

# NOTICE OF PUBLIC HEARING

VULCAN COUNTY  
IN THE PROVINCE OF ALBERTA

## PROPOSED BYLAW NO. 2026-021

To be held at 11:05 a.m. on July 15<sup>th</sup>, 2026  
Vulcan County Council Chambers, 102 Centre Street, Vulcan AB

PURSUANT to the Municipal Government Act, RSA 2000, c M-26, the Council of Vulcan County in the Province of Alberta hereby gives notice of its intention to consider Bylaw No. 2026-021 being a bylaw to amend Land Use Bylaw No. 2020-028.

**The purpose of proposed Bylaw No. 2026-021 is to redesignate a portion of NW 34-18-26 W4 containing approximately 6.27± ha (15.50± acres) as shown on Schedule 'A', from "Rural General - RG" to "Rural Commercial - RC". The purpose of the proposed amendment is to develop the property in accordance with the provisions of the Rural Commercial Land Use District.**

If you wish to attend the public hearing, you may attend in-person or virtually using the link which will be posted on our website at [www.vulcancounty.ab.ca](http://www.vulcancounty.ab.ca)

Anyone wishing to make a presentation regarding the proposed bylaw must contact the Development Officer at [devassist@vulcancounty.ab.ca](mailto:devassist@vulcancounty.ab.ca) to notify them of their intention prior to 4:00 p.m. on July 8<sup>th</sup>, 2026 and verbal presentations may be made to Council at the public hearing:

A copy of the proposed Bylaw No. 2026-021 may be inspected at the Vulcan County office during normal business hours.

If you have any comments or questions, please contact:

**Alena Matlock**  
**Development Officer**  
**Phone: (403) 485-2241**  
**Toll Free: 1-877-485-2299**  
**Email: [devassist@vulcancounty.ab.ca](mailto:devassist@vulcancounty.ab.ca)**



**LAND USED DISTRICT REDESIGNATION  
SCHEDULE 'A'**



FROM: Rural General RG  
TO: Rural Commercial RC

PORTION OF NW 1/4 SEC 34, TWP 18, RGE 26, W 4 M  
MUNICIPALITY: VULCAN COUNTY  
DATE: JUNE 6, 2026

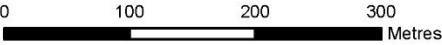


Aerial Photo: Aug 2024



Bylaw #: 2026-021

Date: \_\_\_\_\_



Vulcan County is not responsible for errors or omissions



# Request for Decision

**REGULAR MEETING OF VULCAN COUNTY COUNCIL- JUNE 17<sup>TH</sup>, 2026**

## **Land Use Bylaw Amendment 2026-021**

<b>Bylaw #</b>	
<b>2026-021</b>	<b>Legal Land Description:</b> portion of NW 34-18-26 W4
	<b>Division:</b> 2
	<b>Size of rezone (acres):</b> 15.50 acres; (6.27 hectares)
	<b>Proposed Change:</b> Rural General (RG) to Rural Commercial (RC)
	<b>Purpose:</b> Allow development of RV Storage Development
	<b>Servicing:</b> Proposed Electrical – as presented
	<b>Waterbodies or Wetlands:</b> none substantial- Site assessment submitted
	<b>Abandoned Well &amp; Pipelines:</b> one pipeline RoW identified - abandoned

**Submitted by:** Alena Matlock – Development Officer  
**Department:** Planning & Development  
**Approval:** Nels Petersen, Chief Administrative Officer

**Recommended Action:** That Council gives first reading to Bylaw 2026-021.

### **Proposal & Background**

A rezoning application has been submitted, proposing to redesignate approximately 15.50-acre portion of the NW 34-18-26 W4 Rural General to Rural Commercial to allow for an application for Development Permit for a Recreational Vehicle Storage Facility, with a future goal of subdivision of the development area from the remainder of the parcel.

The subject parcel is a full 160-acre quarter section, located adjacent to Highways 804 and 23, with the intended area of development as shown on the submitted plans. The applicant has provided a written narrative describing the suitability of the development given the County’s Municipal Development Plan, which supports appropriate, site-specific economic development where it is compatible with surrounding land uses. Their plan includes information about the land such as an analysis of the site with a phase 1 Environmental Site Assessment, a topographical survey of the area proposed for rezoning, and a draft grading and drainage sketch. The requirement for containing all contaminants to the site as per our Land Use Bylaw, has been communicated to the applicants and a plan for this will be required for a Development Permit.

The applicant has stated in the proposal, the site is proposed to have approximately 600 Recreational Vehicle parking stalls, at approximately 14 ft wide by 50 ft long, internal roadways that are 24 ft wide for standard access and 55 ft wide for aisles where Larger RVs are intended. The site will be accessible 24 hours a day, and have adequate lighting, landscaping and on-site amenities such as a 3000-gallon commercial septic tank dump station, an on-site office, and

maintenance facility. Other details of their proposal include proposed site surveillance, electronic gates and perimeter fencing to protect the site from theft and vandalism. Further detailed plans for all these items will be required for a future Development Permit application.

Given the potential for increased traffic at this approach, they may recommend a Traffic Impact Assessment or some other form of study be required. If Council chooses to give first reading today, the application will be forwarded to ATEC and other relevant agencies for their comment at a future Public Hearing.

### **Technical Review**

#### **Access/Traffic:**

- Access is proposed from the existing approach on Highway 804; formal approval will need to be obtained from Alberta Transportation and Economic Corridors.
- Given the potential for increased traffic at this approach, they may recommend a Traffic Impact Assessment or some other form of study be required for the Development Permit.
- Internal Roadways and RV stalls will be required to meet the standards in Vulcan County Land Use Bylaw 2020-028, Schedule 5 Section 30 Recreational Vehicle Storage, as well as any requirements of the Manager of Engineering and the Director of Operations.

#### **Servicing:**

- The proposal describes several infrastructure items, such as fencing, site surveillance, electronic gates, lighting, a water well, the commercial septic tank dump station, an onsite office and maintenance facility and gas and power utilities.
- Appropriate Safety Code permits would be required for all services and a more detailed plan for the septic tank dump station will be required for a Development Permit application.

#### **Other:**

- The site does not appear to have severe topography as per the submitted site assessment and the applicants have included considerations for surface water grading and storm water retention to the site.
- The standards section of the Land Use Bylaw recommends no more than 60 units be permitted for each acre of land. Though the proposal is for 600 stalls, the proposed area of approximately 15.5 acres results in a density of 39 units per acre; well within this standard.
- The applicant has proposed landscaping, and a plan for this has been recommended to form a part of any future Development Permit application.

### **Bylaw/Policy Analysis and Discussion**

The property is within the plan area for the Intermunicipal Development Plan with Foothills County. Proposed redesignations within the Plan area must be referred to the adjacent

municipality, and the plan identifies proposed uses other than agricultural, residential, resource extraction, renewable energy development, or any use that proposes a significant change in the intensity of uses will require consultation between Municipalities. It is not anticipated that any amendments to the IDP will be required for this proposal. Should the Bylaw received first reading the application and additional information will be referred to Foothills County for review and comment prior to a Public Hearing.

Recreational Vehicle Storage Developments are listed as a Discretionary Use – MPC in the Rural Commercial Land Use District. Relevant provisions related to this use are Section 4 regarding minimum setbacks from roads, Section 7 regarding access, Section 11 regarding Landscaping, Screening and Location of Storage, Section 12 regarding Servicing Requirements, and Section 14 regarding Commercial/Business Development Standards.

Schedule 5 Standards of Development Section 30 regarding Recreational Vehicle Storage Facilities has several provisions regarding appropriate number of units per acre of land, requirements to adhere to *Alberta Fire Code* pertaining to water for fire suppression, requirements for hard surfaced roadway materials and appropriate site grading and drainage, requirements for shielded, un-obtrusive lighting, requirements for fencing, site use restrictions and landscaping. There is also no overnight accommodation allowed, and no storage of derelict recreational vehicles.

If the proposed Bylaw receives first reading, notifications will be sent to the landowner, relevant agencies as well as adjacent landowners for a Public Hearing.

### **FOIP Consideration**

All bylaws are public documents.

### **Alternative Options**

The options before Council are to:

1. Provide first reading.
2. Table and request more information from the applicant.
3. Do not provide first reading.

### **Attachments:**

Bylaw 2026-021 RG to RC

Schedule A Sketch & Ortho

Application Documents

Area & Overview Maps

Foothills County & Vulcan County Intermunicipal Development Plan

Rural Commercial Land Use District

Schedule 5 Section 30 Recreational Vehicle Storage



**VULCAN COUNTY**

Vulcan - Alberta

**BYLAW 2026-021**

BEING a bylaw of Vulcan County in the Province of Alberta,  
to amend Bylaw No. 2020-028 being the municipality's  
Land Use Bylaw.

**WHEREAS** the Council of Vulcan County wishes to redesignate a portion of NW 34-18-26 W4 approximately 6.27± ha (15.50± acres) as shown on Schedule 'A', from "Rural General - RG" to "Rural Commercial - RC".

**AND WHEREAS** the purpose of the proposed amendment is to provide for the opportunity to develop the parcel in accordance with the provisions of the Rural Commercial Land Use District.

**THEREFORE** under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council duly assembled does hereby enact the following:

1. The Land Use District Map be amended to redesignate portion of NW 34-18-26 W4 as shown on Schedule 'A' from "Rural General - RG" to "Rural Commercial - RC".
2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.
3. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this \_\_\_\_ day of \_\_\_\_\_, 2026.

READ a second time on this \_\_\_\_ day of \_\_\_\_\_, 2026.

READ a third time and passed on this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Jason Schneider, Reeve

\_\_\_\_\_  
Nels Petersen, CAO

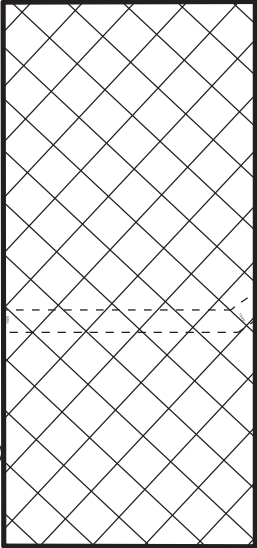
HWY 23



44 HZ

HWY 804

804



PIPELINE RW (021 1987)  
PIPELINE RW (041 0682)

NW34 18-26-4

34

### LAND USED DISTRICT REDESIGNATION SCHEDULE 'A'



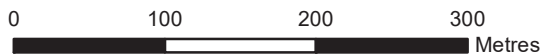
FROM: Rural General RG  
TO: Rural Commercial RC

PORTION OF NW 1/4 SEC 34, TWP 18, RGE 26, W 4 M  
MUNICIPALITY: VULCAN COUNTY  
DATE: JUNE 6, 2026



Bylaw #: **2026-021**

Date: \_\_\_\_\_



Vulcan County is not responsible for errors or omissions

HWY 23



44 HZ

HWY 804



PIPELINE RW (021 1987)  
PIPELINE RW (041 0662)

NW34 18-26-4

34

# LAND USED DISTRICT REDESIGNATION SCHEDULE 'A'

Aerial Photo: Aug 2024



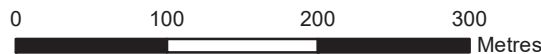
FROM: Rural General RG  
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PORTION OF NW 1/4 SEC 34, TWP 18, RGE 26, W 4 M  
MUNICIPALITY: VULCAN COUNTY  
DATE: JUNE 6, 2026

Bylaw #: 2026-021

Date: \_\_\_\_\_



Vulcan County is not responsible for errors or omissions



102 Centre Street, Vulcan Alberta T0L 2B0  
www.vulcancounty.ab.ca

Phone (403) 485-2241  
Fax (403) 485-2920

FOR OFFICE USE ONLY	
<b>Form I</b>	
<b>Application No.</b>	_____
<b>Fees Submitted: \$</b>	_____
<b>Site Inspection:</b>	_____

**APPLICATION FOR A LAND USE BYLAW AMENDMENT**

**APPLICANT:** Brian Wilkinson

**Telephone:** [REDACTED]

**ADDRESS:** [REDACTED]

**Fax:** \_\_\_\_\_

**Bus/Cell:** [REDACTED]

**REGISTERED OWNER:** Same \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**LEGAL DESCRIPTION:** Lot(s) \_\_\_\_\_

**Block** \_\_\_\_\_ **Plan** \_\_\_\_\_

**OR:** \_\_\_\_\_ **Quarter** \_\_\_\_\_

**Section NW Quarter of Section Thirty For (34)**  
**Township Eighteen**  
**Range Twenty Six (26) West of the Fourth Meridian**

**PROPOSED AMENDMENT:**

From: Agricultural \_\_\_\_\_

To: Rural Commercial \_\_\_\_\_

**APPLICANT'S SUBMISSION:** Please state your reasons for applying for this amendment and if applicable, supply details of future plans/development, complete with sketches that illustrate the proposal. Attaching separate sheets will be necessary.

The subject lands are currently designated for agricultural use; however, the approximately 12-acre portion proposed for development is constrained in its agricultural productivity due to site-specific limitations. As such, the proposed redesignation to Rural Commercial represents a logical and efficient use of land that is otherwise underutilized.

Under the County's planning framework, development is guided by the Land Use Bylaw and higher-level statutory documents, including the Municipal Development Plan, which support appropriate, site-specific economic development where compatible with surrounding uses.

The proposed RV storage facility is a low-intensity commercial use that is consistent with the intent of Rural Commercial districts, which accommodate limited commercial activities in rural areas where they can operate without negatively impacting surrounding agricultural operations. The development will be confined to a clearly defined area, ensuring the remainder of the parcel continues to function in its existing agricultural or open state.

This proposal has been designed to meet key evaluation criteria typically considered by Administration and Council in a Land Use Bylaw amendment, including:

- **Compatibility with surrounding land uses:** The proposed use is low-impact, does not involve permanent occupancy, and generates minimal noise, traffic, and servicing demands





Brian Wilkinson, P.Eng

May 15, 2026

Alena Matlock  
Development Officer  
Vulcan County  
102 Centre Street  
Vulcan, Alberta T0L 2B0

Re: Application for a Land Use Bylaw Amendment  
Subject Lands: NW Quarter 34-18-26-W4

Dear Ms. Matlock:

Please find enclosed the signed application for a Land Use Bylaw Amendment together with a copy of the Graham Point Development Plan in support of the proposed amendment for the above-noted lands.

We would appreciate your review of the enclosed materials and kindly request that you advise us of any additional information, revisions, or requirements necessary to facilitate the application process.

Thank you for your consideration. We look forward to working with Vulcan County throughout the review process.

Kind regards,

A handwritten signature in blue ink, appearing to read "Brian M. Wilkinson", is written over a horizontal line.

Brian M. Wilkinson, P.Eng.  
Principal

# Graham Point Development Plan for Vulcan County

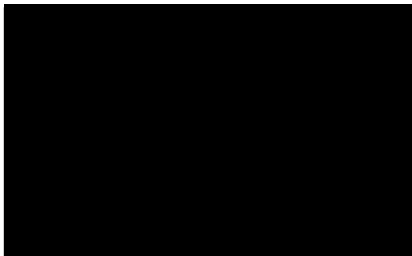


**GRAHAM POINT**  
— INC. —

**Created By:** John Rogers, BBA

Revision: 3.0

**THIS DOCUMENT IS CONFIDENTIAL**



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# Graham Point Development Business Plan Analysis

## Executive Overview

Graham Point is a commercial real estate development project in Southern Alberta focused on creating an **RV storage facility** in Vulcan County. The venture represents a well-conceived response to growing demand in the recreational vehicle and boat storage market, with a strategic location positioned to capture highway traffic and serve multiple regional markets.

## Business Concept & Market Positioning

The project leverages a 40-acre parcel (NW Quarter 34-18-26-W4) located at the intersection of highways 23 and 804, approximately 28 kilometers east of High River and 37 kilometers from Vulcan. This location captures approximately 3,000 vehicles per day on highway 23, providing excellent visibility and accessibility. The facility is designed to accommodate 600+ RV storage units once fully operational.

## Market Analysis & Competitive Landscape

**Market Opportunity:** The RV and boat storage market is experiencing robust growth, driven by increasing recreational vehicle ownership, particularly among millennials and baby boomers. The industry is characterized by limited residential storage space in urban areas, which compels consumers to seek professional solutions. The market is expected to grow at a conservative compound annual growth rate of 5% through 2033.

**Competitive Assessment:** The nearest competitive facilities are located in surrounding communities:

Location	Distance from Graham Point	Facilities	Status
Okotoks	54 km	Sheep River RV, Outpost RV	Both fully booked
High River	28 km	Choice RV, Golden view RV	Both fully booked
Vulcan	37 km	Trackside Storage	New with some available spots

The saturation of nearby facilities suggests strong market demand and validates the demand for additional storage capacity in the region.

## **Customer Value Proposition**

The business addresses key customer needs through:

**Security & Safety:** State-of-the-art surveillance systems, controlled access gates, and perimeter fencing ensure asset protection against theft and vandalism.

**Convenience:** 24-hour access with on-site personnel, strategic location with well-maintained highway access, and accommodation for various RV sizes (motorhomes, travel trailers, fifth wheels).

**Facility Quality:** Proper drainage systems, wide drive aisles (20-24 feet for easy maneuvering, 55-foot requirements for 90-degree access), adequate lighting, landscaping, and on-site amenities including customer service and maintenance services.

## **Operational & Facility Design**

The facility encompasses:

- Parking spaces: 12-14 feet wide and 30-50 feet long per unit
- Drive aisles: 20-24 feet wide for standard access, with 55-foot aisles for large RV maneuvering
- Security infrastructure: Perimeter fencing, controlled-access automated gates, surveillance cameras, and comprehensive lighting
- Infrastructure: Water well, 3,000-gallon closed commercial septic tank dump station, gas and power utilities
- On-site office and maintenance facility
- Landscaping

## Marketing Strategy

The go-to-market approach combines multiple channels:

- **Digital Marketing:** Search engine optimization (SEO) to capture customers searching for RV storage solutions
- **Social Media:** Engagement across Facebook, Instagram, and X with regular promotions and community interaction
- **Email Marketing:** Building customer lists for direct communication regarding updates and promotions
- **Community Engagement:** Local event participation and sponsorships to build reputation
- **Referral Programs:** Incentivizing existing customer referrals as a word-of-mouth growth driver

## Implementation Timeline

The development is structured with aggressive execution milestones:

**Planning Phase (May 2026):** Survey, soil testing, and permit applications completed

**Construction Phase (June to September 2026):** Land clearing, surface preparation, fencing, utility installations (gas, electrical, water/septic), security infrastructure, office installation, and signage

**Operational Launch:** Projected for October 2026

## Strategic Strengths & Considerations

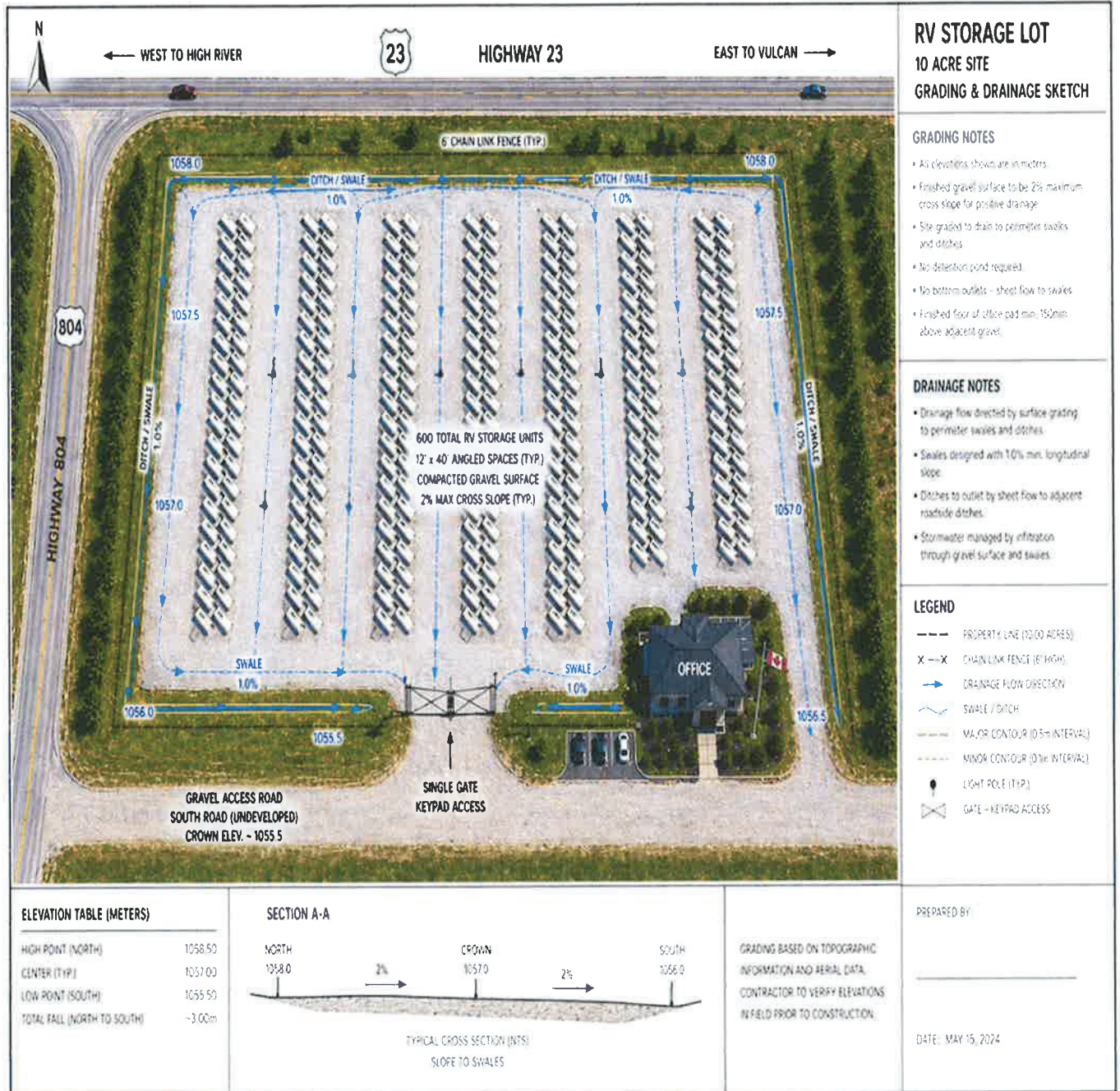
### Strengths:

- Excellent geographic location capturing highway traffic with 3,000 daily vehicles
- Strong regional demand evidenced by competitor facilities at full capacity
- Phased development approach allowing operational refinement

The Graham Point business plan represents a well-researched entry into a growing market segment with clear site selection advantages and strong financial architecture.



# Grading and Drainage Sketch

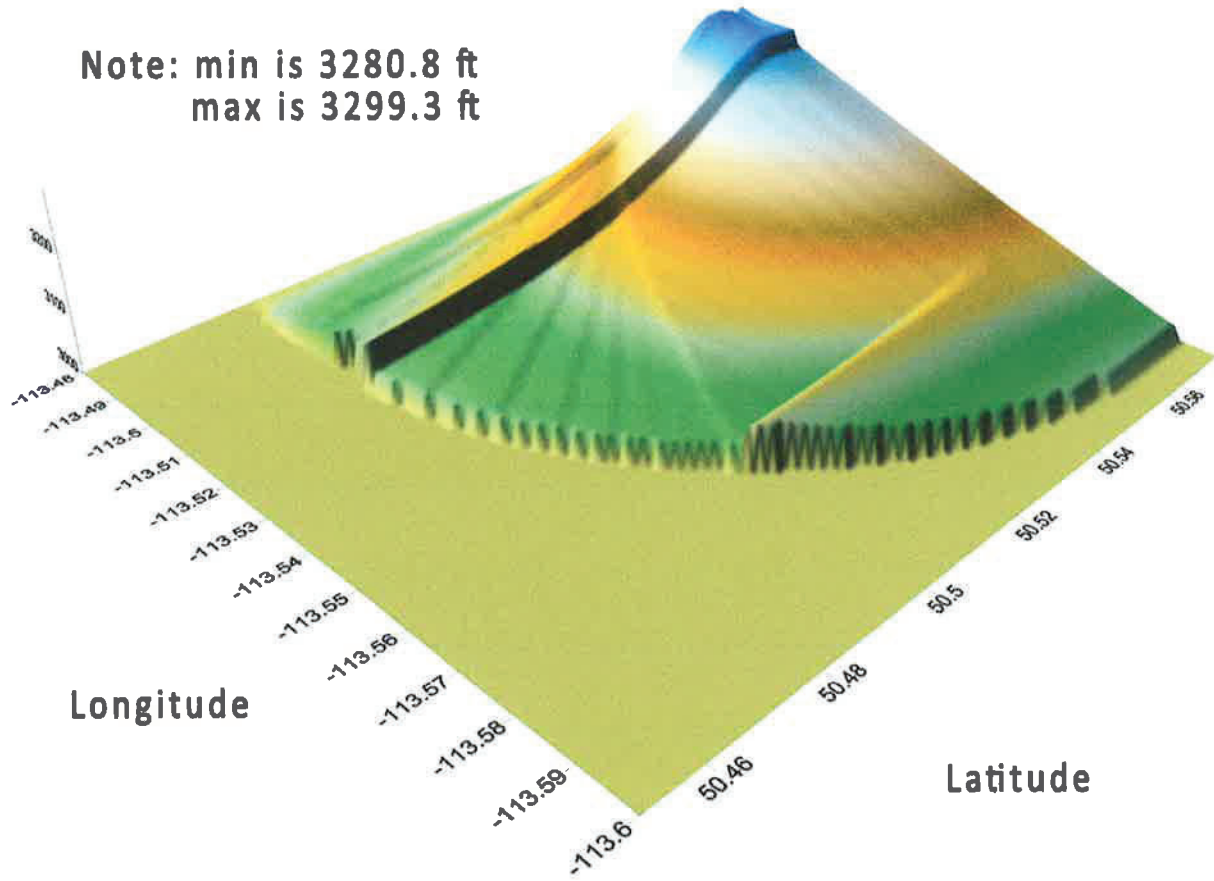


**Property Topographical View**



## Elevation Map

Note: min is 3280.8 ft  
max is 3299.3 ft



**Environmental Site Assessment**



**PHASE I - ENVIRONMENTAL SITE ASSESSMENT**

**NW-34-18-26-W4**

**SW-2-19-26-W4**

**VULCAN**

**COUNTY**

Project Number: 2270

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*Calgary,*



## Version 1

Version	Date drafted	Drafted by
1	08/05/2026	Jason Anderson
Version	Date reviewed	Reviewed by
1	10/05/2026	Jason Anderson
Approved by		Date
Jason Anderson (Director)		10/05/2026

## Executive Summary

### Introduction

Anderson Environmental Inc was engaged to conduct a Phase I Environmental Site Assessment (ESA) at *NW-34-18-26-W4 SW-2-19-26-W4, Brant AB TOL 0L0*. The report was undertaken for Due Diligence purposes. The site represents a quarter section on the corner of Highway 23 and Highway 804. The proposed use of the site is for RV Storage adjacent to Highway 804 as shown on the attached map.

### Methodology

The subject properties was examined on the 30<sup>th</sup> of April 2026. This site inspection involved an examination of the subject property to determine potential land contamination events or sources along with a 300m buffer from the site boundary as required by the Alberta Environmental Site Assessment Standard. The site assessment was undertaken by Jason Anderson P.Ag.

Prior to and following the site inspection additional resources were also interrogated to determine site history and the likelihood of the existence of past land contaminating practices or products. These often include a range of sources including reviews of previous reports for the subject site or near to the subject site. These reports are often sourced from the ESAR database.

### Results

There appears to be a borehole on the site to the east of the proposed storage area owned by TAQA North Ltd. Based on aerial photos this has been in place since before 2012. This area occurs 200m to the east of the proposed storage area.

No concerns were found in relation to the subject site. No ESAR records of concern were found in the ERIS searches. The results of the on-site inspection did not find any concerns on the subject site area proposed to be used for the RV Storage. The site did not have any obvious signs of contamination present either on site or near to the subject site.

Vulcan County did not find any records of concern in relation to the subject site.

There is a gas well owned by TAQA North Ltd PRIMEWEST ET AL BRANT 1-34-18-26 which occurs approximately 200m to the west of the proposed development area. This is not considered a

contamination risk to the proposed development area. There was another well to the west of the property 220 metres away. No other information other than the ownership was found being Canadian Jorex Limited. This well is too far from the area to be considered a land contamination risk.

© Anderson Environmental Inc – Document 2270 – Phase I Environmental Site Assessment – NW-34-18-26-W4 SW-2-19-26-W4, Brant AB T0L 0L0

### **Conclusion and recommendations**

This Phase I ESA conducted in general accordance with the Canadian Standards Association (CSA) Standard Z768-01:2003 (reaffirmed 2012) and the Alberta Environmental Site Assessment Standard (2016) did not encounter Areas of Potential Environmental Concern. No further assessment is required.

### **Certification**

*I certify that this report has been undertaken according to CSA Z768-01 (2012) and that this report was undertaken without bias and the findings would be the same regardless of the client or their objectives and is an entirely independent report based solely on the site conditions and background information available at the time of the assessment.*

*Yours Sincerely*

*Jason Anderson*

Jason Anderson P.Ag #11938

(B.App.Sc – 1992 - University of New England)

AESAC National Certification Program (RESA 17260 -Phase 1 ESA, Phase 2 ESA Certified)

HAZWOPER, BCIA, AIA, SIA, OIA

Class C Driller (Alberta)



12<sup>th</sup> May 2026



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# Traffic Memorandum

## Proposed RV Storage Facility – 10 Acre Site Access via Hwy 804 at Intersection with Hwy 23

Date: April 28, 2026

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### 1. Purpose

This memorandum evaluates site access and traffic impacts associated with the proposed **600-unit RV storage facility**, confirming that safe and functional access can be achieved via Hwy 804.

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### 2. Site Location & Road Network

The subject site is located south of Hwy 23 and east of Hwy 804, which terminates at Hwy 23 (T-intersection). Primary access to the site is proposed from Hwy 804 along the west property boundary.

Hwy 23 functions as a regional east-west corridor with higher traffic volumes and speeds, while Hwy 804 is a low-volume rural road serving local traffic.

---

### 3. Proposed Access Configuration

- Single entrance located along Hwy 804
  - Adequate setback from Hwy 23 intersection to allow vehicle stacking
  - Designed to accommodate two-way RV traffic with appropriate turning radii
  - Internal circulation designed to eliminate backing onto public roadways
- 

### 4. Traffic Generation

RV storage facilities are considered low trip generators.

Estimated activity:

- Typical daily rate: approximately 0.2–0.4 trips per unit
- Total estimated traffic: 120–240 vehicle trips per day

Traffic is generally distributed throughout the day with minimal peak-hour concentration.

---

## 5. Safety & Operations

Access via Hwy 804 is appropriate for the following reasons:

- **Separation from Hwy 23:** No direct access to the higher-speed corridor
- **Controlled Intersection:** Hwy 804 terminates at Hwy 23, reducing speeds and organizing turning movements
- **Sightlines:** Clear visibility in both directions due to rural setting
- **User Behavior:** RV storage users typically generate low-frequency, predictable trips

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## 6. Queuing & Gate Operations

The gated entrance is designed with sufficient on-site stacking capacity. No queuing is anticipated to extend onto Hwy 804. Keypad access minimizes entry delays.

---

## 7. Conclusion

Based on the above analysis:

- Hwy 804 has sufficient capacity to accommodate site traffic
- The proposed access location is functionally appropriate and safe
- The design minimizes interaction with Hwy 23 traffic
- No off-site roadway improvements are anticipated

Overall, access via Hwy 804 is suitable and consistent with rural commercial development standards.

A detailed traffic impact assessment is not warranted given the low trip generation and rural context of the development.

---

**Prepared by:**

**Signature:** John Rogers

**Date:** May 5, 2026

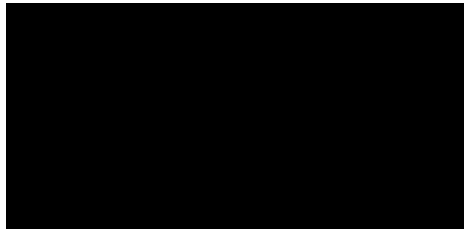
## **Acknowledgements**

The following have assisted in providing information to prepare estimates for financial expenditures:

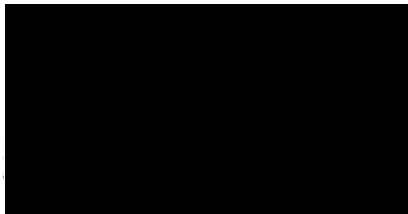
- Fortis Alberta
- Sunshine Gas Co-op
- Vulcan County Administration
- Thompson Ditching
- JC Water Well Drilling
- Lynx Fencing
- Diamond Acres RV Storage
- Nationlynk Technologies Corporation
- Government of Alberta - Alberta Land Titles
- Brazel Construction
- Mindlynk
- Innersource IT
- MJR Contracting Services

## **Graham Point Contact Information**

**Brian Wilkinson, P.Eng., MBA**

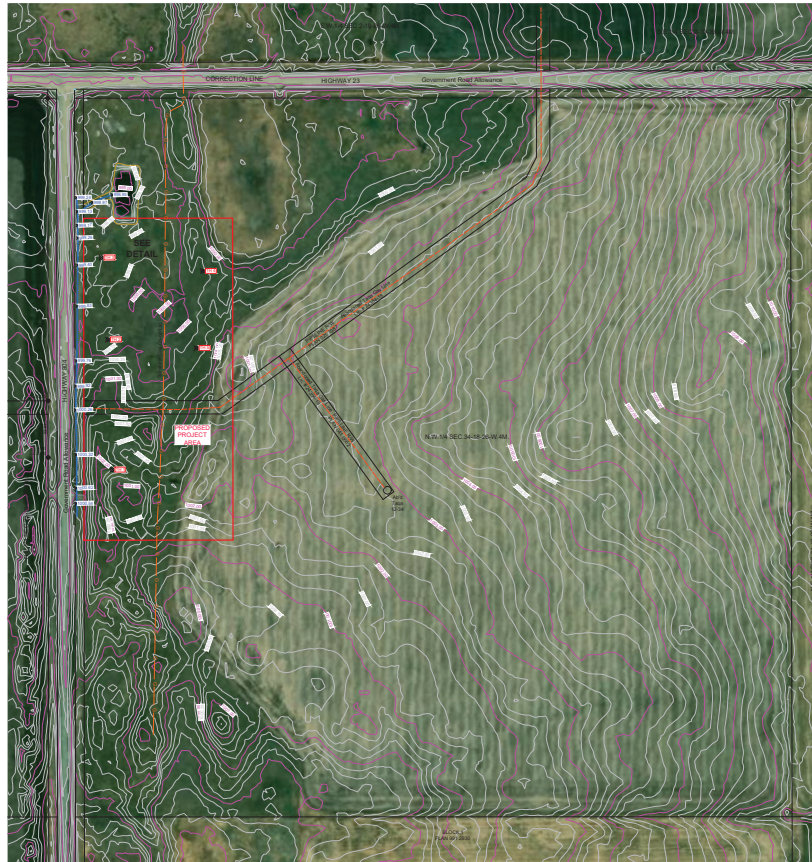


**John Rogers, BBA**





TEST HOLES			
TH #	NORTHING	EASTING	ELEVATION
TH 1	5604801.574	322538.886	1001.980
TH 2	5604847.574	322538.886	999.770
TH 3	5605039.580	322534.896	999.860
TH 4	5605020.570	322847.898	998.130
TH 5	5604834.574	322637.896	1000.380



**SITE PLAN**  
**SHOWING PARTIAL**  
**TOPOGRAPHIC SURVEY OF**  
**SUBJECT PROPERTY:**  
 N.W. 1/4 SEC. 34, TWP. 16, RGE. 26, W. 4M.  
 VULCAN COUNTY, ALBERTA



**NOTES:**  
 1. BOUNDARIES ARE AS SHOWN AND OTHERWISE INDICATED  
 2. ELEVATIONS ARE GEODETIC ELEVATIONS PROCESSED BY NSRS/PPP  
 3. BOUNDARY CORRECTIONS TO THE ORIGINAL DATA WERE DERIVED FROM ANGLES OBSERVATION AND PROCESSED BY NSRS/PPP  
 4. BOUNDARY CORRECTIONS TO THE ORIGINAL DATA WERE DERIVED FROM ANGLES OBSERVATION AND PROCESSED BY NSRS/PPP  
 5. CORRECTIONS WERE DERIVED FROM ALTA'S DATA TO THE ORIGINAL DATA

**LEGEND:**

PROPERTY LINE	.....	.....
BOUNDARY LINE	.....	.....
OVERHEAD TELEPHONE LINE	.....	.....
BURIED TELEPHONE LINE	.....	.....
BURIED GAS LINE	.....	.....
BURIED WATER LINE	.....	.....
STORM LINE	.....	.....
NEW TELEPHONE LINE	.....	.....
NEW GAS LINE	.....	.....
NEW WATER LINE	.....	.....
TOP OF BURIED	.....	.....
EDGE OF BURIED	.....	.....
CONTOUR INTERVAL (m)	.....	.....

A	Ac	M	Mendon
AC	Acres	M.D.	Municipal District
A.C.	Adverse Claim	MA	Manitoba
AD	Adverse Right-of-Way	MB	Manitowish
ASCM	Alberta Survey Control Marker	MT	Montana
B.C.	Block Centre	NS	Nova Scotia
B.C.	Block of Curb	NT	Northwest Territories
B.M.	Block of Block	ON	Ontario
C. of T.	Centre of Triangle	PA	Pennsylvania
CA	Canada	PE	Prince Edward Island
CB	Chain Book	PI	Pitcairn
CD	Chain Book	PN	Puerto Rico
CGPS	Canadian Spatial Reference System	PP	Precise Point Positioning
C.M.	Control Marker	PR	Prince Georges
D.	Distance	PS	Prince of Wales
D.A.	Distance of Curve	PT	Puerto Rico
D.M.	Distance of Curve	QC	Quebec
D.S.	Distance of Curve	RD	Rhode Island
ED	Electric Outlet	RI	Rhode Island
EG	Edge of Right-of-Way	RS	Russell
EM	Electric Meter	SC	South Carolina
EP	Electric Pole	SD	South Dakota
EP	Electric Pole	SE	Seaside
EP	Electric Pole	SI	Sierra Leone
EP	Electric Pole	SK	Saskatchewan
EP	Electric Pole	SL	Sierra Leone
EP	Electric Pole	SN	Senegal
EP	Electric Pole	SO	South Africa
EP	Electric Pole	SR	Suriname
EP	Electric Pole	ST	St. Vincent and the Grenadines
EP	Electric Pole	SW	Switzerland
EP	Electric Pole	SY	Syria
EP	Electric Pole	TB	Togo
EP	Electric Pole	TD	Togo
EP	Electric Pole	TE	Togo
EP	Electric Pole	TF	Togo
EP	Electric Pole	TH	Thailand
EP	Electric Pole	TJ	Tajikistan
EP	Electric Pole	TK	Turkey
EP	Electric Pole	TL	Turkey
EP	Electric Pole	TM	Togo
EP	Electric Pole	TO	Togo
EP	Electric Pole	TR	Turkey
EP	Electric Pole	TT	Trinidad and Tobago
EP	Electric Pole	TU	Turkey
EP	Electric Pole	TV	Togo
EP	Electric Pole	TY	Togo
EP	Electric Pole	UA	Ukraine
EP	Electric Pole	UB	Ukraine
EP	Electric Pole	UC	Ukraine
EP	Electric Pole	UD	Ukraine
EP	Electric Pole	UE	Ukraine
EP	Electric Pole	UF	Ukraine
EP	Electric Pole	UG	Ukraine
EP	Electric Pole	UH	Ukraine
EP	Electric Pole	UI	Ukraine
EP	Electric Pole	UJ	Ukraine
EP	Electric Pole	UK	Ukraine
EP	Electric Pole	UL	Ukraine
EP	Electric Pole	UM	Ukraine
EP	Electric Pole	UN	Ukraine
EP	Electric Pole	UO	Ukraine
EP	Electric Pole	UP	Ukraine
EP	Electric Pole	UQ	Ukraine
EP	Electric Pole	UR	Ukraine
EP	Electric Pole	US	Ukraine
EP	Electric Pole	UT	Ukraine
EP	Electric Pole	UU	Ukraine
EP	Electric Pole	UV	Ukraine
EP	Electric Pole	UW	Ukraine
EP	Electric Pole	UX	Ukraine
EP	Electric Pole	UY	Ukraine
EP	Electric Pole	UZ	Ukraine

**DISCLAIMER:**  
 This plan represents the best information available at the time of the survey. Absolute Surveyors Inc. is not responsible for the location of any underground pipes, conduits or facilities, whether shown on or omitted from this plan. Clients/contractors must confirm the location of buried facilities prior to construction.

**CLICK BEFORE YOU DIG**  
**UTILITY SAFETY PARTNERS**  
 www.utilitysafety.ca  
 1-800-242-3447

SCALE 1:2000

**EXHIBIT E  
SOIL  
REPORT**

*MJR Contracting Services Ltd.*

*If you only want to count on the best!*

**Graham Point - Test Holes Report**

Customer : Graham Point Project

Date : December 16, 2025

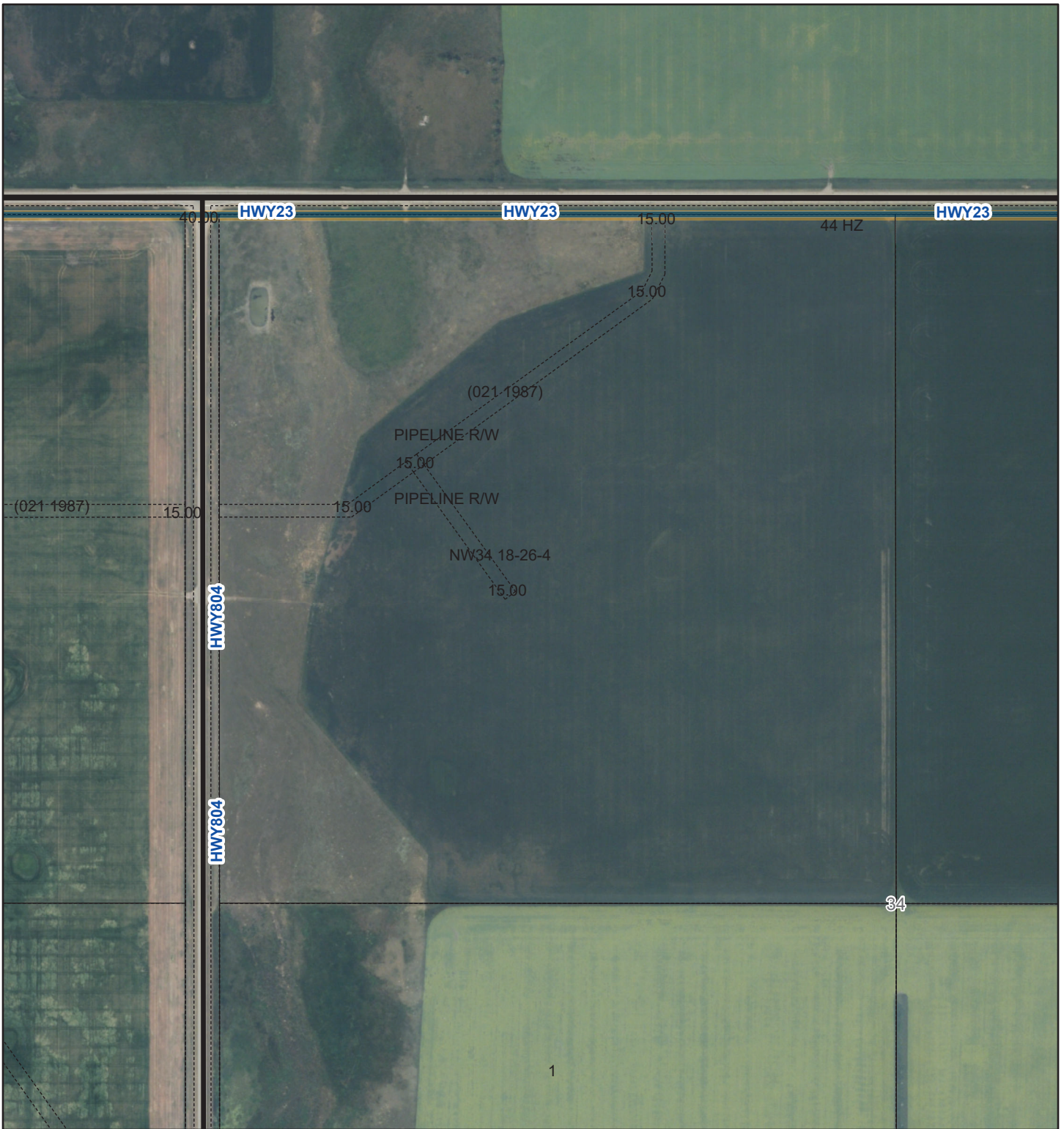
Location : NW Quarter 34-18-26W4

MJR Rep. : Mathew Arsenault

Test Hole Number	Total Depth	Samples Taken / Depth	Gravel Depth	Water Depth	Topsoil Total Thickness	"B" Soil Total Thickness	Clay Range / Thickness	Gravel Range / Thickness
1	7'	1) Misc 2) Misc 3) 60" or 5'	12"	N/A	10"	2"	N/A	12" - 84" (Total 72")
2	5'	1) Misc 2) 36" or 3' 3) 60" or 5'	N/A	60"	10"	20"	30" - 60" (Total 30")	Sand at 60"
3	6'	1) 24" or 2' 2) 48" or 4' 3) 66" or 5.5'	54"	60"	10"	6"	16" - 54" (Total 38")	54" - 72" (Total 18")
4	6'	1) 12" or 1' 2) 36" or 3' 3) 60" or 5'	10"	N/A	6"	2"	N/A	8" - 72" (Total 64")
5	5'	1) 14" or 1.2' 2) 30" or 2.5' 3) 60" or 5'	10"	N/A	8"	2"	36" - 60" (Total 24")	10" - 36" (Total 26")




Test Hole	Notes
1	Excavated to 7-foot depth, bottom of gravel not found, sluffing walls. Gravel was very sandy. Good quality sand.
2	Excavated to 5-foot depth discovered sand and water at 5-foot depth.
3	Excavated to 6-foot depth, bottom of gravel not found. Gravel was discovered at 4.5-foot depth. Water was discovered at 5-foot depth.
4	Excavated to 6-foot depth, bottom of gravel not found. Gravel was very coarse and boney.
5	Excavated to 10" depth discovered sand, very little rock, seam ended at 36". Sandstone/clay below.




# NW 34-18-26 W4

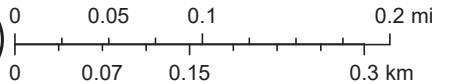


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## Road Network

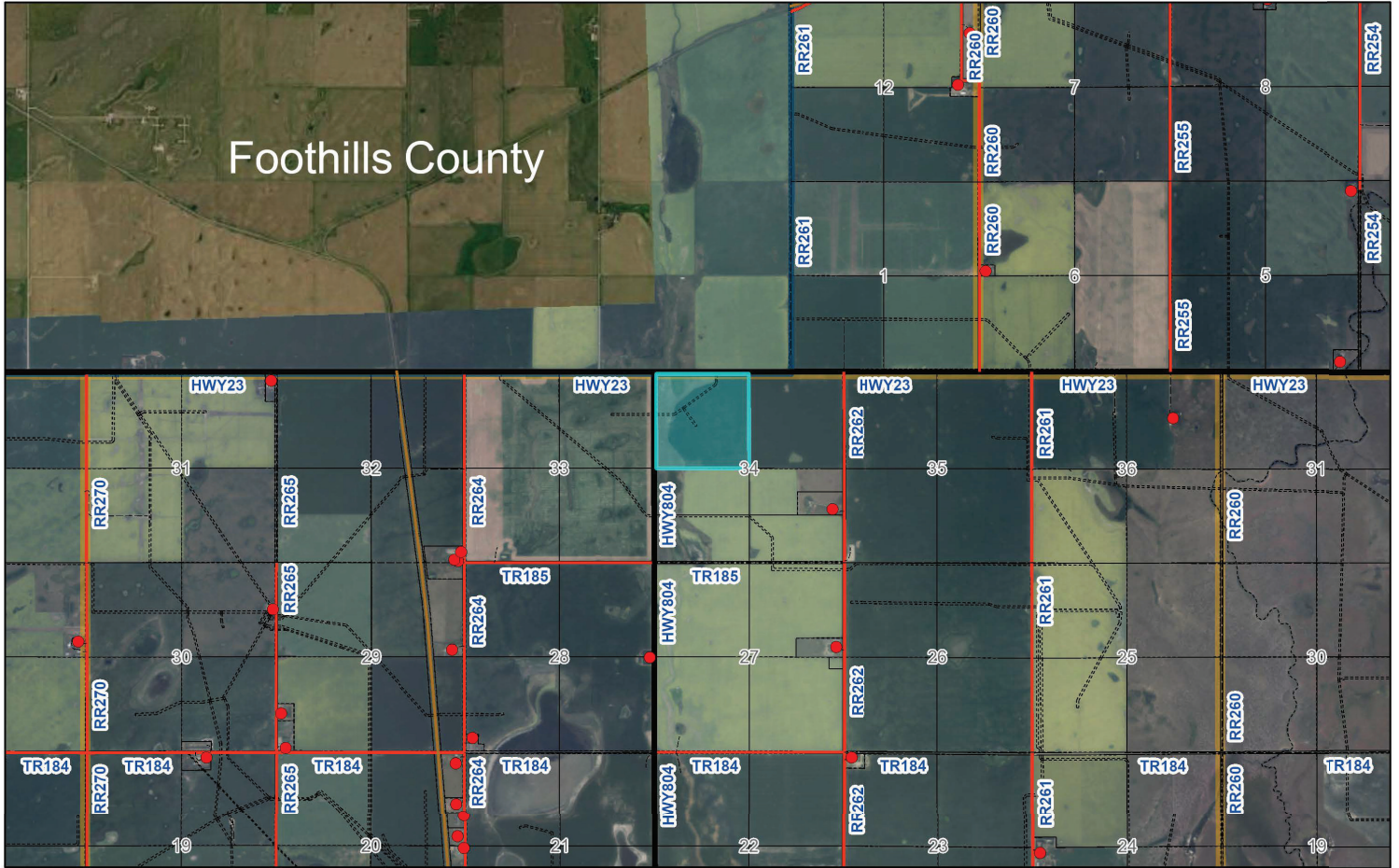
-  Provincial Secondary Highway
-  Provincial Primary Highway
-  County Boundary

-  Landowners (May 1, 2026)
-  Cadastral Labels - April 2026
-  Cadastral RW's - April 2026



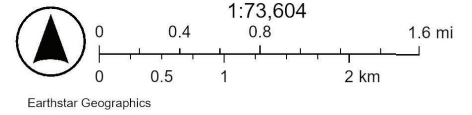
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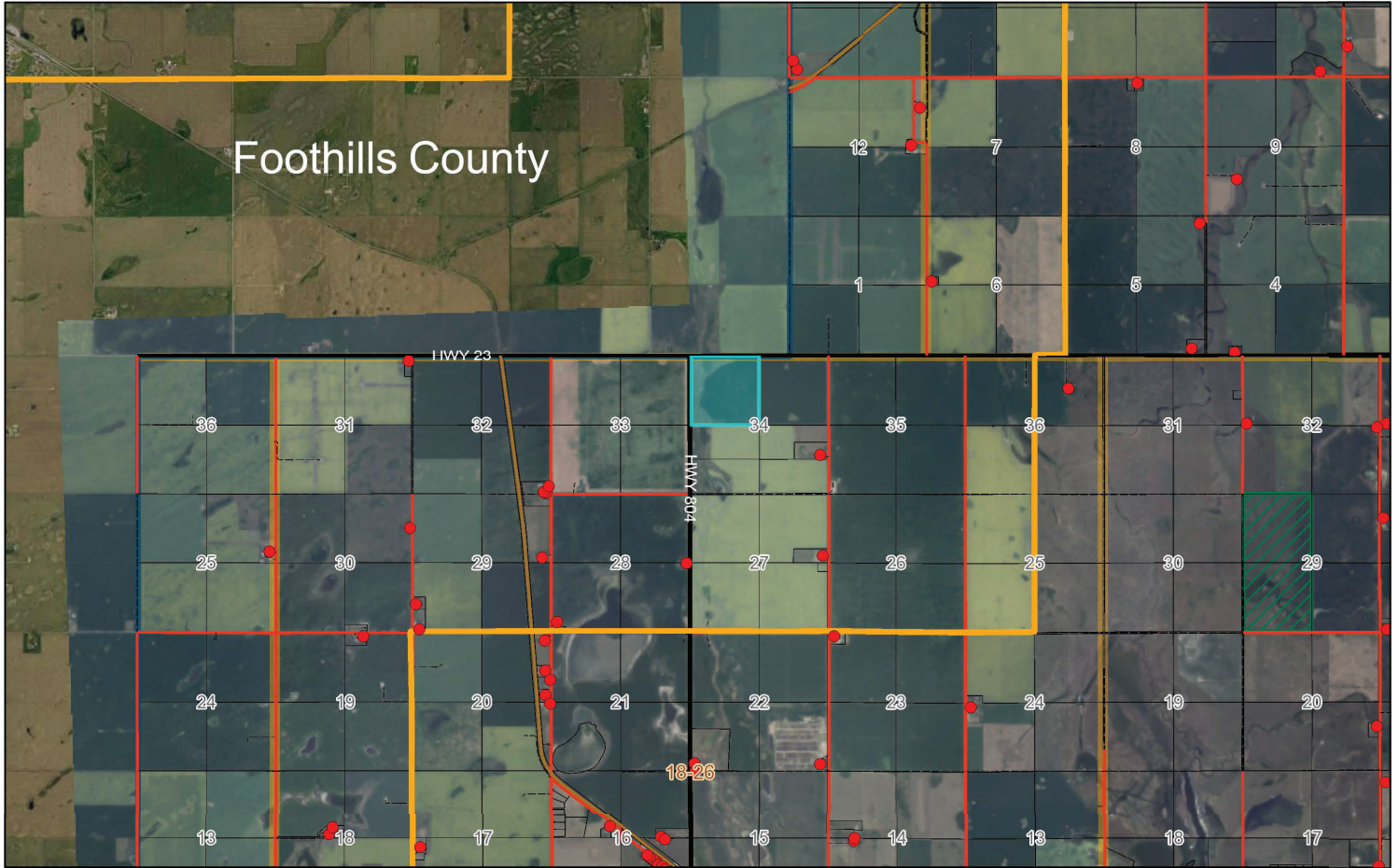


6/9/2026, 2:56:35 PM

- Residences
- Provincial Primary Highway
- Railway
- County Gravel Road
- Provincial Secondary Highway
- County Boundary
- Landowners (May 1, 2026)
- Undeveloped/Gridline/Other
- Cadastral RW's - April 2026

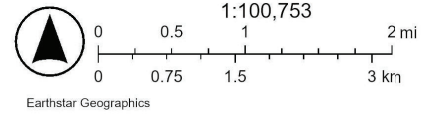


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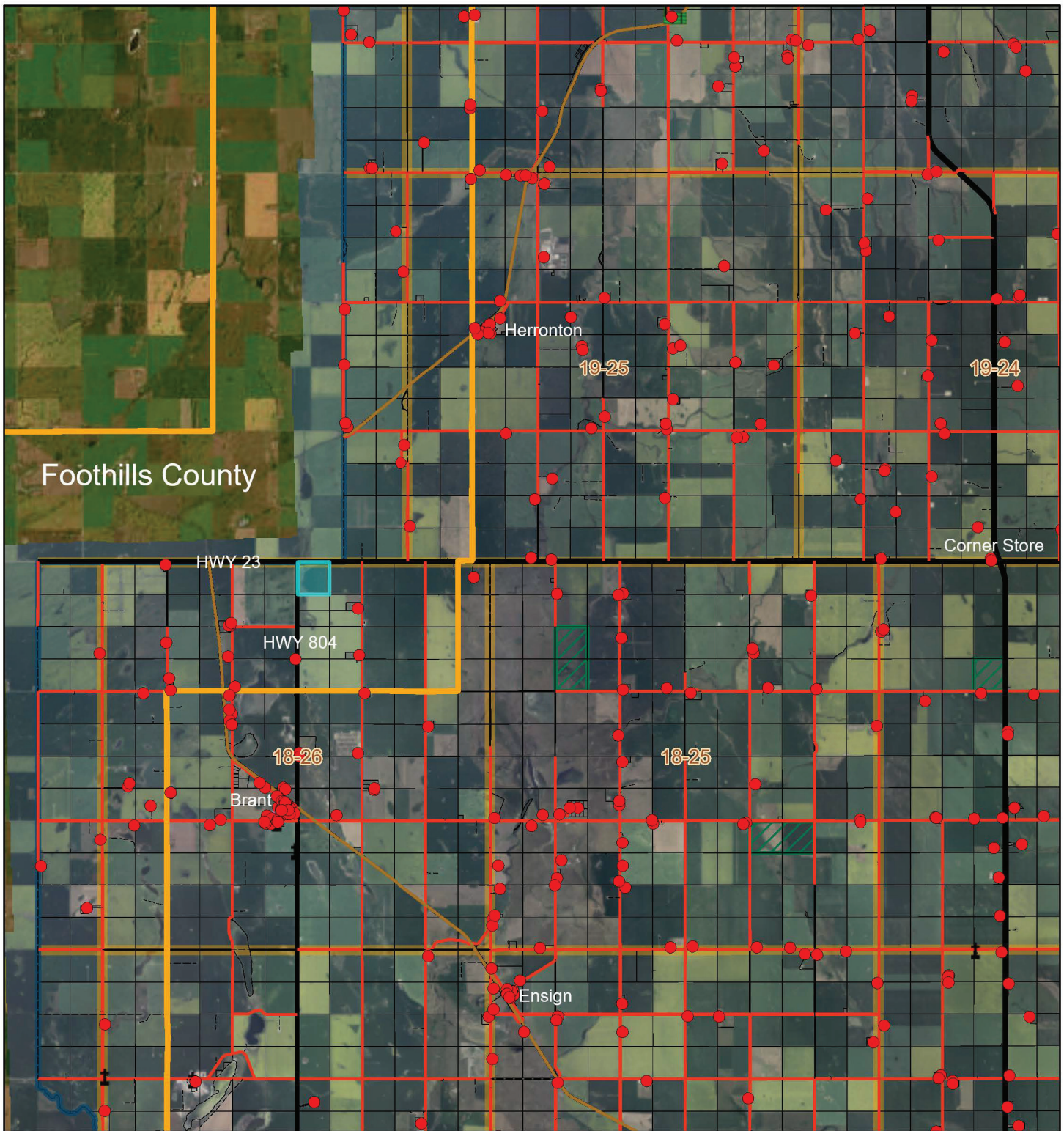


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- |   |                                |  |
|---|--------------------------------|--|
| ● Residences  | — Hamlet Street                | --- Undeveloped/Gridline/Other           |
| ▭ Foothills County & Vulcan County IMDP (Aug. 2020) | — Provincial Secondary Highway | ▭ County Boundary                        |
| — Road Network                                      | — Provincial Primary Highway   | ▭ Landowners (May 1, 2026)               |
| — County Gravel Road                                | — Railway                      | ▨ Provincial Grazing Leases (March 2026) |



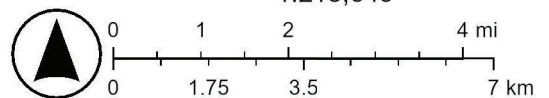
# NW 34-18-26 W4



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1:218,649

- Residences
- Foothills County & Vulcan County IMDP ( Aug. 2020)
- Points of Interest
- Cemetery
- Waste Transfer Station
- School
- Road Network
- County Gravel Road
- Hamlet Street
- Provincial Secondary Highway
- Provincial Primary Highway
- Railway
- Undeveloped/Gridline/Other
- County Boundary
- Landowners (May 1, 2026)
- Provincial Grazing Leases (March 2026)



Earthstar Geographics

# RURAL COMMERCIAL – RC

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**PURPOSE:** To provide for the location of commercial and light industrial uses in rural areas which will not compromise the use of agricultural lands for agriculture.

## SECTION 1 USES

### 1.1 Permitted Uses

Accessory building, structure or use  
Additions to existing buildings  
Contractor, limited  
Office  
Shipping container (e)  
Sign, Category 1 (e)  
Utilities (e)  
Warehousing and storage, general

### 1.2 Discretionary Uses – MPC

Agricultural processing  
Agricultural repair shop  
Animal care service, large and small  
Auction market  
Auto repair and paint shop  
Auto sales and service  
Bar/lounge  
Bulk fertilizer storage and sales  
Bulk fuel storage and sales  
Business support service  
Cannabis production facility  
Cannabis retail store  
Car wash  
Cardlock fuel dispensing facility  
Commercial truck wash  
Contractor, general  
Crop spraying operation and facility  
Drive-in restaurant  
Entertainment establishment  
Equipment sales, rental and service  
Farm supply and service  
Farm/industrial machinery sales, rental and service  
Farmer's market  
Fleet and transportation services 1 & 2  
Freight terminal  
Funeral home  
Gas station

### Discretionary Uses – DO

Sign, Category 2 & 3

**Discretionary Uses – MPC (continued)**

Hangar  
Industrial, light  
Intensive horticultural operation  
Kennel, breeding  
Liquor store  
Livestock truck and trailer wash facility  
Lumber yard/building supply store  
Manufactured dwelling sales and service  
Manufacturing and fabrications operation  
Medical treatment services  
Mini-storage facility  
Motocross/motor sports park  
Moved-in building  
Museum  
Mushroom farm  
Oilfield contractor service  
Oilfield/pipe equipment and storage  
Outdoor storage  
Pre-fabricated building manufacturer  
Recreation facility  
Recreational vehicle storage  
Recycling facility  
Religious assembly  
Renewable energy, commercial/industrial  
Renewable energy, individual  
Residential use in conjunction with an  
approved commercial use  
Restaurant  
Retail  
Sandblasting facility  
Security suite  
Shipping container  
Shooting range  
Sod farm  
Truck stop  
Truck transportation dispatch/depot  
Warehousing and storage, industrial  
Welding shop  
Work camp, long term  
Work camp, short term  
Work/lay down camp

*(e) means “Exempt” and development will not require a development permit if it meets all the provisions of this Bylaw and is in accordance with any applicable requirements in Schedule 3.*

**SECTION 2 MINIMUM LOT SIZE**

2.1

Use	Width		Length		Area	
	m	ft.	m	ft.	m <sup>2</sup>	ft <sup>2</sup>
All uses	61.0	200	45.7	150	2,787.1	30,000

**SECTION 3 MINIMUM SETBACK FROM PROPERTY LINES**

3.1 All structures and buildings shall be setback 7.6 m (25 ft) from all property lines not fronting on or adjacent to a municipal roadway.

**SECTION 4 MINIMUM SETBACKS FROM ROADS**

4.1 No part of a building or structure shall be located within 38.1 m (125 ft) of the centre line of any public roadway which is not designated as a provincial highway under the *Highways Development and Protection Regulation*.

4.2 Any road designated as a provincial highway under the *Highways Development and Protection Regulation* is subject to setbacks as required by Alberta Transportation and any applications for development adjacent to a highway should be referred to Alberta Transportation for a Roadside Development Permit.

4.3 No part of any dugout, regardless of size, shall be located within 76.2 m (250 ft) of the right-of-way of a highway or public road.

4.4 Dugouts may be allowed closer to the centre line of a highway or public road if a barricade is installed along 100 percent of the length of that part of the dugout fronting the highway or public road and 25 percent of the length of the sides of the dugout.

**SECTION 5 MINIMUM SETBACKS FROM IRRIGATION INFRASTRUCTURE**

5.1 No part of a building or structure shall be located:

- (a) within 10.0 m (33 ft) of the centreline of a Bow River Irrigation District (BRID) irrigation pipeline or 3.0 m (10 ft) of a registered right-of-way or easement for any irrigation pipeline or irrigation canal, whichever is greater;
- (b) within 60.1 m (200 ft) from any BRID or Alberta Environment 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 6 ACCESSORY BUILDINGS**

6.1 An accessory building shall not be used as a dwelling unit.

6.2 An accessory building shall be setback a minimum 3.0 m (10 ft) from the principal building and from all other structures on the same lot.

6.3 An accessory building shall not be located in a front yard or on an easement.

6.4 Where a structure is attached to the principal building on a site 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.

- 6.5 An accessory building shall only be constructed after the principal building has been constructed or the principal use established; except where the accessory building is used for agricultural purposes as outlined in Section 1.4(a) of Schedule 3.

**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 or upgrade of any approach(es) necessary to serve the development area in accordance with County Design Guidelines.
- 7.2 To ensure proper emergency access, all developments shall have direct legal and physical access to a public roadway in accordance with County Design Guidelines. If the development is within 300 m (984.3 ft.) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.
- 7.3 The requirement for a service road or subdivision street to provide access may be imposed as a condition of subdivision approval for any new development. Survey and construction costs shall be the responsibility of the applicant.

**SECTION 8 SITE COVERAGE**

- 8.1 The maximum site coverage for all the permitted and discretionary uses listed above:
- (a) principal and accessory buildings – 50 percent.

**SECTION 9 MAXIMUM BUILDING HEIGHT**

- 9.1 Principal building: 10.5 m (34.4 ft)
- 9.2 Accessory Building(s): 6.7 m (22 ft)

**SECTION 10 LOADING AREA REQUIREMENTS**

- 10.1 For commercial, industrial and other uses, there shall be a minimum of one off-street loading area, or more as required by the Development Authority.
- 10.2 Each loading area shall be designed in such a manner that it will not interfere with convenient and safe pedestrian movement, traffic flow or parking.

**SECTION 11 LANDSCAPING, SCREENING AND LOCATION OF STORAGE**

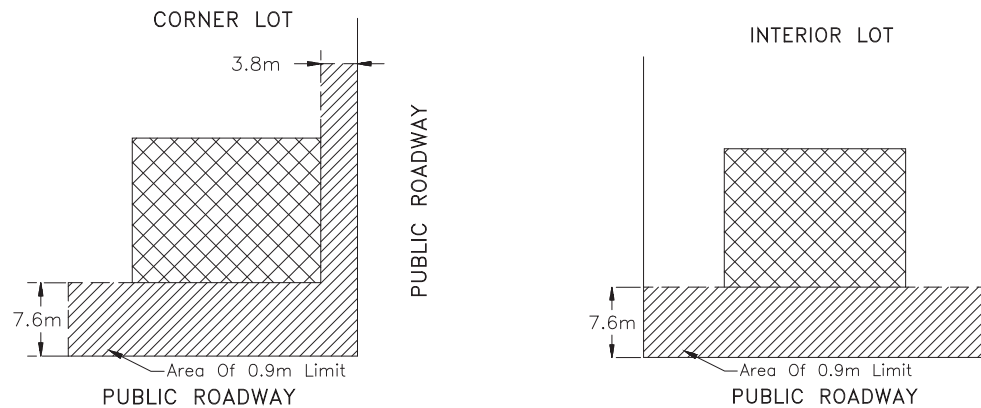
- 11.1 The outdoor display of goods, materials or equipment solely for advertisement purposes may be allowed, at the discretion of the Development Authority. The following shall apply to the outdoor storage of goods:
- (a) shall not be stored in a front yard;
- (b) refuse or garbage shall be kept in a suitably-sized container or enclosure, effectively screened and refuse and refuse containers shall be located in a rear yard.

**SECTION 12      SERVICING REQUIREMENTS**

- 12.1 Every development shall be required to install a sewage disposal system and potable water system to the satisfaction of the Development Authority and in accordance with any applicable County Design Guidelines. The Development Authority may refuse a development if the parcel on which it is proposed is not large enough to support a sewage disposal system to the standard required.

**SECTION 13      FENCES**

- 13.1 No fence, wall, hedge or any combination thereof, lying within 7.6 m (25 ft) of the right-of-way of a public roadway (excluding lanes) shall extend more than 0.9 m (3 ft) above the ground (except in the case of corner lots where one yard is considered as the side yard) unless permitted by the Development Authority (see Figure below).



- 13.2 Fences enclosing rear and side yards shall not exceed 2.4 m (8 ft) in height.

**SECTION 14      COMMERCIAL / BUSINESS DEVELOPMENT STANDARDS**

- 14.1 No use shall be approved which may generate traffic problems within the district.
- 14.2 On parcels located adjacent to provincial highways, any storage of goods, products, raw materials, etc. shall be effectively screened from view by buildings, solid fences, landscaped features, or combinations thereof and be maintained in good repair.
- 14.3 Where any parcel or part of a parcel has frontage on a controlled provincial highway, special standards for setbacks, access, and service roadways may be required by the Development Authority in accordance with the recommendations and requirements of Alberta Transportation and the *Highways Development and Protection Regulation*.
- 14.4 Wrecked or damaged motor vehicles which might be located or stockpiled on the property must be screened from all adjacent parcels and roadways in the vicinity.

**SECTION 15      USE RESTRICTIONS AND DEVELOPMENT REQUIREMENTS FOR DWELLING UNITS**

- 15.1 Dwelling units or sleeping units may be approved as an accessory or secondary use to a permitted or discretionary use provided that:
  - (a) the dwelling or sleeping units are wholly contained within the principal commercial building;

- (b) the dwelling or sleeping units, unless otherwise required by the Development Authority, are wholly contained in the second or upper storey or rear of the building; and
- (c) the main floor commercial frontage is utilized for commercial use.

**SECTION 16 USE RESTRICTIONS AND DEVELOPMENT REQUIREMENTS FOR SECURITY SUITES**

- 16.1 Dwelling units or sleeping units may be approved as a security suite to a permitted or discretionary use provided that:
- (a) the dwelling or sleeping units are wholly contained within the principal commercial building and are located in the second or upper storey or rear of the building and the main floor commercial frontage is utilized for commercial use; or
  - (b) the dwelling or sleeping units are contained in a separate structure no greater than 74.3 m<sup>2</sup> (800 ft<sup>2</sup>).

**SECTION 17 SERVICES, TRANSPORTATION AND UTILITY FACILITIES**

- 17.1 No application to locate or expand a land use shall be approved unless, in the opinion of the Development Authority, the proposed use will not have a detrimental effect on any:
- (a) transportation or communication system, including primary highways, secondary highways, railway, airport site or communication facility; or
  - (b) regionally significant services or utilities facilities, including irrigation works, pipelines and power transmission lines.

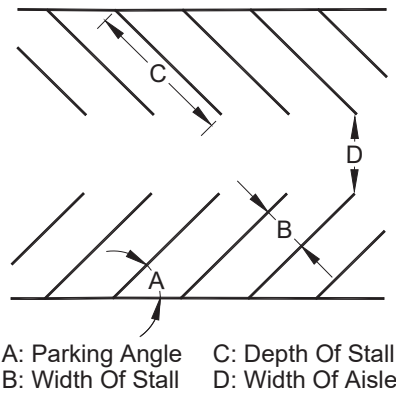
**SECTION 18 LAND SUITABILITY AND SERVICING REQUIREMENTS – See Schedule 4.**

**SECTION 19 STANDARDS OF DEVELOPMENT – See Schedule 5.**

29.28 The Development Authority may require that off-street parking areas or portions thereof be paved as a condition of approval.

Table 3 – Minimum Parking Space Dimensions						
A: Parking Angle	B: Stall Width		C: Stall Depth		D: Aisle Width	
Degrees	Metres	Feet	Metres	Feet	Metres	Feet
0	2.4	8.0	6.7	22	3.7	12
30	2.7	9.0	5.5	18	3.5	11
45	2.6	8.5	6.1	20	3.9	13
60	2.6	8.5	6.4	21	5.5	18
90	2.9	9.5	5.6	18.5	7.3	24

Figure 1: Minimum Parking Space Dimensions



**SECTION 30**

**RECREATIONAL VEHICLE (RV) STORAGE**

- 30.1 The maximum number of recreational vehicle units permitted on the site shall be as determined by the Development Authority. Generally, there should not be permitted more than 60 units per acre of land.
- 30.2 Recreational vehicle storage shall be carried out in accordance with the *Alberta Fire Code* pertaining to water for fire suppression, fencing and access.
- 30.3 Vehicle entrances and exits, as well as internal vehicle routes shall be designed in a manner that provides a safe and clearly defined circulation pattern.
- 30.4 All on-site roadways shall have a durable hard surface of gravel or similar material and the same shall be drained and developed to the satisfaction of the Development Authority.
- 30.5 Where on-site parking or storage is illuminated, all lighting shall be positioned and shielded in such a manner that lighting falling onto abutting properties is minimized.
- 30.6 Any developed portion of the site must be graded, contoured and seeded and shall provide for a satisfactory disposal of surface water by grading and drainage in such a manner that no surface water shall drain onto public roadway or other neighbouring property.

- 30.7 There shall be no storage of hazardous materials or goods on-site.
- 30.8 No day use or over-night accommodation shall be allowed on-site.
- 30.9 A recreational vehicle parked on a lot in any district shall not be used for permanent living or sleeping accommodation.
- 30.10 The storage of recreational vehicles shall not include storage for the salvage of, or for derelict recreational vehicles.
- 30.11 The recreational vehicle compound may be fenced with a minimum 1.8 m (6 ft) high chain link fence around the periphery of the storage area, or as otherwise required by the Development Authority.
- 30.12 Any proposed sanitation dump shall be in accordance with the Alberta Safety Code Standard of Practice.
- 30.13 A landscaping plan may be required as part of the submission for a development permit.

## **SECTION 31 RENEWABLE ENERGY, INDIVIDUAL**

### **Solar Collector**

This section establishes standards of development for individual solar collector systems, either single panels or multiple panels, for use by households, agricultural operators or individual business or industry intended to meet some or all of the electrical needs of the operator on the subject site, or a site immediately adjacent to the subject site.

- 31.1 No development permit is required for installation of a renewable energy system, individual of less than or equal to 1.5 KW on a parcel in any land use district specified in accordance with Schedule 3 - Development Not Requiring a Development Permit.
- 31.2 Development permit applications for a solar collector system shall be accompanied by the following additional information:
  - (a) documentation demonstrating the system is designed to produce energy primarily for sole use and consumption on-site by the landowner, resident or occupant;
  - (b) manufacturer's specifications for system design and rated output;
  - (c) a site plan showing the location and orientation of the solar collectors;
  - (d) for panels mounted to the roof of a building or accessory structure or affixed to the wall of a building or accessory structure, a description of how the panels are to be mounted or affixed, maximum projection from roof or wall, and structural capacity of the building/wall to support the proposed development;
  - (e) for free-standing solar panels, a description of the proposed ground mount design including clearance to the bottom of the collectors and maximum height from existing grade;
  - (f) wire service provider (WSP) approval for solar collectors that are proposed to be connected to the provincial power grid.
- 31.3 Solar panel installations may be affixed to a building wall (principal and/or accessory), mounted to the roof of a building (principal and/or accessory) or mounted to the ground as a free-standing structure.