



**Decision Report PL25003 for**  
**Grandfathered (Deemed) Permit Determination**  
**under the**  
***Agricultural Operation Practices Act***  
**PNV Land Corp. and Springer Dairy Ltd.**  
**SE 29-11-20 W4M**

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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 dairy operation located on SE 29-11-20 W4M (this quarter section will be referred to as “the site”) (Appendix A). The site is located in Lethbridge County, approximately 150 m northwest of the hamlet of Iron Springs. The process of ascertaining livestock capacity and livestock type under a deemed permit is known commonly as a “grandfathering” determination.

On June 6, 2025, Neil and Bryan Vande Munt of PNV Land Corp. contacted the Natural Resources Conservation Board (NRCB) and requested that the NRCB conduct a grandfathering determination for their dairy confined feeding operation (CFO) (Appendix B). They claimed a grandfathered capacity of 65 milking cows (plus associated dries and replacements). The CFO operates under the corporate name of Springer Dairy Ltd. and the land is owned by PNV Land Corp.

The confined feeding operation (CFO) holds Development Permit 30/78 issued by Lethbridge County on June 9, 1978. Development Permit 30/78 authorized the conversion of a farm to a dairy with 65 head and permitted the construction of a dairy barn. (Appendix C).

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

In this case, the development permit authorized the development of the dairy operation and the construction of a “dairy barn, shop, and milking parlour”. A sketch of the site includes an existing corral to the east of the proposed dairy barn. The permit specified animal numbers at 65 milking cows.

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 concluded that the operation existed as a dairy confined feeding operation (CFO) on January 1, 2002. The site had the capacity to confine 65 milking cows (plus associated dries and replacements), therefore the CFO was above permitting thresholds. The claimed capacity is within a reasonable range of the physical capacity of the facilities that existed on January 1, 2002. The terms and conditions of the deemed permit are recognized in Deemed Registration PL25003.

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 milking cows is 50 for a registration and 200 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, I generally sought evidence as to the type of livestock and the livestock capacity at the operation between 2000 and 2004 (See Grandfathering Policy, part 6.0). Considering the operation for at least two years before and two years past the January 1, 2002, grandfathering date seemed useful because witnesses might not remember what occurred on the exact date of January 1, 2002 and documents may not have the exact date. Also, considering how an operation functioned over a range of dates might shed additional light on how the operation functioned on a given day within that range. In particular, an aerial photograph from 2004 was helpful.

## **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.*

In my capacity as an approval officer, I waived the notice of deemed permit determination in this case. This is because I have sufficient information through aerial photographs and an onsite inspection, so that both the capacity of the structures and the type of livestock that was confined can be reliably determined.

## **3.0 Evidence**

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

The NRCB has record of an application for a development permit from Lethbridge County for a dairy barn for 60 head. The application was denied on April 12, 1978. An appeal of the refusal was considered on May 15, 1978, and approved by the development appeal board on May 24, 1978.

On June 9, 1978, municipal development permit 30/78 was issued to Walter Ankermann for the SE 29-11-20 W4M. This MD permit approved the conversion of a farm to a dairy with 65 cows and permitted the construction of a dairy barn, milking parlour, and shop. The permit includes a hand drawn site map and a number of conditions.

### 3.2 Other evidence

The earliest aerial image I have access to is from 2004 (Appendix A). This image shows the dairy barn and feed alley, a large pen with a shelter directly east of the barn, a row of pens running north to south northeast of the dairy barn, and an earthen liquid manure storage facility. The pens are populated at the time of the image.

## 4.0 Analysis and findings

### 4.1 CFO footprint and structures

The evidence set out above and attached as appendices shows that the site was an operational dairy consisting of a dairy barn, earthen liquid manure storage (EMS), and pens.

The footprint of the CFO today is not the same footprint that existed on January 1, 2002. Compliance Directive CD 25-11, issued by the NRCB on June 5, 2025, identified two occurrences of unauthorized construction that occurred approximately between 2019 and 2022. This included the construction of a new feed alley and the conversion of a dugout to an EMS) (see Appendix D, where the EMS is labelled as “MSF”).

Based on this evidence, I have concluded that on January 1, 2002, this CFO consisted of the following manure storage facilities and manure collection areas:

Dairy barn – 42 m x 16.5 m + 17.5 m x 20 m  
Feed alley – 42 m x 11 m  
Dry pens (with shelter) – 48 m x 45 m + 37 m x 20 m  
Heifer pens – 24.5 m x 71 m  
EMS – 20 x 40 m x unknown depth

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

MD permit 30/78 authorized the operation of a 65 milking cow dairy. Accordingly, the CFO was authorized for livestock numbers above the registration threshold on January 1, 2002, and has a deemed permit.

### 4.3 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 (65 milking cows plus associated dries and replacements) is within a reasonable range of the physical capacity on January 1, 2002 – in other words, would the claimed 65 milking cows (plus associated dries and replacements) have fit into the barn in 2002?

To estimate the physical capacity of the dairy CFO, I used Technical Guideline Agdex 096-81: *Calculator for Determining Livestock Capacity of Operations as They Existed on January 1, 2002*. I counted 62 free stalls in the dairy barn. Using the calculator factor of 1.2 animals per x 62 free stalls equates to a capacity of 74 milking cows. There are outdoor pens east of the dairy barn that are used to house the dry cows and replacement heifers.

The claimed capacity of 65 milking cows (plus associated dries and replacements) is within a reasonable range of the physical capacity of the CFO on January 1, 2002, as calculated above.

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

Section 11(5) of the Administrative Procedures Regulation under AOPA requires that a 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 party in this determination is the municipality in which the operation is located, which is Lethbridge County. The applicants, PNV Land Corp. and Springer Dairy Ltd., and Lethbridge County are directed affected parties.

## **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 AOPA Section 29*, guides how to assess whether an operation or facility is abandoned. The policy also directs the approval officer (or inspector) to consider:

- the CFO's current use, if any
- the CFO's current condition
- what, if any, steps are being taken to keep the CFO's facilities in condition such that they could resume being used for livestock management without major upgrades or renovations
- when the CFO stopped being used, and the owner's reason for stoppage
- whether the operation changed ownership during the period of disuse
- the owner's reason for ceasing or postponing use and owner's intent with respect to future use of the CFO
- the value of CFO facilities (independent of their permitted status) and the cost of reconstructing them if reconstruction is needed.

Under Operational Policy 2023-1: Grandfathering (Deemed Permit), part 9.1, I considered whether the CFO has been abandoned since January 1, 2002. I considered factors relevant to

abandonment, as identified in Operation Policy 2016-3: *Permit Cancellations under AOPA Section 29*, my observations and information obtained during my site inspections, internal records, verbal discussions with the operator, and a review of historical aerial photographs that show that the pens have been maintained from 2002 to present. I conclude that the CFO has been well maintained, has continued to be operational, and the owners' intent has always been to keep the CFO in operation; therefore, the CFO is not considered abandoned.

## **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.

The policy objective behind grandfathering is to protect legitimate expectations and reduce unfairness to operators who did not receive adequate notice of AOPA Part 2 taking effect from being expected to conform to the "new" standards. When AOPA was being developed, the expectation was that, over time, older facilities would adhere to AOPA's requirements as they were upgraded or replaced. The idea is that, prior to AOPA, operators made their investment decisions on the basis of the rules as they stood at the time, and that it would be unfair to subject those operators to the new rules.

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, the liner of the grandfathered earthen liquid manure storage (EMS) was reconstructed and converted to freshwater storage sometime between 2019-2022, as depicted in a photo that was part of Compliance Directive CD 25-11 (Appendix D). I find that the deemed status of the original EMS has been invalidated by the disturbance of the liner.

There is no information or evidence that the liners or protective layers of the other CFO facilities 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 CFO at SE 29-11-20 W4M, currently owned by PNV Land Corp. and operated by Springer Dairy Ltd., was operating an above threshold dairy, with the capacity for 65 milking cows (plus associated dries and replacements). The footprint of the CFO is the same today as it was on January 1, 2002, excluding the new feed alley and the modified EMS. Therefore, under section 18.1 of AOPA, the owner or operator of the CFO has a deemed registration with the capacity for 65 milking cows (plus associated dries and replacements).

As explained above, the original EMS was grandfathered but that status has been invalidated by the disturbance of the liner. The unauthorized conversion of the EMS has been addressed in



Compliance Directive CD 25-11 issued June 5, 2025, and subsequently in NRCB permit application LA25046.

I have determined that the CFO has not been abandoned, and the deemed NRCB permit under AOPA (except for the EMS) is still valid today. Please see Deemed (Grandfathered) Registration PL25003.

Please note that under section 18.1(4) of AOPA, the terms and conditions of the municipal Development Permit 30/78 continue to apply.

Furthermore, I conclude that the only directly affected parties of this decision are: PNV Land Corp., Springer Dairy Ltd., and Lethbridge County.

August 25, 2025

(Original signed)

Kailee Davis  
Approval Officer (cross-appointed as Inspector)

## **8.0 Appendices**

- A. Aerial image of SE 29-11-20 W4M (2004) (labeled by Kailee Davis)
- B. Part 1 application including claim of 65 milking cows
- C. Lethbridge County Municipal Development Permit 30/78
- D: Aerial image of unauthorized construction from Compliance Directive CD 25-11 (labeled by Inspector Morgan Schindel)

Appendix A: Aerial image of SE 29-11-20 W4M (2004) (labeled by Kailee Davis)



## Appendix B: Part 1 application including claim of 65 milking cows

### Part 1 — General Information & Disclosure



Application under the *Agricultural Operation Practices Act* (AOPA) for a confined feeding operation (CFO), manure collection area, or manure storage facility permit

<b>NRCB USE ONLY</b>	NRCB Application Number	Date stamp
<input type="checkbox"/> Approval <input type="checkbox"/> Registration <input type="checkbox"/> Authorization		

#### CONTACT INFORMATION

<b>Applicant information</b>		
Name <b>BRYAN VANDE MUNT</b>	Corporate name (if applicable) <b>SPRINGER DAIRY LTD.</b>	
Address (Street/P.O. Box) [REDACTED]		
City/town <b>PICTURE BUTTE</b>	Province <b>AB</b>	Postal code <b>T0K. 1V0</b>
<b>Agent consent (if applicable)</b>		
I, _____, hereby give consent for _____ (name of applicant) (name of agent and company)		
to act on my behalf or as my agent for this application.		
Signed this _____ day of _____, 20_____.		Signature of Applicant

#### LOCATION OF PROPOSED DEVELOPMENT

Legal land description(s) <b>SE 29-11-20 W4</b>	(Qtr-Sec-Twp-Rg-W Mer)
Municipality <b>LETHBRIDGE COUNTY</b>	
Registered landowner(s)	Is the applicant the registered landowner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If no, please attach letter of consent, ensure that it is signed by all landowners)
Does this legal land description have an existing permit or permits for CFO facilities? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

<b>NRCB USE ONLY – existing permit(s), livestock number(s) and related comments</b>

## Part 1 — General Information & Disclosure



Describe what is being proposed, including changes to facilities, changes to animal numbers, or changes to types of livestock, e.g., beef, dairy, hog, poultry, etc.

- permit for new feed alley
- permit for lagoon

**Livestock Numbers:** (include all permitted and proposed livestock). Note: If total livestock numbers increase in your Part 2 application, a new Part 1 application must be submitted which may result in a loss of priority for minimum distance separation (MDS).

Livestock category and type (Available in the Schedule 2 of the Part 2 Matters Regulation)	Permitted livestock numbers	Proposed increase or decrease in number (if applicable)	Total
53 milking cows	65	—	65

### APPLICATION DISCLOSURE

I, the applicant, or agent of the applicant, am responsible for confirming that this proposed development can meet the municipality's land use planning requirements (Municipal Development Plan, Intermunicipal Development Plan, etc.) and municipal setback requirements, and is not located in a right of way.

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.

From the date Part 1 is accepted by the NRCB, I, the applicant, or agent of the applicant, have **six months** to complete and submit Part 2 of this application, together with any supporting documentation I need to complete the application, unless an extension is granted. I, the applicant, acknowledge that failure to meet the six-month timeframe may result in denial of the application by the NRCB.

**I, the applicant, or agent of the applicant, acknowledge that any construction prior to obtaining the required AOPA permit is an offence and subject to enforcement action, including prosecution.**

I, the applicant, or agent of the applicant, 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 5, 2025  
Date of signing

SPRINGER DAIRY LTD.  
Corporate name (if applicable)

BRYAN VANDE MUNT  
Print name



Appendix C: Lethbridge County Municipal Development Permit 30/78

R. J. MAGNISON  
COUNTY MANAGER



C. E. HURGE, B.ED., M.ED.  
SUPERINTENDENT OF SCHOOLS

County of Lethbridge No. 26

905 - 4TH AVENUE SOUTH

Lethbridge, Alberta

T1J 4E4

2505

Dear Sir or Madam:

Re: Development Application No. 30/78

Attached hereto please find copy of Development Permit:

☒ - Approved - Subject to the conditions  
noted thereon.

☐ - Refused - for the reasons as noted on  
said permit.

Yours truly,

A handwritten signature in cursive script, reading "Vic Manoharan".

VIC MANOHARAN  
Development Officer

VM:cjd  
encl.

## NOTICE OF DECISION

TO: Walter Ankermann  
Box 82  
Iron Springs, Alberta

Your application date March 23, 1978 for a development permit at

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ PLAN \_\_\_\_\_ SECTION S 29-11-20-4

Postal Address \_\_\_\_\_ Proposed Use of Land: Dairy Barn (60 Head)

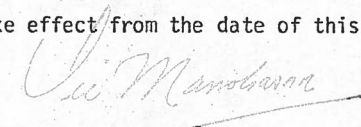
has been considered and I hereby inform you that the decision in this matter is that your application has been refused subject to the following conditions:

## CONDITIONS:

1. The proposed Dairy Barn is within 1500 feet of Iron Springs school.
2. The proposed Dairy Barn is within 1500 feet of Highway No. 25.

This notice constitutes a DEVELOPMENT PERMIT to take effect from the date of this Notice of Decision.

Date April 12, 1978

  
Development Officer

Appeal Against a Decision of the  
Development Officer Under the Zoning By-Law

The Development By-Law provides that any person affected by a decision of the Development Officer made under the By-Law may appeal such decision to the Development Appeal Board. Such an appeal to the Development Appeal Board shall contain a statement of the grounds of appeal and shall be delivered either personally or by Registered Mail so as to reach the Secretary of the Development Appeal Board not later than fourteen (14) days following the date of this notice. Should an appeal be made, the Development Permit shall be null and void.

Form D.

County of Lethbridge No. 26

Development Application No. ...30/78.....

Development Control By-Law No. 243

Date of Appeal Decision ..May. 15.. 1978.....

NOTICE OF APPEAL DECISION

This is to notify you that an appeal against the ~~APPROVAL~~  
~~APPROVAL WITH CONDITIONS~~  
REFUSAL

of a development permit with regard to the following:

alter Ankermann  
J.E. 29-11-20-W4  
Dairy Operation

was considered by the COUNCIL on ..May. 15..... 19 78.....

and the decision of the COUNCIL with regard to the appeal is as follows and for

the following reasons: To reverse the decision of the Development Officer and issue  
the Permit on the following conditions:

1. The Developer/Owner shall apply for and obtain a Certificate of Compliance from the County Development Officer on an annual basis.
2. The proposed Dairy Barn shall be located at a minimum distance of 500' from any neighboring Residence.
3. The Developer/Owner shall apply for and obtain a permit from the Chairman, Alberta Dairy Control Board, Provincial Building, Wetaskiwin, Alberta.
  - . This permit is valid for a maximum of 65 cows at any time and expansion of the dairy operation shall be done under a new permit from the County of Lethbridge No. 26.
5. Electrical wiring shall be done under permit from Provincial Electrical Inspector.
6. Plumbing shall be done under permit from Provincial Plumbing Inspector.

Date ..... May. 24.. 1978..... Secretary-Treasurer .....

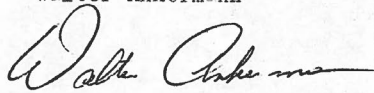
My most visible alternative is a dairy operation, since I have had previous experience in this field. This is a family farm and my family and I rely on this income for our livelihood.

On the basis of these facts, I ask you to reconsider my refusal and grant a permit. I will endeavour to maintain as sanitary an operation as possible.

Thank you for your consideration.

Sincerely Yours;

Walter Ankermann

A handwritten signature in cursive script, appearing to read "Walter Ankermann", written in dark ink.



RECEIVED  
MAY 31 1978  
ALBERTA HIGHWAYS  
EDMONTON

WE, THE UNDERSIGNED, HEREBY UNDERTAKE, on behalf of \_\_\_\_\_  
(Name of Applicant)  
by their heirs, executors, successors and assigns, to construct "THE DEVELOPMENT", in strict  
accordance with the plans and Specifications contained or attached hereto, and to comply with all  
conditions as enumerated on Page 3 of the application, and to construct and maintain, at our/my  
expense, access roads and driveways comprised in the development and to install and maintain such  
culverts, bridges and other drainage structures and equipment as may be required by THE MINISTER.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_

\_\_\_\_\_  
(Signature of Applicant)

\_\_\_\_\_  
(Witness)

THIS SPACE TO BE FILLED IN BY DEPARTMENT OF HIGHWAYS AND TRANSPORT

P E R M I T

PERMISSION IS HEREBY GRANTED TO WALTER ANKERMANN, TO CARRY  
OUT THE DEVELOPMENT ALL IN ACCORDANCE WITH THE PLAN(S) AND SPECIFICATIONS  
CONTAINED/OR ATTACHED HERETO AND SUBJECT TO THE CONDITIONS AS SHOWN ON  
PAGE 3 HERETO.

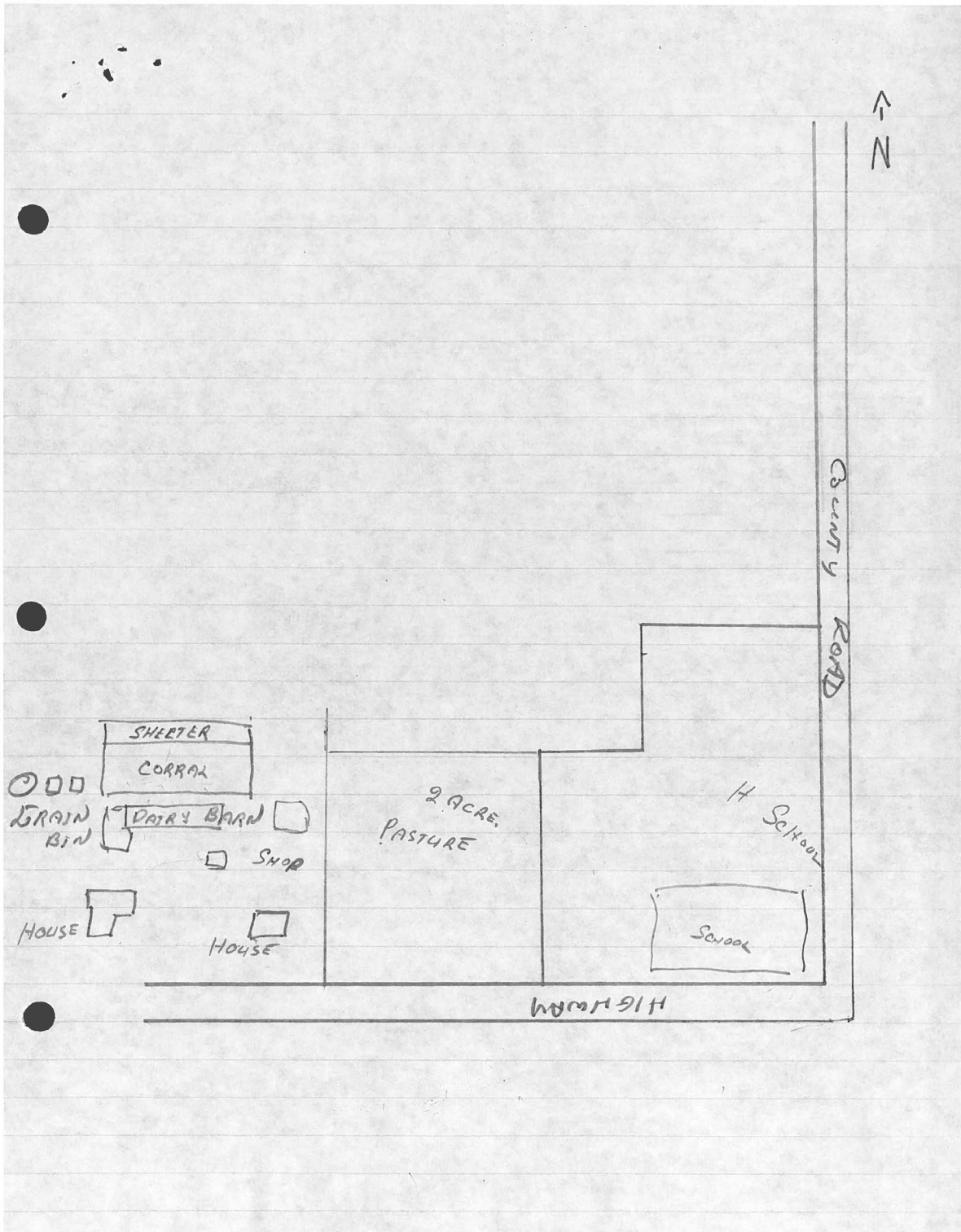
IF "THE DEVELOPMENT" HAS NOT BEEN CARRIED OUT BY THE 9th day of June,  
A.D., 19 79, THIS PERMIT LAPSES AND THE APPLICANT(S) MUST RE-APPLY FOR A NEW PERMIT  
IF THE APPLICANT WISHES TO PROCEED WITH "THE DEVELOPMENT".

Dated this 9th day of June A.D., 19 78

[Signature]  
For: Deputy Minister (Construction)

NOTE: A further application must be submitted and a permit granted for any and all alterations from  
the plans and specifications hereto, and for any future improvements, major alterations or additions  
or any change of use of the property.

THIS PERMIT SHALL NOT COVER THESE CHANGES



Schedule "A."

Application No. 30/78

THE COUNTY OF LETHBRIDGE NO. 26  
DEVELOPMENT CONTROL BY-LAW NO. 243

APPLICATION FOR A DEVELOPMENT PERMIT

I/We hereby make application for a development permit under the provisions of the Development Control By-Law in accordance with the plans and supporting information submitted herewith and which form part of this application.

Applicant: WALTER ANKERMAN  
Address: BOX 82 IRON SPRINGS, ALTA Telephone No. 738-4385  
Registered Owner of Land: \_\_\_\_\_  
Address: \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Address of property on which the development is to be affected: 8-29-11-20-4  
Lot (parcel) \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan No. \_\_\_\_\_  
Existing use of land or building on property: FARM  
Proposed use of land or building on the property: DAIRY BARN (60 HEAD)  
SACK & MILK IN & PARLOR  
Proposed yards, Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_  
Estimated Commencement Date: AS SOON AS POSSIBLE Estimated Completion Date: \_\_\_\_\_  
Interest of Applicant if not owner of property: \_\_\_\_\_  
Other supporting material attached: SITE PLAN  
Signature of Applicant: Walter Ankerman Date: March 23/78

For Official Use Only

NOTICE OF DECISION

The above application has been

~~APPROVED SUBJECT TO THE FOLLOWING CONDITIONS~~ or REFUSED FOR THE FOLLOWING REASONS

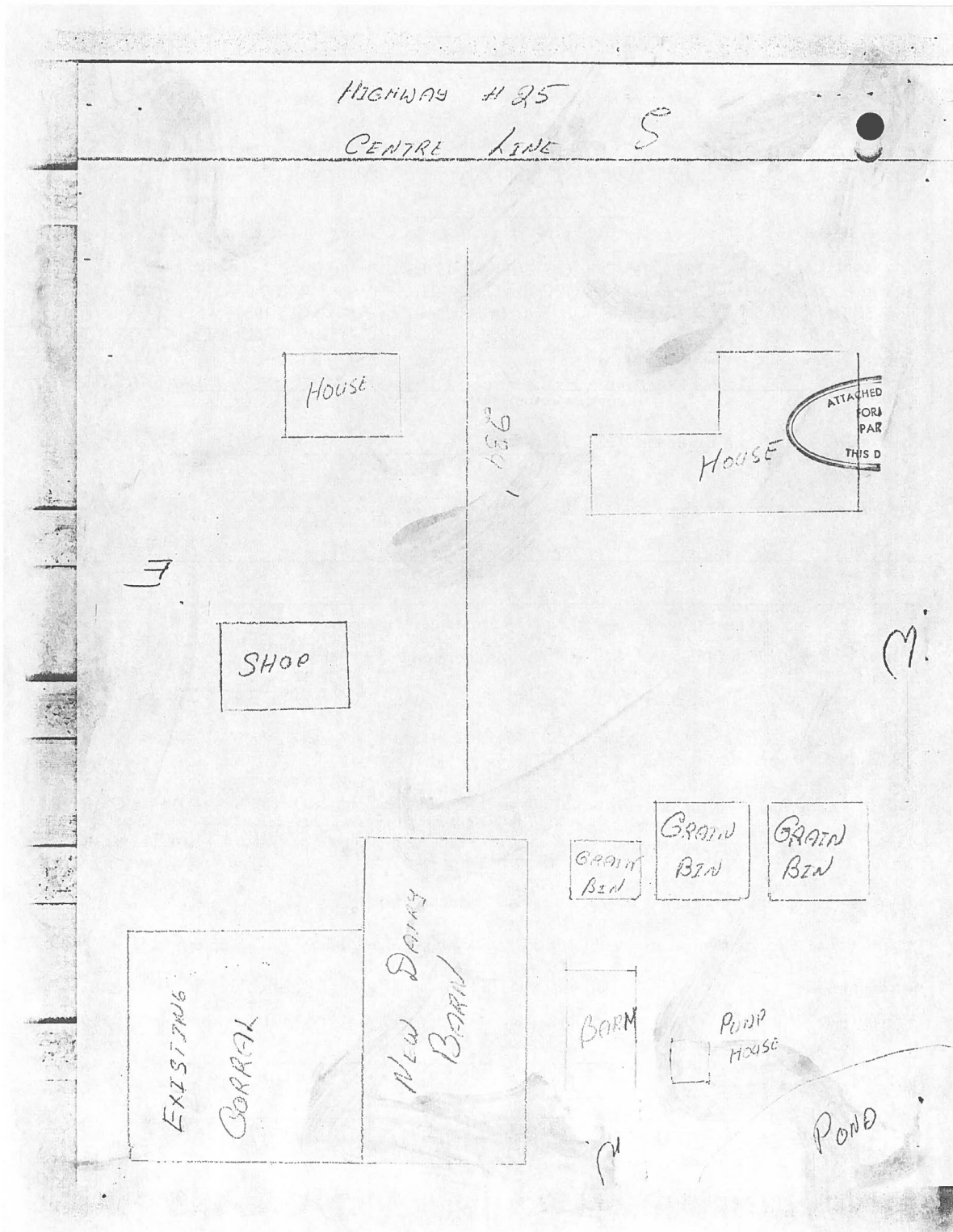
- 1) The proposed Dairy Barn is within 1500 ft of the Iron Springs School.
- 2) The proposed " " " " " of Highway no. 25

Date of Decision: April 6/78 Date of Issue of this Notice and Permit: \_\_\_\_\_

Development Officer

Important - see notes over)

Approved by Dev. Appeal Board  
May 15/78  
See land file





**Appendix D: Aerial image of unauthorized construction from Compliance Directive CD 25-11 (labeled by Inspector Morgan Schindel)**

