

MUNICIPAL DISTRICT OF TABER

CHINOOK INTERMUNICIPAL SUBDIVISION & DEVELOPMENT APPEAL BOARD

September 19, 2024

10:00 A.M.

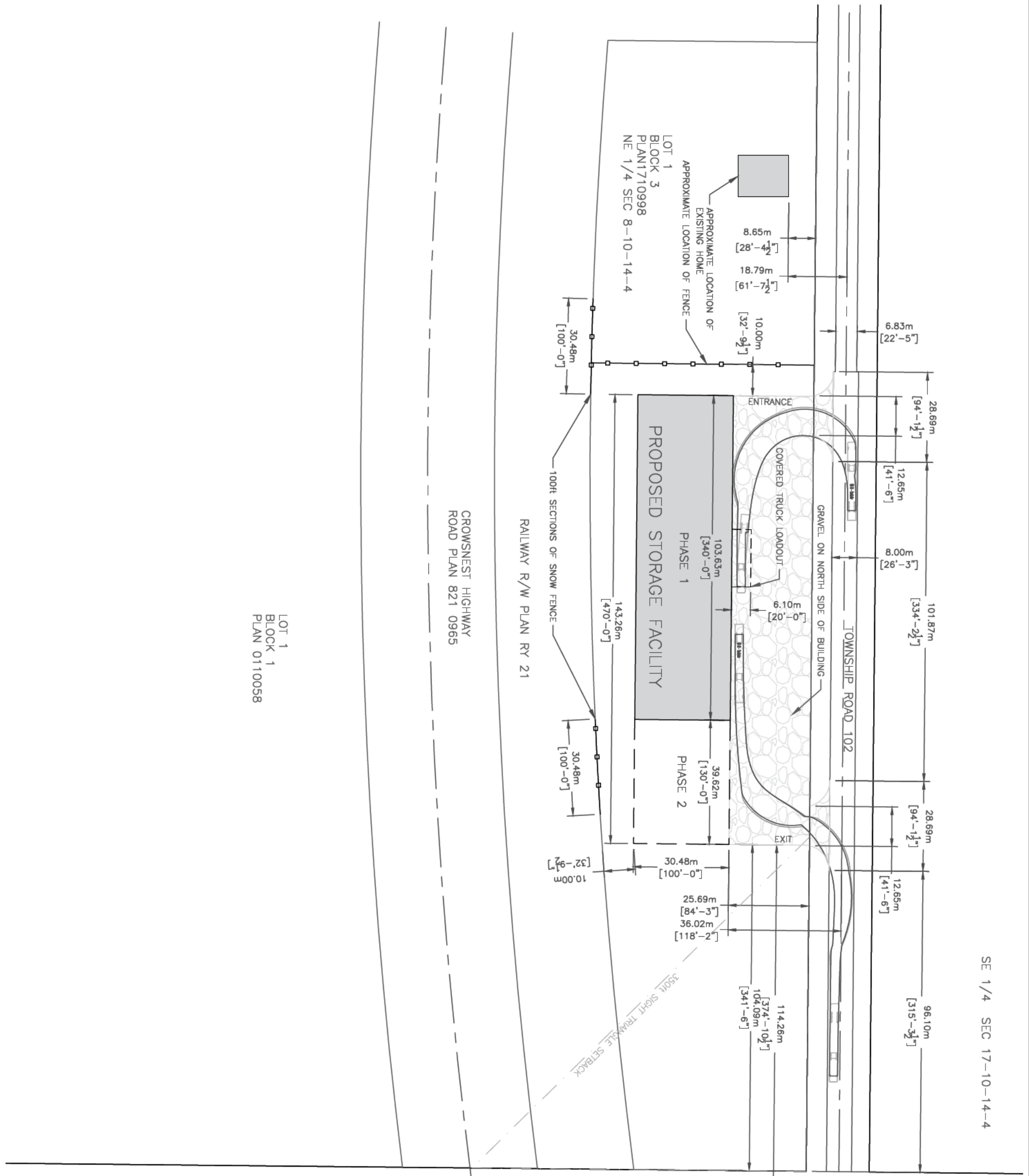
Hearing No. DP 117-24

Appellant / Applicant: TNT Pollination

LIST OF ADDITIONAL EXHIBITS

- H. Revised Site Diagram submitted by the Appellant TNT Pollination
- I. Public Works comments on Exhibit H
- J. Letter of Opposition - Windiana Farms

SE 1/4 SEC 17-10-14-4



1E

LEGEND / NOTES

NOTE: TRUCK TURNING PATHS ARE BASED ON A WB-21 TRIDEM AXLE SEMI TRAILER

ALL DIAMETERS ARE IN M UNLESS OTHERWISE SPECIFIED.

| ISSUE | DATE | REVISION DESCRIPTION |
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WILDE BROTHERS
ENGINEERING LTD.
PERMIT TO PRACTICE
P08438

WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

GRAND FORKS CONCRETE
PURPLE SPRINGS
POTATO STORAGE

| | |
|--------------------|--------------------|
| DESIGNED: DL | CHECKED: DW |
| DRAWN: DL | JOB: 7024-18 |
| SCALE: 1:1250 | DIMENSIONS: METERS |
| DATE: 07 JUNE 2024 | DRAWING No: 1 |

Gavin Scott

From: Tom Anderson [REDACTED]
Sent: Tuesday, September 3, 2024 8:50 AM
To: Gavin Scott
Subject: FW: DP117-24 Notice of Refusal

Hi Gavin,

I have included the new comments from MD of Taber Public Works with respect to the newly revised potato storage building plans. The applicant would like them included with their application package.

Thank you,

Tom Anderson | Municipal District of Taber
Development Officer



4900B - 50th Street
Taber, Alberta, T1G 1T2
P 403 223 3541 ext 119
C (587) 257-2489
www.mdtaber.ab.ca

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From: Corey Greene <[REDACTED]>
Sent: Tuesday, September 3, 2024 8:47 AM
To: Tom Anderson <[REDACTED]>; Brian Peers <[REDACTED]>; Bonnie Brunner <[REDACTED]>
Subject: RE: DP117-24 Notice of Refusal

Good Morning Tom,

Public works has reviewed the revised site plan and feel with the recommended revisions to the building layout, snow fence and upgrade to the Twp Rd 10-2 would make this development more acceptable from the previous proposal.

Thanks,

Corey Greene, CET | Municipal District of Taber
Director of Municipal Operations



September 10, 2024

RE: Development Application 117-24

To whom it may concern:

This letter is to serve as a request that the appeal not be granted for development application DA 117-24 due to the following.

- Windiana Farms Ltd. Has farmland located near this proposed potato storage facility and has apprehensions about its proximity to our irrigation pump site and field which we believe could cause undue hinderance to our access.
- We believe the range road is too narrow to have tractor trailers departing from the proposed facility. We believe there could be challenges when we are moving agricultural equipment, that trucks turning in and out could cause a disruption of traffic flow in both directions.
- We would also like to express concern that the proposed facility would obstruct the view of the railroad tracks. There are homesteads along the range road as well as our employees travel it quite frequently, considering recent events with an accident occurring on those tracks we do not believe the storage facility should be placed in close proximity to them, perhaps another site could be considered as we are not opposed to a storage facility just the location.

We appreciate you taking these concerns into consideration in your decision.

Sincerely,

J1