca
Municipal District of Willow Creek No. 26 – chisholm@mdwillowcreek.com;
brenda@mdwillowcreek.com

AT File Reference: RSDP027438
Our Reference: 2511-NE 10-9-27-W4M (785)
Permit No. 5548-19

September 26, 2019

Arie and Willemiek Muilwijk
[Redacted] ✓
Box 1628
Fort Macleod, AB T0L 0Z0

E-MAILED
Sep. 26/19
JB

Dear Mr. and Mrs. Muilwijk:

RE: PROPOSED CALF SHELTER AND GRAIN SHED

Attached is a permit issued under the Highways Development and Protection Regulation, being Alberta Regulation 326/2009 and amendments thereto, authorizing the above noted development. This permit is subject to the conditions listed on page 2.

In consideration of Permit No. 5548-19, the applicant shall indemnify and hold harmless Alberta Transportation, its employees and agents, from any and all claims, demands, actions, and costs whatsoever that may arise, directly or indirectly, from anything done or omitted to be done in the construction, maintenance, alteration, or operation of the works authorized.

Issuance of this permit by Alberta Transportation does not relieve the holder of the responsibility of complying with relevant municipal bylaws, and this permit once issued does not excuse violation of any regulation, bylaw, or act that may affect this project.

Upon completion of the project, we ask that you notify Darren Davis, Assistant Development/Planning Technologist, or Leah Olsen, Development/Planning Technologist, at Lethbridge, 403-381-5426, who will inspect the conditions of the permit. Your cooperation in this matter is appreciated.

Yours truly,

Darren Davis
Assistant Development/Planning Technologist

DD/jb


- cc: Municipal District of Willow Creek No. 26 – chisholm@mdwillowcreek.com; ✓
- brenda@mdwillowcreek.com ✓
- Volker Stevin – fortmacleod.admin@volkerstevin.ca ✓
- Rick Lemire – e-mailed ✓
- Darren Davis – e-mailed ✓

E-MAILED
Sep. 26/19
JB

(To be completed by Alberta Transportation)

**ROADSIDE DEVELOPMENT APPLICATION APPROVAL
FOR DEVELOPMENT NEAR A PRIMARY HIGHWAY**

PERMIT

Permission is hereby granted to <u>Arie and Willemiek Muilwijk</u> to carry out the development in accordance with the plan(s) and specifications attached hereto and subject to the conditions shown below.	
If the development has not been carried out by the <u>26th</u> day of <u>September</u> <u>2020</u> this permit lapses and the applicant must reapply for a new permit if they wish to proceed.	
SIGNED <u></u>	PERMIT NO. <u>5548-19</u>
TITLE <u>Assistant Development/Planning Technologist</u>	FILE NO. <u>2511-NE 10-9-27-W4M (785)</u>
	DATE <u>September 26, 2019</u>

PERMIT CONDITIONS: (Note: This permit is subject to the provisions of Section 11 – 19 inclusive of the Highways Development and Protection Act, Chapter H-8.5 2004, amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto).

A. ACCESS CONDITIONS: (Note: All highway accesses are to be considered temporary. No compensation shall be payable to the applicant or his assigns or successors when the Department removes or relocates the temporary access or if highway access is removed and access provided via service road).

1. ~~(a) No direct highway access will be permitted. Access shall be via the local municipal road.~~
~~(b) Use of the existing highway access may continue on a temporary basis.~~
~~(c) Permit authorizes construction of proposed access at the location shown and to the attached specifications. (Figure D-3.3b)~~
2. No additional highway access will be permitted.
3. The applicant shall construct and maintain any highway access to the Alberta Transportation's satisfaction.
4. Approval of companies having buried utilities shall be obtained prior to access construction or upgrading.

B. SETBACK CONDITIONS (Note: Minimum setbacks usually allow for anticipated highway widening and construction of a service road parallel and adjacent to the highway).

1. The proposed calf shelter and grain shed is to be set back 77 meters (28 feet) from the highway property line as shown on attached approved site plan.
2. The department accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof.

C. OTHER CONDITIONS:

1. This permit is issued subject to the approval of the Municipal District of Willow Creek No. 26.
2. This permit approves only the development contained herein, and a further application is required for any changes or additions.
3. The department is under no obligation to reissue a permit if the development is not completed before expiry of this permit.
4. Darren Davis, Assistant Development/Planning Technologist, or Leah Olsen, Development/Planning Technologist, in Lethbridge, telephone 403-381-5426, shall be notified before construction commencement.
5. The applicant shall not place any signs contrary to Alberta Regulation 326/2009. A separate "SIGN APPLICATION" form shall be submitted for any proposed sign.

D. ADDITIONAL CONDITIONS and/or ADVISEMENTS:

See attached Schedule "A"

SCHEDULE "A"
Permit 5548-19

D: ADDITIONAL CONDITIONS and/or ADVISEMENTS:

1. This permit is approval for development of a calf shelter and grain shed only. Any additional development will be expressly subject to Condition C.2.
2. The applicant shall ensure that all on-site development, including ancillary development, is setback from the highway right-of-way boundary as shown on the attached approved site plan. Under no circumstance shall a different setback be implemented without the written permission of Alberta Transportation.
3. Further to condition A.1.(b), the department will not accept any responsibility for compensation requests/claims dealing with loss of business, inconvenient access, or any other disruption that may arise as result of the possible revision to the existing access arrangement. The possible revision to the existing access arrangement may be due to access management/operational, construction, or planning activities carried out by the department or its consultants.
4. Further to Condition B.2, noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the development of the property.
5. Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

ROADSIDE DEVELOPMENT APPLICATION FOR DEVELOPMENT NEAR A PROVINCIAL HIGHWAY

(print please)

Alberta Transportation Permit # 5548-19

Applicant's Name Arie & Willemiek Mulwijk RSDP 27438

Mailing Address Box 1628

City/Town/Village Fort Macleod Province Alberta Postal Code T0L 0Z0

Phone # [redacted] Fax # _____ e-mail [redacted]

Landowner's Name (if different from above) _____

Mailing Address _____

City/Town/Village _____ Province _____ Postal Code _____

Phone # _____ Fax # _____ e-mail _____

APPLICATION IS HEREBY MADE TO: (Please provide a description of the proposed development including all proposed above and below ground installations. Attach a detailed report if necessary.)

Build covered calf shelter 260' x 48' with attached commodity shed
Water lines will be underground. One group having each individual
pen being 16' x 48'. 16 pens + grain shed.

Also attach a plan showing in detail the location of all existing and proposed development and access.

Property Information

NE 10 9 27 6W4
(NE, NW, SE, SW) ¼ Section Township Range West of Meridian
156
Lot Block Plan Number Parcel size (acres or hectares)

Highway No. 785 14 kilometres west of Fort Macleod
(north, south, etc.) (City, Town or Village)

Distance of the proposed development to the highway right-of-way boundary 77 metres

MO of Willow Creek Agriculture \$775000
Name of Municipality Existing / Proposed Land Use Estimated cost of proposed development

It is understood that all works will be constructed, altered, maintained or operated at the sole expense of the undersigned, and that any work must not begin before a permit has been issued by Alberta Transportation.

In consideration of any permit issued in respect to this application, the Applicant shall indemnify and hold harmless Alberta Transportation, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized. The Applicant also consents to a person designated by Alberta Transportation to enter upon land for the purpose of inspection during the processing of this application.

The issuance of a permit by Alberta Transportation does not relieve the holder of the responsibility of complying with relevant municipal bylaws and this permit once issued does not excuse violation of any regulation, bylaw or act which may affect this project.

I Arie Mulwijk hereby certify that Van am the registered owner
(print full name) Signature

I _____ hereby certify that _____ I am authorized to act on
(print full name) the owner's behalf Signature

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of facts relating to this application for roadside development.

RECEIVED

(Date) September 25 / 2019

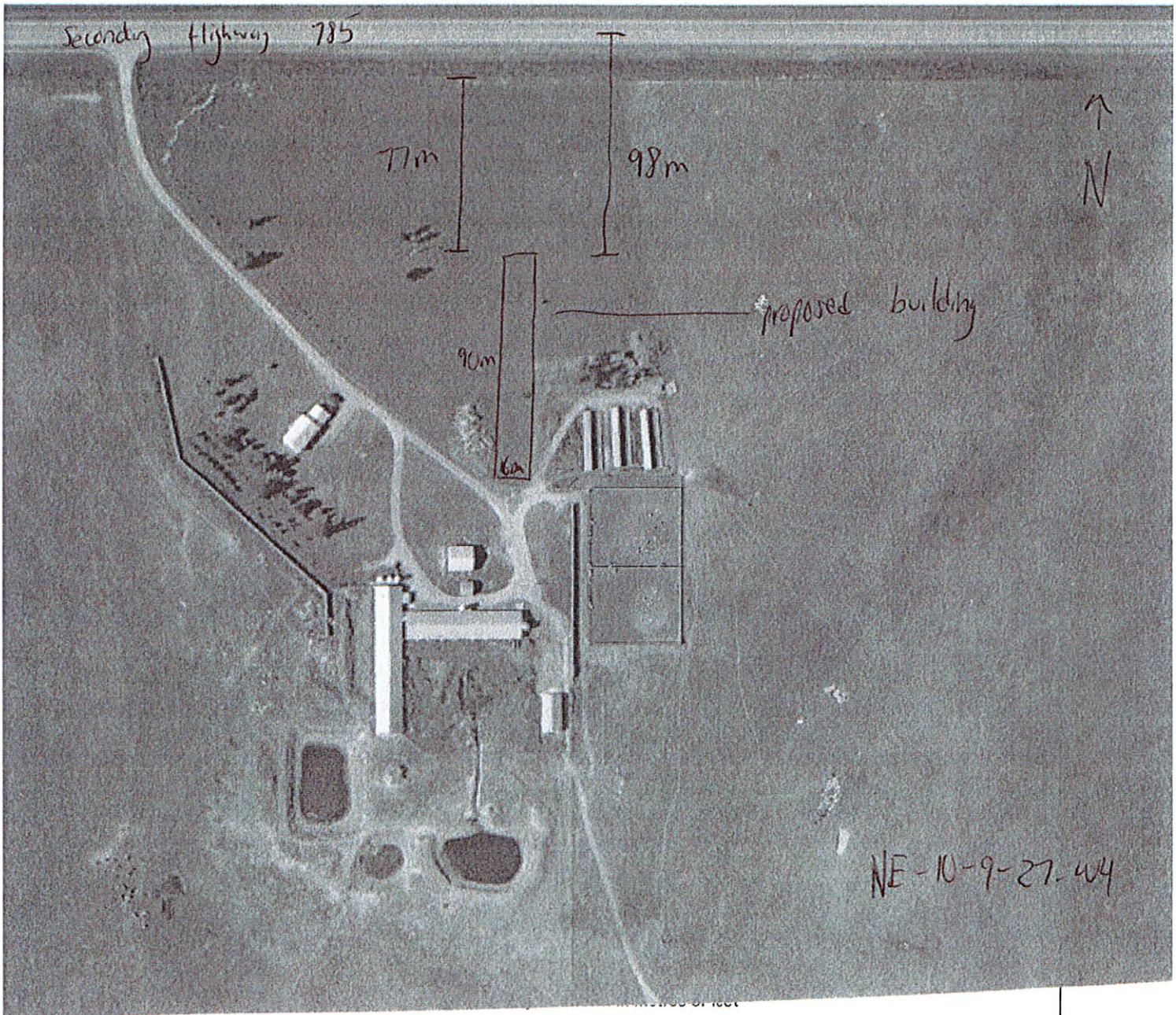
SEP 26 2019

Sep. 26/19
JB

Southern Region
TRANSPORTATION

ROADSIDE DEVELOPMENT APPLICATION FOR DEVELOPMENT NEAR A PROVINCIAL HIGHWAY

Alberta Transportation Permit # _____



SITE PLAN

Alberta
TRANSPORTATION
APPROVED



Signature of Registered Owner or Authorized Agent



Assistant Development/Planning Technologist

Permit No. 5548-19