

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

273129 Sec Hwy 520 West, Claresholm Industrial Area

Box 550, Claresholm, Alberta T0L 0T0

Phone: (403) 625-3351 Fax: (403) 625-3886

Email: development@mdwillowcreek.com

NOTICE OF MUNICIPAL PLANNING COMMISSION MEETING

Form B

Application No. 016-20

TO: 1 Mile Radius

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

NAME OF APPLICANT: Tyler and Rachel Herbert

TYPE OF DEVELOPMENT: Operate a Home Occupation-Major, under the business name "Trail's End Beef". Business to be conducted on-line and appointment only for sales of packaged grass-fed/grass-finished beef, ranch related merchandise, ranch tours, an occasional 'Long-table dinner' events.

LEGAL DESCRIPTION OF SITE: NE 16-15-27-W4M

PLACE OF MEETING: Municipal Administration Building, Claresholm

TYPE OF MEETING: Regular Municipal Planning Commission

DATE OF MEETING: Wednesday April 8, 2020 at 9:10 am

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 at www.mdwillowcreek.com.

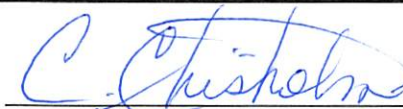
Any person affected by the said proposal has the right to present a written brief prior to the hearing and/or to be present and be heard at the meeting. Any information submitted will become available to the public and may also be shared with the applicant and appropriate government/other agencies and is subject to the provisions of the *Freedom of Information and Protection of Privacy Act* (FOIP). If you have any questions, please contact The Municipal District of Willow Creek No. 26.

Persons requesting to be heard at the meeting shall submit a written request to be heard to the development officer not later than:

April 3, 2020 (10 consecutive days from the date of this notice)

DATE: March 24, 2020

SIGNED:

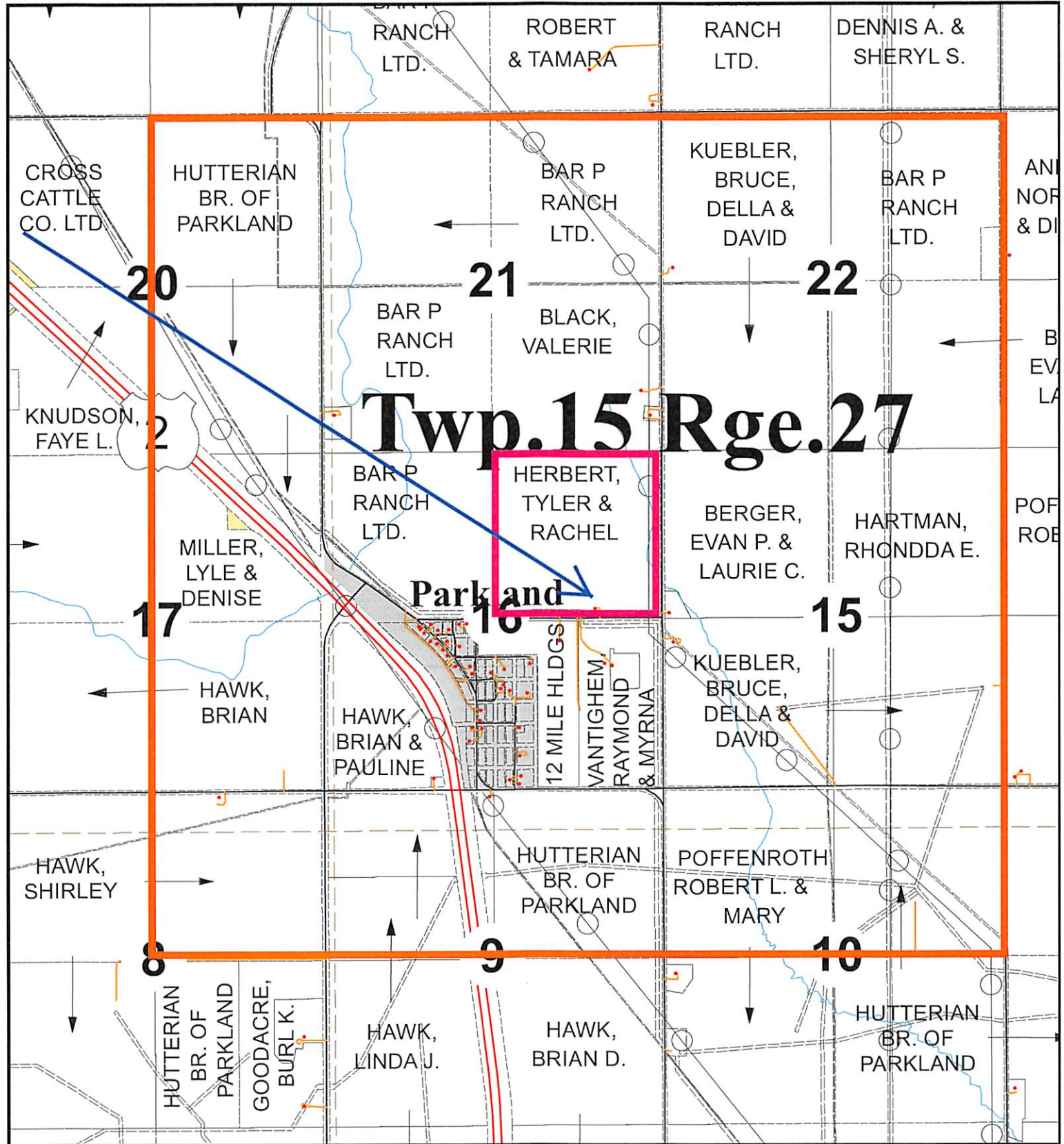


Cindy Chisholm
Development Officer
MD of Willow Creek No. 26



Development Permit No. 016-20

Location: NE 16-15-27-W4M



Applicant: Trail's End Beef (Tyler & Rachel Herbert)

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Box 550, Claresholm, AB T0L 0T0

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www.mdwillowcreek.com

FOR OFFICE USE ONLY

MPC - April 8/2020
@ 9:10 am**APPLICATION FOR A HOME OCCUPATION**

IMPORTANT: This information may also be shared with appropriate government/other agencies (e.g. Alberta Agriculture, Food and Rural Development; Alberta Environment; the regional health authority), and may also be kept on file by those agencies. This information may also be used by and for any or all municipal programs and services. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact The Municipal District of Willow Creek No. 26.

MPC
RG - 4508.000
Application No. 016-20

Fees Submitted: \$

Site Inspection:

Form LAPPLICANT: Trail's End Beef

Telephone:

ADDRESS:

Fax:

Bus/Cell:

REGISTERED OWNER: Tyler and Rachel Herbert

Telephone:

LEGAL DESCRIPTION: Lot(s) W4 Block _____ Plan _____OR: Quarter NE Section 16 Township 15 Range 27 W 4 MEXISTING USE: grassfed beef sales, occasional ranch toursPROPOSED USE: grassfed beef sales, occasional ranch tours
by appointment retail sales of grassfed beef
Hours or Operation: From by appointment and ranch related merchandise

Noise Generated:

1 Yes

1 ☒ No

Off-Street Parking Available:

1 ☒ Yes

1 No

No. of spaces _____

Storage of Goods on Property:

1 ☒ Yes

1 No

Anticipated Increase in Vehicular Traffic:

1 Yes

1 No

Odors or Noxious Effluents:

1 Yes

1 ☒ No

Additional Vehicles Required:

1 Yes

1 ☒ No

APPLICANT'S SUBMISSION: Please describe your proposal in detail and state your reasons for applying for this home occupation (There is more space on the reverse side of the page, but attach a separate sheet if necessary).

REGISTERED OWNER OR PERSON ACTING ON BEHALF OF: I/we agree to the collection and sharing of this information contained in this application, and any other information that may be required to verify and evaluate this application as explained above. I have submitted particulars concerning the completion of the proposed development and agree to comply in all respects with any conditions that may be attached to any development permit that is issued and with any other bylaws that are applicable. I am aware I may be required to pay for all local improvement costs, which include drainage, sidewalks, road construction, street lighting, water and sewer main extensions, utility connection fees and installation costs at the present established rate.

I have read and understand the terms noted on the reverse side of this form and hereby apply for permission to carry out the development described above and/or on the attached plans and specifications. I further certify the registered owner(s) of the land described above is aware of this application.

DATE: Jan 20, 2020

SIGNED: _____

IMPORTANT: See Over

ADDITIONAL INFORMATION: _____

- see attachments

IMPORTANT:

1. Subject to the provisions of the Land Use Bylaw of The Municipal District of Willow Creek No. 26, the term "development" includes any change in the use of buildings or land.
2. Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as an official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood any development by the applicant within 21 days after receipt of a Development Permit is at his own risk.
3. Please submit a plan or drawing showing locations of existing and proposed buildings, roads, services, boundaries, etc. in sufficient detail to ensure proper consideration of the application. Measurements may be metric or imperial units. It is desirable that the plans and drawings should be on scale appropriate to the development, as follows:

Site plans – ratio of 1:1000 or 1:1500
Other drawings – ratio of 1:100 or 1:200

or as required by the Development Officer. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.
4. If a decision is not made within 40 days from the date of the receipt of the application in its complete and final form, the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period unless an agreement for a time extension has been entered into with the municipality.

RIGHT OF ENTRY:

I hereby authorize representatives of The Municipal District of Willow Creek No. 26 to enter my land for the purpose of conducting a site inspection in connection with this application.

This right is granted pursuant to Section 542(1) of the *Municipal Government Act*.

DATE: Jan 20, 2020

SIGNED: _____

(Registered Land Surveyor)

Development Application and Business Description for Trail's End Beef

January 22, 2020

Trail's End Beef raises and direct-markets grass-fed, grass-finished beef and has been operating since 2004. The ranch and business is run by Tyler and Rachel Herbert and their two children, William and Avery, who represent the fifth-generation of the family to ranch in the Nanton area.

Our ranch comprises about 1000 acres of deeded and rented land in the MD of Willow Creek. We are a cow-calf operation and retain all of our calves and carry them through until they are butchered at 26-29 months. The slaughter and butchering is done at a provincially inspected facility, Prairie Meats in Coaldale. We finish around 60 head of our own ranch-raised cattle every year and also source beef from area ranches who share our practices—currently Mt. Sentinel Ranch and Plateau Cattle Company. Our practices are annually audited and certified Grassfed and Animal Welfare Approved by A Greener World.

Our business: We describe our business model as “pasture to plate” or more accurately “field to freezer.” Trail's End Beef is sold directly to customers who fill their freezers in bulk by the Quarter, Side or Whole beef. Our processing is seasonal, we primarily butcher when the grass is green between July and October. All this beef is pre-sold through online sales and customers are scheduled on a pre-determined delivery date. On these dates, about 8 times a year, we give customers the option to pick up at the ranch in the morning or meet at a central point in Calgary in the afternoon. Bulk beef goes directly from storage at the butcher to the customers. Much of our business and marketing is done online and through social media. We coined the term “computer ranching” to best describe our business model.

Retail space: We have a 16'x30' freezer storage/retail space in our barnyard. This facility gives us storage space for extras, such as soup bones and offal meat, as well as storage for select cuts of beef for customers to purchase by the piece. These sales are done online through our website and email, and customers arrange pick up or delivery by appointment. The retail space also has ranch related merchandise such as, local history books, sage bundles, bath salts, day-planners and calendars. The “farm store” is open by appointment only.

Tours: Transparency has always been one of the main tenants of our business. We maintain an “open ranch policy” so that customers know they are welcome to visit the ranch to truly connect with the family, land, and cattle. At a time where there is a growing disconnect between producers and consumers, we feel that we have a unique opportunity to help our customers understand and connect with agriculture. The relationships we have formed with our dedicated customer base is one of the most rewarding parts of our whole operation.

-visitors are only welcome by appointment, we are a family ranch and our business is our home.

[Type here]

-visitors have included- church groups, the seniors from Silver Willow Lodge in Nanton, homeschool groups, a crossfit gym group, Japanese photographers, many curious families, to name a few.

-we participate in the annual Alberta Open Farm Days, held province wide every August

-we usually run one to two other events/tours at the ranch each year. In 2019 it was a calving season tour and a Christmas event timed to coincide with Nanton's shopping/Christmas event.

-new in 2019, we were one stop on a private tour contracted by Alberta Food Tours that ran once or twice a week through the summer months. This "ranch tour" is a one hour visit in our barn yard where the guests learn about ranching history in our area, have a dummy roping lesson, and get to see a family ranch in action.

-in 2019 we hosted our first "longtable dinner" in the barn. It was catered and organized by Hotel Arts, from Calgary. The meal showcased our beef and other local produce in 5 gourmet courses and was a huge success. We would love to hold similar dinners in the future.

Traffic: We typically have 0-5 people come through our yard each week. During the summer delivery season we have 1-10 families come down to pick up their beef orders on each delivery day. There are approximately 8 delivery days between July through October. When we have an event we have had up to 150 people attend. We advise customers in our directions to drive moderately on our road out of respect for neighbors. The private tour came 10 times, and the professional bus driver took it slow on the brief stretch of gravel.

Public access: By appointment only. The "farm store," barn, and garden are open to the public when we host an event or tour. The workshop, Quonset, house, and corrals are not open to the public.

More information: To learn more about our operation please visit our social media on Instagram and Facebook-- @trailsendbeef. Our website www.trailsendbeef.com provides additional background information and details about how we sell our beef. The website also has an extensive media section with links to articles about our operation.

Plans for 2020: Our 2020 season will be run the same way as previous years. We don't have a projection for increased traffic or visitors. The only difference is that we hope to capitalize on the customer connections we already have in order to generate more revenue from each visitor by having a dedicated retail "farm store" space.

Additional information as requested:

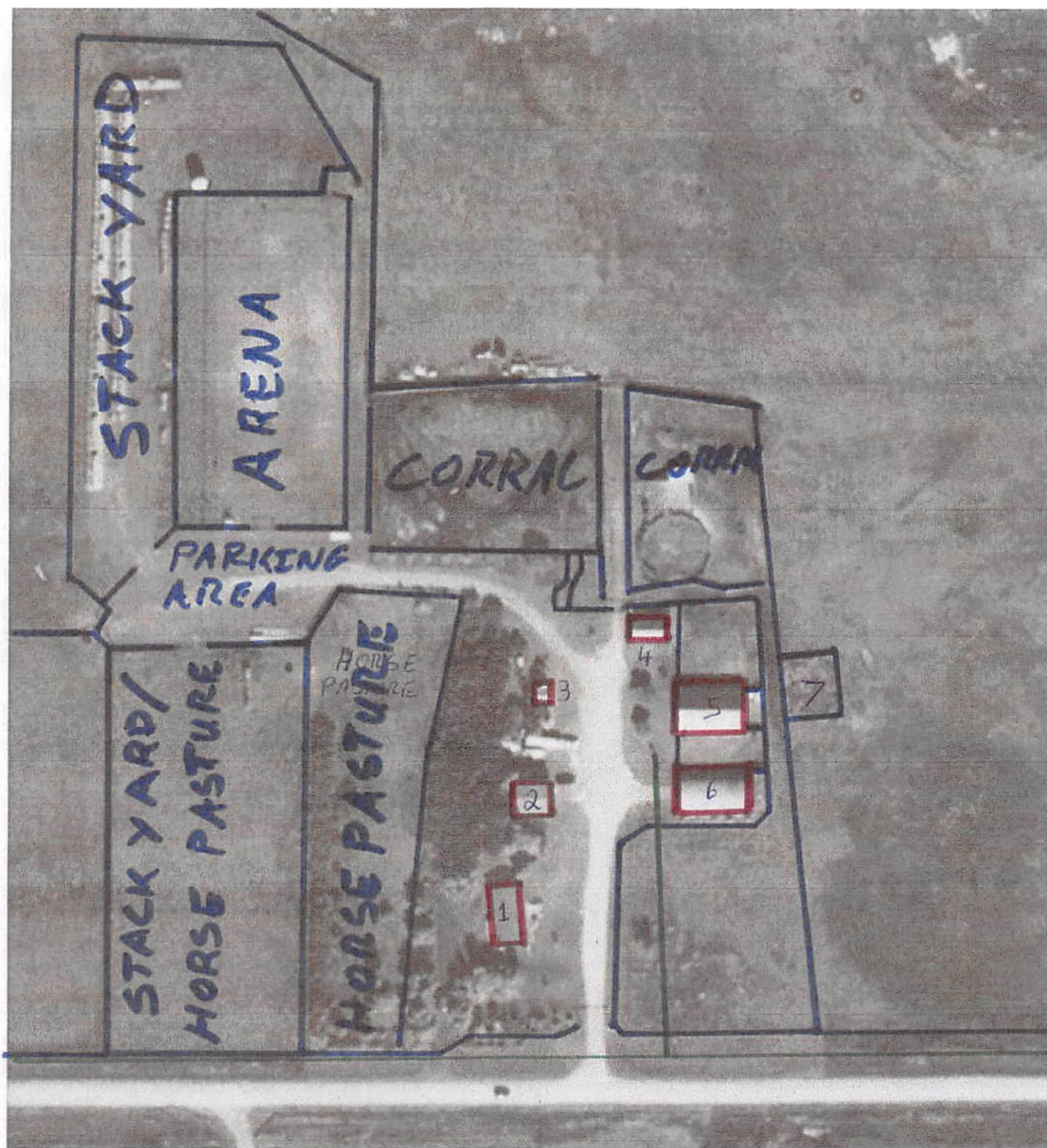
-Are there specific approvals/licences you require for resale of your beef product(s) ? If so, can you provide copies of the approvals/licences? TEB: We have been in contact with AHS, for information about the nature of our operation. No raw product or packaging is done on site, so their administrator was not certain we need to apply. However, we plan to apply for a "food handling permit" and have the freezer storage space inspected. We will submit our application once we receive the MB business license. See attachment.

-You mentioned groups, families coming for tours – is there monetary gain for the tours as well? TEB: We have not charged for ranch visits in the past. We are considering offering more formal tours with a fee, per family/group/person. The private contracted tour that makes a stop here is for profit.

[Type here]

-When you had your 'long table' dinner, did the caterers cook right on site? TEB: All food was prepared at Hotel Arts at their restaurant Yellow Door Bistro in Calgary and handled by their catering team/staff at the ranch.

-Will there be signage? If so, where is signage proposed to be located? TEB: We don't have any ranch gate signage, as we have preferred to maintain our privacy. If we decide to put up a ranch sign down the road it would be at our front gate.



— EXSISTING FENCE LINES

— EXSISTING BUILDINGS: 1 - HOUSE

2 - SHOP

3 - CHICKEN HOUSE

4 - FREEZER/RETAIL SPACE

5 - BARN

6 - QUONSET

7 - GARDEN

— POWER LINE TO TRANSFORMER POLE.

Camera: 1,528 m 50°15'41"N 113°38'36"W 1,043 m



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 694 021 4;27;15;16;NE 071 607 281

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 27 TOWNSHIP 15
SECTION 16
QUARTER NORTH EAST
AS SHOWN ON THE TOWNSHIP PLAN DATED ON THE 26TH DAY OF AUGUST 1903
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS
EXCEPTING THOSE PORTIONS ON THE FOLLOWING PLANS
PLAN NUMBER HECTARES/ACRES MORE OR LESS
SUBDIVISION 5659X .809 2.00
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

REFERENCE NUMBER: 071 384 515

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
071 607 281	18/12/2007	TRANSFER OF LAND	\$595,000	\$595,000

OWNERS

TYLER JAMES HERBERT

AND

RACHEL HERBERT

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

071 607 281

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
831 121 685	04/07/1983	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. AS TO PORTION OR PLAN:8311004 "TAKES PRIORITY OF CAVE 821110673, REG'D 23 06 1982"
071 325 044	27/06/2007	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. PORTION
071 607 282	18/12/2007	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. P.O. BOX 488 NANTON ALBERTA T0L1R0 ORIGINAL PRINCIPAL AMOUNT: \$295,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 27 DAY OF
JANUARY, 2020 AT 04:29 P.M.

ORDER NUMBER: 38710689

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).