Municipal District of Willow Creek No. 26

CHINOOK INTERMUNICIPAL
SUBDIVISION & DEVELOPMENT APPEAL BOARD

November 30, 2026, 10:00 a.m.

Hearing No. DP 079-26
NW 11-13-28-W4M

Appellant: Doug Leeds on behalf of landowners Gary Brown and Janet Ramsey Brown, Dana Brown, Doug Leeds and Mark Leeds, John McKee, Martin Krippl, and Matt Balduc

Applicant: Claresholm Fish and Game Association

LIST OF EXHIBITS

A. Notice of Hearing and Location Sketch Map

B. List of Persons Notified

C. Letter of Appeal dated November 2, 2026

D. Notice of Decision and Development Permit 079-26

E. Minutes (unsigned) from MPC Meeting October 14, 2026

F. Comments from Adjacent Landowners submitted for Oct. 14, 2026, MPC meeting

G. DA 079-26 Development Review Report for MPC

H. Notice of Proposed Development and Application Submitted

I. Development Application Package (Support Information and Plans)

J. Agency and Internal Circulation Referral Comments Received Re: DA. 079-26

K. Letters Submitted in Support of DA 079-26

L. MD of Willow Creek Minimum Local Road Standards Policy 320-07

M. MD of Willow Creek Private Driveway Policy 320-26

N. Excerpts from MD of Willow Creek Land Use Bylaw No. 2025

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

NOTICE OF CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

Development Permit No. 079-26

THIS IS TO NOTIFY YOU THAT IN ACCORDANCE WITH SECTION 686 OF THE MUNICIPAL GOVERNMENT ACT, REVISED STATUTES OF ALBERTA, 2000, CHAPTER M-26, AS AMENDED, A PANEL OF THE CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD WILL HEAR AN APPEAL OF A DEVELOPMENT PERMIT ISSUED BY THE:

Development Authority of the Municipal District of Willow Creek No. 26 with respect to Development Permit No. 079-26

APPELLANT:	Doug Leeds on behalf of landowners Gary Brown and Janet Ramsey Brown, Dana Brown, Doug Leeds and Mark Leeds, John McKee, Martin Krippl, and Matt Balduc
APPLICANT:	Claresholm Fish and Game Association
LEGAL DESCRIPTION:	NW 11-13-28-W4M
PROPOSAL:	Private/Public Gun Range: Proposed gun range - Phase 1 of 4, including (1) shipping container and a 10ft. x 10ft. x 8.6ft pumphouse with roof mount solar system. Also, waiver request of Policy 320-07 Minimum Local Road Standards for access road.
DECISION:	Approved subject to Conditions
PLACE OF HEARING:	**Municipal District of Willow Creek No. 26 – Administration Building** #273129 Secondary Highway 520 West (Claresholm Industrial Airport)
DATE OF HEARING:	**Monday, November 30, 2026**
TIME OF HEARING:	**10:00 a.m.**

PROCEDURES PRIOR TO THE HEARING:

1. **Provide Written Submissions** - The Appeal Board is encouraging all hearing participants to submit presentations, letters, and comments to the Board prior to the hearing. It is preferred that written material is emailed to the Board Clerk, ideally in a PDF format. Please contact the Clerk with your written submissions, which will be accepted until **12:00 p.m. Nov 27, 2026**.

   EMAIL: steveharty@orrsc.com

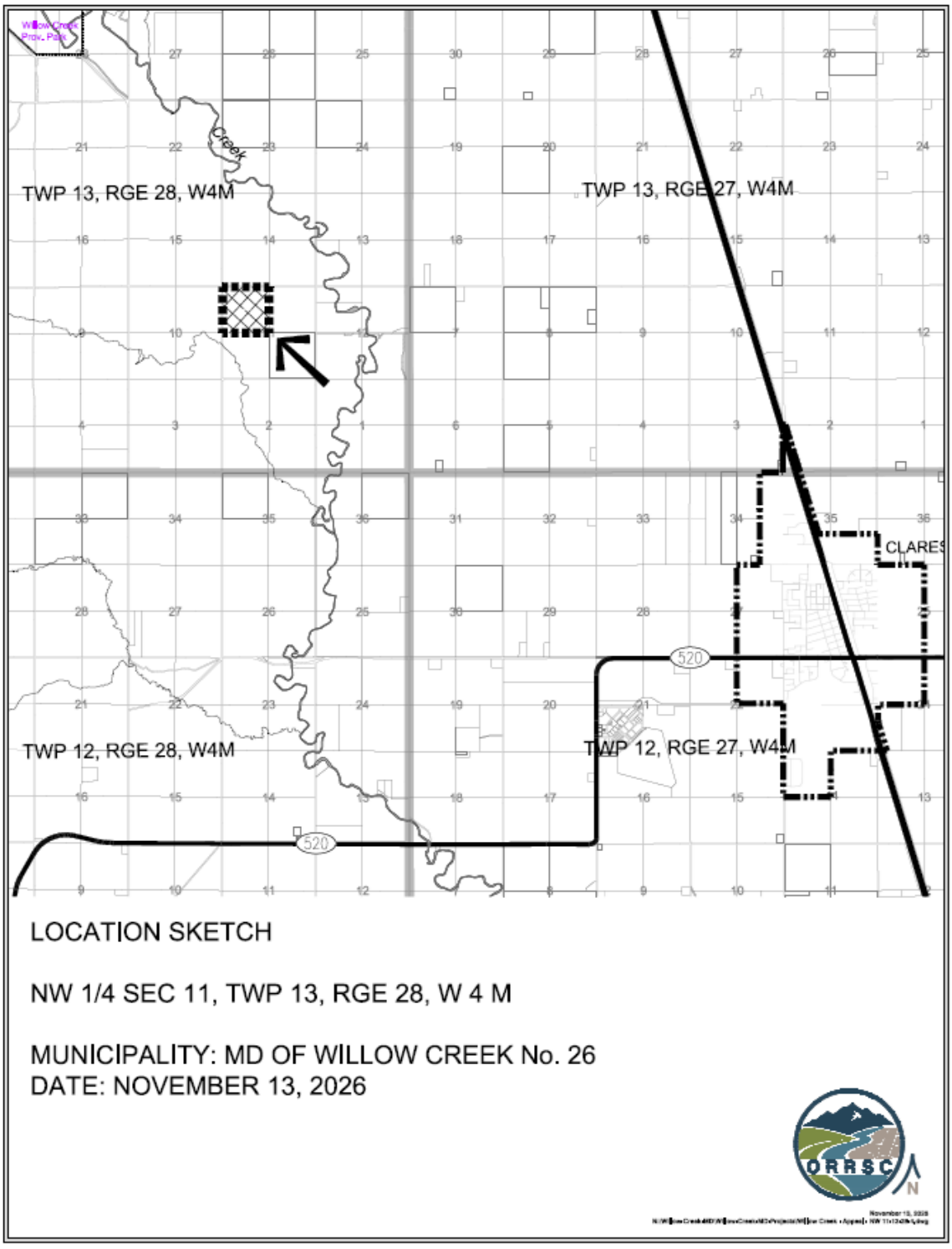
   MAIL: **Steve Harty, Board Clerk**
   Oldman River Regional Services Commission
   3105 – 16th Avenue N., Lethbridge, Alberta T1H 5E8

If you are bringing information to the hearing for submission, you are required to supply 12 copies.

2. **Exhibit Viewing** - The initial appeal exhibit package will be posted on the ORRSC website at **www.orrsc.com**. Any additional submissions submitted up to noon on November 27, 2026, will be posted to the website prior to the hearing.

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Land Subject of Appeal Hearing
NW ¼ 11-13-28 W4M



DATE: November 16, 2026

Steve Harty, Clerk
Subdivision & Development Appeal Board

A2

MD OF WILLOW CREEK NO. 26
CHINOOK INTERMUNICIPAL SUBDIVISION & DEVELOPMENT APPEAL BOARD

Development Permit No. 079-26

List of Persons Notified

Municipality:

MD of Willow Creek No. 26 CAO
MD of Willow Creek No. 26 Development Officer
MD of Willow Creek No. 26 Manager of Planning & Development
MD of Willow Creek No. 26 Emergency Services; Infrastructure, Agriculture Services
MD of Willow Creek No. 26 CPO

ORRSC Planner, Ryan Dyck

SDAB Members:

Evert Vandenberg
Howard Paulsen
Michael Varey
Evert Van Essen
Daryl Sutter

Appellant:

Doug Leeds on behalf of landowners Gary Brown and Janet Ramsey Brown, Dana Brown, Doug Leeds and Mark Leeds, John McKee, Martin Krippl, and Matt Balduc

Legal Council: Robert Homersham

Applicant:

Claresholm Fish and Game Association

Landowner Notifications:

BROWN, DANA HARRISON
BROWN, GARY GRANT & RAMSEY-BROWN, JANET L
BROWN, JOSHUA D.
BOLDUC, MATHEW J & BOLDUC, ADELEEN R
CLOVER LODGE FARM INC
GLIMSDALE, DONALD & MYRNA
GLIMSDALE, MURRAY & CHRISTINE
GLIMSDALE, MYRNA YVONNE
HOARE, ELIZABETH MARGARET
HOARE, MATTHEW CHARLES
KRIPPL, MARTIN H
LEEDS, CAMERON WESLEY
LEEDS, JAMES DOUGLAS LOGIE
LEEDS, PATRICIA MARLENE
RUSSIAN, DYLAN & KEONA
MAURUSHAT, SCOTT CAMPBELL
NORGARD, JEREMY & CASSIDY
PERRICELLI, LUIGI & KIMBERLY
MAURUSHAT, MICHAEL SEAN
MACKAY, RONALD & DONNA
BUHMILLER, TODD
DEUSCHLE, JEFF
GLIMSDALE, DUANE & LORI
KRIPPL, MARTIN
LEEDS, DOUG & IRENE
HOARE, BETTY
MCKEE, JOHN
CHATTERTON, DON
LEEDS, MARK & JOCELYN
PORTEOUS, PHIL & DAWN
BOLDUC, MAT

Additional Notifications:

Environmental Public Health
Alberta Health Services - Calgary Zone
Alberta Environment and Protected Areas (Public Lands)
Alberta Tourism and Sports
Office of the Chief Firearms Officer
Alberta and the Northwest Territories
RCMP – Claresholm
Canadian Natural Resources Ltd.

The Landowner Group
[redacted]

November 2, 2026

Municipal District of Willow Creek No. 26
Attention: Derrick Krizsan, Chief Administrative Officer
273129 Secondary Highway 520 West
P.O. Box 550
Claresholm, AB T0L 0T0

Dear Mr. Krizsan:

Re: Landowner Group Appeal — Development Permit No. 079-26
Decision dated October 16, 2026 — NW 11-13-28-W4M

We, the landowners named below, have come together collectively to submit the enclosed Form K appeal materials concerning the October 16, 2026 approval of Development Permit No. 079-26 for the Claresholm Fish and Game Association's proposed shooting range.

Please see the attached appeal forms bearing the signatures of the participating individuals. The grounds of appeal and the decision requested are set out in the enclosed materials.

Our landowner group consists of:

Gary Brown and Janet Ramsey Brown
Dana Brown
Doug Leeds and Mark Leeds
John McKee
Martin Krippl
Matt Bolduc

Individual landowners also have additional reasons for the appeal, supporting documents, and precedent cases involving similar developments that were not approved for comparable reasons. We request that these individual grounds and materials be considered alongside the group's collective submission.

The group has designated Doug Leeds as its spokesperson and primary contact for correspondence with the MD concerning this appeal. Please direct communications regarding receipt, processing and next steps to him using the contact information provided with the appeal materials.

The landowner group has retained legal counsel. Counsel will be present at the appeal hearing and will represent the landowners' group.

We also request that arrangements be made for each participating landowner who wishes to speak to present their individual concerns at the appeal hearing, in accordance with the Board's procedures.

We respectfully implore the MD and the Appeal Board to read and consider in full the entire appeal package submitted by the landowner group, including the individual landowners' grounds, supporting documents and cited precedent cases.

Please acknowledge receipt of this letter and the enclosed signed appeal materials, and confirm their referral to the Clerk of the Chinook Intermunicipal Subdivision and Development Appeal Board.

Yours sincerely,

Doug Leeds
Chair of the Landowners' Appeal Group
On behalf of the landowner group

Enclosures: Signed Form K appeal materials

Landowners Grounds of Appeal

Development Permit 079-26 | NW 11-13-28-W4M
Claresholm Fish and Game Association - Outdoor Shooting Range, Phase 1 of 4

To: Municipal District of Willow Creek No. 26
Attention: Derrick Krizsan, Chief Administrative Officer
Date: November 2, 2026
These grounds form part of the landowners' formal appeal submission and are to be read with the accompanying cover letter dated November 2, 2026, signed Form K forms and supporting materials.

1. Environmental suitability, agricultural protection and consistency with municipal planning policies

We appeal the approval on the ground that the decision does not adequately demonstrate that this outdoor shooting range is suitable for an environmentally significant agricultural location or consistent with the applicable municipal planning framework.

The MD's Municipal Development Plan (MDP), Bylaw 1765 consolidated to Bylaw 1841, states a **vision** centred on sustaining and enriching rural life for successive generations in a farming and ranching community. Its **mission** seeks policies supporting a safe, sustainable rural community with agriculture central to it. We rely on those commitments together with the plan's operative policies, rather than as an independent prohibition on non-agricultural development. [1]

The municipal mandate also includes environmental well-being, economic development, good government, and safe and viable communities under Municipal Government Act section 3. We ask that these purposes be applied through the statutory plan, the land-use bylaw and a balanced, evidence-based suitability assessment. [2]

The provincial records reviewed place this northwest quarter within the 2009 ESA 191 inventory, rated National significance, and identify it as environmentally significant in the 2014 assessment: **0.3658**, exceeding the qualifying threshold of **0.189**. These are material planning flags, not automatic development bans. [4-5]

We rely particularly on MDP policies **1.7, 2.1 and 7.1-7.4**, addressing sensitive lands, agricultural protection and environmental suitability; the **Rural General district purpose**; bylaw administration **33.3**; **Schedule 4, sections 4 and 8**; and **Schedule 6, section 27**. River-valley and shoreland tests apply where their geographic trigger is established. [1, 3]

We question whether sufficient site-specific evidence supported approval regarding ecological integrity, habitat, wetlands, drainage and water quality, grading and erosion, projectile residues, noise, and compatibility with neighbouring ranching, farming and residences. We request examination of the surveyed plans, range setbacks, practical mitigation and enforceable controls. Listing a range as discretionary in Rural General does not itself establish suitability at this location.

2. Procedural fairness and a meaningful opportunity to respond

We appeal on the ground that the notification, disclosure and decision-making process did not provide affected landowners with an adequate and meaningful opportunity to understand and respond to the application before approval.

We request examination of the timing and content of the application and meeting notices; the time allowed for responses; access to the complete application, plans and supporting technical materials; and whether our submissions were placed before and meaningfully considered by the Municipal Planning Commission. We also request verification of the pre-decision notification required by Schedule 6, section 27.5. [3, 6]

We distinguish the earlier application notification from notice of the decision-making meeting. We will support the chronology with the notices, correspondence, disclosure requests, service records and meeting record. A short interval alone is not relied on as proof that a specific statutory notice period was breached.

3. Adequacy and scope of historical-resource review

We appeal on the ground that the record disclosed to us does not establish that historical-resource constraints were adequately addressed for the development approved.

Section 11-13-28-W4M, including the northwest quarter, is listed as **HRV 5a**, indicating high archaeological potential. This is not proof of a known archaeological site on the proposed footprint. The proposal is identified as Phase 1 of a four-phase development. We request disclosure and examination of the **October 7, 2026 provincial letter**, the Historic Resources Application and mapped review area, and any assessments, requirements or approvals. [5-8]

We ask whether the province received an appropriate description of the proposed development, whether its review covers all Phase 1 ground disturbance and associated works, and whether the remaining proposed phases were identified and addressed as required by the applicable provincial process. The scope and provincial classification must be established from the actual file. [7-8]

We acknowledge **condition 8**, requiring Historical Resources Act approval before construction or commencement of development. Our concern is the adequacy, scope and enforceability of the safeguards. We do **not** assert that all four phases must receive final heritage clearance before Phase 1: provincial guidance expressly contemplates conditional approval of particular portions or phases. [6, 8]

Application and record status

The notice identifies an October 14, 2026 decision and October 16 issuance. This statement challenges the discretionary development approval, not a verified rezoning decision. The complete approved file, October 7 letter and actual clearance conditions remain necessary to resolve the factual issues. These grounds form part of the formal appeal submission and are to be read with the cover letter dated November 2, 2026, and the accompanying signed Form K forms.

Requested decision

We request that the Board revoke the development approval.

Alternatively, if the Board determines that approval is justified, we request that it vary the approval and impose enforceable conditions supported by **sufficient, reliable, site-specific evidence** addressing these grounds, environmental sensitivity, agricultural compatibility, neighbouring landowners' interests, and all applicable planning requirements.

Any alternative approval should require production of all applicable permits and approvals, and satisfaction of their conditions, **before the construction, ground disturbance or operation to which each requirement applies**. It should identify the approved footprint, activities and phase limits, required mitigation, responsibility for implementation, monitoring and enforcement. A requirement that must be satisfied before municipal approval should not simply be deferred to a later permit condition.

We request the approval documents and supporting plans be placed in the appeal record, with a reasonable opportunity for us to review and respond before the Board determines the appeal. No municipal condition should purport to replace a provincial or federal authorization. [2-3, 6-12]

Schedule A - Approvals expressly addressed by the notice

We request verification of the following approvals and conditions. This schedule does not allege that they are all missing; it identifies what should be produced and matched to the approved development. [6]

Approval / requirement	Relevant milestone and scope
Historical Resources Act project approval	Condition 8: before construction or commencement of development; obtain the October 7 letter and project-specific clearance, maps and conditions.
Chief Firearms Officer range approval	Condition 2: before operation. Obtain the approval for the actual layout and activities, including any conditions. Range approval does not replace planning or environmental compliance.
Municipal detailed-plan approval and Safety Codes permits	Conditions 10-11: obtain written approval of the required detailed structure/site plans and applicable Safety Codes permits. Construction/installation must follow the appropriate permit sequence.
Access / driveway / approach requirements	Conditions 9 and 17: verify required access work and the approved approach. Condition 27 addresses a possible later road agreement; do not presume that agreement is automatically required now.
Fire and emergency response plan approval	Condition 18: approved before construction or commencement of operation; obtain the approved plan and identify implementation duties.
Municipal business licence	Condition 25: obtain before operation. Other notice conditions, including waste, nuisance and bylaw compliance, remain applicable.

Schedule B - Additional authorizations where triggered

We request confirmation of which further authorizations the actual footprint and activities require, and copies of those authorizations or the documented basis for an applicable exemption. These are conditional requirements; the ESA and HRV entries alone do not trigger every item below.

Authorization / review	When it is relevant
Historic Resources Impact Assessment and mitigation	If the province requires an HRIA, avoidance or mitigation under the HRA, the required work and reporting must be completed or expressly authorized on the terms specified before affected disturbance. An HRIA is an assessment, not a separate universal operating permit. [7, 9]
Archaeological / palaeontological research permit; permission to alter a resource	Qualified investigators require the applicable research permit for regulated investigation. HRA section 34 governs alteration, marking or damage to archaeological/palaeontological resources, subject to its exceptions. These are distinct from the developer's project clearance; do not presume every listed parcel requires every instrument. [10]
Water Act authorization and wetland assessment	Where the proposed activity affects a waterbody or wetland and is not exempt, obtain the applicable Water Act approval, licence or notice and required professional assessment. Wetland mitigation obligations apply where triggered. [11]
Public Lands Act disposition / approval	Where activities affect provincial public land or Crown-owned bed and shore, establish the ownership and applicable disposition/approval requirements. [11]
Environmental Protection and Enhancement Act authorization	Only if a proposed activity is regulated under that Act in a manner requiring registration or approval. ESA status alone does not establish that this range requires such authorization or a formal environmental impact assessment. [11]
Additional construction permits or club approval	Applicable building, electrical, plumbing, gas and private sewage permits depend on the installations; roof-mounted solar may engage electrical requirements. Separate shooting-club approval depends on the club activities and federal definition. Confirm applicability with the responsible authorities. [6, 12-13]

Heritage phasing: the precise issue

The Complex Project bulletin, where applicable, addresses the full defined Development Footprint and also permits clearance for specific phases or portions after their requirements are met. The range's classification and the actual provincial review scope remain unverified. We seek a complete and properly scoped review, not an unsupported claim that phased approval is unlawful. [8]

Administration of the proposed conditions

We request clear compliance milestones and identification of the responsible regulator. Evidence needed for a mandatory municipal suitability finding should be before the Board when that finding is made. Separate approvals must be obtained before the activities they authorize; obtaining them does not, by itself, resolve the planning merits.

References and filing notes

References identify the records supporting this formal appeal attachment. The applicable versions, complete municipal file and individual appellants' evidence should accompany the formal submission. Source copies and original exhibits are also preserved in the October 22 detailed research packet.

[1] Municipal Development Plan, Bylaw 1765 consolidated to 1841
Vision/mission: PDF p. 3; policies 1.7, 2.1, 7.1-7.4: PDF pp. 19-20, 25 (printed pp. 9-10, 15). Summarized in the grounds; the precise policies govern their application.
Official source / record entry point

[2] Municipal Government Act
Sections 3 and 687(3): municipal purposes; Board decision/variance powers and governing planning requirements. Official consolidation retrieved October 29, 2026.
Official source / record entry point

[3] Land Use Bylaw 2025, consolidated to Bylaw 2048, August 2026
Administration 33.3; Schedule 2 RG; Schedule 4, sections 4 and 8; Schedule 6, section 27; Form K. Confirm any later amendments effective at the decision date.
Official source / record entry point

[4] Alberta Parks: ESA inventories and their limitations
2009 Grassland inventory, ESA 191, PDF pp. 153-154; 2014 ESA report and mapping. Inventory status does not itself prohibit development.
Official source / record entry point

[5] Parcel-specific evidence in the assembled research
2014 OBJECTID 470610: YES, 0.3658. Historic listing: September 2020 p. 256; Fall 2026 workbook row 44131; Section 11, LSD 1-16, HRV 5a. See detailed packet, pp. 4-9 and exhibits.
Official source / record entry point

[6] Notice of Decision 079-26 and public listing
User-provided photographs IMG_3996-3999, IMG_4001-4002; condition numbers above derive from that notice. The public webpage does not reproduce all conditions. October 7 attachment not supplied.
Official source / record entry point

[7] Alberta: HRA approval for a development project
Project-specific approval process and non-transferability of approvals.
Official source / record entry point

[8] Complex Project (Areal) HRA Compliance, December 2020
PDF pp. 1-2: classification/lifetime scope; p. 4: defined footprint; pp. 5-6: requirements and phased conditional approval. Application to this range not established.
Official source / record entry point

[9] Alberta: Historic Resource Impact Assessment
Provincial determination of required assessments and mitigation; project-specific instructions.
Official source / record entry point

[10] Historical Resources Act
Sections 30-31, 34 and 37: research permits, discovery, damage restrictions and assessment/mitigation powers.
Official source / record entry point

[11] Alberta Wetland Policy implementation
Water Act, Public Lands Act and EPEA authorization triggers, exemptions and wetland assessments.
Official source / record entry point

[12] Shooting clubs and ranges: approval to operate
Alberta CFO range approval; see also Shooting Clubs and Shooting Ranges Regulations, SOR/98-212, sections 3-5.
Official source / record entry point

[13] RCMP: range and club approval applications
Distinct range/club approval requirements and environmental-compliance evidence.
Official source / record entry point

Filing note

This common "we" statement forms part of the formal appeal submission and accompanies the cover letter dated November 2, 2026. It does not replace the landowners' signed Form K forms or combine their appeals into a single appeal. Names, standing, filing requirements, timing and each landowner's impacts are to be confirmed in the accompanying filings. No allegation is made that every requested approval is absent.

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM K: FILING AN APPEAL – SUBDIVISION, DEVELOPMENT OR STOP ORDER

Pursuant to Land Use Bylaw No. 2025

OFFICE USE			
Application No:	Roll No:	Date of Decision:	21-day Appeal Period Date:
Appeal Received:	Application Fee:	Date Paid:	

PREFERRED METHOD OF DELIVERY (SELECT ONE)

- ☐ **Email:** I wish to receive all official written documentation for my application by email.
- ☐ **Letter Mail:** I wish to receive all official written documentation for my application by letter mail.
- ☑ **In-person Pickup:** I wish to pickup all official written documentation for my application from the Municipal District Office myself (applicant will be notified by phone when documents are available for pick-up).

APPELLANT INFORMATION

Name: Mathew and Adeleen Balduc

Phone: [redacted] Email: [redacted]

Mailing Address: [redacted]

Email: [redacted]

APPLICATION BEING APPEALED

- ☑ **Development Application no.** 079-26
- ☐ **Subdivision Application no.** _____
- ☐ **Stop Order no.** _____

I/We do hereby appeal the following decision/order: Development Permit Application 079-26

The grounds for the appeal are as follows (attach additional documentation if required): See Attachments

IMPORTANT: This information may also be shared with appropriate government/other 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 Access to Information Act and Protection of Privacy Act.

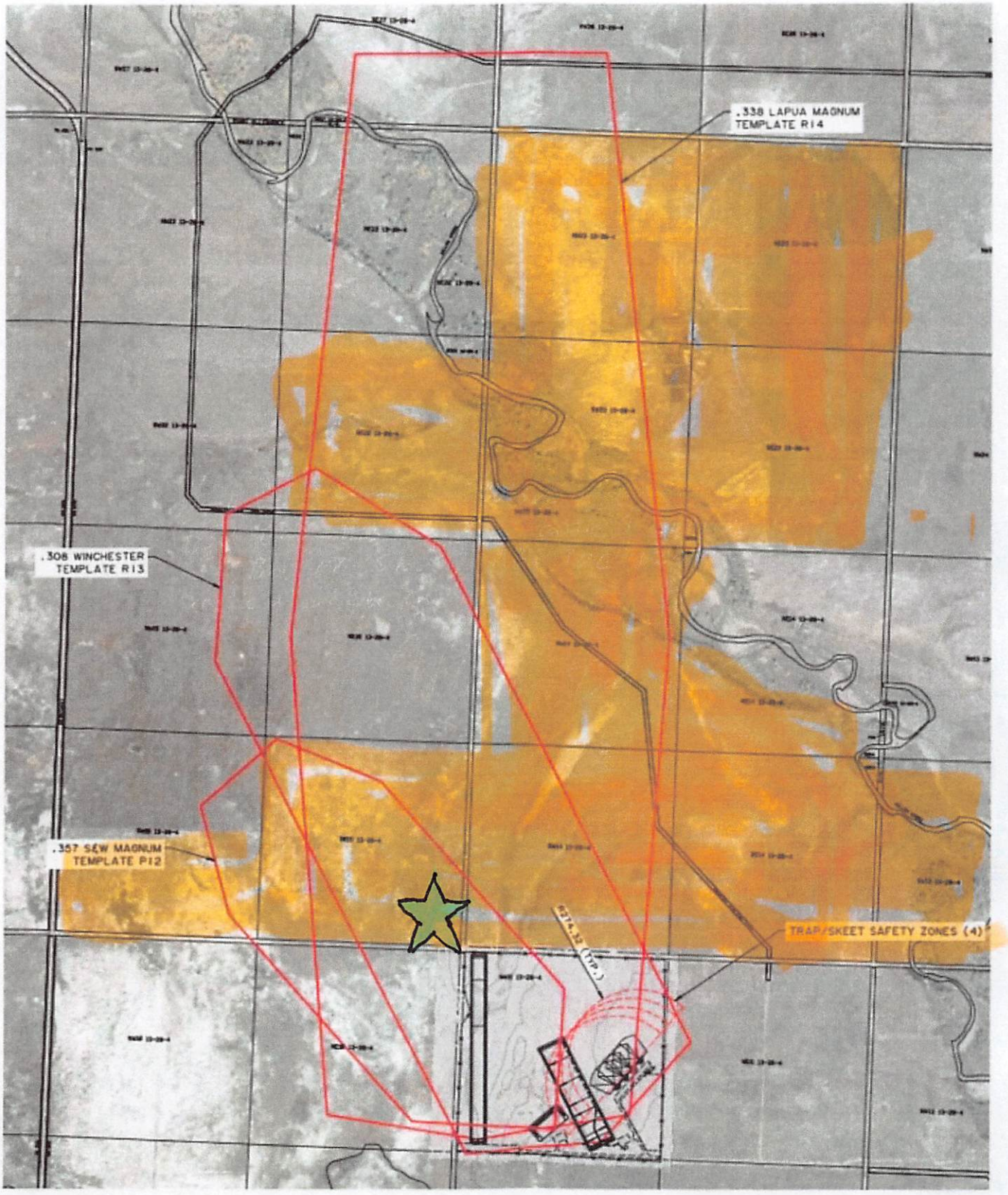
Date: Oct 28, 2026 **Appellant's Signature:** [redacted]

Grounds for Appeal of Development Permit Application 079-26 – Mathew and Adeleen Bolduc

The three range danger areas (RDAs) overlap our primary watering site for SW 15-13-28 W4M (GRL32030), SE 15-13-28W4M (GRL40615) SW 14-13-28W4M (GRL40615), SE 14-13-28W4M (GRL32156), 5) as marked on the attached map with a green star. The proposal approved by the Municipal Planning Committee sites the RCMP Range Design and Construction Guidelines 2011 but the Claresholm Fish and Game Association's proposal does not follow the guidelines set forth. It should be noted that according to section 2.2.3 that RDAs "should not encompass areas of human habitation or sustained human activity without limiting either that activity or implementing structural alternatives on range. Human habitation and sustained human activity are defined as the presence of dwellings, buildings, businesses or human activity sites (e.g. public campgrounds) that are used on a regular and ongoing basis when the range is in use."

The RCMP Range Design and Construction Guidelines 2011 also state in section 2.2.5 that Shooting Ranges must provide documentation that the entire range facility and associated RDAs must be under the control of the Range Operator, achieved through a land use agreement. As the lease holder of GRL 40615, and GRL 32156, and owners of the corporation Clover Lodge Farm Inc who holds GRL 32156 we do not extend permission for the Claresholm Fish and Game Association to control the area we lease inside the RDAs as it is critical to the daily business of watering our cattle from June 1st to November 1st of each year. Daily human monitoring is a necessary part of caring for livestock, and our business will suffer if we are not able to attend to our cattle as needed when recreational shooting is ongoing. Furthermore, the noise generated so close to our dugout will startle cattle away from the essential water source that is not available in the rest of the grazing lease.

[redacted]


.338 LAPUA MAGNUM
TEMPLATE R14
.308 WINCHESTER
TEMPLATE R13
.357 S&W MAGNUM
TEMPLATE P12
TRAP/SKEET SAFETY ZONES (4)

C10

MD of Willow Creek

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM K: FILING AN APPEAL – SUBDIVISION, DEVELOPMENT OR STOP ORDER

Pursuant to Land Use Bylaw No. 2025

OFFICE USE			
Application No: 079-26	Roll No:	Date of Decision: October 16/2026	21-day Appeal Period Date:
Appeal Received:	Application Fee:	Date Paid:	

PREFERRED METHOD OF DELIVERY (SELECT ONE)

- ☐ **Email:** I wish to receive all official written documentation for my application by email.
- ☒ **Letter Mail:** I wish to receive all official written documentation for my application by letter mail.
- ☐ **In-person Pickup:** I wish to pickup all official written documentation for my application from the Municipal District Office myself (applicant will be notified by phone when documents are available for pick-up).

APPELLANT INFORMATION

Name: Dana Brown

Phone: [redacted] Email: [redacted]

Mailing Address: [redacted]

Email: [redacted]

APPLICATION BEING APPEALED

- ☒ **Development Application no.** 079-26
- ☐ **Subdivision Application no.** _____
- ☐ **Stop Order no.** _____

I/We do hereby appeal the following decision/order: Land Development permit 079-26

The grounds for the appeal are as follows (attach additional documentation if required): SEE ATTACHED LETTER. 5page – Landowners Grounds of Appeal Dated: November 2, 2026

IMPORTANT: This information may also be shared with appropriate government/other 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 Access to Information Act and Protection of Privacy Act.

Date: November 1/2026 **Appellant's Signature:** [redacted]

MD of Willow Creek

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM K: FILING AN APPEAL – SUBDIVISION, DEVELOPMENT OR STOP ORDER

Pursuant to Land Use Bylaw No. 2025

OFFICE USE			
Application No: 079-26	Roll No:	Date of Decision: October 16, 2026	21-day Appeal Period Date:
Appeal Received:	Application Fee:	Date Paid:	

PREFERRED METHOD OF DELIVERY (SELECT ONE)

- ☐ **Email:** I wish to receive all official written documentation for my application by email.
- ☒ **Letter Mail:** I wish to receive all official written documentation for my application by letter mail.
- ☐ **In-person Pickup:** I wish to pickup all official written documentation for my application from the Municipal District Office myself (applicant will be notified by phone when documents are available for pick-up).

APPELLANT INFORMATION

Name: Gary Brown

Phone: [redacted] Email: [redacted]

Mailing Address: [redacted]

Email: _____

APPLICATION BEING APPEALED

- ☒ **Development Application no.** 079-26
- ☐ **Subdivision Application no.** _____
- ☐ **Stop Order no.** _____

I/We do hereby appeal the following decision/order: Land Development Permit 079-26

The grounds for the appeal are as follows (attach additional documentation if required):

See attached letter
5 page Landowner Grounds of Appeal Dated:
November 2, 2026

IMPORTANT: This information may also be shared with appropriate government/other 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 Access to Information Act and Protection of Privacy Act.

Date: Nov. 1, 2026 **Appellant's Signature:** [redacted]

MD of Willow Creek

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM K: FILING AN APPEAL – SUBDIVISION, DEVELOPMENT OR STOP ORDER

Pursuant to Land Use Bylaw No. 2025

OFFICE USE			
Application No:	Roll No:	Date of Decision:	21-day Appeal Period Date:
Appeal Received:	Application Fee:	Date Paid:	

PREFERRED METHOD OF DELIVERY (SELECT ONE)

- [x] **Email:** I wish to receive all official written documentation for my application by email.
- [ ] **Letter Mail:** I wish to receive all official written documentation for my application by letter mail.
- [ ] **In-person Pickup:** I wish to pickup all official written documentation for my application from the Municipal District Office myself (applicant will be notified by phone when documents are available for pick-up).

APPELLANT INFORMATION

Name: Martin Kripps

Phone: [redacted] Email: [redacted]

Mailing Address: [redacted]

Email: [redacted]

APPLICATION BEING APPEALED

- [x] **Development Application no.** 079-26
- [ ] **Subdivision Application no.** _____
- [ ] **Stop Order no.** _____

I/We do hereby appeal the following decision/order: Private/Public gun range on NW 11-13-28 W4M

The grounds for the appeal are as follows (attach additional documentation if required):

p/s see attached (2 pages) of my personal letter and The 5 page Landowner Grounds of Appeal Dated Nov 2, 2026

IMPORTANT: This information may also be shared with appropriate government/other 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 Access to Information Act and Protection of Privacy Act.

Date: 1 Nov 2026 **Appellant's Signature:** [redacted]

Development Permit 079-26 NW 11-13-28-W4M
Appeal by Martin Krippl 1206 15 Street, Canmore , |AB T1W 1V1

The primary function of the MD Planning Development Service, and the mandate of the MD, is, among others "...to maintain and improve the quality of the physical environment in the MD" and "to promote agriculture" . It does therefore NOT MAKE SENSE to approve a non-agricultural and potentially commercial use in a RG zone that lies within ESA 191 , bringing with it such significant ecological- and noise impacts and clear potential for severe and permanent soil- and water contamination.

The type of CONTAMINATION that potentially can occur (lead leaked into soil and water) is nearly impossible, and very costly, to mitigate. Simply referring to "Environmental Remediation and Agricultural Land Reclamation" after closing the range (pg. 66 of the application) is not satisfactory, as at that point it will be too late, and this represents an irreponsible attitude, as it simply means deferring the problem and passing it onto future generations . And who will pay ? The only answer to that is that the operator would have to place a very substantial clean-up bond before they are allowed to proceed

Subparagraph (g) on pg 28 of the Application refers to COMMERCIAL guests at commercial events, making this gunrange a commercial one. Commercial operation is not allowed in landuse zone RG (pg 60 of MD Landuse bylaw 2025)

I question whether the affected parties have been given FAIR AND MEANINGFUL OPPORTUNITY to understand and respond to the application

Development Permit 079-26 NW 11-13-28-W4M
Appeal by Martin Krippl 1206 15 Street, Canmore , |AB T1W 1V1

I QUESTION whether sufficient site specific evidence has supported the approval regarding ecological integrity, compatibility with neighbouring ranching and residences, archaelogical inventory, noise mitigation enforcement and spent projectile removal enforcement

Section 40 under "Development Rules" of the MD Landuse bylaw refers to "adjacent landowners and othe persons likely to be affected by the development" . In the case of a gun range, the RADIUS of 800 m is INADEQUATE, since rifleshots, even if noise mitigated, can for a wide area constitute a nuisance, i.e. "... are offensive or interfere with the use or enjoyment of the affected property ... or are offensive to the senses..." as defined by the MD landuse bylaw, and are enforced by law enforcement personnel

"SHOOTING AFTER SUNSET as approved by the executives" (page 28 of the application) is in conflict with the approved hours of operation on page 8 ; besides it is not acceptable, that an officer of the Association can override a condition of the approval in their sole discretion and, possibly, on the spot.

"REASONABLE MEASURES to minimize noise impacts" are INADEQUATELY DEFINED

Use as a COMMERCIAL OPERATION (paragraph (g) on page 28 of the application) is in conflict with the definition as to "Who can use the site" (page 8)

There is ample evidence of ARCHAELOGICAL and HISTORICAL FEATURES on the affected quarter and on suurounding lands. I am not satisfied that this will be adequately addressed by art 8, since an approval by the Historical Resource Act (Art 8 of the Notice of Decision) does in no way replace a specific site investigation

Application for all four phases must be made CONCURRENTLY and JOINTLY , as a PHASED APPROVAL IS UNFAIR, unacceptable, can lead to misrepresentations, and may be unlawful

I feel that the Planning Officer OVERSTEPS the discretionary power with which he has been ENTRUSTED BY THE COMMUNITY. COMMERCIAL USE (par (g) pg. 28) other than agriculture should be kept to a minimum within an ESA.

HOURS AND DAYS OF OPERATION are unacceptable

We as a society we have a responsibility to PRESERVE OUR UNIQUE AND BIODIVERSE LANDSCAPE , since if and when we discover the loss of biodiversity, it will be too late

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM K: FILING AN APPEAL – SUBDIVISION, DEVELOPMENT OR STOP ORDER

Pursuant to Land Use Bylaw No. 2025

OFFICE USE			
Application No:	Roll No:	Date of Decision:	21-day Appeal Period Date:
Appeal Received:	Application Fee:	Date Paid:	

PREFERRED METHOD OF DELIVERY (SELECT ONE)

- ☐ **Email:** I wish to receive all official written documentation for my application by email.
- ☐ **Letter Mail:** I wish to receive all official written documentation for my application by letter mail.
- ☒ **In-person Pickup**: I wish to pickup all official written documentation for my application from the Municipal District Office myself (applicant will be notified by phone when documents are available for pick-up).

APPELLANT INFORMATION

Name: J. DOUGLAS LIBBOS

Phone: [redacted] Email: [redacted]

Mailing Address: [redacted]

Email: [redacted]

APPLICATION BEING APPEALED

- ☐ **Development Application no.** 079-26
- ☐ **Subdivision Application no.** _____
- ☐ **Stop Order no.** _____

I/We do hereby appeal the following decision/order: DEVELOPMENT PERMIT 079-26

The grounds for the appeal are as follows (attach additional documentation if required):

PLEASE SEE ATTACHED AND LANDOWNERS GROUNDS FOR APPEAL. 5-PAGES

IMPORTANT: This information may also be shared with appropriate government/other 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 Access to Information Act and Protection of Privacy Act.

Date: _____ **Appellant's Signature:** [redacted]

NOV 1, 2026

IN REGARDS TO APPEAL OF DEVELOPMENT # 079-26

I PLAN TO DISCUSS THE FOLLOWING CONCERNS:

- THE VISION AND MISSION STATEMENTS
- PERSONAL
  - CATTLE DISRUPTIONS
  - SAFETY
  - WATER & GRASS CONTAMINATION
  - ROAD SAFETY
- LAND VALUE
  - DEVALUATION (WHY SHOULD IT COST US ANYTHING)
  - NUMBER OF AFFECTED RESIDENCES AND GAS WELLS IN A 2.5 MILE RADIUS
- GUN RANGE
  - WHAT IS PRIVATE/PUBLIC
  - TEMPLATES
  - WHO POLICIES CONDITIONS
  - WHAT IS THE TIME FRAME FOR TOTAL DEVELOPMENT IF IT DID GO AHEAD
- WHY DO WE NEED ANOTHER RANGE?
  - AT LEAST 5 OTHERS IN SOUTHERN ALTA.
- WHO SIGNS OFF WHEN DONE THAT THE LAND IS ENVIROMENTALLY CLEAN?
- DOES THIS HAVE A ENVIROMENTAL FARM PLAN?
- THE NUMBER OF ANIMAL SPECIES IN THE IMMEDIATE AREA
- CAN WE GET THE NAMES OF FISH AND GAME MEMBERS?

1. Annual membership will be required.
2. A range officer will be on site at all times, any time there is shooting
3. There will be a sign up sheet that is mandatory to sign

The Members discussed the proposed development.

MOVED BY MEMBER ANNABLE that the Municipal Planning Commission deny Development Permit 24-2011 due to the amount of adjacent landowner opposition and concerns and the determined non-compliance with Vulcan County statutory planning documents related to the proposed development of a shooting range in the NW ¼ of Section 8-13-24-W4M; more specifically, (1) the proposed shooting range or non-agricultural use does not comply with the Municipal Development Plan (re: Policy 3.4.1) with respect to ensuring the protection of the designated primary land use in the County (i.e. agriculture) and the determination that there is/are potential adverse effect(s) to agriculture and the current 'quality of life' enjoyed by existing residents in the immediate area due to the type of use, intensity of use, location and proximity of the proposed use to existing agricultural operations, municipal roadways and residential dwellings; (2) as per section 34(f) of the Land Use Bylaw the Development Authority has concluded that the site is not suitable for the proposed use because it does not comply with the requirements of the Municipal Development Plan (re: Policy 3.4.1); (3) as per section 34(k) of the Land Use Bylaw the Development Authority has concluded that the site is not safe or suitable for the proposed use because it has been determined that the proposed use is incompatible with adjacent and existing uses (i.e. agricultural operations, municipal roadways and residential dwellings); and, (4) the incomplete and unsatisfactory submission of supporting documentation/information to the Development Authority with respect to the proposed use and any and all required safety provisions/measures including the design and location of any and all required safety structures such as land berming and earthworks to be constructed in providing for the safety, security and protection of all existing agricultural operations and residents within the immediate and affected area of the subject proposal.

CARRIED UNANIMOUSLY.

Vice Chair Ruark recessed MPC at 10:33am
Vice Chair Ruark reconvened MPC at 10:38am

Subdivisions

Subdivision 2011-0-201 SE 17-15-24W4 Woodman

VULCAN COUNTY
MINUTES
Municipal Planning Commission Meeting

January 18, 2012
9:00am
Council Chambers
Administration Building
102 Centre Street, Vulcan, Alberta

Present: Vice Chair Rod Ruark
Member Roy Lucas
Member Rick Geschwendt
Member Doug McIntyre
Member Derrick Annable

Absent: Chair Gordon Nelson
Member Merle Wyatt
Member David Schneider

Also Present: Leo Ludwig, Chief Administrative Officer
Perry Neufeld, ORRSC
Celeste Currie, Development Officer/GIS
Nadine Epp, Executive Assistant

As per Procedure Bylaw 2011-006 All Resolutions of the Municipal Planning Commission are recorded Votes, when resolutions are carried unanimously, names will not be recorded.

Call to Order
Vice Chair Ruark called the Municipal Planning Commission meeting to order at 9:00am.

Adoption of Agenda and Emergent Issues

MPC 2012-01-01 MOVED BY COUNCILLOR GESCHWENDT that the agenda be adopted with the following addenda:
5) Package of letters from the concerned ratepayers
5) Comments regarding the development from Perry Neufeld with ORRSC

CARRIED UNANIMOUSLY.

Adoption of Minutes

Minutes of the Municipal Planning Commission meeting on December 21, 2011

MPC 2012-01-02 MOVED BY MEMBER LUCAS that the minutes of the December 21, 2011 Municipal Planning Commission meeting be adopted as presented.

CARRIED UNANIMOUSLY.

Delegation

Claresholm Fish & Game

Chairman Duane Glimsdale of the Claresholm Fish & Game Land Association addressed Council regarding their activities at the Claresholm Fish & Game Association.

John Simpson of the Claresholm Fish & Game Association presented to Council on the ideas and structure for the proposed development.

Vice Chair Ruark thanked Messers Simpson and Glimsdale for their presentation.

Development Permits

DP 24-2011 Claresholm Fish & Game Gun Range

MPC 2012-01-03 Duane Glimsdale of the Claresholm Fish & Game Association addressed the Commission regarding their plans for the proposed development.

Jay Penner, the landowner adjacent to the east of the proposed development addressed Council as the spokesperson for the concerned ratepayers. Mr. Penner advised the Commission of the various concerns regarding lack of communication and the siting of the gun range.

Don Chatterton from Claresholm Fish & Game attended Council to say that a gun range can be a positive thing. He feels that land values will not go down because of the proposed development.

Matthew Rustemeier addressed MPC opposing the proposed development.

Henk Van Der Veen addressed the MPC opposing the proposed development.

Duane Glimsdale answered several questions from the opposed ratepayers:

ARCHAEOLOGICAL SOCIETY OF ALBERTA

NEWSLETTER

No. 27 1971

The Archaeological Society of Alberta was founded to promote interest in archaeology and related sciences and to preserve archaeological sites in Alberta. The annual membership fee, which includes subscription to the newsletter, is $3.00 payable to the Treasurer, Peter Lypowy, 43 Fairway Drive, Edmonton.

EDITOR'S NOTE

There has been a long delay in publication of this newsletter due to the lack of material submitted to the editor. This shortage of material has been a chronic problem of the newsletter for the last few years. The newsletter, scheduled to be issued quarterly, can in fact be published only occasionally. The editor has decided that it is time to recognize the realities of the situation and to abandon the attempt to maintain fixed publication schedule. From now on the newsletter will appear occasionally, at least one issue will be published annually —— a larger issue, with substantive contributed papers such as those included in this issue. A long report on a site excavation in central Alberta, the Cormie Ranch site, will be published in the next issue.

Ruth Gruhn, Editor

CONTRIBUTIONS OF THE ARCHAEOLOGY OF THE PORCUPINE HILLS

L.P.V. Johnson [1]

Introduction

A part of the Porcupine Hills lying some six to ten miles southwest of Stavely, Alberta, and extending from Willow Creek to the Canyon, has been the favorite Indian territory of the author for over 60 years. Some prominent archaeological features had long been considered worthy of serious study; and, finding continued neglect, the author undertook this work in 1969 and completed it in 1971.

The sites are in the transition zone where level prairie meets the foothills; with virgin grassland interspersed by cultivated areas, active and abandoned. Studies were made especially on extensive drive lines converging on a high buffalo jump, and on a large stone outlined effigy.

The work was done under a Grant-in-Aid from the University of Alberta General Research Committee. Invaluable field assistance was provided by Mr. Gail Husted, Mrs. Delta Johnson, Miss Elise Johnson, and Mr. John Towill. Mr. Roy Jenkins kindly permitted studies to proceed unrestrained on his property. Grateful acknowledgement is made for assistance and encouragement received.

Buffalo Drive Lines Near Willow Creek

The drive lines, as they now exist, are rows of half-submerged stone heaps placed at three-pace (nine-foot) intervals. Figure 1 shows the two wings of the lines diverging toward the Ravine exit and converging as a funnel on the Jump. The Jump itself is almost a sheer drop of about 80 feet. The northern wing is over a mile long, constructed from about 600 heaps of stones. The more disturbed southern wing would have been of about the same extent.

The stone heaps, considered to have been post anchors, are always on high, but never on low, ground. Low land is at once stoneless and soft, and the Indian would choose to drive the post into the ground rather than to anchor it. It had been planned to excavate a section of a drive line comprising some four or five stone heaps. The object was to determine the height of the heaps, and to unpile the stones with the view of finding an open central core with perhaps some remnants of ancient posts. However, a preliminary probing with an iron rod showed that the center of the heap could be penetrated by hand pressure. Tests on 40 random heaps permitted penetration of 15 to 20 inches in 27 cases. This result is taken to be conclusive evidence of the fact that the heaps were indeed post anchors.

Barely enclosed by the drive lines is the deep narrow bottomed exit from the Ravine. Buffalo emerging from this defile made a single-file path across a marshy drainage course. The path still exists, some four feet deep and some hundreds of feet long.

As shown in Figure 2, the Ravine itself connects the drive lines with the only side exit from the Canyon. Also shown is a single down-slope drive line that probably existed before removal by cultivation. The Ravine is over a hundred feet deep for much of its length, with steep sides and narrow bottom. The Canyon proper, some three or four miles long, is provided with two lakes and grazing for a herd of several hundred head of cattle (or buffalo).

In discussion to follow, the Canyon, Ravine, drive lines and Jump will be related as a system of herd containment and controlled slaughter by the Indians.

The Effigy

This large (350 by 500 feet) outlined figure is less than a mile north-northwest from the north wing of the drive lines described above. It is on high ground which slopes rather steeply to the east and west and more gently to the south. The stone alignments are almost submerged, but quite distinct. There is a scatter of dislodged stones along the lines, most of which are also partly sunken.

Figure 3 shows the Effigy in outline. This figure was drawn on a 1/10 scale from large field diagrams. The latter, based on a 10 x 10 foot grid system, show every stone in position. The buffalo hump, for example, is traced by 224 stones, exclusive of scatter. The entire outline comprises some 3,000 stones.

The Effigy obviously represents a buffalo and a horse running side by side. The long downward projection is not readily interpretable. The grave, originally an earth mound topped by a large heap of stones, has been roughly excavated. The medicine wheel is fairly well outlined with an interior scatter of stones. The significance of the circle at the tip of the horse's nose is obscure. About a hundred feet east of the buffalo's head is a 19-foot tipi ring of large stones with no breaks except a southeast doorway. Obviously, it related to the tent of some important personage.

As an attempt to explain the meaning of the Effigy, the following is suggested: A Chief on horseback was forcing buffalo over the Jump. Losing control he and his mount plunged over the cliff with the buffalo. The Effigy depicts the tragic story at the site of his grave. The long jagged line beneath the horse represents the cliff.

Effigies are not common (Wormington and Forbis, 1965). Those reported in Alberta include a man 14 feet long (Bayrock and Agrell-Smith, 1964, reported by Wormington and Forbis, 1965) and a turtle eating a snake, about the same size (Bayrock, 1963).

Miscellaneous Notes

The general area of the drive lines and Effigy is very rich in Indian archaeology. A few hundred yards east of the Effigy, on a gentle southern slope, are some 30 existing tipi rings, indicating the site of a large encampment. At a similar distance to the northwest is the east wing of two relatively short drive lines converging northward to a 40-foot jump on Willow Creek. Across the Creek are more tipi rings and a workshop site, still highly productive of arrow points and other artifacts. About a half mile southeast of the Effigy, just north of the area shown in Figure 1, was another workshop along a stream, an area which will still reward diligent searching with an artifact. More tipi rings and a medicine wheel are shown in Figure 1.

Discussion on Buffalo Drive Lines and Herd Containment

Reports of buffalo jumps are numerous (King, 1968; Wormington and Forbis, 1965), but no previous report has been found of drive lines as extensive as those of the present study. Neither has there been a previous suggestion that drive line stone heaps served as post anchors. We are faced with the problem of accounting for, and justifying, the elaborate drive lines that diverge to command a steep, poorly-grassed, ravine-slashed hillside. For this arrangement is all wrong: drive lines normally diverge onto open, well-grassed prairie -- where the buffalo roam. One possible answer lies in relating the Canyon, its side exit, the Ravine, the drive lines, and the Jump as a system of herd containment and of controlled passage of animals selected for slaughter.

Barricading the Canyon exits at either end would have been within the capacities of the Indians, as would an opening-and-closing bar of the side exit leading to the drive. Now let us trace a likely passage of buffalo from Canyon to Jump. The animals were forced from the Canyon exit. One can imagine the shouts and antics that would accomplish this objective. A single drive line barricade on the down slope would force a passage toward the upper drainage splay of the Ravine, and into the Ravine itself, then the mile-long course along the narrow bottom. Emerging from the defile of the Ravine, the buffalo ran single file onto marshy ground and into the path cut four feet deep by predecessors on the way to slaughter. The animals were now within the drive lines that would funnel them to their doom. The drive lines were barricades of stone-anchored posts bearing tatters of old hides, now augmented by shouting Indians running abreast of the stampeding herd; and so to the Jump. Buffalo not killed by the 80-foot plunge were so maimed as to be easily slaughtered.

Relations between Canyon, Ravine, drive lines, and Jump strongly suggest enclosure of the herd in the Canyon and a controlled passage of animals selected for slaughter. The confined herd might have been maintained as a permanent population by restricting slaughter to about the level of natural increase. The hypothesis of such management of a buffalo herd by an Indian culture is apparently unique. A search of the literature had revealed no suggestion of this first step toward domestication having been taken.

REFERENCES

Bayrock, L.A. The Consort Site: a preliminary report for the 1963 field season. Archaeological Society of Alberta Newsletter No. 1, 1963.

King, D.R. Alberta Archaeology. High River, Alberta, 1968.

Wormington, H.M., and Richard G. Forbis. An Introduction to the Archaeology of Alberta, Canada. Denver Museum of Natural History, 1965.

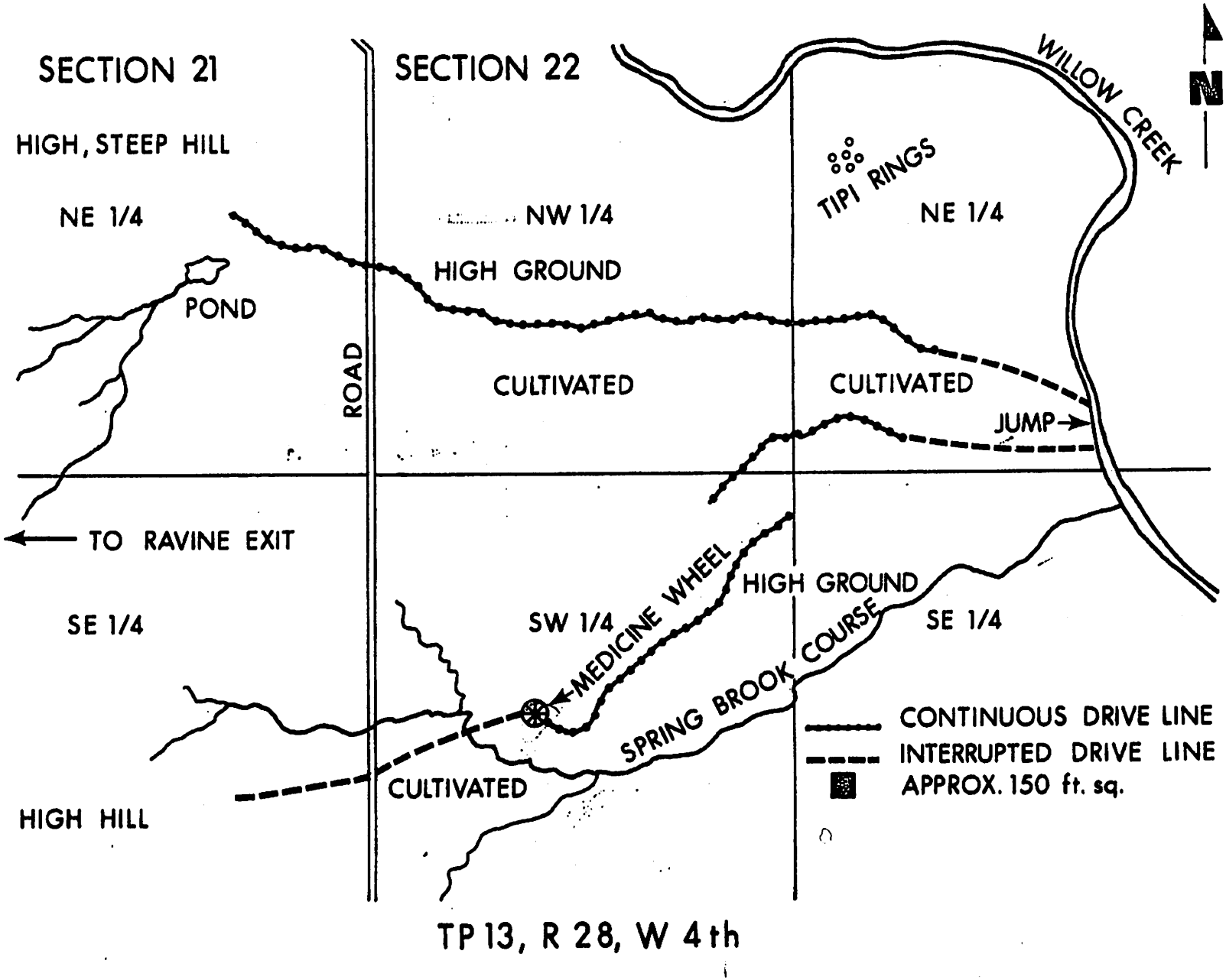


Figure 1. Drive Lines in Relation to the Jump

Figure 2. Drive Lines in Relation to Ravine and Canyon Exit

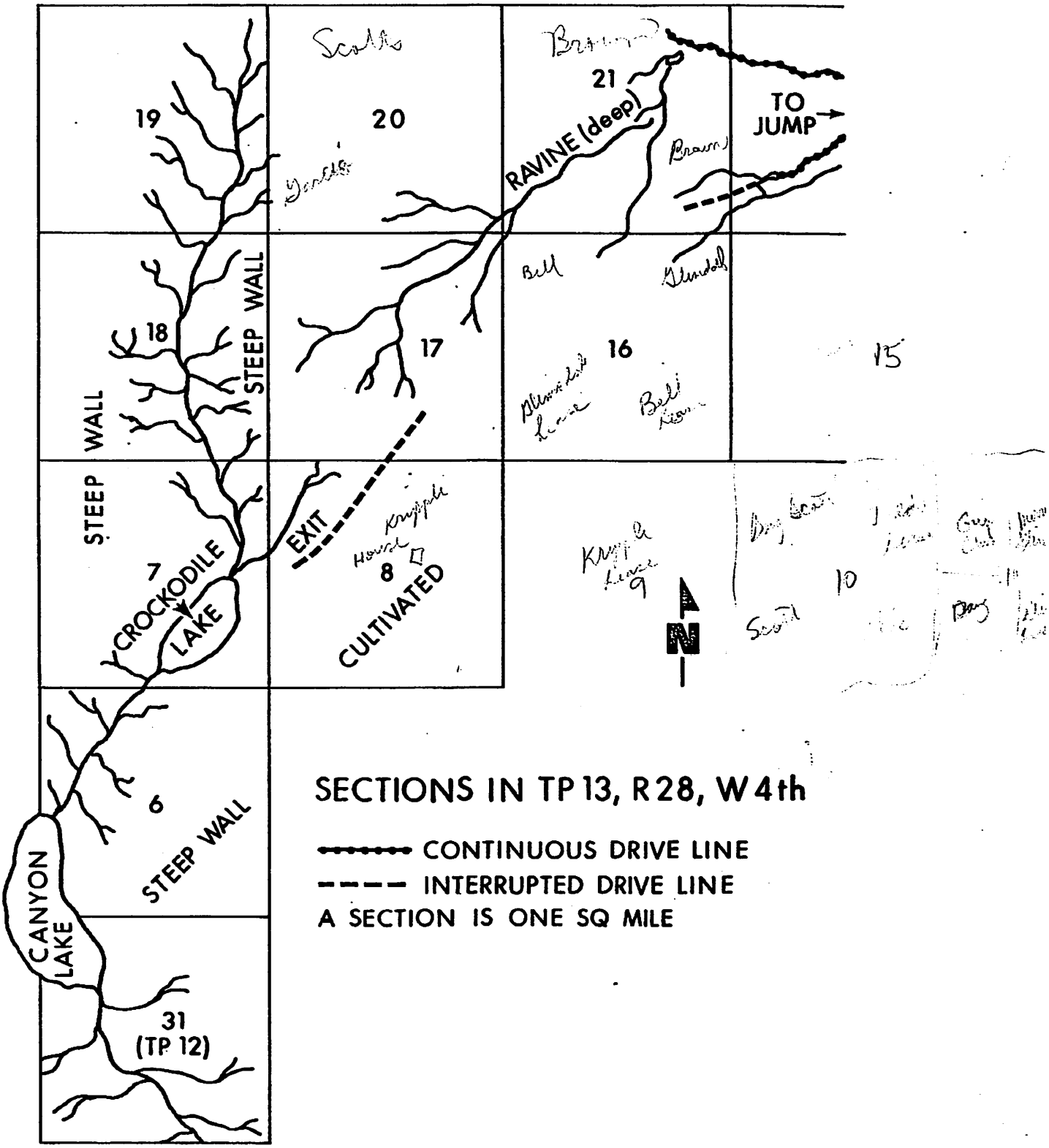
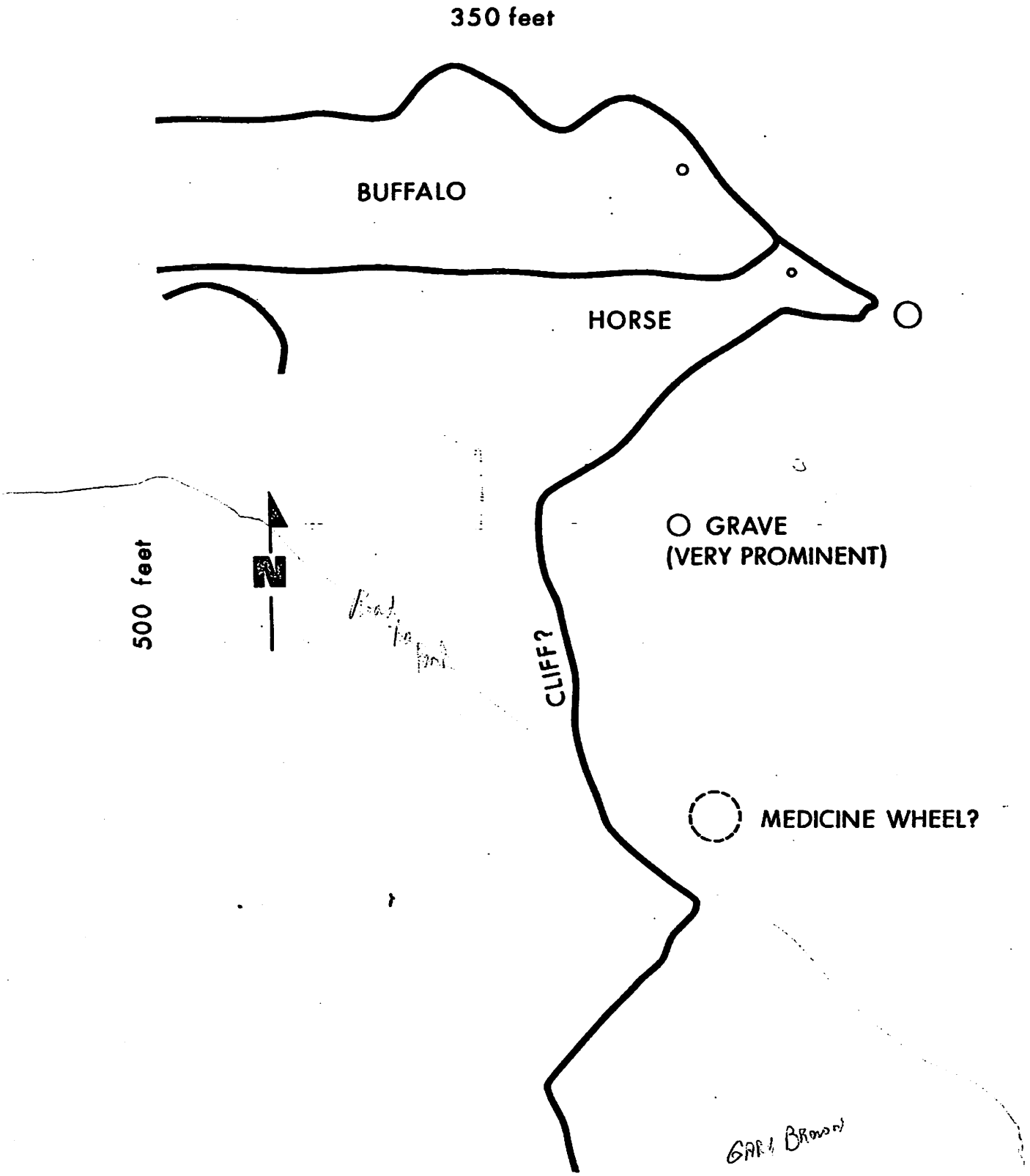


Figure 3. The Effigy



NE 1/4 and SE 1/4 SECTION 28
Tp 13, R 28, W 4 th

MD of Willow Creek

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM K: FILING AN APPEAL – SUBDIVISION, DEVELOPMENT OR STOP ORDER

Pursuant to Land Use Bylaw No. 2025

OFFICE USE			
Application No:	Roll No:	Date of Decision:	21-day Appeal Period Date:
Appeal Received:	Application Fee:	Date Paid:	

PREFERRED METHOD OF DELIVERY (SELECT ONE)

- ☐ **Email:** I wish to receive all official written documentation for my application by email.
- ☐ **Letter Mail**: I wish to receive all official written documentation for my application by letter mail.
- ☑ **In-person Pickup**: I wish to pickup all official written documentation for my application from the Municipal District Office myself (applicant will be notified by phone when documents are available for pick-up).

APPELLANT INFORMATION

Name: John McKee

Phone: [redacted] Email: [redacted]

Mailing Address: [redacted]

Email: _____

APPLICATION BEING APPEALED

- ☑ **Development Application no.** 079-26
- ☐ **Subdivision Application no.** _____
- ☐ **Stop Order no.** _____

I/We do hereby appeal the following decision/order: 079-26 Development Application

5) legal precedents.

The grounds for the appeal are as follows (attach additional documentation if required): As attached.

1) infringement on rights on local residences (noice pollution).
2) need for road development access before gun range starts.
3) opperation hours → 24-7 needs some restrictions "may be" is no restriction
4) loss of land equity in closeness to gun range (5.6 Million)
and space landowners (Grounds of Appeal)

IMPORTANT: This information may also be shared with appropriate government/other 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 Access to Information Act and Protection of Privacy Act.

Date: October 28, 2026 **Appellant's Signature:** [redacted]

Attachment 1

11. Notice of decision: conditions compared

Notice condition	What it addresses / what remains unresolved
1 - Phase 1 and approved documents	Only the approved application/site plan/supporting documents define the actual development. Later phases need separate permits. Obtain the complete September 23 record and approval markings.
2-5, 7 - CFO and safety	CFO approval before operation, design and safety requirements, approved firing positions/directions and approval of changes. No CFO approval or full safety plan is in this record.
8 - heritage	HRA approval before construction/development. October 7 provincial letter and clearance are missing; do not assume clearance was waived.
9-11, 17 - access / structures	Road/driveway improvements, detailed plans and applicable building/safety approvals. These do not by themselves resolve ecological effects.
12 - hours	Access seven days weekly; firing starts no earlier than 8 a.m. or sunrise, whichever is later, and ends by sunset or 9 p.m., whichever is earlier. This does not establish acceptable noise at receptors.
13 - noise	Reasonable measures; further mitigation from an approved study where required by the Development Authority. The supplied notice does not establish that a study exists or define numeric noise limits.
18-19 - emergency / fire	Fire/emergency plan approval before construction or operation; firefighting arrangements. Plan not supplied.
20-21 - waste / nuisance	Spent projectile and other waste controls; no unreasonable adverse effect on neighbours. Need specific evidence that controls will work and can be enforced.
22 - incorporated bylaw	Expressly requires RG, Schedule 4 suitability, Schedule 5, and Schedule 6 sections 27 and 37 compliance. Incorporation is relevant but not proof of actual compliance.
26-27 - setbacks / roads	General boundary/road setbacks and possible future road agreement do not resolve the specific range receptor setback or sensitive-area protection.

General compliance conditions can be useful, but whether a matter may lawfully be deferred depends on the actual bylaw and statutory test. A pre-approval suitability test should not simply be assumed satisfied because a later clearance is required. Equally, an express pre-construction HRA condition should not be misdescribed as a missing condition. Counsel should distinguish those two questions.

Attachment 2

MD of Willow Creek

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 2025

Parcel Type: ☐ Interior Lot ☐ Corner Lot	
Development Details: Access & Cost	
Approach or driveway required to the development? ☐ No ☐ Yes (specify)	
Estimated cost of development:	

(3) Exterior Finish, Fencing & Landscaping

(a) ☐ Not applicable to this development

(b) ☐ Applicable – Describe generally the types, colors, and materials, as applicable, of:

Exterior finishes of the proposed building(s): _____

Proposed fencing and height: _____

Proposed landscaping: _____

Describe any proposed improvements to the exterior of the dwelling where application is for a previously occupied dwelling (moved-in or manufactured home): _____

_____

(4) Services

Indicate the existing or proposed sewer system and potable water supply:

Sewer System:

☐ Private Septic ☐ Municipal ☐ Communal

(specify): _____

Water Supply:

☐ Cistern ☐ Water well ☐ Dugout ☐ Municipal/Co-op

☐ Other (specify): _____

Other Services: Indicate as follows: **A**= available **R** = required

Natural gas ( ) Electricity ( )

(5) Details of Vehicle Parking and Access (for commercial/industrial proposals, see supplementary form)

Describe the **number** _____ and **size** _____ of all existing and proposed **parking spaces** _____, and **driveways** _____ on site (or N/A if not applicable).

(Indicate locations of same on a scaled PLOT PLAN.) SEE AREA STRUCTURE PLAN

(6) Waivers

Is a waiver (variance) to one or more standards in the Land Use Bylaw being requested? ☐ No ☑ Yes

If yes, please specify:

THE CLARESHOLM FISH AND GAME IS REQUESTING A WAIVER ON THE CURRENT ACCESS ROAD FROM MUNICIPLE ROAD STANDARDS.

Att. 2

5. The applicant/operator shall notify the Municipal District of any material amendment, suspension, cancellation or revocation of the approval issued by the Chief Firearms Officer for the shooting range.
6. The applicant/operator is responsible for obtaining and maintaining all permits, licences and approvals required by federal, provincial and municipal legislation. Issuance of this Development Permit does not relieve the applicant/operator from obtaining any other approval required by law.
7. Shooting activities shall occur only from the firing positions and in the directions identified on the approved site plan and range plans. No firing position, shooting direction or range configuration shall be altered without obtaining all required approvals and, where determined necessary by the Development Authority, an amendment to the Development Permit.
8. Prior to construction or commencement of the development the applicant shall provide a copy of Historical Resources Act approval, pursuant to Alberta Tourism and Sport's letter dated October 7, 2026 (see attached).
9. Prior to construction or commencement of development, the applicant shall construct or upgrade the private driveway to the requirements of Municipal Policy 320-26 Private Driveway. Contact the Municipal Director of Infrastructure for pre-inspection and post inspection.
10. Prior to construction or placement of building(s), structures and shipping container of the approved Phase I proposal, a detailed site plan, detailed construction plans and floor plans shall be submitted to the Municipal Office for written approval.
11. Prior to construction or commencement of the development, the applicant/landowner shall obtain and comply with all necessary permits under the Alberta Safety Codes Act (including building, electrical, gas, plumbing and private sewage) as required. Permits shall be obtained from the accredited agencies on behalf of the municipality: Superior Safety Codes Inc., or Park Enterprises Ltd. or The Inspections Group Inc. (may be - possibly - perhaps)
12. The Outdoor Gun Range may be accessible seven (7) days per week; however, no firing shall occur before 8:00 a.m. or sunrise, whichever is later, or after sunset or 9:00 p.m., whichever is earlier. For the purposes of this condition, *sunrise* means the time when the upper edge of the sun first appears above the eastern

Roadways and Access Points

Roadway access into the property to be by way of shared access (Range Road 282 to Township Road 131 to Range Road 281 to private road owner Jeremy Norgard)

Internal roads will be constructed in accordance with MD of Willow Creek Policy No. 320-26 Private Driveway Policy.

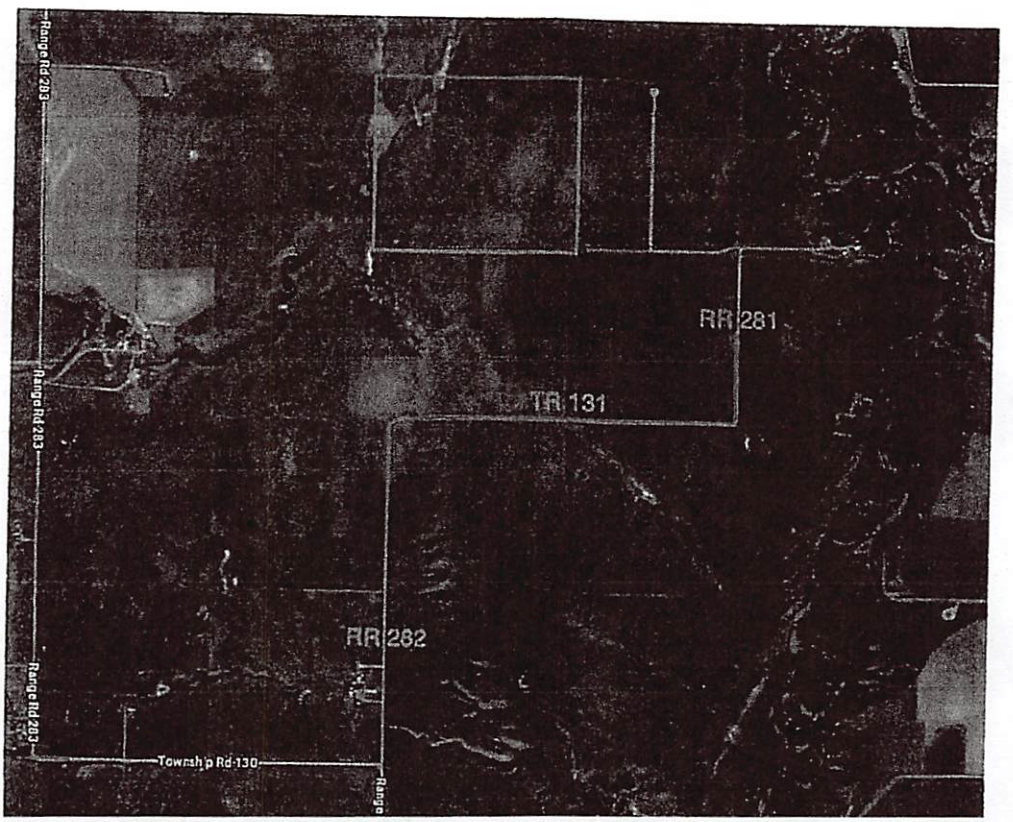
Range Road 282, Township Road 131 and Range Road 281 and private road of landowner WILL/MAY require upgrade to a "Very Low Level" construction standard as outlined in MD of Willow Creek Policy 320-07.

The maximum expected vehicle usage on a daily basis will be approximately 2-4 cars. This is based on a conversation with the Taber shooting complex as they have between 5-7 cars on a daily basis. They are located closer to town (Taber) and have two major roads nearby to allow people access. On special events we would expect between 50 and 125 cars for a period of 2-3 days. Any special events would be permitted through the assembly bylaw 1420 as amended or replaced. Any overnight parking at special events will only be allowed in conjunction with approval of assemblies bylaw..

A keyed access only gate will provide security to the facility as well as limit access to qualified Range Safety Officers (RSO) only.

It is the intent of the Claresholm Fish & Game Association to require all members to become qualified RSO. A RSO must be present before any shooting activities may be undertaken.

Access to the range will be restricted by a wire perimeter fence and warning signs (place every 75m) as per chapter 2.5 RCMP Range Construction Guideline Dated November 21, 2021 as amended or replaced.



AH-2

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
Box 550, Claresholm, Alberta T0L 0T0

Dennis' Dirtworx Ltd.
Fish and Game Road Upgrades

July 8, 2026

Item No.	Description	Estimated Quantity	Unit	Unit Price	Estimated Total Amount
SCHEDULE A – Township 131, and Range Roads 281, 282					
	General Requirements, Mob/Demob, Survey, Quality Contol Testing	1.00	LS	$ 47,650.00	47,650.00
1	Strip Topsoil, Assumed 6"	7,956.00	m3	$ 4.25	33,813.00
2	Strip Gravel	20,400.00	m2	$ 1.55	31,620.00
3	Common Excavation Ditch Cut, Assumed 0.3 meters of Grade Added	1.00	LS	$ 430,000.00	430,000.00
4	Road Gravel 3/4" Crush, 50mm	4,000.00	tonne	$ 38.50	154,000.00
5	Topsoil Placement and Seeding	53,040.00	m2	$ 1.15	60,996.00
					-
6	Culvert Upgrades, Both Sides	7.00	Ea	$ 2,155.00	15,085.00
7	Texas Gate Upgrades	3.00	Ea	$ 26,222.00	78,666.00
					-
	Subtotal				*851,830.00*
Schedule B - Entrance to Future Gun Range and Park Pad					
	General Requirements, Mob/Demob, Survey, Quality Contol Testing	1.00	LS	$ 13,280.00	13,280.00
1	Strip Topsoil, Assumed 6", 2,865 m2	575.00	m3	$ 4.25	2,443.75
2	Common Excavation Ditch Cut, Assumed 0.3 meters of Grade Added	900.00	m3	$ 22.50	20,250.00
3	Road Gravel 3/4" Crush, 50mm	105.00	tonne	$ 46.50	4,882.50
4	Topsoil Placement and Seeding	2,865.00	m2	$ 2.25	6,446.25
5	Swing Gate	1.00	Ea	$ 4,255.00	4,255.00
6	Pad Gravel 3/4" Crush, 100mm, 31 x 15 meters	150.00	tonne	$ 46.50	6,975.00
					-
	Subtotal				*58,532.50*
	SCHEDULE A – Township 131, and Range Roads 281, 282				851,830.00
	Schedule B - Entrance to Future Gun Range and Park Pad				*58,532.50*
	Subtotal All Schedules				910,362.50
					-
Change Orders					
					910,362.50
Subtotal					
Holbacks (10%)					
					910,362.50
Subtotal					
	GST				45,518.13
	Total Tender				955,880.63

C33

Attachment 3

5. The applicant/operator shall notify the Municipal District of any material amendment, suspension, cancellation or revocation of the approval issued by the Chief Firearms Officer for the shooting range.
6. The applicant/operator is responsible for obtaining and maintaining all permits, licences and approvals required by federal, provincial and municipal legislation. Issuance of this Development Permit does not relieve the applicant/operator from obtaining any other approval required by law.
7. Shooting activities shall occur only from the firing positions and in the directions identified on the approved site plan and range plans. No firing position, shooting direction or range configuration shall be altered without obtaining all required approvals and, where determined necessary by the Development Authority, an amendment to the Development Permit.
8. Prior to construction or commencement of the development the applicant shall provide a copy of Historical Resources Act approval, pursuant to Alberta Tourism and Sport's letter dated October 7, 2026 (see attached).
9. Prior to construction or commencement of development, the applicant shall construct or upgrade the private driveway to the requirements of Municipal Policy 320-26 Private Driveway. Contact the Municipal Director of Infrastructure for pre-inspection and post inspection.
10. Prior to construction or placement of building(s), structures and shipping container of the approved Phase I proposal, a detailed site plan, detailed construction plans and floor plans shall be submitted to the Municipal Office for written approval.
11. Prior to construction or commencement of the development, the applicant/landowner shall obtain and comply with all necessary permits under the Alberta Safety Codes Act (including building, electrical, gas, plumbing and private sewage) as required. Permits shall be obtained from the accredited agencies on behalf of the municipality: Superior Safety Codes Inc., or Park Enterprises Ltd. or The Inspections Group Inc. (Maybe) (possibly perhaps)
12. The Outdoor Gun Range may be accessible seven (7) days per week; however, no firing shall occur before 8:00 a.m. or sunrise, whichever is later, or after sunset or 9:00 p.m., whichever is earlier. For the purposes of this condition, *sunrise* means the time when the upper edge of the sun first appears above the eastern

Att. - 3

Claresholm Fish & Game Association

Operated by: Claresholm Fish & Game

Re Development Approved 079-26

Range Rules (1st Draft) May 29, 2026

(a) Shooting Hours

Att

(stages 1-4 need to be approved)

The range will be accessible 7 days a week and hours of operation will be No firing before 8 AM or sunrise (in the winter - whichever is later) and no firing after sunset or 9 PM (whichever is earlier). Sunrise/Sunset is: Sunrise is the exact instant in the morning when the upper edge of the sun's disk first appears above the eastern horizon, while sunset is the exact instant in the evening when the upper edge of the sun disappears below the western horizon.

When tournaments are being held at the Range, it will be closed to members for regular range use for the duration of the event.

Shooting after sunset may be allowed during night shooting seminars or events, with approval by the executives.

Ranges may be required to be closed if a site downrange within the safety template area is occupied for an extended period of time – ie for 'oilfield drilling or maintenance activities'.

No Overnight Parking unless approved by MD Council according to Assemblies Bylaw.

NO CAMPFIRES

(b) All Federal and Provincial Regulations are to be observed at all times at the Range.

Failure to comply may result in eviction from and being banned from the Range, without refund of fees or dues.

(c) No Hunting of Wildlife Allowed.

Anyone shooting at objects other than targets authorized by the club will be escorted off the Range.

(d) Access through range gates will be determined by 1.) the individual is a member in good standing and 2.) has completed the Range Safety Officers Course. At this point these members will have access to the outdoor range.

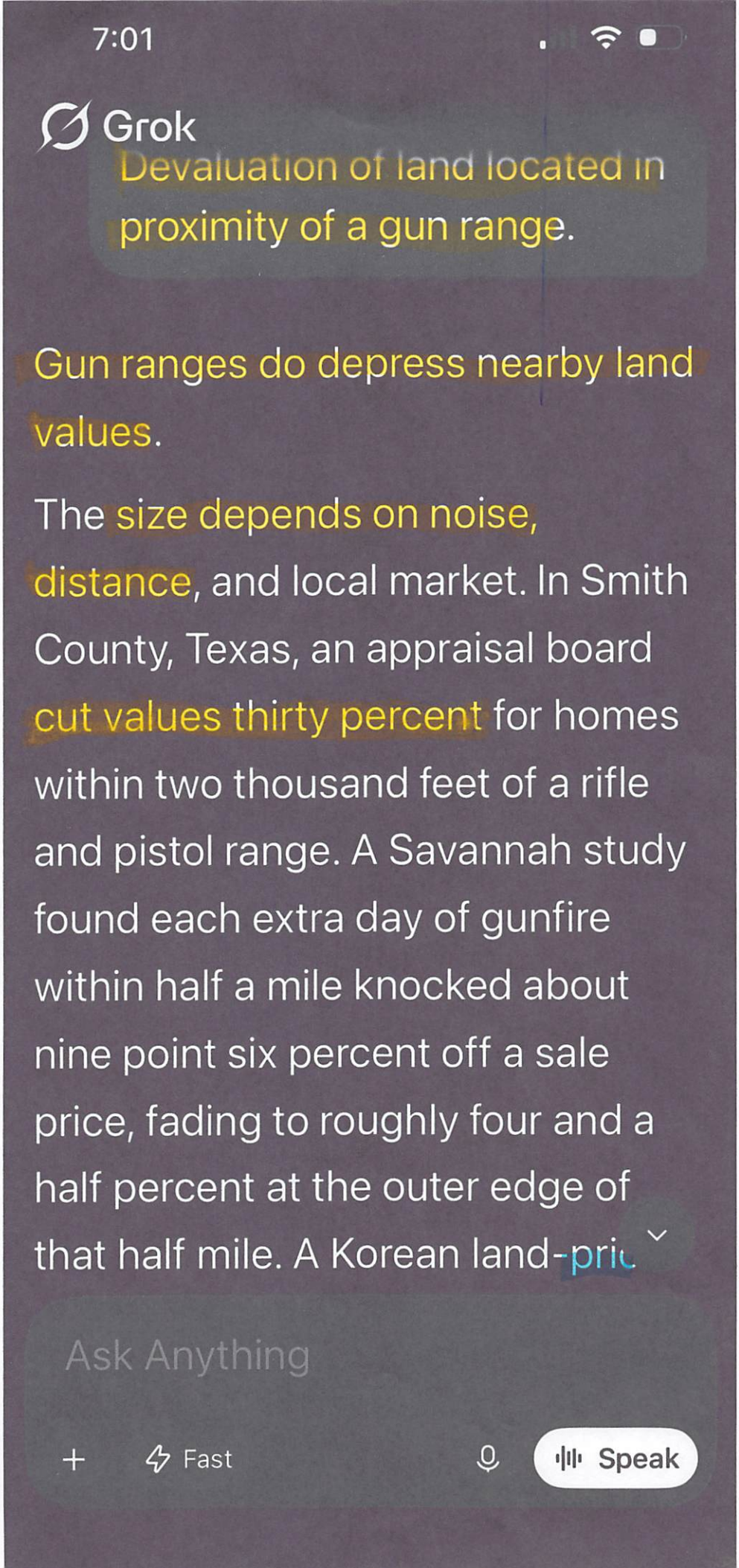
(e) Members may host up to 2 guest shooters per day.

There is no fee for first time guest shooters. All subsequent visits will have a nominal fee of TBD. All non-shooting guests are the responsibility of the host member.

(f) All shooters must produce their membership card upon request from any other member and must have it on their person.

(g) Guests at matches and commercial guest customers have unescorted shooting privileges only on the ranges booked for the match or the commercial event. They are not allowed to shoot on other ranges without the supervision of a member.

Attachment 4



Att - 4

Affected Area
56 quarters
loss $100K per quarter
$5.6M loss of value

7:05

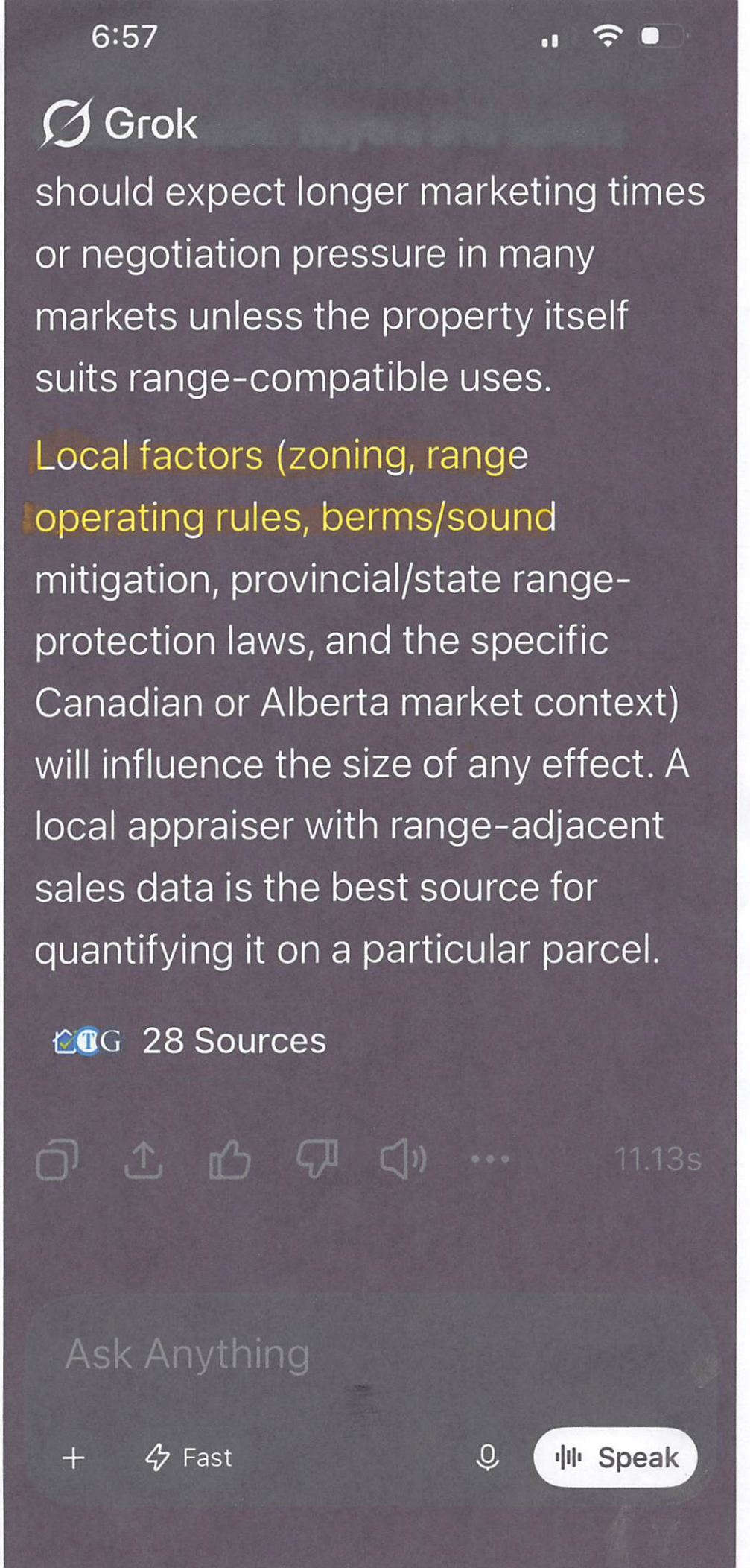
Grok

EstatePass, an appraiser exam prep site, has a sample question on land or site valuation. It uses a paired-sales example: a vacant comparable without range proximity sold for six hundred five thousand dollars, and the shooting-range stigma discount extracted from the pair was one hundred thousand, so the indicated value for the inferior subject is five hundred five thousand. That's the standard appraisal method — extract the discount from real paired land sales rather than guessing. The same site also has a landfill version of the question, seventy thousand

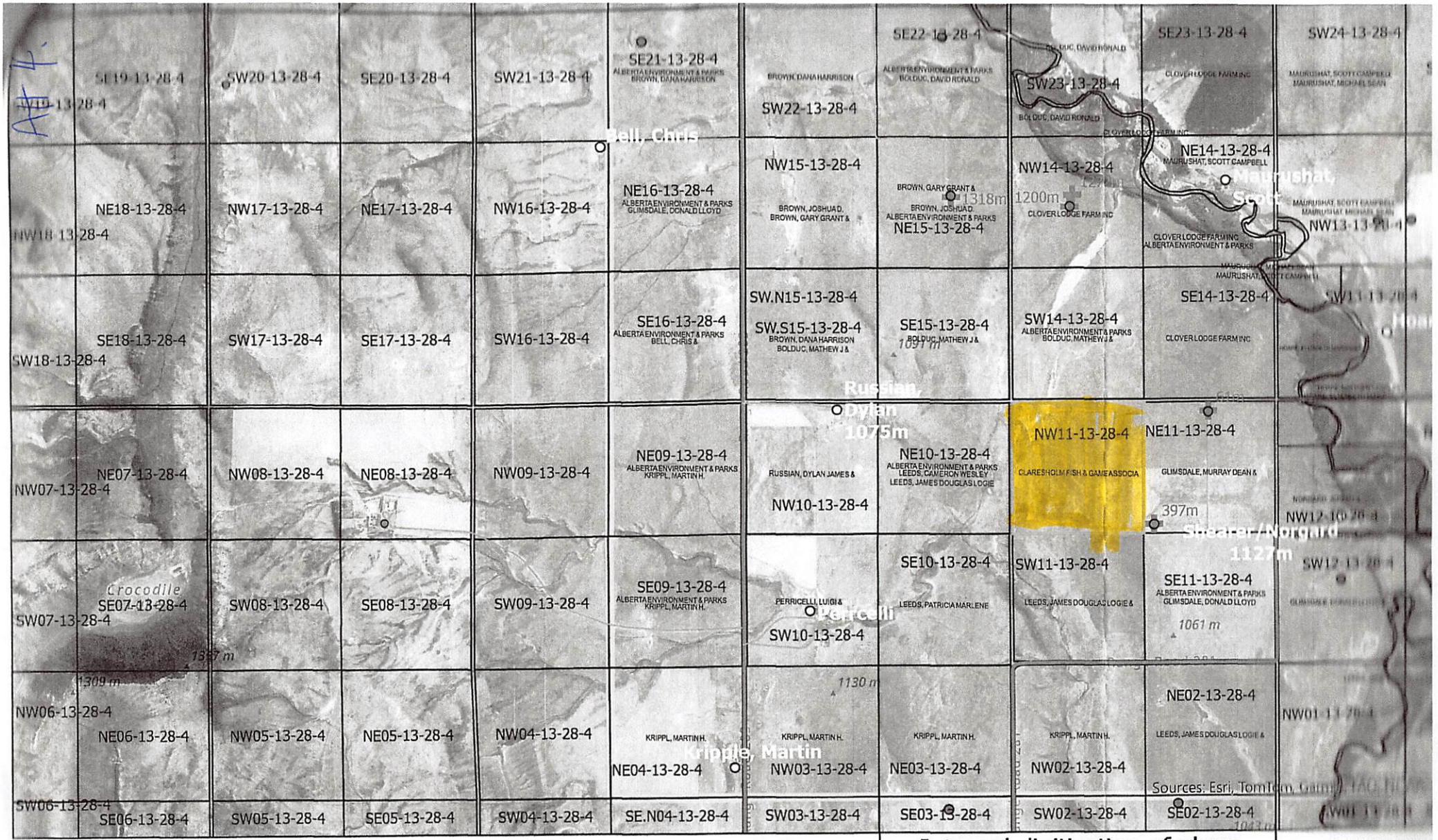
Ask Anything

+ Fast Speak

AH 4


6:57
Grok
should expect longer marketing times or negotiation pressure in many markets unless the property itself suits range-compatible uses.
Local factors (zoning, range operating rules, berms/sound mitigation, provincial/state range-protection laws, and the specific Canadian or Alberta market context) will influence the size of any effect. A local appraiser with range-adjacent sales data is the best source for quantifying it on a particular parcel.
28 Sources
11.13s
Ask Anything
Fast
Speak

C38



Affected Area

Date Exported: 2026-09-14 12:03 PM

Scale: 1:32,000

Internal digitization of plans submitted by Claresholm Fish and Game Association to the MD of Willow Creek

WSP Job# CA0026926.6619

MD of Willow

C39

Attachment 5

DEVELOPMENT PERMIT APPLICATION 45-2017

Development Permit 45-2017 for a Shooting Range on a portion of SE 36-19-26W4 known as Plan 0313611, Block 1, Lot 1, as applied for by Phil and Kim Woodhead has been:

(X) REFUSED for the following reasons:

1. The proposed development is incompatible at the proposed location given the proximity to adjacent residences and resulting in high potential for noise disturbance and safety matters.
2. The size of the site leaves too little distance separation between the adjacent properties that is desired for the nature of this development
3. The proposed site appears to be susceptible to flooding and the major excavating proposed as part of the development may enhance the flood risk.

Signature of Development Officer

Oct. 4/2017
Date of Decision

APPEAL PROCEDURE

The Land Use Bylaw provides that any person claiming to be affected by the decision may appeal to the Secretary of the Subdivision and Development Appeal Board **WITHIN 21 DAYS AFTER NOTICE OF THE DECISION IS GIVEN.** Contact the Development Officer (403-485-2241) for more information.

of the development) must be submitted for approval to the Development Authority.

CARRIED UNANIMOUSLY.

Development Permit 45-2017 - Woodhead - Shooting Range

MPC 2017-10-04-07 MOVED BY MEMBER COCKWILL that the Municipal Planning Commission approve Development Permit 45-2017 for a Shooting Range with the following conditions:

1. No Development authorized by this Development Permit shall commence:

a. Until at least 21 days after the issue of the Development Permit, or

b. If an appeal is made, until the appeal is decided on

1. The minimum/maximum front/side/rear yard setback requirements established in the Land Use Bylaw for construction of a Shooting Range, as shown on the site plan as submitted with the application, are met.
2. A Building Permit, if required under the Safety Codes Act and its regulations, shall be obtained and a copy of the Building Permit and any other required Safety Code Act approval or permit shall be submitted to the County.
3. Any permits or approvals, if required by Alberta Transportation, shall be obtained and a copy of the permit or approval shall be submitted to the County.
4. Any permits or approvals, if required by Alberta Environment, shall be obtained, and a copy of the permit or approval shall be submitted to the County.
5. Any permits or approvals required for sanitary sewage and water services shall be supplied in accordance with Alberta Safety Codes Act and Alberta Environment.
6. The applicant is solely responsible to obtain and comply with any other required Municipal, Provincial or Federal government permits, approvals, or licenses.
7. The applicant shall obtain approval from the Canadian Firearms Program prior to development and operate under and comply with all firearm regulations. The applicant shall submit all approvals from the Canadian Firearms Program and any related approvals to Vulcan County.
8. The applicant shall construct the Shooting Range in compliance with the Range Design and Construction Guidelines (Canadian Firearms Centre).
9. The applicant shall enter into a road approach agreement.
10. Operations of the shooting range shall be limited to between the hours of 9:00 am to 7:00 pm.
11. This Development Permit is valid for 12 months from the date of issue unless the Municipal Planning Commission

AH 5

has extended the term of the Development Permit in accordance with the Land Use Bylaw.

DEFEATED UNANIMOUSLY.

MPC 2017-10-04-08 MOVED BY MEMBER COCKWILL that the Municipal Planning Commission refuse Development Permit 45-2017 for the following reasons:

1. The proposed development is incompatible at the proposed location given the proximity to adjacent residences and resulting in high potential for noise disturbance and safety matters.
2. The size of the site leaves too little distance separation between the adjacent properties that is desired for the nature of this development.
3. The proposed site appears to be susceptible to flooding and the major excavating proposed as part of the development may enhance the flood risk.

CARRIED UNANIMOUSLY.

Development Permit 47-2018 - Gothard - Previously Occupied, Moved in Dwelling

MPC 2017-10-04-09 MOVED BY MEMBER McLEAN that the Municipal Planning Commission approve Development Permit 47-2017 for a Previously Occupied, Moved in Dwelling with the following conditions:

1. No Development authorized by this Development Permit shall commence:
    a. Until at least 21 days after the issue of the Development Permit, or
    b. If an appeal is made, until the appeal is decided on.
2. The minimum/maximum requirements for all setbacks as established in Land Use Bylaw 2010-010 are met and are in accordance with the site plan.
3. All outstanding taxes owed to Vulcan County shall be paid prior to the commencement of this development.
4. This is not a building permit, all Permits as required under the Safety Codes Act and its regulations shall be obtained and a copy of the Building Permit and any other required Safety Code Act approvals or permits shall be submitted to the County.
5. Any permits or approvals, if required by Alberta Environment, shall be obtained, and a copy of the permit or approval shall be submitted to the County. (where applicable)

velopment Permits

Development Permit 43-2017 - Russell - Secondary Suite Dwelling Unit Combined

Development Permit 45-2017 - Woodhead - Shooting Range
Administration spoke to the application and distributed additional comments received to commission members.

Chair Schneider invited the applicant to the table to address the Commission:
Mr. Woodhead spoke to his application for an outdoor shooting range on a 22.26 acre pacel on the SE 36-19-26 W4. The applicant replied to commission members questions with the following: no clay targets will be used, and the expected clientele would be ex-military and police.

Chair Schneider opened the floor to anyone who deemed themselves affected by the application:

1. Joe Aubin - adjacent resident in the MD of Foothills: Mr. Aubin stated concerns with being in direct line of fire. He was also disappointed he wasn't notified about the application being an MD of Foothills resident. His property is at a higher elevation than the applicant property, so they may still be above any berm that is in place. Mr. Aubin noted if the firing range was focused to the east, the land slants down. He also addressed concerns with the expected noise.
2. Mervin Kabernick - adjacent landowner: owns subdivided property to the south and feels sales of lots would be negatively impacted by a nearby shooting range. Also concerned with the expected noise and chance of stray bullets. Mr. Kabernick also owns property to the west of the applicants, and is concerned with the line of fire and noise. He also noted his property is at a higher elevation that the applicant.
3. Seth - lives in residence most directly affected: concerned with the potential for accidents

Chair Schneider invited the applicant to the table to address the comments:
Mr. Woodhead explained it will be a subsurface range with a berm above, safety is his main concern. Guests will not be firing large caliber weapons and he is not concerned that bullets will go over the berm. The range will also be closed during seeding and harvest. He also noted the Federal Government would have to approve the application prior to opening and will consider all safety concerns. When asked what the expected berm height would be, the applicant replied 4 meters minimum, and about 20 feet of berm from bottom to top.

Development Permit 47-2018 - Gothard - Previously Occupied, Moved in Dwelling

Development Permit 48-2018 - Gothard - Previously Occupied, Moved in Dwelling

October 20, 2026

Land Owners Statement

To whom it may concern:

The proposed Gun Range is not an Agriculturally Rural General based operation and should **not** be permitted as outlined in the Development Permit (079-26), Rural General Discretionary Use. This is a proposed non-agricultural venture that will bring noise pollution with continuous rifle fire, devaluation of land close to the Gun Range and safety concerns to those in the vicinity. My Family has been living on the same location since 1955 and my granddaughters are living in their great, great grandfather's house. My neighbor's ranching operations will also be directly affected by the Gun Range's close proximity to grazing cattle. Grazing pastures are located right beside the fenceline of the Gun Range jeopardizing cattle's safety and affecting cattle breeding programs.

The above concerns indicate that the non-agricultural Gun Range development is not an appropriate agriculture-based operation for the surrounding rural residences.

Some additional related issues would be the stray bullets and ricochets (affecting users, livestock and surrounding residences), environmental and soil contamination (lead contamination in ground water), garbage movement on windy days, devalued real estate (due to repetitive shooting and increased traffic). I am not against the use of guns when used responsibly and when gun owners are cooperating with the needs and desires of their communities but this gun range is not within the needs and desires of our rural agricultural community.

Sincerely yours,

[redacted]

John McKee

C44

The Municipal District of Willow Creek No. 26
Box 550, Claresholm, AB T0L 0T0 Phone (403) 625-3351 Fax (403) 625-3886

NOTICE OF DECISION

Application No. 079-26

NAME OF APPLICANT: Claresholm Fish and Game Association

In the matter of NW 11-13-28-W4M

The development as specified in Application No. 079-26 **for the following use:**

Private/Public Gun Range: Proposed gun range – Phase 1 of 4, including (1) shipping container and a 10ft. x 10'x 8.6ft pumphouse with roof mount solar system
Also, waiver request of Policy 320-07 Minimum Local Road Standards for access road,

has been APPROVED, subject to the following conditions:

1. The site, land uses, and improvements shall be developed in accordance with the approved application, site plan and supporting documentation submitted with Development Permit Application 079-26 deemed complete for processing September 23rd, 2026, except as otherwise required by the conditions of this approval. This represents an approval of Phase 1 of the proposal. A separate development permit application for additional phases must be submitted and approved prior to any additional development taking place.
2. Prior to commencement of operation, the applicant/operator shall obtain all approvals required for the shooting range from the Alberta Chief Firearms Officer and/or other authority having jurisdiction pursuant to the *Firearms Act* and the *Shooting Clubs and Shooting Ranges Regulations*. A copy of the applicable approval shall be provided to the Municipal District prior to operation of the facility.
3. The shooting range shall be designed, constructed and operated in accordance with the requirements of the Chief Firearms Officer and all applicable federal and provincial legislation, regulations, standards and approvals.
4. The development shall incorporate appropriate backstops, berms, baffles and other safety measures required by the Chief Firearms Officer or other authority having jurisdiction to ensure that projectiles are contained within the approved shooting range property.

5. The applicant/operator shall notify the Municipal District of any material amendment, suspension, cancellation or revocation of the approval issued by the Chief Firearms Officer for the shooting range.
6. The applicant/operator is responsible for obtaining and maintaining all permits, licences and approvals required by federal, provincial and municipal legislation. Issuance of this Development Permit does not relieve the applicant/operator from obtaining any other approval required by law.
7. Shooting activities shall occur only from the firing positions and in the directions identified on the approved site plan and range plans. No firing position, shooting direction or range configuration shall be altered without obtaining all required approvals and, where determined necessary by the Development Authority, an amendment to the Development Permit.
8. Prior to construction or commencement of the development the applicant shall provide a copy of Historical Resources Act approval, pursuant to Alberta Tourism and Sport's letter dated October 7, 2026 (see attached).
9. Prior to construction or commencement of development, the applicant shall construct or upgrade the private driveway to the requirements of Municipal Policy 320-26 Private Driveway. Contact the Municipal Director of Infrastructure for pre-inspection and post inspection.
10. Prior to construction or placement of building(s), structures and shipping container of the approved Phase I proposal, a detailed site plan, detailed construction plans and floor plans shall be submitted to the Municipal Office for written approval.
11. Prior to construction or commencement of the development, the applicant/landowner shall obtain and comply with all necessary permits under the Alberta Safety Codes Act (including building, electrical, gas, plumbing and private sewage) as required. Permits shall be obtained from the accredited agencies on behalf of the municipality: Superior Safety Codes Inc., or Park Enterprises Ltd. or The Inspections Group Inc.
12. The Outdoor Gun Range may be accessible seven (7) days per week; however, no firing shall occur before 8:00 a.m. or sunrise, whichever is later, or after sunset or 9:00 p.m., whichever is earlier. For the purposes of this condition, *sunrise* means the time when the upper edge of the sun first appears above the eastern

horizon, and *sunset* means the time when the upper edge of the sun disappears below the western horizon.

13. The applicant/operator shall take reasonable measures to minimize noise impacts on surrounding properties. Where required by the Development Authority, noise mitigation measures identified through an approved noise impact assessment or acoustical study shall be implemented and maintained for the duration of the development.
14. Appropriate warning signs, boundary identification, access controls and other safety measures shall be installed and maintained in accordance with the requirements of the Chief Firearms Officer and other applicable authorities.
15. Public access to active firing areas shall be controlled at all times, and the applicant/operator shall maintain measures to prevent unauthorized access to the shooting range and associated danger areas.
16. All parking associated with the development shall be accommodated entirely within the subject parcel in the location shown on the approved site plan. No parking associated with the development shall be permitted within a municipal road right-of-way.
17. Access to the development shall be limited to the approach(es) shown on the approved site plan. Any new or upgraded approach shall be constructed to the satisfaction of the Municipal District and at the applicant's expense.
18. Prior to construction or commencement of operation, the applicant/operator shall prepare and maintain a Fire and Emergency Response Plan addressing, at minimum, emergency access, fire, medical emergencies, accidental discharge incidents, evacuation procedures and emergency contact information. Contact the Municipal District Director of Emergency Services for consultation and approval of plan.
19. The applicant/operator shall maintain appropriate fire prevention and suppression equipment on site and comply with applicable fire and safety requirements.
20. The applicant/operator shall be responsible for managing spent projectiles, cartridge casings, targets and other waste generated by the development and shall ensure that such materials are collected, stored and disposed of in accordance with applicable legislation and environmental requirements.

21. The development shall be operated so as not to create an unreasonable nuisance or adverse impact on adjacent properties resulting from noise, dust, traffic, lighting, garbage or other activities associated with the development.
22. Applicant/landowner shall comply with Land Use Bylaw No. 2025, Schedule 2 Rural General land use district; Schedule 4 Land Suitability and Servicing Requirements; Schedule 5 Standards of Development; and Schedule 6 Use Specific Standards of Development, Section 27 Outdoor gun range and Section 37 Shipping containers.
23. The applicant shall comply with the Weed and Pest Management Plan.
24. The applicant shall comply with the Alberta Weed Control Act by controlling the spread of "prohibited noxious" and "noxious weeds".
25. Prior to commencement of operation the applicant shall obtain and maintain a Municipal Business Licence, pursuant to the Municipal Business Licence Bylaw No. 2036
26. There shall be no development within 20ft. (6.10m) of adjacent property lines and 75ft. (22.8m) of any developed or undeveloped municipal road right-of-way, unless a development permit is obtained that specifically varies the required setback to allow the specified development.
27. Pursuant to Section 650 of the *Municipal Government Act*, the applicant shall enter into a Development Agreement for future roadway improvements, with the Municipal District.

Informative: Given the presence of residences on the road, the MPC believes that the existing road is sufficient for Phase 1 development. However, roadway improvements will be required for additional phases of development. The developer shall be responsible for its proportionate share of the costs of any required roadway improvements, as determined through a Development Agreement based on traffic attributable to the development.

DATE OF DECISION October 14, 2026

DEVELOPMENT PERMIT issued on the 16th **day of** October **2026**

A development permit issued in accordance with this notice is not valid until 21 days after the date that this decision has been mailed to adjacent landowners, or posted on the site, or published in a newspaper, unless an appeal is lodged pursuant to the *MGA*. If an appeal is lodged, then the permit will remain in abeyance until the Subdivision and Development Appeal Board has determined the appeal and this Notice of Decision may be modified, confirmed, or nullified hereby.

DATE: October 16th, 2026 **SIGNED:** C. Chisholm

Cindy Chisholm
Development Officer
The Municipal District of Willow Creek

IMPORTANT: Notice of approval in no way removes the need to obtain any permit or approval required by any federal, provincial or municipal legislation and/or regulations pertaining to the development approved.

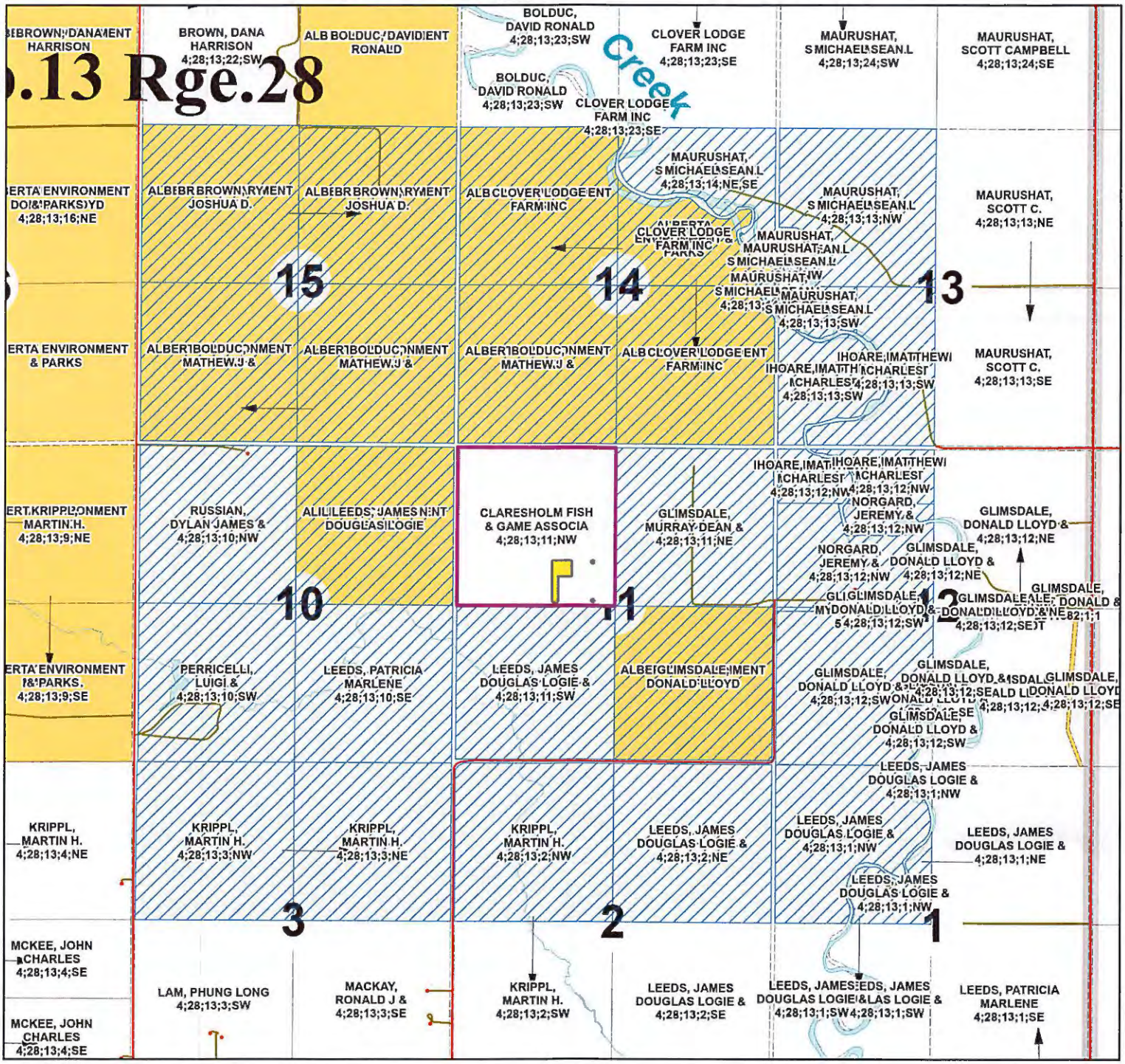
***Intention to appeal must be received within 21 days of notification of decision.**

NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief Administrative Officer, Box 550, Claresholm, Alberta T0L 0T0 within twenty-one (21) days following the date of issuance of this notice. The required fee of $800.00 must accompany the appeal.

Copies to:

- Applicant
- Landowners in 1 mile radius
- Alberta Environment and Protected Areas, Michael Taje
- Alberta Tourism and Sports
- Posted on the Municipal District website: www.mdwillowcreek.com

DEVELOPMENT NOTIFICATION MAP
Development Application No. 079-26



Application Permit No. 079-26

Applicant: Claresholm Fish & Game Assoc

Proposed Development description:
Private/Public Gun Range - Phase 1, Shipping Container, Pumphouse

Legal description:
NW 11-13-28-W4M

Cindy Chisholm
Development Officer

Legend

- Proposed Parcel
- Adjacent Landowners
- Project Proposal Location

N.T.S. - For Information Only

0 700 1,400 2,800 4,200 5,600 Feet

0 180 360 720 1,080 1,440 1,800 Meters

Service Layer Credits: All Information Contained Within This Map Remains The Property of The M.D. of Willow Creek And Should Be Used For Information Purposes Only.

N

MD of Willow Creek

Municipal District of Willow Creek No. 26
P.O. Box 550
#273129 Secondary Highway 520
Claresholm, AB
T0L 0T0
Tel: 403-625-3351

D6

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

DEVELOPMENT PERMIT

Application No. 079-26

This development permit is hereby issued to:

NAME: Claresholm Fish and Game Association

ADDRESS: Box 99, Claresholm, AB T0L 0T0

In respect of development consisting of:
Private/Public Gun Range: Proposed gun range – Phase 1 of 4, including (1) shipping container and a 10ft. x 10'x 8.6ft pumphouse with roof mount solar system
Also, waiver request of Policy 320-07 Minimum Local Road Standards for access road

Municipal Address: TBA

On land located at: NW 11-13-28-W4M

and as described on Development Permit Application No. 079-26 **and plans submitted by the applicant.**

This permit refers only to development outlined in Development Permit Application No. 079-26 **, dated** July 16, 2026

And is subject to the conditions contained in the Notice of Decision:

1. The site, land uses, and improvements shall be developed in accordance with the approved application, site plan and supporting documentation submitted with Development Permit Application 079-26 deemed complete for processing September 23rd, 2026, except as otherwise required by the conditions of this approval. This represents an approval of Phase 1 of the proposal. A separate development permit application for additional phases must be submitted and approved prior to any additional development taking place.
2. Prior to commencement of operation, the applicant/operator shall obtain all approvals required for the shooting range from the Alberta Chief Firearms Officer and/or other authority having jurisdiction pursuant to the *Firearms Act* and the *Shooting Clubs and Shooting Ranges Regulations*. A copy of the applicable approval shall be provided to the Municipal District prior to operation of the facility.

3. The shooting range shall be designed, constructed and operated in accordance with the requirements of the Chief Firearms Officer and all applicable federal and provincial legislation, regulations, standards and approvals.
4. The development shall incorporate appropriate backstops, berms, baffles and other safety measures required by the Chief Firearms Officer or other authority having jurisdiction to ensure that projectiles are contained within the approved shooting range property.
5. The applicant/operator shall notify the Municipal District of any material amendment, suspension, cancellation or revocation of the approval issued by the Chief Firearms Officer for the shooting range.
6. The applicant/operator is responsible for obtaining and maintaining all permits, licences and approvals required by federal, provincial and municipal legislation. Issuance of this Development Permit does not relieve the applicant/operator from obtaining any other approval required by law.
7. Shooting activities shall occur only from the firing positions and in the directions identified on the approved site plan and range plans. No firing position, shooting direction or range configuration shall be altered without obtaining all required approvals and, where determined necessary by the Development Authority, an amendment to the Development Permit.
8. Prior to construction or commencement of the development the applicant shall provide a copy of Historical Resources Act approval, pursuant to Alberta Tourism and Sport's letter dated October 7, 2026 (see attached).
9. Prior to construction or commencement of development, the applicant shall construct or upgrade the private driveways to the requirements of Municipal Policy 320-26 Private Driveway. Contact the Municipal Director of Infrastructure for pre-inspection and post inspection.
10. Prior to construction or placement of building(s), structures and shipping container of the approved Phase I proposal, a detailed site plan, detailed construction plans and floor plans shall be submitted to the Municipal Office for written approval.
11. Prior to construction or commencement of the development, the applicant/landowner shall obtain and comply with all necessary permits under the Alberta Safety Codes Act (including building, electrical, gas, plumbing and private sewage) as required. Permits shall be obtained from the accredited

agencies on behalf of the municipality: Superior Safety Codes Inc., or Park Enterprises Ltd. or The Inspections Group Inc.

12. The Outdoor Gun Range may be accessible seven (7) days per week; however, no firing shall occur before 8:00 a.m. or sunrise, whichever is later, or after sunset or 9:00 p.m., whichever is earlier. For the purposes of this condition, *sunrise* means the time when the upper edge of the sun first appears above the eastern horizon, and *sunset* means the time when the upper edge of the sun disappears below the western horizon.
13. The applicant/operator shall take reasonable measures to minimize noise impacts on surrounding properties. Where required by the Development Authority, noise mitigation measures identified through an approved noise impact assessment or acoustical study shall be implemented and maintained for the duration of the development.
14. Appropriate warning signs, boundary identification, access controls and other safety measures shall be installed and maintained in accordance with the requirements of the Chief Firearms Officer and other applicable authorities.
15. Public access to active firing areas shall be controlled at all times, and the applicant/operator shall maintain measures to prevent unauthorized access to the shooting range and associated danger areas.
16. All parking associated with the development shall be accommodated entirely within the subject parcel in the location shown on the approved site plan. No parking associated with the development shall be permitted within a municipal road right-of-way.
17. Access to the development shall be limited to the approach(es) shown on the approved site plan. Any new or upgraded approach shall be constructed to the satisfaction of the Municipal District and at the applicant's expense.
18. Prior to construction or commencement of operation, the applicant/operator shall prepare and maintain a Fire and Emergency Response Plan addressing, at minimum, emergency access, fire, medical emergencies, accidental discharge incidents, evacuation procedures and emergency contact information. Contact the Municipal District Director of Emergency Services for consultation and approval of plan.
19. The applicant/operator shall maintain appropriate fire prevention and suppression equipment on site and comply with applicable fire and safety requirements.

D9

20. The applicant/operator shall be responsible for managing spent projectiles, cartridge casings, targets and other waste generated by the development and shall ensure that such materials are collected, stored and disposed of in accordance with applicable legislation and environmental requirements.
21. The development shall be operated so as not to create an unreasonable nuisance or adverse impact on adjacent properties resulting from noise, dust, traffic, lighting, garbage or other activities associated with the development.
22. Applicant/landowner shall comply with Land Use Bylaw No. 2025, Schedule 2 Rural General land use district; Schedule 4 Land Suitability and Servicing Requirements; Schedule 5 Standards of Development; and Schedule 6 Use Specific Standards of Development, Section 27 Outdoor gun range and Section 37 Shipping containers.
23. The applicant shall comply with the Weed and Pest Management Plan.
24. The applicant shall comply with the Alberta Weed Control Act by controlling the spread of "prohibited noxious" and "noxious weeds".
25. Prior to commencement of operation the applicant shall obtain and maintain a Municipal Business Licence, pursuant to the Municipal Business Licence Bylaw No. 2036
26. There shall be no development within 20ft. (6.10m) of adjacent property lines and 75ft. (22.8m) of any developed or undeveloped municipal road right-of-way, unless a development permit is obtained that specifically varies the required setback to allow the specified development.
27. Pursuant to Section 650 of the *Municipal Government Act*, the applicant shall enter into a Development Agreement for future roadway improvements, with the Municipal District.

Informative: Given the presence of residences on the road, the MPC believes that the existing road is sufficient for Phase 1 development. However, roadway improvements will be required for additional phases of development. The developer shall be responsible for its proportionate share of the costs of any required roadway improvements, as determined through a Development Agreement based on traffic attributable to the development.

D10

DATE: October 16, 2026 **SIGNED:** C Chisholm

Cindy Chisholm
Development Officer
The Municipal District of Willow Creek

THIS IS NOT A BUILDING PERMIT

IMPORTANT:
This development permit is subject to the following conditions:

a) This permit indicates only the development to which it relates is authorized in accordance with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the land Use Bylaw or any other bylaw, laws, orders and/or regulations affecting such development.

b) Contact Utility Safety Partners at 1-800-242-3447 prior to excavation to locate buried utilities.

c) This permit, issued in accordance with the notice of decision, is **valid for 12 months** from the date of issue. If, at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.

d) If this development permit is issued for construction of a building, the exterior finish of the building, including painting, shall be completed within **12 months** from the date of issue of this development permit unless otherwise authorized in the conditions of a development permit.

e) The Development Officer may, in accordance with section 645 of the *Municipal Government Act,* take such action as is necessary to ensure that the provisions of this bylaw are complied with.

f) Construction undertaken in accordance with this development may be regulated by the **provincial building requirements** and the **Alberta Safety Codes**. The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approvals and inspections as may be required by **Alberta Labour**.

g) The applicant/landowner to whom a development permit has been issued shall notify the development officer upon completion of the development.

h) The issuance of this development permit is subject to the condition it does not become effective until 21 days after the date of the issuance of the notice of decision. Should this decision be appealed within 21 days after the notice of decision has been issued, the permit shall not become effective until the appeal shall have been determined, and the permit upheld thereby. SHOULD DEVELOPMENT BE COMMENCED WITHIN THE 21-DAY TIME FRAME AND AN APPEAL BE LAUNCHED AGAINST THIS PROPOSAL AND SUBSEQUENTLY BE UPHELD BY THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD, ANY COSTS INCURRED SHALL BE AT THE SOLE EXPENSE OF THE DEVELOPER.

i) IF THE DEVELOPMENT APPLICATION HAS BEEN APPEALED, THE APPLICANT SHALL NOT COMMENCE ANY DEVELOPMENT UNTIL THE DECISION OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD HAS BEEN OFFICIALLY RENDERED IN WRITING AND AUTHORIZES THE PROPOSED DEVELOPMENT.

D11

MD of Willow Creek

Meeting Minutes

Municipal Planning Commission October 14, 2026 - 09:00 AM

Chairman Glen Alm
Deputy Chairman Evan Berger
Member Cecile Fleming
Member Earl Hemmaway
Member Brian Nelson
Member Maryanne Sandberg - ABSENT
Member John Van Driesten - ABSENT

Present in Chambers:
Chief Administrative Officer Derrick Krizsan
Director of Planning and Development Cindy Chisholm
Senior Planner (ORRSC) Ryan Dyck
Development Officer Sheena Johnson
Development Officer / Recording Secretary Jumai Robinson
Fieldstone Planning Consultant – Diane Horvath

News Correspondent Rob Vogt

Gallery:

Todd Buhmiller
Jeff Deuschle
Duane Glimsdale
Lori Glimsdale
Martin Krippl
Doug Leeds
Irene Leeds
Betty Hoare
Caleb Walters
Toby Walters
John McKee
Gabriella Kovacs
D. Glimsdale
Don R. Chatterton
Jocelyn Leeds
Mark Leeds
Phil Porteous
Dawn Porteous
Matt Bolduc
Kim Collins
Gary Brown
David Bolduc
Richard Feyter
Jasmyn Feyter
Dennis Twerdoff – VIA TEAMS
Sean Fairfield – VIA TEAMS

1 Call to Order

The meeting was called to order by Chairman Alm at 9:07 a.m.

2 Minutes

2.1 Municipal Planning Commission September 9, 2026 Meeting Minutes

Resolution No: M-26/79

Moved by Member Hemmaway the minutes of the September 9, 2026 meeting be adopted as presented.

CARRIED UNANIMOUSLY

3 Presentation of Development Applications

3.1 Permitted Use Development Applications - Approved for September 2026

The approved Development Permit Applications for permitted use for the period of September 2026 were presented as information.

4 Development Permit Applications

Chairman Alm stated deliberations and decisions would take place after all applications had been presented.

4.1 DA 099-26 Feyter, Richard - Riding arena (Lot 2; Block 1; Plan 2310246 - 92042 RR 250, Orton)

The Director of Planning and Development Chisholm requested that the presentation of this application be deferred until later in the meeting for presentation.

It was agreed to move the application presentation to a later time in the meeting, so the applicant could be in attendance.

4.2 DA 096-26 Hutterian Br. Church of White Lake - Resource Extractions (S ½ 13-09-27-W4M)

Director of Planning and Development Chisholm presented Development Application 096-26 an application for Aggregate extraction within SW 13-09-27-W4: 158.5 acres (64.1ha) expansion of existing Class II sand and gravel operation to Class I (>5.0ha) consisting of mining, loading and hauling. No washing, screening or crushing on site.

SE 13-09-27-W4: 2.0 acres (0.8ha) haul road route.

Also, a waiver of 75ft. (22.9m) minimum setback requirement from the east property line to allow a 10ft. (3m) undisturbed buffer zone.

Toby Walters responded to questions and provided clarification regarding the use of water from the LNID pond for dust suppression.

Dennis Twerdoff addressed the Commission regarding the proposed road access, noting that it is intended to avoid highway use for safety reasons.

Toby Walters, Caleb Walters and Dennis Twerdoff exited the meeting at 9:39 a.m.

4.3 DA 079-26 Claresholm Fish & Game Association application - Private/Public Gun Range (NW 11-13-28-W4M)

Director of Planning and Development Chisholm presented Development Application 079-26 an application for Private/Public Gun Range: Proposed gun range – Phase 1 of 4, including (1) shipping container and a 10ft. x 10'x 8.6ft pumphouse with roof mount solar system

Also, waiver request of Policy 320-07 Minimum Local Road Standards for access road.

Chisholm read in her report summarizing the proposed development.

Chisholm advised the Commission that applicants and effected landowners were present to speak regarding the application. The Director further advised that additional written comments regarding the application were received and provided to the Commission at the meeting. Written submissions were received from John McKee, Martin Krippl, Doug Leeds, Mike and Betty Hoare and Matt Bolduc.

Chairman Alm opened the floor for comments.

Doug Leeds spoke in opposition to the application and raised concerns regarding potential impacts on livestock, proposed road development, the need for archaeological assessments, concerns regarding bullet ricochets, projected flight path, and potential lead contamination of water sources. He noted that he had received comments from Lindsay Amundsen-Meyer, Ph.D., Associate Professor, Department of Anthropology and Archaeology, University of Calgary in regard to archaeological assessments. While Doug indicated that he is not opposed to a gun range per say, he does not support the proposed location.

Doug Leeds provided his written comments.

Doug Leeds also spoke on behalf of Mike and Betty Hoare, raising concerns regarding proposed road development, increased traffic volumes associated with special events, groundwater quality and the need for water well testing, and emergency response times. She questioned the proposed hours of operation, overnight stays, and the potential use of open fires. Additional concerns were expressed regarding the effects of continuous gunfire on neighbouring residents, potential impacts on property values, the requirement for appropriate development approvals, and questioned the proposed relocation of the trap club. Further noted that neighbouring landowners currently engage in recreational shooting on their properties and that she has previously raised concerns with those landowners regarding noise impacts.

Mike and Betty Hoare provided their written comments

Matt Bolduc spoke in opposition on behalf of his family, expressed concerns regarding livestock grazing in proximity to the proposed development and the potential impacts associated with regular exposure to gunfire. Concerns were also raised regarding noise from the proposed gun range, the safety of family members working on the farm involved in livestock operations, and road requirements. He stated that gun range activities and residential uses should not be located in close proximity to one another. Matt advised that he was in possession of a signed petition of landowners opposed to the application.

Matt Bolduc provided his written comments.

Member Hemmaway requested a copy of the signed petition for the Commission's records. Matt submitted the petition and supporting documents for the Commission's consideration.

John McKee spoke in opposition to the application, referencing a previously issued development permit and stating that the Commission should consider existing land uses when evaluating the proposal. He expressed the view that land use in the area should remain focused on agricultural activities and country residential living. Concerns were raised regarding noise impacts, increased activity within the area, and the presence of more people in the area throughout the week. He noted that neighbouring landowners maintain personal shooting ranges on their properties and that hunting activities occur within the area. He expressed concern that the proposed development could increase noise and activity levels beyond those associated with existing uses.

Jeff Deuschle speaking in support of the application on behalf of the Lethbridge Fish and Game Association and the Lethbridge gun range, discussed regulatory requirements governing gun range operations and stated that strict safety protocols are enforced, including training requirements, controlled access, and ongoing monitoring. He referenced a past investigation involving the Lethbridge gun range and noted that additional safety measures were implemented following

the review. He spoke to range design and safety considerations intended to mitigate overshooting and promote safe operations. Jeff expressed support for the Claresholm Fish and Game Association and indicated a willingness to assist throughout the development process. He also spoke to the potential economic benefits of the proposed development, including increased visitation and spending at local businesses during special events.

Member Fleming requested clarification from Claresholm Fish and Game Association representatives Duane Glimsdale and Todd Buhmiller as to whether the scale and scope of operations described by the Lethbridge Fish and Game Association were representative of what is being proposed under the current application.

Duane Glimsdale and Todd Buhmiller clarified that the Lethbridge gun range was referenced solely as an example of safety measures used in gun range design, including the use of baffles to mitigate the risk of stray bullets, and advised that it was not intended to represent the scale of the proposed development.

Chairman Alm questioned the bullet fallout map included with the application.

Duane Glimsdale and Todd Buhmiller advised that the map was based on RCMP standard guidelines and represented a worst-case scenario, illustrating potential bullet fallout in the absence of any obstructions within the flight path.

Chairman Alm also inquired about the water well and whether recent water quality testing had been conducted.

Duane Glimsdale and Todd Buhmiller responded that the well had been redeveloped approximately four years ago and that water testing was completed at that time.

Gary Brown stated that he and neighbouring landowners would be directly affected by the proposed development and raised concerns regarding noise, potential impacts on future residential development in the area, and potential effects on property values. He encouraged the Commission to consider the proposal from the perspective of nearby residents and questioned whether alternative locations had been considered for the development.

Duane Glimsdale speaking on behalf of the Claresholm Fish and Game Association, thanked those in attendance for presenting their comments and concerns regarding the application. He advised that the Claresholm Fish and Game Association had considered alternative locations for the proposed development and noted that the Association will mark its 110th anniversary in 2028. He further clarified that the bullet fallout map submitted with the application was based on RCMP standard guidelines and represented a worst-case scenario illustrating potential bullet fallout where no obstructions exist within the bullet's flight path. Duane provided additional information regarding the use of baffles and other range design features intended to mitigate bullet fallout and enhance safety. He also advised that surveillance cameras are proposed as part of the development. Duane acknowledged the concerns raised by neighbouring landowners regarding livestock and potential impacts on property values and advised that the Association is aware of and has considered these concerns in the development of the proposal.

Todd Buhmiller speaking on behalf of the Claresholm Fish and Game Association, addressed concerns related to traffic and advised that the anticipated level of use is expected to generate approximately two to four users per day. He noted that an archaeological assessment has been applied for and that further work will proceed depending on the outcome of the Commission's decision. He advised that access to the facility would be controlled and monitored through a key card access system capable of identifying individual users. Additional information was provided regarding the use of baffles above, around, and in front of shooting targets as a means of mitigating bullet fallout and enhancing safety. He further advised that the Association intends to preserve the existing character of the lands and utilize the property in its current state to the greatest extent possible.

Member Nelson noted concerns related to noise and mentioned that participation in shooting sports generally requires specialized equipment and associated costs. He further observed that facility use would likely be intermittent and not continuous throughout the proposed hours of operation.

Member Hemmaway inquired whether the Claresholm Fish and Game Association had considered incorporating trees or additional landscaping into the proposed development.

Todd Buhmiller responded that the Association had considered incorporating trees into the proposed development and advised that they had contacted Telus regarding its tree planting program as a potential landscaping option.

Member Berger noted the existence of private gun ranges on personal property located in closer proximity to neighbouring residences, suggested that this be taken into consideration when evaluating all the safety measures proposed in this application.

Chairman Alm thanked those in attendance for their comments and participation. He advised that the Commission would deliberate on the application in Closed Session and that a decision would be brought forward upon conclusion of deliberations.

Jeff Deuschle, Duane Glimsdale, Lori Glimsdale, Martin Krippl, Doug Leeds, Irene Leeds, Betty Hoare, John McKee, D. Glimsdale, Don R. Chatterton, Jocelyn Leeds, Mark Leeds, Phil Porteous, Dawn Porteous, Matt Bolduc, Gary Brown and David Bolduc exited the meeting at 11:20 a.m.

5 Subdivision Applications

5.1 Subdivision 2026-0-114 Cameron and Kjinserdahl (Lot 1; Block 1; Plan 1013310 & NW 30-16-28-W4M)

Senior Planner Dyck presented Subdivision Application 2026-0-114, an application to expand an existing farmstead parcel.

Senior Planner Dyck read in the recommended conditions and stated Municipal Reserve is applicable.

5.2 Subdivision 2026-0-136 Swihart & Cervo (S ½ 05-09-26-W4M)

Senior Planner Dyck presented Subdivision Application 2026-0-136, an application to adjust the boundary line between two titles to rationalize existing agricultural use patterns.

Senior Planner Dyck read in the recommended conditions.

6 Miscellaneous

6.1 Delegation: Clearlight Energy (SPWC) - Willow Ridge Wind Project - Request for Time Extension

Director of Planning and Development Chisholm presented correspondence regarding a request for a time extension.

Representatives from Clearlight Energy, Kim Collins and Gabriella Kovacs, responded to questions and provided clarification regarding the request for a time extension. Clearlight Energy advised that it intends to proceed with the rezoning application for the proposed Substation and Battery Energy Storage System (BESS) and requested an extension to the December 9, 2026 MPC meeting. The representatives also indicated that they expect to provide further project updates at that time.

7 Information Only

8 Closed Session Pursuant to Municipal Government Act Section197 and Part 1, Division 2 - Exemptions to Disclosure - Access to Information Act (ATIA)

Resolution No. M-26/80

Moved by Member Berger to enter into closed session at 11:50 a.m.

CARRIED UNANIMOUSLY

Rob Vogt, Todd Buhmiller, Gabriella Kovacs, Kim Collins and Sean Fairfield exit at 11:52 a.m.

Resolution No. M-26/81

Moved by Member Nelson to come out of closed session at 12:21 p.m.

CARRIED UNANIMOUSLY

9 Resolutions

9.1 DA 096-26 Hutterian Br. Church of White Lake - Resource Extractions (S ½ 13-09-27-W4M)

Resolution No. M-26/82

Moved by Member Nelson that Application 096-26 for Aggregate extraction within SW 13-09-27-W4: 158.5 acres (64.1ha) expansion of existing Class II sand and gravel operation to Class I (>5.0ha) consisting of mining, loading and hauling. No washing, screening or crushing on site.

SE 13-09-27-W4: 2.0 acres (0.8ha) haul road route.

Also, a waiver of 75ft. (22.9m) minimum setback requirement from the east property line to allow a 10ft. (3m) undisturbed buffer zone, be **APPROVED**, with the following conditions:

1. The site, land uses, and improvements shall be developed in accordance with the Development Permit Application and associated information submitted for application to be deemed complete for processing September 21, 2026.
2. Setback from east property line shall be set at 10ft. (3m) to allow for an undisturbed 3-meter buffer.
3. The Designated access (empty or loaded) shall be the following:
    - Hwy 785 to and from SW 13-09-27-W4M, or through portion of SE 13-09-27-W4M to access West Fort Macleod pit located on S ½ 18-09-26-W4M.
4. Applicant/landowner shall comply with Land Use Bylaw No. 2025, Schedule 2 Natural Resource Extraction land use district; Schedule 4 Land Suitability and Servicing Requirements; Schedule 5 Standards of Development.
5. The pit operator shall provide a water truck for dust mitigation during pit operations for use in the pit, internal roads and along the haul route in portion of SW 13-09-27-W4M, empty or loaded.
6. Prior to commencement of the development the applicant shall provide a copy of Historical Resources Act approval, pursuant to Alberta Tourism and Sport's letter dated October 7, 2026 (see attached).
7. The setback distance from the LNID Pipeline Right-of-Way indicated in the maps included in the Application No. 096-26 requires that development must meet the minimum set-back distance of 15 meters (50 ft.) from the outside boundary of any LNID Pipeline Right-of-Way and or interests in this parcel. This right-of-way is registered as Pipeline R/W Plan 121 1868. (see attached)
8. The applicant shall contact ATCO Energy Systems for gas line relocation (see attached)

9. A satisfactory interim inspection report on the recontour and reseeding, regarding periodic and final reclamation undertakings, shall be filed with the Municipal District Office prior to the time of reclamation.
10. The mining operations shall be subject to review by the Municipal District annually to ensure compliance with the terms of the development permit.
11. Stockpiles shall be no greater than 5 meters in height to minimize the impact of turbulence.
12. Hours of operation shall be weekdays 7:00am – 6:00pm Monday to Friday, and 7:00am to noon on Saturdays. No operations on Sundays or statutory holidays.
13. The applicant shall comply with the Weed and Pest Management Plan.
14. The applicant shall comply with the Alberta Weed Control Act by controlling the spread of "prohibited noxious" and "noxious weeds".
15. Alberta Environment “Code of Practice for Pits” shall be adhered to.
16. Prior to commencement of development the applicant shall obtain and maintain the required Municipal Business Licence, pursuant to the Municipal Business Licence Bylaw No. 2036.
17. There shall be no further development within the minimum setback requirements of 75 feet (22.8m) from all adjacent property boundary lines, unless a development permit is obtained that specifically varies the required setback to allow the specified development.

CARRIED UNAMIOUSLY

9.2 DA 079-26 Claresholm Fish & Game Association application - Private/Public Gun Range (NW 11-13-28-W4M)

Resolution No. M-26/83

Moved by Member Berger that Application 079-26 for Private/Public Gun Range: Proposed gun range – Phase 1 of 4, including (1) shipping container and a 10ft. x 10’x 8.6ft pumphouse with roof mount solar system

Also, waiver request of Policy 320-07 Minimum Local Road Standards for access road, be **APPROVED**, with the following conditions:

1. The site, land uses, and improvements shall be developed in accordance with the approved application, site plan and supporting documentation submitted with Development Permit Application 079-26 deemed complete for processing September 23rd, 2026, except as otherwise required by the conditions of this approval. This represents an approval of Phase 1 of the proposal. A separate development permit application for additional phases must be submitted and approved prior to any additional development taking place.
2. Prior to commencement of operation, the applicant/operator shall obtain all approvals required for the shooting range from the Alberta Chief Firearms Officer and/or other authority having jurisdiction pursuant to the *Firearms Act* and the *Shooting Clubs and Shooting Ranges Regulations*. A copy of the applicable approval shall be provided to the Municipal District prior to operation of the facility.
3. The shooting range shall be designed, constructed and operated in accordance with the requirements of the Chief Firearms Officer and all applicable federal and provincial legislation, regulations, standards and approvals.
4. The development shall incorporate appropriate backstops, berms, baffles and other safety measures required by the Chief Firearms Officer or other authority having jurisdiction to ensure that projectiles are contained within the approved shooting range property.

5. The applicant/operator shall notify the Municipal District of any material amendment, suspension, cancellation or revocation of the approval issued by the Chief Firearms Officer for the shooting range.
6. The applicant/operator is responsible for obtaining and maintaining all permits, licences and approvals required by federal, provincial and municipal legislation. Issuance of this Development Permit does not relieve the applicant/operator from obtaining any other approval required by law.
7. Shooting activities shall occur only from the firing positions and in the directions identified on the approved site plan and range plans. No firing position, shooting direction or range configuration shall be altered without obtaining all required approvals and, where determined necessary by the Development Authority, an amendment to the Development Permit.
8. Prior to construction or commencement of the development the applicant shall provide a copy of Historical Resources Act approval, pursuant to Alberta Tourism and Sport's letter dated October 7, 2026 (see attached).
9. Prior to construction or commencement of development, the applicant shall construct or upgrade the private driveways to the requirements of Municipal Policy 320-26 Private Driveway. Contact the Municipal Director of Infrastructure for pre-inspection and post inspection.
10. Prior to construction or placement of building(s), structures and shipping container of the approved Phase I proposal, a detailed site plan, detailed construction plans and floor plans shall be submitted to the Municipal Office for written approval.
11. Prior to construction or commencement of the development, the applicant/landowner shall obtain and comply with all necessary permits under the Alberta Safety Codes Act (including building, electrical, gas, plumbing and private sewage) as required. Permits shall be obtained from the accredited agencies on behalf of the municipality: Superior Safety Codes Inc., or Park Enterprises Ltd. or The Inspections Group Inc.
12. The Outdoor Gun Range may be accessible seven (7) days per week; however, no firing shall occur before 8:00 a.m. or sunrise, whichever is later, or after sunset or 9:00 p.m., whichever is earlier. For the purposes of this condition, *sunrise* means the time when the upper edge of the sun first appears above the eastern horizon, and *sunset* means the time when the upper edge of the sun disappears below the western horizon.
13. The applicant/operator shall take reasonable measures to minimize noise impacts on surrounding properties. Where required by the Development Authority, noise mitigation measures identified through an approved noise impact assessment or acoustical study shall be implemented and maintained for the duration of the development.
14. Appropriate warning signs, boundary identification, access controls and other safety measures shall be installed and maintained in accordance with the requirements of the Chief Firearms Officer and other applicable authorities.
15. Public access to active firing areas shall be controlled at all times, and the applicant/operator shall maintain measures to prevent unauthorized access to the shooting range and associated danger areas.
16. All parking associated with the development shall be accommodated entirely within the subject parcel in the location shown on the approved site plan. No parking associated with the development shall be permitted within a municipal road right-of-way.
17. Access to the development shall be limited to the approach(es) shown on the approved site plan. Any new or upgraded approach shall be

constructed to the satisfaction of the Municipal District and at the applicant's expense.

18. Prior to construction or commencement of operation, the applicant/operator shall prepare and maintain a Fire and Emergency Response Plan addressing, at minimum, emergency access, fire, medical emergencies, accidental discharge incidents, evacuation procedures and emergency contact information. Contact the Municipal District Director of Emergency Services for consultation and approval of plan.
19. The applicant/operator shall maintain appropriate fire prevention and suppression equipment on site and comply with applicable fire and safety requirements.
20. The applicant/operator shall be responsible for managing spent projectiles, cartridge casings, targets and other waste generated by the development and shall ensure that such materials are collected, stored and disposed of in accordance with applicable legislation and environmental requirements.
21. The development shall be operated so as not to create an unreasonable nuisance or adverse impact on adjacent properties resulting from noise, dust, traffic, lighting, garbage or other activities associated with the development.
22. Applicant/landowner shall comply with Land Use Bylaw No. 2025, Schedule 2 Rural General land use district; Schedule 4 Land Suitability and Servicing Requirements; Schedule 5 Standards of Development; and Schedule 6 Use Specific Standards of Development, Section 27 Outdoor gun range and Section 37 Shipping containers.
23. The applicant shall comply with the Weed and Pest Management Plan.
24. The applicant shall comply with the Alberta Weed Control Act by controlling the spread of "prohibited noxious" and "noxious weeds".
25. Prior to commencement of operation the applicant shall obtain and maintain a Municipal Business Licence, pursuant to the Municipal Business Licence Bylaw No. 2036
26. There shall be no development within 20ft. (6.10m) of adjacent property lines and 75ft. (22.8m) of any developed or undeveloped municipal road right-of-way, unless a development permit is obtained that specifically varies the required setback to allow the specified development.
27. Pursuant to Section 650 of the *Municipal Government Act*, the applicant shall enter into a Development Agreement for future roadway improvements, with the Municipal District.

Informative: Given the presence of residences on the road, the MPC believes that the existing road is sufficient for Phase 1 development. However, roadway improvements will be required for additional phases of development. The developer shall be responsible for its proportionate share of the costs of any required roadway improvements, as determined through a Development Agreement based on traffic attributable to the development.

CARRIED

9.3 Subdivision 2026-0-114 Cameron and Kjinserdahl (Lot 1; Block 1; Plan 1013310 & NW 30-16-28-W4M)

Resolution No. M-26/84

Moved by Member Berger that Application 2026-0-114 to expand an existing farmstead parcel, be **APPROVED**, with the following conditions:

RESERVE:

1. That the 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the ±0.31

acres at the market value of $5,131 per acre with the actual acreage and amount to be paid to the M.D. of Willow Creek No. 26 to be determined at the final stage.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Willow Creek No. 26.

2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Willow Creek No. 26 which shall be registered concurrently with the final plan against the title(s) being created.

3. That the area being subdivided be consolidated with the existing parcel (C of T 111 280 703) as depicted on the tentative plan.

CARRIED UNAMIOUSLY

9.4 Subdivision 2026-0-136 Swihart & Cervo (S ½ 05-09-26-W4M)

Resolution No. M-26/85

Moved by Member Fleming that Application 2026-0-136 to adjust the boundary line between two titles to rationalize existing agricultural use patterns, be **APPROVED**, with the following conditions:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Willow Creek No. 26.

2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Willow Creek No. 26 which shall be registered concurrently with the final plan against the title(s) being created.

3. That the area being subdivided be consolidated with the SW¼ (C of T 111 053 157 +3) as depicted on the tentative plan.

CARRIED UNAMIOUSLY

9.5 Delegation: Clearlight Energy (SPWC) - Willow Ridge Wind Project - Request for Time Extension

Resolution No. M-26/86

Moved by Member Hemmaway that the Time Extension Request submitted by Clearlight Energy, be **APPROVED** to December 9, 2026 MPC meeting.

CARRIED UNAMIOUSLY

9.6 Resolution No. M-26/87

Moved by Member Nelson to enter back into closed session at 12:26 p.m.

CARRIED UNAMIOUSLY

Resolution No. M-26/88

Moved by Member Berger to come out of closed session at 12:35 p.m.

CARRIED UNAMIOUSLY

9.7 Resolution No. M-26/89

Moved by Chairman Alm that the request for a waiver refund associated with Application 102-26 be denied.

CARRIED UNAMIOUSLY

9.8 Resolution No. M-26/90

Moved by Member Berger to recess the MPC meeting at 12:36 p.m. to the afternoon.

CARRIED UNAMIOUSLY

Member Fleming exits at 12:36 p.m.

Rob Vogt entered the meeting at 12:45 p.m.

Richard Feyter and Jasmyn Feyter entered the meeting at 1:51 p.m.

Resolution No. M-26/91

Moved by Chairman Alm to reconvene the MPC meeting agenda at 1:54 p.m.

CARRIED UNAMIOUSLY

9.9 DA 099-26 Feyter, Richard - Riding arena (Lot 2; Block 1; Plan 2310246 - 92042 RR 250, Orton)

Development Officer Johnson presented Application 099-26 an application for a Riding arena - Construction of an 11, 200 sq. ft. indoor riding arena for personal use.

Development Officer Johnson read in the recommended conditions.

Resolution No. M-26/92

Moved by Member Hemmaway that Application 099-26 an application for a Riding arena - Construction of an 11, 200 sq. ft. indoor riding arena for personal use, be **APPROVED**, with the following conditions:

1. The site, land uses, and improvements shall be developed in accordance with the Development Permit Application and associated information submitted for application to be deemed complete for processing on September 24, 2026
2. Prior to construction or commencement of the development, the applicant/landowner shall obtain and comply with all necessary permits under the Alberta Safety Codes Act (including building, electrical, gas, plumbing and private sewage) as required. Permits shall be obtained from the accredited agencies on behalf of the municipality: Superior Safety Codes Inc., or Park Enterprises Ltd. or The Inspections Group Inc.
3. The applicant/landowner shall comply with Municipal Land Use Bylaw No. 2025, not limited to, Schedule 2 Hamlet Residential land use district, Schedule 4 Land Suitability and Servicing, and Schedule 5 Standards of Development.
4. There shall be no development within 20 ft (6.1m) of the front and rear yard property lines, 5 ft (1.5m) from the side property lines and 75ft. (22.86m) from the municipal road allowance boundary, including trees and board/plank/chain link fences, unless a development permit is obtained that specifically varies the required setback to allow the development.

CARRIED UNAMIOUSLY

10 Adjournment

Resolution No. M-26/93

Moved by Member Nelson to adjourn at 2:08 p.m.

CARRIED UNAMIOUSLY

_____

Chairman

_____

Chief Administrative Officer

Read in and submitted by Matt Bolduc Oct 14/2026 MPC Mtg.

Good morning, My name is Mat Bolduc and iam a 3rd generation rancher in the MD of Willow Creek. My wife Addy and I farm and ranch directly north of this proposed gun range. Our family owns and operates Cudlobe Angus West with our 3 young children. Being a multi-generational operation, we have concerns about the safety of our family and employees and our ranch's ability to properly utilize some our grazing lands if this proposed range passes council.

First off I would like talk about the fact all these shooting areas point towards our single water source for our southern most grazing lease. Directly off the north west corner of the fish and game quarter is a dugout that is the south watering point for 400 acres of prime native grass in a government grazing lease. This specific pasture is used in rotation through out the summer for our oldest heifer calves and their mothers. After visiting with many rangeland grazing specialists, they all had very large concerns about how these loud abrupt gunshots will affect our cattle's grazing patterns and performance if they are constantly driven away from water from the sound of this gun fire.

A .338 Lapua (which is what the range is planning on being certified for) makes 160-170 dB at the muzzle when fired. A 30-06 is 155- 163 dB when fired for comparison. "Sounds over 85 dB are measured to elicit freezing or strong startle response in beef cattle. This stressor has been found to affect health and production in cattle due to changes in heart rate, respiration rate metabolism digestion immune function and feeding behavior."(Grandin and OSU). The downrange the sonic crack of these big caliber guns is measured at 100dB roughly out to 1000 yrds. So less then 150 yards away from my water source where the target is located for the long range shooting, will be a sudden abrupt sound causing stress and making the cattle move off the water. Which will in turn effect performance, pregnancy rates and grazing patterns. This will be sporadic noise that will be detrimental to my family's and neighbour's business' and or livelihood. Who will get to answer to these questions when we have light calves at weaning or more open cows at preg check?

My second concern is over safety and the apparent disregard for it when it came to Fish and Games appraisal of my Family and neighbours to the north. Almost every acre of grazing (960acres) in total west and south of my yard (which is barely outside of the safety area on the bullet fall map, but includes my neighbours the Browns yard to the north). I quote the proposal here "it is the opinion of the developer that due to the orientation of this range the human activity within the safety area is limited". By limited they mean someone from my family riding a horse or a side by side through this area almost every day during the summer and into the fall, or our cattle grazing this area, Or Gary and Janet Brown yards being in this area. How will I know my children will actually be safe checking cows like they have for their

whole lifetime. When I teach my kids gun safety at home is you never point a gun in the direction of others even if something is between you. Will all these berms protect us from what is potentially a very serious situation? Last year in conjunction with 2026 being the United Nations Year of the Pastoralists we started to host Stavely School classes k-6 and allowing them to tour native lease ground and it involved busloads of kids arriving in this "safety Area" to learn about native grass and how ranching actually utilizes this ground to add value to it by working with nature. One consistent comment was they couldn't believe how quiet it was out there. Will we be able to continue with these such activities when we are literally down range from a gun range...

Safety areas cannot overlap onto areas of human habitation or regular human activity, The RCMP define this as the presence of dwellings, buildings, business or human activity sites that are used on a regular basis when the range is in use. Page 20 in the proposal. Gary and Janets house is literally in the safety zone. Agriculture is a business and we are in the business of producing the world's best protein through beef cattle production. How can this not be considered when we are in the fields almost daily in some form or the other. I see all these safety features and such in this proposal but there is no 100% guarantee a bullet can't leave the range and that bothers me deeply. There is a human element to this whole equation and it is laid out on page 19 "There are no provisions in these guidelines to account for unacceptable random or wild firing". This range is to be run on the honor system since access will only be controlled access by a gate but in the meeting I had with a member of the fish and game association at the quarter section it was told to me verbally the range wouldn't actually be fenced off. How can they say there will never be a problem when they might not even know who is shooting there.

Thirdly the absolute lack of communication in this whole situation is mind blowing to me. Many of these members of the Fish and Game Association I would consider peers, neighbours and present in my life as role models growing up. The first direct contact about this gun range from the Fish and Game was a phone call I received on Oct 7th 2026. After talking to many other land owners inside this affected area I was very alarmed when most said they knew nothing about this meeting or that the gun range was still happening. When I questioned this I was informed I was sent a letter 2 years ago for their open house and didn't come so Fish and Games opinion was that they tried. After looking at the proposal on the MD's website I felt like this is very concerning. Fish and Game expects everyone to believe that everything will be fine and they have a plan we just need to believe them. They are expecting local land owners to bare the risk of this without actually talking to them, but

also want some perks thrown in like a pass on the road from the MD. Which I know hasn't been allowed when other tax payers in the MD have asked for these exemptions.

In closing I do hope the Planning Commission rejects this request and sides with the many tax payers whole live, work, and are raising the next generation of farmers and ranchers in the MD of Willow Creek.

https://www.mdpi.com/2624-599X/5/4/59

effects of noise in cattle farming : greater then 85-90 dB elicits freezing or strong startle response in cattle. This stressor has been found to affect health and production due to changes in heart rate, respiration rate, metabolism, digestion immune function and feeding behavoir.

https://www.researchgate.net/publication/239694222_Response_of_beef_cattle_to_noise_during_handling

https://cfaes.osu.edu/fact-sheet/beef-cattle-handling-physiology-and-behavior

https://www.whminer.org/post/from-the-farm-report-what-s-all-the-noise-about

~~Read at~~ ~~mtg~~ Submitted by Mari Boldue
(This pkg was in the red folder)
Oct 14/2026
MPC Mtg

TO: THE COUNCIL OF THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26 AND ALL RELEVANT APPROVAL AUTHORITIES

We, the undersigned residents, landowners, agricultural producers, and concerned citizens, formally express our opposition to the proposed development and operation of a shooting range by the Willow Creek Fish and Game Club on NW 11-13-28 W4, west of Claresholm, Alberta.

We recognize the importance of responsible firearm ownership, hunting, and recreational shooting. However, we believe the proposed location raises significant concerns regarding public safety, agricultural operations, neighboring landowners, environmental impacts, property values, and the peaceful enjoyment of rural property.

OUR CONCERNS

1. Public Safety, Firearm Discharge, and Bullet Fall Map

The proposed shooting range would introduce regular firearm discharge into an established agricultural and rural area. We are particularly concerned about the proposed north-northwest shooting direction, nearby properties, and the location of existing farmyards, agricultural operations, livestock areas, and road allowances.

The bullet fall map associated with the proposal appears to show the projected bullet fall area overlapping an existing neighboring farmyard and . If accurate, this raises serious concerns about the safety of families, livestock, day to day agriculture activities on the affected property.

2. Road Allowances and Public Access

We are concerned that increased traffic could create safety concerns, interfere with farming and ranching operations, and place additional burdens on neighboring landowners. The proposed shooting direction and bullet fall area should also be assessed in relation to nearby road allowances and public access routes.

3. Agricultural Operations and Livestock

The surrounding lands are actively used for farming and ranching. Repeated gunfire, increased vehicle traffic, and public activity may negatively affect livestock management and agricultural operations.

Agricultural producers should not be expected to bear additional operational burdens or safety risks resulting from a recreational shooting facility.

4. Noise and Rural Quality of Life

Regular gunfire could significantly change the existing rural environment. Noise may affect nearby residences, livestock, outdoor activities, cattle watering sites, and the peaceful enjoyment of neighboring properties.

The potential noise impacts should be assessed together with the proposed shooting schedule, firearm types, frequency of use, and the location of nearby homes, farmyards, livestock areas, and cattle watering sites. The cattle watering site should be considered specifically in relation to noise, as livestock may be present there regularly and may be affected by repeated or unexpected gunfire.

5. Potential Impact on Land Values

We are concerned that the establishment and operation of a shooting range could negatively affect the value and marketability of nearby agricultural properties. Factors such as regular gunfire, increased traffic, noise, perceived safety risks, environmental concerns, the apparent bullet fall map overlap, and limitations on future land uses may make neighboring properties less attractive to prospective buyers.

6. Environmental and Fire Risks

We request a detailed assessment of potential lead contamination, soil and water impacts, wildlife disturbance, and wildfire risks associated with the proposed shooting range.

The assessment should consider whether bullets, lead, other projectiles, runoff, or other contaminants could affect agricultural soils, livestock areas, surrounding land, or nearby water sources.

The assessment should also consider whether bullets or other projectiles could leave the range area, enter neighbouring lands, affect agricultural soils or livestock areas, or create risks along nearby road allowances and public access routes.

WE THEREFORE PETITION THAT:

1. The Municipal District of Willow Creek No. 26 reject the proposed shooting range at NW 11-13-28 W4.
2. Alternative locations with fewer potential impacts on established agricultural operations, property values, and neighboring landowners be considered.

OUR REQUEST

We respectfully request that municipal council place the safety, property rights, agricultural livelihoods, livestock, property values, and quality of life of existing residents ahead of the proposed recreational development.

We would also like to reiterate that the Agricultural producers should not be expected to bear additional operational burdens or safety risks resulting from a recreational shooting facility.

We further request that council give particular attention to the apparent overlap between the projected bullet fall area and the neighboring farmyards shown on the bullet fall map. The potential noise impacts on the cattle watering site should also be independently assessed before any decision is made.

We, the undersigned, oppose the establishment of the Willow Creek Fish and Game Club shooting range at NW 11-13-28 W4.

PETITION SIGNATURES

Name	Signature	Date
Dustin Butler		Oct 13 2026
Mark Leeds		Oct 13 2026
Doug Leeds		Oct 13/26
Irene Leeds		Oct 13/26.
Jocelyn Leeds		Oct 13/26

PETITION SIGNATURES

Name	Signature	Date
John McKee	John McKee	Oct 13, 2026
Jenny McKee	Jenny McKee	Oct. 13/26
Steve Lelek CO Kripp/ Ranch		Oct 13/2
Kari Lelek	Kari Lelek	oct 13 2026
Aurora Lelek		Oct 13, 2026
Ian Mackay		Oct, 13, 2026

We would also like to reiterate that the Agricultural producers should not be expected to bear additional operational burdens or safety risks resulting from a recreational shooting facility.

We further request that council give particular attention to the apparent overlap between the projected bullet fall area and the neighboring farmyards shown on the bullet fall map. The potential noise impacts on the cattle watering site should also be independently assessed before any decision is made.

We, the undersigned, oppose the establishment of the Willow Creek Fish and Game Club shooting range at NW 11-13-28 W4.

PETITION SIGNATURES

Mathew Baldwin NW 23 13 28 W4

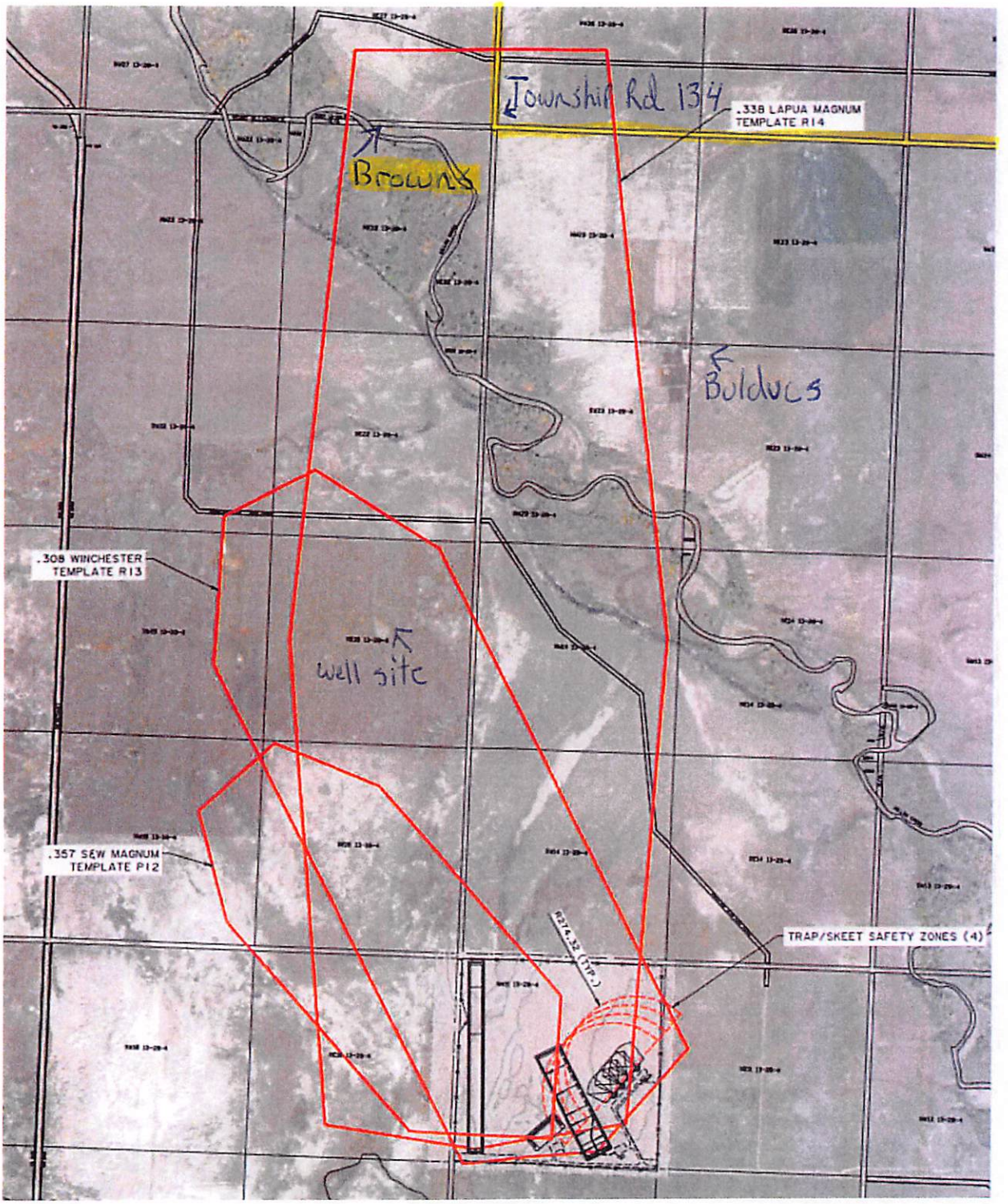
Janet Ramsey Brown SE 27-13-28-4

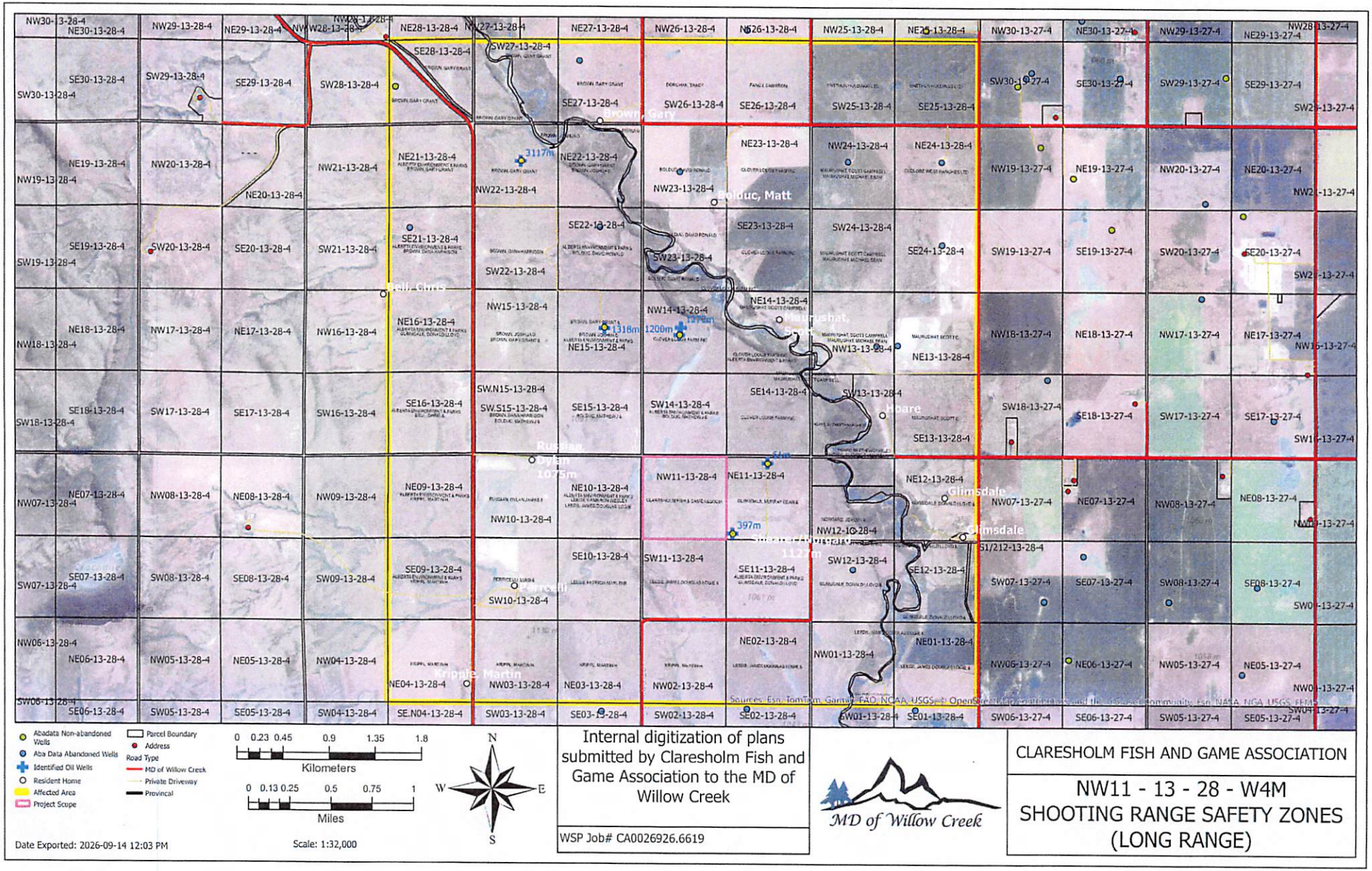
SW-22-13-28 W4 Dana Brown

NW-15-13-28-W4 Josh Brown

Gary Brown SE 27-13-28-4

David Baldwin


Township Rd 134
.338 LAPUA MAGNUM
TEMPLATE R14
Browns
Bolducs
.308 WINCHESTER
TEMPLATE R13
well site
.357 SEW MAGNUM
TEMPLATE P12
TRAP/SKEET SAFETY ZONES (4)


Abadata Non-abandoned Wells
Aba Data Abandoned Wells
Identified Oil Wells
Resident Home
Affected Area
Project Scope
Parcel Boundary
Address
Road Type
MD of Willow Creek
Private Driveway
Provincial
0 0.23 0.45 0.9 1.35 1.8
Kilometers
0 0.13 0.25 0.5 0.75 1
Miles
N
S
E
W
Date Exported: 2026-09-14 12:03 PM
Scale: 1:32,000
Internal digitization of plans submitted by Claresholm Fish and Game Association to the MD of Willow Creek
WSP Job# CA0026926.6619
MD of Willow Creek
CLARESHOLM FISH AND GAME ASSOCIATION
NW11 - 13 - 28 - W4M
SHOOTING RANGE SAFETY ZONES
(LONG RANGE)

F11

Read in and submitted by Doug Keeds on behalf of Betty Hoare
Oct 14/26 MPC Mtg
(2 pages)

Gun Range Proposal Comments from Betty Hoare registerd land owner as of October 14, 2026.

Request for waiver policy 320-07.

Asked for quote 3 construction companies received a quote of $955,880.63. Direct quote from Claresholm Fish and Game Association application signed by Duane Glimsdale. "After reviewing the one quote received, we feel that the due to the extreme cost ol such work, it would be cost prohibitive and make the outdoor range not feasible to move forward. This is the reason that we are requesting this waiver."

- Setting precedent in the MD of Willow Creek does the high cost of upgrading a road get you a waiver before the safety of the public is considered.
- The l.iability if the MD gives the waiver and an incident occurs where the MD is sued.
- Is phase 1 of 4 going before the waiver is received.

Timeline for the ruling on waiver.

The top of that hill is dangerous corner to be meeting people not familiar with it.

Craig Pittman from MD stated in a letter dated April 15, 2025 that the roads currently do not meet the policy 320-07 and the internal private access roads will need to meet the Private Roads Policy 320-26 to move forward.

Permission to use the oil lease road was signed in 2017. Should this agreement be revisited and brought up to date with the increase of the traffic on said road. Agreement states dry or frozen ground conditions only

If road needs to be rebuilt due to misuse they would invoice the cost plus 10%. Are the funds available if this happens.

Question the means to get the low number of 2-4 vehicles per day for road usage. It leaves the impression that the road traffic will be unnoticeable, don't worry be happy. Another way of calculating is taking the total vehicles on the road in one year and dividing by the actual days the road was used. High days of 150 to 300 cars for a 3 day event gives you the 50 to 100 cars on those days. If no amenities are offered that number increases as people travel back and forth to town. Neighbors should look at the top end of the range as well as the 2-4 cars per day when making an opinion on the increase of road usage. It was mentioned that there would be some instances were a special event would occur (3 day events) If you have a special event for each different part if the gun range (rifle, shotgun, pistol, archery, cowboy shooting) you come up with a lot of summer weekends of increased traffic.

(1)

Well report is from 1986 back when there was sitting water in the 2 quarters. Water tables have dropped significantly in the last 20 years. What is the true picture now when you are citing it as a water source in this application "there is a water well onsite to provide water for storage, fire suppression and watering trees and shrubs." New water well report be requested prior to approval. Fire concerns are very big with surrounding residents. Any fire support from the town of Claresholm would require up to 25 minutes to get onsite. If the wind is blowing at all, you have an out of control fire.

Hours of operation

7 days a week from 8 AM to 9 PM and maybe some night shooting. Neighbors, MD Taxpayers, bordering the proposed gun range can now enjoy their outdoor spaces of their homes from 9:01 PM to 7:59 AM, if there is no night shoots. Not a fair trade.

No campfires – unless they get a waiver Who is giving out the waiver

No overnight Stays – unless they get a waiver. Who is giving out these waivers.

Sound

Decibels of 1 or 2 shots as per tests, not a problem if the shooter goes home after 2 shots. It's the constant shooting from 8 AM to 9 PM which is not good for your mental health when you are used to the peace and quiet. Question why the neighbors way of life has to change so drastically and the fact that property values decrease due to proximity of the gun range. If you are not a fan of guns you are not going to be buying property next to a gun range. Why should we have to change our lifestyle for someone's sport.

Each phase is going to require a new development permit and if a building is involved depending on size, will determine if there is a need for a bldg. permit or not. Clubhouse listed in phase 1, but no one knows how big that clubhouse will be as it depends on the $ available as per application on page 12. Clubhouse should be removed from phase 1.

Assuming the club will be accepting new members, this equates to more activity on the roads. Currently the trap club holds weekly shoots, are they going to relocate and again is that traffic accounted for. Cowboy Action Range currently a popular event at a private resident. If it is moving, they had overnight parking at that venue. Will they be expecting the same at the new location.

(2)

Read in and Submitted by Doug Leeds (8 pages)
Oct 14/26 MPC Mtg

Reinke
MORE RIGHT THAN RAIN

@ MIKE + BETTY HOARE

GOOD MORNING TO START. WE ARE NOT IN FAVOR OF THIS LOCA

WE ARE THE 3RD AND 4TH GENERATION IN CHARGE

OF MAINTAINING OUR FAMILY HERITAGE WITH

THE 5TH IN THE WINES. SINCE 1883

THUS WE ARE HERE TODAY AS CONCERNED NEIGHBOURS

CATTLE ARE OUR BUSINESS

AND IF WE FIND OUT A GUN RANGE AFFECTS

US NEGATIVELY IN THE FUTURE, IT WILL BE TOO LATE

I CANT BELIEVE THE COWS WILL ENJOY THE BANGING OF
(LIKE A ELECTRIC FENCE) CONTINUOUS SHOOTING

WE ARENT AGAINST SHOOTING WITH PERMISSION

WE DO ALLOW - DEER + COYOTE HUNTING

- ALLOW RIFLE SIGHTING IN

- THE PHEASANT DERBY

THE DIFFERENCE IS " WE HAVE CONTROL" "YES OR NO"

(1)

(2)

THE COWS WILL JUST MOVE OUT, UNTIL THE SHOOTING IS DONE, BUT IF SHOOTING IS CONSTANT, WILL THEY MOVE AWAY, AND STAY AWAY.? I DON'T KNOW, DO YOU?

WE HAD CONSIDERED BUILDING IN THE VALLEY SOUTH WEST OF THE "PROPOSED GUN RANGE". BUT THIS HAS DEFINITELY STOPPED THAT IDEA.

OUR COWS PASS KITTY-CORNER BETWEEN SW-11-13-28-W4 AND NE 2-13-28-W4 FOR WATER AND SUMMER PASTURE. THIS IS A DAILY OCCURENCE.

THEY GRAZE OPEN RANGE ON THE 2 QUARTERS

THE ROAD TO THE GUN RANGE IS A "FORCED ROAD" AND NOT FENCED. "~~FREE RANGE~~."

HAVEN'T HEARD ANYTHING ABOUT ARCHEOLOGY REPORTS

THIS AREA HAS SIGNIFICANT IMPORTANCE IN REGARDS TO INDIAN CAMPSITES AND BUFFALO RUNS

* READ HISTORICAL RESOURCE ACT.

(2)

(3)

Reinke
MORE RIGHT THAN RAIN

RICOCHET'S ARE SIGNIFICANT AS THIS AREA

HAS A VERY HIGH AMOUNT OF ROCKS, NOT STONES

AS A CLOSE UP PHOTO WILL SHOW THE PILES

LAPUA RIFLE WILL RICOCHET 1460' up
22LR. 450'

LAPUA RANGE IS 6322 METER (3.89 MILES)
VERY NEAR TO PINE COULEE SHORE

THUS STARS FLIGHT PATH SHOULD BE NOTIFIED
PLUS CLARESHOLM FLIGHT SCHOOL

THE WATER SAMPLES BETTER BE TESTED

BEFORE ANYTHING HAPPENS SO THERE IS A BASE SAMPLE

BEFORE LEAD CONTAMINATION

CHECK OUT Pg 88 - IE LEAD CONTAMINATION
FOR HUMANS - WHAT ABOUT CATTLE GRAZING ON
CONTAMINATED PASTURE (10 1/4 SECTIONS)
RCMP RANGE DESIGN. Pg 88 LEAD CONTAMINATION

(3)

Water drainage to Willow Creek

Reinke
MORE RIGHT THAN RAIN

IN CONCLUSION YOU ARE STEERING

THIS SHIP THROUGH THESE WATERS

IF WE GET OF COURSE THE PATH IS

SET FOR THE FUTURE.

THIS ¼ IS MORE THAN THAT. THERE ARE

14 MORE ¼'S AT LEAST AFFECTED BY THIS DECISION

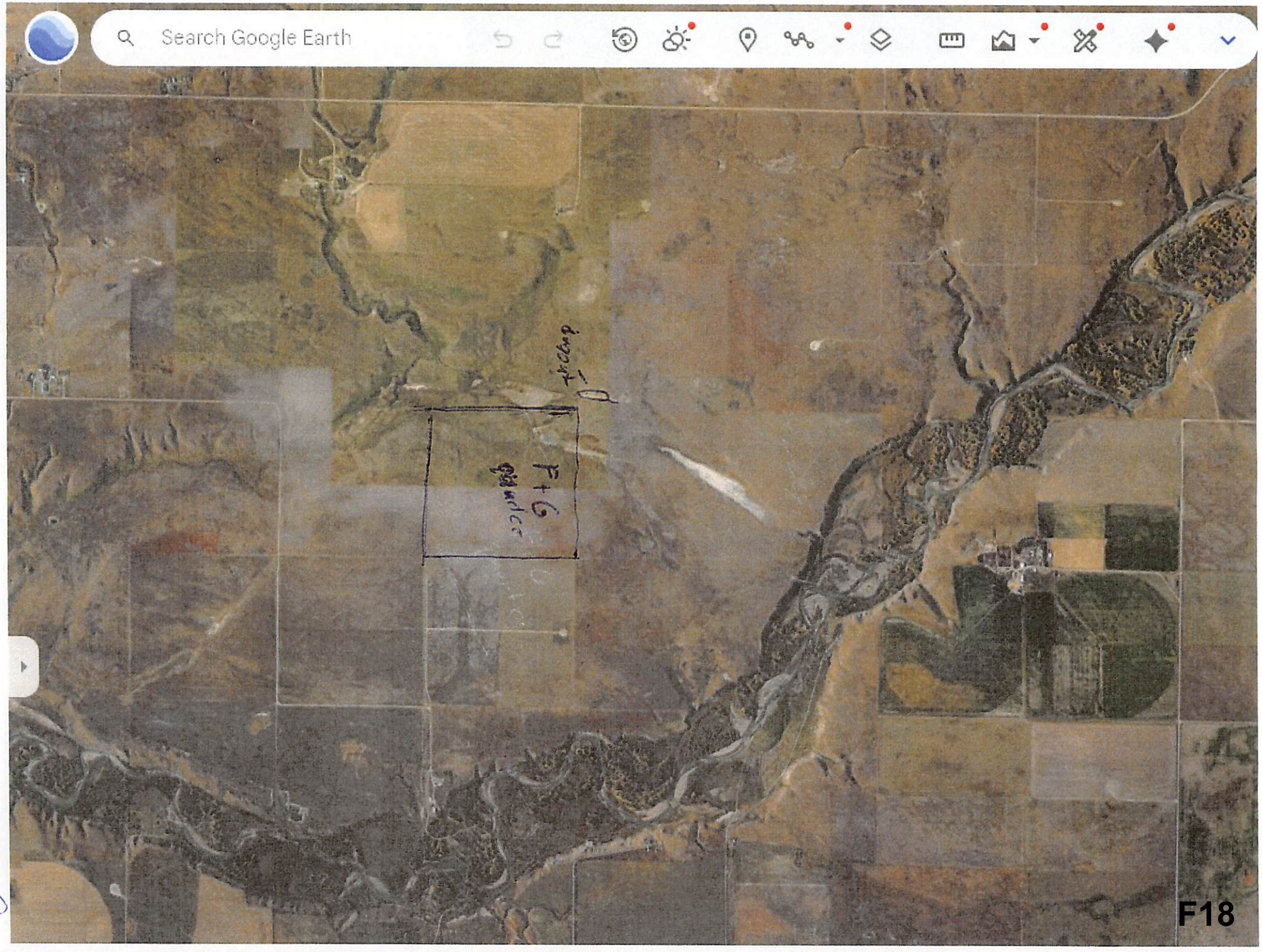
OUR LEASE ¼ IS 75% COVERED BY THE FALL ZONE

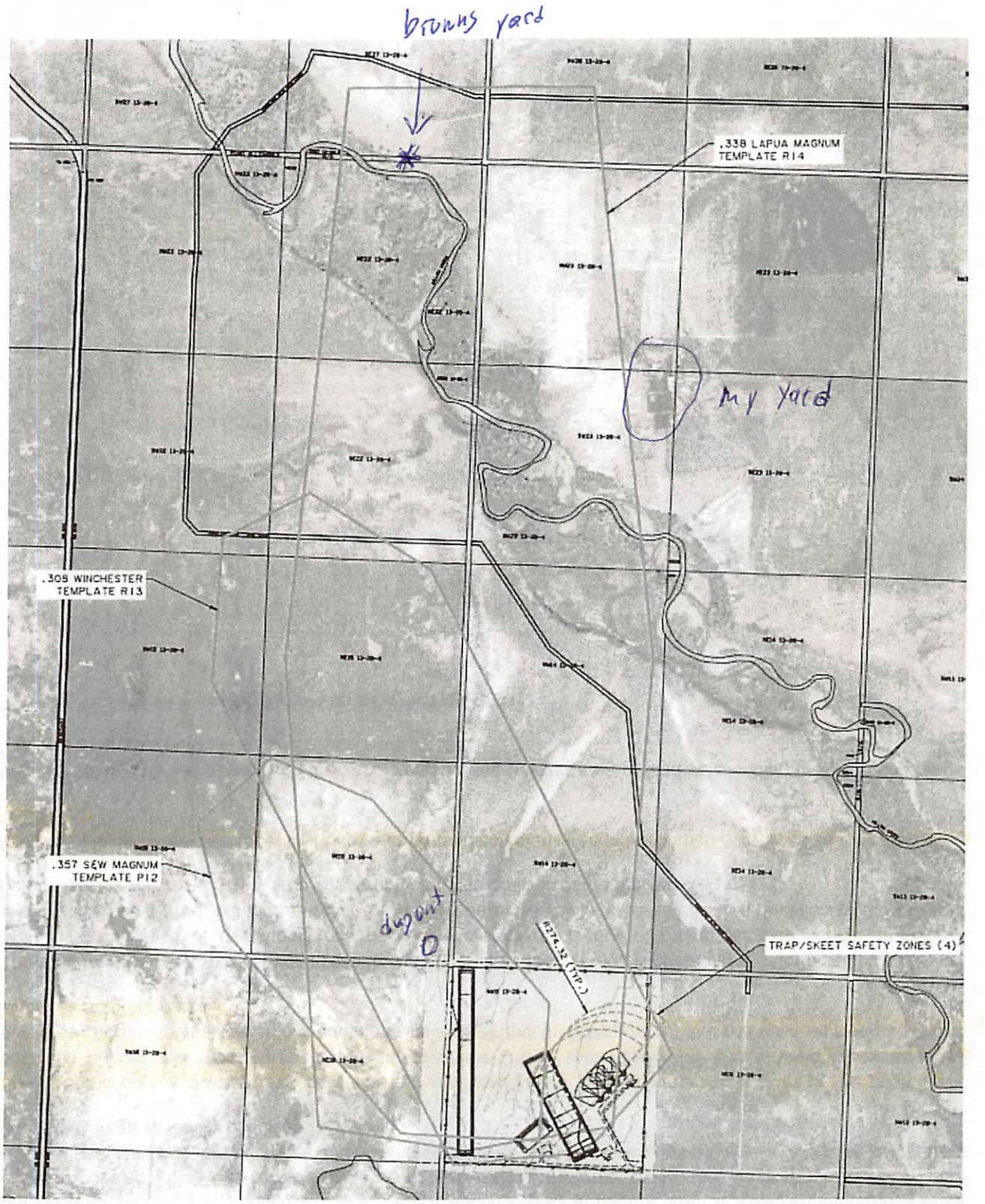
THAT MEANS LEAD CONTAMINATION IN TO THE FUTURE

JUST THINK ABOUT THAT!

P.S. I AM STILL WAITING TO BE INFORMED
ABOUT THIS HEARING

4


Search Google Earth
P+6
F18


brunns yard
.338 LAPUA MAGNUM
TEMPLATE R14
My yard
.308 WINCHESTER
TEMPLATE R13
.357 SEW MAGNUM
TEMPLATE P12
dugout
TRAP/SKEET SAFETY ZONES (4)

F19 (6)

Down Range Safety Area Templates

Field firing outdoor ranges can have different configurations, dependent on the planned shooting activities. The ranges within this facility are configured in accordance with standard rifle and handgun ranges in combination with backstops as well as the natural depression area as an existing natural topographical feature.

Safety area templates are used to determine the necessary safety area for range designs and which represent the ground area designed to contain overshot bullets and ricochets generated from a single shooters firing point under conditions which are considered to be representative of normal range use. Each range has within the attached diagram a calibre appropriate field firing safety area template which demonstrate a field firing safety area under maximum variability conditions possible.

Safety areas cannot overlap onto areas of human habitation or regular human activity. For the purpose of definition 'human habitation or regular human activity' are defined within the RCMP Guideline as "the presence of dwellings, buildings, businesses or human activity sites (ie public campground) that are used on a regular basis when the range is in use.

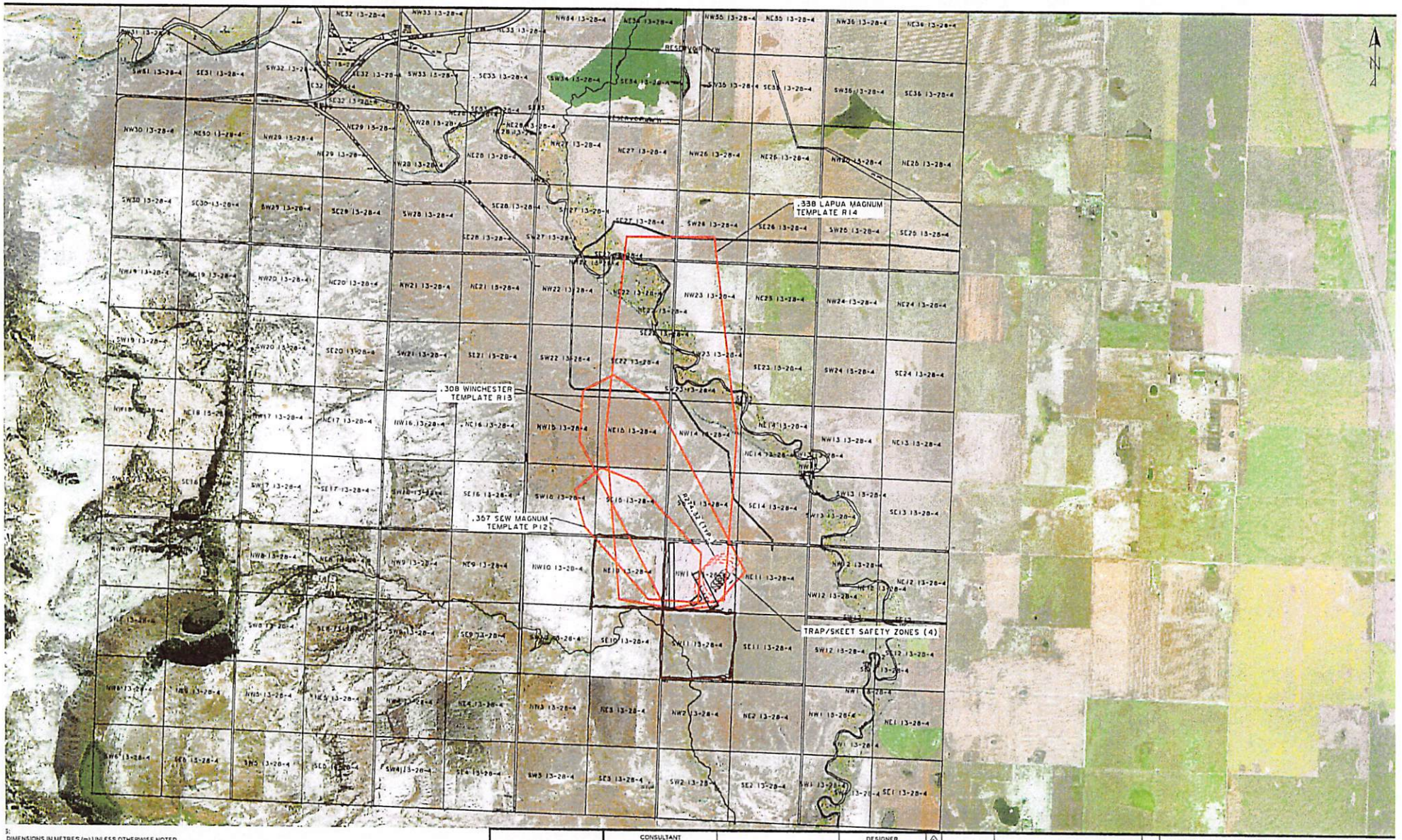
The amount of human activity permitted in the safety area while the range is operating is determined by a number of factors: likelihood of overshoots and ricochets, average frequency of range use and normal quantity of ammunition being fired, planned duration of the human activity within the safety area, location of the planned human activity within the safety area, topography and the addition of the baffles.

It is the opinion of the developer that due to the orientation of this range the human activity within the safety area is limited.

We have also provided a map with the templates showing a wider area of land surrounding the proposed range showing where the landowners and oil wells are located.

The map that shows the safety templates is on the next page.

F20



DIMENSIONS IN METRES (m) UNLESS OTHERWISE NOTED
SPATIAL IMAGERY AND LIDAR DATA PROVIDED BY M.D. OF WILLOW CREEK NO. 26.
PARCEL MAPPING APPROXIMATE. PROPERTY LINES AND SETBACKS TO BE DETERMINED FROM LOCAL CONTROL.

250 0 m 500 HORIZONTAL
100 0 m 200 HORIZONTAL
METRIC SCALE: 1:10000

CLARESHOLM FISH & GAME ASSOCIATION

CONSULTANT: wsp
JOB No. CA0025926.6619

PRELIMINARY

DESIGNER
DATE

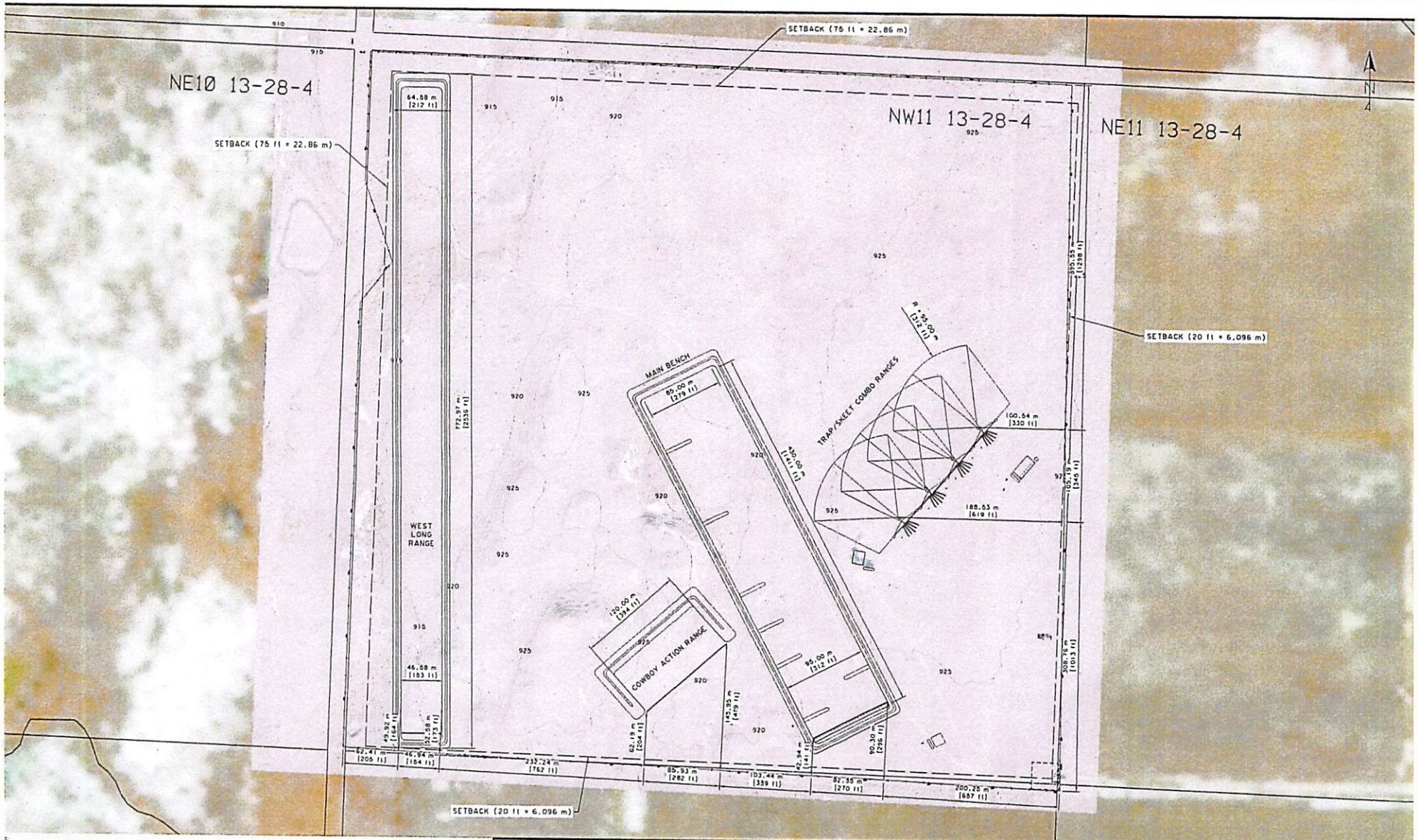
REV	DATE	REVISION	BY
3			
2			
1			
0	2026/03/03	ISSUED FOR REVIEW	DN
A	2026/01/14	ISSUED FOR REVIEW	DN

DATE 2026/06/26
OFFICE RED DEER

CLARESHOLM FISH & GAME ASSOCIATION

NW11 13-28-4 SHOOTING RANGE SAFETY ZONES (LONG RANGE)

CONTRACT | SHEET 4 of 5 | DRAWING G-04



DIMENSIONS IN METRES (m) UNLESS OTHERWISE NOTED
AERIAL IMAGERY AND LIDAR DATA PROVIDED BY M.D. OF WILLOW CREEK NO. 26.
SHOOTING RANGE TARGET DISTANCES DETERMINED BY A CONVERSION RATE OF 1 yd = 0.9144 m.
EXTENSION CONVERSION RATE OF 1 m = 3.2808 ft WHERE NOTED
ABOUT DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO PERIMETER FENCE WHERE APPLICABLE.
PARCEL MAPPING APPROXIMATE. PROPERTY LINES AND SETBACKS TO BE DETERMINED FROM LOCAL CONTROL.

50 0 m 100 HORIZONTAL
20 0 m 40 HORIZONTAL
METRIC SCALE: 1:2000

CLARESHOLM FISH & GAME ASSOCIATION

CONSULTANT wsp

JOB No. CA0026928 6819

PRELIMINARY

DESIGNER

DATE

REV	DATE	REVISION	BY
1	2020/09/03	ISSUED FOR REVIEW	DN
2	2020/01/14	ISSUED FOR REVIEW	DN
3			
4			
5			

DATE 2020/01/14 | OFFICE RED DEER

CLARESHOLM FISH & GAME ASSOCIATION

NW11 13-28-4 SHOOTING RANGE APPROXIMATE SITE LAYOUT

CONTRACT | SHEET 1 of 5 | DRAWING G-05

Submitted by Martin Krippl
OCT 14/2026 MPC Mtg

Claresholm Fish and Game Association NW 11-13 -28 -W4M

Submission by M.Krippl N ½ 3 and NW 2 – 13 – 28 W4M
[redacted]

10 Oct 2026

I strongly suggest that an environmentaal impact assessment be done, especially with respect to the sesitive riparian area along Willow Creek as well as the breeding pattern of waterfowl and raptors. Scientific studies in Antarctica , for example, have proven the serious negative impact of human presence, even to a seemingly small degree, on the behaviour of Penguins; similar studies in the Alps have shown a decline in the Ibis population, which was proven to be associated with human impact, specifically shooting- and helicopter noise. There is little doubt that potentially regular and consistent noise from shooting has a similar effect on livestock in our nearby field, which we use as a breeding field from time to time. There is also the possibility, though remote, of ricocheting bullets hitting livestock.

We are loosing our natural environment and the biodiversity that we often are taking for granted one small step at the time (A campground, a road widening, an additional residence and road access etc)

"A man's freedom and rights end where an other man's freedom and rights begin". If one has a noisy hobby such as motorcycle racing, shooting or loud late night birthday parties, they must consider the time and place where they do it .

I grew up within 3 km of a shooting range, luckily with very strict limitations on their time of operation, but when it was in operation the noise impact on our neighbours and us was very annoying

The access to the site must be clearly shown on the map; we are also concerned about the increased traffic

Martin Krippl

M Krippl.

F23

Read in and submitted by Doug Leeds Oct 14/2026 MPC Mtg.

Outlook

Historical Resource Act

From Lindsay Amundsen-Meyer <lmamunds@ucalgary.ca>
Date Tue 2026-10-13 11:43 AM
To dileeds[redacted]

READ 2 of 2

Hi Doug,

Thanks for the call and always happy to chat. As I noted, any development which involves ground disturbance in Alberta requires Historical Resources Act approval under Alberta's legislation (here: https://open.alberta.ca/publications/h09).

The quarter-section you noted does have what is called a Heritage Resource Value of 5a, indicating it is considered to have high potential to contain as yet unrecorded historical resources (specifically archaeology sites - as per the a). That HRV listing has a public version by LSD, which you can find here (https://www.alberta.ca/listing-historic-resources).

With this HRV, a Historic Resources Application is needed (which can be completed by a CRM company, the municipality, a land agent) which will then be reviewed to trigger additional legally binding requirements. This will be needed for any and all ground disturbance, including stripping, terraforming, road widening etc.

While the road may not need anything if it sticks within the current road allowance and area that's already disturbed, I think it's highly likely this will trigger a Historical Resource Act Impact Assessment (ie, an archaeological survey) for the gun range on the quarter-section in question. An area of native prairie like this, relatively close to the creek, and with known archaeological sites present in all directions from it is quite high potential from an archaeological perspective. The developer would then have a legal requirement to hire a consulting company to complete this HRIA.

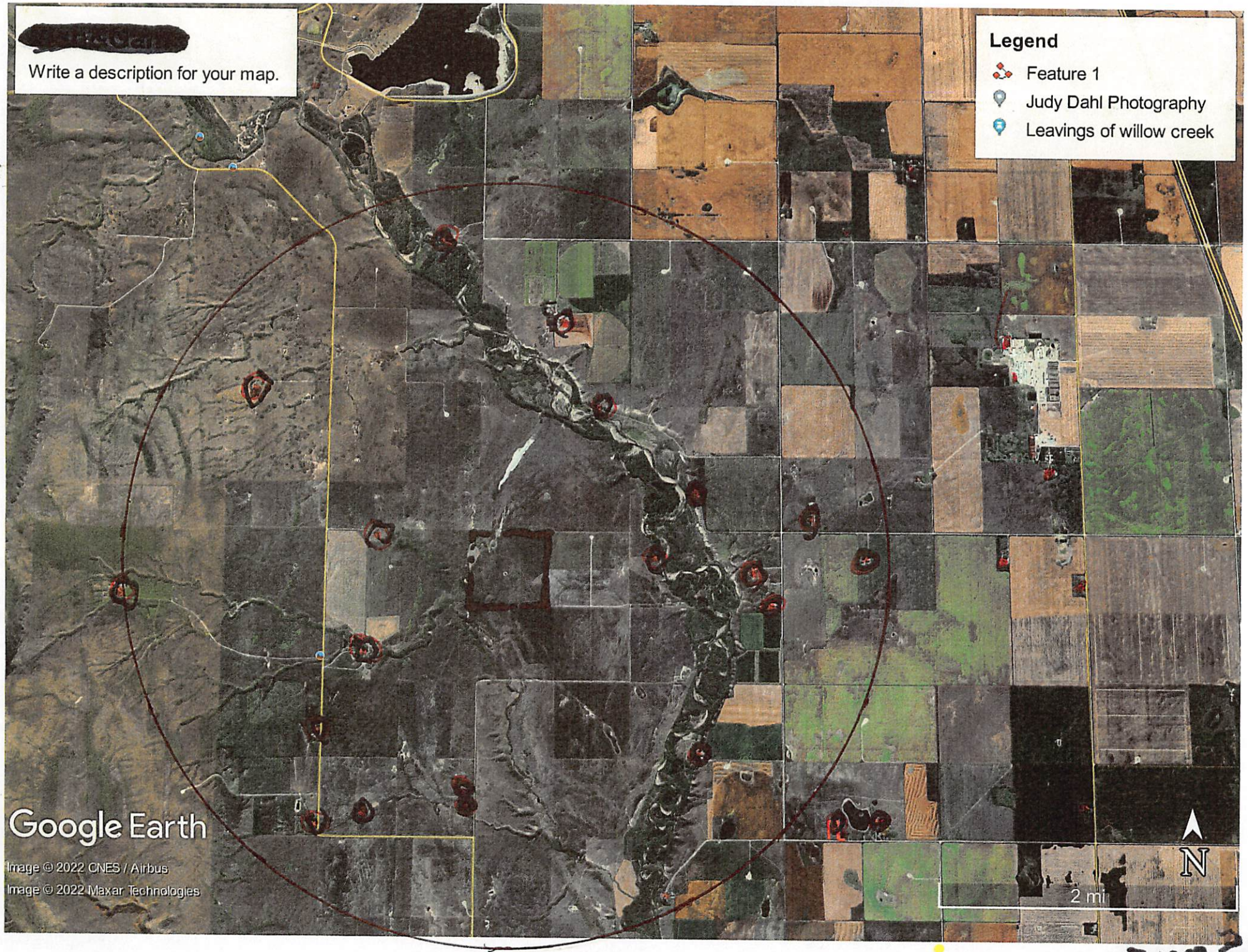
From there, the next steps would depend what is found, but could include additional requirements for mitigation (Historical Resources Impact Mitigation - HRIM, i.e., excavation) or avoidance if significant sites are found.

Let me know if you need any additional clarification,
Lindsay

Lindsay Amundsen-Meyer, Ph.D.
Associate Professor
Department of Anthropology and Archaeology
University of Calgary
Office: 403-220-6227
Email: lmamunds@ucalgary.ca

I acknowledge and pay tribute to the traditional territories of the peoples of Treaty 7, which include the Blackfoot Confederacy (comprised of the Siksika, the Piikani, and the Kainai First Nations), the Tsuut'ina First Nation, and the Stoney Nakoda (including Chiniki, Bearspaw and Goodstoney First Nations). The City of Calgary is also home to the Métis Nation within Alberta (Nose Hill Métis District 5 and Elbow Métis District 6). The University of Calgary, located in the heart of Southern Alberta, is situated on land Northwest of where the Bow River meets the Elbow River, a site traditionally known as

Moh'kins'tsis to the Blackfoot, Wîchîspa to the Stoney Nakoda, and Guts'ists'i to the Tsuut'ina. On this land and in this place we strive to learn together, walk together, and grow together "in a good way."


[redacted]
Write a description for your map.
Legend
Feature 1
Judy Dahl Photography
Leavings of willow creek
Google Earth
Image © 2022 CNES / Airbus
Image © 2022 Maxar Technologies
N
2 mi

F26

19 Residences In 2.5 Mile Center
To Outside

2.5 mile

F27

Oct 14/2026
MPC mtg ×

Read in by John McKee and Submission

del vee ranch autistic claresholm

Delvee Ranch (often spelled Del Vee Ranch) was **a private social care facility for autistic youth and adults located on a quarter-section of land west of Claresholm, Alberta.**

Government of ... +1

Operated by Delvee Re-Education Inc. under principal director and registered psychologist Delores "Lori" Morgan, the ranch became the subject of heavy controversy and legal battles in the 1990s: Government of Alb... +1

- **Licence Revocation:** The facility's provincial operating licence and government funding were pulled following severe allegations of assault and physical abuse of residents at the home. CBC +1
- **Fatality Inquiry:** The facility was also subject to a public provincial fatality inquiry following the tragic drowning of Kurt Triebwasser, a 24-year-old autistic adult who had lived at the ranch for nine years. The official report noted a pervasive sense of "chaos awaiting disaster" in the facility's day-to-day management. Government of Alberta
- **Legal Settlement:** Following the shutdown, Morgan launched a lawsuit against the province. In November 1999, the province and Delvee Ranch reached an out-of-court settlement. Morgan
  ı the facility as a residential home, opting
  to train parents on how to build programs for

f you are looking for specific records regarding this facility, I can help you find information on the **Fatality Inquiry report** or further details regarding the **1999 legal settlement**. Which would you ike to explore?

what are you subjecting the people of the area to. Is it agricultural based - does it conform to agricutural aspect of country living!

MUNICIPAL PLANNING COMMISION

DEVELOPMENT APPLICATION 079-26

Applicant/Owner	Claresholm Fish and Game Association
Legal Land Description	NW 11-13-28-W4M (160.0 acres)
Division/Councillor	Division 4 – Glen Alm
Zoning	Rural General
Proposed Development	Private/Public Gun Range: Proposed gun range – Phase 1 of 4, including (1) shipping container and a 10ft. x 10'x 8.6ft pumphouse with roof mount solar system Also, waiver request of Policy 320-07 Minimum Local Road Standards for access road
Circulation	Landowners within 1-mile radius; Alberta Chief Firearms Office; Alberta Health Services (Calgary Zone); Alberta Tourism and Sports (Historical Resources); Alberta Environment & Protected Areas (Public Lands); Oldman River Regional Services Commission; Canadian Natural Resources Internal Directors: Infrastructure – Pittman; Agriculture Services – Preachuk; Emergency Services – Starling
Comments Received	Alberta Tourism and Sports (Newton); Alberta Chief Firearms Office; AEP – Public Lands Officer, Taje Phillip & Dawn Porteous, Duane Southgate, Ross Dahl, Jeremy Norgard, Les Klapatiuk, Alex Klapatiuk, Thomas Thompson Internal: Director of Agriculture, Director of Infrastructure Speakers: Doug Leeds, Matt Bolduc, Jeff Deuschle

Information provided by applicant:

The Claresholm Fish & Game Association proposes to develop an outdoor shooting complex accommodating rifle, handgun, trap/skeet, cowboy action shooting and archery activities**.** Development is proposed to occur in four phases, with the timing and progression of the phase's dependent upon funding and operational need. The shooting ranges are proposed to generally fire in a northerly direction and incorporate natural and constructed backstops, berms and overhead baffles.

Proposed in four phases:

- **Phase 1:** Establish access, fencing, locked/coded gate, parking, fire suppression, portable toilets, shipping container for storage and clubhouse facilities, together with a 35-yard-wide by 100-yard-long rifle/pistol range with seven shooting bays and targets at 25, 50, 75 and 100 yards.

- **Phase 2:** Extend the initial range to approximately 420 yards and 85 yards wide, providing an additional 10 shooting bays, and establish a Cowboy Action range.
- **Phase 3:** Construct a 725-yard long rifle range, approximately 42 yards wide, accommodating four shooting bays. The Concept Plan notes that Phases 3 and 4 may be reversed depending on the need to relocate the trap range.
- **Phase 4:** Prepare and develop the future trap range area as funding becomes available

The range is intended primarily for current Association members and their invited guests. Members are to complete Range Safety Officer certification, and a qualified Range Safety Officer is to be present before shooting activities occur. The proposed operating parameters are:

- Range accessible seven days per week.
- No firing before 8:00 a.m. or sunrise, whichever is later.
- No firing after sunset or 9:00 p.m., whichever is earlier.
- Access controlled through a locked/keyed or coded gate.
- Members may bring invited guests, subject to the proposed range rules.
- Archery activities may also occur; firearms would not be discharged while organized archery activities are taking place.

The Concept Plan identifies a private or public gun range as a discretionary use within the Rural General district and reflects the outdoor shooting range requirements from the MD's Land Use Bylaw.

The cited provisions require, among other matters:

- comprehensive and surveyed site plans;
- identification of access, parking, structures, landscaping and servicing;
- identification of surrounding land uses;
- an 800m setback for an outdoor shooting range required from schools, residences, campgrounds, hospitals, parks, playgrounds, churches and other institutions;
- public notification to landowners within 800 m;
- the potential for MPC to require a public meeting; and
- responsibility for obtaining applicable federal and provincial approvals

Access is proposed via Range Road 282, Township Road 131, Range Road 281 and a private driveway**.** The applicant states that internal roads will be constructed in accordance with the MD's Private Driveway Policy. The Concept Plan also acknowledges that portions of the access route may require upgrading to the MD's "Very Low Level" road construction standard.

- The applicant estimates normal daily traffic at approximately 2 to 4 vehicles**,** increasing to approximately 50 to 125 vehicles during special events lasting two to

three days. Special events are proposed to be addressed through the applicable municipal assembly requirements.
- A July 2026 contractor estimate included approximately $910,362.50 before GST for the identified road upgrades and entrance/parking pad work, with a total quoted amount of $955,880.63 including GST.

The applicants have requested a waiver of Municipal Policy 320-07 Minimum Local Road Standards requirements.

The Concept Plan contains a road-use agreement between the Claresholm Fish & Game Association and Canadian Natural Resources Limited relating to access for the proposed range at NW 11-13-28-W4. It establishes conditions respecting road use, road conditions, traffic priority, maintenance, liability and other operational matters.

The applicant proposes that the shooting complex be designed in accordance with the **RCMP Range Design and Construction Guideline**, with final range design subject to review and approval by Alberta's Chief Firearms Officer.

The .338 Lapua Magnum safety area identified in the Concept Plan is approximately 4,100 m long by 600 m wide, measured from the firing line. Separate safety templates are identified for the other proposed shooting activities.

Proposed safety measures include:
- trained Range Safety Officers;
- Range Safety Plan and operating rules;
- perimeter fencing and warning signage;
- construction of baffles to keep all rounds inside the shooting complex;
- controlled access;
- prohibition of steel-core bullets;
- prohibition of binary exploding targets/Tannerite;
- prohibition of .50 BMG cartridges;
- prohibition of tracer, incendiary and armour-piercing ammunition; and
- prohibition of open fires.

The applicant states that an Emergency Response Plan is to be completed, reviewed and approved by the MD Director of Emergency Services before the range is opened for use**.**

The Concept Plan identifies one abandoned well on the quarter section, outside the proposed range construction area, and a working well. The applicant indicates coordination with oil and gas operators will be necessary where exploration or maintenance activities result in occupancy within a range safety-template area.

The subject property is identified in the Concept Plan as being within the “Middle Willow Creek" regionally significant area**,** based upon a 1988 environmental report. The Concept Plan states that this area may contain native and mixed grassland, ephemeral alkali wetlands, waterfowl and gull staging areas, rare plants and bird-of-prey feeding areas.

The applicant proposes:

- minimizing ground disturbance;
- retaining existing drainage patterns;
- design will maintain natural/stormwater flow toward the northwest;
- avoiding disturbance of ephemeral wetlands in the northwest portion of the property;
- controlling noxious weeds and vegetation; and
- using native species for reclamation

The Concept Plan also proposes creation of a reclamation fund, with $1,000 added annually, to assist with removal of the shooting complex and restoration of the property if the range closes.

A detailed closure and remediation framework is included addressing site assessment, ammunition-related metals, contaminated soil, drainage restoration, agricultural soil reconstruction, revegetation and confirmatory environmental sampling

The applicant conducted outdoor sound testing at 12 surrounding locations on February 17 and September 27, 2020 using a .300 Winchester Magnum and 12-gauge trap gun.

Prior to the formal application process, the Association held a town hall meeting. Invitations were reportedly sent to 16 people within approximately 2.5 miles of the proposed site**,** with 12 individuals attending**.** Information concerning the proposed location, layout, access, design and safety measures was presented, followed by an opportunity for attendees to ask questions and raise concerns.

Electrical requirements are proposed to primarily be supplied through onsite solar panels and batteries**,** supplemented by gasoline, diesel or propane generators. Internet service may be provided through Starlink or another provider. Security gate and range-camera data are proposed to be stored offsite.

Proposed buildings and structures include storage facilities, clubhouse facilities, washrooms, firing-line structures and Cowboy Action facades. The Concept Plan includes correspondence indicating that buildings exceeding 10 m^2 would require building permits and that applicable electrical permitting may be required for solar installations.

The applicants have applied for Client ID in order to proceed with the PLAR Access Permit application, submitted October 7, 2026.

The applicants have applied for Historical Act Resources approval through the online Permitting and Clearance (OPaC) system.

Planning Considerations:

Private/public gun range and shipping containers (non-agricultural use) are considered a discretionary use under Schedule 2 Rural General land use district in the Land Use Bylaw No. 2025.

Matters for Municipal Planning Commission consideration:

- Compliance with the 800 m setback requirements.
- Range design and Chief Firearms Officer authorization.
- Road access, road upgrades, long-term maintenance, approaches and private driveways.
- The applicants' request for a waiver of Municipal Policy 320-07 requirements.
- Policy 320-07, page 9 – A resolution of municipal council, the municipal planning commission, and/or the subdivision and development authority will allow for a variance from this policy. Developers may be required to contribute toward transportation network upgrades as required by this policy and/or Resolution and/or a decision by the Chief Administrative Officer.
- Traffic management for larger shooting events.
- Noise impacts on surrounding residences and properties. The report concludes that shooting noise was detectable at some locations but varied considerably depending upon location and testing conditions. It expressly cautions that these results should not be interpreted as demonstrating compliance or non-compliance with a particular noise standard without considering the applicable criteria, testing methodology, meter calibration, distance and measurement standard.
- Protection of wetlands, native grassland and environmentally sensitive areas.
- Emergency response and fire prevention measures.
- Chief Firearms Officer requirements and controlled access.
- Site reclamation and management of lead/ammunition-related contamination.
- Emergency and Fire Safety Plan.
- Weed and vegetation management.
- Requirement for applicable federal, provincial, municipal and safety-code approvals prior to operation.

Comments received:

- Alberta Tourism and Sports, Barry Newton, dated October 9, 2026 – "We have reviewed the captioned development permit application, and determined that the property in question has an HRV value of 5a. The applicant must obtain Historical Resources Act approval prior to proceeding with any land surface disturbance associated with development by submitting a Historic Resources Application through Alberta Tourism and Sport's Online Permitting and Clearance (OPaC) system www.opac.alberta.ca
- Alberta Chief Firearms Office (acknowledgement email) dated October 2, 2026
- Alberta Chier Firearms Office, Range Firearms Officer Layne Currie (letter submitted by applicants), dated October 8, 2026 – see attached
- Alberta Environment & Protected Areas, Public Lands Officer Michale Taje, dated October 9, 2026 – See attached letter.
- Director of Agriculture Carla Preachuk, July 20, 2026 – see attached
- Director of Infrastructure Craig Pittman, September 21, 2026 – see attached
- Phillip & Dawn Porteous, dated October 7, 2026 – see attached
- Duane Southgate, dated October 8, 2026 – see attached
- Ross Dahl, dated October 9, 2026 – see attached
- Jeremy Norgard, dated October 9, 2026 – see attached
- Les Klapatiuk, received October 13, 2026 – see attached
- Alex Klapatiuk, received October 13, 2026 – see attached
- Thomas Thompson, dated October 9, 2026 – see attached

Option 1:

RECOMMENDED CONDITIONS UPON AN APPROVAL

1. The site, land uses, and improvements shall be developed in accordance with the approved application, site plan and supporting documentation submitted with Development Permit Application 079-26 deemed complete for processing September 23rd, 2026, except as otherwise required by the conditions of this approval. This represents an approval of Phase 1 of the proposal. A separate development permit application for additional phases must be submitted and approved prior to any additional development taking place.
2. Prior to commencement of operation, the applicant/operator shall obtain all approvals required for the shooting range from the Alberta Chief Firearms Officer and/or other authority having jurisdiction pursuant to the *Firearms Act* and the *Shooting Clubs and Shooting Ranges Regulations*. A copy of the applicable approval shall be provided to the Municipal District prior to operation of the facility.

3. The shooting range shall be designed, constructed and operated in accordance with the requirements of the Chief Firearms Officer and all applicable federal and provincial legislation, regulations, standards and approvals.
4. The development shall incorporate appropriate backstops, berms, baffles and other safety measures required by the Chief Firearms Officer or other authority having jurisdiction to ensure that projectiles are contained within the approved shooting range property.
5. The applicant/operator shall notify the Municipal District of any material amendment, suspension, cancellation or revocation of the approval issued by the Chief Firearms Officer for the shooting range.
6. The applicant/operator is responsible for obtaining and maintaining all permits, licences and approvals required by federal, provincial and municipal legislation. Issuance of this Development Permit does not relieve the applicant/operator from obtaining any other approval required by law.
7. Shooting activities shall occur only from the firing positions and in the directions identified on the approved site plan and range plans. No firing position, shooting direction or range configuration shall be altered without obtaining all required approvals and, where determined necessary by the Development Authority, an amendment to the Development Permit.
8. Prior to construction or commencement of the development the applicant shall provide a copy of Historical Resources Act approval, pursuant to Alberta Tourism and Sport's letter dated October 7, 2026 (see attached).
9. Prior to construction or commencement of development, the applicant shall construct or upgrade the private driveway to the requirements of Municipal Policy 320-26 Private Driveway. Contact the Municipal Director of Infrastructure for pre-inspection and post inspection.
10. Prior to construction or placement of building(s), structures and shipping container of the approved Phase I proposal, a detailed site plan, detailed construction plans and floor plans shall be submitted to the Municipal Office for written approval.
11. Prior to construction or commencement of the development, the applicant/landowner shall obtain and comply with all necessary permits under the Alberta Safety Codes Act (including building, electrical, gas, plumbing and private sewage) as required. Permits shall be obtained from the accredited agencies on

behalf of the municipality: Superior Safety Codes Inc., or Park Enterprises Ltd. or The Inspections Group Inc.

12. The Outdoor Gun Range may be accessible seven (7) days per week; however, no firing shall occur before 8:00 a.m. or sunrise, whichever is later, or after sunset or 9:00 p.m., whichever is earlier. For the purposes of this condition, *sunrise* means the time when the upper edge of the sun first appears above the eastern horizon, and *sunset* means the time when the upper edge of the sun disappears below the western horizon.
13. The applicant/operator shall take reasonable measures to minimize noise impacts on surrounding properties. Where required by the Development Authority, noise mitigation measures identified through an approved noise impact assessment or acoustical study shall be implemented and maintained for the duration of the development.
14. Appropriate warning signs, boundary identification, access controls and other safety measures shall be installed and maintained in accordance with the requirements of the Chief Firearms Officer and other applicable authorities.
15. Public access to active firing areas shall be controlled at all times, and the applicant/operator shall maintain measures to prevent unauthorized access to the shooting range and associated danger areas.
16. All parking associated with the development shall be accommodated entirely within the subject parcel in the location shown on the approved site plan. No parking associated with the development shall be permitted within a municipal road right-of-way.
17. Access to the development shall be limited to the approach(es) shown on the approved site plan. Any new or upgraded approach shall be constructed to the satisfaction of the Municipal District and at the applicant's expense.
18. Prior to construction or commencement of operation, the applicant/operator shall prepare and maintain a Fire and Emergency Response Plan addressing, at minimum, emergency access, fire, medical emergencies, accidental discharge incidents, evacuation procedures and emergency contact information. Contact the Municipal District Director of Emergency Services for consultation and approval of plan.

19. The applicant/operator shall maintain appropriate fire prevention and suppression equipment on site and comply with applicable fire and safety requirements.
20. The applicant/operator shall be responsible for managing spent projectiles, cartridge casings, targets and other waste generated by the development and shall ensure that such materials are collected, stored and disposed of in accordance with applicable legislation and environmental requirements.
21. The development shall be operated so as not to create an unreasonable nuisance or adverse impact on adjacent properties resulting from noise, dust, traffic, lighting, garbage or other activities associated with the development.
22. Applicant/landowner shall comply with Land Use Bylaw No. 2025, Schedule 2 Rural General land use district; Schedule 4 Land Suitability and Servicing Requirements; Schedule 5 Standards of Development; and Schedule 6 Use Specific Standards of Development, Section 27 Outdoor gun range and Section 37 Shipping containers.
23. The applicant shall comply with the Weed and Pest Management Plan.
24. The applicant shall comply with the Alberta Weed Control Act by controlling the spread of "prohibited noxious" and "noxious weeds".
25. Prior to commencement of operation the applicant shall obtain and maintain a Municipal Business Licence, pursuant to the Municipal Business Licence Bylaw No. 2036
26. There shall be no development within 20ft. (6.10m) of adjacent property lines and 75ft. (22.8m) of any developed or undeveloped municipal road right-of-way, unless a development permit is obtained that specifically varies the required setback to allow the specified development.

Option 2:

Municipal Planning Commission **"Postpone"** the application for additional information to be provided and presented at the next scheduled MPC meeting.

Option 3:

Municipal Planning Commission 'Refuse' the application for reasons(s) provided by the MPC.

References

- Environmentally Significant Areas in the Oldman River Region, February 1989
- Land Use Bylaw 2025:
  - Schedule 2 Rural General land use district
  - Schedule 4 Land Suitability and Servicing Requirements
  - Schedule 5 Standards of Development
  - Schedule 6 Use Specific Standards of Development
- Municipal Policy 320-07 Minimum Local Road Standards
- Municipal Policy 320-26 Private Driveway

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
273129 Secondary Hwy 520 West, Box 550, Claresholm, Alberta T0L 0T0
Phone: (403) 625-3351 Fax: (403) 625-3886
Email: development@mdwillowcreek.com

NOTICE OF MUNICIPAL PLANNING COMMISSION MEETING

Application No. 079-26

TO: Landowners within 1 km

Notice is hereby given that an application is being made for a development permit with regard to the following:

NAME OF APPLICANT: Claresholm Fish & Game Association

TYPE OF DEVELOPMENT:

Private/Public Gun Range: Proposed gun range – Phase 1 of 4, including (1) shipping container and a 10ft. x 10'x 8.6ft pumphouse with roof mount solar system

Also, waiver request of Policy 320-07 Minimum Local Road Standards for access road

LEGAL DESCRIPTION OF SITE: NW 11-13-28-W4M

PLACE OF MEETING: Municipal Administration Building, Claresholm

TYPE OF MEETING: Regular Municipal Planning Commission

DATE OF MEETING: **9:00 a.m. on Wednesday, October 14, 2026**

Pursuant to Municipal District of Willow Creek Land Use Bylaw No. 2025, notice is hereby given that the Development Authority will consider this development application and that Discretionary use application to be circulated to landowners within 1 km and the appropriate government agencies for comments and/or concerns.

This development application and all associated information are available for viewing at the Municipal Office at the address shown above during normal hours of operation, or website www.mdwillowcreek.com. Check the website for any future amendments to this notification and/or application.

Any person affected by the said proposal has the right to provide written comments prior to the meeting and/or to be present and be heard at the meeting. Any information submitted will become available to the public and be shared with the applicant, appropriate government/other agencies and is subject to the provisions of the *Access to Information Act* (ATIA). Contact The Municipal District of Willow Creek No. 26. if you have any questions.

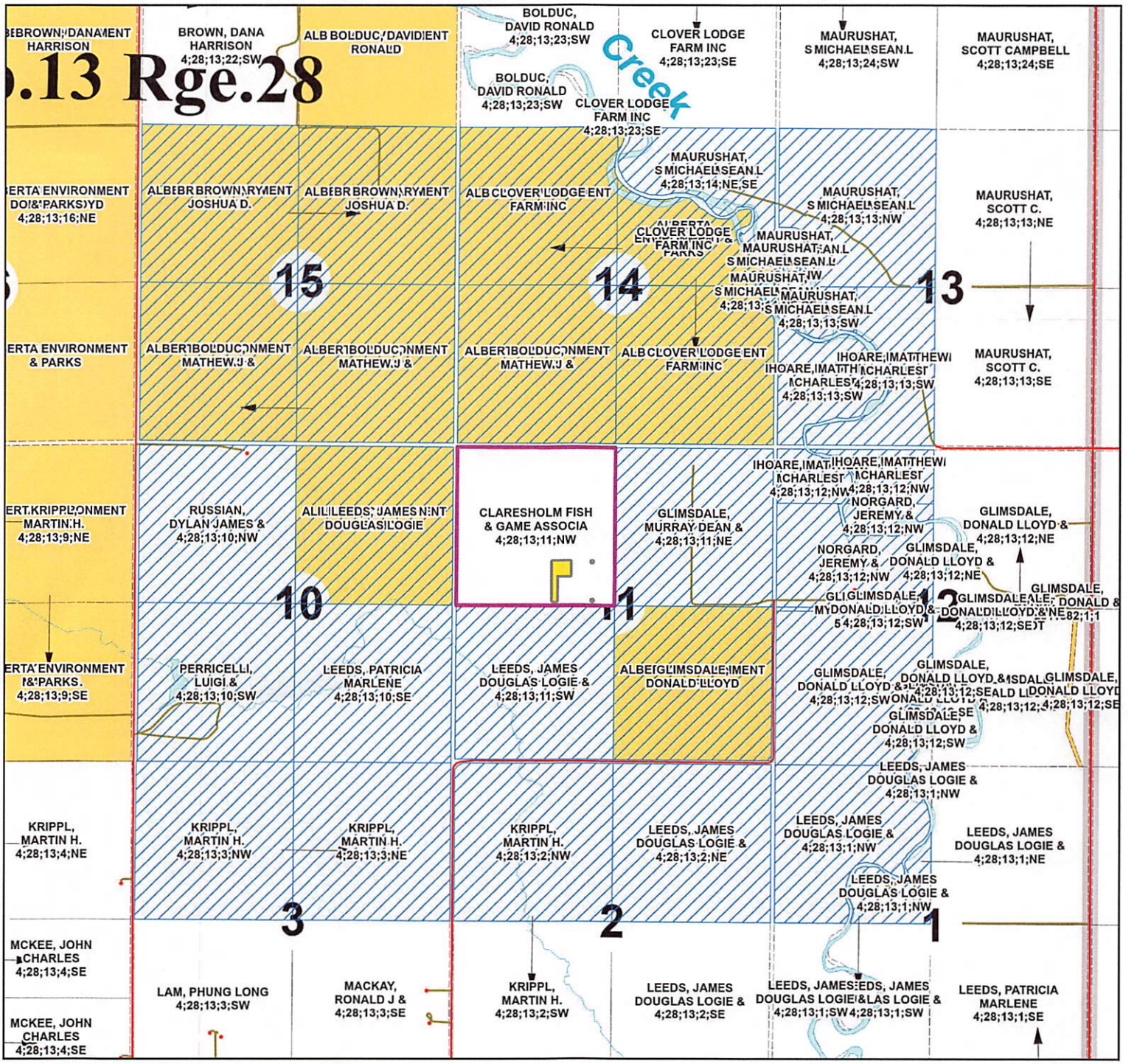
Persons submitting written comments and/or requesting to be heard at the meeting shall submit to the development officer by:

October 9th, 2026 (10 consecutive days from the date of this notice)

DATE: September 28, 2026 **SIGNED:** C. Chisholm

Cindy Chisholm
Director of Planning & Development/Officer
MD of Willow Creek No. 26

DEVELOPMENT NOTIFICATION MAP
Development Application No. 079-26



Application Permit No. 079-26

Applicant: Claresholm Fish & Game Assoc

Proposed Development description:
Private/Public Gun Range - Phase 1, Shipping Container, Pumphouse

Legal description:
NW 11-13-28-W4M

Cindy Chisholm
Development Officer

Legend

- Proposed Parcel
- Adjacent Landowners
- Project Proposal Location

N.T.S. - For Information Only

0 700 1,400 2,800 4,200 5,600 Feet

0 180 360 720 1,080 1,440 1,800 Meters

Service Layer Credits: All Information Contained Within This Map Remains The Property of The M.D. of Willow Creek And Should Be Used For Information Purposes Only.

N

MD of Willow Creek

Municipal District of Willow Creek No. 26
P.O. Box 550
#273129 Secondary Highway 520
Claresholm, AB
T0L 0T0
Tel: 403-625-3351

H2

MD of Willow Creek

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 2025

OFFICE USE

Application No: 079-26	Roll No: 5453.000
Application Fee: $800.00	Date Paid: July 14/26
Application Received: July 16/26 Deemed Complete or Incomplete: July 21/26 Sept 23/26 Extension granted to: Aug 14/26, Sept 30/26	
Development Permit Date: July 16/26	Notification Circulation Date: Sept 28/26
Municipal Address Application Submitted: ☐ Existing ☐ Yes ☑ Not required	
AER Abandoned well information provided: ☐ Yes ☐ No	
Site Plans or drawings ☑ Yes ☐ No Full Construction drawings ☐ Yes ☐ No Land Title Certificate ☑ Yes ☐ No Other information:	Site Visit Conducted: ☐ No ☐ Yes Date: Comments:

Use:
☐ Permitted ☑ Discretionary ☐ Similar ☐ Prohibited

Land Use District:

☑ Rural General	☐ Open Space/Public Recreation
☐ Hamlet Residential	☐ Public Service
☐ Hamlet Business	☐ Nanton Urban Fringe
☐ Willow Creek Business Park	☐ Residential Growth Area
☐ Rural Commercial	☐ Commercial/Industrial Growth Area
☐ Rural Industrial	☐ Use Specific Direct Control
☐ Natural Resource Extraction	☐ Industrial Renewable Energy Direct Control
☐ Claresholm Airport	
☐ Rural Recreational	
☐ FHPO Overlay	☐ RV Overlay

Waiver(s): ☑ Yes ☐ No Access Road upgrades. Policy 320-07 Minimum Local Road Standards

APPLICANT & LAND INFORMATION

Applicant's Name: Claresholm Fish & Game Association

Mailing Address: [redacted]

Phone: [redacted] Cell Phone: [redacted]

Email: [redacted]

Registered Owner's Name: Same as above

~~Mailing Address:~~ Contacts: Duane Glimsdale & Todd Buhmiller

Phone: _____ Cell Phone: _____

Email: _____

Applicant's interest in the proposed development if not the registered owner:

☐ Agent ☐ Contractor ☐ Tenant ☐ Other: _____

Quarter NW Section 11 Township 13 Range 28 W 4 M

Lot(s) _____ Block _____ Plan _____

Municipal/Street address: TBA

* Subject to Municipal Address Bylaw 1814, if there is currently not a municipal address on the parcel a municipal address application must be submitted.

Area of Parcel: 160 Acres _____ Hectares Land Use District: Rural General

MD of Willow Creek

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 2025

DEVELOPMENT INFORMATION

(1) Existing Development

Please list the existing buildings, structures and use(s) on the land. (Please indicate if any are to be removed or relocated.)

1-8' Sea Can, 8'x 9'6" x 40' Water Well Building 10'2" x 10' 1½" x 8' 6" pumphouse 4 Solar Panel on the Roof & control ② inside. Charging 12 Volt Batterys.

(2) Proposed Development

Please describe the proposed development including uses, buildings, structures, and any planned renovations and additions that are to be constructed on the lot; including the dimensions of each.

The Proposed Development is For A, Claresholm Fish And Game Association Shooting Complex (Phase 1 of 4), (1) Seacan 8'x9'6"x40', Pumphouse

For **residential** development please check the applicable box below:

☐ Single-detached dwelling (site built) ☐ Prefabricated dwelling

☐ Second dwelling unit ☐ Third or more dwelling unit

☐ Moved-in dwelling (previously occupied) ☐ Accessory Building/Structure (e.g. deck/garage/shop)

☐ Other Dwelling Type: _____ ☐ Addition: _____

Does dwelling application include an attached garage? ☐ Yes ☐ No

For **non-residential** development please check the applicable box below if the proposed development is for one of the following **AND** complete the supplementary form:

☐ Isolated rural commercial industrial Class A or B (Form A1) ☐ Renewable Energy (Form A2a)

☐ Rural Commercial / Industrial or Rural Recreation (Form A2) ☐ Sign(s) (Form A3)

Building Details:

Size/Dimensions	Principal Building or Addition	Accessory Building or Addition	**Office Use**
Building or Addition Size	☐ m^2 ☐ ft^2	☐ m^2 ☐ ft^2	
Height of Building (grade to peak)	☐ m ☐ ft	☐ m ☐ ft	
Attached Garage Size	☐ m^2 ☐ sq. ft	N/A	
Proposed Setbacks from Property Lines	Principal Building	Accessory Building	
Front	☐ m ☐ ft	☐ m ☐ ft	
Rear	☐ m ☐ ft	☐ m ☐ ft	
Side	☐ m ☐ ft	☐ m ☐ ft	
Side	☐ m ☐ ft	☐ m ☐ ft	

MD of Willow Creek

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 2025

Parcel Type: ☐ Interior Lot ☐ Corner Lot	
Development Details: Access & Cost	
Approach or driveway required to the development? ☐ No ☐ Yes (specify)	
Estimated cost of development:	

(3) Exterior Finish, Fencing & Landscaping

(a) ☐ Not applicable to this development

(b) ☐ Applicable – Describe generally the types, colors, and materials, as applicable, of:

Exterior finishes of the proposed building(s): _____

Proposed fencing and height: _____

Proposed landscaping: _____

Describe any proposed improvements to the exterior of the dwelling where application is for a previously occupied dwelling (moved-in or manufactured home): _____

_____

(4) Services

Indicate the existing or proposed sewer system and potable water supply:

Sewer System:

☐ Private Septic ☐ Municipal ☐ Communal

(specify): _____

Water Supply:

☐ Cistern ☐ Water well ☐ Dugout ☐ Municipal/Co-op

☐ Other (specify): _____

Other Services: Indicate as follows: **A**= available **R** = required

Natural gas ( ) Electricity ( )

(5) Details of Vehicle Parking and Access (for commercial/industrial proposals, see supplementary form)

Describe the **number** _____ and **size** _____ of all existing and proposed **parking spaces** _____, and **driveways** _____ on site (or N/A if not applicable).

(Indicate locations of same on a scaled PLOT PLAN.) SEE AREA STRUCTURE PLAN

(6) Waivers

Is a waiver (variance) to one or more standards in the Land Use Bylaw being requested? ☐ No ☑ Yes

If yes, please specify:

THE CLARESHOLM FISH AND GAME IS REQUESTING A WAIVER ON THE CURRENT ACCESS ROAD FROM MUNICIPLE ROAD STANDARDS.

MD of Willow Creek

Municipal District of Willow Creek No. 26
#273129 Secondary Highway 520 West
PO Box 550
Claresholm, AB T0L 0T0
403-625-3351

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 2025

(7) Other – for parcels outside of Hamlet districts (Please indicate to the best of your knowledge.)

(a) Are any of the following within 1-mile (1.6 km) of the proposed development?

☐ Provincial Highway ☐ Confined Feeding Operation ☐ Sour gas well or pipeline

☐ Sewage treatment plant ☐ Waste transfer station or landfill

(b) Is the proposed development to be situated within 500 metres (1,640 ft.) of an established anhydrous ammonia bulk storage facility? ☑ No ☐ Yes ☐ Don't Know

(c) Is the development located in proximity of a coulee bank/break/slope? ☐ No ☑ Yes

If "yes", please provide details on the building sites' setback distance from the front edge of the valley or coulee break (escarpment rim).

Estimated **Commencement** Date: Oct 2026 Estimated **Completion** Date: _____

DECLARATION OF APPLICANT

I/We have read and understand the terms noted below and hereby apply for a development permit to carry out the development described within this application including any attached supplementary forms, plans, and documents.

I/We hereby certify that the registered owner of the land is aware of, and in agreement with this application.

*Further I/We hereby give my/our consent to allow authorized persons the **right to enter** upon the subject land and/or building(s) for the purpose of an inspection with respect to this application only.*

Date: July 16/2026 **Applicant's Signature:** [redacted]

Registered Owner's (Required, if different from applicant):

Signature: _____

1. The Development Authority may deem a development permit application incomplete if any of the application requirements are incomplete or the quality of the information is deemed inadequate to properly evaluate the application.
2. Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.
3. Although the Development Officer is in a position to advise applicants of the process and requirements of the development application, such advice must not be taken as official consent, and is without prejudice to the decision in connection with the formal application.
4. Any development started before the issuance of a development permit and expiration of the appeal period is at the applicant's own risk.
5. **If a decision is not made within 40 days** from the date the application is deemed complete, or within such longer period as the applicant may approve in writing, **the applicant may deem the application to be refused** and the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period.
6. A development permit does not constitute a building permit or approval from any provincial or federal department. Construction undertaken subsequent to approval of this development permit application may be regulated by the **Alberta Safety Codes.** The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approval and inspections as may be required by the appropriate provincial body. The applicant is responsible for determining and obtaining any other applicable provincial and federal approvals prior to commencement.

To Cindy Chisholm
Director of Planning and Development
MD of Willow Creek 26

RECEIVED
SEP 0 9 2026

Written responses to letter dated August 14th, 2026

Item

1. Development Permit Application
   a. We agree with including Claresholm Fish and Game as the applicant.
   b. Change mailing address to [redacted]
   c. Existing building(s) and sea can are now noted on application and the new range drawings G-04.
2. Site plan to include the following:
   a. All setback distances - 20ft from property line, 75ft from property lines next to road allowances. We have the set backs marked on the new range drawings G-04.
   b. Land uses with-in 1km of the ¼ section are all Rural Agricultural.
   c. Setback distances from the nearest buildings are now identified on new range map. There are 2 rural houses, one that is 1.22 km (Norgard) 1.22 km away from the east property line and another house (Russian) that is 977m away from the northwest corner of the property noted on drawing G-04.
   d. Dimensions of the ranges are on Drawing G-05, includes distances from setback lines as well.
   e. Oil and Gas wells are noted on a new range design drawing G-04
   f. Location of all signage. Warning signs will be placed every 75m around the perimeter of the range and the main entry sign are noted on drawing G-02. Created as per RCMP Design Manual dated Nov 29, 2021, sec 2.5-2.5.4 page 29-31. A copy of the different signs designs are attachments #14 pages 80, 81 & 82.
3. Traffic/Municiple Road Upgrades
   a. Road Upgrade Waiver request already submitted. Road upgrade quote is attachment # 9 page 54.
4. Concept Plan
   a. Hours of Operation are updated on Concept plan, Range Rules and Sunrise and sunset have been defined in both locations.
   b. Archery direction of fire has been updated to indicate firing to the interior of the property and no firing towards roads, trails or where spectators are located.
   c. Sound summary is now attachment #10, page 55

Details required for the following:

a. Berms - We are using Hesco Bastions see attachment #6, page 35, there are detailed specifications regarding them. We will use dirt berms and those designs are dictated by the RCMP Design Manual section 3.5-3.5.2 pages 47-49.

b. Sea cans - We will be using up to 4 scenes (2 shooting range, 2 trap club). Currently we have 1 sea can on site and it is noted on the drawings, and the future location of all sea cans are noted on the drawings as well. Sea cans will be 8' x 9' x 40' or 53' depending on the price and availability. These are choices we have to make as we go as everything is going to depend on the availability of money for construction.
c. Club House - unknown at this time, the design and size is going to be determined by availability of funds and what is for sale at the time we decide to put a structure on the property. We currently have a Pump shack next to the water well we have on the property. It will not be moved. The size of it is 10' x '8'x 9'.
d. Parking will be random parking on the grass, we will only have one graveled area and that is at the front gate and that will be 10' x 10'.
e. Porta Potties, we will have at least 1 maybe 2 year round and bring in more when we have events. See email quote as attachment #13 page 79
f. Gate Shack dimensions - Unknown at this time. Depends on what is available to purchase, when we need to put something in for the security and gate controller.
g. Solar System - unknown at this time as we don't know the total power needed plus expansion if needed until we get a quote back from the Solar Power Contractor.
h. Gave a copy of the water Well report to Cindy back in August.
i. Special Events - We are possibly looking at maybe 1 or 2 a year.
j. Emergency Response Plan - Templates to be filled out and reviewed by Emergency Services personnel before the range is open to use.
k. Have talked to Carla Preachuk about the vegetation and weed control plan. We will proactively be on the look out for noxious weeds and take care of them in the appropriate manner. With regard to vegetation, we do allow animals to come on the land and graze to help keep the grass down. When we can't allow animal grazing we will use mechanical cutters to keep the grass trimmed. (Pg. 84)
l. We have a bullet and land remediation plan, see attachment #12 page 66 in case the range ever closes.
m. Signage for the range. There are three different types of signs that will be in use. Signs for the boundary, Main entrance Sign and a Range Status Sign. These signs were taken from the RCMP Design Manual. See item 2.f above.

5. Full set of construction drawings for all proposed buildings. Unknown at this time. As mentioned before, we will be building in phases and depending on the availability of money and what used buildings/sheds are available, will greatly influence what we purchase.

As mentioned, we will be building in phases. Each phase is going to require a new development permit and if a building is involved depending on the size, will determine if we need a building permit or not. See email from Curtis Pierson from Superior Safety Codes regarding building and electrical permits. Attachment #15, page 83

To: MD of Willow Creek 26 - Municipal Planning Commission
273129 Hwy 520
Claresholm, AB T0L 0T0

The Claresholm Fish and Game Association is requesting a waiver for road upgrades after a review by Craig Pittman from the MD of Willow Creek 26 is stating in his letter dated April 15th, 2025 that the roads currently do not meet the VLV <26 VPD Policy 320-07 and the internal private access roads will need to meet the Private Roads Policy 320-26 to move forward. He does mention that the MPC/Council does have the authority to waive the road upgrade should you choose to. See attachment 1.

The roads in question are: Range Road 282, Township Road 131 and Range Road 281 See page 17 in the Concept Plan.

The internal road currently in use is an oil lease road we have permission to use, but not rebuild. We will need to build a road from the end of the oil lease road to the entrance of the Fish & Game Qtr Section, as well as internal roads to allow people to come in to use the outdoor range. In regards to the internal roads, we request that we be allowed to build our internal roads to a reasonable level (wider and better than your typical oil lease road).

We believe the amount of additional traffic that will be on that road from outdoor range usage will be approximately 2-4 cars daily and therefore feel the road will be sufficient without making the road upgrades.

We have contacted three construction companies requesting quotes to upgrade the roads in question and have received one quote for $955,880.63.

After reviewing the one quote we received, we feel that due to the extreme cost of such work, it would be cost prohibitive and make the outdoor range not feasible to move forward. This is the reason that we are requesting this waiver.

Sincerely,

Duane Glimsale
President
Claresholm Fish & Game Association
PO Box 2013
Claresholm, AB T0L 0T0

Attachment: 1 Letter from Craig Pittman, MD of Willow Creek 26
2 Quote from Dennis Dirtworx Ltd

Craig Pittman
Sent: Tuesday, April 15, 2025 3:56 PM
To: Derrick Krizsan
Subject: Re: Claresholm Fish and Game Shooting Range

Hi Derrick,

An update for you.

- The Historical Resources Mapping shows an HRV of 5. This should result in a notification only to the Alberta Government, but they may ask for a sweep to be done by the developer. We wont know until they respond.
- I have emailed Doug to have a map showing the active and abandoned well sites and pipelines within the template zones, I will forward this to you once I receive it.
- I do not anticipate large traffic volumes (on average) from this development. However there will be some road upgrades required (or other as decided by the MPC/Council).
    - **The lease road is roughly 4-4.5m in width and lacks definition and road height. It will not meet our current private road standard as per Policy 320-26.**
    - Range Road 282 north of Township Road 130 does not currently meet our Very Low Volume <26VPD typical cross section as set in Policy 320-07. The same can be said about Township Road 131 and Range Road 281. The rest of the route from Claresholm is adequate.
    - I suppose the MPC and Council have the authority to waive the road upgrades should they choose to.

I will send you the AER information once I have it.

Thanks,
Craig

Dennis' Dirtworx Ltd.
Fish and Game Road Upgrades

July 8, 2026

Item No.	Description	Estimated Quantity	Unit	Unit Price	Estimated Total Amount
SCHEDULE A – Township 131, and Range Roads 281, 282					
	General Requirements, Mob/Demob, Survey, Quality Contol Testing	1.00	LS	$ 47,650.00	47,650.00
1	Strip Topsoil, Assumed 6"	7,956.00	m3	$ 4.25	33,813.00
2	Strip Gravel	20,400.00	m2	$ 1.55	31,620.00
3	Common Excavation Ditch Cut, Assumed 0.3 meters of Grade Added	1.00	LS	$ 430,000.00	430,000.00
4	Road Gravel 3/4" Crush, 50mm	4,000.00	tonne	$ 38.50	154,000.00
5	Topsoil Placement and Seeding	53,040.00	m2	$ 1.15	60,996.00
					-
6	Culvert Upgrades, Both Sides	7.00	Ea	$ 2,155.00	15,085.00
7	Texas Gate Upgrades	3.00	Ea	$ 26,222.00	78,666.00
					-
	Subtotal				***851,830.00***
Schedule B - Entrance to Future Gun Range and Park Pad					
	General Requirements, Mob/Demob, Survey, Quality Contol Testing	1.00	LS	$ 13,280.00	13,280.00
1	Strip Topsoil, Assumed 6", 2,865 m2	575.00	m3	$ 4.25	2,443.75
2	Common Excavation Ditch Cut, Assumed 0.3 meters of Grade Added	900.00	m3	$ 22.50	20,250.00
3	Road Gravel 3/4" Crush, 50mm	105.00	tonne	$ 46.50	4,882.50
4	Topsoil Placement and Seeding	2,865.00	m2	$ 2.25	6,446.25
5	Swing Gate	1.00	Ea	$ 4,255.00	4,255.00
6	Pad Gravel 3/4" Crush, 100mm, 31 x 15 meters	150.00	tonne	$ 46.50	6,975.00
					-
	Subtotal				***58,532.50***
	SCHEDULE A – Township 131, and Range Roads 281, 282				**851,830.00**
	Schedule B - Entrance to Future Gun Range and Park Pad				**58,532.50**
	Subtotal All Schedules				**910,362.50**
Change Orders					-
Subtotal					**910,362.50**
Holbacks (10%)					
Subtotal					**910,362.50**
	GST				**45,518.13**
	Total Tender				**955,880.63**

Alberta Water Well Drilling Report

View in Metric | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

GIC Well ID 139475
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1986/04/14

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
NORGARD, ARNOLD	[redacted]				T0L 0T0

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	11	11	13	28	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 50.071930 Longitude -113.723336
How Location Obtained: Map

Elevation ft
How Elevation Obtained: Not Obtained

Drilling Information

Method of Drilling
Cable Tool

Proposed Well Use
Stock

Type of Work
New Well

Formation Log

Measurement in Imperial

Depth from ground level (ft)	Water Bearing	Lithology Description
2.00		Topsoil
6.00		Sandy Till
14.00		Sandstone
80.00		Clay & Shale

Yield Test Summary

Measurement in Imperial

Recommended Pump Rate 10.00 igpm

Test Date	Water Removal Rate (igpm)	Static Water Level (ft)
1986/01/02	12.00	40.00

Well Completion

Measurement in Imperial

Total Depth Drilled	Finished Well Depth	Start Date	End Date
80.00 ft		1985/12/27	1986/01/02

Borehole

Diameter (in)	From (ft)	To (ft)
0.00	0.00	80.00

Surface Casing (if applicable)
Steel
Size OD : 5.56 in
Wall Thickness : 0.188 in
Bottom at : 6.00 ft

Well Casing/Liner
Plastic
Size OD : 4.94 in
Wall Thickness : 0.214 in
Top at : 4.00 ft
Bottom at : 78.00 ft

Perforations

From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)
50.00	78.00	2.000		0.06

Perforated by: Machine

Annular Seal Driven
Placed from 0.00 ft to 2.00 ft
Amount

Other Seals

Type	At (ft)

Screen Type
Size OD : 0.00 in

From (ft)	To (ft)	Slot Size (in)

Attachment
Top Fittings
Bottom Fittings

Pack
Type
Grain Size
Amount

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
STAVELY WATER WELLS

Copy of Well report provided to owner
Date approval holder signed

Alberta Water Well Drilling Report

View in Metric | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GIC Well ID 139475
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1986/04/14

GOWN ID

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
NORGARD, ARNOLD	[redacted]				T0L 0T0

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	11	11	13	28	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 50.071930 Longitude -113.723336
How Location Obtained: Map

Elevation ft
How Elevation Obtained: Not Obtained

Additional Information

Measurement in Imperial

Distance From Top of Casing to Ground Level in
Is Artesian Flow
Rate igpm
Is Flow Control Installed
Describe

Recommended Pump Rate 10.00 igpm
Recommended Pump Intake Depth (From TOC) 70.00 ft
Pump Installed
Type
Depth ft
Make
H.P.
Model (Output Rating)

Did you Encounter Saline Water (>4000 ppm TDS)
Depth ft
Gas
Depth ft
Well Disinfected Upon Completion
Geophysical Log Taken
Remedial Action Taken
Submitted to ESRD
Sample Collected for Potability
Submitted to ESRD
Additional Comments on Well
DRILLER REPORTS MEDIUM HARD WATER

Yield Test

Taken From Ground Level
Depth to water level
Measurement in Imperial

Test Date	Start Time	Static Water Level
1986/01/02	12:00 AM	40.00 ft

Pumping (ft)	Elapsed Time Minutes:Sec	Recovery (ft)

Method of Water Removal
Type Bailer & Pump
Removal Rate 12.00 igpm
Depth Withdrawn From 70.00 ft

If water removal period was < 2 hours, explain why

Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER
Certification No
1
Company Name
STAVELY WATER WELLS
Copy of Well report provided to owner
Date approval holder signed

Claresholm Fish and Game Association Shooting Complex

Concept Plan

NW 11-13-28-W4

Rural General

September 9th, 2026 Version 6

RECEIVED
SEP 0 9 2026

Table of Contents

Project Overview	Page 3
Area Structure Plan Requirements	Page 10
Site Plan Drawings and Project Staging – Phase 1	Page 12
Site Plan Drawings and Project Staging – Phase 2	Page 13
Site Plan Drawings and Project Staging – Phase 3	Page 14
Site Plan Drawings and Project Staging – Phase 4	Page 15
Soil Analysis and Sewer System	Page 11
Identification of Other Hazards or Environmentally Sensitive Areas	Page 11
Roadway and Access Points	Page 12
Contour and Surface Drainage	Page 13
Safety Issues to be Addressed	Page 14
Downrange Safety Templates	Page 15
All safety area template	Page 16
Landscaping and Appearance	Page 17
Utilities and Services	Page 17
Architectural Controls	Page 17
Population Density	Page 17
Domestic Water	Page 17
ERCB Information on Oil and Gas Development	Page 18
Land Use Agreement – Operation of Range	Page 18

Attached information Applicable to this Area Structure Plan

1. Claresholm Fish & Game Association Article of Incorporation - Pg 24
2. Claresholm Fish & Game Association Bylaw - Pg 25
3. Claresholm Fish & Game Association Range Rules – Pg 28
4. RCMP Range Design and Construction Guidelines USB Key
5. AWF Range Strategy Pg 32
6. Hesco Technical Specs Pg 35
7. Land Title t Pg 39
8. Oil Lease Road Use Agreement Pg 41
9. Road Upgrade Quote Pg 54
10. Sound Summary Pg 55
11. Emergency Response Plan Templates Pg 58
12. Range Closer and Remediation Plan Pg 66
13. Portable Toilets Quote Pg 79
14. Email from Curtis Pierson Superior Safety Codes Pg 83
15. Email from Carla Preachuk regarding Vegetation and Noxious Weeds Pg 84

Project Overview

The Claresholm Fish and Game is proposing the construction of a much needed and highly anticipated range that will accommodate long guns, handguns, trap and archery. The range will be constructed in accordance with the RCMP Range Design and Construction Guidelines (Nov 29, 2021), and will be constructed in (4) phases (see page 7). It is also the intent of the Claresholm Fish and Game to construct the range with as little as possible ground disturbance. All proposed ranges will be orientated to be shooting in a northerly direction, in addition the main bench will be constructed utilizing overhead baffles to contain all fired bullets and ricochets to the active range. (See Sample of Lethbridge Fish & Game Association Outdoor Range Range Baffles).

LFGA Range 2S

This range has baffles almost the full length of the range. It is designed for movement, i.e. the shooter walks towards the target and shoots. That is why the baffles go to the end of the range.






Pictures of the baffles from the shooters perspective looking towards the target. (except image 2, showing the construction of the baffles).



I10

LFGA Range 2

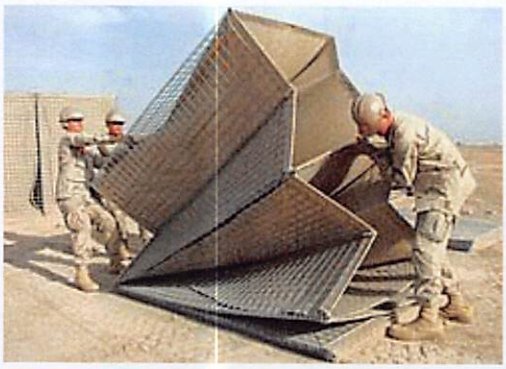


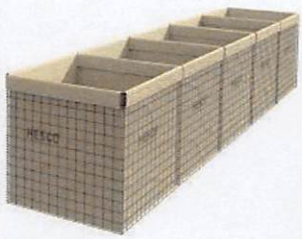
This range is similar to the 400 yd range that we want to build. There will be a shooting shelter with Solar Panels at the shooting line and then various target ranges from 25yd, 50yd, 100yd, 200 yd, 300yd and 400 yds.

If need be due to the terrain, we can add Hesco Bastions as berms to separate the ranges from each other and use as backstops if need be. That would reduce the amount of ground disturbance.

Hesco Bastion Range Berms

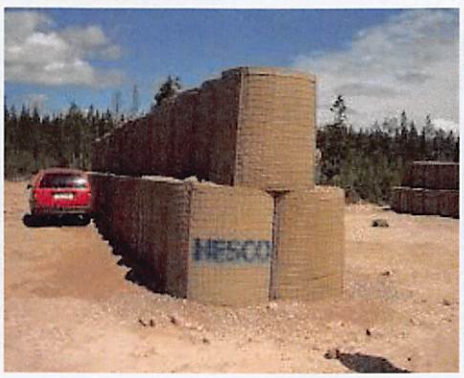
The following images show the Hesco Bastions getting built and some of the different configurations they can be used in. Technical Specs see pages 35-38.





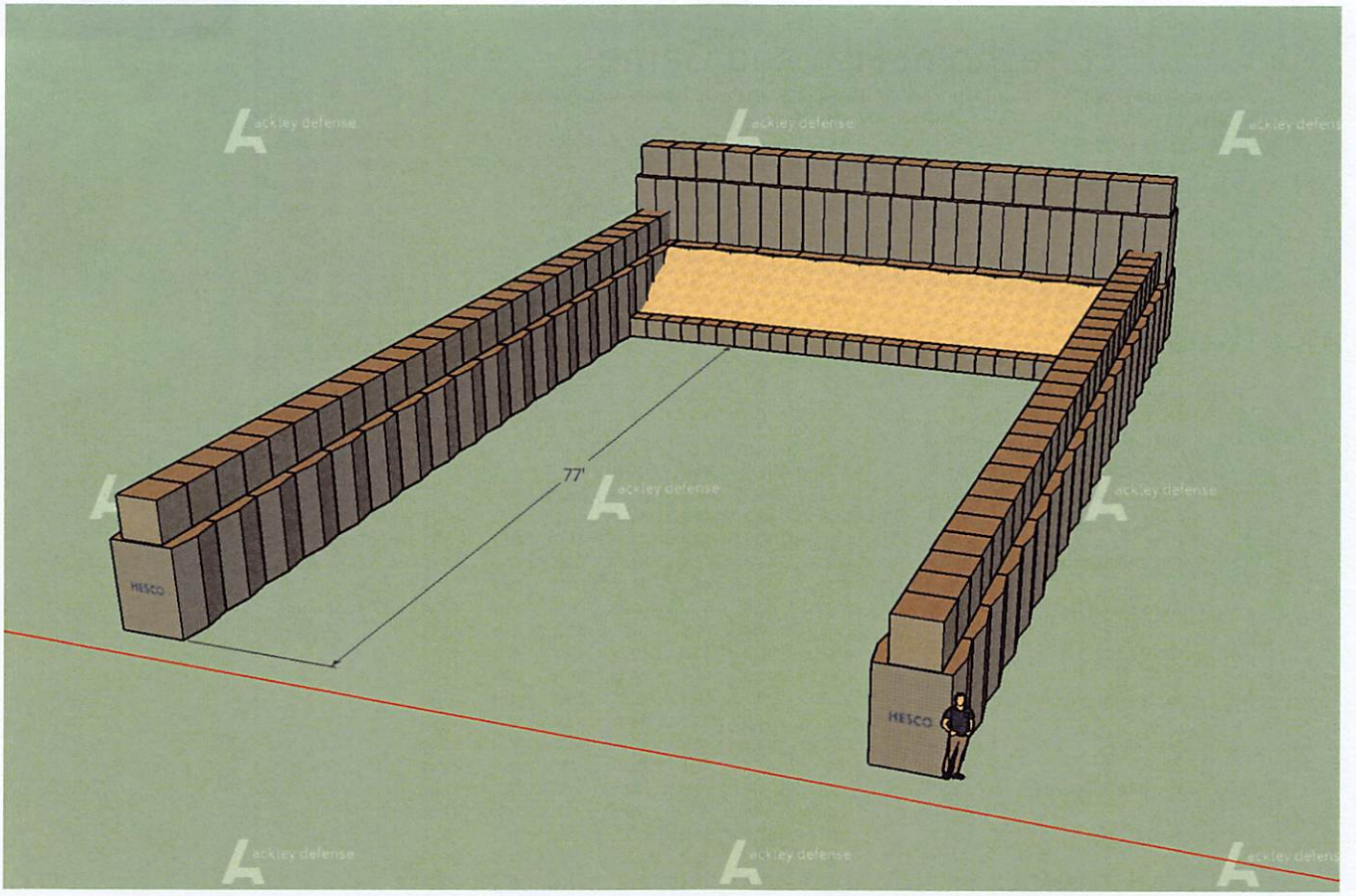








I11



Maximum Caliber

The maximum caliber to be allowed on the rifle range will be that of a .338 lapua magnum. Berms defining the range lanes will be constructed from Hesco Bastions which are used by the military and numerous ranges. The backstops will be constructed out of wood, sand, and dirt as per the RCMP range construction guide.

Sound Tests

The Claresholm Fish and Game took it upon themselves to purchase 2 sound meters that provide sound measurement in decibels. We conducted sound level testing by shooting a .30-06 and a 12-gauge shot gun on two different days and weather conditions at 12 locations. The closest sound level test was half a mile away and the farthest being 3 miles away. See summary report as attachment #10

Claresholm Fish and Game

Outdoor sound test Note: "0" means no detectable increase of decibel reading!

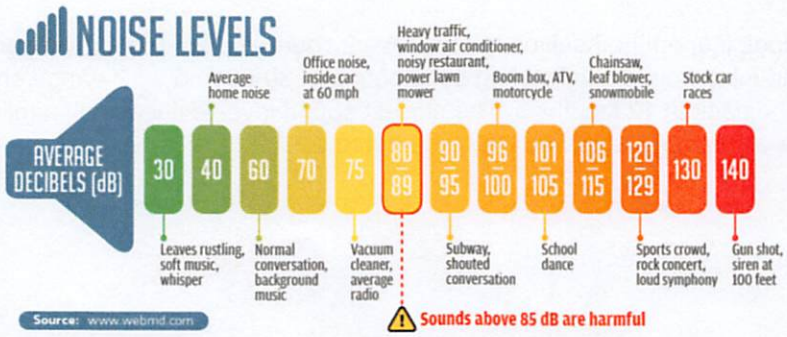
Date: 9-27-2020 Weather: NW 6-10 MPH

Location #	Actual Location	Ambient Noise	Shot 1	Shot 2	Shot 3	Shot 4	Shot 5	Shot 6	Reading Taken By
1	Arnie	42db	12	0	0	0	0	0	Mike & Scott Day
2	130024 RR282	0	0	0	0	0	0	0	Mike & Scott Day
3	130006 RR283	0	0	0	0	0	0	0	Mike & Scott Day
4	130054 RR283	0	2	0	0	0	0	0	Mike & Scott Day
5	131083 RR283	0	3	0	0	0	0	0	Mike & Scott Day
6	Top of Hill	0	3	0	0	0	0	0	Mike & Scott Day
7	131044A - Glimsdale	0	40	0	0	0	0	0	Les & Rita Anderson
8	280040 - Hoare	0	40	0	0	0	0	0	Les & Rita Anderson
9	281033 - Scott M	0	50	0	0	0	0	0	Les & Rita Anderson
	TWP 134 Corner								
10	134010 Bolduc	0	0	0	0	0	0	0	Les & Rita Anderson
11	Brown	0	0	0	0	0	0	0	Les & Rita Anderson
12	Park								

Date: 2-17-2020 Weather: NW 4 kph MPH Temp: -10C

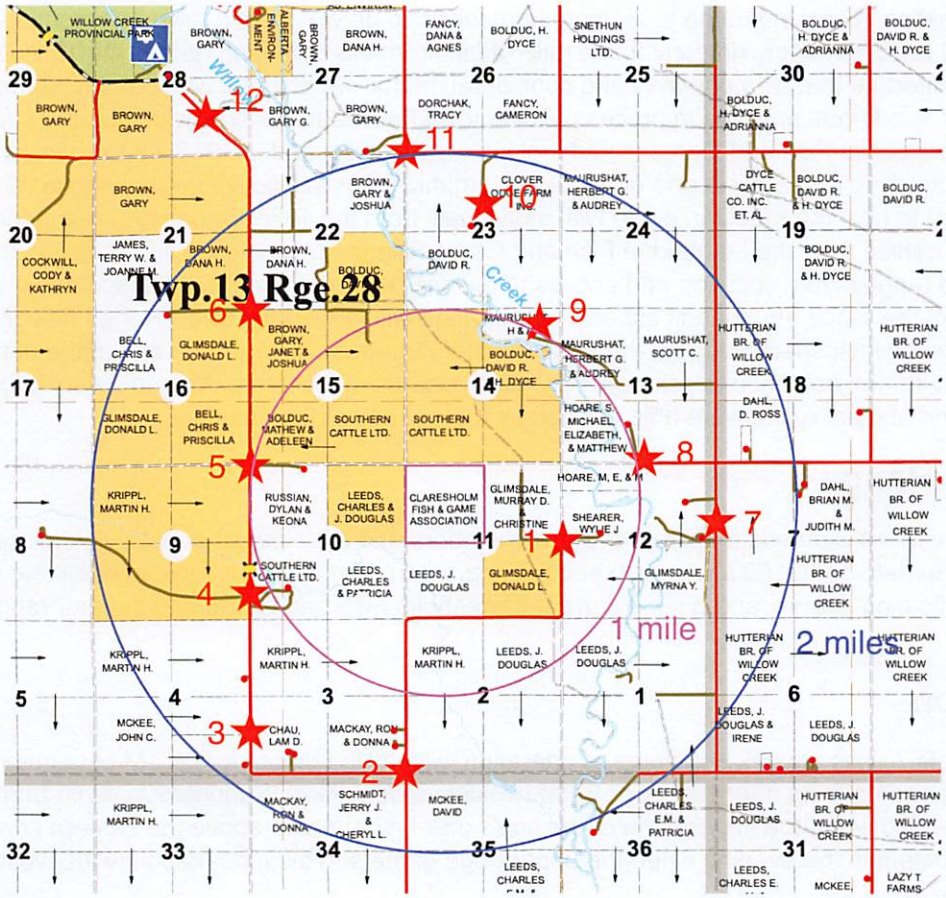
Location #	Actual Location	Low/High	Shot 1	Shot 2	Shot 3	Shot 4	Shot 5	Shot 6	Reading Taken By
1	Arnie	Low	40.2	40.2	40.2	40.2	40.2	40.2	40.20 Mike Day
		High	41.4	40.2	48.4	42.8	41.0	48.3	43.68 Danny Egger
2	130024 RR282	Low	42.8	42.8	42.8	42.8	42.8	42.8	42.80 Duane Glimsdale
		High	44.6	48.6	44.3	43.0	48	48.6	46.18 Don Lunn
3	130006 RR283	Low	40.2	40.2	40.2	40.2	40.2	40.2	40.20 Doug MacPherson
		High	45.8	42.4	41	42	41.8	45.8	43.13
4	130054 RR283	Low	40.2	40.2	40.2	40.2	40.2	40.2	40.20
		High	46.3	48.9	44.6	44.1	43.8	48.9	46.10
5	131083 RR283	Low	40.3	40.3	40.3	40.3	40.3	40.3	40.30
		High	46.8	44.9	45.1	43.5	41.9	46.8	44.83
6	Top of Hill	Low	40.4	40.4	40.4	40.4	40.4	40.4	40.40
		High	46.7	47.1	48.6	42.8	43	48.6	46.13
7	131044A - Glimsdale	Low	37	37	37	37	37	37	37.00
		High	43	43	43	44	40	39	42.00
8	280040 - Hoare	Low	36	36.2	36.2	36.2	36	36.2	36.13
		High	37.4	39	36.2	36.2	36	36.2	36.83
9	281033 - Scott M	Low	36.2	36.2	36.2	36.2	36.2	36.2	36.20
		High	37.5	37.5	37	36.2	36.2	36.2	36.77
	TWP 134 Corner								
10	134010 Bolduc	Low	39.4	42.3	52.2	52	52.4	52.8	48.52
		High	39.4	42.3	52.2	52	52.4	52.8	48.52
11	Brown	Low	50.2	39.6	40.9	40.2	39.3	42.9	42.18
		High	50.2	39.6	40.9	40.2	39.3	42.9	42.18
12	Park	Low	39	34.9	33.3	37	34.9	34.9	35.67
		High	39	34.9	33.3	37	34.9	34.9	35.67

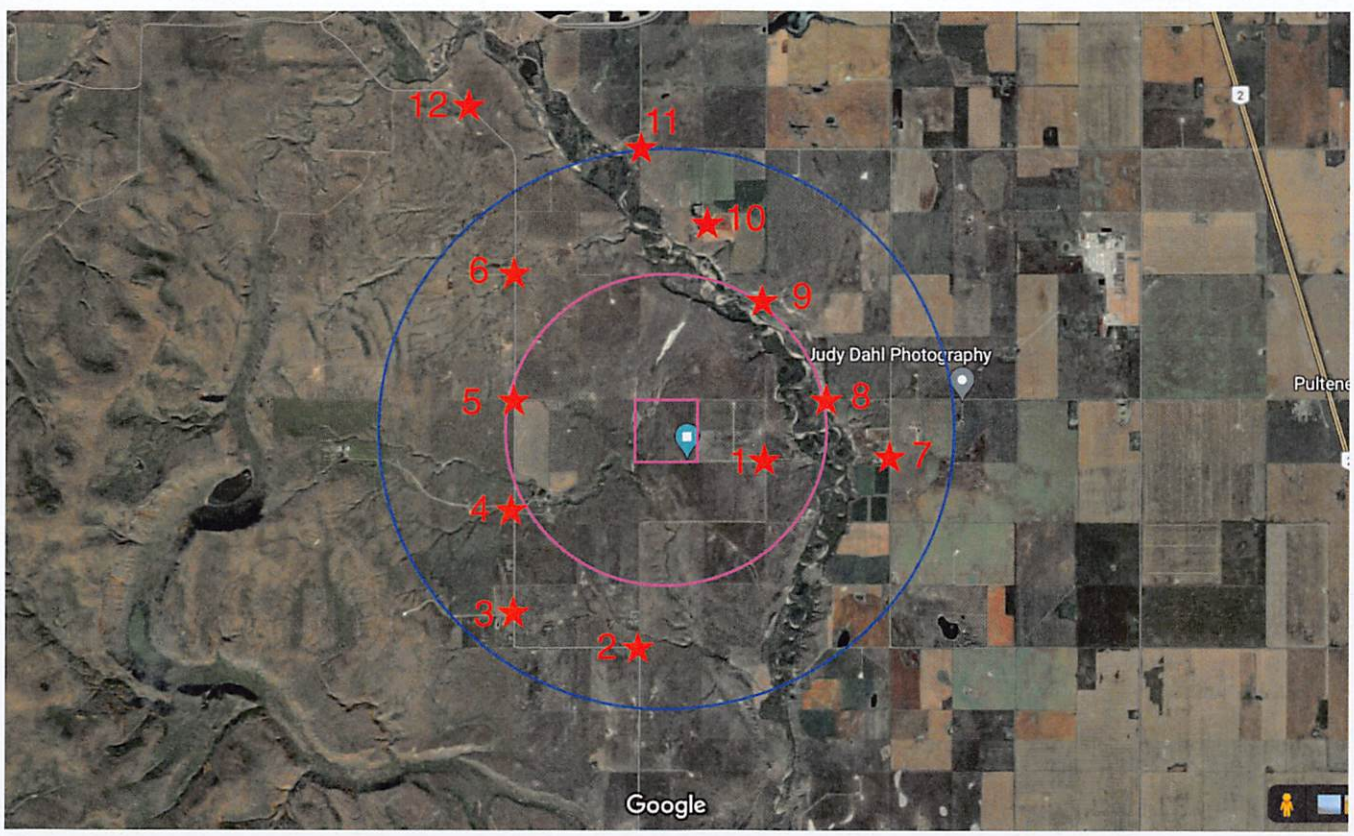
Gun used for the tests: 300 Winchester Magnum, and a 12 Guage Trap Gun



I13

Sound Test locations (Red stars with numbers)





I14

Town Hall Meeting

Another initiative the Claresholm Fish and game took upon themselves to do was hold a town hall meeting. Invitations were sent to 16 people in approximately a 2 ½ mile radius from the proposed range with 12 individuals attending. We felt it was important that as a courtesy and consideration that we connect with our neighbors regarding this project prior to a formal application process. At the town hall meeting we provided background information on who the Claresholm Fish and Game is and that we were established in 1918. Our organization has deep roots in the Claresholm area and likely is one of the oldest organizations still active in Claresholm. We hired a mediator (Rick Anderson) to host the meeting, along with individuals from the Taber Shooting range, Morgan Rockenbach and Melvin Koehler, from the Lethbridge Fish and Game Range. We provided visual aids in the form of maps with the proposed range layout, location and access to the site. We informed the audience about the design, layout and safety of the range and that all aspects of the range will follow the RCMP Range design and construction guidelines along with inspections from the Alberta Chief Firearms Office. At the end of the meeting, we provided an opportunity for the audience to ask questions and voice their concerns. We had a very good response and input from the audience and were able to address their issues at the meeting.

Who Can Use the Range

The range will be open to current Claresholm Fish and Game members and their invited guests. The range will have a capacity to accommodate up to 100 shooters (shooting in groups). Members will have to complete a Range Safety Officer certification course, and have a current Claresholm Fish and Game and outdoor range membership.

Hours of Operation

The range will be accessible 7 days a week and hours of operation will be No firing before 8 AM or sunrise (in the winter - whichever is later) and no firing after sunset or 9 PM (whichever is earlier). Sunrise/Sunset is: Sunrise is the exact instant in the morning when the upper edge of the sun's disk first appears above the eastern horizon, while sunset is the exact instant in the evening when the upper edge of the sun disappears below the western horizon.

Noise

The range will conform to the MD's Land Use Bylaw in regards to noise. There may be limiting factors that will affect the range being accessible and that will be determined by the Range Operator.

Lines of Communication

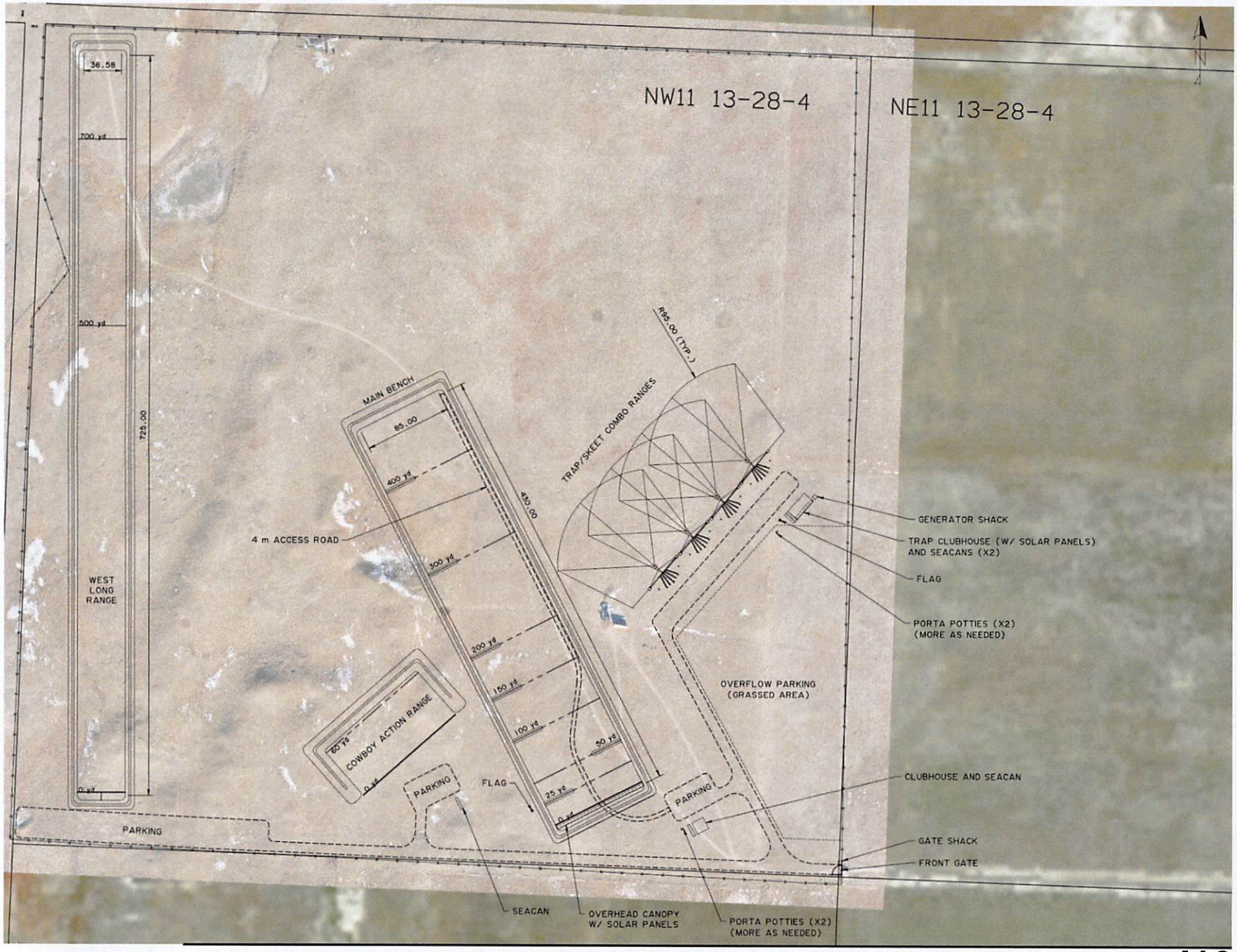
As we move forward on this process, we want to keep an open line of communication with all land owners and address any concerns that individuals may have. We are a responsible and passionate organization that will take action to mitigate concerns.

Archery Usage

We will work with the local archery club to allow them to utilize the outdoor range for their 3D archery shoots. The outdoor range will not be in use for shooting when the archery club is out there having a shoot. The direction of shooting will be towards the interior of the ¼ section away from any road, trails or areas where spectators are set up to watch.

The property selected for this range complex is located at NW 11-13-28-W4. The property is owned by the Claresholm Fish and Game Association.

Design Overview



I16

Area Structure Plan Requirements

The Municipal Planning Commission of the Municipal District of Willow Creek will make a determination on the Claresholm Fish & Game Shooting Complex rezoning application and development permit.

A 'Private or Public Gun Range' is a discretionary use within both the Rural General land use districts. A determination to rezone the property is made by the MD of Willow Creek based on the intended intensity of use.

Taken from MD of Willow Creek Land Use Bylaw 2025 as amended or replaced

Section 6
Schedule 27

SECTION 27 OUTDOOR SHOOTING RANGE

The following standards and criteria will apply for consideration of a development permit application for a shooting (firing) range, including rifle, pistol, shot guns for skeet shooting and archery.

Application Information

27.1 An application must be accompanied by the following information:
(a) a comprehensive site plan illustrating the location of the range and any buildings on the parcel of land, accessory buildings or structures, access and egress to the parcel, parking areas, landscaping, utility easements or corridors. For outdoor ranges, the site plan, or supplementary plan, must illustrate or identify the adjacent land uses within the 1 km setback distance prescribed in section 27.2 below;

(b) a surveyed site plan; and

(c) the type of water and sewer servicing proposed;

27.2

In addition to firing range standards administered by the province, an outdoor shooting range shall be set back 800 m (0.5 miles) from schools, residences, campgrounds, hospitals, parks, playgrounds, churches and other institutions.

27.3

For outdoor archery ranges, the applicable minimum land use district setbacks apply, however, the direction of fire and orientation of ranges approved must not be toward a public highway, road, trail, developed area or public use area.

27.4

Accessory buildings may be permitted at a firing range provided they are used for purposes incidental to the firing range such as:
(a) firearm safety training;
(b) hunter education;
(c) fundraising and social activities that support the Shooting Club;
(d) grounds or building maintenance; and
(e) sale of items for the convenience of range users, such as snack foods.

Public Consultation

27.5

Public notification is required prior to the Development Authority rendering a decision on a development permit application.
Notification shall be sent to landowners within 800 m (0.5 mile) distance of the site on which a firing range is being proposed.

27.6

The Municipal Planning Commission may, prior to rendering a decision, require the applicant to hold a public meeting with landowners within an 800 m distance of the site. If this is required, then the applicant must submit a report regarding the public response to the proposal and copies of all written submissions.

Other Required Approvals

27.7

Notwithstanding that a development permit may be approved by the municipality, this in no way exempts an applicant from being responsible for obtaining all required federal or provincial licenses or approvals.

27.8

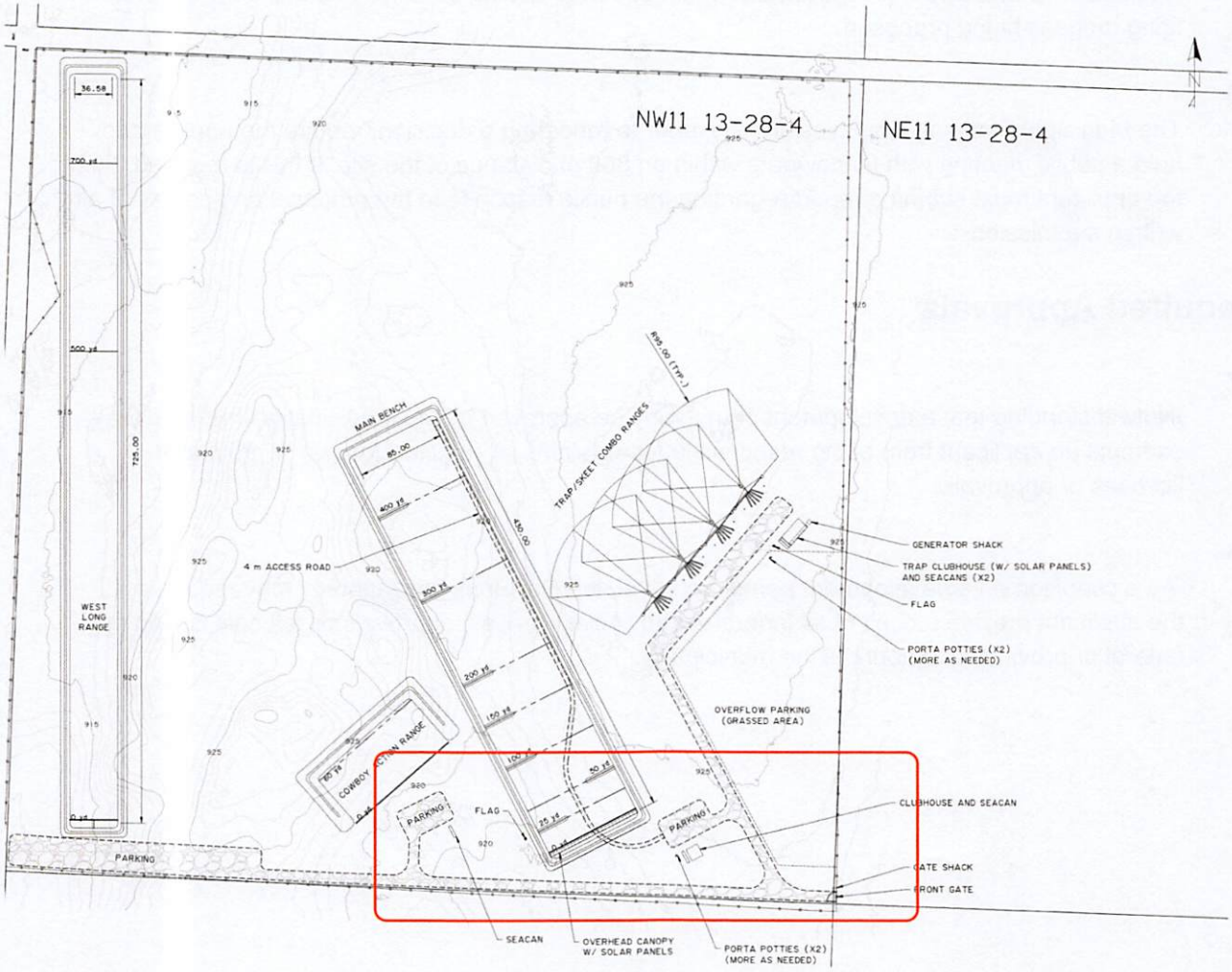
As a condition on a development permit approval, the Development Authority may require that the applicant provide a copy of all federal or provincial licenses, approvals or refusals issued by federal or provincial authority to the municipality.

Proposed Claresholm Fish and Game Association Shooting Complex

Concept Plan Drawings and Project Staging

The Project Phases of construction will be done in 4 distinct phases. The phases will be a fluid situation, as determined by funding and need.

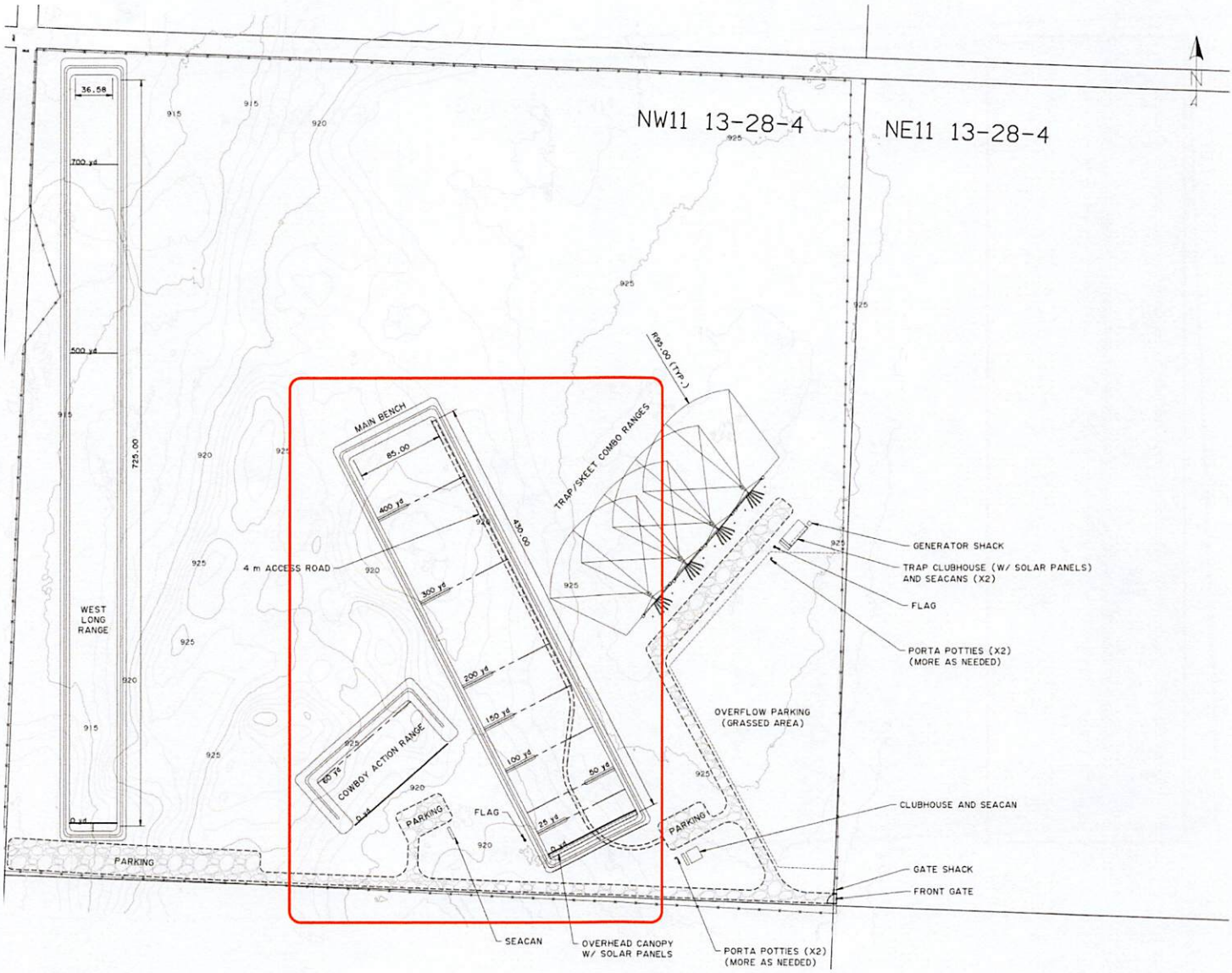
Phase 1



Phase One:

Road access, steel fencing, steel locked gate, key or coded access, parking area, fire suppression, restroom facilities, (portable toilets), storage facility, and a club house. We will construct one range. This range will be 35 yds wide and 100 yds long. This range will allow us to be able to shoot 2 different guns, rifle and pistol. This range will have 7 shooting bays at 5' wide. The targets will be at 25, 50, 75 and 100 yds, so people can use the various distance targets for sighting in their rifles. Pistol shooters will also be able to use the shorter distances at the same time. These proposed ranges will have a combination of natural backstop and man made. We will reach out to the local Archery Club and work with them so they can use the range when it is not being used.

Phase 2



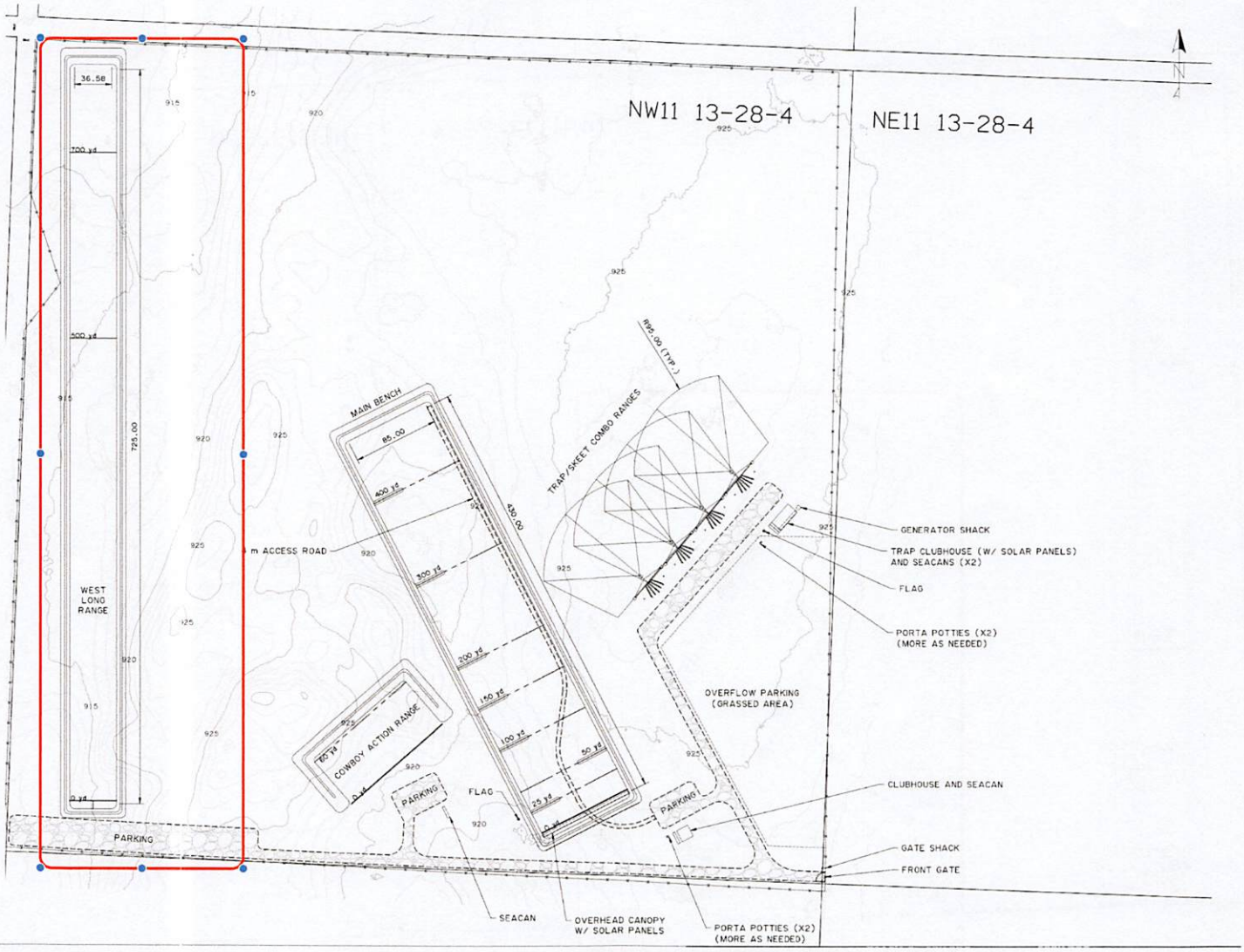


Phase Two:

Extend the 100 yd range out to 420 yards and widen to 85 yards. This will allow for an additional 10 shooting bays.

Cowboy action range. This range is to be prepared to move the current Cowboy Action Range from a private range to the new range. This includes construction of facades.

Phase 3

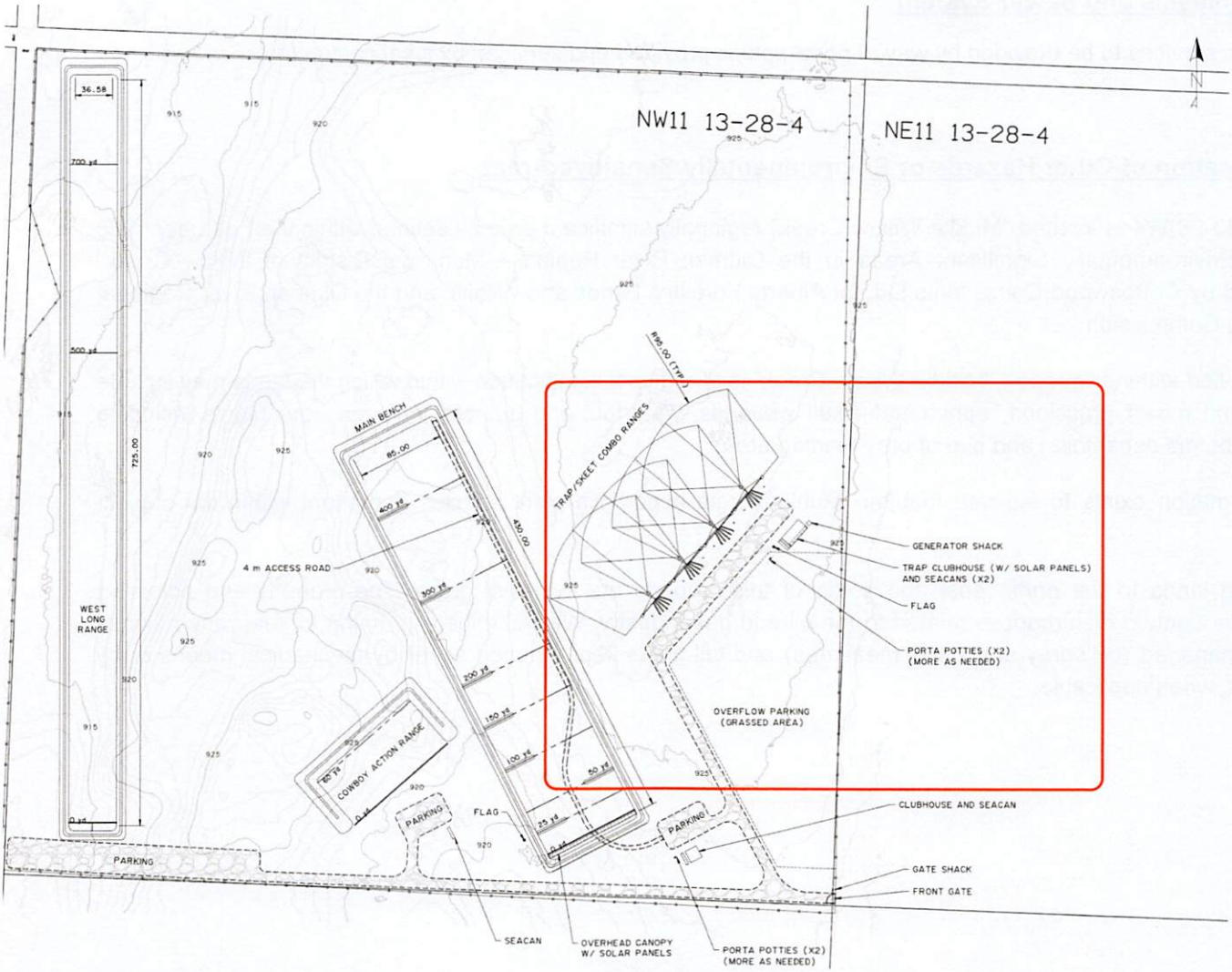


Phase Three:

Phase Three and Phase Four might get switched if the need to move the trap range becomes a priority.

Long Rifle Range out to 725 yards by 42 yards wide. That will accommodate 4 shooting bays at 31 ½" feet wide.

Phase 4



Trap range - this space is to be readied as funds become available for the current trap range to be moved at some point in the future.

Progression on the construction of the range will be determined by the amount of funds available to the Club. Funds are derived by: AGLC Casinos, raffles, shooting events and the annual gun show in Claresholm.

I22

Soils Analysis and Sewer System

All septic services to be provided by way of porta-potties provided and serviced by local contractors.

Identification of Other Hazards or Environmentally Sensitive Areas

NW 11-13-28-W4 is located "Middle Willow Creek" regionally significant area as defined within the February 1988 report "Environmentally Significant Areas in the Oldman River Region – Municipal District of Willow Creek" prepared by Cottonwood Consultants Ltd. for Alberta Forestry, Lands and Wildlife and the Oldman River Regional Planning Commission.

As identified within the report "Middle Willow Creek" is of regional significance within which the lands may include native and mixed grassland, ephemeral alkali wetlands, waterfoul and gull staging area, rare plants including (Muhlenbergia asperifolia) and bird of prey feeding area.

No information exists to indicate that the Muhlenbergia asperifolia plant species is present within the subject lands.

Adjoining lands to the north, east and south of this property are in native grass. The property and adjoining properties contain disturbances related to the oil and gas industry. We will adhere to trying to keep any noxious weed managed (by spray and other measures) and tall grass kept trimmed either by mechanical means or by livestock, when applicable.

Roadways and Access Points

Roadway access into the property to be by way of shared access (Range Road 282 to Township Road 131 to Range Road 281 to private road owner Jeremy Norgard)

Internal roads will be constructed in accordance with MD of Willow Creek Policy No. 320-26 Private Driveway Policy.

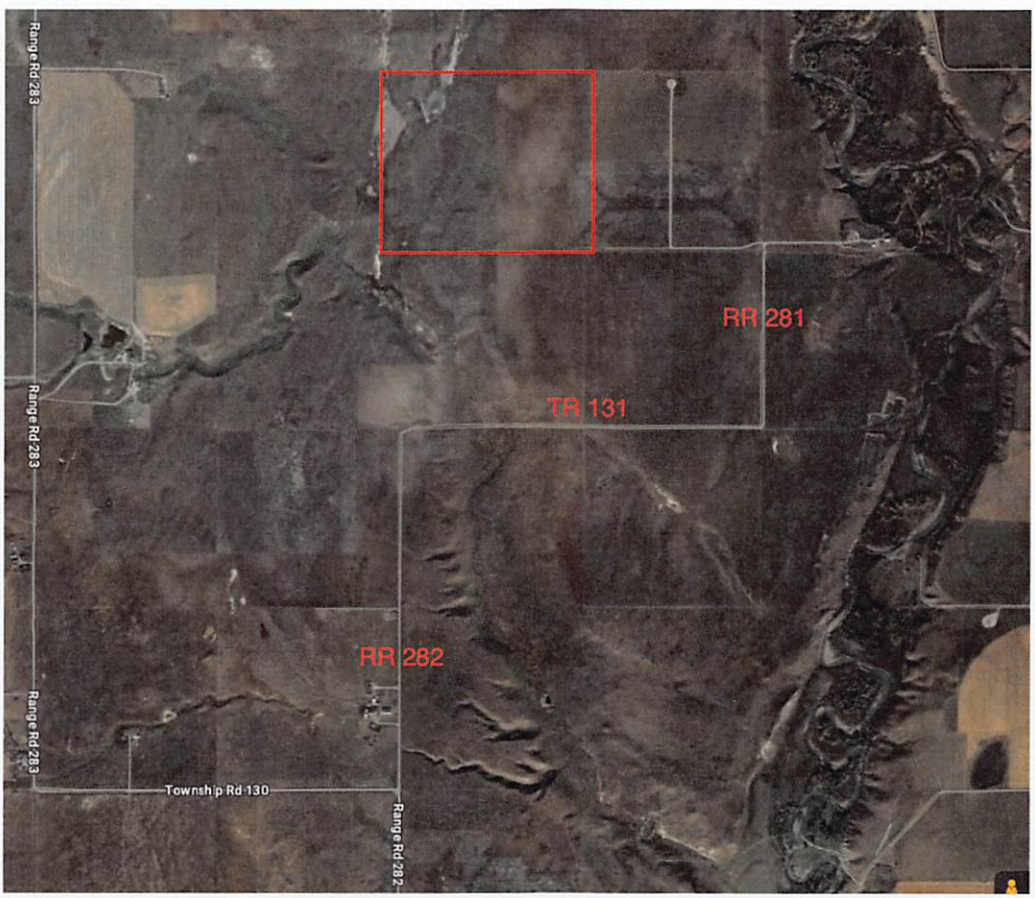
Range Road 282, Township Road 131 and Range Road 281 and private road of landowner WILL/MAY require upgrade to a "Very Low Level" construction standard as outlined in MD of Willow Creek Policy 320-07.

The maximum expected vehicle usage on a daily basis will be approximately 2-4 cars. This is based on a conversation with the Taber shooting complex as they have between 5-7 cars on a daily basis. They are located closer to town (Taber) and have two major roads nearby to allow people access. On special events we would expect between 50 and 125 cars for a period of 2-3 days. Any special events would be permitted through the assembly bylaw 1420 as amended or replaced. Any overnight parking at special events will only be allowed in conjunction with approval of assemblies bylaw..

A keyed access only gate will provide security to the facility as well as limit access to qualified Range Safety Officers (RSO) only.

It is the intent of the Claresholm Fish & Game Association to require all members to become qualified RSO. A RSO must be present before any shooting activities may be undertaken.

Access to the range will be restricted by a wire perimeter fence and warning signs (place every 75m) as per chapter 2.5 RCMP Range Construction Guideline Dated November 21, 2021 as amended or replaced.



Contour and Surface Drainage

Through construction and final design the current drainage patterns are to be maintained with stormwater and natural flows to the Northwest. Ephemeral wetlands located within the Northwest quadrant of the property will not be disturbed.

It is expected that the collective runoff volumes from the range development will be negligible during average or above average rainfall periods. The high infiltration rate of the sandy loam soil combined with the relatively flat slope of the range floor will combine to reduce stormwater runoff volumes.



I25

Safety Issues to be Addressed

The proposed range will meet the strict guidelines for 'Standard' range design as contained within the "RCMP Range Design and Construction Guideline" and will provide for a measure of safety for sport shooting enthusiasts that is presently not available in the Municipal District of Willow Creek for those participating in this sport. The final range design will be reviewed and approved by The Province of Alberta's Chief Firearms Officer.

As indicated within the Guidelines "All safety issues raised in these guidelines are based upon the underlying premise that the range users are competent shots, operating within normal human and equipment limits. There are no provisions in these guidelines to account for unacceptable random or wild firing".

The dimensions and shape of the safety area template incorporated as part of the 430 yd shooting range orientation is designed to accommodate the projectile fired from a .338 Lapua Magnum cartridge. The designated safety area template is approximately (4100 meters long by 600 meters wide) as measured from the firing line. The Following templates are used to identify the range areas: .338 Lapua Magnum template Long Range, cowboy action - .357 and 9mm parabellum templates, short range .300 Win Mag template. All range templates would provide the maximum template area available for area constraints and would seek to provide accommodation for as many calibres as possible for the range.

Due to the proximity of oil and gas facilities within the range template areas coordination between the Claresholm Fish and Game Association and oil and gas companies will need to be undertaken in the event that exploration or maintenance operations result in the occupancy of a site within the range template area for an extended period of time. Contact information for the well operator will be maintained by the range operator.

Range safety criteria to be established as part of the range authorization process established by the RCMP through the guidelines. Safety criteria includes the development of a Range Safety Plan, establishment of range rules and procedures by the Claresholm Fish and Game Association, the provision for trained range officers to be present at all times when shooting activities are underway and the requirement for all users of the range to comply with range safety guidelines.

Emergency Response Information. Templates are attached as attachment #11. Will be filled out and reviewed and approved by the MD Emergency Services Director Prior to Allowing range to be opened for use.

For Safety consideration the following will be banned:

Steel Core Bullets

Binary Exploding Targets also known as Tannerite

Cartridge restrictions per Federal regulations: .50 BMG are **Prohibited.**

Tracer, incendiary and armour piercing ammunition is **Prohibited.**

No Open Fires

Down Range Safety Area Templates

Field firing outdoor ranges can have different configurations, dependent on the planned shooting activities. The ranges within this facility are configured in accordance with standard rifle and handgun ranges in combination with backstops as well as the natural depression area as an existing natural topographical feature.

Safety area templates are used to determine the necessary safety area for range designs and which represent the ground area designed to contain overshot bullets and ricochets generated from a single shooters firing point under conditions which are considered to be representative of normal range use. Each range has within the attached diagram a calibre appropriate field firing safety area template which demonstrate a field firing safety area under maximum variability conditions possible.

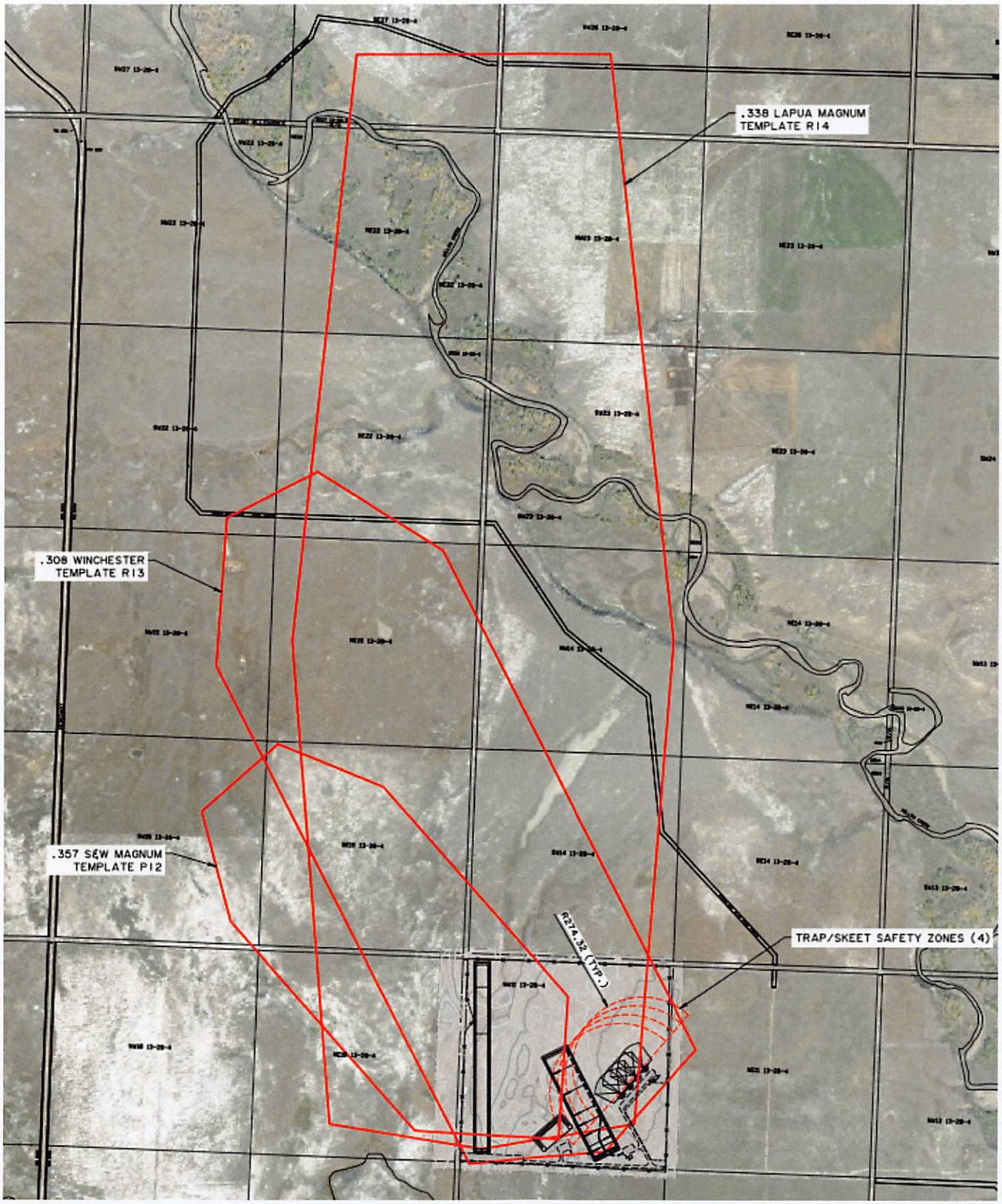
Safety areas cannot overlap onto areas of human habitation or regular human activity. For the purpose of definition 'human habitation or regular human activity' are defined within the RCMP Guideline as "the presence of dwellings, buildings, businesses or human activity sites (ie public campground) that are used on a regular basis when the range is in use.

The amount of human activity permitted in the safety area while the range is operating is determined by a number of factors: likelihood of overshoots and ricochets, average frequency of range use and normal quantity of ammunition being fired, planned duration of the human activity within the safety area, location of the planned human activity within the safety area, topography and the addition of the baffles.

It is the opinion of the developer that due to the orientation of this range the human activity within the safety area is limited.

We have also provided a map with the templates showing a wider area of land surrounding the proposed range showing where the landowners and oil wells are located.

The map that shows the safety templates is on the next page.


.338 LAPUA MAGNUM
TEMPLATE R14
.308 WINCHESTER
TEMPLATE R13
.357 S&W MAGNUM
TEMPLATE P12
R274.32 (TYP.)
TRAP/SKEET SAFETY ZONES (4)

I28

Landscaping and Appearance

The applicant is dedicated to preserving the aesthetics of the natural prairie landscape while utilizing topography and terrain to reduce costs of construction.

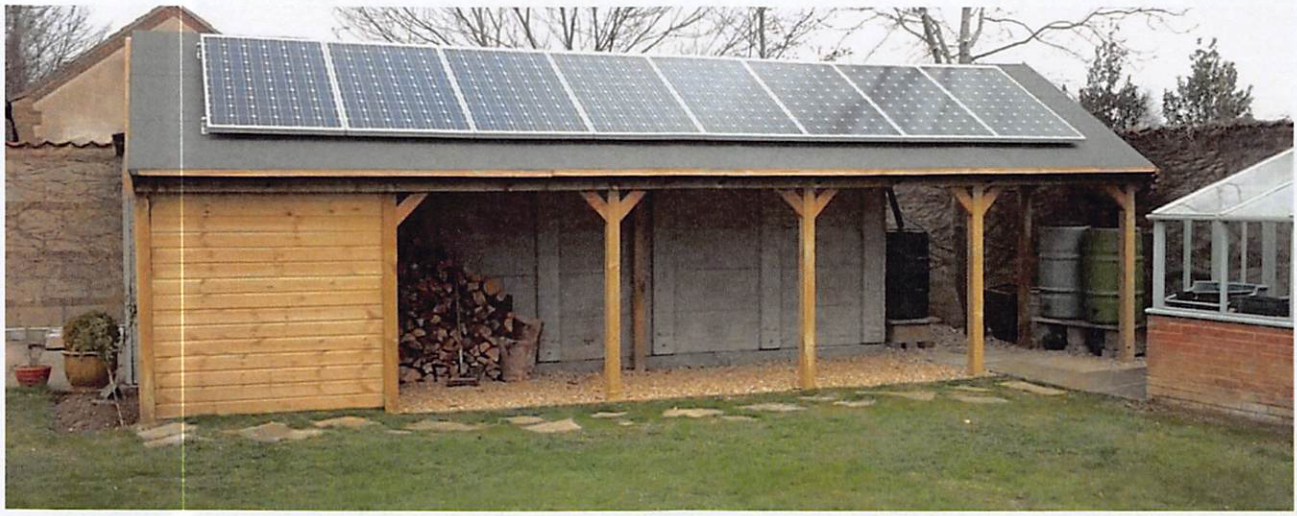
All reclamation activities within the project area will include the planting of native species common to the site.

The Claresholm Fish and Game will create a reclamation fund in order to remove the shooting complex and restore the land to its original state. The fund will have $1000 added each year. In the event that the shooting complex is closed, post closure reclamation will be in accordance with applicable Provincial & Federal Regulations.

We will discuss our weed and grass control of the range. We will make sure that we take care of and spray/ or remove any noxious weeds and will use livestock to graze down the grass that they allowed to eat. Any grass areas that can't be grazed, we will use weed trimmers and lawn mowers to keep the grass down.

Utilities and Services

Electrical services to be provided by small onsite solar panels and batteries mounted inside the accessory buildings. Gasoline/Diesel/Propane powered generators to supplement solar panels. The picture below is for illustrative purposes, not the actual design of overhead shelters on the firing line. Sample shed idea pictured.



Digital gate and range video data from the security gate and range cameras to be stored at a secure offsite location.

Internet service by Star Link or other ISP as needed.

Architectural Controls

Typically architectural controls are related to residential or commercial development and are used to provide uniform guidelines and regulations within a subdivision with respect to ensuring that individual building design and finishes conform to established standards within a development area.

Buildings or structure maximum size and setbacks constructed on the site to comply with the Municipal District of Willow Creek Land Use Bylaw No. 20-25.

Buildings on the site projected for the future may include storage facilities, club house, washrooms and building facades (used on the firing line for Cowboy Action Shooting).

Temporary structures such as tents may be occasionally utilized at the range during match events.

Population Density

A residential development is not a part of this project, the area structure plan criteria for population density does not pertain to this project.

Domestic Water

Domestic water provided at the site to be supplied during summer seasons by way of Tank / Trailer or bottled water.

There is a water well on site to provide water for storage, fire suppression and watering trees and shrubs.

ERCB Information on Oil and Gas

An amended Municipal Government Act Subdivision and Development Regulation came into force on November 1, 2012. The new provisions deal with accommodating abandoned wells during subdivision and development. Provisions within Section 4 of the Regulation along with the Energy Resources Conservation Board Directive 079 provide for the identification of abandoned wells as information requirements of the Subdivision Authority.

As per this requirement please note that one abandoned well located within LSD 14 of NW 11-13-28-W4 is located on the property however this well is outside of the proposed range construction area and will remain grassed and undisturbed. Abandoned well distance from property boundary is 56 meters. The working well is 403 meters.

Land Use Agreement

Pursuant to the Shooting Clubs and Shooting Ranges Regulation (SOR/98-212) a Land Use Agreement between the Owner and Range Operator must be undertaken.

No such agreement is required as the Claresholm Fish & Game Association owns NW 11-13-28-W4.

There will be a Land Use agreement between the CFGA & the Oil company for use of the road that goes to the oil well. See attached info #8

CCA — 06.013

No. 50261711

CERTIFICATE of INCORPORATION

I HEREBY CERTIFY THAT

– CLAREHOLM FISH AND GAME ASSOCIATION –

IS THIS DAY INCORPORATED UNDER THE SOCIETIES ACT OF THE PROVINCE OF ALBERTA

GIVEN UNDER MY HAND AND SEAL OF OFFICE AT EDMONTON, ALBERTA,

THIS twenty-second DAY OF April A.D. 19 81.

for Registrar of Companies

Alberta
CONSUMER AND
CORPORATE AFFAIRS

lg

The Name of the Society is

Claresholm Fish and Game Association

MEMBERSHIP

1. — Membership fee, if any, in the society shall be determined, from time to time, by the members at a general meeting. Any person residing in Alberta, and being of the full age of 18 years, may become a member by a favorable vote passed by a majority of the members at a regular meeting of the society, and upon payment of the fee. Such voting shall be by ballot, unless the meeting by resolution otherwise decides. Any person under the age of 18 years may in the same manner become a member upon payment of half the said fee.
2. — Any member wishing to withdraw from membership may do so upon notice in writing to the Board through its secretary. If any member is in arrears for fees or assessments for any year, such member shall be automatically suspended at the expiration of six months from the end of such year and shall thereafter be entitled to no membership privileges or powers in the society until reinstated. Any member upon a two-thirds vote of all members of the society in good standing may be expelled from membership for any cause which the society may deem reasonable.

PRESIDENT

3. — The President shall be ex-officio a member of all committees. He shall, when present, preside at all meetings of the society and of the Board. In his absence the Vice–President shall preside at any such meetings, and in the absence of both a chairman may be elected by the meeting to preside thereat.

BOARD OF DIRECTORs

4. — Board of Directors, Executive Committee or Board, shall mean the Board of Directors of the society.
5. — The Board shall, subject to the by-laws or directions given it by majority vote at any meeting properly called and constituted, have full control and management of the affairs of the society, and meetings of the Board shall be held as often as may be required, but at least once every three months, and shall be called by the President. A special meeting may be called on the instruction of any two members thereof provided they request the President in writing or by email to call such meeting, and state the business to be brought before the meeting. Meetings of the Board shall be called by ten days' notice in writing or by email to each member. Any four members shall constitute a quorum, and meetings shall be held without notice if a quorum of the board is present, provided, however, that any business transactions at such meeting shall be ratified at the next regularly called meeting of the Board; otherwise, they shall be null and void.

SECRETARY

6. — It shall be the duty of the secretary to attend all meetings of the society and of the Board, and keep accurate minutes of the same. He shall have charge of the seal of the society which seal whenever used shall be authenticated by the signature of the secretary and the President, or, in the case of death or inability of either to act, by the Vice–President. In case of the absence of the Secretary, his duties shall be discharged by such officer as may be appointed by the Board. The Secretary shall have charge of the correspondence of the society and be under the direction of the President of the Board.
7. — The secretary shall also keep a record of all the members of the society and their addresses, send notices of the various meetings as required, and shall collect and receive the annual dues or assessments levied by the society, such monies to be promptly turned over to the Treasurer for deposit in a chartered Bank as hereinafter required.

TREASURER

8. — The Treasurer shall receive all monies paid to the society and shall be responsible for the deposit of same in whatever Bank the Board may order. He shall properly account for the funds of the society and keep such books as may be directed. He shall present a full detailed account of receipts and disbursements to the Board whenever requested and shall prepare for submission to the Annual Meeting a statement duly audited as hereinafter set forth of the financial position of the society and submit a copy of same to the Secretary for the records of the society. The office of the Secretary and Treasurer may be filled by one person if any annual meeting for the election of officials shall so decide.

AUDITING

9. — The books, accounts and records of the Secretary and Treasurer shall be audited at least once a year by a duly qualified accountant or by two members of the society elected for that purpose at the Annual Meeting. A complete and proper statement of the standing of the books for the previous year shall be submitted by such auditor at the Annual Meeting of the society. The fiscal year of the society in each year shall be April 30.

10. — The books and records of the society may be inspected by any member of the society at the annual meeting provided for herein or at any time upon giving reasonable notice and arranging a time satisfactory for the officer or officers having charge of same. Each member of the Board shall at all times have access to such books and records.

MEETINGS

11. — The society shall hold an annual meeting on or before April 30 in each year, of which meeting due notice shall be given to all members. At this meeting there shall be elected a President, Vice–President, Secretary, Treasurer, (or Secretary–Treasurer), and three directors. The officers and directors so elected shall form a Board, and shall serve until are their successors are elected and installed. Any vacancy occurring during the year shall be filled at the next meeting, provided it is so stated in the notice calling such meeting. Any member in good standing shall be eligible to any office in the society.

12. — Meetings of the society may be called at any time by the Secretary upon the instructions of the President or Board by notice in writing or by email to the last known address of each member, notified eight days previous to the date of such meeting. A special meeting shall be called by the President or Secretary upon receipt by him of a petition signed by one–third of the members in good standing, setting forth the reasons for calling such meeting, which shall by letter to the last known address of each member, notified by mail or by email eight days previous to the meeting.

13. — Five members in good standing shall constitute a quorum at any meeting.

VOTING

14. — A voting member of the Claresholm Fish & Game Association shall constitute any individual 18 years of age or older that has a current membership, resides within the M.D. of Willow Creek #26, and has a mailing address within the M.D. of Willow Creek #26. Such votes must be made in person and not by proxy or otherwise.

REMUNERATION

15. — Unless authorized at any meeting and after notice of same shall have been given, no officer or member of the association shall receive any remuneration for his services.

BORROWING POWERS

16. — For the purpose of carrying out its objects, the society may borrow or raise or secure the payment of money in such manner as it thinks fit, and in particular by the issue of debentures, but this power shall be exercised only under the authority of the society, and in no case shall debentures be issued without the sanction of a special resolution of the society.

BY–LAWS

The By–Laws may be rescinded, altered or added to by a "Special Resolution".

Claresholm Fish & Game Association

Operated by: Claresholm Fish & Game

Range Rules (1st Draft) May 29, 2026

(a) Shooting Hours

The range will be accessible 7 days a week and hours of operation will be No firing before 8 AM or sunrise (in the winter - whichever is later) and no firing after sunset or 9 PM (whichever is earlier). Sunrise/Sunset is: Sunrise is the exact instant in the morning when the upper edge of the sun's disk first appears above the eastern horizon, while sunset is the exact instant in the evening when the upper edge of the sun disappears below the western horizon.

When tournaments are being held at the Range, it will be closed to members for regular range use for the duration of the event.

Shooting after sunset may be allowed during night shooting seminars or events, with approval by the executives.

Ranges may be required to be closed if a site downrange within the safety template area is occupied for an extended period of time – ie for 'oilfield drilling or maintenance activities'.

No Overnight Parking unless approved by MD Council according to Assemblies Bylaw.

NO CAMPFIRES

(b) All Federal and Provincial Regulations are to be observed at all times at the Range.

Failure to comply may result in eviction from and being banned from the Range, without refund of fees or dues.

(c) No Hunting of Wildlife Allowed.

Anyone shooting at objects other than targets authorized by the club will be escorted off the Range.

(d) Access through range gates will be determined by 1.) the individual is a member in good standing and 2.) has completed the Range Safety Officers Course. At this point these members will have access to the outdoor range.

(e) Members may host up to 2 guest shooters per day.

There is no fee for first time guest shooters. All subsequent visits will have a nominal fee of **TBD**. All non-shooting guests are the responsibility of the host member.

(f) All shooters must produce their membership card upon request from any other member and must have it on their person.

(g) Guests at matches and commercial guest customers have unescorted shooting privileges only on the ranges booked for the match or the commercial event. They are not allowed to shoot on other ranges without the supervision of a member.

(h) All shooters must wear adequate eye and ear protection while on the firing line.

(i) All shooters must have firearms encased or trigger-locked while transporting firearms to staging area before proceeding to firing line.

Firearms need to be unloaded, bolt open, breech open and pointed downrange whenever someone is downrange of the firing line. The Firing line is the space that contains the benh and the immediate space around the bench. The shooter will have to be outside of the shooting box when somebody is down range.

(j) Minor shooters (under 18 years of age) are welcome and encouraged.

All minor shooters must be under the direct, immediate and constant supervision of an adult while shooting and must otherwise be supervised and behave in a responsible and safe manner. This includes Minor PAL Holders.

(k) The consumption or possession of alcohol or drugs is not permitted within club boundaries while any portion of the Range remains open to shooting.

Anyone found in contravention of this rule, including shooters who have consumed alcohol immediately prior to arriving at the Range, or appear to be impaired from any source, may be permanently banned from the Range.

(l) No smoking unless in designated areas.

No smoking or open flame in effect during fire bans.

(m) Firearms not in immediate use are to be empty of all ammunition and magazines, and,

1. in the case of long guns, stored with their actions open and visible in the racks provided or stored in a case.

2. in the case of handguns, stored with their actions open and visible, in a case, or stored in a holster with hammer down.

3. or stored in a locked vehicle, cased or out of sight.

14) All ranges require a common cease fire and a common firing line.

Shooters must not be positioned forward of other shooters on the firing line.

1. When two or more shooters are on a particular range, one must assume the responsibility of range officer, to declare cease fires and the resumption of shooting, following a check of the range. Shooters must get an "All Clear" signal from the range officer before going downrange to post, check or retrieve targets. The member acting as range officer is responsible to ensure that everyone on the line is following the "cease fire" and other range commands and is maintaining a common firing line. Any individual may call 'Cease Fire' at any time.

2. All shots are to be made at the target directly in front of the shooter's firing position. No shots are to be made at angles across the range, as this poses a ricochet and safety hazard. Shooters wanting to shoot at a different target stand/distance must move to a firing position which provides the required stand/distance immediately to the front of that position.

3. Cartridge restrictions per Federal regulations: .50 BMG are **Prohibited.**

Tracer, incendiary and armour piercing ammunition is **Prohibited.**

4. Shotgun/Trap Range(s)

    1. Only shotguns firing lead birdshot are to be used on the shotgun/trap range(s)

    2. Shotguns firing shot may only be used on the shotgun/trap range(s). Shotguns may be patterned, using lead shot only, on the designated patterning board. Shotguns using shot must not be fired at target stands. Shotguns firing only slugs may be shot on the rifle range(s).

    3. Only clay targets and other approved Sporting Clay targets are to be used on the shotgun range(s).

    4. Shot shell restrictions: Lead shot only, maximum shot shells to be size US # 7½ (0.095"), 2¾" in length, 1 1/8 ounce shot maximum.

5. Pistols are to be shot on the pistol range(s) only.

6. Drawing and firing a loaded handgun from a holster must be done in a safe manner and with the greatest care at all times. The handgun must be loaded and unloaded only at the firing line.

7. Handguns in holsters not in immediate use on a firing line must be unloaded of ammunition and/or magazines.

8. When moving forwards and backwards to a firing point pistols must be continuously pointed downrange.

9. Archery Range Rules: Firearms must not be discharged on the archery range- archery only.

    1. Broadheads are only allowed at designated Broadhead backstops.

10. All trash and spent ammo must be picked up before leaving the range.

11. Human silhouette targets must be removed from the range when finished shooting.

12. Dogs and pets prohibited on all ranges.

13. All targets shall be removed from the backstops upon completion of shooting.

14. All range users shall pick up all refuse and materials (targets, cartridge brass, shotgun hulls, etc.) and leave the range clean for the next person.

15. Targets shall be placed on target backboards, not on the support posts or frames.

16. No vehicles are permitted on ranges without permission from the Chair or Property Chair.

17. Special activities or events and range closures shall be authorized only be the Executive.

18. When there is a special shooting event at a range, that range is closed for all other shooting activities until the event is over.

19. The main gate must be locked immediately upon entering and exiting except when there are special shooting events.

20. ALL MEMBERS AND GUESTS ARE REQUIRED TO FOLLOW THESE RULES AT ALL TIMES, NO EXCEPTIONS. ANYONE DISREGARDING THESE RULES WILL BE REQUIRED TO LEAVE THE RANGE IMMEDIATELY, AND MAY BE SUBJECT TO FURTHER ACTION OR SANCTIONS AS DETERMINED BY THE TABER SHOOTING FOUNDATION EXECUTIVE.

21. ANY ACTS OF ILLEGAL, DANGEROUS OR IRRESPONSIBLE USE OF RANGE FACILITIES, OR ACTS OF VANDALISM OR DESTRUCTION OF PROPERTY, WILL RESULT IN IMMEDIATE AND PERMANENT REVOCATION OF MEMBERSHIP AND BANNISHMENT FROM TABER SHOOTING FOUNDATION PROPERTY, AS WELL AS CRIMINAL CODE, FIREARMS ACT AND CIVIL CHARGES.

Exceptions:

The following exceptions are allowed for special organized groups within TSF while they are holding formal competitions, practice sessions, or firearms education courses, all under the direct control of their respective Range Officer(s)/Instructor(s) for the entire time. Examples of these groups include Sporting Clays, Silhouette, Cowboy Action, Swiss Rifle, IPSC, IDPA, NRA. These exceptions are not allowed for the general membership during casual shooting. Targets may include steel targets with special permission and special conditions of usage.

1. Rifles utilizing pistol cartridges may be shot on the handgun range(s). Examples are: 44/40, 38/40, 45 Colt, etc.

2. More than one shotgun shell may be loaded into a shotgun at a time. Approved competition and practice may utilize other sizes of lead shot, by the executive with written authorization.

3. Approved competition and practice may set target stands at other locations than at the rear berms with special permission and specific conditions of usage, by the executive with written authorization.

Range Strategy

Firearms and Range Caucus (Alberta Wildlife Federation) planning document

The AWF firearms strategy is centered on ranges. As has been said, ranges are the cornerstone of the shooting sports. The concept we are developing is to rank existing ranges so we can determine which areas we need to focus on as new ranges are added. The initial plan is broken down to four levels and is focused exclusively on sport shooting. Hunters will be able to practice their skills on their home range with no interference from this plan.

The reason for this focus is that the current government has made a point of excluding Olympians in most if not all of the firearms bans. This indicates that training and development of international shooters has a tolerance, even within the sitting government. This strategy also offers long term benefits beyond the current government to assist Canada in developing more competitive shooters.

This is not to exclude hunters, farmers or sustenance shooters as they are a key to the AWF however they do not hold much political or public sway currently do to federal government efforts.

The remainder of this document focuses on competitive shooting and the ranges to support that.

International Shooting Sports Federation Disciplines

• Rifle	• Pistol	• Shotgun
• 10m Air 50 m Rifle 300m Rifle 300m Std Rifle	• 10m Air • 25m Pistol (.22 cal) • 25m Rapid fire Pistol • 25m Centre Fire Pistol (.30 - .38 cal) • 25m Standard Pistol • 50m Pistol (.22 cal)	• Trap • Skeet

Olympic Federation Shooting Disciplines

- Air Pistol (10m)
- Air Rifle (10m)
- Rapid Fire Pistol (25m)
- Rifle – Three position (50m)
- Skeet
- Trap

Other Internationally Recognized Shooting Disciplines

- IPSC (International Practical Shooting Confederation)
    - Pistol
    - 3 Gun
- Bullseye (Conventional Pistol)
- Bench-Rest
- Steel Challenge
- Action Air
- Precision Rifle

Ranges

- To be an International rated range, the range must be capable of hosting an ISSF or Olympic level competition. This includes required distances, targets, judging areas, spectator area and any other requirements to be successful holding these prestigious events.

- Our objective is to have at least 4 of these ranges scattered through out the province

National

- To be considered a National level range, the range must meet the criteria to host a single event of Olympic level competition. This would include distances, targets and other requirements to host a single discipline of Olympic shooting.

- There is no cap to the number of ranges that would be National level.

Provincial

- Provincial level ranges must have the ability to host a sanctioned competition of any discipline. They must have guest or public access to allow non-member shooters to practice or compete.

Developmental

- Developmental ranges are the ranges that have some or all distances and disciplines to allow training for future athletes. These ranges may or may not allow guests or public but the members can practice the disciplines appropriately.

- Currently the majority of our member clubs will fall into this category. Our objective would be to grow these to higher levels and add more new ranges at any level but most will likely fall into this category to start.

TECHNICAL SPECIFICATIONS
DEFENSIVE BARRIERS

MIL™ 3 UNIT

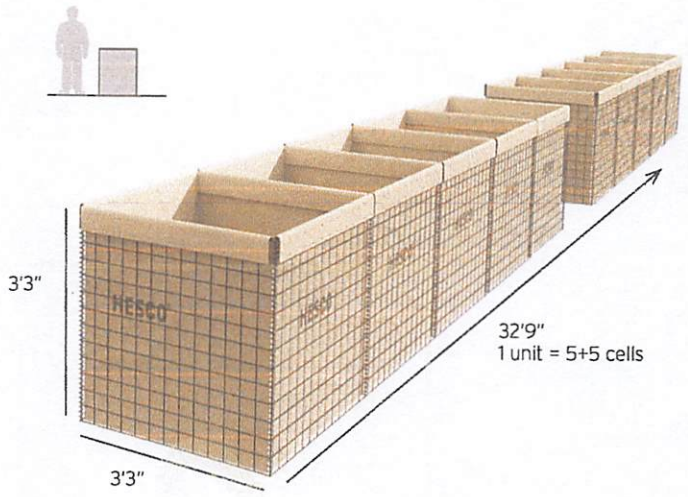
HESCO®

UNIT	HEIGHT	WIDTH	LENGTH	NSN
MIL3 (Beige)	3'3" (1.00m)	3'3" (1.00m)	32'9" (10m)	5680-99-001-9392
MIL3 (Green)	3'3" (1.00m)	3'3" (1.00m)	32'9" (10m)	5680-99-001-9398

A geotextile-lined unit for general use as an earth-filled barrier. The units are suitable for filling with earth, sand, gravel, crushed rock and other granular materials. The unit fulfills a wide range of uses, including the construction of protective walls and barriers.

GENERAL SPECIFICATIONS
Geotextile-lined welded mesh barrier coated to ASTM A 856. All wires conform to BS EN 10218-2:2012. Zinc-Aluminum coatings are to BS EN 10244-2:2009, where appropriate. The geotextile is a heavy-duty, non-woven, permeable, polypropylene fabric, available in either beige or green color.

All dimensions and weights are nominal. Diagrams and product images are for illustrative purposes only.



PACKAGING AND TRANSPORT INFORMATION

FLAT-PACKED INDIVIDUAL UNIT DIMENSIONS & WEIGHTS

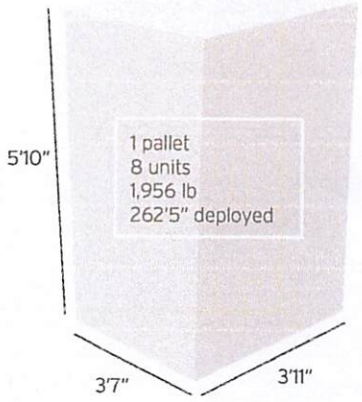
HEIGHT	WIDTH	LENGTH	WEIGHT
9" (0.23m)	3'9" (1.14m)	3'3" (1.00m)	240 lb (109kg)

PALLET INFORMATION

PER PALLET	HEIGHT	WIDTH	LENGTH	WEIGHT
8 units	5'10" (1.78m)	3'7" (1.10m)	3'11" (1.20m)	1,956 lb (887kg)

TRANSPORT INFORMATION

TYPE	PALLETS	UNITS	DEPLOYED LENGTH
13.5 Trailer	22	176	5,774' (1,760m)
20' Container	10	80	2,624' (800m)
40' Container	20	160	5,249' (1,600m)



UK and Rest of World Inquiries
Hesco
Unit 41, Knowsthorpe Way,
Leeds LS9 0SW United Kingdom
Telephone: +44 113 248 6633

US and Americas Inquiries
Hesco
1199 North Fairfax Street, Suite 410,
Alexandria, Virginia 22314 United States
Telephone: +1 985-345-7332

Email: support@hesco.com

Disclaimer
The information contained in this document is intended solely to provide general guidance. The right is reserved to make changes to this document without notice at any time. Nothing in this document (i) constitutes an offer, representation, warranty, term or condition or (ii) is a substitute for the need to employ adequate independent technical expertise and judgment.

Patents and Trademarks
HESCO® products are subject to patents and/or patent applications in territories around the world. HESCO® is a registered trademark of Hesco Bastion Ltd and its affiliates ("Hesco") around the world. Other trademarks also apply.

For full details, please go to:
www.hesco.com/legal_notice

Quality Standards
Hesco operates a quality management system certified to ISO 9001:2008.
Approved Certificate number:
ISO9001-00008569

This material is subject to copyright protection.
Copyright © 2018 Hesco.
All rights reserved.

hesco.com

TECHNICAL SPECIFICATIONS
DEFENSIVE BARRIERS

MIL™ 10 UNIT

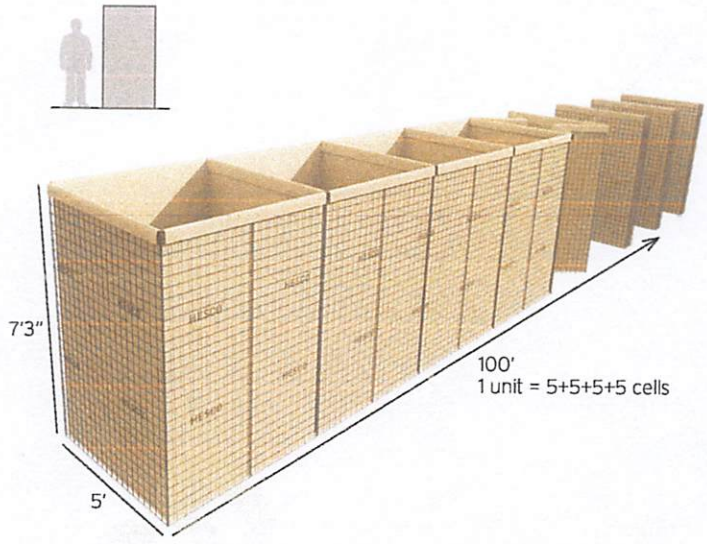
HESCO®

UNIT	HEIGHT	WIDTH	LENGTH	NSN
MIL10 (Beige)	7'3" (2.21m)	5' (1.52m)	100' (30.5m)	5680-99-391-0852
MIL10 (Green)	7'3" (2.21m)	5' (1.52m)	100' (30.5m)	5680-99-770-0326

A geotextile-lined unit for general use as an earth-filled barrier. The units are suitable for filling with earth, sand, gravel, crushed rock and other granular materials. The unit fulfills a wide range of uses, including the construction of protective walls and barriers.

GENERAL SPECIFICATIONS
Geotextile-lined welded mesh barrier coated to ASTM A 856. All wires conform to BS EN 10218-2:2012. Zinc-Aluminum coatings are to BS EN 10244-2:2009, where appropriate. The geotextile is a heavy-duty, non-woven, permeable, polypropylene fabric, available in either beige or green color.

All dimensions and weights are nominal. Diagrams and product images are for illustrative purposes only.



PACKAGING AND TRANSPORT INFORMATION

FLAT-PACKED INDIVIDUAL UNIT DIMENSIONS & WEIGHTS

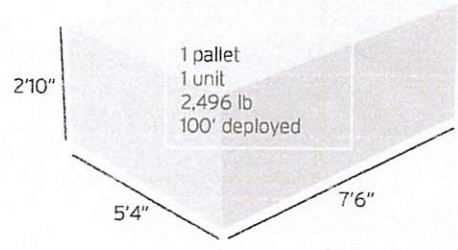
HEIGHT	WIDTH	LENGTH	WEIGHT
2'4" (0.71m)	5'5" (1.65m)	7'4" (2.24m)	2,372 lb (1,076kg)

PALLET INFORMATION

PER PALLET	HEIGHT	WIDTH	LENGTH	WEIGHT
1 unit	2'10" (0.87m)	5'4" (1.62m)	7'6" (2.30m)	2,496 lb (1,132kg)

TRANSPORT INFORMATION

TYPE	PALLETS	UNITS	DEPLOYED LENGTH
13.5 Trailer	20	20	2,000' (610m)
20' Container	6	6	600' (183m)
40' Container	14	14	1,400' (427m)



UK and Rest of World Inquiries
Hesco
Unit 41, Knowsthorpe Way,
Leeds LS9 0SW United Kingdom
Telephone: +44 113 248 6633

US and Americas Inquiries
Hesco
1199 North Fairfax Street, Suite 410,
Alexandria, Virginia 22314 United States
Telephone: +1 985-345-7332

Email: support@hesco.com

Disclaimer
The information contained in this document is intended solely to provide general guidance. The right is reserved to make changes to this document without notice at any time. Nothing in this document (i) constitutes an offer, representation, warranty, term or condition or (ii) is a substitute for the need to employ adequate independent technical expertise and judgment.

Patents and Trademarks
HESCO® products are subject to patents and/or patent applications in territories around the world. HESCO® is a registered trademark of Hesco Bastion Ltd and its affiliates ("Hesco") around the world. Other trademarks also apply.

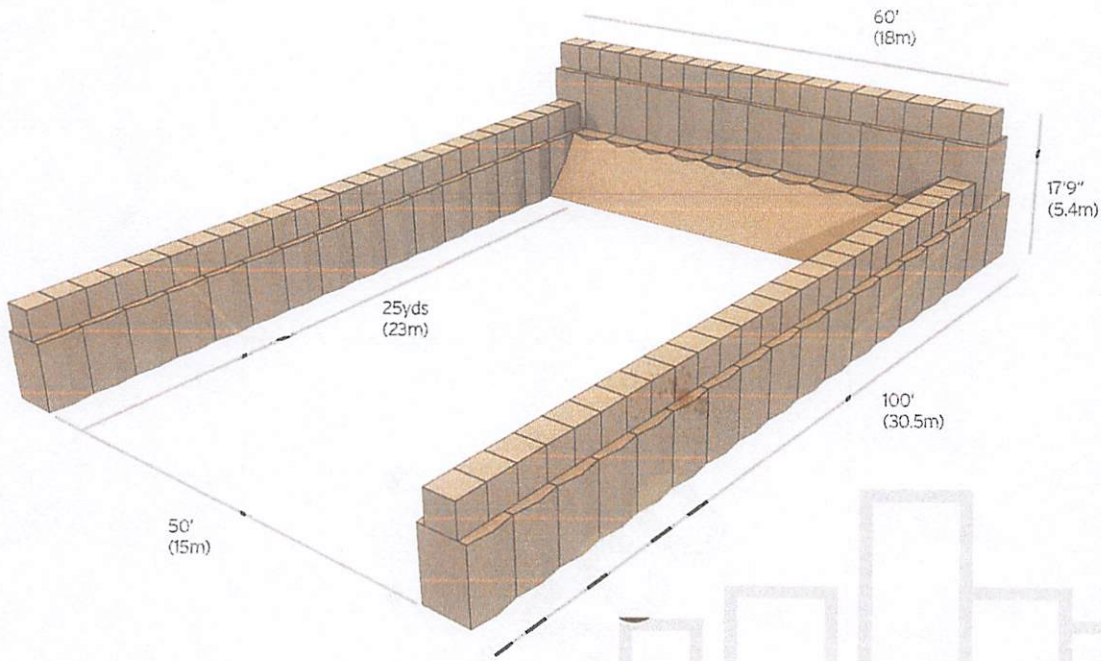
For full details, please go to:
www.hesco.com/legal_notice

Quality Standards
Hesco operates a quality management system certified to ISO 9001:2008.
Approved Certificate number:
ISO9001-00008569

This material is subject to copyright protection.
Copyright © 2018 Hesco.
All rights reserved.

hesco.com

HESCO
77
HESCO



	HOUSE 21	HOUSE 20	RANGE 25	RANGE 50	MULTI-BAY
SIZE	69' x 48' (21 x 14m)	66' x 75' (20 x 23m)	25yds x 50' (23 x 15m)	50yds x 75' (46 x 23m)	325' x 300' (99 x 91m)
UNITS	SL4836 x 62units	SL4836 x 92units	MIL 10 x 4units MIL 3 x 9units MIL 5 x 5units	MIL 10 x 6units MIL 3 x 16units MIL 5 x 8units	MIL 10 x 19units MIL 3 x 38units MIL 5 x 30units
VOLUME OF FILL MATERIAL	527yds³ (403 m³)	782yds³ (598m³)	988yds³ (756m³)	1599yds³ (1223m³)	5168yds³ (3951m³)

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0021 617 188	4;28;13;11;NW	151 316 998

LEGAL DESCRIPTION
MERIDIAN 4 RANGE 28 TOWNSHIP 13
SECTION 11
QUARTER NORTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

REFERENCE NUMBER: 071 234 298

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
151 316 998	04/12/2015	[redacted]		

OWNERS

CLARESHOLM FISH AND GAME ASSOCIATION.
[redacted]

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
151 316 999	04/12/2015	[redacted]

TOTAL INSTRUMENTS: 001

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 13 DAY OF JULY, 2026 AT 04:24 P.M.

ORDER NUMBER: 57746203

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

EXHIBIT "B-0001"

Attached to and forming part of the Master Road Use Agreement dated November 1, 2017, between CANADIAN NATURAL RESOURCES LIMITED and CLARESHOLM FISH & GAME ASSOCIATION.

Locations Accessed By The Road

Permitted Uses -	Access to proposed range activities for the noted location(s).
Locations -	**NW 11-13-28 W4M** **Outdoor Shooting Range**
Kilometres Used -	As required in Exhibit "**A-0001**" using: **- F/H A/R TO CNRL'S 10-11-13-28 W4M**

AGREED TO AND ACCEPTED this 18 day of DECEMBER, 2017

User: **CLARESHOLM FISH & GAME ASSOCIATION**

Signature: [redacted]

Effective: November 1, 2017
CNRL File No. 953645-0001

EXHIBIT "C-0001"

Attached to and forming part of the Master Road Use Agreement dated November 1, 2017, between CANADIAN NATURAL RESOURCES LIMITED and CLARESHOLM FISH & GAME ASSOCIATION.

Usage Fees

Right of Access – No-Fee Agreement

Conditions - **User will ensure that the road is left in the same condition in which it was found prior to use.**

Access will be conducted only under dry or frozen ground conditions. User will contact CNRL's field representative to determine road conditions prior to use of Road. Grantee shall comply with any reasonable conditions imposed by CNRL's field representative. Headlights and running lights shall be on at all times while vehicles are on CNRL roads. CNRL traffic will, at all times, take priority. Speed limits, load limits and road bans to be obeyed at all times.

If the road crosses over freehold land, User must obtain the written consent of the registered landowner and provide CNRL with a copy of such written consent before User is entitled to exercise the rights granted by this Agreement.

User will contact CNRL's field representative 48 hours prior to the initial use of CNRL's access roads.

CNRL Field Representative: Jason Lush
Contact by phone at:
Mobile phone at: [redacted]

Rules of the Road

1. The Parties agree that any additional terms or conditions listed within this Schedule "C" are intended to further clarify the terms and conditions contained within the body of the main agreement and are not intended to override the terms and conditions contained within the body of the main agreement, unless so stated.
2. If any part of the Road is taken over by any governmental authority this schedule shall terminate with respect to that portion of the Road and this schedule shall be amended.
3. This schedule shall terminate immediately upon expiry of any surface lease governing the Canadian Natural's right to the lands over which the Road crosses. The Canadian Natural shall not be liable to the Road User for any costs, expenses, losses, injuries or damages suffered by the User as a result of termination of this Schedule in either instance.
4. Under no circumstances will work unauthorized by the Canadian Natural be permitted.
5. User shall comply with any reasonable conditions imposed by the Canadian Natural's Representative.
6. Canadian Natural reserves the right to refuse entry onto Road during questionable weather conditions at which time load restrictions may be imposed – NO EXCEPTIONS.
7. User shall immediately report to Canadian Natural all accidents, any damage or destruction

to the Road caused as a result of the exercise by the Road User, its servants, agents, employees, contractors and subcontractors, of the rights granted under this agreement.

8. There shall be no decking or skidding of any timber on any road right-of-way or within any lease site without the prior written consent of the Canadian Natural.

9. Maximum load widths shall not exceed 11'6" (3.5m), unless otherwise consented to by the Canadian Natural.

10. Vehicles or equipment over 11'6" (3.5m) wide require a radio-escorted vehicle. Headlights and safety flashers on the escort vehicle should be on.

11. Drivers must ensure loads do not exceed vehicle or road capabilities.

12. The standard load weight, height and width restrictions imposed by Alberta Transportation apply to all Canadian Natural roads. Loads which exceed these limits are deemed to be heavy loads, and the User shall contact the Canadian Natural's Representative at least 72 hours prior to transporting any heavy loads on the Road.

13. The Canadian Natural, at any time, may instruct User to delay or cease transporting a heavy load, or the Canadian Natural may refuse permission to User to transport a heavy load if either or both of the following applies: a) as determined by the Canadian Natural, the transportation of the heavy load by User will interfere with or impact in any way the Canadian Natural's activities or operations; or b) as determined by the Canadian Natural, the transportation of the heavy load by User will pose any risk of danger or safety to any property or personnel.

14. User must ensure that all loads are appropriately secured to the vehicle to prevent any losses or shifting and the stability of the vehicle is not compromised. Oversize loads will require additional consideration for height, width, etc. and pilot vehicles may be required.

15. User shall notify Canadian Natural's Representative upon completion of any heavy load move in order for the Canadian Natural to assess any damages which have occurred. User will be responsible for all damage it causes to Canadian Natural's Roads.

16. User must ensure that its vehicles used on Canadian Natural's Roads are maintained and inspected as required by provincial legislation.

17. User must ensure that all its vehicles and equipment used on Canadian Natural's roads for the intended application are operated according to Provincial Transportation Rules & Guidelines, and within manufacturer's specifications.

18. All vehicles travelling on Canadian Natural's roads must be equipped appropriately including two-way radios where required, and with applicable frequencies, first aid kits, fire extinguishers, tire chains, etc.

19. User must ensure that its drivers have adequate information and training as well as appropriate licenses and certification for the vehicles being used.

20. User must ensure that its drivers have access to and understand safe work procedures for their duties.

21. The discharge of firearms from vehicles, along the Road or in any area where workers are engaged is strictly prohibited.

22. No vehicle shall stop or park on any bridges or in the center of the Road at any time.

23. Maximum speed limit is 80 km unless otherwise posted – NO EXCEPTIONS.

24. User shall obey all posted warning, stop, speed, regulation signs, barriers and markers governing or restricting traffic on the Road.

25. All traffic must drive on the right-hand side unless unsafe to do so.

26. User shall not park or store equipment or vehicles along the Road without Canadian Natural's prior consent.

27. If parking along the side of a Road, with Canadian Natural's prior consent, User shall park in one line, along only one side of the Road and vehicles will park far enough apart to allow traffic to pass in both directions

    a. Drivers shall slow:
    b. For oncoming traffic,
    c. When passing a stopped vehicle, and
    d. When meeting or passing road maintenance equipment.

28. Headlights and/or daytime running lights are mandatory and shall be on at all times when using the Road.

29. No loaded trucks shall overtake any other vehicle driving on the Road.

30. All vehicles using the road must carry reflectors for use in the event of a breakdown on the Road.

31. All drivers and passengers must wear seatbelts.

MASTER ROAD USE AGREEMENT
PROVINCE OF ALBERTA

THIS AGREEMENT dated November 1, 2017

BETWEEN:

CANADIAN NATURAL RESOURCES LIMITED, as a body corporate having an office in the City of Calgary, in the Province of Alberta (hereinafter called "CNRL")

OF THE FIRST PART

- and -

CLARESHOLM FISH & GAME ASSOCIATION, as a body corporate having an office in the City of Calgary, in the Province of Alberta (hereinafter called the "User")

OF THE SECOND PART

WHEREAS CNRL has control and use of certain permanent roads, winter trails, and undeveloped roads in the Province of Alberta;

AND WHEREAS the User desires the right to use certain permanent roads, winter trails, and undeveloped roads controlled by CNRL;

AND WHEREAS CNRL, insofar as it has the right to do so, hereby grants the User, its agents, employees, contractors and subcontractors, a non-exclusive right of access over the Roads, subject to the terms, covenants and conditions contained in this Agreement;

NOW THEREFORE, in consideration of the premises, covenants and conditions herein contained, the parties hereto agree as follows:

ARTICLE I
INTERPRETATION

101. Definitions
In this Agreement, including the recitals, definitions and Exhibits hereto:

(a) "Effective Date" means the date first written above or in the case of an Exhibit or an addendum to an Exhibit means the date on which the Exhibit or addendum becomes effective;

(b) "Locations" means the well locations, facilities or other locations that are recorded in Exhibit "B" or the addendums to the Exhibit that will be accessed by the Roads;

(c) "Party" means a person, firm or corporation which is bound by this Agreement; and "Parties" means all persons, firms or corporations collectively;

(d) "Permitted Uses" means seismic operations, drilling operations, well servicing and production operations or such other uses as identified in Exhibit "B" or the addendums thereto;

(e) "Roads" means the permanent roads, winter trails or undeveloped roads in Exhibit "A" or the addendums thereto; and

(f) "User" means the User as previously defined and shall include its agents, employees, contractors and subcontractors.

102. Interpretation
The headings of the Articles and Clauses, and the various units of measurement shown within brackets within this Agreement, have been inserted for the convenience of reference only and shall not affect the construction or interpretation hereof.

103. Number and Gender
In this Agreement, words importing the singular shall include the plural and vice versa, words importing gender shall include the masculine, feminine and neuter genders and words importing persons or corporations shall include individuals, firms, partnerships or corporations, all as the context requires.

104. Time
In this Agreement all references to time are to Mountain Standard Time or Mountain Daylight Savings Time, whichever is in effect.

105. References to Year, Month and Day
In this Agreement unless the context requires otherwise:

(a) all references to "annual", "annual basis", or "year" shall be references to a period of time commencing at 0800 hours on January 1st in a year, and ending at 0800 hours on January 1st of the following year;

(b) all references to "month" or "monthly" shall be to a period of time commencing at 0800 hours on the first day of a calendar month and ending at 0800 hours on the first day of the following calendar month; and

(c) all references to a "day" shall be to a period of time commencing at 0800 hours each day and ending at 0800 hours on the following day.

ARTICLE II
EXHIBITS

201. Exhibits
The following Exhibits are attached to and incorporated in this Agreement:

(a) Exhibit "A" and the addendums recorded as Exhibit "A-1", "A-2", and as may be continued thereafter are the Roads covered by this Agreement;

(b) Exhibit "B" and the addendums recorded as Exhibit "B-1", "B-2" and as may be continued thereafter are the Locations that will be accessed and the Permitted Uses; and

(c) Exhibit "C" and the addendums recorded as Exhibit "C-1", "C-2" and as may be continued thereafter are the charges to apply for the use of the Road.

202. Exhibit Interpretation
The Exhibits and the addendums thereto are incorporated into this Agreement so that the Exhibits relate to one another and the addendums thereto are also related. This means that the road identified in Exhibit "A-1" is being used, in accordance with the Permitted Uses, by the User to access the locations identified in Exhibit "B-1" and the rates to be charged for this Permitted Uses are contained in Exhibit "C-1".

203. Revision of Exhibits
(a) Exhibit "A" and Exhibit "B" may be revised, added to or replaced through the mutual agreement of the Parties. CNRL shall prepare the revision, addendum or replacement and forward it to the User for signature. The User shall return an original to CNRL for its records.

(b) Exhibit "C" and the addendums thereto may be revised or replaced by CNRL by providing sixty (60) days notice setting out the proposed revision or replacement.

(c) Exhibits that are revised, added to or replaced shall show the Effective Date of the revision, addendum or replacement.

204. Conflicts
If there is a conflict between an Exhibit or anything contained in an Exhibit, and any provision of this Agreement, the provisions of this Agreement shall prevail.

ARTICLE III
ROAD USE

301. Road Use
(a) The User may use the Roads only for the Permitted Uses and they shall do so in a good, safe and efficient manner so as not to unreasonably interfere with the operations of CNRL and its joint venture participants, if any, or any other authorized users of the Roads.

(b) The User shall notify CNRL of any further operations requiring the use of the Roads. Should the User require the use of additional roads then the User shall notify CNRL. If CNRL determines the additional road use is acceptable then CNRL shall prepare revisions or addendums to Exhibits "A", "B" and "C" to include the additional road use. The User shall promptly sign the revisions or addendums and return an original copy to CNRL.

302. Control of Roads
(a) The Roads shall at all times during the term of this Agreement be under the control of CNRL. CNRL shall have the right at any time and from time to time to impose load limits, speed limits, road bans and other restrictions and rules which CNRL, in its sole discretion, deems necessary to prevent damage to the Roads or to protect the users of the Roads and their equipment or to otherwise regulate road usage. CNRL shall in each case make reasonable efforts to give advance notice of the imposition of any restrictions and shall advise the User of any such restrictions and of all rules of road usage.

(b) The User shall comply with the terms and conditions set forth and all road restrictions and rules of road usage imposed by CNRL from time to time.

(c) The User shall use the Roads in a manner consistent with all laws applicable to a public highway except to the extent that CNRL has imposed conflicting rules in which case the User shall follow CNRL's rules.

(d) Nothing in this Agreement shall be construed as creating an easement or right-of-way in favour of the User to the exclusion of CNRL or any other user of the Roads. Title to the Roads shall always remain with CNRL.

303. Status Of Operations
The Road use charges provided in Exhibit "C" are based on the status of the User's operations. It is the responsibility of the User to give CNRL notice on any changes in status. The status of the operation will be revised by CNRL the first day of the month following the month in which notice is received. In the event that the User fails to inform CNRL on any status changes that result in an increase in the charges to the User then CNRL shall have the right to retroactively implement the charges to a time that CNRL, in its sole opinion, feels is reasonable.

304. Road Maintenance
(a) CNRL shall maintain all permanent roads and the User shall pay the maintenance fees provided for in Exhibit "C" and the addendums thereto. In the event that it is necessary to complete capital repairs or upgrades to the permanent roads then CNRL shall have the right to request the User to share in these costs on a reasonable basis to be determined by CNRL. CNRL will forward an authority for expenditure ("AFE") to the User for approval.

(b) CNRL may or may not maintain winter trails and undeveloped roads. In the event that CNRL maintains such access the User shall pay the maintenance fees provided for in Exhibit "C" or the addendums thereto. In the event that CNRL does not maintain such access the User shall undertake to maintain such access. CNRL will not charge any maintenance fees for such winter trails and undeveloped roads so maintained by the User. Should a third party desire to use a road maintained solely by the User the User shall have the right to recover a portion of the maintenance costs from the third party.

(c) The User shall be responsible for all costs resulting from abnormal or unusual maintenance which, in CNRL's opinion, are the result of the User's use of the Roads. CNRL will complete the required maintenance to restore the Roads and shall invoice the User for these costs plus a ten percent (10%) charge for CNRL's administration costs.

ARTICLE IV
CHARGES AND PAYMENT

401. Road Use Charges
(a) CNRL shall invoice the User for the Road use charges provided for in Exhibit "C" and the addendums thereto.

(b) CNRL shall invoice the User for all charges incurred pursuant to Clause 304.

402. Payment
(a) All costs invoiced to the User, pursuant to Clause 401, shall be payable by the User within thirty (30) days of the invoice date. CNRL shall be entitled to charge interest on

any amounts that remain outstanding after the thirty day period at the prime rate plus two percent (2%). The "prime rate" shall mean the annual rate of interest announced from time to time by the principle chartered bank in Canada used by CNRL as a reference rate then in effect for determining interest rates on Canadian Dollar commercial loans in Canada.

(b) In the event that the User fails to pay any amounts that become due within sixty days of the invoice date then CNRL shall be entitled to immediately terminate the User's right to use the Roads and prevent any further use of the Roads by the User and to offset such overdue amounts from any other source of revenue payable to the User by CNRL.

ARTICLE V
LIABILITY AND INDEMNIFICATION

501. No Warranty

(a) CNRL does not warrant that it is entitled to grant the User the right to use the Roads. CNRL shall not be liable to the User if it is found not to be entitled to do so or if its right to do so ends for any reason.

(b) CNRL does not warrant the safety, fitness or operating conditions of the Roads.

502. Liability

(a) The User shall be liable to CNRL, its joint venture participants, if any, and their respective agents, employees or contractors for all actions, proceedings, claims, demands, losses, costs, damages or expenses whatsoever which any of them may suffer, sustain, pay or incur by reason of any matter or thing arising out of or in any way attributable to the exercise or purported exercise of rights or obligations hereunder by the User.

(b) Notwithstanding anything herein contained or implied, the User shall use the Roads entirely at its risk, cost and expense and CNRL, its joint venture participants, if any, and their respective agents, employees or contractors shall not be liable for any injuries, costs, demands, losses, damages, expenses, suits or claims incurred or suffered by, or brought about against, the User resulting from its use of the Roads and, without restricting the generality of the foregoing, CNRL, its joint venture participants, if any, and their respective agents, employees and contractors shall not be liable to the User for any injuries, costs, demands, losses, damages, expenses, suits, or claims incurred by the User as a result of CNRL imposing, or failing to impose, road restrictions or rules of roads usage.

503. Indemnification

The User shall indemnify and save harmless CNRL, its joint venture participants, if any, and their respective agents, employees and contractors against all actions, proceedings, claims, demands, losses, costs, damages, or expenses which may be brought against or suffered by any of them, or which any of them may sustain, pay or incur by reason of any matter or thing arising out of or in any way attributable to the exercise or purported exercise of rights or obligations hereunder by the User.

ARTICLE VI
INSURANCE

601. Insurance
It is the responsibility of the User to maintain and keep in force during the term of this Agreement, for the benefit of the User, the following insurance:

(a) Automobile Liability Insurance covering bodily injury (including passenger hazard) and property damage arising from the operation of owned and non-owned vehicles used on the Roads in the course of operations by the User with inclusive limits of not less than $1,000,000 for any one accident. With respect to insurance on non-owned vehicles, the policy shall provide coverage for liability assumed under this Agreement.

(b) Comprehensive General Liability Insurance covering the liability of the User for bodily injury and property damage arising from operations (other than the operation of vehicles). The limits of this insurance shall not be less than $1,000,000 for any one occurrence. This policy shall extend to provide coverage for liability assumed under this Agreement.

602. Subrogation
All insurance policies carried by the User shall contain waivers of subrogation in favor of CNRL, its joint venture participants, and their subsidiary and affiliated companies, and all their respective agents, employees and contractors, with respect to all operations on or near the Roads.

ARTICLE VII
FORCE MAJEURE AND DEFAULT

701. Force Majeure
(a) If a Party is prevented from carrying out any obligation by any event, except lack of finances, not reasonably within the control of that Party, the obligations of the Party, insofar as its obligations are affected by the events, shall be suspended while, but only so long as, the event continues to prevent the performance of those obligations. Any Party so prevented from carrying out any obligations shall promptly give the other Party notice of the event and shall give full particulars of it, including its anticipated duration.

(b) The Party claiming suspension of its obligations shall promptly remedy the cause and effect of the event described in its notice insofar as it is reasonably able to do so and shall immediately notify the other Party of the cessation of the event. The terms of settlement of any strike, lockout or other industrial disturbance are wholly in the discretion of the Party claiming suspension of its obligations by reason thereof and that party is not required to accede to the demands of its opponents in any strike, lockout or other industrial disturbance solely to restore its obligations under this Agreement.

702. Default
If the User is in default in the performance of any of its covenants and obligations under this Agreement and force majeure notice has not been provided, or appropriate actions taken immediately to remedy the default, CNRL shall have the right, without notice, to immediately terminate this Agreement with no refund of monies paid by the User and to deny access to the Roads.

ARTICLE VIII
NOTICES

801. Notices

Notices and invoices to be given under this Agreement shall be in writing and, in lieu of delivery by hand, may be mailed prepaid post or electronically transmitted, addressed to the Parties as follows:

CNRL: **CANADIAN NATURALRESOURCES LIMITED**
2500, 855 - 2 Street S.W.
Calgary, Alberta T2P 4J8
Attn: Road Use
E-Mail: [redacted]

User: **CLARESHOLM FISH & GAME ASSOCIATION**
[redacted]
Attn: Surface Land Dept.

802. Deemed Receipt

(a) Any notice, invoice or other communication shall be deemed to be received by the addressee, if delivered personally or if electronically transmitted, on the first business day following the delivery or transmission and, if mailed, on the fourth business day following the day on which it was mailed.

(b) In the case of a postal disruption, or anticipated postal disruption, all notices, invoices or other communications to be given under this Agreement shall be electronically transmitted or delivered by hand.

803. Change of Address

Either Party may change its address for notice under this Agreement by directing written notice of the change to the other Party and thereafter the changed address is effective for all purposes of this Agreement.

ARTICLE IX
TERM

901. Term

(a) Subject to Clause 702, this Agreement shall come into effect on the date of this Agreement and shall remain in effect for as long as the User requires the use of the

Roads.

(b) Exhibits and addendums thereto shall come into effect on the date noted thereon.

902. Termination
Either Party may terminate this Agreement upon giving thirty (30) days written notice to the other Party. Upon termination of this Agreement, the User shall not be relieved of any obligation or obligations which may have accrued prior to the termination.

ARTICLE X
MISCELLANEOUS

1001. Laws and Regulations
This Agreement, and the rights and obligations of the Parties hereto, are subject to all present and future laws, rules, regulations and orders of any legislative body or duly constituted authority now or hereafter having jurisdiction.

1002. Applicable Laws
This Agreement shall be construed in accordance with the laws of the Province of Alberta and the Parties hereto do hereby submit and attorn to the jurisdiction of the Courts of the Province of Alberta for all matters arising out of or in connection with this Agreement.

1003. Waivers
No waiver by or on behalf of a Party hereto, of any breach of a provision of this Agreement shall be binding upon such Party unless it is expressed in writing and duly executed by the Party or signed by its fully authorized representatives, and such waiver shall not operate as a waiver of any future breach, whether of a like or different character.

1004. Suits
A Party hereto who is sued on an alleged cause of action arising out of operations hereunder shall forthwith notify every other Party.

1005. No Implied Covenants
CNRL and the User have expressed herein their entire understanding and agreement concerning the subject matter of this Agreement and no implied covenant, condition, term or reservation shall be read into this Agreement relating to or concerning such subject matter, nor shall any oral or written understanding heretofore entered into modify or compromise any of the terms and conditions herein.

1006. Change of Name
In the event that the User changes its name then the User shall provide written notice to CNRL advising CNRL of the change.

1007. Assignment
The User shall not transfer or assign this agreement. In the event that the User sells, transfers or otherwise disposes of locations accessed under this Agreement the User shall provide notice of the disposition to CNRL. CNRL will then revise the appropriate Exhibits effective the first date of the month following the month in which notice is received.

Effective Date: November 1, 2017
CNRL File No.: 953645

1008. Statute of Limitations

The Parties agree to extend the two (2) Year time period otherwise provided for under the Limitations Act (Alberta) to four (4) Years.

THE PARTIES have caused this Agreement to be executed as follows:

CNRL:

CANADIAN NATURAL RESOURCES LIMITED

[redacted]

Brian Patterson
Road Use Representative

User:

CLARESHOLM FISH & GAME ASSOCIATION

[redacted]

DUANE GLIMSDALE
PRESIDENT FISH & GAME ASSOCIATION CLARESHOLM

Effective Date: November 1, 2017
CNRL File No.: 953645

Dennis' Dirtworx Ltd.
Fish and Game Road Upgrades

July 8, 2026

Item No.	Description	Estimated Quantity	Unit	Unit Price	Estimated Total Amount
SCHEDULE A – Township 131, and Range Roads 281, 282					
	General Requirements, Mob/Demob, Survey, Quality Contol Testing	1.00	LS	$ 47,650.00	47,650.00
1	Strip Topsoil, Assumed 6"	7,956.00	m3	$ 4.25	33,813.00
2	Strip Gravel	20,400.00	m2	$ 1.55	31,620.00
3	Common Excavation Ditch Cut, Assumed 0.3 meters of Grade Added	1.00	LS	$ 430,000.00	430,000.00
4	Road Gravel 3/4" Crush, 50mm	4,000.00	tonne	$ 38.50	154,000.00
5	Topsoil Placement and Seeding	53,040.00	m2	$ 1.15	60,996.00
					-
6	Culvert Upgrades, Both Sides	7.00	Ea	$ 2,155.00	15,085.00
7	Texas Gate Upgrades	3.00	Ea	$ 26,222.00	78,666.00
					-
	Subtotal				***851,830.00***
Schedule B - Entrance to Future Gun Range and Park Pad					
	General Requirements, Mob/Demob, Survey, Quality Contol Testing	1.00	LS	$ 13,280.00	13,280.00
1	Strip Topsoil, Assumed 6", 2,865 m2	575.00	m3	$ 4.25	2,443.75
2	Common Excavation Ditch Cut, Assumed 0.3 meters of Grade Added	900.00	m3	$ 22.50	20,250.00
3	Road Gravel 3/4" Crush, 50mm	105.00	tonne	$ 46.50	4,882.50
4	Topsoil Placement and Seeding	2,865.00	m2	$ 2.25	6,446.25
5	Swing Gate	1.00	Ea	$ 4,255.00	4,255.00
6	Pad Gravel 3/4" Crush, 100mm, 31 x 15 meters	150.00	tonne	$ 46.50	6,975.00
					-
	Subtotal				***58,532.50***
	SCHEDULE A – Township 131, and Range Roads 281, 282				**851,830.00**
	Schedule B - Entrance to Future Gun Range and Park Pad				**58,532.50**
	Subtotal All Schedules				**910,362.50**
Change Orders					-
Subtotal					**910,362.50**
Holbacks (10%)					
Subtotal					**910,362.50**
	GST				**45,518.13**
	Total Tender				**955,880.63**

Overall Summary — Claresholm Fish & Game Outdoor Sound Tests

Test dates: February 17, 2020 and September 27, 2020

Purpose and Test Overview

Claresholm Fish & Game conducted outdoor sound testing at 12 locations surrounding the range on February 17, 2020, and September 27, 2020. The purpose of the testing was to determine how detectable the sound from shooting activities was at various locations away from the range.

The tests used a .300 Winchester Magnum and a 12-gauge trap gun. Measurements were taken at designated locations and compared with the ambient/background sound level.

September 27, 2020 Test

The September test was conducted under northwest winds of approximately 6–10 mph. At each location, the ambient noise level was recorded where available, followed by measurements of the increase detected when shots were fired. A reading of 0 indicated that no detectable increase in sound level was recorded.

Location	September Result
Arnie	12 dB increase on the first shot; subsequent shots produced no detectable increase.
130024 RR282	No detectable increase.
130006 RR283	No detectable increase.
130054 RR283	2 dB increase on one reading.
131083 RR283	3 dB increase on one reading.
Top of Hill	3 dB increase on one reading.
131044A – Glimsdale	40 dB increase on one reading.
280040 – Hoare	40 dB increase on one reading.
281033 – Scott M	50 dB increase, the largest recorded increase during the test.
TWP 134 Corner – 134010 Bolduc	No detectable increase.
Brown	No detectable increase.
Park	No reading was recorded.

An important observation is that the September measurements were not consistently elevated across all six shots. At most locations, only one shot produced a measurable increase while the remaining readings were recorded as zero. This indicates that sound detection was strongly affected by location and conditions at the time of each shot.

February 17, 2020 Test

The February test provided a more detailed comparison. Six low-level and six high-level readings were recorded at each location. Testing took place with northwest winds of approximately 4 km/h and a temperature of -10°C.

Location	Average Low (dB)	Average High (dB)	Increase (dB)
Arnie	40.2	43.7	3.5
130024 RR282	42.8	46.2	3.4
130006 RR283	40.2	43.1	2.9
130054 RR283	40.2	46.1	5.9
131083 RR283	40.3	44.8	4.5
Top of Hill	40.4	46.1	5.7
131044A – Glimsdale	37.0	42.0	5.0
280040 – Hoare	36.1	36.8	0.7
281033 – Scott M	36.2	36.8	0.6
TWP 134 Corner – Bolduc	48.5	48.5	0.0
Brown	42.2	42.2	0.0
Park	35.7	35.7	0.0

The largest average difference was recorded at 130054 RR283, with an increase of approximately 5.9 dB, followed closely by Top of Hill at approximately 5.7 dB and 131044A – Glimsdale at 5.0 dB.

Conversely, the measurements at 280040 – Hoare and 281033 – Scott M showed only very small increases, while TWP 134 Corner, Brown, and Park showed no difference between the recorded low and high readings.

Overall Findings

Taken together, the two tests demonstrate that shooting noise was not detected uniformly at all surrounding locations. Some locations showed a noticeable increase in measured sound, while others showed little or no measurable change.

The September test particularly demonstrates the variability of sound propagation. Locations such as Glimsdale, Hoare and Scott M recorded substantial increases during one measurement, while several other locations recorded no detectable increase at all. The February test provides additional evidence that the effect decreases substantially at certain locations, with several sites showing increases of less than 1 dB or no measurable increase.

The data also demonstrates that weather and environmental conditions are important considerations when evaluating outdoor shooting noise. The two tests were conducted under different temperatures and wind conditions, which can influence how sound travels and how it is detected at a particular location.

Conclusion

Overall, the sound testing indicates that shooting noise from the Claresholm Fish & Game range can be detected at some surrounding locations, but the level of detectable sound varies considerably depending on location and test conditions. Several locations consistently showed relatively small or undetectable changes, while other locations recorded substantially higher readings during particular shots.

The results should therefore be viewed as a snapshot of sound conditions under the specific weather, shooting, and measurement conditions present during the two tests, rather than as a single fixed sound level for the range.

Caution: These results should not be interpreted as proving that the range is or is not compliant with a particular noise standard without knowing the applicable Alberta/local noise criteria, the exact measurement methodology, meter calibration, distance from the firing point, and whether the recorded values represent instantaneous peaks or another measurement standard.

Emergency response planning checklist (template)

You can use a checklist like this to help you determine if your organization is prepared for emergencies. **Customize the questions to suit your organization.**

Checklist	YES	NO
Is there a written emergency response plan for each work site that aligns with the hazards at the site?		
Does this plan include a list of potential emergencies?		
Does this plan include procedures for dealing with the identified emergencies?		
Does this plan include a list of workers who will provide emergency response?		
Does this plan include procedures for rescue and evacuation?		
Does this plan include a list of designated rescue and evacuation workers?		
Does this plan include emergency response training requirements?		
Does this plan include alarm and emergency communication requirements?		
Does this plan include fire protection requirements?		
Does this plan include identification, location and instructions for use of emergency equipment and facilities?		
Does this plan include emergency contact information?		
Do your first aid supplies, kits, equipment and facilities meet legislated requirements?		
Do you have the required number of trained first aiders?		
Do workers understand their responsibilities under the plan?		
Have workers been trained in their individual responsibilities?		
Are emergency response drills conducted regularly?		
Are all records of emergency response activities (including drills) reviewed to identify gaps?		
Is the plan current?		

This form is for example purposes only. Completing this form alone will not necessarily put you in compliance with the legislation. It is important and necessary that you customize this document to meet the unique circumstances of your work site. Further, it is essential that this document is not only completed, but is used, communicated, and implemented in accordance with the legislation. The Crown, its agents, employees, contractors or content contributors will not be liable to you for any damages, direct or indirect, arising out of your use of this form.

(For example: fire station, hospital, police.)

Facility name	Address	Distance from work site

Alarm and emergency communication requirements

(For example, type of alarm, paging or PA system.)

Type	Details

Rescue and evacuation procedures

- (Procedure)
  (Procedure steps)
- (Procedure)
  (Procedure steps)

Emergency response procedures

(Detailed procedures to be followed for each identified emergency, including who is responsible for what.)

- (Emergency)
  (Procedure steps)
- (Emergency)
  (Procedure steps)

Emergency response training and requirements

(List the positions or names of workers trained to use each type of emergency equipment and those trained in rescue and evaluation procedures.)

Shift	Position/names of trained workers	Training received	Training frequency
Morning			
Afternoon			
Evening			

This form is for example purposes only. Completing this form alone will not necessarily put you in compliance with the legislation. It is important and necessary that you customize this document to meet the unique circumstances of your work site. Further, it is essential that this document is not only completed, but is used, communicated and implemented in accordance with the legislation. Neither the Crown, nor its agents, employees, or contractors, will be liable to you for any damages, direct or indirect, arising out of your use of this form.

Emergency response plan (template)

This is one example of an emergency response plan template. **If you choose to use this template, make sure you customize it to your work and work site.**

Section 1: General information

Employer:

Address:

Completed by:

Date:

Potential emergencies

(For example: medical event, flood, fire, robbery. Refer to your hazard assessment to determine which hazards could require rescue or evacuation. List those here.)

Section 2: Work site resources and procedures

Emergency and personal protective equipment, including fire protection requirements

(For example: alarms, sprinklers, fire suppression systems, fire extinguishers, hoses, fire doors.)

Equipment	Location	Operating procedures

First aid

(For example: type and location of first aid kits and supplies; first aiders per shift; first aid room if applicable; transportation plan.)

Type of first aid kit/supply	Location

Shift	First aider names
Morning	
Afternoon	
Evening	

Location of first aid room: (if applicable)

Transportation plan:

List and location of emergency facilities

©2024 Government of Alberta | Updated September 2024 | TMP002-1
Classification: Public

Employer address:

Phone:

Prepared by:

Emergency response contacts

Police	911
Police (non-emergency)	
Emergency Medical Services (ambulance)	911
Fire	911
Poison and Drug Information Service	1-800-332-1414

Employer contacts

Owner/general manager	
Manager	
Health and safety coordinator	
Maintenance	
Security	
Public relations (designated)	
Other	

Alberta government contacts

Occupational Health and Safety (toll free)	1-866-415-8690 (toll free)
Occupational Health and Safety (Edmonton)	780-415-8690
Workers' Compensation Board (WCB)	1-866-922-9221 (toll free)
Alberta Environment	
Other	

Other contacts

Power company	
Gas company	
Telephone company	
Insurance company	

This form is for example purposes only. Completing this form alone will not necessarily put you in compliance with the legislation. It is important and necessary that you customize this document to meet the unique circumstances of your work site. Further, it is essential that this document is not only completed, but is used, communicated, and implemented in accordance with the legislation. The Crown, its agents,

Emergency contact list (template)

This is one example of an emergency contact list. **If you choose to use this template, make sure you customize it to your work and work site.**

©2024 Government of Alberta | Updated September 2024 | TMP002-2
Classification: Public

Alberta

Emergency planning team list (template)

This is one example of a planning team list. **If you choose to use this template, make sure you customize it to your work and work site.**

Management

Name	Department	Position

Health and safety committee members or representative

Name	Position

Workers

Name	Position	Shift

Property management company

Contact name	Phone number

Fire Police EMS

Name	Phone number

Municipality

Name	Department	Phone number

©2024 Government of Alberta | Updated September 2024 | TMP002-3
Classification: Public

Alberta

Emergency response drill record (template)

This is one example of an emergency response drill record. **If you choose to use this template, make sure you customize it to your work and work site.**

Drill details

Leader conducting drill:

Department:

Drill date:

Type of drill:

Participants:

Evacuation time:

Items done well:

Items requiring improvement:

Corrective actions	Assigned to	Target date

Scheduled date of next drill:

Comments:

Reviewed by:

Review date:

This form is for example purposes only. Completing this form alone will not necessarily put you in compliance with the legislation. It is important and necessary that you customize this document to meet the unique circumstances of your work site. Further, it is essential that this document is not only completed, but is used, communicated, and implemented in accordance with the legislation. The Crown, its agents, employees, contractors or content contributors will not be liable to you for any damages, direct or indirect, arising out of your use of this form.

Emergency response training summary record (template)

This is one example of an emergency response training record. **If you choose to use this template, make sure you customize it to your work and work site.**

Employer:

Completed date:

Reviewed date:

Address:

Summary table: training completion dates

Provide the training completion date for any emergency response training taken by workers.
For first aid training, also specify the level of training the worker completed.

Worker's name	**First aid training** (specify level)	**Rescue and evacuation**	**Emergency warden**	**Fire extinguisher**	**Emergency response plan**	**Other training** (specify name)

This form is for example purposes only. Completing this form alone will not necessarily put you in compliance with the legislation. It is important and necessary that you customize this document to meet the unique circumstances of your work site. Further, it is essential that this document is not only completed, but is used, communicated, and implemented in accordance with the legislation. The Crown, its agents, employees, contractors or content contributors will not be liable to you for any damages, direct or indirect, arising out of your use of this form.

©2024 Government of Alberta | Updated September 2024 | TMP002-6
Classification: Public

OUTDOOR SHOOTING RANGE CLOSURE, ENVIRONMENTAL REMEDIATION AND AGRICULTURAL LAND RECLAMATION PROCEDURE

Alberta — Practical Step-by-Step Procedure

Prepared as a project-planning and procedural framework
for closure of a former outdoor shooting range and return of the land to agricultural use.

Document status	Working procedure / project framework
Jurisdiction	Alberta, Canada
Intended end land use	Agricultural / farm land
Revision	1.0 — August 2026

Important Notice

This document is a practical planning and execution framework. It is not a substitute for a site-specific Environmental Site Assessment, professional environmental advice, laboratory analytical requirements, engineering design, regulatory approval, or legal advice. Before intrusive work begins, the owner should determine whether the project requires a qualified environmental professional and whether Alberta Environment and Protected Areas (AEPA), the Alberta Chief Firearms Office, the municipality, or another authority must be notified or consulted.

The procedure deliberately uses a decision-based approach: do not assume that berm soil, shotfall soil, or other range materials are clean simply because the range is closing. Characterize the site first, determine the applicable Alberta remediation criteria for the intended agricultural land use, then select the least disruptive remediation method that achieves the approved objectives.

1. Purpose

The purpose of this procedure is to provide a consistent process for permanently closing an outdoor shooting range, removing range infrastructure, identifying and managing soil and other environmental impacts associated with shooting activities, restoring drainage and landform, rebuilding agricultural soil where necessary, and returning the property to productive farm land.

2. Scope

This procedure applies to an outdoor range on private or other non-federal land in Alberta where the intended final land use is agricultural. It is applicable to rifle, pistol, shotgun, trap, skeet and similar ranges, with site-specific modifications for the ammunition and range configuration used.

The procedure addresses:

- Permanent cessation of shooting and site security.
- Historical review and site characterization.
- Phase 1 and Phase 2 Environmental Site Assessment work, where required.
- Lead and other metals associated with ammunition and range materials.
- Shotfall, berm/backstop and target-area investigation.
- Removal and management of range infrastructure and contaminated materials.
- Soil excavation, segregation, treatment/recovery, disposal or approved risk-management options.
- Drainage protection and restoration.
- Agricultural soil reconstruction and revegetation.
- Confirmatory sampling and regulatory closure documentation.

3. Alberta Regulatory and Technical Framework

Alberta uses a two-tier approach to contaminated-site remediation. Tier 1 provides generic guidelines for specified land uses; Tier 2 provides a site-specific method for modifying Tier 1 objectives where appropriate. The current Alberta Tier 1 and Tier 2 editions took effect in 2024, and confirmatory analytical data for remediation-certificate applications must meet the edition in effect at the time of application.

Reference	Use in this procedure
Alberta Environmental Protection and Enhancement Act (EPEA) framework	Use the current Alberta contaminated-sites and reclamation framework applicable to the property.
Alberta Environmental Site Assessment Standard, December 2024	Provides minimum requirements and guidance for Phase 1 ESA, Phase 2 ESA and confirmatory investigations.
Alberta Tier 1 Soil and Groundwater Remediation Guidelines, 2024	Primary generic remediation criteria; select the applicable agricultural land-use pathway.
Alberta Tier 2 Soil and Groundwater Remediation Guidelines, 2024	Use where a site-specific adjustment to Tier 1 is justified and supported by the required assessment.
Alberta Risk Management Plan Guide / Checklist	Relevant if residual contamination is managed rather than fully removed.
Alberta Remediation Certificate Program	Voluntary regulatory closure mechanism for completed remediation projects.
Alberta shooting-range approval framework	Alberta shooting ranges operate under the approval of the Chief Firearms Office; range guidelines and sound requirements are administered through the Canadian Firearms Program.
CCME 2016 Guidance Manual for Environmental Site Characterization	Canadian guidance for site characterization, sampling procedures, analytical methods and reporting.
Health Canada — Risk Management Strategy for Lead	Provides Canadian context on lead releases and environmental concerns associated with outdoor shooting ranges.
U.S. EPA — Best Management Practices for Lead at Outdoor Shooting Ranges	Non-Alberta reference used for practical range-specific lead management and reclamation concepts.

The Alberta sources listed above are the controlling references for Alberta remediation decisions. The U.S. EPA material is included only as supplementary shooting-range-specific technical guidance.

4. Roles and Responsibilities

Role	Primary responsibility
Landowner / Project Owner	Authorize closure; retain qualified professionals where required; provide site history; approve scope and budget; retain records.
Project Manager	Coordinate contractors, consultant, schedule, permits, health and safety, material tracking and documentation.
Qualified Environmental Professional	Design and interpret ESA/sampling programs, assess contaminants and pathways, establish remediation objectives and confirm results.
Contractor / Earthworks Contractor	Execute excavation, segregation, grading, soil placement and infrastructure removal according to the approved work plan.
Laboratory	Analyze samples using methods and detection limits appropriate to Alberta requirements.
Range Representative	Provide historical information on range use, ammunition, shooting areas and previous maintenance.
Regulatory Authorities	Provide direction/approvals where jurisdiction applies and review submissions when required.

5. Step-by-Step Closure and Reclamation Process

Step 1 — Formally close the range

1. Declare a permanent end to shooting operations.
2. Remove ammunition and firearms from the work area.
3. Post closure signage and secure access.
4. Identify any areas that must remain restricted until environmental work is complete.
5. Record the closure date and person responsible.

Step 2 — Assemble historical information

6. Obtain available range plans, aerial photographs, land titles, previous environmental reports, permits/ approvals and inspection records.
7. Document years of operation, approximate firing volume, firearm types and ammunition types.
8. Identify rifle/pistol firing lines, shotgun stations, trap/skeet fields, target positions, berms, backstops, side berms, baffles, drainage features and maintenance areas.
9. Record any known lead-recovery activities, soil movement, berm construction or previous cleanup.

Step 3 — Establish the conceptual site model

10. Prepare a map showing potential contaminant sources, transport pathways and receptors.

11. Consider bullets/fragments, lead shot, target materials, berms/backstops, drainage ditches, low areas, wetlands, surface water, groundwater, residences, livestock, crops and wildlife.

12. Identify likely high-use and high-loading areas.

13. Use the model to design the investigation and avoid unnecessary disturbance.

Step 4 — Complete environmental assessment

14. Determine whether a Phase 1 ESA is appropriate.

15. If potential contamination is identified, plan a Phase 2 ESA or equivalent site characterization.

16. Use the current Alberta Environmental Site Assessment Standard and applicable Alberta remediation guidance.

17. Delineate contamination horizontally and vertically where required.

Step 5 — Develop the sampling and analysis plan

18. Prepare a site-specific sampling plan before excavation.

19. Include source areas, berms/backstops, shotfall areas, target areas, drainage pathways, background/reference locations and any suspected migration areas.

20. Select contaminants based on range history. At minimum, consider lead and other metals associated with ammunition; consider clay-target constituents and other site-specific contaminants where applicable.

21. Specify sample depths, locations, QA/QC, laboratory methods and detection limits.

22. Include groundwater or surface-water sampling where the conceptual site model indicates a pathway or risk.

Step 6 — Establish remediation objectives before earthworks

23. Select the current Alberta Tier 1 agricultural land-use criteria where applicable.

24. If Tier 1 is not appropriate or a site-specific objective is justified, have the qualified professional evaluate Tier 2.

25. Document the intended final land use as agricultural and consider both human-health and ecological exposure pathways.

26. Define numerical cleanup criteria and confirmatory sampling requirements before excavation begins.

Step 7 — Prepare the work area

27. Fence or otherwise control access to active remediation areas.

28. Establish clean and potentially contaminated work zones.

29. Provide designated equipment routes and stockpile areas.

30. Prevent tracking of contaminated soil onto clean areas or public roads.

31. Implement dust, erosion, stormwater and runoff controls.

32. Keep records of weather and site conditions during major earthworks.

Step 8 — Remove range infrastructure

33. Remove target frames, stands, benches, signs, baffles, buildings and other range-specific structures.

34. Remove concrete, steel, treated wood, plastics and debris.

35. Segregate recyclable material from waste.

36. Inspect beneath and around structures for bullet fragments, shot, stained soil or other evidence of contamination.

37. Do not spread berm or shotfall material simply to level the field.

Step 9 — Manage bullets, shot and range metals

38. Recover visible bullets, bullet fragments and concentrated shot where practicable.

39. Where berm material is processed, use an appropriate recovery/separation method selected for the material and contamination profile.

40. Keep recovered metals segregated and document quantities and disposition.

41. Use qualified waste/recycling contractors where required.

42. Prevent recovered lead and contaminated fines from being redistributed on the farm.

Step 10 — Excavate and manage contaminated soil

43. Excavate soil identified for removal based on the remediation plan.

44. Segregate clean soil from impacted soil.

45. Use separate stockpiles with clear identification and controls.

46. Cover or otherwise control contaminated stockpiles to prevent erosion, dust and runoff.

47. Transport and dispose of material in accordance with applicable Alberta requirements and the receiving facility's acceptance criteria.

48. Where treatment, screening, soil washing, stabilization or other recovery is proposed, obtain professional confirmation that the method is suitable and that treated material meets the intended criteria before reuse.

Step 11 — Restore drainage and landform

49. Remove artificial range drainage features that are no longer required, unless they are needed for agricultural drainage or environmental protection.

50. Restore stable grades and natural drainage patterns where practical.

51. Do not direct runoff through residual contaminated areas.

52. Install temporary erosion controls during construction and until vegetation is established.

53. Protect wetlands, watercourses and other sensitive receptors from sediment and contaminated runoff.

Step 12 — Reconstruct agricultural soil

54. Salvage suitable topsoil separately from subsoil where practical.

55. Do not mix known contaminated soil into clean topsoil.

56. Replace suitable subsoil to restore grade.

57. Replace topsoil to an appropriate agricultural depth and quality for the intended crop or forage.

58. Correct compaction caused by heavy equipment where soil conditions permit.

59. Avoid working wet soils in a manner that creates long-term compaction or structural damage.

Step 13 — Establish agricultural vegetation

60. Prepare a seedbed appropriate to the intended farm use.
61. Seed an appropriate crop, forage or pasture mix.
62. Control weeds and erosion during establishment.
63. Avoid grazing or harvesting until the land is confirmed suitable for the intended use where contamination remains a concern.
64. Document establishment and any areas requiring regrading or reseeding.

Step 14 — Conduct confirmatory investigation

65. Collect final samples from excavation floors, sidewalls, remediated berm/shotfall areas and other areas specified in the remediation plan.
66. Compare results against the approved Alberta Tier 1 or Tier 2 objectives.
67. Document sample locations, depths, laboratory results, QA/QC and analytical methods.
68. If criteria are exceeded, either continue remediation or implement an approved risk-management approach.

Step 15 — Complete final inspection

69. Confirm that range infrastructure and debris have been removed.
70. Confirm that contaminated stockpiles have been removed or appropriately managed.
71. Confirm stable grading, drainage and erosion control.
72. Confirm agricultural topsoil placement and vegetation establishment.
73. Photograph the completed site.
74. Prepare a deficiency list and close all deficiencies.

Step 16 — Regulatory and project closure

75. Prepare the final remediation/reclamation report.
76. Include site history, maps, investigation results, remediation activities, material quantities, disposal/recycling records, confirmatory results and final land-use condition.
77. Determine whether a Record of Site Condition, remediation certificate, Tier 2 compliance letter, reclamation documentation or other regulatory submission is appropriate.
78. Retain all project records permanently or for the period required by the applicable program.

6. Contaminant-Specific Guidance for Shooting Ranges

Lead should be treated as a primary contaminant of concern at a former outdoor shooting range. Canadian federal guidance notes that outdoor shooting ranges can contain very high concentrations of metallic lead in soil and that lead can affect wildlife and environmental receptors. Range-specific assessment should therefore consider both direct human exposure and ecological pathways.

- Lead from bullets, bullet fragments and shot.
- Antimony, copper and other metals associated with ammunition or projectile construction.

- Target materials, including clay targets and their constituents, where trap/skeet use occurred.
- Paint, treated wood, petroleum products, batteries or other ancillary contaminants from range infrastructure.
- Surface-water and groundwater pathways where soil or drainage conditions could permit migration.

7. Berm and Backstop Decision Process

Berms and backstops are often the highest-priority investigation areas. The preferred approach is to characterize the material before deciding whether to flatten, remove, process or leave it in place.

Condition	Preferred decision	Typical action
No significant contamination demonstrated	Manage as clean material	Grade/reuse subject to soil-quality and project requirements.
Contamination present but localized	Remove/segregate impacted material	Excavate hot spots; replace with suitable clean material.
Large contaminated berm	Evaluate recovery/removal economics	Screen/recover lead and manage residual soil; or excavate and dispose/treat.
Contamination remains after excavation	Continue remediation or evaluate Tier 2/risk management	Do not place agricultural topsoil until objectives are established and met.
Berm required temporarily for containment	Keep stable and controlled	Maintain erosion/runoff controls until final remediation.

8. Soil Stockpile and Material-Control Procedure

- Establish clean, impacted and waste stockpile zones before excavation.
- Use berms, tarps, covers or other controls appropriate to prevent runoff and wind erosion.
- Label each stockpile with source area, material classification, date and estimated volume.
- Do not mix material from different classifications unless the remediation plan specifically allows it.
- Keep a load/volume log for soil leaving the site.
- Retain weigh tickets, manifests, recycling receipts and disposal records.
- After stockpile removal, inspect and sample the underlying area if required by the sampling plan.

9. Worker Health, Safety and Environmental Controls

- Treat unknown range soil as potentially contaminated until characterized.
- Use appropriate personal protective equipment based on the hazard assessment.
- Control dust during excavation, screening and loading; avoid dry sweeping of contaminated fines.
- Provide hygiene facilities and prohibit eating, drinking or smoking in contaminated work zones.
- Prevent contaminated soil from being tracked into vehicles, buildings or clean areas.
- Use appropriate equipment decontamination procedures before equipment leaves impacted areas.

- Maintain emergency procedures for spills, unexpected waste, fuel releases and discovery of suspicious or hazardous materials.
- Stop work and reassess if unexpected contamination, buried waste, groundwater impacts or other hazards are discovered.

10. Water, Erosion and Agricultural Protection

- Maintain drainage controls throughout earthworks.
- Avoid disturbing contaminated soils immediately before major rainfall where practicable.
- Use sediment and erosion controls on exposed soils.
- Do not discharge turbid or potentially contaminated runoff to a watercourse.
- Inspect drainage controls after significant rainfall and repair failures promptly.
- Protect neighbouring agricultural fields from dust, sediment and contaminated soil migration.

11. Confirmatory Sampling — Minimum Documentation

Item	Required record
Sample ID	Unique identifier linked to map and field notes.
Location	Coordinates or surveyed location and site description.
Depth	Sample interval and excavation elevation where applicable.
Material	Topsoil, subsoil, berm soil, shotfall soil, stockpile, drainage sediment, etc.
Analytes	Contaminants of concern established by the investigation.
Laboratory	Laboratory name and analytical method.
QA/QC	Duplicates, blanks and other controls as required.
Result	Concentration and reporting/detection limit.
Criterion	Applicable current Alberta Tier 1/Tier 2 objective.
Disposition	Pass, additional remediation, or risk-management evaluation.

12. Final Acceptance Criteria

The project should not be considered complete merely because the range structures have been removed or the ground has been graded. Final acceptance should require both environmental and agricultural completion.

- Environmental criteria for the intended agricultural land use have been achieved, or an approved risk-management/closure approach has been established.
- Contaminated soil requiring removal has been removed or appropriately managed.

- Range debris and infrastructure have been removed.
- Drainage is stable and does not create an unacceptable contaminant migration pathway.
- Agricultural topsoil has been restored to the project specification.
- Erosion is controlled.
- Vegetation/crop establishment is satisfactory for the intended use.
- Final sampling and documentation are complete.
- Required regulatory submissions or closure mechanisms have been addressed.

13. Final Closure Report — Recommended Contents

- Executive summary.
- Property description and legal land description.
- Former range history and operating period.
- Range layout and pre-closure photographs.
- Conceptual site model.
- Environmental assessment methodology and results.
- Contaminants of concern and applicable Alberta criteria.
- Remediation objectives.
- Description of excavation, soil management and lead recovery.
- Volumes and destinations of removed materials.
- Infrastructure removal records.
- Drainage and grading work.
- Topsoil and agricultural reclamation.
- Confirmatory sampling plan and laboratory results.
- Post-remediation photographs and site plan.
- Outstanding issues, if any.
- Regulatory correspondence and closure documentation.
- Recommendations for any required post-closure monitoring.

14. Practical Field Closure Checklist

□ Range permanently closed and shooting prohibited.

□ Site secured and closure signs installed.

□ Range history and drawings collected.

☐ Firing lines, target areas, berms and shotfall areas mapped.

☐ Potential contaminant sources identified.

☐ Phase 1/Phase 2 ESA requirements determined.

☐ Sampling and analysis plan approved.

☐ Applicable Alberta agricultural remediation objectives established.

☐ Clean and impacted work zones established.

☐ Dust/runoff/erosion controls installed.

☐ Range structures removed.

☐ Visible ammunition and metal recovered where practicable.

☐ Berm/backstop material characterized and managed.

☐ Contaminated soil excavated/treated/managed as specified.

☐ Stockpiles labelled and documented.

☐ Waste/recycling/disposal records retained.

☐ Drainage and grading restored.

☐ Clean subsoil/topsoil placed.

☐ Compaction addressed where necessary.

☐ Agricultural vegetation established.

☐ Confirmatory samples collected.

☐ Laboratory results reviewed against applicable criteria.

☐ Deficiencies corrected.

☐ Final photographs and as-built site plan completed.

☐ Final report completed.

☐ Regulatory closure / certificate / letter requirements addressed.

15. Suggested Project Decision Tree

1. Is the range permanently closing? → If no, use an operating-range environmental management plan instead.

2. Is there a reasonable potential for shooting-related contamination? → For a conventional lead-ammunition range, assume yes until assessment demonstrates otherwise.

3. Has the site been adequately characterized? → If no, complete the required Phase 1/Phase 2 investigation before major soil redistribution.

4. Do results meet the current Alberta agricultural criteria? → If yes, proceed with physical reclamation and confirmatory documentation.

5. Do results exceed criteria? → Delineate the impact and select excavation, recovery/treatment, disposal or an appropriately supported Tier 2/risk-management approach.

6. Has remediation been verified? → If no, continue work or monitoring as required.

7. Is the land physically restored for agriculture? → If no, complete grading, soil reconstruction and revegetation.

8. Is final documentation complete? → If no, complete the closure report and applicable regulatory process.

16. Alberta and Canadian References

Government of Alberta — Contaminated Site Remediation
https://www.alberta.ca/contaminated-site-remediation

Government of Alberta — Part One: Soil and Groundwater Remediation
https://www.alberta.ca/part-one-soil-and-groundwater-remediation

Government of Alberta — Part Two: Assessment and Reporting
https://www.alberta.ca/part-two-assessment-and-reporting

Government of Alberta — Part Four: Regulatory Closure
https://www.alberta.ca/part-four-regulatory-closure

Government of Alberta — Land Reclamation and Remediation Guidelines
https://www.alberta.ca/land-reclamation-and-remediation-guidelines

Government of Alberta — Environmental Site Assessment Standard, December 2024
https://open.alberta.ca/publications/environmental-site-assessment-standard

Government of Alberta — Alberta Tier 1 Soil and Groundwater Remediation Guidelines, 2024
https://open.alberta.ca/publications/1926-6243

Government of Alberta — Shooting Clubs and Ranges: Approval to Operate
https://www.alberta.ca/shooting-clubs-and-ranges-approval-to-operate

CCME — Guidance Manual for Environmental Site Characterization, 2016
https://publications.gc.ca/pub?id=9.939044&sl=1

Health Canada — Risk Management Strategy for Lead
https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/environmental-contaminants/risk-management-strategy-lead.html

U.S. EPA — Best Management Practices for Lead at Outdoor Shooting Ranges
https://19january2021snapshot.epa.gov/sites/static/files/documents/epa_bmp.pdf

17. Project-Specific Information to Add Before Issuing the Procedure

- Legal land description and municipal address.
- Landowner and range operator.
- Range approval number / relevant firearms-office information.
- Approximate range footprint and total disturbed area.

77

- Years of operation.
- Estimated annual or lifetime ammunition use.
- Ammunition types used.
- Number and dimensions of berms/backstops.
- Shotgun/trap/skeet areas, if applicable.
- Nearby wetlands, watercourses, residences, wells, livestock areas and cultivated fields.
- Known previous environmental investigations.
- Known lead recovery or soil-moving activities.
- Intended agricultural land use after closure.
- Environmental consultant / qualified professional.
- Laboratory and analytical program.
- Applicable regulatory contacts and approvals.

End of Procedure

Gmail

Fish &Game <claresholmfishandgame@gmail.com>

Quote for permanent toilets @ Norgards Place

Ferg's Septic Service Ltd. [redacted]
To: ClaresholmFishAndGame@gmail.com [redacted]

Wed, Aug 26 at 1:14 PM

Delivery 2 toilets - $[redacted]
Rental - $[redacted]
Cleanouts & Mileage - $[redacted]
Wintertime antifreeze charge - $[redacted]

Let me know if you have any questions!
--

Thank you!

Jordy Ferguson

Ferg's Septic Service Ltd.
[redacted]
Claresholm, AB T0L 0T0

[redacted]

We accept E-Transfers

79

Main Entry Sign



Claresholm Fish & Game Association



Shooting Complex

Range Operator: Walt Lane

Contact: [redacted]

Emergency: 911

Land Location:
NW 11-13-28-W4

www.claresholmfishandgame.ca

DANGER!

FIRING RANGE

BOUNDARY

KEEP OUT

Boundry Signs every 75 M around the Perimeter

CAUTION!
RANGE IS
IN USE



USE
CAUTION!

When not in use this Folds up ↑

When closed the Below will ~~Be Seen~~ Be seen!

RANGE IS
CLOSED

Range status sign

82.

Gmail

Fish &Game <[redacted]>

RE: Question about a Building permit

Curtis Pierson [redacted] Tue, Jul 21 at 9:00 AM
To: Fish &Game [redacted] Duane Glimsdale [redacted]
Cc: Sharyl Dunn [redacted]

Hi Todd,

You will only need building permits for the buildings that are over 10 sq m (108 sq ft), prior to start of construction. Each building will need a separate building permit. You can contact Sharyl Dunn (cc'd in this email) at our Lethbridge office for a copy of the application forms, how much the payment will be (not sure if it is priced by square footage or project value (replacement value)), how long the permit is valid for, and for permit application submittals. If you need additional time on the permit, you can email Sharyl with the permit extension request and we can give you a 6 month extensions for free. If the buildings are being constructed off site and shipped in, they will need to be inspected where they are being built, unless all work is visible at the final destination (where you will need the building permit. The dirtwork will not require building permit, just the buildings. The solar panels will only require a building permit, if they are installed on the building (on roof or walls). If they are on a rack system on the ground, you will only need an electrical permit. Let me know if you have any other questions or concerns.

Regards,

Curt Pierson

Building Safety Codes Officer

Superior Safety Codes Inc.

422 North Mayor Magrath Dr.

Lethbridge, AB. T1H 6H7

[redacted]

Web Site: www.superiorsafetycodes.com

[redacted]

From: Fish &Game [redacted]
Sent: July-20-26 2:43 PM
To: Curtis Pierson <[redacted] Duane Glimsdale

[redacted]

Subject: Question about a Building permit

Hi Curtis,

I am the Vice a President of Claresholm Fish and Game. We have submitted a development Application for an outdoor range northwest of Claresholm. We won't find out if our development permit is approved or not until after Aug 12.

My question is this: We will need to get a building permit to start work on our project. The is mostly Dirtwork (roads, parking pads, and berms). We are looking at putting in some solar panels and batteries to take of our electrical needs for now. And buildings we have on site more than likely will be built off site and then brought in. (That could Change).

When we start construction we will be building in phases, and the amount of work that we can do will be determined by how much money we can raise.

My second question is how do we handle the building permit(s)?

Do we get a permit for each phase? How long does the permit last for and can we get an extension if we need to?

The land is zoned rural agricultural and we won't be changing the zoning.

I know permits are based on the $ improvement you will be bringing to the property, however, if the range ever gets closed and goes away, we will have to remove all of the range centric additions and leave it as bare farm land.

Thanks for taking the time to read this, we just want to figure things out so as soon as we get our Development Permit approval we know what the next step is.

Sincerely

Todd Buhmiller

Vice President

Claresholm Fish and Game

[redacted]

From: Carla Preachuk
To: Cindy Chisholm; Craig Pittman; Derrick Krizsan; Kelly Starling
Subject: RE: Cindy Chisholm shared the folder "Claresholm Fish & Game - Gun Range" with you
Date: July 20, 2026 10:57:54 AM
Attachments: image001.png
image002.png
image003.png
image006.png
image007.png

Cindy

I do not have any concerns at this time, beyond ensuring that the property owner manages vegetation in accordance with the **Alberta Weed Control Act**. It is important that the owner understands their responsibility to prevent vegetation from becoming a nuisance. As a land manager, it is essential to acknowledge and understand the Act, including the duties and obligations it outlines. The **Weed Control Act** establishes regulations for managing noxious and prohibited noxious weeds, which can have significant impacts on agriculture, ecosystems, and surrounding properties.

For reference, I have included links to the Act and the associated regulation identifying listed weeds:

- Alberta Weed Control Act https://kings-printer.alberta.ca/1266.cfm?page=W05P1.cfm&leg_type=Acts&isbncln=9780779859085
- Weed Control Regulation (list of noxious and prohibited weeds) https://kings-printer.alberta.ca/1266.cfm?page=2010_019.cfm&leg_type=Regs&isbncln=9780779860760 (lists the weeds)

Additionally, I have included information regarding **Bylaw No. 1870 – Unsightly and Nuisance Property Bylaw**. Under this bylaw, all property owners within the Municipal District of Willow Creek No. 26 are required to ensure their property does not become unsightly or constitute a nuisance, including unmanaged vegetation.

Please let me know if you require anything further.

Kind regards,

Carla Preachuk
Director of Agricultural Services
M.D. of Willow Creek
[redacted]



DRAWING | HIGHWAY | CONTRACT | DESCRIPTION | PHOTO | DEPARTMENT BAR CODE

2026-09-03

C:\USERS\CADN07114\TWSP O365\CA0026926.6619 CA-M.D. OF WILLOW CREEK SHOOTING RANGE - PROJECT FOLDERS\05. TECHNICAL_DRAFTING\SHEETS\SHEETS-20260903.DWG DRAWN: ---

NOTES:
1. ALL DIMENSIONS IN METRES (m) UNLESS OTHERWISE NOTED.
2. AERIAL IMAGERY AND LiDAR DATA PROVIDED BY M.D. OF WILLOW CREEK NO. 26.
3. SHOOTING RANGE TARGET DISTANCES DETERMINED BY A CONVERSION RATE OF 1 yd = 0.9144 m.
4. PARCEL MAPPING APPROXIMATE. PROPERTY LINES AND SETBACKS TO BE DETERMINED FROM LOCAL CONTROL.

50 0 ft 100
HORIZONTAL
20 0 m 40
HORIZONTAL
METRIC SCALE: 1:2000

CLARESHOLM FISH & GAME ASSOCIATION

CONSULTANT

wsp

JOB No. CA0026926.6619

PRELIMINARY

DESIGNER

DATE _____

REV	DATE	REVISION	BY
5			
4			
3			
2	2026/09/03	ISSUED FOR REVIEW	DN
1	2026/01/14	ISSUED FOR REVIEW	DN

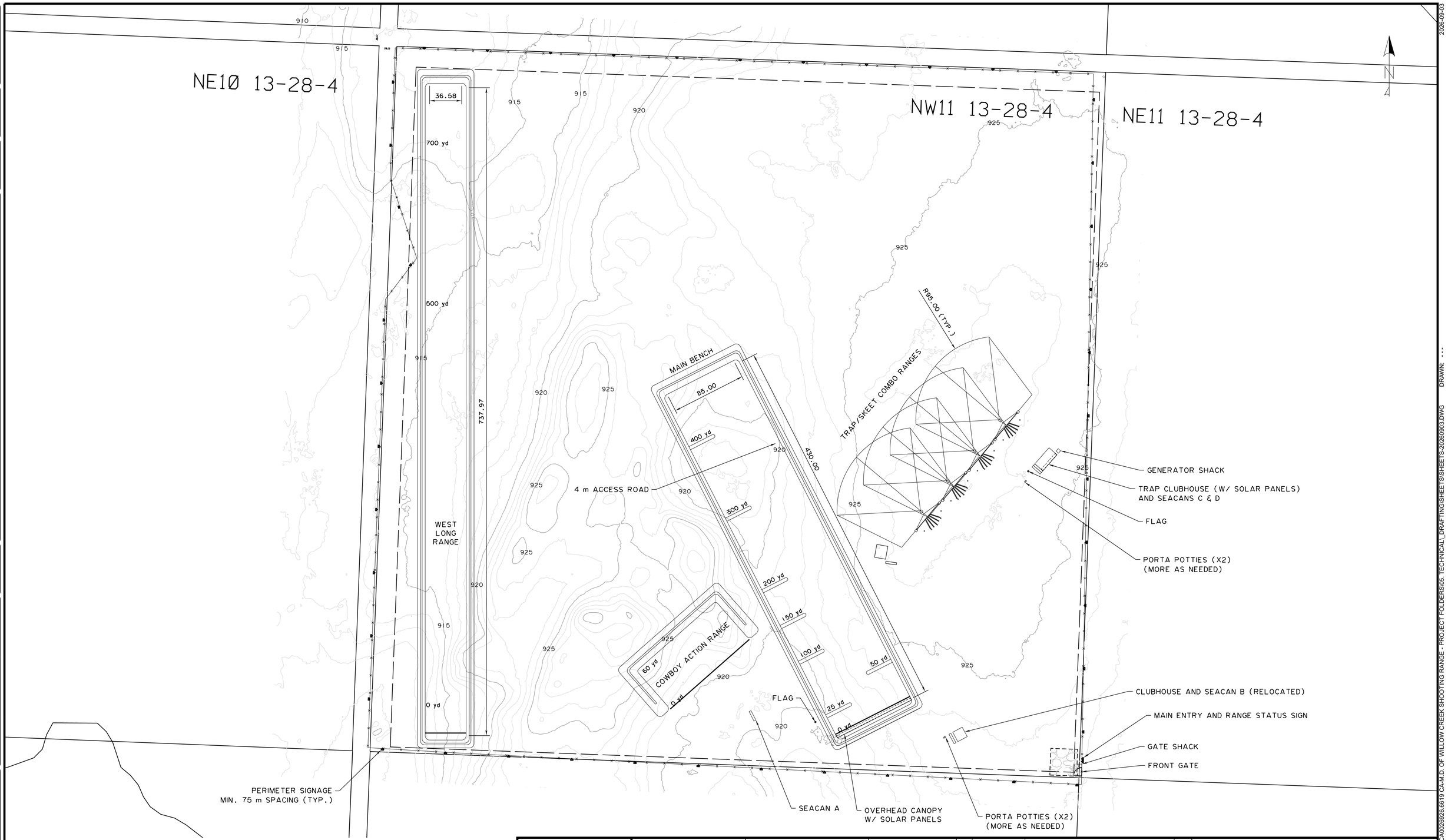
DATE 2026/06/28 | OFFICE RED DEER

CLARESHOLM FISH & GAME ASSOCIATION

NW11 13-28-4 SHOOTING RANGE SITE PLAN

I93

CONTRACT | SHEET 1 of 5 | DRAWING G-01



NOTES:
1. ALL DIMENSIONS IN METRES (m) UNLESS OTHERWISE NOTED.
2. AERIAL IMAGERY AND LiDAR DATA PROVIDED BY M.D. OF WILLOW CREEK NO. 26.
3. SHOOTING RANGE TARGET DISTANCES DETERMINED BY A CONVERSION RATE OF 1 yd = 0.9144 m.
4. PARCEL MAPPING APPROXIMATE. PROPERTY LINES AND SETBACKS TO BE DETERMINED FROM LOCAL CONTROL.

50 0 ft 100
HORIZONTAL
20 0 m 40
HORIZONTAL
METRIC SCALE: 1:2000

CLARESHOLM FISH & GAME ASSOCIATION

CONSULTANT
wsp
JOB No. CA0026926.6619

PRELIMINARY

DESIGNER
DATE _____

REV	DATE	REVISION	BY
5			
4			
3			
2	2026/09/03	ISSUED FOR REVIEW	DN
1	2026/01/14	ISSUED FOR REVIEW	DN

DATE 2026/06/28
OFFICE RED DEER

CLARESHOLM FISH & GAME ASSOCIATION

NW11 13-28-4 SHOOTING RANGE SITE PLAN EXISTING SURFACE

I94

CONTRACT
SHEET 2 of 5
DRAWING G-02

DRAWING
HIGHWAY
CONTRACT
DESCRIPTION
PHOTO
DEPARTMENT BAR CODE

2026-09-03
DRAWN: ---
C:\USERS\CADN07114\WSP O365\CA0026926.6619 CA-M.D. OF WILLOW CREEK SHOOTING RANGE - PROJECT FOLDERS\05. TECHNICAL_DRAFTING\SHEETS\SHEETS-20260903.DWG

DRAWING | HIGHWAY | CONTRACT | DESCRIPTION | PHOTO | DEPARTMENT BAR CODE



NOTES:
1. ALL DIMENSIONS IN METRES (m) UNLESS OTHERWISE NOTED.
2. AERIAL IMAGERY AND LIDAR DATA PROVIDED BY M.D. OF WILLOW CREEK NO. 26.
3. SHOOTING RANGE TARGET DISTANCES DETERMINED BY A CONVERSION RATE OF 1 yd = 0.9144 m.
4. PARCEL MAPPING APPROXIMATE. PROPERTY LINES AND SETBACKS TO BE DETERMINED FROM LOCAL CONTROL.

50 0 ft 100
HORIZONTAL
20 0 m 40
HORIZONTAL
METRIC SCALE: 1:2000

CLARESHOLM FISH & GAME ASSOCIATION

CONSULTANT
wsp

JOB No. CA0026926.6619

PRELIMINARY

DESIGNER

DATE _____

REV	DATE	REVISION	BY
5			
4			
3			
2	2026/09/03	ISSUED FOR REVIEW	DN
1	2026/01/14	ISSUED FOR REVIEW	DN

DATE 2026/06/28
OFFICE RED DEER

CLARESHOLM FISH & GAME ASSOCIATION

NW11 13-28-4 SHOOTING RANGE SAFETY ZONES (SHORT RANGE)

CONTRACT
SHEET 3 of 5
DRAWING G-03 I95

2026-09-03
DRAWN: ---
C:\USERS\CADN071147\WSP O365\CA0026926.6619 CA-M.D. OF WILLOW CREEK SHOOTING RANGE - PROJECT FOLDERS\05. TECHNICAL_DRAFTING\SHEETS\SHEETS-20260903.DWG

DRAWING | HIGHWAY | CONTRACT | DESCRIPTION | PHOTO | DEPARTMENT BAR CODE

.338 LAPUA MAGNUM
TEMPLATE R14

.308 WINCHESTER
TEMPLATE R13

.357 S&W MAGNUM
TEMPLATE P12

TRAP/SKEET SAFETY ZONES (4)

R274.32 (TYP.)

RESERVOIR R/W

NOTES:
1. ALL DIMENSIONS IN METRES (m) UNLESS OTHERWISE NOTED.
2. AERIAL IMAGERY AND LIDAR DATA PROVIDED BY M.D. OF WILLOW CREEK NO. 26.
3. PARCEL MAPPING APPROXIMATE. PROPERTY LINES AND SETBACKS TO BE DETERMINED FROM LOCAL CONTROL.

250 0 ft 500
HORIZONTAL
100 0 m 200
HORIZONTAL
METRIC SCALE: 1:10000

CLARESHOLM FISH & GAME ASSOCIATION

CONSULTANT
wsp

JOB No. CA0026926.6619

PRELIMINARY

DESIGNER

DATE _____

REV	DATE	REVISION	BY
5			
4			
3			
2	2026/09/03	ISSUED FOR REVIEW	DN
1	2026/01/14	ISSUED FOR REVIEW	DN

DATE 2026/06/28 | OFFICE RED DEER

CLARESHOLM FISH & GAME ASSOCIATION

NW11 13-28-4 SHOOTING RANGE SAFETY ZONES (LONG RANGE) **I96**

CONTRACT | SHEET 4 of 5 | DRAWING G-04

2026-09-03

DRAWN: ---

C:\USERS\CADN071147\WSP O365\CA0026926.6619 CA-M.D. OF WILLOW CREEK SHOOTING RANGE - PROJECT FOLDERS\05. TECHNICAL_DRAFTING\SHEETS\SHEETS-20260903.DWG



NOTES:
1. ALL DIMENSIONS IN METRES (m) UNLESS OTHERWISE NOTED.
2. AERIAL IMAGERY AND LIDAR DATA PROVIDED BY M.D. OF WILLOW CREEK NO. 26.
3. SHOOTING RANGE TARGET DISTANCES DETERMINED BY A CONVERSION RATE OF 1 yd = 0.9144 m.
4. DIMENSION CONVERSION RATE OF 1 m = 3.2808 ft WHERE NOTED.
5. LAYOUT DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO PERIMETER FENCE WHERE APPLICABLE.
6. PARCEL MAPPING APPROXIMATE. PROPERTY LINES AND SETBACKS TO BE DETERMINED FROM LOCAL CONTROL.

50 0 ft 100
HORIZONTAL
20 0 m 40
HORIZONTAL
METRIC SCALE: 1:2000

CLARESHOLM FISH & GAME ASSOCIATION

CONSULTANT
wsp

JOB No. CA0026926.6619

PRELIMINARY

DESIGNER

DATE _____

REV	DATE	REVISION	BY
5			
4			
3			
2	2026/09/03	ISSUED FOR REVIEW	DN
1	2026/01/14	ISSUED FOR REVIEW	DN

DATE 2026/01/14
OFFICE RED DEER

CLARESHOLM FISH & GAME ASSOCIATION

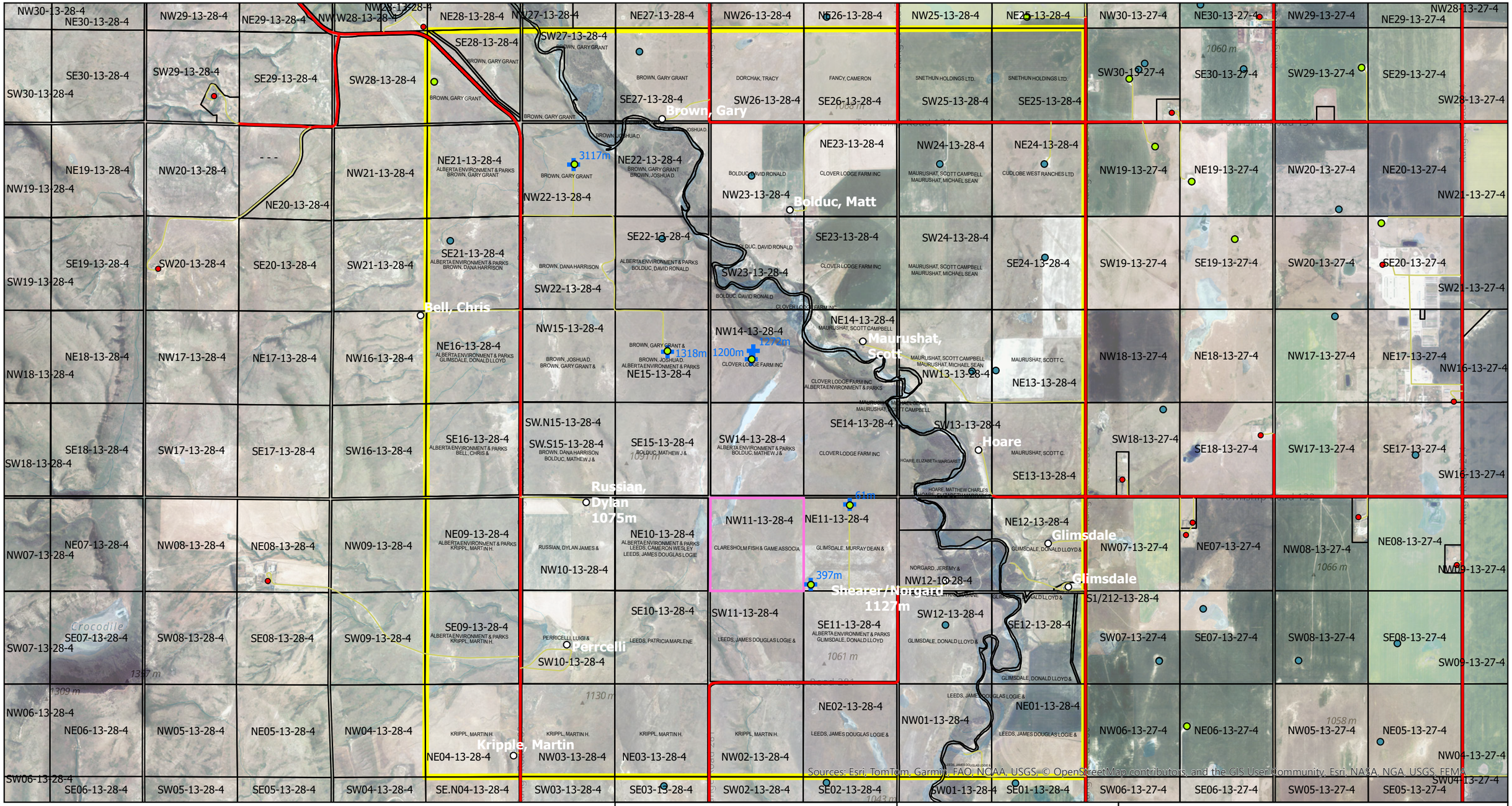
NW11 13-28-4 SHOOTING RANGE APPROXIMATE SITE LAYOUT

I97

CONTRACT
SHEET 1 of 5
DRAWING G-05

DRAWING
HIGHWAY
CONTRACT
DESCRIPTION
PHOTO
DEPARTMENT BAR CODE

2026-09-03
DRAWN: ---
C:\USERS\CADN07\147\WSP 0365\CA0026926.6619 CA-M.D. OF WILLOW CREEK SHOOTING RANGE - PROJECT FOLDERS\05. TECHNICAL_DRAFTING\SHEETS\SHEETS-20260903.DWG



- Abadata Non-abandoned Wells
- Aba Data Abandoned Wells
- Identified Oil Wells
- Resident Home
- Affected Area
- Project Scope
- Parcel Boundary
- Address

Road Type

- MD of Willow Creek
- Private Driveway
- Provincal

0 0.23 0.45 0.9 1.35 1.8
Kilometers

0 0.13 0.25 0.5 0.75 1
Miles

N W E S

Scale: 1:32,000

Date Exported: 2026-09-14 12:03 PM

Internal digitization of plans submitted by Claresholm Fish and Game Association to the MD of Willow Creek

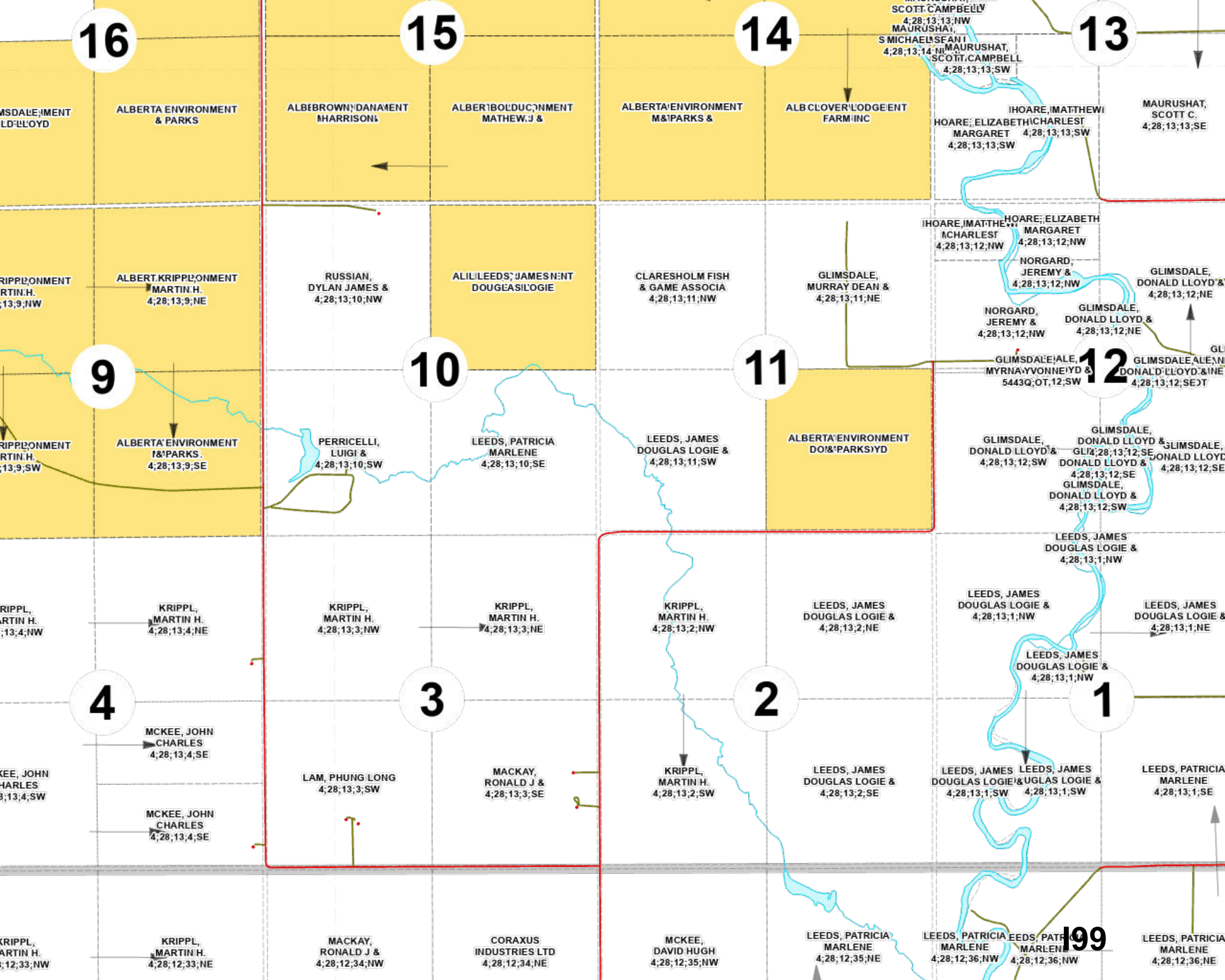
WSP Job# CA0026926.6619

MD of Willow Creek

CLARESHOLM FISH AND GAME ASSOCIATION

NW11 - 13 - 28 - W4M
SHOOTING RANGE SAFETY ZONES (LONG RANGE)

I98


16
15
14
13
9
10
11
12
4
3
2
1
ALBERTA ENVIRONMENT & PARKS
ALBERTA ENVIRONMENT & PARKS
ALBERTA ENVIRONMENT & PARKS
ALBERTA ENVIRONMENT & PARKS
ALBERTA ENVIRONMENT & PARKS
ALBERTA ENVIRONMENT & PARKS
RUSSIAN, DYLAN JAMES & 4;28;13;10;NW
CLARESHOLM FISH & GAME ASSOCIA 4;28;13;11;NW
GLIMSDALE, MURRAY DEAN & 4;28;13;11;NE
PERRICELLI, LUIGI & 4;28;13;10;SW
LEEDS, PATRICIA MARLENE 4;28;13;10;SE
LEEDS, JAMES DOUGLAS LOGIE & 4;28;13;11;SW
ALBERTA ENVIRONMENT & PARKS 4;28;13;9;SE
KRIPPL, MARTIN H. 4;28;13;4;NE
KRIPPL, MARTIN H. 4;28;13;3;NW
KRIPPL, MARTIN H. 4;28;13;3;NE
KRIPPL, MARTIN H. 4;28;13;2;NW
LEEDS, JAMES DOUGLAS LOGIE & 4;28;13;2;NE
MCKEE, JOHN CHARLES 4;28;13;4;SE
LAM, PHUNG LONG 4;28;13;3;SW
MACKAY, RONALD J & 4;28;13;3;SE
KRIPPL, MARTIN H. 4;28;13;2;SW
LEEDS, JAMES DOUGLAS LOGIE & 4;28;13;2;SE
KRIPPL, MARTIN H. 4;28;12;33;NW
MACKAY, RONALD J & 4;28;12;34;NW
CORAXUS INDUSTRIES LTD 4;28;12;34;NE
MCKEE, DAVID HUGH 4;28;12;35;NW
LEEDS, PATRICIA MARLENE 4;28;12;35;NE
LEEDS, PATRICIA MARLENE 4;28;12;36;NW
LEEDS, PATRICIA MARLENE 4;28;12;36;NE
HOARE, MATTHEW CHARLES 4;28;13;13;SW
HOARE, ELIZABETH MARGARET 4;28;13;13;SW
MAURUSHAT, SCOTT C. 4;28;13;13;SE
HOARE, MATTHEW CHARLES 4;28;13;12;NW
HOARE, ELIZABETH MARGARET 4;28;13;12;NW
NORGARD, JEREMY & 4;28;13;12;NW
GLIMSDALE, DONALD LLOYD & 4;28;13;12;NE
GLIMSDALE, DONALD LLOYD & 4;28;13;12;SW
GLIMSDALE, DONALD LLOYD & 4;28;13;12;SE
LEEDS, JAMES DOUGLAS LOGIE & 4;28;13;1;NW
LEEDS, JAMES DOUGLAS LOGIE & 4;28;13;1;SW
LEEDS, PATRICIA MARLENE 4;28;13;1;SE
199

From: Barry Newton
To: Cindy Chisholm
Cc: Alexandra Burchill; Wendy Unfreed
Subject: Development Application No. 079-26 Claresholm Fish & Game Assoc - proposed outdoor gun range
Date: October 9, 2026 9:52:03 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Cindy. We have reviewed the captioned development permit application, and determined that the property in question has an HRV value of 5a.
The applicant must obtain *Historical Resources Act* approval prior to proceeding with any land surface disturbance associated with development by submitting a Historic Resources Application through Alberta Tourism and Sport's Online Permitting and Clearance (OPaC) system - www.opac.alberta.ca .
Barry Newton, Land Use Planner

Classification: Protected A

From: Alberta Chief Firearms Office
To: Cindy Chisholm
Subject: CC9884254 - Enquiry Received
Date: October 2, 2026 12:28:49 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Reference Number: CC9884254

Thank you for reaching out to Alberta Chief Firearms Office. This is an automated response to let you know we've received your enquiry and we will respond to you shortly.

The reference number above has been assigned to your enquiry.

Your email will be processed by the next available agent. Should your response require further input by a Firearms Agent or Firearms Officer,

the response time may be extended.

For any general inquires, including: • supports for businesses • web services • forms	1-800-731-4000 press 1 for English; or email cfp-pcaf@rcmp-grc.gc.ca
Licence Application – Adult	Mail application form RCMP 5592 If you are a first-time applicant, apply online at New licence application for individuals
Renewal Licence Application – Individual	Renew your firearms licence online, or by mailing form RCMP 5614 found here.
Licence Application – Minors	Minors application and consent letter First time applicants can also apply online Apply for a firearms licence
PAL Application Status Inquires	All new and renewal application status inquires will be answered in the order they are received. You can check your application status through Individual Web Services Licenses are printed and mailed from Miramichi, NB.
Address and Email Changes/Updates	Update your information online using Individual Web Services
Authorizations to Transport (ATT)	Request using Individual Web Services
Firearms Licence Verification • non-restricted sales	Individuals and businesses must confirm the validity of an individual's firearms licence through the Canadian Firearms Program's online portal, or by calling 1-800-731-4000, select option 1 for English, Option 5

Call the Alberta Chief Firearms Office Contact Centre at 780-401-4140. We are open Monday to Friday, 9:00am to 4:00pm.

We are closed weekends and all provincial paid holidays. For inquiries related to transfers, authorizations to transport or carry,

and license verifications, please contact the Canadian Firearms Program at 1-800-731-4000.

Please visit Alberta's Chief Firearms Office for further information.

If your concern is urgent or life-threatening, call 911.

The personal information collected through the Alberta Chief Firearms Office Contact Centre is for the purpose of providing firearms license related information.

This collection is authorized by section 4 (subsection 4(c)) of the Protection of Privacy Act. For questions about the collection of personal information, contact the

Manager, Program Implementation, Alberta Chief Firearms Office at 780-257-9549, by email at albertacfo@gov.ab.ca, or mail to: Alberta Chief Firearms Office,

PO Box 458, Station Main Edmonton, AB T5J 2K1

Thank you.

Please do not reply, this is an auto-generated message.



Ref:MSG38679850_rw0pL1gSFsws65sYE4E/n

The personal information you provide is being collected in accordance with Section 4(c) of the Protection of Privacy Act (POPA). This information is required to provide you with secure access to our services and may be used for administration, auditing and research purposes by Government of Alberta staff. By providing us your contact information, you agree to allow us to contact you regarding the administration of your account and the services you access. You can respond to this email should you have any questions regarding the collection of your personal information.

From: [redacted]
To: Layne Currie; Cindy Chisholm; mike.taje@gov.ab.ca
Cc: [redacted]
Subject: Re: Claresholm Fish and Game Proposed Range
Date: October 8, 2026 9:28:14 AM
Attachments: image.png

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Layne, that is what we needed.

Todd

On Thu, Oct 8, 2026 at 9:08 AM Layne Currie [redacted] wrote:

> Good morning Todd,
>
> The templated area, which is determined by the maximum allowable caliber on the range, would not be reduced by adding any safety measures. These templates are to indicate the maximum distance a projectile can travel from a particular shooting point and does not factor in any safety measures put in place.
>
> With that being said, when the ACFO reviews and inspects ranges, we take into consideration all of those factors for whether we recommend and give approval for that range. The ACFO will ensure that all backstops and side berms meet the minimum requirement as determined by the *Range Construction Guidelines*. If there are concerns regarding land use agreements for surrounding areas, we would recommend mitigating factors which would reduce the likelihood of a projectile leaving the range. I have listed a few mitigating factors below:
>
> - Overhead and ground baffles
> - Barrel limiters
> - Reduced approved calibers
> - Added height to backstops and berms
> - Land use agreements for properties down range in the templated area
>
> Let me know if there are any further questions or concerns regarding this.
>
> Regards,
>
> **Layne Currie**
> Range Firearms Officer
> Alberta Chief Firearms Office
> Alberta Justice

Government of Alberta

Tel 587-337-8077
layne.currie@cfp-pcaf.ca
layne.currie@gov.ab.ca

Classification: Protected A

From: Fish &Game [redacted]
Sent: Thursday, October 8, 2026 8:09 AM
To: Layne Currie [redacted]
Cc: Duane Glimsdale [redacted]
Subject: Re: Claresholm Fish and Game Proposed Range

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Good morning Layne, we have our Development Application meeting with the MD next week.

We had a meeting with a gentleman from the Alberta Lands department yesterday, because of the concern of the potential overshoot area from our range.

The question that came out of our discussion, is this: Does the overshoot area get reduced if we build berms, overhead and ground baffles?

Any guidance on that would be helpful. If possible, to get an answer as soon as possible would very helpful.

Thanks

Todd
Claresholm Fish and Game

On Fri, Aug 7, 2026 at 12:03 PM Layne Currie [redacted] wrote:

Good afternoon Todd,

My apologies for not getting back to you sooner. Do not hesitate to reach out to me via email or by phone regarding any questions or concerns with the Range Construction Guidelines. If I am unable to answer your question in a timelier manner than this, I will ensure someone else can.

Again, my apologies for the very delayed response. I look forward to seeing the range one it is all said and done!

Regards,

Layne Currie
A/ Operations Manager
Alberta Chief Firearms Office
Alberta Justice
Government of Alberta

Tel 587-337-8077
layne.currie@cfp-pcaf.ca
layne.currie@gov.ab.ca

Classification: Protected A

From: Fish &Game [redacted]
Sent: Monday, July 13, 2026 9:55 AM
To: Layne Currie [redacted] Duane Glimsdale [redacted]
Subject: Claresholm Fish and Game Proposed Range

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Thanks Layne, below is a .pdf file with a .kmz data file for viewing on google earth.

That is perfect about the incremental approval of the range so we can use it as we build it. I just finished reading the RCMP Range Design and construction handbook. As we proceed with the design, can we reach out to you for clarification of items if we don't

> understand something?
>
> Thanks again for taking the time to take a look at our design.
>
> Todd

From: Mike Taje
To: Cindy Chisholm
Cc: [redacted]
Subject: RE: Development Application No. 079-26 Claresholm Fish & Game Assoc - proposed outdoor gun range
Date: October 9, 2026 3:11:18 PM
Attachments: image001.png

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening Cindy,
I met with Todd and Duane on October 7, 2026, to review their proposal for a shooting complex.
During our discussions, they advised that they are seeking federal approval for the range. The proposed design incorporates several safety features based on the **RCMP Range Construction Guidelines**, including overhead baffles designed to contain projectiles within the range, barrel limiters, backstops, and berms constructed using military-grade materials filled with soil. These measures are intended to minimize the risk of projectiles leaving the range and impacting adjacent lands, including the following grazing leases:

- SE 14-13-28-W4M (GRL32156)
- SW 14-13-28-W4M (GRL40615)
- SE 15-13-28-W4M (GRL40615)
- NE 10-13-28-W4M (GRL32025)

The club has also conducted noise-level testing at various distances from the proposed site.
I have discussed the proposal with our rangeland agrologist, who identified several considerations requiring further review:

1. **Public Safety** – There may be recreational users accessing the grazing leases under authorizations issued pursuant to the Recreational Access Regulation.
2. **Livestock Impacts** – Potential effects of noise on cattle movement and behaviour.
3. **Watering Site** – A cattle watering area is located northeast of the proposed range location.

I explained my role in the approval process and advised that, should the range approval process identify an overshoot requirement affecting public land, an application would be required. I have also provided our agrologist with the MD of Willow Creek information for review.
At this time, I am not in a position to make a final determination on the proposal, as I am required to follow departmental decision-making and referral processes. If the project receives approval from the MD, the club will be required to submit an application for any overshoot area that extends onto Public Lands.
As part of that application, the club will need to provide supporting documentation outlining the measures being implemented to mitigate identified concerns. If approved, authorization would be in the form of a **Temporary Field Authorization**, acknowledging the presence of an overshoot area on Public Lands. Part of this authorization would require the club to have liability insurance.

Once a complete application and all supporting documentation have been received, the review process typically requires approximately 30 days. This process includes referrals to relevant stakeholders and requires consent from affected disposition holders.
Please let me know if you have any questions or require any additional information.

Regards
Michael Taje
Land Officer
Bow/Crow Districts
Forestry and Parks
Government of Alberta

Blairmore Ranger Station
PO Box 540
11901 19 Avenue
Blairmore, Alberta
T0K 0E0
Office Phone: 403 562 3142
Cell Phone: 403 563 8162

From: Carla Preachuk
To: Cindy Chisholm; Craig Pittman; Derrick Krizsan; Kelly Starling
Subject: RE: Cindy Chisholm shared the folder "Claresholm Fish & Game - Gun Range" with you
Date: July 20, 2026 10:57:54 AM
Attachments: image001.png
image002.png
image003.png
image006.png
image007.png

Cindy

I do not have any concerns at this time, beyond ensuring that the property owner manages vegetation in accordance with the **Alberta Weed Control Act**. It is important that the owner understands their responsibility to prevent vegetation from becoming a nuisance. As a land manager, it is essential to acknowledge and understand the Act, including the duties and obligations it outlines. The **Weed Control Act** establishes regulations for managing noxious and prohibited noxious weeds, which can have significant impacts on agriculture, ecosystems, and surrounding properties.

For reference, I have included links to the Act and the associated regulation identifying listed weeds:

- Alberta Weed Control Act https://kings-printer.alberta.ca/1266.cfm?page=W05P1.cfm&leg_type=Acts&isbncln=9780779859085
- Weed Control Regulation (list of noxious and prohibited weeds) https://kings-printer.alberta.ca/1266.cfm?page=2010_019.cfm&leg_type=Regs&isbncln=9780779860760 (lists the weeds)

Additionally, I have included information regarding **Bylaw No. 1870 – Unsightly and Nuisance Property Bylaw**. Under this bylaw, all property owners within the Municipal District of Willow Creek No. 26 are required to ensure their property does not become unsightly or constitute a nuisance, including unmanaged vegetation.

Please let me know if you require anything further.

Kind regards,

Carla Preachuk
Director of Agricultural Services
M.D. of Willow Creek
[redacted]

From: Craig Pittman
To: Cindy Chisholm; Ryan Dyck; Derrick Krizsan
Subject: Re: Additional and revised information - Claresholm Fish & Game Association
Date: September 21, 2026 2:43:50 PM

Hi Cindy,

Thank you for this. My comments remain consistent with those outlined in the April 15, 2025 email and attached to the F&G waiver request letter. I believe it is important that the internal roads of the development be constructed as per the private driveway policy to ensure emergency vehicle access to occupied areas of the land. This is a very very low grade road and is not excessive.

Craig

From: Cindy Chisholm <chisholm@mdwillowcreek.com>
Sent: Monday, September 21, 2026 2:20 PM
To: Craig Pittman <Craig@mdwillowcreek.com>; Ryan Dyck <ryandyck@orrsc.com>; Derrick Krizsan <Derrick@mdwillowcreek.com>
Subject: RE: Additional and revised information - Claresholm Fish & Game Association

Craig,
Please see the attached docs you were asking about that was referenced in the MD Waiver request letter. They were in the hard copies of the application submitted, but no in the electronic copies.

Thank you
Cindy

RECEIVED
OCT 0 8 2026

Phillip and Dawn Porteous
[redacted]
October 7, 2026

Development Officer
MD Willow Creek 26
PO Box 550
Claresholm, AB T0L 0T0

Dear Development Officer:

RE: Development Application 079-26
Claresholm Fish & Game Outdoor Shooting Complex

As a member of the Claresholm Fish & Game, we think it would be a good idea to have an outdoor shooting complex, because it would be an asset to have a rifle range in the Municipal District of Willow Creek where we could shoot safely.

The Claresholm Fish & Game would be able to have shooting events and competitions.

It would give members the opportunity to make sure their firearms are sighted in properly for hunting, shooting events, etc.

We are in favour of a Claresholm Fish & Game Shooting Complex.

Sincerely,
[redacted]
Phillip and Dawn Porteous

K1

From: [redacted]
To: Cindy Chisholm
Date: October 8, 2026 1:26:15 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Application 079_26 Claresholm fish and game. As a current member with membership in 5 prior sport shooting club's. And as past chair of the pine coulie project till it's completion I know how important projects like this are to are communities. This is an ideal location for this as it's topography and lack of structure for kilometers down range and surrounding areas. It will also protect natural grasslands. Our organization is growing rapidly. Youth and Women groups have been growing. As sport shooting has regained popularity.DUANE SOUTHGATE. THANKS FOR YOUR PATIENTS.

October 9/2026

RECEIVED
OCT 09 2026

To :

MD of Willow Creek

From:

Ross Dahl

[redacted]

To whom it may concern,

I support the application by the Claresholm Fish and Game club to build and operate a shooting complex. My opinion is prompted by the routine occurrence of random shooting and target practice in the Porcupine Hills and my own neighborhood. A designated facility makes sense for safe enjoyment on the sport.

Respectfully,

[redacted]

Ross Dahl

[redacted]

K3

From: [redacted]
To: Cindy Chisholm
Subject: Fish and Game Shooting Range
Date: October 9, 2026 1:05:43 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am reaching out to show my full support for the Claresholm Fish and Game shooting range development.

My family and I live 3/4 of a mile east of the F&G land, the route into the land is the same road that we use to get home as we are the only dwelling on this route, the road leading there even crosses our land for a small distance.

I have a strong connection to the Claresholm Fish and Game, shooting sports and even the 1/4 section that is owned by the F&G. My family owned this 1/4 for many years, but was sold when I was young. I am the vice president of the Claresholm Trap club and have been involved in shooting sports and hunting since I was a kid.

I know there are concerns regarding noise, traffic and general safety. From my 20+ years experience with the trap club, the involved traffic shows courtesy and respect to the roads and neighbours when going to and from. The noise has zero affect on the surrounding livestock, cattle that graze the land surrounding the trap club will graze right up to the fence and come for water (100' adjacent to the fence) while we are shooting.
Being in the shooting sports since I was young has taught me safety and discipline, and allowed me to be surrounded by others of the same diligent mind set.

The range will be a great asset to the shooting sports in our local area, giving hunters and sports shooters a safe area to utilize. The current Fish and Game board have been doing a great job mentoring new sportsmen/women, this range would give them the ability to carry that on and have more teaching options.

The Fish and Game shooting range here has my family and I's full support.

Thanks,
Jeremy Norgard

Les Klapatiuk
[redacted]

08 OCTOBER 2026

MD of Willow Creek
Claresholm, AB
T0L 0T0

To Whom it may Concern

Ref: Claresholm Fish and Game
Outdoor Range

I am a resident of the MD of Willow Creek and a member of the Claresholm Fish and Game. I am under no obligation to write this letter, however in the interests of improving the community and Alberta I am in favour of this Range.

The Claresholm Fish and Game is a dedicated group of volunteers whose goal is the betterment of this community. There are many avid shooters in this community, Alberta and Canada who have been deprived of locations and the ability to practise a hobby, participate in a recreational pastime, and pass many lessons on to the youth of this area.

This Range has the potential to enhance and continue our Western Culture, inject economic benefits into the community, provide safe and beneficial training to adults and youth alike, all though dedicated volunteer members of the Fish and Game in Claresholm and MD of Willow Creek.

I reiterate my full support for this Range

I can be contacted at the coordinates shown below if you have any questions or comments.

Respectfully

[redacted]

Les Klapatiuk
[redacted]

K5

Development Officer
MD Willow Creek 26
PO Box 550
Claresholm, AB T0L 0T0

RE: Development Application 079-26 Claresholm Fish & Game Outdoor Shooting Complex

Good day. My name is Alex Klapatiuk. I currently reside at [redacted], Claresholm. I have called the MD of Willow Creek home for over 2 years now.

I am a member of Claresholm Fish and Game as well as the Claresholm indoor shooting range. As an avid shooter I feel fortunate to have the indoor range available during the winter, or for that matter, any inclement weather.

Currently there is a nice shooting cohort who also enjoy the indoor range and the initiatives sponsored by it. Were the outdoor shooting complex to become a reality, that group will grow.

A byproduct of that increased membership is a growth in personal relationships, the most important characteristic that defines a community. In my own case, the friendship of the welcoming members of Claresholm Fish and Game have not stayed limited to the shooting range, but have branched into everyday life.

If approved, the outdoor shooting complex will bring in a section of the shooting community otherwise not supported: the long distance shooters. It will also support the local introduction of shooting sports such as IPSC, not to mention the commercial benefits this would provide.

In short, approval of the Outdoor Shooting Complex will help grow and strengthen the relationships between residents of the MD of Willow Creek, as well as provide one more reason for other Albertan's to travel here in the first place.

Thank you for your time and consideration.

Respectfully,

Alex Klapatiuk.
[redacted]

K6

From: kathie &Thomas thompson [redacted]
Subject: DA079-26 Claresholm fish and game application
Date: October 9, 2026 at 9:25:52 AM M
Cc: docthompson1953 [redacted]

To the Claresholm municipal planning board ,I am writing to you to request that you consider and approve application DA079-26 to be heard on October 14 2026 at the planning commission meeting from the fish and game association on a public/private gun range

My name is Thomas Gerald Thompson [redacted], I am speaking in favour of the application

I am an avid hunter and sport shooter and have shot at the Claresholm indoor range for many years . A outdoor facility will not only bring in new members but would also bring in Great interest from surrounding areas as many firearm diciplines are failing due to closures of other ranges around the province .
I belong to the Porcupine hills shadow riders who shoot out of a private range just west of Graham , this range would move to the new location at the Fish and Game sight .
We have two major shoots a year that bring in about 100 shooters and families for the 5 day events . This is would not only be a revenue stream for The fish and game but also of the town of Claresholm. There are many other disciplines of shooting sports that would call the new range home and attract more people to the area for shoots ,this would also add to increased shopping and spending in town as well as more then a few people need areas to camp that are close to the range .

MD of Willow Creek

320-07 – Minimum Local Road Standards Policy

Purpose: To establish local road standards	
Scope: Public Works	**Responsibility: Public Works**

The following information outlines the M.D.'s requirements related to local road design and construction. The guidelines provided herein represent the minimum requirements under general conditions. The designer is responsible to ensure that the roadway infrastructure is designed and constructed to achieve design life expectations consistent with good design and construction practices.

1. Definitions

(1) "Municipal District of Willow Creek No. 26" or "M.D." refers to the Municipal District of Willow Creek No. 26 as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;

(2) "Municipal Government Act" means the Province of Alberta's Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time;

(3) "Minimum local road standards policy", means this policy adopted by council resolution as amended or replaced from time to time;

(4) "Road Classification Decision Making", means the factors considered by Council to be relevant including any technical, quantitative or qualitative measures that are deemed relevant by the M.D. based upon available information;

(5) "Alberta Transportation and Economic Corridors (TEC) – Highway Geometric Design Guide Chapter J "Low Volume Rural Roads" / Chapter A "Basic Design Principles" / Chapter C "Cross-Section Elements" means the Alberta Transportation and Economic Corridors Highway Geometric Design Guide dated February 2022;

(6) "M.D. of Pincher Creek Development and Engineering Standards – Section 8 Roadways" means M.D. of Pincher Creek Development and Engineering Standards – Section 8 "Roadways" standards dated October 2014;

(7) "Lethbridge County Engineering Guidelines & Minimum Servicing Standards – Section 6 Transportation" means the Lethbridge County Engineering Guidelines & Minimum Servicing Standards – Section 6 Transportation dated September 2019;

(8) "Dust Abatement" means a product approved by the M.D. that is designed to inhibit the creation of excess dust generated by vehicle traffic on a gravel road;

(9) "Paved" or "asphalt" means an asphalt, concrete pavement, or chip-sealed surface applied over an engineered road base;

(10) "Oiled" means a gravel and oil mixture compacted on a road over an un-engineered road base;

(11) "Gravel" means a gravel aggregate surfaced road meeting M.D. specifications;

(12) "Road allowance" means any land dedicated as a road right-of-way;

(13) "Roads" means roads as defined in the Municipal Government Act, which includes both carriageways and rights-of-way;

(14) "Industrial" means a road designed, constructed or existing that predominantly or in addition to other uses, serves as a motor vehicle access for the transportation by motor vehicle of natural resources either - raw or manufactured, the transportation of manufactured goods, or the transportation of machinery, materials or personnel utilized in the manufacture of products;

(15) "Agricultural" means a road designed, constructed or existing that predominantly or in addition to other uses, serves as a motor vehicle access for agricultural or forestry uses;

(16) "Commercial" means a road designed, constructed or existing that predominantly or in addition to other uses, serves as a motor vehicle access for commercial uses;

(17) "Recreation" means a road designed, constructed or existing that predominantly or in addition to other uses, serves as a motor vehicle access for recreation uses;

(18) "Traffic Impact Assessment" means a specialized engineering study that determines the potential traffic impacts of a proposed traffic generator; Traffic Impact Assessments are required to follow the most recent version of the Government of Alberta's Traffic Impact Assessment Guidelines;

(19) "Vehicles Per Day" or "VPD" or "Traffic Count means a basic element of traffic data that describes the volume of traffic that has passed a known point or cross section of a roadway during a defined time;

(20) "AADT" means a calculated annual estimate of the average number of vehicles traveling through a traffic volume monitoring site at a fixed location of a roadway during a midnight-to-midnight period on any day of the year;

(21) "ASDT" means a calculated estimate of the average number of vehicles traveling through a traffic volume monitoring site at a fixed location of a roadway during the period of May 1 to September 30 of any year.

2. Purpose

This policy is to ensure that Municipal District of Willow Creek (M.D.) controlled roads, as set out in the Municipal Government Act, are managed to a consistent, safe, and reasonable standard.

3. Policy Statement

The M.D. recognizes its responsibility for maintaining roads under its direction, control, and management in a reasonable state of repair, as provided in the Municipal Government Act.

The M.D.'s road network consists of a diverse inventory of rural and urban road classifications that requires a variety of construction strategies to meet the needs of all users.

This policy applies to all public roads under the direction, control, and management of the M.D.. Road allowances which have been closed by Ministerial order or which are under license by the M.D. for use by adjacent landowners are excluded from this policy and receive no M.D. maintenance or improvement.

The purpose of this policy it to provide information to the pubic on the M.D.'s requirements that may impact the road design and construction of various types of road depending on planned uses accessing the road, and to provide guidance to developers on the minimum criteria and potential requirements for road upgrades and improvements.

The standards provided herein represent the minimum requirements under general conditions. A designer is responsible to ensure that the roadway infrastructure is designed and constructed to achieve design life expectations consistent with good design and construction practices. The M.D. in its sole discretion may require additional design requirements subject to the technical information available as well as the quantitative and qualitative criteria as outlined in the policy.

4. Background

The Municipal District of Willow Creek has approximately 2,250 km's of roads, including:

- Gravel roads - 2020 km's
- Oil roads - 195 km's
- Pavement - 37 km's

The roads are generally in a rural environment.

5. Road Classifications

The following table identifies the M.D. road classifications and maintenance requirements (for grading gravel roads).

REF	TYPE	SURFACING	DAILY TRAFFIC VOLUME	CRITICALITY	MTC. CLASS*
1A	Residential	Paved (Oiled / Asphalt)	400+	Moderate	NA
1B	Industrial / Agricultural / Commercial	Paved (Oiled / Asphalt)	400+	Moderate	NA
1C	Campground / Recreational Access	Paved (Oiled / Asphalt)	400+ (ASDT)	Moderate	NA
2A	Gravel - Dust Abatement Moderate Volume	Gravel	100-400	Low	1
2B	Gravel - Dust Abatement for Confined Feeding Operations (Heavy Vehicles)	Gravel	100-400	Low	1
3	Moderate Volume 1	Gravel	100-400	Low	1
4	Low Volume	Gravel	26 -100	NA	2, 3
5	Low Volume (≤25)	Gravel	0-25	NA	4

**Refers to Levels of Service from Grading and Gravelling LOS Report.*

Criteria have been developed against each road class to allow for objective differentiation of new roads and to inform design/construction requirements. Traffic volumes and criticality are the key factors that determine road class.

6. Road Classification Decision Making

Determining the appropriate roadway class for a new road (or existing roads if reassessing/reconstructing) should consider a variety of factors as well as local considerations. Several factors that may be considered are listed in the following table.

FACTORS	DISCUSSION
Quantitative (subject to available data)	
Traffic Volumes	Traffic volumes including commercial/heavy vehicle traffic should be considered when selecting the appropriate road class. Heavier vehicles in particular, if frequently using the road, will degrade the pavement condition significant quicker than standard vehicles (cars, SUVs, pickups, etc.). If heavy vehicle volumes are significant, it can lead to increased maintenance costs and shorter lifecycles between resurfacing/re-gravelling.
Maintenance Costs	Maintenance cost is a key factor, especially when assessing if upgrades to a paved surface are economical. A benefit/cost analysis of the surfacing types (two or more vs gravel) over a typical lifecycle (i.e. 15-20 years) may be undertaken to consider the financial implications of road upgrades (assessing both maintenance and resurfacing costs ideally).
Current/Historical Condition	The condition of existing roads can be considered when considering the road class and potential upgrades. If condition is persistently poor and routine maintain is not effective in providing a consistent level of service, alternative surfacings may be worth evaluating (along with other improvement options where feasible).
Qualitative (assessed by local operations/engineering staff and relevant stakeholders)	
Road Safety / Geometry	Assessing the roadway geometry and safety factors, and associated impact on the road integrity may be considered by operations/engineering staff. This is meant to capture roads with significant contours, grade changes, sightline impairments, and safety challenges among other related factors.
Function / Criticality	Criticality is a measure of the roadway's importance and functional requirements for the municipal district. This is to be evaluated by staff with local knowledge and may include key factors such as: 1) Road Resiliency (are there alternative routes if the road fails). 2) Critical Infrastructure Access (town services, community buildings, industry, etc.). 3) Residential Access (how many residences/properties use the road) 4) Essential Services (do these users regularly rely on the road, such as school buses, ambulances, firetrucks, police, etc.).

These factors are largely applicable to any municipal district and additional factors pertinent to the local environment may also be considered through engagement with local M.D. staff and stakeholders.

7. Roadway Design Guidelines and Typical Cross Sections

Design criteria have been developed based on the following guides/standards:

- Alberta Transportation and Economic Corridors (TEC) – Highway Geometric Design Guide Chapter J "Low Volume Rural Roads"/ Chapter A "Basic Design Principles" / Chapter C "Cross-Section Elements" – (February 2022)
- M.D. of Pincher Creek Development and Engineering Standards – Section 8 "Roadways" – (October 2014)
- Lethbridge County Engineering Guidelines & Minimum Servicing Standards – Section 6 "Transportation" (September 2019)

The following table and cross section drawings identify the design requirements.

REF	CLASSIFICATION	TRAFFIC (VPD)	TYPICAL POSTED SPEED LIMIT (KM/H)	DESIGN SPEED (KM/H)	MIN. RIGHT-OF-WAY (M)	MIN. SURFACE WIDTH (M)	CROSS-SLOPE	TYPICAL SIDE SLOPE	MAXIMUM SIDE SLOPE	TYPICAL BACK SLOPE	MAXI BA SLO
1A	Paved (Oiled / Asphalt) - Residential	400+	50	60	20	8	2.0	4:1	3:1	3:1	2:
1B	Paved (Oiled / Asphalt) – Industrial / Agricultural / Commercial	400+	80	90	30	10	2.0	4:1	3:1	3:1	2:
1B	Paved (Oiled / Asphalt) – Campground / Recreational Access	400+ (ASDT)	80	90	30	10	2.0	4:1	3:1	3:1	2:
2A	Gravel - Dust Abatement Moderate Volume	100-400	80	90	30	9	3.0	4:1	3:1	3:1	2:
2B	Gravel - Dust Abatement for Confined Feeding Operations (Heavy Vehicles)	100-400	80	90	30	9	3.0	4:1	3:1	3:1	2:
3	Gravel - Moderate Volume	100-400	80	90	30	9	3.0	4:1	3:1	3:1	2:
4	Gravel - Low Volume	26-100	80	90	20	8	3.0	3:1	3:1	3:1	2:
5	Gravel - Very Low Volume	<26	60	70	20	7	3.0	3:1	3:1	3:1	2:

Table Notes:

1. The Horizontal and Vertical alignment details are to be designed according to TEC Highway and TAC Geometric Design Guidelines based on site-specif
2. The dimensions are to be designed according to the site conditions and drainage requirements.
3. The ditch depth is measured from the top of the subgrade edge.
4. The clear zone is based on TEC Roadside Design Guidelines, assuming Fill Slopes and no barrier curb (Table H3.1). For Design speeds of 60 km/hr or fixed objects should not be within the vicinity of the toe of these slopes, as recovery is less likely. Site specific design is recommended for determining ap

8. Minor Access Approach Policy

Minor accesses that connect to the roadways shall follow the following process:

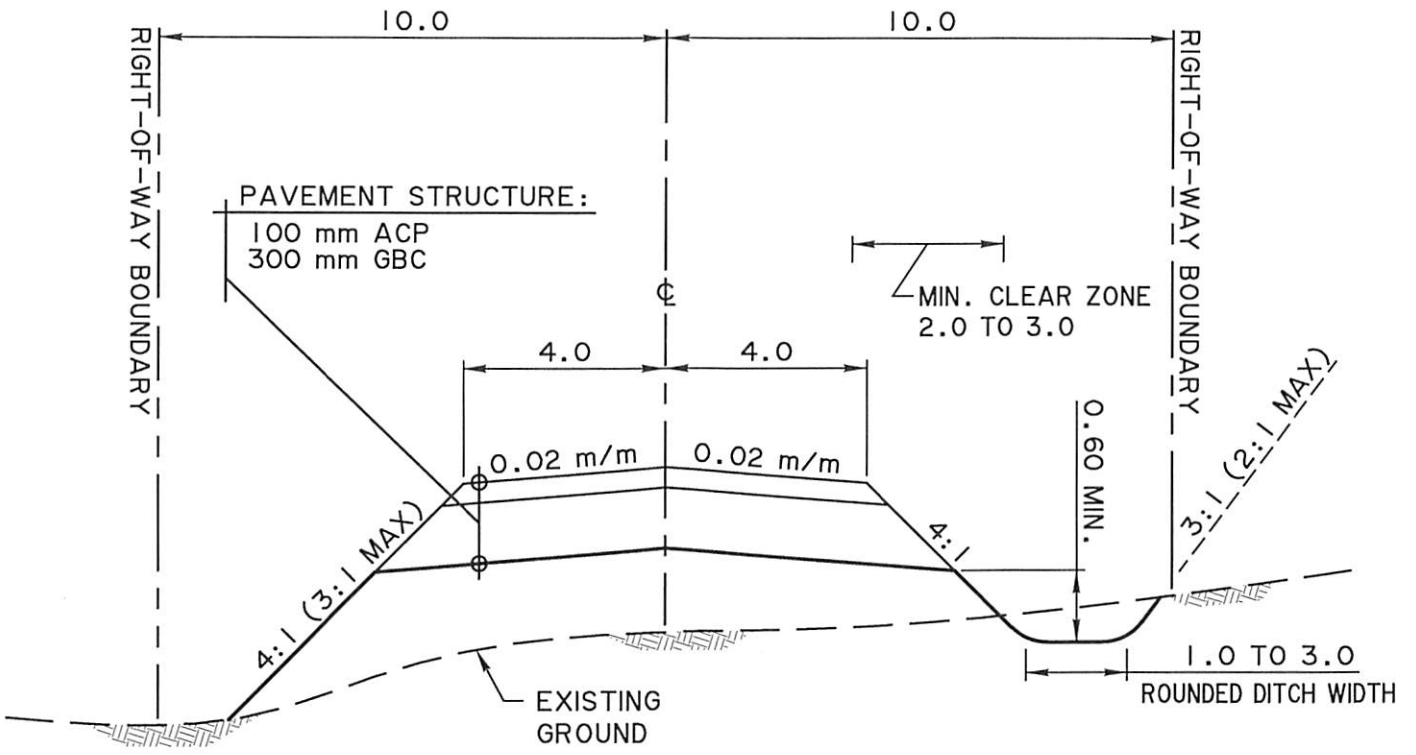
1. The land owner must contact the Superintendent of Public Works or his designate to determine the approach location.
2. The Superintendent of Public Works or one of his designates, shall determine whether or not a culvert is needed.
3. No construction shall commence until the Superintendent of Public Works or his designate approves the approach.
4. If one approach already exists on a quarter section of land, a second approach will be charged at the land owners cost.
5. An approach must be a minimum of 10 m. in width with a minimum 3:1 back slope.
6. Please refer to 'Approach Treatment' Diagram.

A resolution of municipal council, the municipal planning commission, and/or the subdivision and development authority will allow for a variance from this policy. Developers may be required to contribute toward transportation network upgrades as required by this policy and/or Resolution and/or a decision by the Chief Administrative Officer.

Effective date: August 14, 2024

Signed by: Maryanne V. Sandberg - Reeve

_____ - Chief Administrative Officer



PAVED – RESIDENTIAL

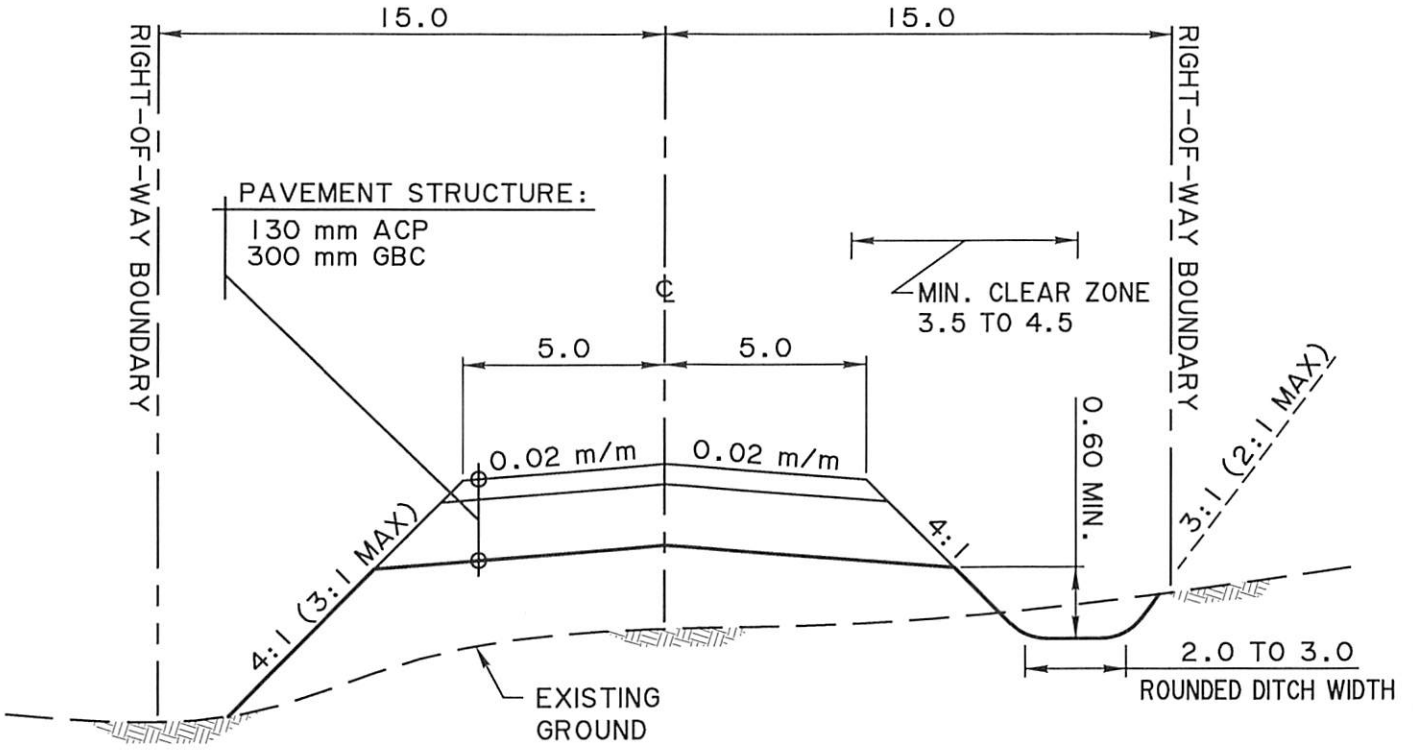
N.T.S.

NOTE:

1. ALL DIMENSIONS IN METERS UNLESS NOTED OTHERWISE.
2. THE HORIZONTAL AND VERTICAL ALIGNMENT DETAILS ARE TO BE DESIGNED ACCORDING TO ALBERTA TRANSPORTATION AND ECONOMIC CORRIDORS (TEC) HIGHWAYS AND TAC GEOMETRIC DESIGN GUIDELINES BASED ON SITE-SPECIFIC CONDITIONS.
3. THE DIMENSIONS ARE TO BE DESIGNED ACCORDING TO THE SITE CONDITIONS AND DRAINAGE REQUIREMENTS.
4. THE DITCH DEPTH IS MEASURED FROM THE TOP OF THE SUBGRADE.
5. THE CLEAR ZONE IS BASED ON TEC ROADSIDE DESIGN GUIDELINES, ASSUMING FILL SLOPES AND NO BARRIER CURB (TABLE H3.1). FOR DESIGN SPEEDS OF 60 km/hr OR LESS WITH A BARRIER CURB, A 0.5 M CLEAR ZONE IS THE MINIMUM. FOR 3:1 FILL SIDESLOPES, FIXED OBJECTS SHOULD NOT BE WITHIN THE VICINITY OF THE TOE OF THESE SLOPES, AS RECOVERY IS LESS LIKELY. SITE SPECIFIC DESIGN IS RECOMMENDED FOR DETERMINING APPROPRIATE CLEAR ZONES.
6. THE PROVIDED THICKNESSES ARE MINIMUM PAVEMENT STRUCTURES DEVELOPED BASED ON FUTURE REHABILITATION, MAINTENANCE, AND DRAINAGE CONSIDERATIONS. A SITE-SPECIFIC DESIGN BASED ON PREVAILING CONDITIONS, SUBGRADE STRENGTH, TRAFFIC VOLUMES, AND OTHER PARAMETERS SHOULD BE PERFORMED, CONFORMING WITH THE LATEST TEC AND AASHTO 1993 PAVEMENT DESIGN GUIDELINES.
7. ACP, GRAVEL SURFACING, AND BASE COURSE MATERIALS AND LIFT THICKNESSES FOLLOW TEC STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION.
8. ACP MIX TYPE IN ACCORDANCE WITH CLIMATIC ZONE AND 20-YEAR DESIGN ESALs AS PER TEC DESIGN BULLETIN #13 REVISED 2018 (OR THE LATEST APPLICABLE VERSION).

WSP	M.D. of Willow Creek Geometric Design Guide Typical Cross-Section Classification - Paved - Residential			MD of Willow Creek
Date: July 31, 2024	Drawn By: TH	Checked By: RP	Sheet: 1 of 6	Drawing No. XS-25043-01

L10



PAVED – INDUSTRIAL / AGRICULTURAL / COMMERCIAL

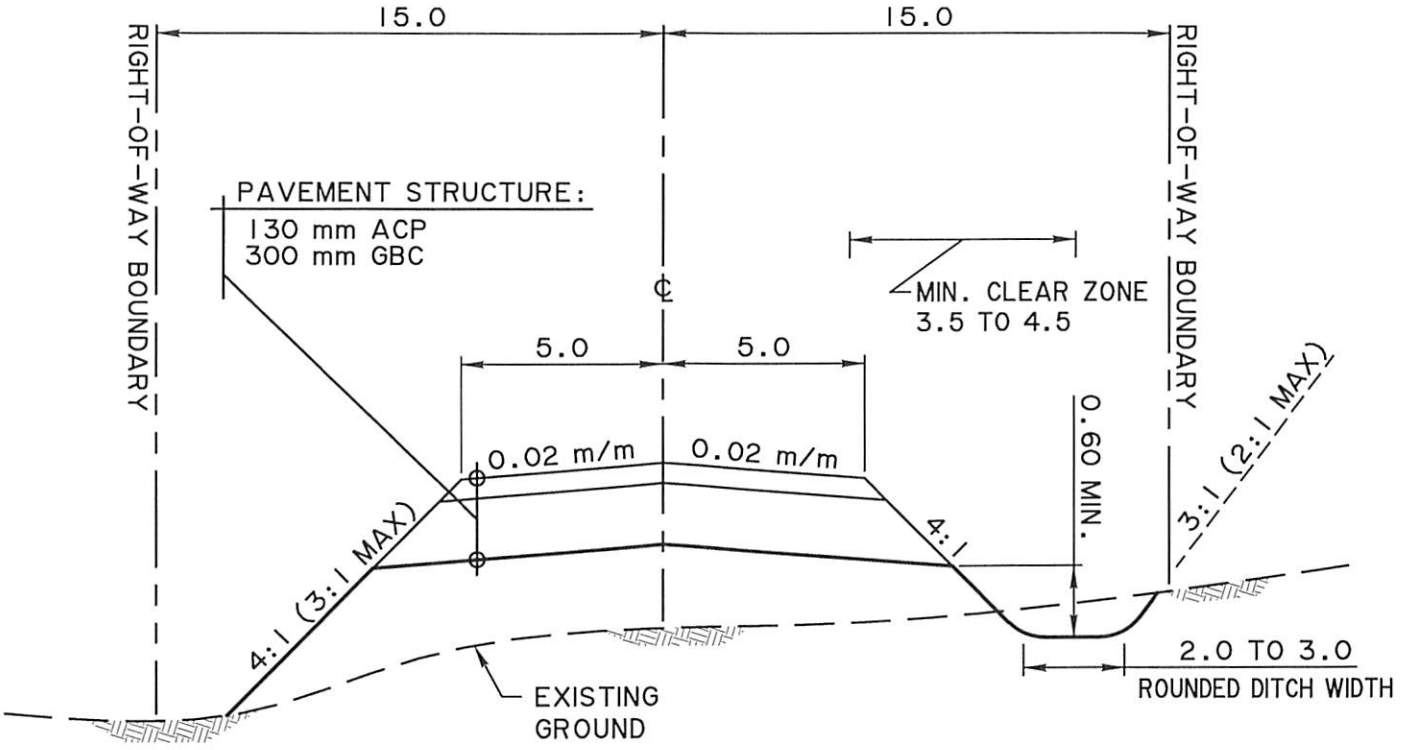
N.T.S.

NOTE:

1. ALL DIMENSIONS IN METERS UNLESS NOTED OTHERWISE.
2. THE HORIZONTAL AND VERTICAL ALIGNMENT DETAILS ARE TO BE DESIGNED ACCORDING TO ALBERTA TRANSPORTATION AND ECONOMIC CORRIDORS (TEC) HIGHWAYS AND TAC GEOMETRIC DESIGN GUIDELINES BASED ON SITE-SPECIFIC CONDITIONS.
3. THE DIMENSIONS ARE TO BE DESIGNED ACCORDING TO THE SITE CONDITIONS AND DRAINAGE REQUIREMENTS.
4. THE DITCH DEPTH IS MEASURED FROM THE TOP OF THE SUBGRADE.
5. THE CLEAR ZONE IS BASED ON TEC ROADSIDE DESIGN GUIDELINES, ASSUMING FILL SLOPES AND NO BARRIER CURB (TABLE H3.1). FOR DESIGN SPEEDS OF 60 km/hr OR LESS WITH A BARRIER CURB, A 0.5 M CLEAR ZONE IS THE MINIMUM. FOR 3:1 FILL SIDESLOPES, FIXED OBJECTS SHOULD NOT BE WITHIN THE VICINITY OF THE TOE OF THESE SLOPES, AS RECOVERY IS LESS LIKELY. SITE SPECIFIC DESIGN IS RECOMMENDED FOR DETERMINING APPROPRIATE CLEAR ZONES.
6. THE PROVIDED THICKNESSES ARE MINIMUM PAVEMENT STRUCTURES DEVELOPED BASED ON FUTURE REHABILITATION, MAINTENANCE, AND DRAINAGE CONSIDERATIONS. A SITE-SPECIFIC DESIGN BASED ON PREVAILING CONDITIONS, SUBGRADE STRENGTH, TRAFFIC VOLUMES, AND OTHER PARAMETERS SHOULD BE PERFORMED, CONFORMING WITH THE LATEST TEC AND AASHTO 1993 PAVEMENT DESIGN GUIDELINES.
7. ACP, GRAVEL SURFACING, AND BASE COURSE MATERIALS AND LIFT THICKNESSES FOLLOW TEC STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION.
8. ACP MIX TYPE IN ACCORDANCE WITH CLIMATIC ZONE AND 20-YEAR DESIGN ESALs AS PER TEC DESIGN BULLETIN #13 REVISED 2018 (OR THE LATEST APPLICABLE VERSION).

WSP	M.D. of Willow Creek Geometric Design Guide Typical Cross-Section Classification - Paved - Industrial / Agricultural / Commercial			MD of Willow Creek
Date: July 31, 2024	Drawn By: TH	Checked By: RP	Sheet: 2 of 6	Drawing No. XS-25043-02

L11



PAVED - CAMPGROUND / RECREATIONAL ACCESS

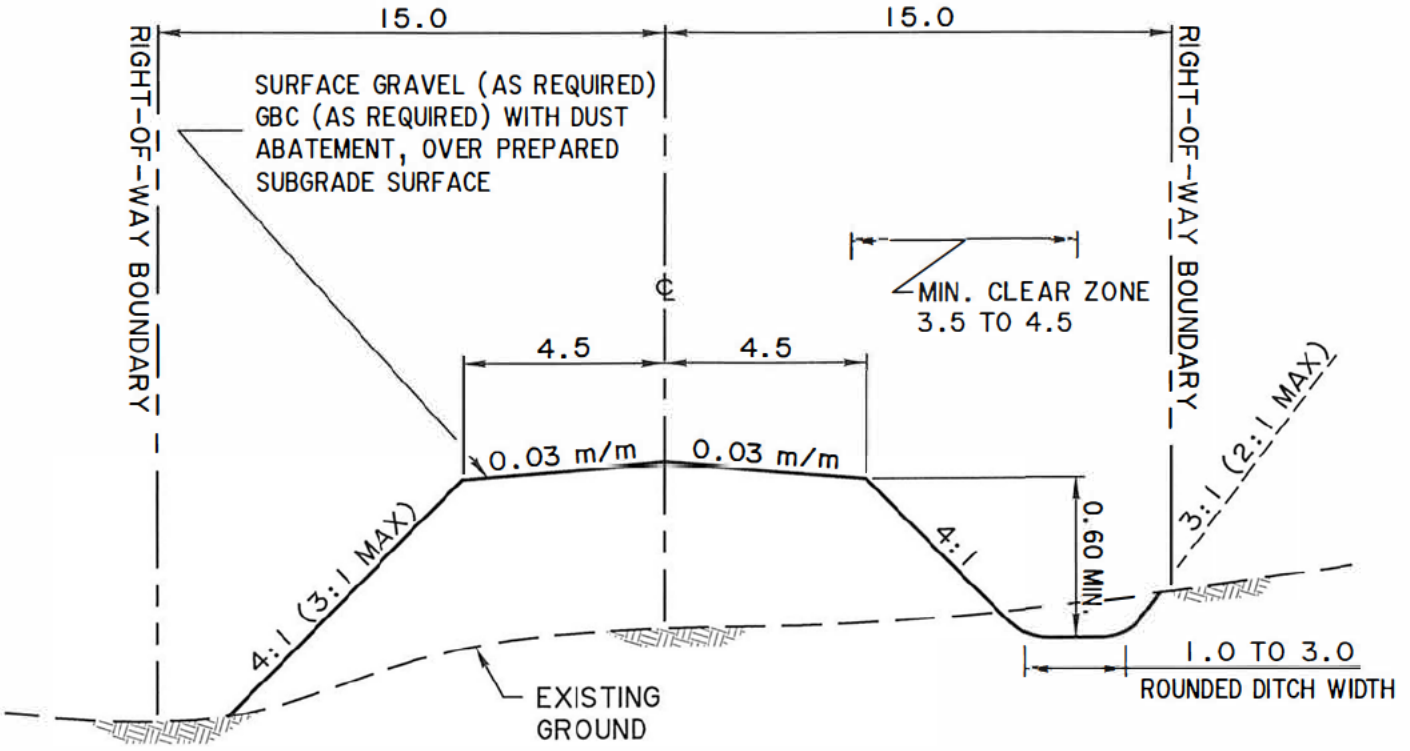
N.T.S.

NOTE:

1. ALL DIMENSIONS IN METERS UNLESS NOTED OTHERWISE.
2. THE HORIZONTAL AND VERTICAL ALIGNMENT DETAILS ARE TO BE DESIGNED ACCORDING TO ALBERTA TRANSPORTATION AND ECONOMIC CORRIDORS (TEC) HIGHWAYS AND TAC GEOMETRIC DESIGN GUIDELINES BASED ON SITE-SPECIFIC CONDITIONS.
3. THE DIMENSIONS ARE TO BE DESIGNED ACCORDING TO THE SITE CONDITIONS AND DRAINAGE REQUIREMENTS.
4. THE DITCH DEPTH IS MEASURED FROM THE TOP OF THE SUBGRADE.
5. THE CLEAR ZONE IS BASED ON TEC ROADSIDE DESIGN GUIDELINES, ASSUMING FILL SLOPES AND NO BARRIER CURB (TABLE H3.1). FOR DESIGN SPEEDS OF 60 km/hr OR LESS WITH A BARRIER CURB, A 0.5 M CLEAR ZONE IS THE MINIMUM. FOR 3:1 FILL SIDESLOPES, FIXED OBJECTS SHOULD NOT BE WITHIN THE VICINITY OF THE TOE OF THESE SLOPES, AS RECOVERY IS LESS LIKELY. SITE SPECIFIC DESIGN IS RECOMMENDED FOR DETERMINING APPROPRIATE CLEAR ZONES.
6. THE PROVIDED THICKNESSES ARE MINIMUM PAVEMENT STRUCTURES DEVELOPED BASED ON FUTURE REHABILITATION, MAINTENANCE, AND DRAINAGE CONSIDERATIONS. A SITE-SPECIFIC DESIGN BASED ON PREVAILING CONDITIONS, SUBGRADE STRENGTH, TRAFFIC VOLUMES, AND OTHER PARAMETERS SHOULD BE PERFORMED, CONFORMING WITH THE LATEST TEC AND AASHTO 1993 PAVEMENT DESIGN GUIDELINES.
7. ACP, GRAVEL SURFACING, AND BASE COURSE MATERIALS AND LIFT THICKNESSES FOLLOW TEC STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION.
8. ACP MIX TYPE IN ACCORDANCE WITH CLIMATIC ZONE AND 20-YEAR DESIGN ESALs AS PER TEC DESIGN BULLETIN #13 REVISED 2018 (OR THE LATEST APPLICABLE VERSION).

WSP	M.D. of Willow Creek Geometric Design Guide Typical Cross-Section Classification - Paved - Campground / Recreational Access			MD of Willow Creek
Date: July 31, 2024	Drawn By: TH	Checked By: RP	Sheet: 3 of 6	Drawing No. XS-25043-03

L12



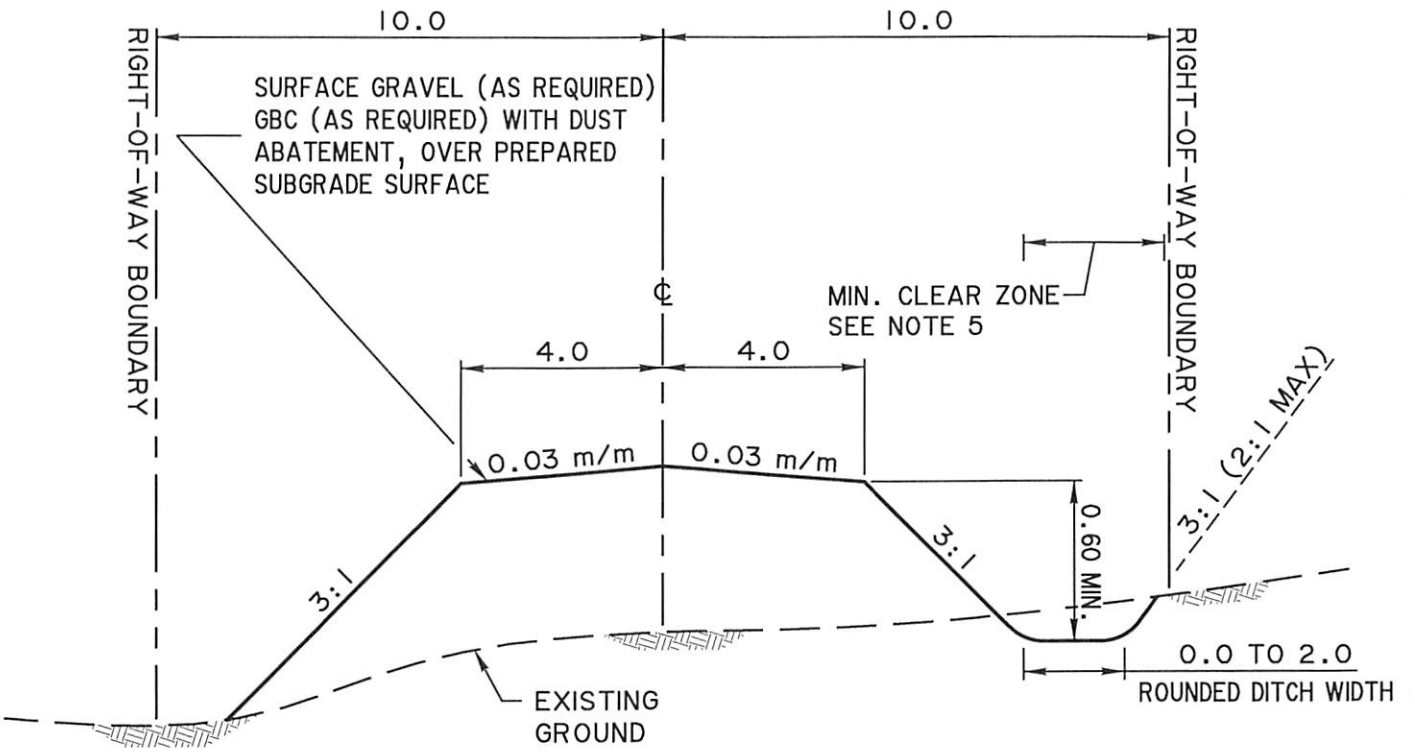
GRAVEL – MODERATE VOLUME / DUST ABATEMENT / CONFINED FEEDING OPERATIONS

N.T.S.

NOTE:

1. ALL DIMENSIONS IN METERS UNLESS NOTED OTHERWISE.
2. THE HORIZONTAL AND VERTICAL ALIGNMENT DETAILS ARE TO BE DESIGNED ACCORDING TO ALBERTA TRANSPORTATION AND ECONOMIC CORRIDORS (TEC) HIGHWAYS AND TAC GEOMETRIC DESIGN GUIDELINES BASED ON SITE-SPECIFIC CONDITIONS.
3. THE DIMENSIONS ARE TO BE DESIGNED ACCORDING TO THE SITE CONDITIONS AND DRAINAGE REQUIREMENTS.
4. THE DITCH DEPTH IS MEASURED FROM THE TOP OF THE SUBGRADE.
5. THE CLEAR ZONE IS BASED ON TEC ROADSIDE DESIGN GUIDELINES, ASSUMING FILL SLOPES AND NO BARRIER CURB (TABLE H3.1). FOR DESIGN SPEEDS OF 60 km/hr OR LESS WITH A BARRIER CURB, A 0.5 M CLEAR ZONE IS THE MINIMUM. FOR 3:1 FILL SIDESLOPES, FIXED OBJECTS SHOULD NOT BE WITHIN THE VICINITY OF THE TOE OF THESE SLOPES, AS RECOVERY IS LESS LIKELY. SITE SPECIFIC DESIGN IS RECOMMENDED FOR DETERMINING APPROPRIATE CLEAR ZONES.
6. THE PROVIDED THICKNESSES ARE MINIMUM PAVEMENT STRUCTURES DEVELOPED BASED ON FUTURE REHABILITATION, MAINTENANCE, AND DRAINAGE CONSIDERATIONS. A SITE-SPECIFIC DESIGN BASED ON PREVAILING CONDITIONS, SUBGRADE STRENGTH, TRAFFIC VOLUMES, AND OTHER PARAMETERS SHOULD BE PERFORMED, CONFORMING WITH THE LATEST TEC AND AASHTO 1993 PAVEMENT DESIGN GUIDELINES.
7. ACP, GRAVEL SURFACING, AND BASE COURSE MATERIALS AND LIFT THICKNESSES FOLLOW TEC STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION.
8. ACP MIX TYPE IN ACCORDANCE WITH CLIMATIC ZONE AND 20-YEAR DESIGN ESALs AS PER TEC DESIGN BULLETIN #13 REVISED 2018 (OR THE LATEST APPLICABLE VERSION).

WSP	M.D. of Willow Creek Geometric Design Guide Typical Cross-Section Classification - Gravel - Moderate Volume / Dust Abatement / Confined Feeding Operations			MD of Willow Creek L13
Date: July 31, 2024	Drawn By: TH	Checked By: RP	Sheet: 4 of 6	Drawing No. XS-25043-04



GRAVEL – LOW VOLUME

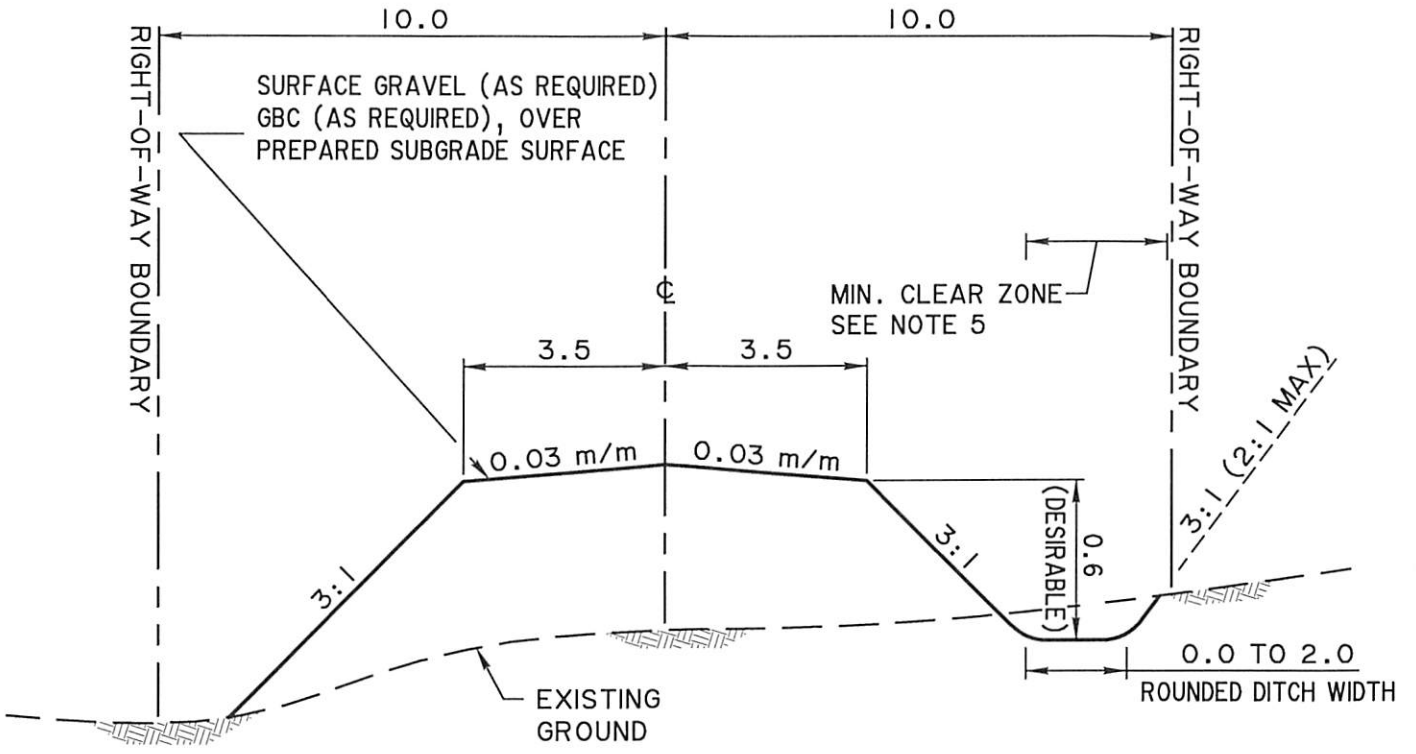
N.T.S.

NOTE:

1. ALL DIMENSIONS IN METERS UNLESS NOTED OTHERWISE.
2. THE HORIZONTAL AND VERTICAL ALIGNMENT DETAILS ARE TO BE DESIGNED ACCORDING TO ALBERTA TRANSPORTATION AND ECONOMIC CORRIDORS (TEC) HIGHWAYS AND TAC GEOMETRIC DESIGN GUIDELINES BASED ON SITE-SPECIFIC CONDITIONS.
3. THE DIMENSIONS ARE TO BE DESIGNED ACCORDING TO THE SITE CONDITIONS AND DRAINAGE REQUIREMENTS.
4. THE DITCH DEPTH IS MEASURED FROM THE TOP OF THE SUBGRADE.
5. THE CLEAR ZONE IS BASED ON TEC ROADSIDE DESIGN GUIDELINES, ASSUMING FILL SLOPES AND NO BARRIER CURB (TABLE H3.1). FOR DESIGN SPEEDS OF 60 km/hr OR LESS WITH A BARRIER CURB, A 0.5 M CLEAR ZONE IS THE MINIMUM. FOR 3:1 FILL SIDESLOPES, FIXED OBJECTS SHOULD NOT BE WITHIN THE VICINITY OF THE TOE OF THESE SLOPES, AS RECOVERY IS LESS LIKELY. SITE SPECIFIC DESIGN IS RECOMMENDED FOR DETERMINING APPROPRIATE CLEAR ZONES.
6. THE PROVIDED THICKNESSES ARE MINIMUM PAVEMENT STRUCTURES DEVELOPED BASED ON FUTURE REHABILITATION, MAINTENANCE, AND DRAINAGE CONSIDERATIONS. A SITE-SPECIFIC DESIGN BASED ON PREVAILING CONDITIONS, SUBGRADE STRENGTH, TRAFFIC VOLUMES, AND OTHER PARAMETERS SHOULD BE PERFORMED, CONFORMING WITH THE LATEST TEC AND AASHTO 1993 PAVEMENT DESIGN GUIDELINES.
7. ACP, GRAVEL SURFACING, AND BASE COURSE MATERIALS AND LIFT THICKNESSES FOLLOW TEC STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION.
8. ACP MIX TYPE IN ACCORDANCE WITH CLIMATIC ZONE AND 20-YEAR DESIGN ESALs AS PER TEC DESIGN BULLETIN #13 REVISED 2018 (OR THE LATEST APPLICABLE VERSION).

wsp	M.D. of Willow Creek Geometric Design Guide Typical Cross-Section Classification - Gravel - Low Volume			MD of Willow Creek
Date: July 31, 2024	Drawn By: TH	Checked By: RP	Sheet: 5 of 6	Drawing No. XS-25043-05

L14



GRAVEL – VERY LOW VOLUME <26 VPD

N.T.S.

NOTE:

1. ALL DIMENSIONS IN METERS UNLESS NOTED OTHERWISE.
2. THE HORIZONTAL AND VERTICAL ALIGNMENT DETAILS ARE TO BE DESIGNED ACCORDING TO ALBERTA TRANSPORTATION AND ECONOMIC CORRIDORS (TEC) HIGHWAYS AND TAC GEOMETRIC DESIGN GUIDELINES BASED ON SITE-SPECIFIC CONDITIONS.
3. THE DIMENSIONS ARE TO BE DESIGNED ACCORDING TO THE SITE CONDITIONS AND DRAINAGE REQUIREMENTS. MINIMUM OF 0.3 m IF SITE CONDITIONS AND DRAINAGE REQUIREMENTS ALLOW.
4. THE DITCH DEPTH IS MEASURED FROM THE TOP OF THE SUBGRADE.
5. THE CLEAR ZONE IS BASED ON TEC ROADSIDE DESIGN GUIDELINES, ASSUMING FILL SLOPES AND NO BARRIER CURB (TABLE H3.1). FOR DESIGN SPEEDS OF 60 km/hr OR LESS WITH A BARRIER CURB, A 0.5 M CLEAR ZONE IS THE MINIMUM. FOR 3:1 FILL SIDESLOPES, FIXED OBJECTS SHOULD NOT BE WITHIN THE VICINITY OF THE TOE OF THESE SLOPES, AS RECOVERY IS LESS LIKELY. SITE SPECIFIC DESIGN IS RECOMMENDED FOR DETERMINING APPROPRIATE CLEAR ZONES.
6. THE PROVIDED THICKNESSES ARE MINIMUM PAVEMENT STRUCTURES DEVELOPED BASED ON FUTURE REHABILITATION, MAINTENANCE, AND DRAINAGE CONSIDERATIONS. A SITE-SPECIFIC DESIGN BASED ON PREVAILING CONDITIONS, SUBGRADE STRENGTH, TRAFFIC VOLUMES, AND OTHER PARAMETERS SHOULD BE PERFORMED, CONFORMING WITH THE LATEST TEC AND AASHTO 1993 PAVEMENT DESIGN GUIDELINES.
7. ACP, GRAVEL SURFACING, AND BASE COURSE MATERIALS AND LIFT THICKNESSES FOLLOW TEC STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION.
8. ACP MIX TYPE IN ACCORDANCE WITH CLIMATIC ZONE AND 20-YEAR DESIGN ESALs AS PER TEC DESIGN BULLETIN #13 REVISED 2018 (OR THE LATEST APPLICABLE VERSION).

WSP	M.D. of Willow Creek Geometric Design Guide Typical Cross-Section Classification - Gravel - Very Low Volume <26 VPD			MD of Willow Creek
Date: July 31, 2024	Drawn By: TH	Checked By: RP	Sheet: 6 of 6	Drawing No. XS-25043-06

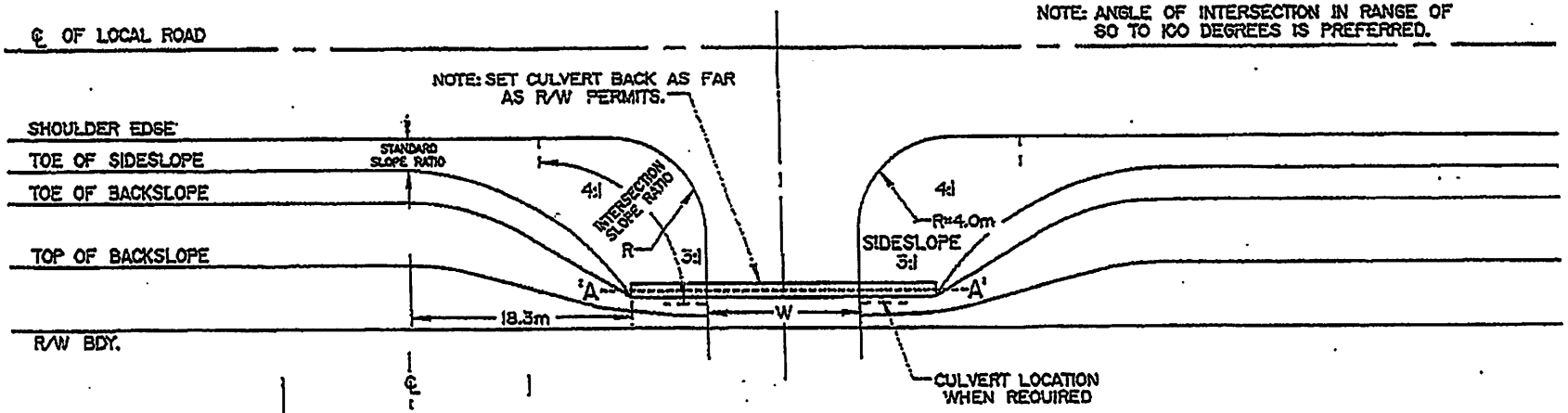
L15

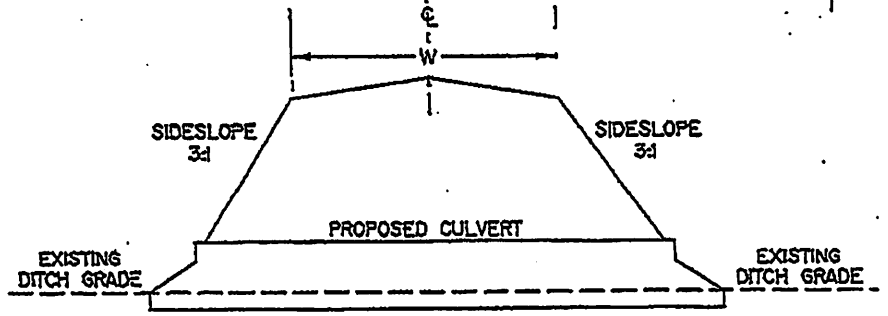
8. Minor Access Approach Policy

Minor accesses that connect to the roadways shall follow the following process:

1. The land owner must contact the Superintendent of Public Works or his designate to determine the approach location.
2. The Superintendent of Public Works or one of his designates, shall determine whether or not a culvert is needed.
3. No construction shall commence until the Superintendent of Public Works or his designate approves the approach.
4. If one approach already exists on a quarter section of land, a second approach will be charged at the land owners cost.
5. An approach must be a minimum of 10 m. in width with a minimum 3:1 back slope.
6. Please refer to 'Approach Treatment' Diagram.

e:\debcb6\cb623m5a.

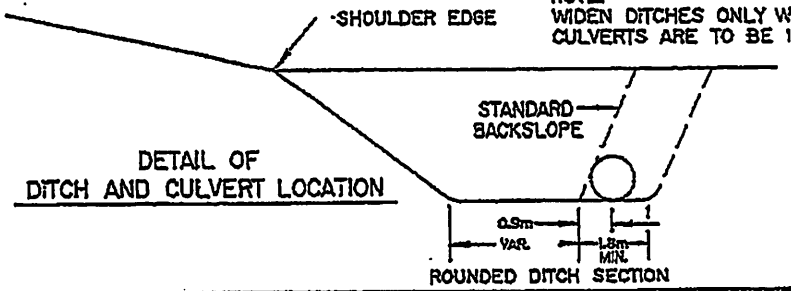




APPROACH CROSS-SECTION 'A-A'

TABLE FOR DETERMINATION OF ROADWAY WIDTH		
USE	ROADWAY WIDTH W (m)	
	SINGLE	JOINT
RESIDENTIAL	6.0	8.0
AGRICULTURAL	8.0	10.0

1. C.S.P. installation requires sloped end inverts.
2. C.S.P. inverts installed minimum 100mm below existing ditch grade.
3. Minimum 300mm depth of cover over C.S.P.
4. 20mm (maximum size) crushed gravel surfacing at 50mm thickness.



DETAIL OF DITCH AND CULVERT LOCATION

No.	REVISIONS	BY	DATE
2			
1			

Approved:
Roy Johnson
Superintendent of Public Works

Date: September 2013

MD of Willow Creek

APPROACH TREATMENT FOR MINOR ACCESS TO LOW SPEED LOCAL ROADS (DESIGN SPEED<80 km/h)

Prepared By: CGK	Checked By: B.K.	Scale: N.T.S.	Dwg No: CB6-23M5A

A resolution of municipal council, the municipal planning commission, and/or the subdivision and development authority will allow for a variance from this policy. Developers may be required to contribute toward transportation network upgrades as required by this policy and/or Resolution and/or a decision by the Chief Administrative Officer.

Effective date: _____

Signed by: _____ - Reeve

_____ - Chief Administrative Officer

MD of Willow Creek

320-26 Private Driveway Policy

Purpose:	**To provide for a minimum access criteria for private driveways and to ensure it is clear to landowners and the travelling public that a private driveway is not a public road.**
Scope: Public Works	**Responsibility: Public Works**

Policy Statement

The purpose of the Private Driveway Policy is to promote safety and welfare of people and the protection of people and property in the Municipality by establishing minimum access and maintenance standards for private driveways, hereinafter referred to as "driveways", to ensure emergency vehicles and private passenger vehicles can access building sites that are on private property and not on municipal road allowances.

Section 1 - General Provisions

1.1 The landowner is responsible for the construction of the driveway in accordance with this policy.

1.2 The landowner is responsible for ensuring the driveway is incompliance with any applicable Federal and Provincial legislation.

1.3. The landowner is responsible for all snow removal, blowing, grading, gravelling, paving and any other maintenance of the driveway.

1.4 The landowner is responsible for erosion control measures to maintain the slope, including but not limited to mulching, matting or seeding.

1.5. The landowner shall enter into a development agreement with the Municipality, to be registered on the title of the lands where the driveway is to be constructed.

1.6 The landowner is responsible for the construction and maintenance of any gates or signs placed on or around the driveway, in accordance with the Municipal Land Use Bylaw.

Section 2 - Specifications and Setbacks

2.1. In order to ensure access for Emergency Services vehicles, school buses and private passenger vehicles, driveways shall be constructed in accordance with the following specifications:

2.1.1 Surface of the driveway shall be a minimum of five (5) meters in width, with .6 meter (two (2) feet) shoulder or side slope;

2.1.2 Driveways shall be gravel surfaced, as a minimum standard;

2.1.3 Shoulders and side slopes for driveways shall be no more than three (3) to one (1).

2.1.4 A culvert shall be installed at the ditch line where the driveway meets the municipal road or Provincial highway, as directed by the Superintendent of Public Works or Alberta Transportation;

2.1.5 The minimum setback of a driveway from adjacent lands shall be six (6) meters or twenty (20) feet;

2.1.6 The minimum setback of a gate closing the driveway to traffic shall be set so as to not encroach on the developed municipal road and shall not create a snow drifting hazard;

2.1.7 A vehicle turnaround area sufficient to allow for the turning radius of an Emergency Services Vehicle or a School bus shall be provided on the property serviced by the driveway.

Effective date: May 9, 2018

Signed by: Maryanne V. Sandberg - Reeve

_____ - Chief Administrative Officer

Schedule 2

LAND USE DISTRICT REGULATIONS

RURAL GENERAL – RG

INTENT

The general purpose and intent of the Rural General District is to protect the agricultural land base of the municipality while allowing non-agricultural development which complement and enhance the local economy.

SECTION 1 LAND USES

(e) means "Exempt" and development will not require a development permit if it meets all the provisions of the Bylaw but shall be required to complete and submit the Farm Building Exemption form. For additional guidance please refer to Schedule 3: Development not Requiring a Permit.

*The **Flood Hazard Protection Overlay District** and **Reservoir Vicinity Overlay District** apply to the lands designated Rural General District and if there is a conflict between the overlay and the underlying district, the provisions and regulations of the overlay shall take precedence and effect.*

1.1 **Permitted Use**

Use	Use Specific Standards
Accessory buildings, structures and uses to an approved use	Section 8 of this district
Additions to existing buildings	
Agricultural building and structures *(e)*	Section 9 of this district – Farm building exemption form
Agricultural operation *(e)*	
Campground, Family *(e)*	Schedule 3 - No permit required & Schedule 6, Section 11
Day home *(e)*	Schedule 3 - No permit required & Schedule 6, Section 13
Dugout *(e)*	Schedule 3 - No permit required & Schedule 6, Section 15
Dwelling, primary: Single-detached stick-built Prefabricated Second Dwelling	 Schedule 6, Section 29 Section 4 of this district
Extensive agriculture and grazing *(e)*	Schedule 3 - No permit required
Fabric building / covered storage structure	
Feed grain mill, Class A	
Home based business	Schedule 6, Section 19
Isolated rural commercial / industrial, Class A	Schedule 6, Section 22
Residential addition	
Riding arena, private	
Shipping container for agricultural storage use *(e)*	Schedule 3 - No permit required & Schedule 6, Section 37
Shipping container, temporary *(e)*	Schedule 3 – No permit required & Schedule 6, Section 37
Sign, Class A *(e)*	Schedule 6, Section 36
Solar energy system, individual (roof, wall or ground mounted)	Schedule 6, Section 39
Swimming pools (temporary) and hot tubs *(e)*	Schedule 3 - No permit required & Schedule 6, Section 43
Wind Energy Conversion System (WECS), individual	Schedule 6, Section 44

1.2 **Discretionary Use – Development Officer**

Use	Use Specific Standards
Aeronautical uses, private	
Cemetery	
Moved-in building - residential	Schedule 6, Section 25
Moved-in building - non-residential	Schedule 6, Section 26
Public or private utility	
Secondary Suite	Schedule 6, Section 34
Shipping container	Schedule 6, Section 37
Shop house / Shouse	Schedule 6, Section 38
Sign, Class B or C	Schedule 6, Section 36
Tourist home / Bed and breakfast	

1.3 **Discretionary Use – Municipal Planning Commission**

Use	Use Specific Standards
Additional dwelling units (3 or more)	
Agricultural labour housing	
Agricultural water reservoir	Schedule 6, Section 15
Agritourism	
Alternative energy, Class A	Schedule 6, Section 4
Animal (household pet) boarding, day care or training	Schedule 6, Section 3
Concrete batch plant, permanent	
Intensive horticultural operation, Class A	Schedule 6, Section 20
Intensive livestock operation	Schedule 6, Section 21
Isolated rural commercial / industrial, Class B	Schedule 6, Section 22
Multi-unit dwelling	
Private or public gun range	Schedule 6, Section 27
Public and institutional use	
Religious assembly	Schedule 6, Section 32
Work Camp	Schedule 6, Section 45
Work or Lay Down Yard	

1.4 **Prohibited Uses**

Any use not found in Permitted or Discretionary, and not considered a similar use, shall be prohibited, unless the lands are redesignated to accommodate the development.

SECTION 2 PARCEL SIZE FOR DEVELOPMENT

2.1 A minimum lot size of 1.21 ha (3 acre) is recommended for any permitted or discretionary use. This may be varied by the Municipal Planning Commission to reasonably accommodate the proposed use.

SECTION 3 DENSITY

3.1 The maximum number of parcels allowed within a quarter section of land will be limited to two (2). For clarity, the maximum number of two parcels includes a scenario where a parcel has been redesignated.

3.2 Notwithstanding Subsection 3.1 above, an additional parcel may be allowed for a total of three (3) parcels in the quarter section if the quarter section meets the requirements of section 11.11 “Cut-off or Fragmented Agricultural Parcels”.

SECTION 4 NUMBER OF DWELLING UNITS ON A PARCEL

4.1 Not more than one dwelling unit, with a minimum floor area of 55.7 m^2 (600 ft^2), may be located on a parcel except as provided for in Sections 4.2 through 4.5 below.

4.2 More than one dwelling unit may be allowed on a parcel if:

(a) the dwelling unit is contained in a building which is designed for or divided into two or more dwelling units;

(b) if the second unit was established prior to this bylaw, it may be deemed to comply at the discretion of the Municipal Planning Commission should the parcel be subdivided.

4.3 Notwithstanding Section 4.2 additional dwelling units may be allowed on a parcel provided that:

(a) the proposed dwelling unit meets the definition of a developed residence as follows:

(i) is habitable,

(ii) has developed legal access,

(iii) has electrical and gas utilities available to the site,

(iv) has a supply of potable water and a functional sewage disposal system,

(v) is situated on a permanent foundation;

(b) no more than one (1) additional dwelling unit shall be allowed on any parcel 4.0 ha (10 acres) or less in area provided:

(i) the parcel must be a minimum of 2.4 ha (6 acres) in size;

(ii) a second detached dwelling unit may only be allowed on a parcel on which there is already built one (1) single detached dwelling unit (main residence) and the additional dwelling unit is located on a minimum of 1.2 ha (3 acres);

(iii) at the time of application, the main residence shall be occupied by the owner of the property and is considered the owner's primary residence;

(iv) the second dwelling unit shall be subject to the same minimum required setbacks for front, side and rear yards as the principal dwelling on the parcel;

(v) the applicant shall have a professional soil test/analysis done at their expense to ensure that the soil characteristics are capable of supporting multiple septic fields, with a copy of the report submitted with the development permit application; and

(vi) joint access may be required as a condition of approval.

(c) additional dwelling units may be allowed on any parcel greater than 4.0 ha (10 acres) in area provided:

(i) at the time of application, the main residence shall be occupied by the owner of the property and is considered the owner's primary residence; and

(ii) the additional dwelling units shall be placed in such a manner so that the dwellings do not utilize an area greater than 4.0 ha (10 acres). The configuration of the 4.0 ha (10 acre) area must strive to be compact in nature and must be acceptable to the Development Officer or Municipal Planning Commission; and

(iii) the applicant shall have a professional soil test/analysis done at their expense to ensure that the soil characteristics are capable of supporting multiple septic fields with a copy of the report submitted with the development permit application; and

(iv) joint access may be required as a condition of approval.

4.4 For the purpose of this section, if a parcel contained more than one dwelling unit on the date that this bylaw was adopted, all the dwellings on that parcel are deemed to conform.

4.5 If a Certificate of Title describes a parcel containing two or more quarter sections or portions thereof, each one of the quarter sections will be considered a parcel for the purposes of the provisions under this section.

SECTION 5 MINIMUM SETBACK REQUIREMENTS

5.1 All buildings, structures and development other than cultivation or grazing shall be setback from lot or parcel boundaries at least:

(a) 22.9 m (75 ft.) from the right-of-way of any developed or undeveloped roadway not designated as a highway in the Memorandum of Agreement between Alberta Transportation and the Municipal District of Willow Creek No. 26;

(b) 30 m (100 ft.) from the property line or 50 m (165 ft) from the centre of a designated Minor Highway and 40 m (131 ft) from the property line or 70 m (230 ft) from the centre of a designated Major Highway in accordance with the Memorandum of Agreement between Alberta Transportation and the Municipal District of Willow Creek No. 26;

(c) any greater distance that may be required by the Development Officer or the Municipal Planning Commission in order to facilitate future road widening, service road dedication, to reduce potential snow drifting, or vision restrictions;

(d) at least 6.1 m (20 ft.) from adjacent property lines.

5.2 The Municipal Planning Commission may establish a minimum setback from any existing residence where a proposed discretionary use may be incompatible with the residential use.

5.3 All buildings, structures and development other than extensive cultivation or grazing on parcels having frontage on a highway may have special requirements for setback, access and service roadways imposed as a condition of approval by the Municipal Planning Commission in accordance with the requirements of Alberta Transportation and Economic Corridors and the Highways Development and Protection Regulation. Any applications for development adjacent to a highway should be referred to Alberta Transportation and Economic Corridors for a Roadside Development Permit.

5.4 All buildings, structures and development that is to be located in close proximity to an escarpment, coulee break, riverbank or other geographical feature may have special requirements for setback as determined by the Municipal Planning Commission upon due consideration of any geotechnical or slope stability analysis report requested by the municipality.

5.5 Vehicle access points and buildings, fences, trees or similar obstructions more than 3 ft. above a rural road grade may be restricted by the municipality within 90 m (300 ft.) or such greater distance from an intersection with another rural road or a provincial highway as required by Alberta Transportation and Economic Corridors.

5.6 Development may also be subject to additional setback requirements as prescribed within:

(a) Land Suitability and Servicing Requirements: Schedule 4

(b) Standards of Development: Schedule 5

(c) Use Specific Standards of Development: Schedule 6

SECTION 6 SITE COVERAGE

6.1 Unless specified elsewhere in this bylaw or established otherwise in an adopted Area Structure Plan or Intermunicipal Development Plan, the maximum site coverage percentage of buildings and structures on the parcel shall be as determined by the Development Officer for permitted uses and the Municipal Planning Commission for discretionary uses.

SECTION 7 ACCESS

7.1 The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction of any approach(s) necessary to serve the development area in accordance with the Municipal District of Willow Creek design requirements.

7.2 To ensure proper emergency access, all developments shall have direct legal and physical access to a public roadway. If the development is within 800 m (2625 ft.) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation and Economic Corridors.

7.3 Access points adjacent to blind corners, hills, ridges, railway crossings and any other obstructions shall be positioned so as to provide a reasonably unobstructed view in either direction of 100 m (328 ft.) on a local road.

7.4 The requirement of a service road or subdivision street to provide access may be imposed as a condition of approval for any new development other than those deemed approved. Construction and survey costs for a service road shall be the responsibility of the applicant.

7.5 Any undeveloped road allowance that is proposed to be utilized for access to a development shall be required to be constructed to Municipal District standards and policies and the construction and survey costs shall be the responsibility of the applicant.

7.6 See Schedule 4 for additional access and driveway standards and setbacks.

SECTION 8 ACCESSORY BUILDING, ASSOCIATED WITH AN APPROVED USE

8.1 An accessory building shall not be used as a permanent dwelling and shall only be constructed after the principal building has been constructed. In the case where a dwelling unit is proposed to be constructed in a portion of an accessory building (ie Shop House, secondary suite), the accessory building will be considered a dwelling unit.

8.2 An accessory building shall not be located in the required setback from a public road or on an easement.

8.3 A residential accessory building shall be setback a minimum 3.0 m (10 ft.) from the principal dwelling and from all other structures on the same parcel.

8.4 Where a structure is attached to the principal building by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.

SECTION 9 AGRICULTURAL BUILDINGS, FENCES AND SHELTERBELTS

9.1 Agricultural buildings and structures, as defined, are not required to obtain a development permit if all requirements of this bylaw are met but are required to complete and submit the **Farm Building Exemption** form.

9.2 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of any agricultural parcel and are not subject to the 22.9 m (75 ft.) setback from municipal roads.

9.3 Fences used as an enclosure, barrier, boundary, means of protection, privacy screening or confinement constructed of any allowable material (wood, stone/brick, metal, or plastic) with less than 85 percent of their surface area open for free passage of light must be located outside the required setbacks for the land use district including:

(a) 22.9 m (75 ft.) from the right-of-way of any roadway maintained by the municipality;

(b) 60.9 m (200 ft.) from a naturally occurring water body or outside the 1:100 flood elevation, whichever distance is greater;

(c) 60.9 m (200 ft.) from any water reservoir measured from the water's edge at full supply level (FSL) or 30.5 m (100 ft.) from the registered reservoir right-of-way, whichever is greater.

9.4 In rural areas along local roads, the construction or erection of a fence, farm gate sign, hedge or shelterbelt shall comply with the following:

(a) no fence, hedge or shelterbelt shall be erected which would unduly restrict the vision of approaching traffic;

(b) farm gate signs may be placed on the property line and shall be erected in a manner which would not unduly restrict the vision of approaching traffic; and

(b) no hedge or shelterbelt shall be erected closer than 9.1 m (30 ft.) of the right-of-way of a public road.

9.5 Solar energy systems, individual that are used as an accessory use to an agricultural operation must be located outside the required setbacks for the land use district including:

(a) 22.9 m (75 ft.) from the right-of-way of any roadway maintained by the municipality;

(b) 60.9 m (200 ft.) from a naturally occurring water body or outside the 1:100 flood elevation, whichever distance is greater unless an engineering assessment is submitted which ensures development can be accommodated outside of the flood hazard;

(c) 60.9 m (200 ft.) from any water reservoir measured from the water's edge at full supply level (FSL) or 30.5 m (100 ft.) from the registered reservoir right-of-way, whichever is greater.

SECTION 10 MINIMUM SETBACKS FOR USES INVOLVING LIVESTOCK OR ANIMALS

10.1 All corrals, feeders, shelters or other structures for the feeding of animals as outlined in the Agricultural Operations and Practices Amendment Act 2001 and Regulations (AOPA) shall not be located closer to a neighbouring property boundary, right-of-way an irrigation district canal, creek, stream, river, lake shore or water body than 30.5 metres (100 ft.) and a minimum of 22.86 metres (75 ft.) from a municipal developed or undeveloped road allowance.

10.2 All corrals, feeders, shelters or other structures for the feeding of animals associated with Intensive Livestock Operations (ILO) as defined in Schedule 6, section 21 shall not be located closer to a neighbouring property boundary, right-of-way an irrigation district canal, creek, stream, river, lake shore or water body than 30.5 metres (100 ft.) and a minimum of 22.86 metres (75 ft.) from a municipal developed or undeveloped road allowance.

10.3 A large animal veterinary clinic (e.g. cattle, horses, pigs, sheep and goat) shall not be located within 152.4 metres (500 ft.) of a neighbouring residential building.

10.4 An animal (household pet) boarding, day care or training use, or livestock sales yard or abattoir shall not be located within 304.8 metres (1,000 ft.) of a neighbouring residential building.

10.5 A confined feeding or intensive livestock operation shall be sited in consideration of prohibited areas and be able to meet required development setbacks in accordance with the Municipal District's Municipal Development Plan or in any adopted Intermunicipal Development Plan.

SECTION 11 SUBDIVISION POLICIES IN RURAL GENERAL DISTRICT

General

11.1 The Municipal Planning Commission may only approve one separately titled subdivision on an unsubdivided quarter section or a title containing 160 acres (64.8 ha). The Municipal Planning Commission may consider a quarter section to be unsubdivided if previous subdivisions were for the purpose of public or quasi-public use.

11.2 In accordance with Section 11.10 (Cut-off or Fragmented Agricultural Parcel) additional parcels may be approved for subdivision by the Municipal Planning Commission.

Agricultural Uses

11.3 The minimum agricultural parcel size shall be 56.66 ha (140 acres) unless varied by the Municipal Planning Commission, the Subdivision and Development Appeal Board, or the Land and Property Rights Tribunal.

11.4 A subdivision of a parcel containing an intensive horticultural use may be treated as an agricultural use and may be allowed as the one allowable subdivision from a quarter section.

11.5 The Municipal Planning Commission shall not approve an application for subdivision of a parcel on which an existing or proposed confined feeding operation (CFO) is located.

11.6 A subdivision which proposes to subdivide a quarter section or title containing 64.38 ha (160 acres) into two 32.38 ha (80 acre) parcels shall be prohibited.

Existing Agricultural Parcels – Property Line Realignment

11.7 The enlargement, reduction or realignment of an existing separate parcel may be approved provided that:

(a) the additional lands required are to accommodate existing or related improvements; or

(b) the proposal is to rectify or rationalize existing habitation, occupancy, cultivation or settlement patterns; and

(c) no additional parcels are created over and above those presently in existence; and

(d) the proposed new lot and the proposed residual lot will continue to have direct legal and physical access to a public roadway, adequate development setbacks, and a suitable building site; and

(e) the size, location and configuration of the proposed lot will not significantly affect any irrigation or transportation system in the area nor the urban expansion strategies of neighbouring municipalities.

Subdivision of a Single Lot Developed Farmstead Parcel

11.8 A proposed subdivision for a single lot (isolated) developed farmstead containing a developed residence may be approved provided:

(a) it is located on an unsubdivided quarter section or title containing 160 acres of land in consideration of parcel sizes outlined in section 11.1 or meets the criteria for subdivision of a Cut-off or Fragmented Parcel; and

(b) the proposed parcel to be created is no less than 1.21 ha (3 acres), no greater than 4.05 ha (10 acres), and contains a permanent habitable dwelling unit; and

(c) the area of the proposed parcel shall be limited by the location and extent of related buildings, structures and improvements, including septic systems, on the developed residence; and

(d) the proposed lot on which the dwelling is located and the proposed residual parcel both have direct legal and/or physical access to a public roadway; and

(e) the proposed access is satisfactory to Alberta Transportation and Economic Corridors where the access may affect a primary highway; and

(f) the size and location of the proposed lot will not significantly affect an irrigation system in the area; and

(g) the residual parcel being created is at least 56.66 ha (140 acres) in size.

Subdivision of a Single Vacant Parcel for Residential Use

11.9 A subdivision which proposes to subdivide a parcel of land on which a non-habitable dwelling or a former farmstead parcel containing significant improvements (power, well, gas, farm building) without a habitable dwelling or to create a single (isolated) vacant bare land country residential lot as the first parcel out of a quarter section or title containing 160 acres of land may be approved provided that:

(a) the proposed parcel to be created is a minimum of 1.2 ha (3.0 acres) and a maximum of 2.0 ha (5.0 acres) in size; and

(b) the proposed lot contains, in the opinion of the Municipal Planning Commission, a buildable site; and

(c) the proposed single residential lot can be serviced to the satisfaction of the Municipal Planning Commission (see Schedule 4) including an approved water source and wastewater disposal system (soils analysis must be submitted); and

(d) the proposed lot and the residual parcel both have direct legal and physical access to a public roadway to the satisfaction of the Municipal Planning Commission; and

(e) that the proposed access is able to accommodate the development of a residence not associated with agriculture and is constructed and maintained to a level of service for the use; and

(f) the development on the proposed single residential lot will not, in the opinion of the Municipal Planning Commission, inhibit public access to or otherwise have a detrimental effect on agriculture or the recreational use of a river valley, water body, environmentally sensitive area or special scenic location; and

(g) the size and location of the proposed parcel will not significantly affect any irrigation system in the area; and

(h) the residual parcel being created is at least 58.68 ha (145 acres) in size.

Cut-off or Fragmented Parcels

11.10 A subdivision application which proposed to create one or more cut-off or fragmented parcels may be approved if:

(a) the existing parcel is severed by a developed roadway within a registered road right-of-way, a railway right-of-way with rails, the Oldman River, or Pine Coulee Reservoir; and

(b) the proposed parcel being created and the residual parcel shall have direct legal and physical access to a public roadway or another legal means of access acceptable to the Municipal Planning Commission; and

(c) such fragmentation would not significantly affect an irrigation system in the area; and

(d) the fragmented parcel and/or the residual parcel must be a minimum of 1.21 ha (3 acres)

11.11 At the discretion of the Municipal Planning Commission, a quarter section which has been subdivided pursuant to the provisions of section 11.10 may be eligible for the subdivision of an existing developed farmstead or a vacant parcel from the greater half of the fragmented quarter section provided the proposal is consistent with the requirements established for a Single Developed Farmstead Parcel outlined in section 11.8 or a vacant parcel as outlined in section 11.9.

Public and Institutional Uses

11.12 A subdivision application for public or institutional uses may be recommended for approval if:

(a) the Municipal Planning Commission is satisfied that suitable, existing alternative parcels are not reasonably available in another land use district;

(b) the use was functioning, the application should encompass the developed site only;

(c) the legal and physical access, including access to the residual agricultural parcel, can be accommodated; and

(d) the Municipal Planning Commission is satisfied that the use is primary, suitable, serviceable and will be developed as proposed.

11.13 The conversion of small parcels established for public or institutional purposes to other uses should be limited to those developments which, in the opinion of the Municipal Planning Commission, are considered appropriate and compatible with surrounding uses.

SECTION 12 DEVELOPMENT NOT REQUIRING A PERMIT (Refer to Schedule 3)

12.1 Schedule 3 contains land use and development standards which specifies when specific developments may be exempt from requiring a development permit including:

(a) the development must conform to the uses in the land use district in which the development is proposed; and

(b) must otherwise comply with all provisions of this bylaw, and

(c) the development must meet or exceed the applicable development standards including but not limited to setbacks from property lines, height, and site coverage as stated in the applicable land use district

12.2 All development must comply with any additional standards that may be contained in an adopted area structure plan or concept plan.

SECTION 13 LAND SUITABILITY AND SERVICING REQUIREMENTS (Refer to Schedule 4)

13.1 Schedule 4 contains land use and development standards that will or may be required and stipulated as a condition of a subdivision or development approval.

13.2 All development must comply with any additional standards that may be contained in an adopted area structure plan or concept plan.

SECTION 14 STANDARDS OF DEVELOPMENT (Refer to Schedule 5)

14.1 Schedule 5 contains land use and development standards that will or may be required and stipulated as a condition of a subdivision or development approval.

14.2 All development must comply with any additional standards that may be contained in an adopted area structure plan or concept plan.

SECTION 15 USE SPECIFIC STANDARDS OF DEVELOPMENT (Refer to Schedule 6)

15.1 Schedule 6 contains land use and development standards that will or may be required and stipulated as a condition of a subdivision or development approval.

15.2 All development must comply with any additional standards that may be contained in an adopted area structure plan or concept plan.

SECTION 16 USE SPECIFIC DEFINITIONS (Refer to Schedule 7)

25.4 The Development Officer or Municipal Planning Commission, may require a security deposit of a minimum $5000.00 to a maximum value of up to 50 percent of the appraised value of the building to ensure the conditions of the development permit are met. Return of the security deposit is contingent on the Development Authority verifying the completion of all the conditions of this section and the development permit.

SECTION 26 MOVED-IN BUILDINGS - NON-RESIDENTIAL

Moved-In Building – Non-Residential means a previously used or existing, established and working building, which is removed from a site, and then transported and re-established on another site. Examples include garages or shops.

26.1 Before considering any application for a moved-in building, the Development Authority shall require:

(a) recent colour photographs of all elevations including additions; and

(b) floor plan and accurate site plan for the location to which the building is to be placed or moved; and

(c) specifications of the structure of the building; and

(d) may require a personal inspection by the municipality to determine the unit's suitability.

26.2 In deciding on an application, including establishing any conditions of approval, the Development Authority shall have regard to the potential impact on existing and proposed uses in the vicinity of the proposed site.

26.3 As a condition of approval the Development Authority, at their discretion, may place conditions on a development permit including stipulating exterior finish colour and type of material, new roof material, colour and type, and orientation of building on parcel.

26.4 As a condition of approval the Development Authority, at their discretion, may place other conditions on a development permit including the requirement that the developer provide landscaping, fencing, address drainage issues, or other such matters it considers necessary if, in its opinion, they would serve to improve the quality or compatibility of any proposed development.

26.5 The building and the land upon which it is to be located shall be subject to all conditions and regulations specified for the particular land use district set out in the Land Use Bylaw.

26.6 The Development Authority may require a security deposit of a minimum $5000.00 to a maximum value of up to 50 percent of the appraised value of the building to ensure the conditions of the development permit are met. Return of the security deposit is contingent on the Development Authority verifying the completion of all the conditions of this section and the development permit.

SECTION 27 PRIVATE OR PUBLIC GUN RANGE

The following standards and criteria will apply for consideration of a development permit application for a shooting (firing) range, including rifle, pistol, shot guns for skeet shooting and archery.

Application Information

27.1 An application must be accompanied by the following information:

(a) a comprehensive site plan illustrating the location of the range and any buildings on the parcel of land, accessory buildings or structures, access and egress to the parcel, parking areas, landscaping, utility easements or corridors. For outdoor ranges, the site plan, or supplementary plan, must illustrate or identify the adjacent land uses within the 1 km setback distance prescribed in section 27.2 below;

(b) a surveyed site plan; and

(c) the type of water and sewer servicing proposed;

27.2 In addition to firing range standards administered by the province, an outdoor shooting range shall be set back 800 m (0.5 miles) from schools, residences, campgrounds, hospitals, parks, playgrounds, churches and other institutions.

27.3 For outdoor archery ranges, the applicable minimum land use district setbacks apply, however, the direction of fire and orientation of ranges approved must not be toward a public highway, road, trail, developed area or public use area.

27.4 Accessory buildings may be allowed at a firing range provided they are used for purposes incidental to the firing range such as:

(a) firearm safety training;

(b) hunter education;

(c) fundraising and social activities that support the Shooting Club;

(d) grounds or building maintenance; and

(e) sale of items for the convenience of range users, such as snack foods.

Public Consultation

27.5 Public notification is required prior to the Development Authority rendering a decision on a development permit application. Notification shall be sent to landowners within 800 m (0.5 mile) distance of the site on which a firing range is being proposed.

27.6 The Municipal Planning Commission may, prior to rendering a decision, require the applicant to hold a public meeting with landowners within an 800 m distance of the site. If this is required, then the applicant must submit a report regarding the public response to the proposal and copies of all written submissions.

Other Required Approvals

27.7 Notwithstanding that a development permit may be approved by the municipality, this in no way exempts an applicant from being responsible for obtaining all required federal or provincial licenses or approvals.

27.8 As a condition on a development permit approval, the Development Authority may require that the applicant provide a copy of all federal or provincial licenses, approvals or refusals issued by federal or provincial authority to the municipality.

SECTION 28 PAINTBALL RECREATIONAL USES

28.1 Before considering any application for a paintball recreational development, the Development Authority shall require from the applicant:

(a) an accurate site plan for the location of the paintball recreation zone and any structures, buildings, or topography to be used as part of the use, access, setbacks to public roadways, and parking areas;

(b) information on the type and proximity of adjacent land uses, including the identification of all residential dwellings located within a 1.6-kilometre (1 mile) radius;

(c) a narrative describing the operation, whether it is seasonal or year-round, proposed days and hours of business.

28.2 A outdoor recreational paintball operation shall not be located closer than 300 metres (984 ft.) to an adjacent residential dwelling and within 500 metres (1,630 ft.) of a multi-lot or designated grouped country residential subdivision, hamlet or urban centre. The separation distance being measured from the edge of the dwelling to the nearest edge of the planned active recreational paintball use area.

28.3 A indoor recreational paintball operation may have the setbacks distances found in section 30.2 reduced if measures are in place to reduce the noise impact to adjacent uses.

28.4 If approving a development permit for a paintball recreational development, the Development Authority may place conditions on the approval limiting the business hours and days of the week the development may operate.

SECTION 29 PREFABRICATED DWELLINGS (MANUFACTURED, MODULAR, AND READY-TO-MOVE)

29.1 Eligible Prefabricated Dwellings are:

PARKING AREA means an area of land or building which is provided and maintained on the same lot as the principal use for the purpose of storing motor vehicles. This use does not include campgrounds or RV parks.

PERSONAL SERVICE BUSINESS means development providing services for personal care and appearance, services for cleaning, servicing, altering and maintenance of personal effects and accessories. This use includes barbershops, beauty salons, tailors, fitness facility, diet centres, shoe repair shops, dry cleaners, upholstery and rug cleaners, and laundromats.

PERSONAL WORKSHOP means a building or use associated with a rural parcel, acreage or yard, which is to be used, or intended to be used, for the private non-commercial, non-industrial personal storage or shop use of the property owner. The primary purpose is to provide private shop or storage space to store personal belongings which typically may include equipment, tools, goods, antiques, furniture, artisan materials or crafts, private contractor materials, or vehicles of the property owner with the workshop space allowing for limited small-scale associated hobby work, crafting, repair, assembly, and personal auto care type uses that are non-commercial in nature.

PREFABRICATED DWELLING means a dwelling that is built at an off-site manufacturing facility or location other than the lot intended for occupancy. The units are built in conformance with CSA standards and/or Alberta Safety Codes. Prefabricated dwellings include Ready-to-Move, Panelized, Modular, and Manufactured dwellings but does not include Workforce Relocatable Trailers and Mobile Office Trailers.

PRIVATE OR PUBLIC GUN RANGE means the private operation of any building or premises where there are facilities of any sort for the firing of handguns, rifles, or other firearms and including archery or other forms of shooting.

PROFESSIONAL SERVICE USE means an occupation involving the dispensation of a service or advice that requires a specific skill or knowledge and/or registration with a professional administrative/regulatory body that awards a professional designation, for a profit (i.e. lawyers, accountants, engineers, financial planners, pharmacists, medical and dental offices, health clinics, counselling services, and chiropractor offices etc.), and which may include the accessory sale of goods.

PUBLIC AND INSTITUTIONAL USE means public or quasi-public uses, areas or facilities such as, but not necessarily limited to: churches, schools, community halls, cemeteries, weigh scales, government agricultural research stations, public utility facilities and structures, designated federal, provincial or municipal parks, recreation and camping areas.

PUBLIC AND PRIVATE UTILITY means any one or more of the following:

(a) systems for the distribution of gas, whether artificial or natural;
(b) waterworks systems (facilities for the storage, transmission, treatment, distribution or supply of water);
(c) sewage systems (facilities for the collection, treatment, movement of disposal of sanitary sewage);
(d) storm sewage drainage facilities;
(e) telecommunications systems;
(f) systems for the distribution of artificial light or electric power;
(g) facilities used for the storage of telephone, cable, remote weather stations or internet infrastructure; and
(h) any other things prescribed by the Lieutenant Governor in Council by regulation;

but does not include those systems or facilities referred to in subclause (a) through (g) that are exempted by the Lieutenant Governor in Council by regulation.

Within the context of this definition, **PUBLIC UTILITY** means a utility that is owned or operated by some level of government, and **PRIVATE UTILITY** means the utility is owned or operated by a non-government entity, private company, individual or publicly traded company or utility agency.

PUBLIC UTILITY BUILDING means a building housing utility facilities and appurtenances thereto.

Q

QUASI-PUBLIC means a use that is predominately of an institutional nature.