

**BEAVER COUNTY
DEVELOPMENT PERMIT**

PERMIT NO.: 020020-24-D0003
PROPOSED USE: Discretionary Use - General Commercial Use - 12' x 36' pole shed within a 23m x 22m outdoor handgun/pistol shooting range with 10m in height berm and minimum 8' in height perimeter fence
APPLICANT: Brent Picard (Ammomento)
LANDOWNER: Hubert and Julie Giese
LOCATION: Plan 752 0508; Block ; Lot 7 located in NW-32-50-20-W4

A development involving Application No. 020020-24-D0003 has been Approved with Conditions.

1. The site shall be developed in accordance with the attached site drawings and information attached hereto as Schedule A. If the development (Discretionary Use - General Commercial Use - 12' x 36' pole shed within a 23m x 22m outdoor handgun/pistol shooting range with 10m in height berm and minimum 8' in height perimeter fence) is found to be incorrectly placed, the applicant may be required to move or remove the development at the sole expense of the Applicant/Registered Owner. Any changes to the attached plans require prior written approval by the Development Authority.
2. The Applicant/Registered Owner shall adhere to all setbacks and requirements of the Country Residential (CR) District within the Beaver County Land Use Bylaw 98-801, as amended.
3. The Applicant/Registered Owner shall ensure parking is restricted to those areas identified on the site drawings in Schedule A. No parking is permitted on the Beaver County road allowance.
4. The Applicant/Registered Owner shall ensure the number of customers, excluding employees, on site at any time shall not exceed 20. The change in intensity of customers on site will require a new development permit.
5. The Applicant/Registered Owner shall ensure all persons who occupy the site, shall not make, or cause unusual or unnecessary noise (operate the shooting range) which will disturb or is likely to disturb adjacent landowners outside the business's operational hours, beyond the boundaries of the property between the hours of 7:01 p.m. and 10:59 a.m.

- 6. The Applicant/Registered Owner shall limit the operational days and hours of the shooting range to Wednesday through Sunday (closed Monday and Tuesday), open from 11:00 a.m. to 7:00 p.m. Any change in the operational period will require a new development permit.**
- 7. The Applicant/Registered Owner shall ensure compliance with the Noise Management Plan in Schedule A.**
- 8. The Applicant/Registered Owner shall maintain the existing trees buffering the development site to screen the development from the view of the adjacent residential dwellings. If at any time the existing trees are damaged or die, the Applicant/Registered Owner shall replace the existing tree with a new tree (being of equal type and height) to further maintain the buffer.**
- 9. The Applicant/Registered Owner shall construct or pay for the construction of a fence with a minimum height of eight (8) feet, fully enclosing the shooting range as detailed in Schedule A.**
- 10. The Applicant/Registered Owner shall maintain the site in a neat and orderly manner.**
- 11. The Applicant/Registered Owner shall ensure that post construction lot grading and drainage on the lot is consistent with the pre-construction lot drainage pattern on the lot. Preconstruction lot elevations and contours are identified on Schedule B.**
- 12. The Applicant/Registered Owner shall be responsible for any damage to municipal property resulting from this permit. Costs for repairs of municipal property will be assessed by Beaver County and will be charged back to the applicant.**
- 13. The Applicant/Registered Owner shall obtain all approvals, permits, and authorizations from all provincial and federal agencies, departments, and authorities that may be required.**
- 14. No further development, expansion, or change in use is permitted unless approved by the Beaver County Development Authority.**

You are hereby authorized to proceed with the development specified, provided that any stated conditions are complied with, that development is in accordance with the application and attached site plan, that all other applicable permits are obtained, and that the appropriate appeal period has been exhausted.

Should an appeal be made against this decision to the Subdivision and Development Appeal Board, this Development Permit shall not come into effect until the appeal has been determined and the Permit upheld, modified, or nullified.

DATE OF DECISION OF DEVELOPMENT PERMIT: **January 22, 2024**
 DATE OF ISSUE OF DEVELOPMENT PERMIT: **January 24, 2024**
 DATE OF VALIDITY OF DEVELOPMENT PERMIT: **February 15, 2024**

SIGNATURE OF DEVELOPMENT AUTHORITY: _____


 Jessica Post

NOTES:

1. A **Development Permit** is subject to the condition that it **does not become effective until the date of validity February 15, 2024, in accordance with Beaver County's Land Use Bylaw No. 98-801 if no appeals have been received.**
2. Please be advised that pursuant to Section 686(1) of the *Municipal Government Act*, the decision of the Development Authority may be appealed by any person claiming to be affected. An appeal can be made by filing a written notice of appeal along with payment of \$200.00 to the **Subdivision and Development Appeal Board (Box 140, Ryley, Alberta T0B 4A0)** within 21 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.
3. **This is a Development Permit ONLY.** Issuance of this Permit does not excuse the applicant from satisfying all other applicable municipal, provincial and/or federal requirements.
4. **This Development Permit is valid for a period of 12 months from the Date of Issue.** If at the expiry of this period, the development has not commenced or been carried out with reasonable diligence, this Permit shall be null and void.
5. Bylaw No. 10-970 requires that every person who obtains a Development Permit for the construction of a commercial, residential, or industrial development shall erect an address sign within three (3) months. **Your municipal address is 50517 Range Road 205.** If you have already posted your address, please disregard this request.

6. If landscaping occurs where the existing grade and surface drainage pattern is materially altered, a permit will be required to show the proposed grading plan. The grading plan must show the re-established drainage course for the property.

APPROACHES

Developers must contact Beaver County Public Works Department at (780)663-3730 for all new approaches or improvements to existing approaches.

OTHER PERMITS ARE REQUIRED

In the interest of public safety and as required by the Safety Codes Act construction permits must be covered by the appropriate permits prior to commencement of construction (Building, Electrical, Gas, Plumbing, and Private Sewage). For more information regarding how to obtain the required permits, contact The Inspections Group 1-866-554-5048. It is the applicant's responsibility to contact RoaData at www.roadata.com or 1-877-236-6445 to obtain the appropriate road use agreement and check for road bans.



SCHEDULE A

Approved on January 22, 2024
Post (12 pages)
Jessica Post
Development Authority

BEAVER COUNTY
BOX 140, RYLEY
Alberta, T0B 4A0
663-3730 Fax: 780-663-3602

Application for
HOME OCCUPATION /
COMMERCIAL
DEVELOPMENT
PERMIT

Date Received: _____ Div.: _____ Receipt No.: _____
Date Accepted as Complete: _____

I hereby make application for a Development Permit in accordance with the plans and supporting information submitted herewith.

Applicant / Agent Information

Name: Brent Picard (Ammomento) Phone: _____
Mailing Address: _____ Postal Code: _____
Email Address: _____

Yes for Electronic Communication Authorization; in accordance with Section 608(1) of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended, I/We grant consent to receive electronic communication by an authorized person of Beaver County relative to a development application.

Registered Owner(s) Information

Owner Same as Applicant

Name: Hubert & Jolie Giase Phone: _____
Mailing Address: _____ Postal Code: _____
Email Address: _____

Yes for Electronic Communication Authorization; in accordance with Section 608(1) of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended, I/We grant consent to receive electronic communication by an authorized person of Beaver County relative to a development application.

Property Information

Legal: Pt. (circle one) NW NE SW SE Sec. 32 Twp. 50 Range. 20 West of 4th Meridian

Plan: 7520508 Block: _____ Lot: 7

Subdivision Name (if applicable): N/A Property Address: 50517 RR 205 Beaver County #1 T0B 4A2

Describe proposed development in detail (use reverse of page if necessary).

12x36 Pole shed. Shelter for proposed shooting range for company.

Estimated Project Cost: 10,000 Floor area: 432 sq Ft. Deck height: Ground.

Distance of proposed development from road (Front yard): 181 meters (W)

Side yard: 280 meters (W) Rear yard: 219 meters (E) 180 meters (S)

Estimated start date: Oct 2023 (when Approved) Completion: Dec 2023.

Site plan attached: (containing ALL relevant material) Yes No

Will landscaping occur during development? If yes, will the existing grade and surface drainage pattern of the property be materially altered?

Yes No Yes-landscaping. NO surface drainage will not be materially altered.

If applicable, please include a copy of the construction drawings in 11x17 or PDF format.

Right of Entry

I/We, being the registered owner(s) or person in possession, hereby give my consent to allow authorized persons the right to enter the above land and/or buildings with respect to this application is true to the best of my knowledge.

Signature of Applicant _____ Date: September 13, 2023

Signature of ALL Registered Owners (If different from Applicant) _____ X _____

This personal information is being collected under the authority of the Municipal Government Act and will be used for administering the Beaver County Land Use Bylaw, determining assessment, and will be forwarded to The Inspections Group. It is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act. If you have any questions about the collection contact Margaret Jones, Assistant Chief Administrative Officer, Beaver County, Box 140, Ryley AB T0B 4A0, telephone 780-663-3730.

NOTE: Safety Codes Permits (Building, Electrical, Plumbing, Gas, and Private Sewage) may be required for your development. Please contact Inspections Group at 1-866-554-5048 to determine what permits are required.

Please send or email the completed form to Beaver County, Box 140, Ryley, AB, T0B 4A0
Phone: 780-663-3730 Fax: 780-663-3602 Email: administration@beaver.ab.ca

June 2023

RECEIVED
SEP 14 2023
BEAVER COUNTY

1. Hours and days of operation:

~~Monday - Friday 9am - 5pm~~ ~~Saturday 10am - 4pm~~ ~~Sunday 11am - 4pm~~ Wed - Sunday (11am - 7pm)

2. Number of employees, including yourself:

one - Brent Picard. maximum 1 hour at a time for private clients. Sporadically

3. Storage facilities and nature of goods to be stored:

no storage

4. Commercial vehicles? If so, number, type, size and where will they be stored?

no commercial vehicles

5. Waste management plans:

No waste

6. Number of customers expected (day/week/month/year):

1-5/week

7. Anticipated change in traffic to your site:

no - current clients

8. Landscaping details:

develop berm according to CFO Guidelines (10 meters high) all around

9. Where will business be conducted (include dimensions):

12x36 - shooting Range to test coated firearms

10. Maximum number of vehicles on site at any one time:

10-20 if an event is held (annual) - otherwise 1-2 customers

11. Signage for business (please note signage may require a development permit):

no signage needed. (Private development).

Additional Information:

Noise Management Plans.
(Pistol Range)

Range will be developed in centre of Property with many trees and hills surrounding to minimize noise. Creating a 'buffer zone.'

Private, only for customer use Minimum foot traffic.

- Copy of Noise Management Plan attached

Noise Mitigation Plan For Outdoor Shooting Range

Dear Neighbors,

We are excited to present our comprehensive Noise Mitigation Plan for the proposed shooting range in our community. Our commitment to responsible range operations and harmonious coexistence with the neighborhood is at the forefront of our planning.

We get it—noise is a big concern, and we're committed to keeping the peace. As we dive into the permit process for our shooting range, **our top priority is ensuring that your quality of life remains untouched.** We're implementing cutting-edge measures like a partially submersive range, high berms, and a firing line cover with wood and metal to keep any potential noise in check. Our goal is a harmonious coexistence, and we're open to suggestions and feedback. This isn't just about permits; it's about being good neighbors. Let's work together to make our community thrive!

- 1. Range Layout and Considerations.** - We chose a primarily subsurface shooting range design. This type of range provides a secure and controlled environment for shooting activities. The subsurface design serves multiple purposes, including enhanced safety, reduced noise transmission to the surrounding area, and a discreet setting. By incorporating sound-absorbing materials, and strategic layout planning, a subsurface shooting range offers a unique solution that prioritizes responsible firearm use while minimizing noise travel. It's all about keeping things peaceful for everyone around. This setup practically wipes out noise concerns. The design is like a sound fortress, containing all that noise and making sure it doesn't bother anyone. We care about our community, and this is our way of ensuring everyone can enjoy their space without disruptions.

Firing Line Cover Material - Adding a firing line cover with a combo of wood and metal isn't just about looks – it's a smart move for noise reduction too! The blend of these materials helps absorb and dampen sound, acting as a barrier to minimize noise travel. It's like giving our range an extra layer of quiet sophistication. So, not only does it add to the aesthetics, but it also contributes to a more serene shooting experience for everyone nearby. Win-win

Baffle Systems and other Safety Barriers - In our submersive high berm range, the integration of wall baffles, complemented by over head baffles, will serve as an effective sound attenuation solution. Wall baffles, strategically positioned along the lateral boundaries, facilitate the absorption and dispersion of sound

waves horizontally. Concurrently, over head baffles intercept upward-traveling noise. This combined approach establishes a comprehensive sound management system, ensuring that noise emissions are contained within the confines of the range and mitigating potential disruptions to the surrounding community.

Trees and Vegetation - Our choice of positioning the shooting range at the center of our expansive 40 acres was a strategic decision aimed at leveraging the natural landscape to minimize sound propagation. By encircling the range with untouched natural trees and vegetation, we create a natural sound barrier. These elements act as additional layers, absorbing and dampening sound waves before they reach the perimeter. This conscientious placement ensures that the surrounding properties experience minimal impact, aligning with our commitment to fostering a harmonious coexistence between the shooting range and the community.

Sound Transmission Testing - Rest assured, we take noise concerns seriously. Testing using sound meters has been conducted on all sides of the property to validate the effectiveness of our noise mitigation solutions. The results affirm that the sound generated by shots fired within our range is significantly lower than everyday sounds, such as a passing vehicle or people talking. Our commitment to accuracy and transparency ensures that our solutions not only meet but exceed expectations, guaranteeing a shooting experience that is both responsible and considerate to our neighbors.

Sound Measurements at the property lines were done in December 2023. With no vegetation on the trees, and with a high powered rifle, a firearm that has a higher decibel output than any firearm (pistol) that will be used in conjunction with the permit if approved. The results showed a resting decibel reading of around 32 dB, And when shots fired increased the sound to about 40 db. Compare that to the increase to 58dB and 76dB of people talking on the road, and vehicles passing by. The sounds coming from the range were significantly reduced by the time they traveled to the property perimeter. Ensuring neighbors will not be bothered by the sound. (Chart if Decibel Readings)



Location	Sound Level - Continuous - Rounded down	Sound Level - Impulse (gunshot) Rounded up	Sound Level - Impulse (talking)	Sound Level - Impulse (Vehicle)
South West	32(dB)	38 (dB)	58.7 (dB)	76.2 (dB)
North West	33 (dB)	40 (dB)	55(dB)	79.8 (dB)
North East	30(dB)	38 (dB)	58.2 (dB)	76.3 (dB)
South East	30 (dB)	41 (dB)	52 (dB)	N/A

Acceptable decibel readings are

- Traffic On Property** - Currently, there is only recreational shooting on the range property of non restricted high powered rifles, leading to unpredictable noise levels. Once the range is permitted, the traffic will not increase, the choice of firearms will be the only changing factor. The use of lower decibel pistols will contribute significantly to reducing overall sound levels. The controlled and regulated environment ensures a quieter shooting experience compared to the current situation, allowing for a more harmonious coexistence with the community. The choice of quieter firearms aligns with our commitment to minimizing any potential noise impact, providing a more pleasant environment for everyone.

4. Sound Level Monitoring Plan

Objective:

The primary goal of our sound level monitoring plan is to ensure the shooting range's operations consistently adhere to acceptable noise levels, fostering a positive relationship with the county and our neighbors. By implementing regular monitoring and proactive measures, we aim to exceed expectations and maintain a harmonious environment.

Components of the Plan:

Baseline Assessment: Conduct a comprehensive baseline sound assessment prior to the shooting range's commencement. This will establish the existing ambient noise levels in the surrounding area.

Regular Monitoring: Implement a routine monitoring schedule using strategically placed sound meters. Regular checks will be conducted during peak operating hours to track and analyze noise levels.

Threshold Definition: Clearly define acceptable noise thresholds in collaboration with county regulations and community expectations. These thresholds will serve as benchmarks for evaluating our sound management effectiveness.

Community Feedback Mechanism: Establish an open channel for community feedback regarding noise concerns. Regularly communicate the monitoring results with the community and address any inquiries or suggestions promptly.

Noise Mitigation Strategies: Implement and continually assess noise mitigation strategies, such as baffle systems, berms, and the use of lower decibel firearms, to ensure optimal sound reduction.

Periodic Audits: Conduct periodic comprehensive sound audits to evaluate the long-term effectiveness of our noise management initiatives. Adjust strategies as necessary to maintain compliance.

Training and Education: Provide training to range users on responsible firearm use and its connection to noise levels. Foster a culture of awareness and consideration within the shooting community.

Reporting: Regularly share monitoring results and trend analyses with both the county authorities and the community. Transparency is key to building trust and demonstrating our commitment to responsible range operations.

Conclusion: This sound level monitoring plan underscores our dedication to being proactive, transparent, and responsive to the concerns of both the county and our neighbors. Together, we can ensure that our shooting range operates within acceptable noise limits, contributing positively to the overall quality of life in the community.



5. Public Relations and Concern Management

Public Relations and Concern Management Plan

Objective:

Our commitment to open communication and community well-being is paramount. This plan outlines our strategy for addressing concerns and proactively managing any potential impacts associated with the shooting range permit. Our goal is to maintain transparency, foster understanding, and collaborate with the county and neighbors to ensure a positive coexistence.

Components of the Plan:

Community Engagement: Establish a regular forum for open dialogue with the community and county officials. This will provide a platform for addressing concerns, sharing updates, and fostering a collaborative approach to range operations.

Impact Assessment: Conduct a comprehensive impact assessment in collaboration with relevant authorities and community representatives. This will include an evaluation of noise levels, traffic patterns, and any other potential concerns.

Flexibility in Range Hours: Acknowledge the possibility of adjusting range hours if deemed necessary to address specific concerns. Ensure that any alterations prioritize minimizing impact on the surrounding community while still allowing for responsible firearm use.

Range Layout Alterations: Be open to modifying the range layout based on collaborative discussions and impact assessments. Adjustments may include additional sound barriers, berm enhancements, or any other design changes that contribute to minimizing potential disturbances.

Proactive Noise Management: Implement proactive noise management measures, such as using lower decibel firearms, baffle systems, and sound-absorbing materials. Regularly monitor and adjust these strategies to ensure their effectiveness.

Community Liaison Officer: Kristin Rose will be appointed our dedicated community liaison officer who will serve as a direct point of contact for neighbors and county officials. This individual will address concerns, provide updates, and facilitate ongoing communication.



Educational Initiatives: Develop and implement educational programs for range users and the community, highlighting responsible firearm use, noise mitigation efforts, and the range's commitment to being a considerate neighbor.

Regular Updates: Issue regular updates to both the county and neighbors regarding the progress of implemented measures, impact assessments, and any adjustments made to address concerns. Transparency is key to building trust.

Periodic Review: Establish a periodic review process, to assess the effectiveness of implemented measures and identify opportunities for continuous improvement.

Conclusion: Our Commitment to Responsible Range Operations and Limited Access

In conclusion, it's crucial to emphasize that obtaining this permit for the shooting range will not introduce additional traffic to the property beyond the current levels. Quite the opposite, this permit empowers us to enhance safety and mitigate noise concerns by transitioning from louder high-powered rifles to quieter firearms within a more controlled environment. Our commitment remains steadfast in maintaining the tranquility of our community while ensuring that the shooting range operations align with both county regulations, RCMP regulations and the expectations of our valued neighbors. Together, we embark on a path that not only addresses concerns but actively contributes to a quieter and more considerate coexistence.

Sincerely,

Brent Picard and Kristin Rose

Emergency Response Plan for Proposed Outdoor Shooting Range

Safety is a top priority, and this plan outlines our commitment to ensuring a secure and controlled environment. From emergency procedures to risk mitigation strategies, we are committed to not just meeting all Alberta and County Standards for an outdoor range, but exceeding them.

Emergency Contacts:

- Maintain an updated list of emergency contacts for local authorities, medical facilities and relevant personnel.
- Ensure all participants have access to this information.

Evacuation Procedures:

- Develop a well-defined evacuation plan with designated assembly points.
- Clearly mark exit routes and ensure participants are familiar with them.
- Conduct regular drills to practice evacuation procedures.

Medical Response:

- Have a designated first aid station with necessary supplies.
- Establish a protocol for handling injuries and medical emergencies.
- Sign up to STARS AIR AMBULANCE support.

Fire Safety:

- Implement fire prevention measures, such as proper disposal of spent ammunition.
- Clearly post fire safety guidelines.
- Have firefighting equipment readily available.

Shooting Range Shutdown:

- Establish criteria for when the range should be closed temporarily or permanently.
- Clearly communicate shutdown procedures to all participants.

Security Measures:

- Implement security protocols to control access to the shooting range.
- Work closely with local law enforcement for added security measures.

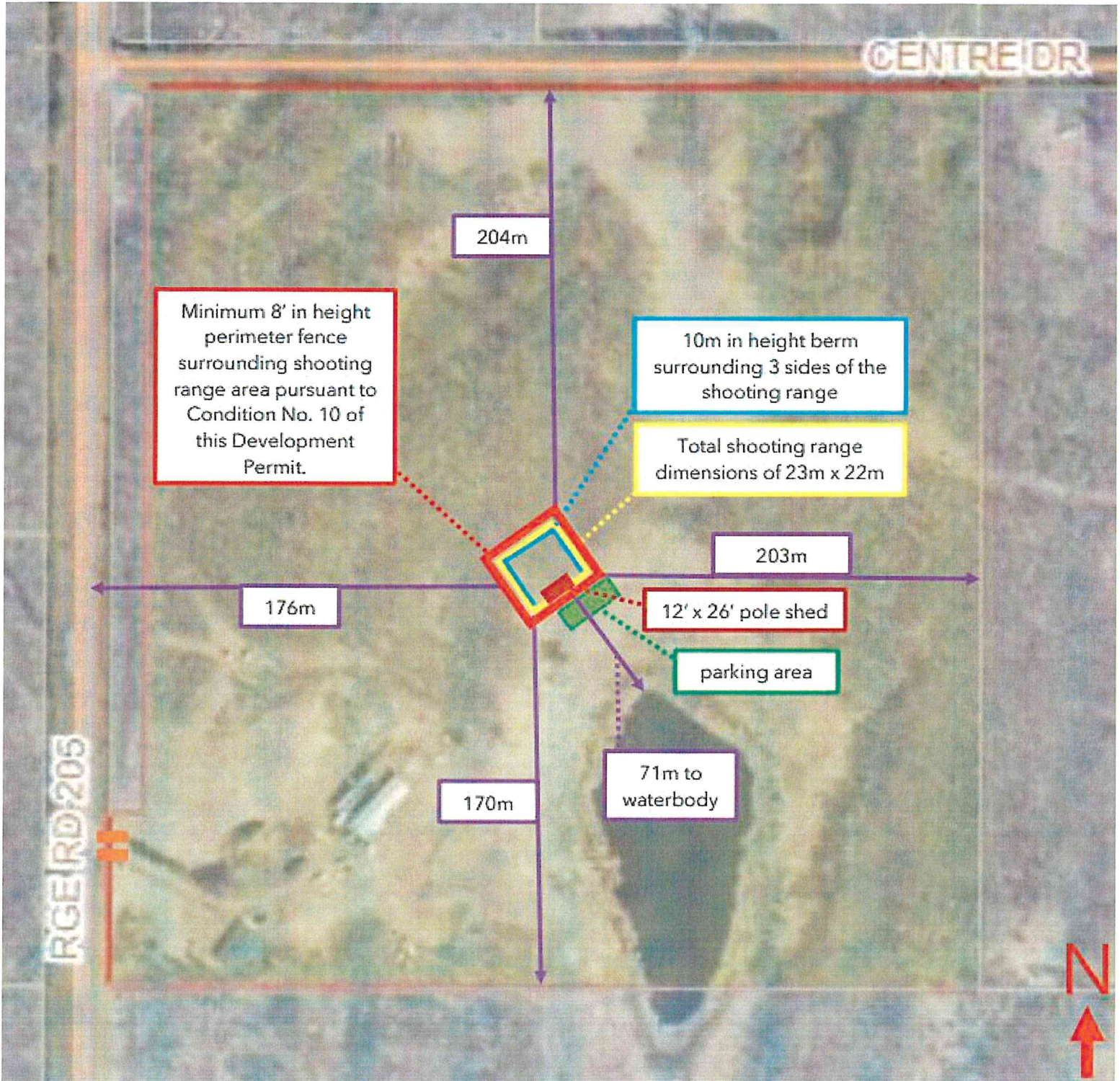
**Weather Contingencies:**

- Monitor weather conditions regularly.
- Have a protocol for severe weather situations (e.g., lightning, storms).
- Consider implementing an early warning system.

Conclusion:

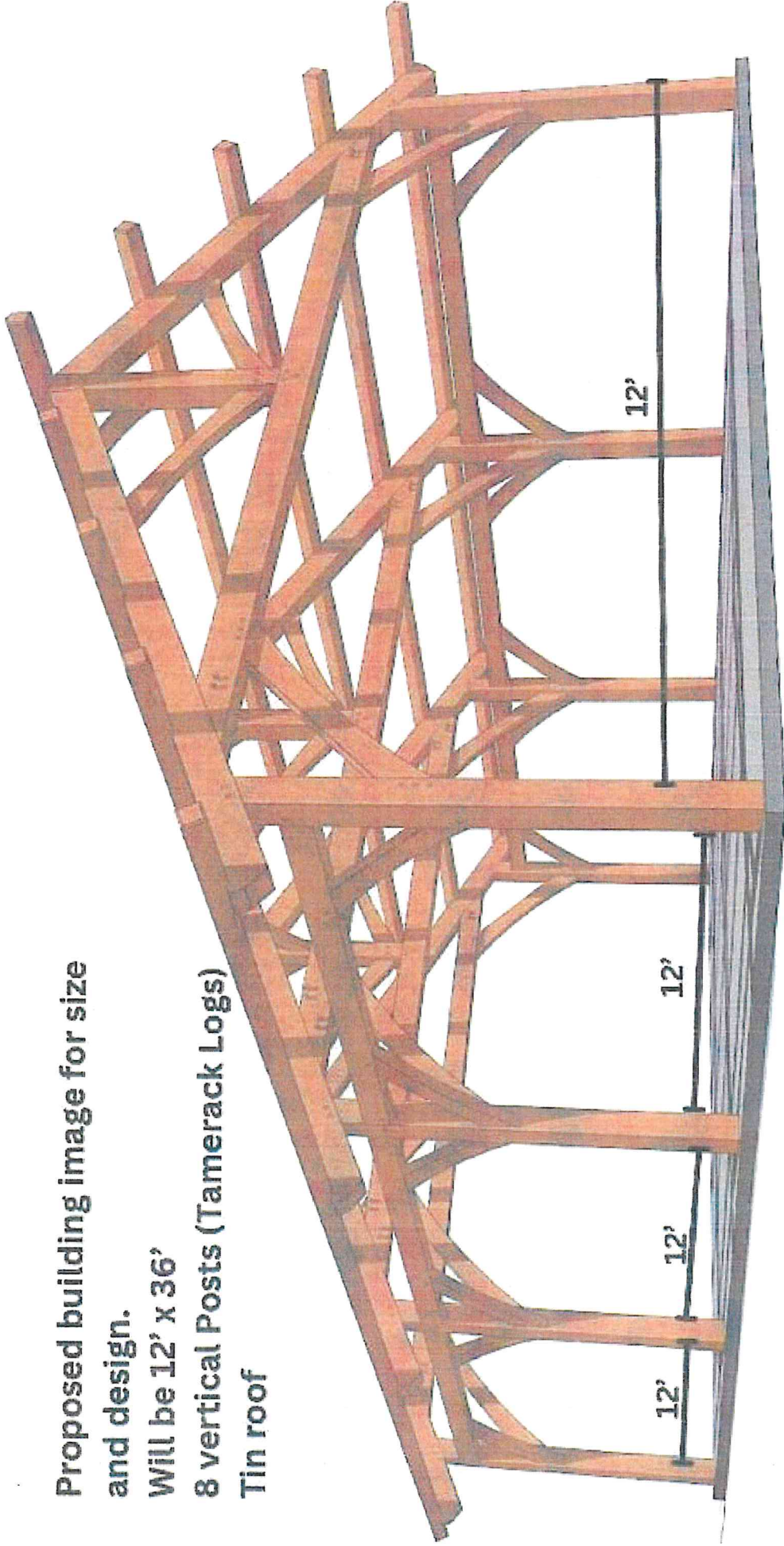
Once our permit is approved by the county, a thorough examination and approval process then begins with the RCMP. We emphasize our proactive approach by promising to promptly communicate any changes, updates, or new information to the county authorities. This commitment not only aligns with regulatory requirements but also underscores our dedication to continuous improvement in safety protocols. Together, we'll cultivate a shooting range experience that prioritizes security and responsibility among its limited participants.

Brent Picard and Kristin Rose
AMMOMENTO



 Approach

**Proposed building image for size
and design.
Will be 12' x 36'
8 vertical Posts (Tamerack Logs)
Tin roof**





SCHEDULE B
Contours/Slopes

Approved on January 22, 2024


Jessica Post
Development Authority

