
Notes:



Application for Development Permit

Land Use Bylaw No. 60-2014

Foothills County

309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

www.mdfoothills.com

THIS IS NOT A BUILDING PERMIT. Construction practices and standards of construction of any building or any structure authorized by this Development Permit must be in accordance with the Building Bylaw. An application must be made for a Building Permit under the requirements of the Building Bylaw and a Permit must be secured before any work or construction on any building may commence or proceed.

FOR OFFICE USE ONLY

Fee Submitted: \$625.-

Application No: 21D 053

Receipt No.: 353403

Tax Roll No: 2129 217500

Date Received: unknown

Date Deemed Complete: March 30/2021

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Kristi Beunder RPP MCIP - Township Planning + Design Inc.

Email: kristi@twpplanning.com

Applicant's Mailing Address: 103 Shawbrooke Crescent SW Calgary, AB T2Y3B3

Telephone: 403.880.8921

Legal Land Description: Plan _____, Block _____, Lot _____, LSD _____, Quarter Ptn. NW, Section 21, Township 21, Range 29, West of the 4 Meridian.

Registered Owner of Land: 1651993 Alberta Ltd.

Registered Owner Mailing Address: #213 3515 - 17TH AVENUE SW Calgary, AB T2E 0B7

Email: scott@upstreamm.com

Telephone: 1.604.831.2216

Interest of Applicant if not owner of site: Agent

PART 2 PROPOSED DEVELOPMENT

I/We hereby make application in accordance with the plans and supporting information submitted herewith. (which forms part of this application). Please give a brief description of the proposed development, including name of development where applicable.

Please refer to attached cover letter

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) +/- 85.34 acres

Size Of Proposed Building: 10,00, 2880, 2450 x2 Height: 10 to 12 m

Is There A Dwelling (Residence) On The Site: Yes X No _____ If Yes, How Many?: _____

Utilities Presently On Site: power, gas, telephone

Are There Sour Gas Or High Pressure Facilities On Site?: no

Utilities Proposed: n/a

Other Land Involved In Application: n/a

DISCLAIMER: Please note that the personal information collected on this form is authorized under the Municipal Government Act and is required for the purpose of the County's Planning and Development processes. This information may also be shared with appropriate government agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection and use of this information, please contact the FOIP Coordinator at 403-652-2341.

PART 4 DEVELOPMENT

Specify other supporting material attached that forms part of this application. (e.g. Site Plan, Plot Plan, Architectural Drawings, etc.):

please refer to attached site plans

Estimated Date of Commencement: 03/21 Estimated Date of Completion: 09/21
I, Kristi Beunder RPP MCIP - Township Planning + Design Inc.

hereby certify that I am:

- ☐ The Registered Owner; or
- ☒ Authorized to act on behalf of the Registered Owner

Date: 9 February 2021

RIGHT OF ENTRY

I, being the owner or person in possession of the above described land and any building thereon, hereby consent to an authorized person designated by Foothills County to enter upon the land for the purpose of inspection during the processing of this application.

9 February 2021
Date Signature of Owner or Authorized Agent

FOR OFFICE USE ONLY

1. Land use district: AG

2. Listed as a permitted/discretionary use:

3. Meets setbacks: Yes No If "NO", deficient in

4. Other information:

PART 5 DECISION

Date of Decision: Date Application Accepted:

This Development Permit Application is:

- ☐ APPROVED
- ☐ APPROVED subject to the attached conditions
- ☐ REFUSED for the attached reasons

Notice of Decision Advertised:

Date of Issuance of Development Permit:

Development Officer

NOTE: Development must commence within 12 months of the date of the Date of Issuance of the Permit and be completed within 24 months of the Date of Issuance, unless otherwise stated in the Development Officer's decision.

103 Shawbrooke Crescent | Phone: 403.880.8921
SW Calgary, Alberta T2Y 3B3 | TWPplanning.com



Foothills County
Box 5605
High River, AB
T1V 1M7

02/08/21

ATTN: Samantha Payne, Planning Coordinator

Application for Development Permit to allow for an Intensive Vegetation Operation (Hemp Production and Processing) NW 21-21-29 W4M (+/- 85.34 acres).

Dear Samantha,

We are making an application to allow for the above-mentioned use. We are submitting a Development Permit to allow for an intensive vegetation operation on the land. We recognize this is a discretionary land use under the district.

We have included the following documents for your review:

- A Development Permit Application for intensive vegetation. (\$625.00)
- An Agency Agreement allowing Township to act as Agent for the landowner;
- An abandoned well map and abandoned well statement;
- A Credit Card authorization for the appropriate application fee amount (\$620.00); and
- Site plans outlining the scope of the application.

To assist the Department in evaluating the proposal, we offer the following additional information:

Description of Business

Industrial Hemp has features similar to many other crops like hay, or lettuce etc. It is similar to hay as it is field grown, combine harvested baled and stored. The harvest may be done by using a standard farm combine (same as what is used to harvest hay), strippers (such as used for lavender harvest) and or by other similar equipment.

Alberta currently has 4,000 farms with over 3 million acres of cultivated hemp.

<https://www.albertahub.com/investing-here/investment-opportunities/industrial-hemp/>

The crop is supported and promoted by the province of Alberta.

<https://open.alberta.ca/publications/production-costs-returns-industrial-hemp-seed-2017-2018>

Industrial hemp may be dried in a grain dryer before storing, to avoid mold and to preserve. Hemp stock is separated out for fiber use. Storage of hemp is within an accessory building to avoid moisture and the hemp can be dry stored, dried, processed, extracted and seeds can be harvested. Storage is in the form of dried, frozen or extracted.

The poly-steel hoop houses are used for a nursery to start seedlings, that stay in the greenhouse for about 3 weeks then transplanted to the fields using a waterwheel transplanter, which is farm equipment that sits behind a tractor. Alternately, hemp plants may be seeded like any other field crop. The front and rear fields of

the farm is where the hemp is transplanted to. The hoop houses can also be used to grow hemp to produce seeds for sale.

The Company has a licence under the Federal Health Canada Industrial Hemp Regulations for cultivation and sale of hemp products.

Use of industrial hemp products include -Seeds are sold as consumer consumption for protein, salad additive, and may be processed into soy like protein products also. Seeds may also be sold to other farmers to grow. Hemp seed and hemp flower may process and be used in food products, topical creams, or health products. Hemp stalk is used for fiber to make mats, paper, hurds (shives), pallets, clothing and construction material. It is a much more sustainable product than trees to produce similar products. Hemp flower may be extracted for oils and seeds.

New Buildings

As identified on the site plan, there is one hoop house, north of the two parallel hoop houses, that has been installed already as an accessory use. There are two additional paralleling hoop houses, and a new 10,000 ft square storage, drying and processing building that are not developed and form part of this Development Permit application.

There is one existing Quonset on the site that is in very poor shape and may be removed as part of this application.

Hours of Operation

The work is seasonal between April to October. Growing season is June to September. Harvest is in Sept. Storage and drying occurs in Sept and Oct. Dried hemp is sold wholesale only and there is no retail component on this site. During the growing season, hours will be from 9:00 am to 5:00pm weekdays. During harvest work will occur during evening hours as needed until such time as the crop is off.

Number of Employees

Work is seasonal, with up to 5-10 staff being employed in peak season, June and Sept. The use is not generally labor intensive. Minimal access is required to the property. Only a few staff cars, may be anticipated. Transport of bails of hemp or hemp products may be by pick up, van or larger units and will generally only occur once a week.

Water & Wastewater

A commercial groundwater license will be sought from Alberta Environment for the purposes of irrigating the agricultural use. Hemp grows in dry soil and sunny conditions, Irrigation is generally required for 6 weeks -2 months between July and August, which is provided by drip tape. The anticipated use is 30 gpm per minute per day during July and August.


Garbage and Storage of Equipment

Garbage bins will be supplied by a local contractor and handler and located in the designated area.

Storage of equipment and other materials will be located indoors in the existing buildings on the site.

Site Signage

There is no site signage contemplated for this use. We are aware of non-compliant trailer-based signage along the highway in the vicinity of this use and we have not had any of those truck boxes or signs parked on our property.



Outdoor Lighting

The facility will require minimal outdoor lighting during operating hours. Any outdoor light will be designed placed in accordance with the Dark Sky Bylaw.

We trust that the included and attached information is satisfactory in meeting the application requirements for Foothills County. Please let me know if you require any additional information.

Sincerely,

Township Planning + Design Inc.



Kristi Beunder, B.A., M.E.Des.
RPP MCIP
Senior Planner / Principal

Cc: Mr. Scott Lower, 1651993 ALBERTA LTD. - Landowner



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SW Calgary, Alberta T2Y 3B3 | TWPplanning.com



Foothills County
Box 5605
High River, AB
T1V 1M7

03/19/21

ATTN: Brenda Bartnik, Development Officer

Application for Development Permit to allow for an Intensive Vegetation Operation (Hemp Production and Processing) NW 21-21-29 W4M (+/- 85.34 acres).

Dear Brenda,

Further to your letter dated 18 March 2021, in conjunction with the landowner, we offer the following responses:

Question #1 - We have not clearly understood the error, please clarify what the "cover sheet" is.

This is purely a farming operation with a few buildings that are primarily intended to grow hemp and other farming crops (hay barley etc) in outdoor fields. The larger building is where the landowner wants to store, dry, and hay and hemp in, which will resemble a barn and which may be up to 10,000 sq ft. The processing will occur in the smaller Quonset building which is 2,400 sq.

Question #2 - Storage of hemp is primarily in bails similar to hay. The storage of bails will be in the bigger of the two buildings. Maybe 200 bails estimate at peak will be stored, which averages 5 per acre, similar to Hay.

Question #3 - Polyhoop houses are similar to greenhouses, except they do not have glass unlike greenhouses. They are about 12-14 ft high at peak. The use is for growing plants for transplant to seasonal outdoor planting, and seed production for use in the outdoor fields. Each polyhoop house is 3,000 sq area. the dimensions are 30x100 or 28 x 100 feet each. The area in the new storage building will store the bails of hemp, as well as have a drying unit and mulching stock for the hemp and related equipment. Most of the area will be used for storage of biomass. This building will also store the farm equipment to be used on the farm, such as tractor, seeder, planters etc.

Questions #4 - What is being proposed here is not a fiber processing plant where de-cortication of stock occurs to be sold for hemp fiber. Any de-cortication occurring will be incidental to processing biomass so that material is suitable for extraction to hemp oils. It is not contemplated that any hemp fiber product will be made at this time. What is contemplated is the processing of seeds and processing and extraction to oils (the Oils) derived from dried leaves, flower and seeds (the "Biomass"). After drying and storage in the storage building, the Biomass will be moved to the processing building. The processing building is the 2,400 Quonset building shown on the site drawing. At the processing building, the extraction of the Biomass will occur to oils in a clean secure area with limited and controlled access. The extracted oils will be sold wholesale to other businesses who will make finished goods. The production of finished goods and consumer packaging is not contemplated at the site at this time. Stalk is a residual bi-product with little value to the operation and will be treated as a waste product where a disposal plan is required. Stock may be mulched to make suitable for turning back to the soil to add degradable biomass for decomposing and soil enrichment.



Question #5 - No direct sale will occur from the property. No access to the general public is contemplated.

Question # 6 - None of the buildings are contemplated to be higher than 24 feet tall. We are working on a revised site plan that labels all buildings as you have directed. We didn't label anything existing to make it clear what was being proposed and because they are existing and we felt the County would have record.

Questions #7 – We will include parking and loading on our revised site plan.

We trust that the included and attached information is satisfactory in meeting the application requirements for Foothills County. Please let me know if you require any additional information.

Sincerely,

Township Planning + Design Inc.



Kristi Beunder, B.A., M.E.Des.
RPP MCIP
Senior Planner / Principal

Cc: Mr. Scott Lower, 1651993 ALBERTA LTD. - Landowner



Brenda Bartnik

From: Kristi Beunder <Kristi@twpplanning.com>
Sent: March 31, 2021 2:46 PM
To: Brenda Bartnik
Subject: Re: Foothills - Notice of Incomplete Application - 21D 053

Hello Brenda,

Please see the responses (all caps typing provided by client) 😊

From: Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>
Date: Tuesday, March 30, 2021 at 10:02 AM
To: Kristi Beunder <Kristi@twpplanning.com>
Subject: RE: Foothills - Notice of Incomplete Application - 21D 053

Thank you Kristi,

- I have removed reference regarding organic waste processing and storage from the cover sheet. If this is not correct, please be sure to let me know.
- With respect to the Ag Processing and Distribution portion of the application, please confirm the following:
 - o What type of extraction process/procedure is to be used **CLOSED LOOP ETHANOL EXTRACTION EQUIPMENT WHERE BIOMASS IS FED IN ONE END AND DISTILLED OILS COMES OUT THE OTHER END. THE PROCEDURE USED IS TO BRING DRIED SHREDDED BIOMASS DAILY INTO THE PROCESSING BUILDING TO FEED INTO THE EXTRACTOR, WHICH THEN PROCESSES BIOMASS INTO OIL. THE OIL IS THEN COLLECTED IN VATS AND MOVED TO A SECURE STORAGE ROOM IN THE PROCESSING BUILDING. WHEN A SALE OCCURS, VATS OF OIL WILL BE MOVED TO THE SHIPPING AREA AND LOADED TO A DELIVERY TRUCK FOR TRANSPORT OFFSITE. Building is secure, keypad, lock codes, cameras, no windows, controlled entry and exit, with security approved and Health Canada trained employees.**
 - o Will operations include only the processing of crops grown on site, or will materials grown elsewhere be brought here for processing? **CURRENTLY, IT IS ANTICIPATED THAT ONLY THE CROPS GROWN ON SITE WILL BE PROCESSED ON THE SITE.**
 - o What anticipated maximum volume of finished oils might be produced and/or stored on site at any given time? **THE CONTINGENT PROCESSING SYSTEM IS PLANNED TO PROCESS APPROXIMATELY 800-1,000 LBS PER DAY OF DRIED BIOMASS. THE FARM WILL BE ABLE TO PRODUCE ABOUT 165,000 LBS OF DRIED BIOMASS PER YEAR. ASSUMING THE TARGETED 800-1,000 LBS OF BIOMASS WILL BE PROCESSED A DAY IN THE EXTRACTION PROCESS, THIS TRANSLATES INTO 13KG OF DISTILLED HEMP OIL PER DAY OUTPUT. THEREFORE, AN ESTIMATED 300-390 KG PER MONTH WILL BE PRODUCED ON A MONTHLY BASIS. ASSUMING 2 MONTHS INVENTORY ONSITE, APPROXIMATELY 600-800 KGS OF OIL MAY BE IN STORAGE AT ANY GIVEN TIME PRIOR TO SALE. THE OILS WILL BE STORED IN A SECURED LOCKED ROOM IN THE PROCESSING BUILDING.**

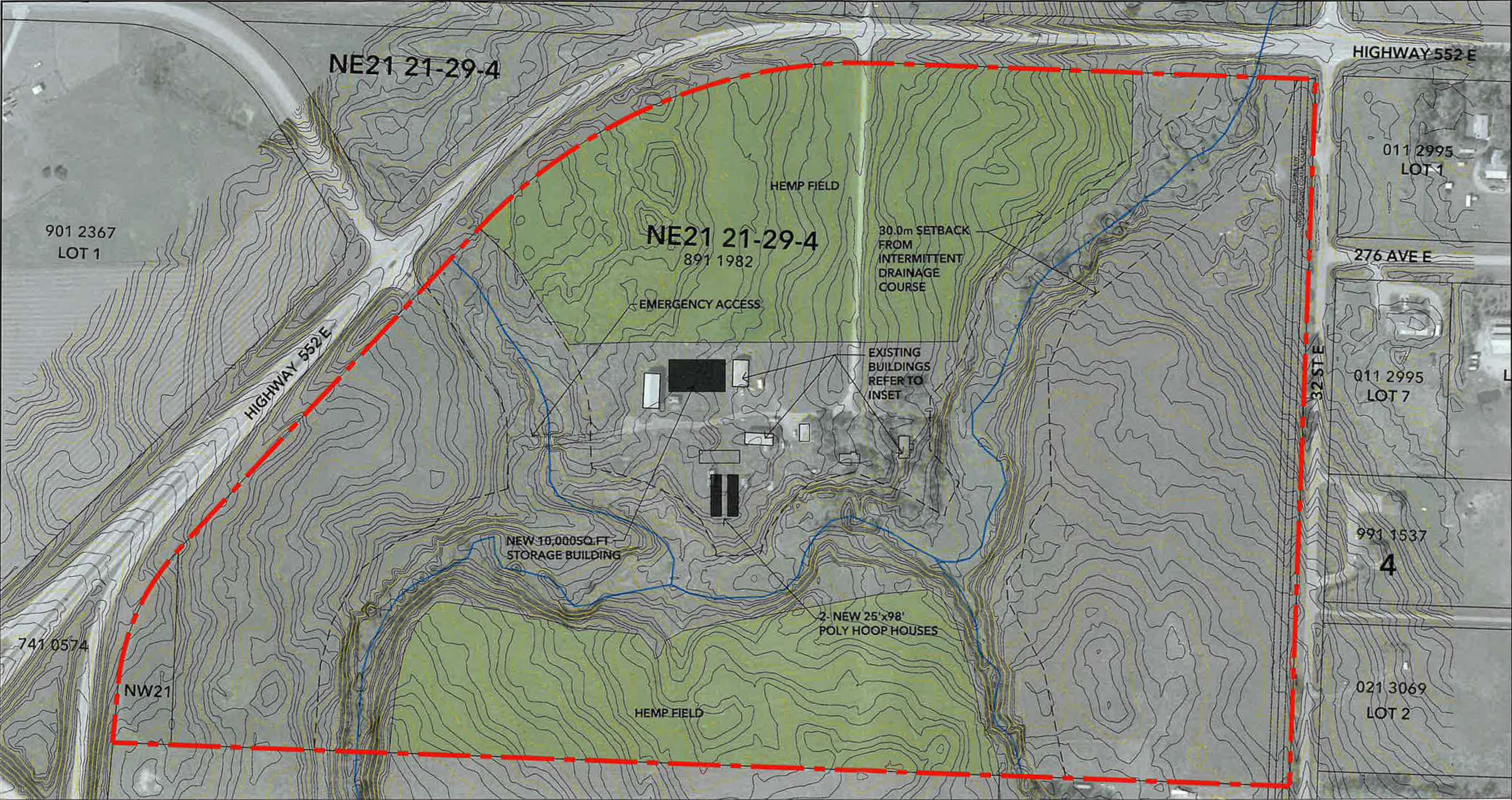
- At peak production, what maximum number of vehicle trips (total for all uses) might be made to the property on any given day? **10 TRIPS**
 - How will the facility be serviced (ie: water/wastewater)? **Commercial water well and conventional septic field**
 - Is there a disposal plan available at this time? **ORGANIC BIODEGRADABLE WASTE SUCH AS HEMP STOCKS MAY BE TURNED BACK INTO SOIL. NON-ORGANIC WASTE WILL BE TRANSPORTED OFF SITE TO APPROPRIATE FACILITIES FOR DISPOSAL.**
- To confirm regarding the buildings (proposed and existing) on site:
- Are both existing residences to be demolished, or just the one? Is anyone anticipated to reside on site? If so, what is the nature of their relationship to the Intensive vegetation/Ag Processing operations? **JUST ONE OF RESIDENTIAL BUILDINGS IS CONTIMPLATED TO BE DEMOLISHED. THE INTENSIVE VEGETATION APPLICATION RELATES TO THE HOOPHOUSES TO WHICH PRIMARILY FUNCTION AS A NURSERY FOR SEEDLINGS TO GROW UNTIL OF A SUFFICIENT SIZE TO BE FIELD TRANSPLANTED. THE FIELDS ARE THEN USED TO GROW THE HEMP PLANTS, WHICH AFTER HARVEST ARE BAILED, AND STORED AWAITING PROCESSING IN THE PROCESSING BUILDING. THE AG PROCESSING OPERATIONS THEREFORE ARE FED BY THE FIELD GROWN HEMP CROP WHICH IN TURN WAS STARTED AS BABY PLANTS IN THE POLYHOOP HOUSES WHICH FUNCTION AS A PLANT NURSERY AND UNDER IN THE INTENSIVE VEGETATION APPLICATION. The residence is a rental, the fellow who lives in it does help with security because he is on the property.**
 - Confirm how the existing barn, hay shed and garage are to be used, and as to if the will have any connection to the Agricultural Processing and Distribution use. **THE GARAGE AND BARN ARE NOT USED FOR AG PROCESSING AND DISTRIBUTION. THE HAY SHED MAY BE USED FOR RELATING TO AG PROCESSING HAVING A HEMP STORAGE AND STORED BAILED HEMP IN IT.**

Brenda Bartnik
 Development Officer
 Foothills County
 Direct line: (403) 603-6222
Brenda.bartnik@foothillscountyab.ca

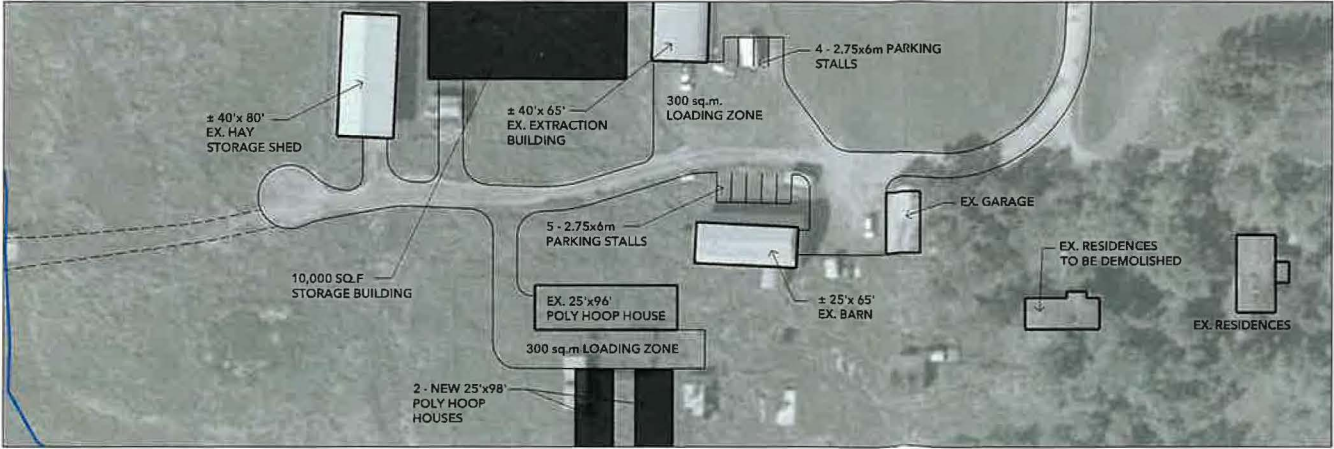
From: Kristi Beunder <Kristi@twpplanning.com>
Sent: March 23, 2021 12:29 PM
To: Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>
Subject: Re: Foothills - Notice of Incomplete Application - 21D 053

Hello Brenda,

I am attaching an updated figure set identifying all the buildings and including parking and loading as directed.



OVERALL SITE PLAN 1:3000



PARKING & LOADING ZONES 1:1500

CLIENT
1651993 ALBERTA LTD.

PROJECT NUMBER
20-046

LEGAL ADDRESS
NW & NE 21-21-29 W4M

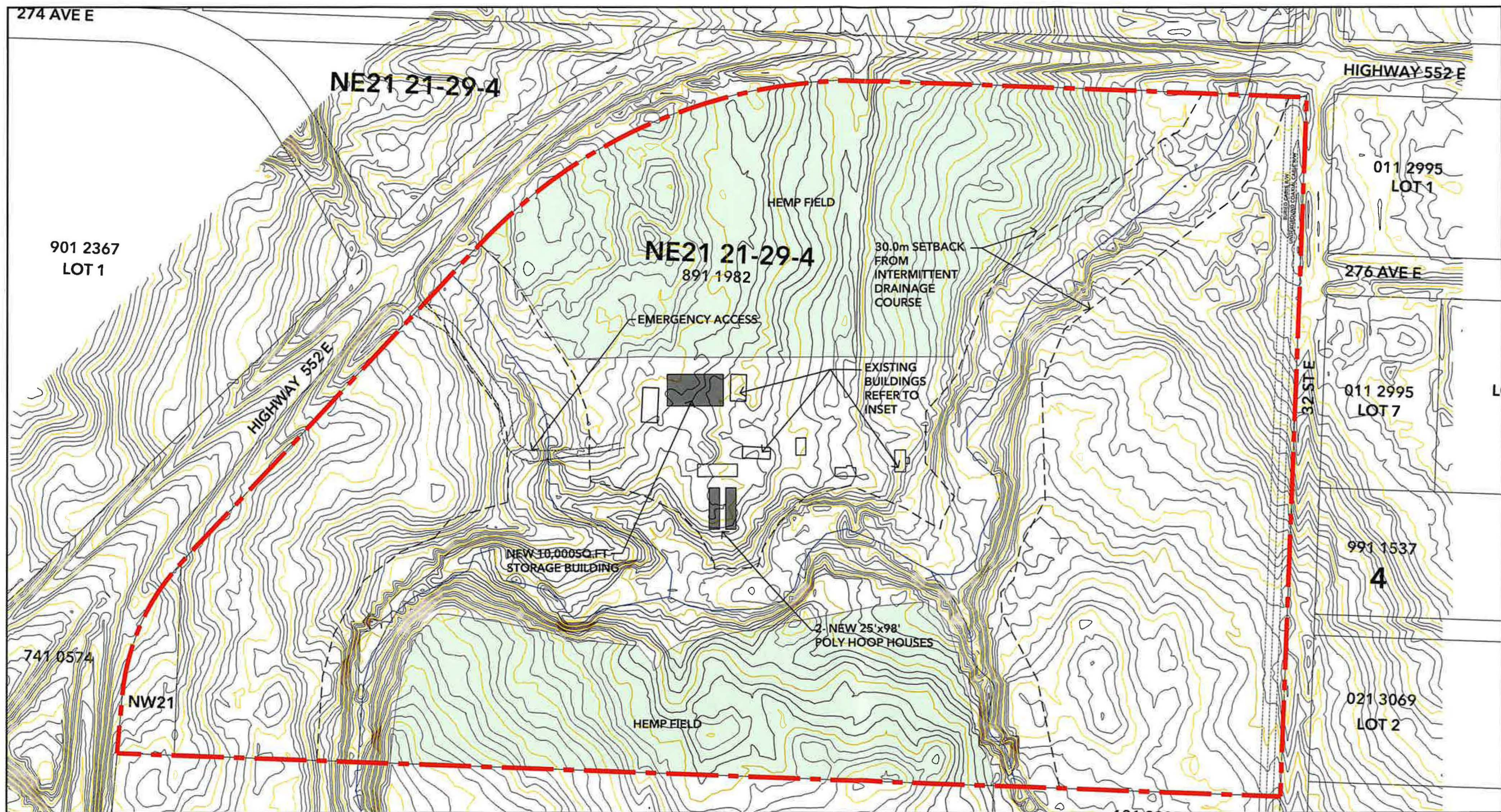
DATE
March 23 2021

PROPOSED CONCEPT PLAN

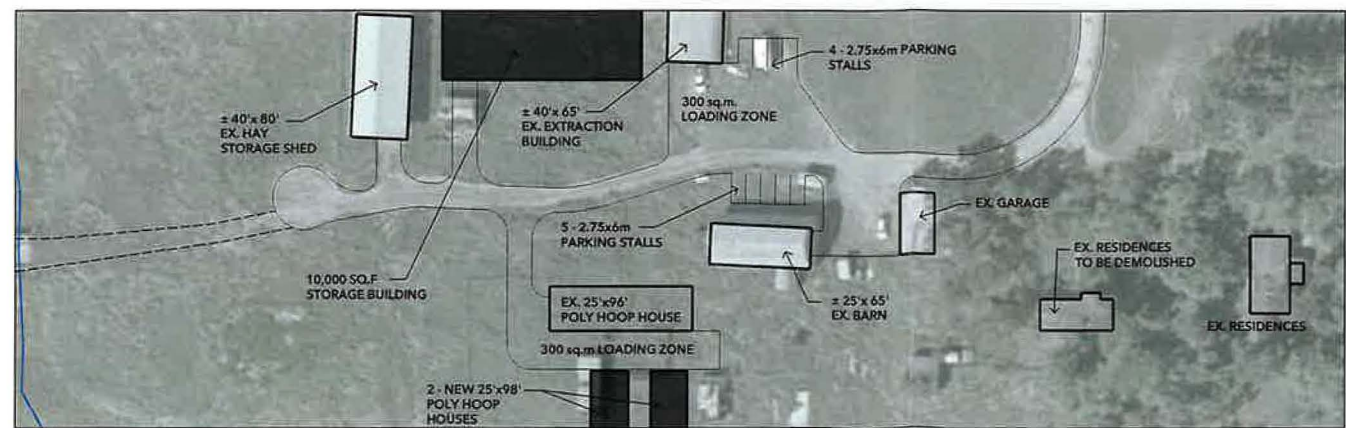
SCALE
AS NOTED

SHEET

figure 2
HEMP SITE PLAN



OVERALL SITE PLAN 1:3000



PARKING & LOADING ZONES 1:1500

CLIENT
1651993 ALBERTA LTD.

PROJECT NUMBER
20-046

LEGAL ADDRESS
NW & NE 21-21-29 W4M

DATE
March 23 2021

PROPOSED CONCEPT PLAN

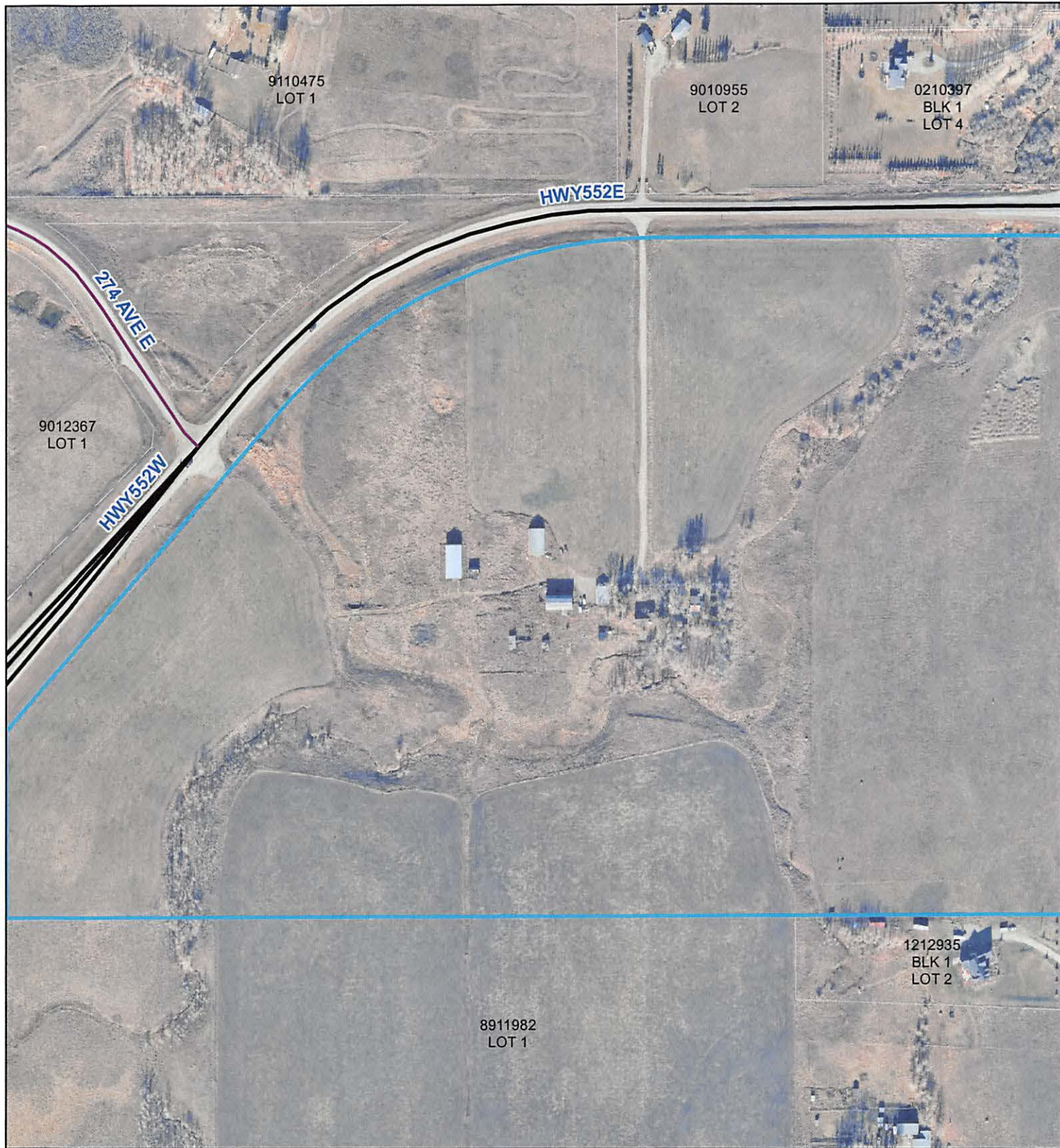
N SCALE
AS NOTED

SHEET

figure 2
HEMP SITE PLAN



21D 053-Twp-1651993 AB Ltd



Legend

- Townships
- Parcels
- Hard Surface (Chip/oil)
- Pavement

Not Survey Quality

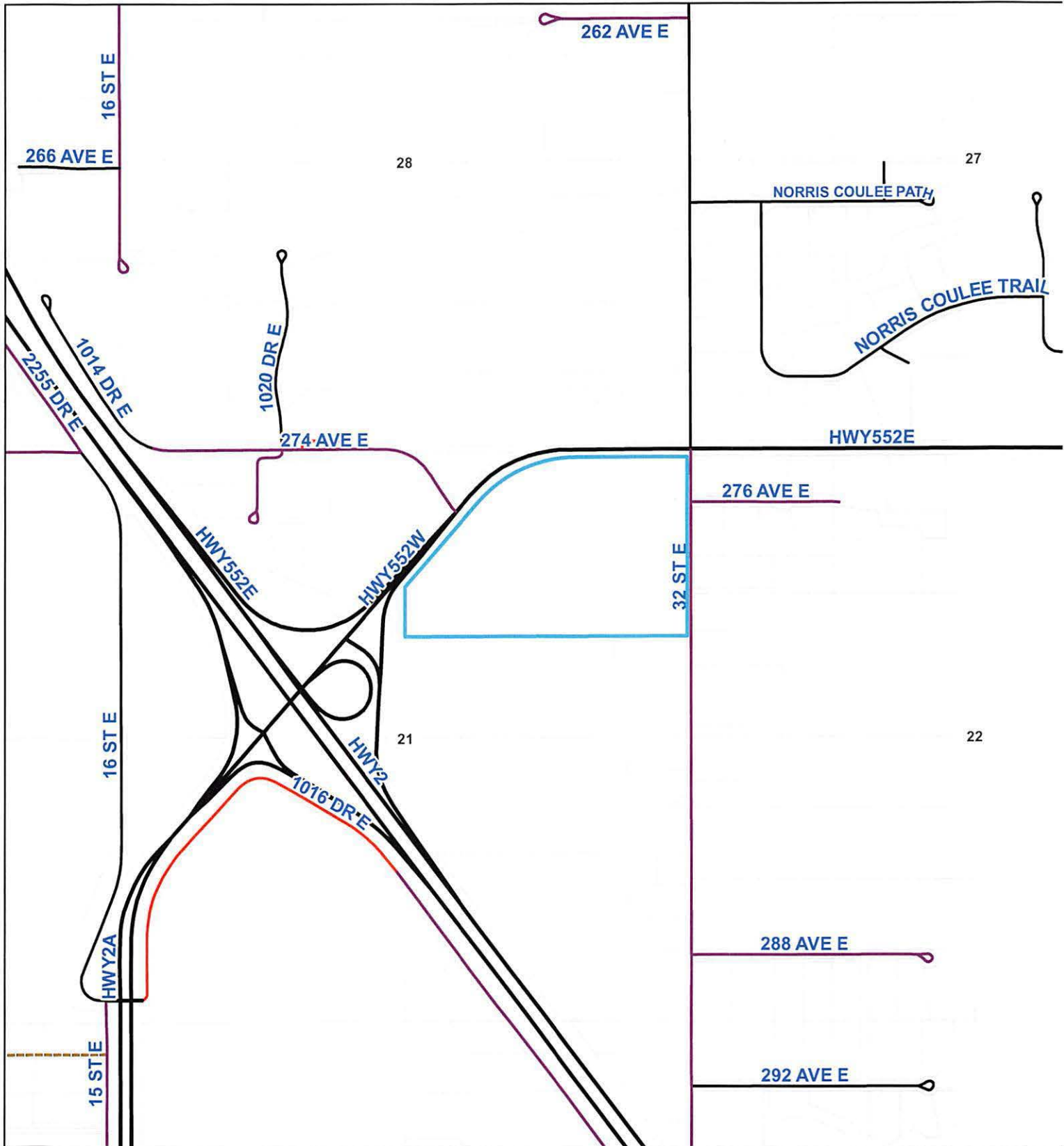
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Date Printed: 2021-03-17

Document Path: C:\Prj\Projects\MDF_GIS.mxd

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Data Sources Include Municipal Records and AltaLIS.
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Legend

- Townships
- Parcels
- Pre Developer
- Hard Surface (Chip/oil)
- Gravel
- Pavement

Not Survey Quality

1:15,000

Date Printed: 2021-03-17

Document Path: C:\Prj\Projects\MDF_GIS.mxd

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Data Sources Include Municipal Records and AltaLIS.
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LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0012 254 785	4;29;21;21;NW	131 108 293
0012 254 793	4;29;21;21;NE	

LEGAL DESCRIPTION

FIRST

THAT PORTION OF THE NORTH WEST QUARTER OF SECTION 21
IN TOWNSHIP 21

RANGE 29

WEST OF THE 4TH MERIDIAN

WHICH LIES TO THE EAST OF THE ROAD ON PLAN 7410574
CONTAINING 1.82 HECTARES (4.50 ACRES) MORE OR LESS
EXCEPTING THEREOUT

DESCRIPTIVE PLAN 8911982 CONTAINING 1.40 HECTARES (3.46 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND

THAT PORTION OF THE NORTH EAST QUARTER OF SECTION 21
IN TOWNSHIP 21

RANGE 29

WEST OF THE 4TH MERIDIAN

WHICH LIES TO THE SOUTH OF THE ROADWAY ON PLAN 7410574
CONTAINING 57.4 HECTARES (141.94 ACRES) MORE OR LESS
EXCEPTING THEREOUT

DESCRIPTIVE PLAN 8911982 CONTAINING 22.9 HECTARES (56.6 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 041 239 728

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
131 108 293	09/05/2013	TRANSFER OF LAND	\$1,560,000	SEE INSTRUMENT

OWNERS

1651993 ALBERTA LTD.
OF #213 3515 - 17TH AVENUE SW

(CONTINUED)

CALGARY
ALBERTA T3E 0B7

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
741 034 262	16/04/1974	UTILITY RIGHT OF WAY GRANTEE - ALBERTA GOVERNMENT TELEPHONES. AFFECTED LAND: 4;29;21;21;NE "PORTION IN INSTRUMENT"
911 018 411	23/01/1991	UTILITY RIGHT OF WAY GRANTEE - ALBERTA GOVERNMENT TELEPHONES. AFFECTED LAND: 4;29;21;21;NE AS TO PORTION OR PLAN:9011926
101 036 960	04/02/2010	MORTGAGE MORTGAGEE - 1432235 ALBERTA LTD. 18090 - 58A AVENUE SURREY BRITISH COLUMBIA V3S1N6 ORIGINAL PRINCIPAL AMOUNT: \$150,000
121 033 787	08/02/2012	AMENDING AGREEMENT AMOUNT: \$183,964 AFFECTS INSTRUMENT: 101036960

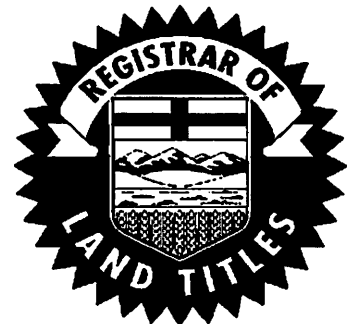
TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 17 DAY OF MARCH,
2021 AT 12:04 P.M.

ORDER NUMBER: 41240255

CUSTOMER FILE NUMBER: Dev DE

END OF CERTIFICATE



(CONTINUED)

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