



**Decision Report PB25003 for**  
**Grandfathered (Deemed) Permit Determination**  
**under the**  
***Agricultural Operation Practices Act***  
**Ron and Charlene Hamoen/ Shoal Creek Enterprises Ltd.**  
**SE 27-61-3 W5**

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## 1.0 Introduction and background

This document sets out the written reasons for my determination of the livestock capacity and type in a deemed permit under the *Agricultural Operation Practices Act* (AOPA). The subject of the determination is a poultry operation located on SE 27-61-3 W5 (this quarter section will be referred to as “the site”). The site is located in the County of Barrhead, approximately 2.4 kilometres south and 1.6 kilometers east of the hamlet of Neerlandia AB. The process of ascertaining livestock capacity and livestock type under a deemed permit is known commonly as a “grandfathering” determination.

On June 9, 2025, Kevin Tiemstra of Tiemstra Poultry Ltd. submitted a grandfathering determination request (Appendix A) to the Natural Resources Conservation Board (NRCB). Mr. Tiemstra expressed intent to purchase the site in the near future. Mr. Tiemstra was requesting that the NRCB conduct a grandfathering determination for the poultry confined feeding operation (CFO) located on the SE 27-61-03 W5 and claiming 42,333 chicken broilers (33,000 large and 9,333 small) and two broiler barns (72' x 275' and 40' x 140').

The CFO is operated under the corporate name of Shoal Creek Enterprises Ltd. and the land is owned by Ron and Charlene Hamoen. Ron Hamoen has given Tiemstra Poultry written permission to apply for the grandfathering determination with the NRCB (Appendix B).

The confined feeding operation (CFO) holds development permit #71-95 issued by County of Barrhead on August 31, 1995 (Appendix C). Development permit #71-95 authorized the development of the following:

**“To allow the expansion of a 20,000 sq.ft, new building to the existing 18,650 sq.ft, broiler operation on Lot 3, Block 1, Plan 862 0443 - SE 27-61-3-W5,**  
... subject to the following conditions:

1. County of Barrhead post notice on site.
2. Notification be sent to adjoining landowners.
3. No on-site storage or collection of litter or manure be allowed on the 9.83 acre parcel being Lot 3, Block 1, Plan 862 0443 - SE 27-61-3 W5.”

Under section 18.1(1)(b) of AOPA, CFOs that held a municipal development permit on January 1, 2002, are grandfathered.

In this case, the development permit authorized the construction of a 20,000 square foot new building to add to the existing 18,650 square foot broiler operation but the development permit did not specify the animal numbers, but did specify animal type, in that it was an existing broiler operation.

It is therefore necessary for me to determine:

1. Was there a “CFO” on this site on January 1, 2002?
2. Was the CFO above the permitting thresholds under AOPA on January 1, 2002?
3. If so, what was the footprint on January 1, 2002?
4. What were the structures on January 1, 2002? How were the structures being used?
5. What, if any, permits or licences did the operation hold?

6. What category(ies) of livestock was the CFO confining and feeding, or permitted to confine and feed? What type(s) of livestock in that category? What livestock numbers were permitted or being held for each type of livestock?
7. What was the capacity of the structures to confine livestock on January 1, 2002?
8. Is the claimed capacity within a reasonable range of the physical capacity on January 1, 2002?

For the reasons that follow, I conclude that on January 1, 2002, under section 18.1 of AOPA, the CFO at the SE 27-61-03 W5, currently owned by Shoal Creek Enterprises Ltd. (Ron and Charlene Hamoen), has a deemed registration with the capacity for 42,333 chicken broilers.

The CFO has not been abandoned and the deemed NRCB permit under AOPA is still valid today.

To ensure transparency with AOPA and consistent decision-making, a complete and thorough investigation was conducted to address the questions listed above, ensuring that all relevant aspects of the operation were considered in making a formal grandfathering determination.

## **2.0 Context and process**

### **2.1 Legal context**

Under section 18.1(1)(b) of the *Agricultural Operation Practices Act*, the owner or operator of a “confined feeding operation” that existed on January 1, 2002, with respect to which a development permit was in effect on January 1, 2002, is deemed to have been issued a permit under AOPA. The capacity allowed by the deemed permit is that authorized by the development permit, or if the capacity was not authorized, the capacity of the enclosures to confine livestock on January 1, 2002.

The term “capacity” refers to a CFO’s livestock numbers, not to the scope of the CFO’s facilities. The term “deemed capacity” refers to the maximum number of livestock, or maximum volume or tonnage of manure storage, allowed by a CFO’s deemed permit as determined under section 18.1(2) of AOPA.

The question of whether there was a “confined feeding operation” on this site on January 1, 2002 may turn on the definition of “CFO” in AOPA. In AOPA, “confined feeding operation” is a defined term in section 1(b.6):

*“confined feeding operation” means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include ... livestock seasonal feeding and bedding sites....*

To be grandfathered, a CFO must have been at or above AOPA threshold numbers on January 1, 2002. The Part 2 Matters Regulation under AOPA identifies the threshold to require a permit for poultry, chicken pullets/broilers is 2,000- 59,999 for a registration and 60,000 + for an approval.

The Administrative Procedures Regulation under AOPA includes section 11 governing deemed permit investigations. Section 11(1) of the Regulation states that:

*11(1) At the request of an owner or operator for a determination related to a deemed permit under section 18.1 of the Act, or in response to a complaint where a determination of the terms or conditions or existence of a deemed permit is required, an inspector shall conduct an investigation to determine the capacity of a confined feeding operation or manure storage facility*

- (a) that was in place on January 1, 2002, or*
- (b) that was constructed pursuant to a development permit issued before January 1, 2002.*

The NRCB has formalized grandfathering decisions by adopting processes set out in section 11 of the Administrative Procedures Regulations under AOPA and through the Operational Policy 2023-01: *Grandfathering (Deemed Permit)*. These documents provide the framework to establish the facts and the scope of the grandfathering determination process.

## **2.2 Standard of proof**

Section 11 of the Administrative Procedures Regulation under AOPA states that an inspector shall conduct an investigation to determine capacity of a CFO in place on January 1, 2002. Grandfathering determinations require findings of fact. Whether a CFO existed on January 1, 2002, above threshold, is a question of fact. Similarly, what category and type of livestock, and what capacity the CFO had on January 1, 2002 are also questions of fact.

If not otherwise specified in legislation, the standard of proof in a civil administrative proceeding like this is a “balance of probabilities”—that is, whether a relevant fact is more likely than not to be true.

## **2.3 Flexible approach to grandfathering date**

Section 18.1 of AOPA focuses on facts as they existed on the precise grandfathering date of January 1, 2002. However, the NRCB generally uses a pragmatic and flexible approach toward applying the January 1, 2002 grandfathering date (See Grandfathering Policy, part 6.0). This approach is reasonable because a more rigid or stricter application of the January 1, 2002 grandfathering date could lead to unfair results if, for example, an operation happened to have emptied its enclosures on January 1, 2002, or was half-way through rebuilding or constructing the enclosures on that date, or had shut down temporarily due to a short-term market crises.

## **2.4 Notice waived for indoor operation**

Ordinarily, notice of a deemed permit determination is given to those parties who would be entitled to notice under AOPA for a new CFO with the same capacity as what the operator is claiming as deemed. However, section 11(3) of the Administrative Procedures Regulation provides:

*11(3) An approval officer may waive the notice for indoor confined feeding operations if the inspector finds that the livestock type and the capacity of the structures can be reliably determined by viewing historical aerial photographs and owner or operator records.*

I am an inspector, but I am also cross-appointed as an approval officer. In my capacity as an approval officer, I waived the notice of deemed permit determination in this case. This is an

indoor CFO. I have sufficient information through aerial photographs, County of Barrhead permit 71-95, conversations between Ron Hamoen and Kevin Tiemstra with Inspector Cathryn Thompson and conversations between Kevin Tiemstra and myself, an onsite inspection by Inspector Thompson, so that both the capacity and condition of the structures could be reliably determined.

### **3.0 Evidence**

#### **3.1 Evidence at the NRCB**

The confined feeding operation holds Development Permit #71-95 issued by County of Barrhead on August 31, 1995. Development Permit #71-95 was issued to Clarence and Primrose Olthuis and it authorized the development of an expansion of a 20,000 sq.ft, new building to the existing 18,650 sq.ft, broiler operation (Appendix C).

It is clear after reviewing the County of Barrhead #71-95 permit, the development permit #71-95 application and a letter from Alberta Agriculture that there was some confusion with bird numbers and barn square footage. Permit #71-95 refers to a 20,000 sq. ft. new building to an existing 18,650 sq. ft broiler operation. Whereas the application for that development permit states 18,650 existing broiler chickens and an addition of another 20,000 broilers for a total of 38,650 broilers. The calculations for required land base, MDS and in the letter from Alberta Agriculture all use the numbers as broiler bird numbers not barn sq. footage

#### **3.2 Information from Operator**

The current owner did not take ownership of the property until 2009 and did not use the facilities for raising of livestock. Mr. Hamoen did state the last time the barns were used for confining poultry was in 2008, and did not have any records from 2002. Mr. Tiemstra has stated his family originally owned the property and built barns 2 and 3 (see e.g. Appendix G for site map).

#### **3.3 Other evidence**

Historical aerial imagery (Valtus 1999-2003, Appendix D) shows the footprint and facilities of the CFO that likely existed on or before January 1, 2002. This image shows 3 broiler barns. The 2 barns to the north are in the same location and appear to have the same dimensions as they do today. Barn 3, the most southerly of the 3 barns, is also visible but has since been removed, leaving only the concrete floor, as seen in the picture by Inspector Thompson taken on June 27, 2025 (Appendix E).

### **4.0 Analysis and findings**

#### **4.1 CFO footprint and structures**

The evidence set out above and attached as appendices shows that the footprint of the CFO has not changed since 2002. Inspector Thompson's June 27, 2025, site inspection, also confirmed that the CFO footprint has not changed. I conclude that the footprint of the CFO today is the same footprint that existed on January 1, 2002.

On August 31, 1995 the County of Barrhead issued permit 71-95 to Clarence and Primrose Olthuis, which stated **"To allow the expansion of a 20,000 sq.ft, new building to the existing 18,650 sq.ft, broiler operation on SE 27-61-3 W5.**

From discussions with Inspector Thompson, during her site inspection, Ron Hamoen, stated that he believes 2008 was the last year the property was used as a CFO for poultry.

In 2009 Ron and Charlene Hamoen purchased the property. They have not used the facilities for a CFO since taking ownership. Between 2013- 2015 barn 3 was removed from the site, only the concrete footing and floor remain. This can be seen with Vaultus images from 2013 (barn can be seen in image) and 2015 (barn is gone and only the concrete floor remains) (Appendix F). Ron Hamoen was not sure of the exact date the barn was removed.

On January 1, 2002, there were 3 barns. Barn 1 has a rough inside dimension of 71' x 274' for a total of 19,454 ft<sup>2</sup>, the entire inside space being used to house chicken broilers. There is a small room attached externally to the main building which is where the mechanical components of this barn are housed.

Barn 2 has a rough inside dimension of 39' x 139', with an internal mechanical room of 10' x 16'. This gives the barn a total of 5,261ft<sup>2</sup> of useable space for housing chicken broilers.

Because both Ron Hamoen and Kevin Tiemstra have stated that they are not interested in rebuilding barn 3 and do not wish to have it included in the grandfathering determination, it will not be included in this grandfathering determination. See also the discussion on abandonment at part 6.1 below.

Condition # 3 of Development Permit 71-95 states "No on-site storage or collection of litter or manure be allowed on the 9.83 acre parcel being Lot 3, Block 1, Plan 862 0443 - SE 27-61-3 W5." Inspector Thompson's June 27, 2025, site inspection did not find either a manure storage facility or a manure collection area and her discussions with the current owner and Kevin Tiemstra stated that they believed manure was loaded directly onto trucks and transported to fields and spread whenever the barns were cleaned.

Based on this evidence, I have concluded that on January 1, 2002, this CFO did not have a separate manure storage facility or a manure collection area other than the 3 barns.

## **4.2 Livestock type**

As to livestock type, through discussions with Kevin Tiemstra, whose family originally owned the property and operated the poultry broiler operation, the County of Barrhead application and County of Barrhead permit which all state it was an existing broiler operation , therefore this CFO was a chicken broiler operation. This is the animal type which is also listed on the County of Barrhead permit #71-95.

## **4.3 CFO livestock capacity**

Municipal development #71-95 states that this operation was permitted to **allow the expansion of a 20,000 sq.ft, new building to the existing 18,650 sq.ft, broiler operation** on SE 27-61-3 W5.

If the MD permit does not authorize a livestock capacity, then the NRCB determines the capacity of the enclosures to confine livestock ("physical capacity") under section 18.1(2)(b) of AOPA.

Importantly, it is the capacity, rather than the actual number of confined livestock, that determines capacity for this deemed registration.

A useful tool to verify the evidence is Technical Guideline Agdex 096-81: *Calculator for Determining Livestock Capacity of Operations as They Existed on January 1, 2002*. The formula

for chicken broiler number calculations is: barn area ÷ space allocation per bird. The Barn area is in ft<sup>2</sup>, the space allocation is measured in ft<sup>2</sup> /bird, and the value as per Agdex 096-81 is either 0.7 (for broilers) or 0.5 (for Kentucky fried chicken size broilers).

Barn 1 has a rough inside dimension of 71' x 274' for a total of 19,454 ft<sup>2</sup>, the entire inside space was used to house chicken broilers, there is a small room attached externally to the main building which is where the mechanical components of this barn are housed. This dimension gives the barn a capacity range of 27,791 (0.7 ft<sup>2</sup>/bird) to 38,908 (0.5 ft<sup>2</sup>/bird) chicken broilers, depending on the actual size of birds being raised.

Barn 2 has a rough inside dimension of 39' x 139', with an internal mechanical room of 10' x 16'. This gives the barn a total of 5,261 ft<sup>2</sup> of useable space for housing chicken broilers for a capacity range of 7,515 (0.7 ft<sup>2</sup>/bird) to 10,522 (0.5 ft<sup>2</sup>/bird) chicken broilers, depending on the actual size of birds being raised.

Total capacity for both barns has a range of 35,306 (0.7 ft<sup>2</sup>/bird) to 49,430 (0.5 ft<sup>2</sup>/bird) chicken broilers, depending on the actual size of birds being raised and the request for a capacity of 42,333 chicken broilers falls within that range.

Because the 3<sup>rd</sup> barn has been removed and the liner has been damaged, it will not be used for the capacity calculations.

#### **4.4 Reasonable range of physical capacity**

The *Grandfathering (Deemed Permit)* Policy notes at 6.3.2 that, while Technical Guideline Agdex 096-81 *Calculator for Determining Livestock Capacity of Operations as They Existed on January 1, 2002* is a tool for determining physical capacity, field services staff have discretion in how they use the tool. For example:

- a. If the operator had a different management practice that doesn't follow the guideline, discretion can be exercised as long as the rationale is explained.
- b. Field services staff may discount feed alleys, handling facilities, etc. when entering the numbers into the Agdex 096-81 calculator to account for the non-MSF and non-MCA portions of the total area.

I assessed whether the claimed capacity (42,333 chicken broilers) is within a reasonable range of the physical capacity on January 1, 2002 – in other words, would the claimed 42,333 chicken broilers have fit into these barns in 2002?

The claimed capacity of 42,333 is within a reasonable range of the physical capacity of the CFO on January 1, 2002, as calculated above. AOPA does not distinguish between sizes of chickens for permitting purposes; the “type” is simply Chicken – Pullets/Broilers.

#### **4.5 Was the CFO above AOPA threshold on January 1, 2002?**

The AOPA threshold for a registration for chicken broilers is 2,000 - 59,999. Given the analysis above, I find that this CFO, using inside building square footage measurements, had capacity for 42,333 chicken broilers, which is above the threshold. Accordingly, the CFO was above threshold on January 1, 2002 and has a deemed registration.



## **5.0 Affected person and directly affected parties**

Section 11(5) of the Administrative Procedures Regulation under AOPA requires that an inspector's decision report on a grandfathered (deemed) permit determination include reasons on whether affected persons who made a submission are directly affected parties.

In this case, as notice was waived, the only affected and directly affected parties in this determination are the applicants (Ron and Charlene Hamoen, and Shoal Creek Enterprises Ltd.), and the County of Barrhead.

## **6.0 Status of deemed permit today**

### **6.1 Abandonment**

While a grandfathering determination is limited to a point in time – January 1, 2002 – the NRCB also takes this opportunity to assess the validity or status of a deemed permit, today. In other words, for a permit that is deemed under AOPA, does that same permit exist with the same terms in 2025? This assessment may be useful to provide certainty to prospective buyers, sellers or lenders; regulators (such as the NRCB); and the owner and operator of the CFO.

In a decision concerning a grandfathered (deemed) permit determination (RFR 2020-04 *Stant Enterprises Ltd.* at pg. 4), the NRCB Board implied that where 18 years have passed since the time window used in a grandfathering, it may be appropriate to evaluate a question of abandonment. If a facility were abandoned, that might invalidate its deemed permit today.

The NRCB's Operational Policy: *2016-3 Permit Cancellations Under Section 29 of AOPA* guides how to assess whether an operation or facility is abandoned. The policy also directs the approval officer (or inspector) to consider current use and condition, reason for any inactivity, and the cost to reconstruct facilities if needed.

From my observations, information obtained during Inspector Thompson's site inspection, oral testimony provided by the owner and Kevin Tiemstra, and aerial imagery, I was able to assess the status of the site.

Barn 1 is currently being used as a shop and barn 2 is being used as a storage building. Both barn 1 and 2 have been maintained and are in good condition and could easily be converted back to a poultry CFO.

In my view, despite a period of inactivity, and in part due to Mr. Tiemstra's interest in the site and for using it as a poultry CFO in the future, the condition of the barns and Ron Hamoen approving the application for a grandfathering, barns 1 and 2 have not been abandoned.

Between 2013- 2015 barn 3 was removed from the site, only the concrete footing and floor remain. This was verified by the owner and can be seen with Vaultus images from 2013 (barn can be seen in image) and 2015 (barn is gone and only footing and concrete floor remain). The photo taken by Inspector Thompson (Appendix E) shows the degradation to the concrete liner, numerous cracks in the floor and frost heaving.

The degradation to the concrete liner is the result of years of exposure to the weather (freeze/thaw action). As no measures were taken to protect or repair the liner and the purchaser and current owners request to not include it in this grandfathering decision demonstrates there was no intent to preserve the grandfathered status of this barn.

Having considered all the evidence and issues that relate to assessing abandonment, I conclude that Barn 3 is considered to be abandoned for this grandfathering determination.

## **6.2 Disturbed liner**

The *Grandfathering (Deemed Permit)* Policy states that facilities that are deemed to have an AOPA permit retain that deemed status only as long as the essential conditions of those facilities remain as they were on January 1, 2002.

If an operator substantially changes the liner of a grandfathered manure storage facility or collection area, then the policy objective behind grandfathering that liner is erased. In addition, as a general rule, if a deemed facility is changed in a way that constitutes “construction” under AOPA, including the NRCB’s interpretation, then that facility will lose its deemed status. This rule applies even where the “construction” does not alter the existing liner (e.g. but where capacity of manure storage or collection increases). Further explanation of what constitutes “construction” is provided in NRCB Operational Policy 2012-1: Unauthorized Construction, and Livestock Pen Floor Repair and Maintenance Fact Sheet.

In this case, there is no information that any liners or protective layers for the CFO facilities (barns 1 and 2) were disturbed in a way that would constitute “construction” and would invalidate the deemed permit.

## **7.0 Conclusion**

Having reviewed all the evidence listed above, I have determined that on January 1, 2002, the poultry CFO operation located at SE-27-61-03-W5, currently owned by Ron and Charlene Hamoen and operated under Shoal Creek Enterprises Ltd.,

1. existed on January 1, 2002
2. was above AOPA permitting thresholds for chicken pullets/ broilers on January 1, 2002
3. has the same footprint (for confining poultry) today as it did on January 1, 2002
4. had 3 structures (for confining poultry) on January 1, 2002 and only 2 usable structures remain today
5. had a development permit (Permit #71-95) issued August 31, 1995, from the County of Barrhead
6. was confining and feeding chicken broilers on January 1, 2002
7. had enclosures with the physical capacity to confine 35,306 (0.7 ft<sup>2</sup>/bird) to 49,430 (0.5 ft<sup>2</sup>/bird) chicken broilers on January 1, 2002.
8. claimed capacity of 42,333 chicken broilers, is within reasonable range of the physical capacity of chicken broilers on January 1, 2002.

Therefore, under section 18.1 of AOPA, the owner or operator of the CFO has a deemed registration with the capacity for 42,333 chicken pullet/ broilers.

I have determined that barns 1 and 2 of the CFO have not been abandoned, have not had their liners disturbed, and the deemed NRCB permit under AOPA is still valid today. Please see Deemed (Grandfathered) Registration PB25003.

Please note that under section 18.1(4) of AOPA, the terms and conditions of the municipal Development Permit #71-95 continue to apply.

Furthermore, I conclude that the only directly affected parties of this decision are Ron and Charlene Hamoen, Shoal Creek Enterprises Ltd., and the County of Barrhead.

July 24, 2025

(Original signed)

Jim Parker  
Inspector

## **8.0 Appendices**

- A. Grandfathering determination request
- B. Permission letter from Ron Hamoen to Kevin Tiemstra to pursue a grandfathering Determination (May 31, 2025)
- C. County of Barrhead permit 71-95 (August 31, 1995)
- D. Image from Vaultus - 1999-2003
- E. Photo of barn 3 concrete floor (taken June 27, 2025)
- F. Vaultus images from 2013 and 2015
- G. PB25003 site image (Google Earth Pro 2024)

# Grandfathering Determination Request



**NRCB** Natural Resources  
Conservation Board

Request under the *Agricultural Operation Practices Act (AOPA)* for a grandfathering determination for a confined feeding operation (CFO), manure collection area (MCA), or manure storage facility (MSF)

**NRCB USE ONLY**

NRCB Grandfathering Number

**PB25003**

Date Stamp

NRCB APPLICATION

JUN 09 2025

RECEIVED

## CONTACT/OWNER INFORMATION

Name of owner:	Corporate Name (if applicable):	
Ron and Charlene Hamoen	Shoal Creek Enterprises Ltd	
Name of person making request:		
Kevin Tiemstra		
Address: (Street/P.O. Box) 3204 Twp Rd 614		
City/Town:	Province:	Postal Code:
County of Barrhead	AB	T0G 1R2

## LOCATION FOR WHICH GRANDFATHERING DETERMINATION IS REQUESTED

Legal Land Description:	(Qtr-Sec-Twp-Rg-W Mer)
Lot 3 Block 1, Plan 8620443 SE27-61-3-W5H	
County/Municipal District:	
County of Barrhead	
Is the person making the request the registered landowner?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If no, please attach letter of consent signed by all landowners)	
Does this legal land location have an existing permit(s) for CFO facilities? (e.g. municipal development permit.):	
<input checked="" type="checkbox"/> Yes (if yes please provide a copy) <input type="checkbox"/> No Permit(s) #: 71-95	

## Claimed Grandfathered Livestock Capacity (Capacity of the enclosures On January 1, 2002)

Livestock category and type	Claimed grandfathered livestock capacity
Chicken, Broilers (Large)	$19,800 \div 0.6 = 33,000$
Chicken, Broilers (Small)	$5,600 \div 0.6 = 9,333$
	42,333

## Claimed Grandfathered Facilities (On January 1, 2002)

Facility Name	Dimensions Length x width (x depth as applicable) (m)	Description of management of the facility (Seasonal use, movement of livestock, type of livestock etc.)
Large Broiler Barn	72' x 275'	Broilers (continuous use)
Small Broiler Barn	40' x 140'	Broilers (continuous use)



# Grandfathering Determination Request

**Information to support grandfathering determination request:** (Provide all relevant information to support the grandfathering claim. This can include, permits issued prior to January 1, 2002, records supporting the claimed capacity, photographs, details of facilities used to confine livestock, site layout plan, etc. Attach pages as required.)

Types of Records for Years 2000-2004	Yes	No	Comments
Aerial imagery ( <i>old farm photos</i> )	<input type="checkbox"/>	<input type="checkbox"/>	
Photographs ( <i>personal photos taken of animals/facilities</i> )	<input type="checkbox"/>	<input type="checkbox"/>	
Livestock Purchase Records ( <i>auction market receipts</i> )	<input type="checkbox"/>	<input type="checkbox"/>	
Livestock Sales Records ( <i>auction market receipts</i> )	<input type="checkbox"/>	<input type="checkbox"/>	
Financial Records ( <i>Taxes</i> )	<input type="checkbox"/>	<input type="checkbox"/>	
Feed, Straw, Mineral Purchase Records	<input type="checkbox"/>	<input type="checkbox"/>	
Government Support Program Records ( <i>GRIP, NISA</i> )	<input type="checkbox"/>	<input type="checkbox"/>	
Premises Identification Registration Records	<input type="checkbox"/>	<input type="checkbox"/>	
Quota Records	<input type="checkbox"/>	<input type="checkbox"/>	
Veterinary Records	<input type="checkbox"/>	<input type="checkbox"/>	
Manifests	<input type="checkbox"/>	<input type="checkbox"/>	
Calving/Farrowing/Lambing etc. Records	<input type="checkbox"/>	<input type="checkbox"/>	
Livestock Health Records ( <i>records of livestock treatments/vaccinations</i> )	<input type="checkbox"/>	<input type="checkbox"/>	
Purchases of Livestock Holding/Handling Equipment ( <i>poultry cages, dairy cow beds/stalls, farrowing crates</i> )	<input type="checkbox"/>	<input type="checkbox"/>	
Testimonies from Employees or Family Members ( <i>that worked on the operation in 2002-2004 and could be contacted now</i> )	<input type="checkbox"/>	<input type="checkbox"/>	
Building and Construction Records ( <i>concrete bunks, buildings, sheds, slab fences, barns, waterers, etc.</i> )	<input type="checkbox"/>	<input type="checkbox"/>	
Any Diaries, Journals or Daily Logs	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	



# Grandfathering Determination Request

## REQUEST DISCLOSURE

I acknowledge that this information is collected under the authority of the *Agricultural Operation Practices Act*, is subject to the provisions of the *Freedom of Information and Protection of Privacy Act*, and shall be deemed public unless the NRCB grants a written request that certain sections remain private.

I, the owner, or agent of the owner, have read and understand the statements herein and acknowledge that the information provided in this application is true to the best of my knowledge.

June 2/25

Date of signing

Tiemstra Poultry Ltd

Corporate name (if applicable)

Signature

Ben Tiemstra

Print name

**This contact information is only for NRCB, municipal, and referral agency use, and is not for public disclosure.**

### Owner Contact Information

Name:

Ron Hamoen

Corporate Name (if applicable):

Shoal Creek Enterprises Ltd

Contact  
Numbers

Business:

Cell:

Home:

Email:

### Person (Other than Owner) Requesting the Determination Contact Information (if applicable)

Name:

Kevin Tiemstra

Relationship to Owner:

N/A

Contact  
Numbers

Home:

Cell:

Email:

May 31, 2025

To NRCB (Nathan Shirley):

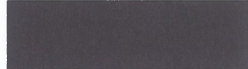
We are writing this letter to let you know about the chicken operation on my property.

We are located on Lot 3. Block 1, Plan 8620443, SE-27-61-3-W5. The buildings on this property where being used for a broiler operation until 2008.

We are giving Ben Tiemstra (Tiemstra Poultry Ltd.) permission to apply for grandfathering with NRCB on this property.

Yours truly,

  
Ron Hamoen

  
Charlene Hamoen



PERMIT NO. 71- 95

FORM C

**DEVELOPMENT PERMIT**

COUNTY OF BARRHEAD NO. 11

Development involving: To allow the expansion of a 20,000 sq.ft. new building to the existing 18,650 sq.ft. broiler operation on Lot 3, Block 1, Plan 862 0443 - SE 27-61-3-W5, Certificate of Title #922 043 834; Registered owners; Clarence & Primrose Olthuis as described in Application No.71-95 following the guidelines of the "Code of Practice" and the letters of approval from Alberta Agriculture and Aspen Regional Health Authority has been approved by the Municipal Planning Commission, subject to the following conditions:

1. County of Barrhead post notice on site.
2. Notification be sent to adjoining landowners.
3. No on-site storage or collection of litter or manure be allowed on the 9.83 acre parcel being Lot 3, Block 1, Plan 862 0443 - SE 27-61-3-W5.

You are hereby authorized to proceed with the development specified provided that any stated conditions are complied with; that development is in accordance with any approved plans and applications; and that a Building Permit is obtained if construction is involved. Should any appeal be made against this decision to the Development Appeal Board, the development permit shall be null and void.

DATE OF DECISION:

30th August, 1995

DATE OF ISSUE OF PERMIT:

31st August, 1995

SIGNATURE OF DEVELOPMENT OFFICER:

**NOTE:**

1. The issuance of a Development Permit in accordance with the Notice of Decision is subject to the condition that it does not become effective until fifteen (15) days after the date the order, decision or development permit is issued.
2. The Land Use By-Law provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Secretary of the Development Appeal Board within fourteen (14) days after Notice of the Decision is given.
3. A permit issued in accordance with the Notice of Decision is valid for a period of twelve (12) months from the date of issuance. 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.
4. A development permit is an authorization for development under the Land Use Bylaw. The applicant is still responsible to adhering to any other Provincial or Federal codes and regulations that may be applicable.







**Concrete foundation from barn that was taken down around 2013-2015**





Valtus Image 2013,  
shows Barn 3

Barn 3







Valtus Image 2015  
Barn 3 removed

Barn 3 removed





Untitled Map

Write a description for your map.

Google Earth Pro Image,  
August, 2024

Shoal Creek

Barn 1

Shoal Creek Enterprises Ltd

Barn 2

Barn 3 concrete  
liner

Legend

- Shoal Creek
- Shoal Creek Enterprises Ltd

