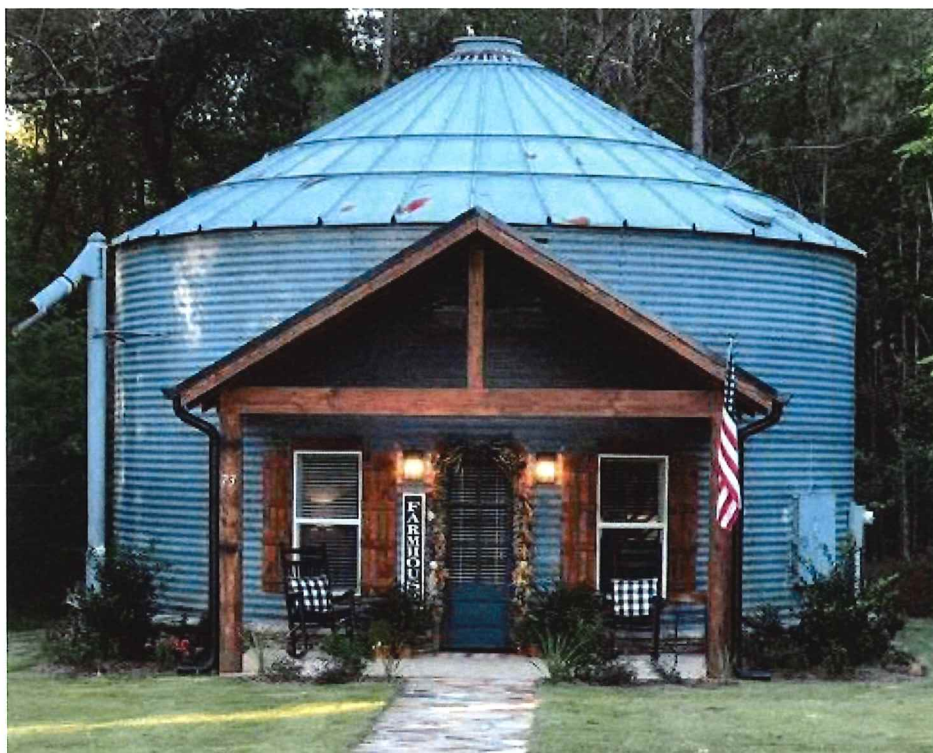


River Bend Ranch Houses

Located NE-20-6-1 W5
Prepared for M.D. of Pincher Creek No. 9 Council
September 07, 2022



"A unique vacation experience in beautiful Southern Alberta"

Business Concept:

The purpose of this business plan is to identify the opportunity and potential rewards with a relaxing, unique vacation possibility. Secluded in the country, mountain views and private access to Castle River.

Market Summary:

The location (NE 20-6-1 W5) is approximately 20 minutes outside of Pincher Creek. Pincher Creek is a central sweet spot for tourism year-round, close to Waterton National Park, Castle Mountain Ski Resort and the Crowsnest Pass. The adventure and outdoor activities are limitless year round from hiking to skiing to having private access to Castle River where you can kayak, fish, swim and tube.

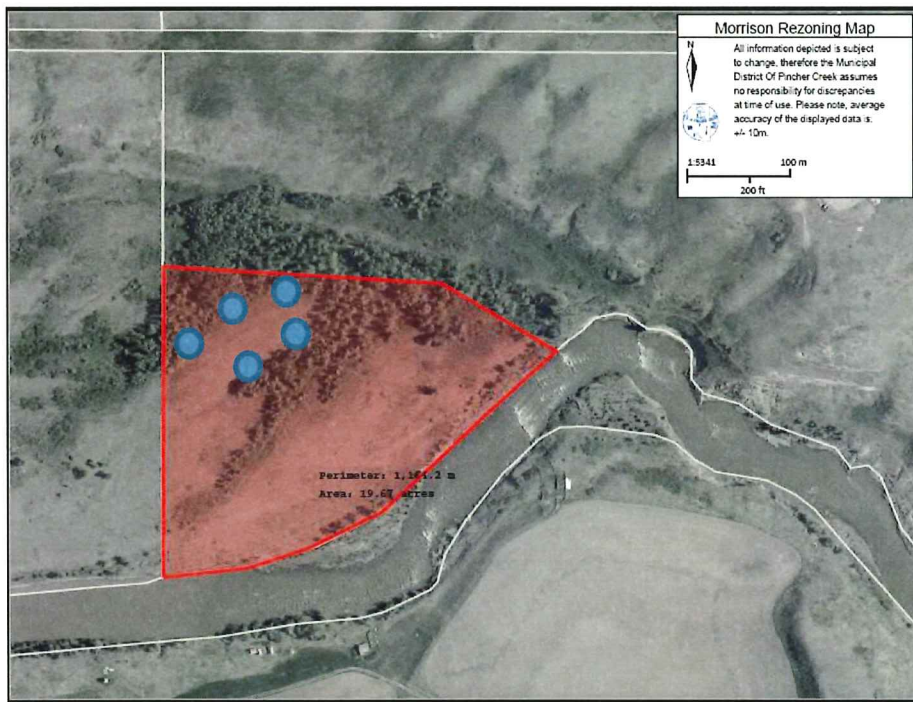
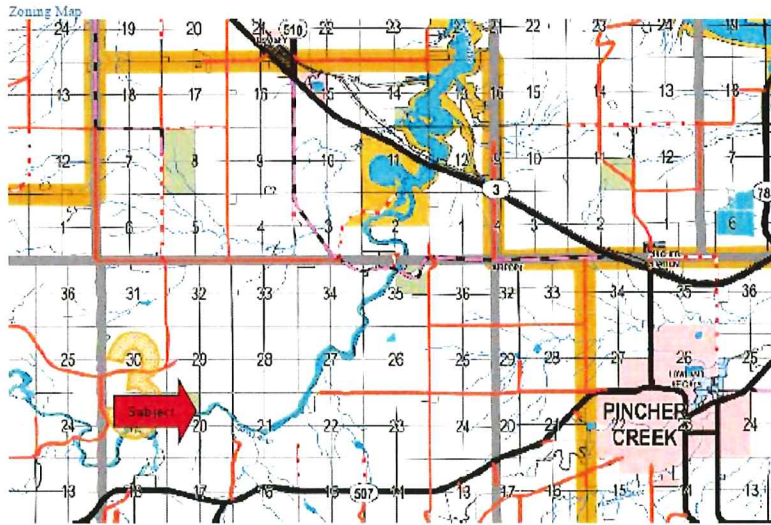


Purpose:

The purpose of this proposal is to re-zone the parcel of land (NE-2 0-6-1 W5) from agriculture to rural recreation. The land has been subdivided and the parcel is approx. 83 acres, however we are proposing 20 acres to be re-zoned as rural recreational for the purpose of the silo cabins.

Location:

The location is 20 minutes outside of Pincher Creek between Lundbreck and Beaver Mines. There is 83 acres and a shop house that was constructed in 2020. The potential location for the silos is approximately 20 acres located near the river. The land is unusable for agriculture, no hay can be planted and the grazing is minimal as grass is fairly bare. The road and area will be fully fenced so cattle can still be grazed on the remainder of the land. The cabins would be using a 'free space' without taking away from the agriculture use of the entire property.



*The above google maps image shows the property line, distance from river and an approximate location of potential silos.
All silos will be greater than 100m away from water as per development permit requirements with the MD*

Team Members:

Meet Dylan & Breanna Morrison:

Dylan and Breanna Morrison have been together for nearly 10 years. They have built the business 2127540 Alberta Ltd. from the ground up and are looking to expand into other opportunities that take advantage of their inherited land.

Dylan is a Heavy-Duty Mechanic who contracts to several different companies but currently works at the mines in Elkford, B.C. He is highly proficient, organized and has nearly 18 years of experience. He is a 'handy-man'; growing up building houses with his dad he is capable of doing electrical, plumbing and framing. Therefore the majority of the labor for constructing the silos can be done themselves and therefore much more cost efficient.

Breanna Morrison is a Commercial Bank Manager for CIBC. She holds a Bachelors Degree in Management and has worked in Corporate Finance for nearly 7 years. She is ready to take on a business venture with the necessary leadership, management and financial tools to make it a success. She was gifted 83 acres of land outside Pincher Creek, which is currently utilized for agriculture and where they built their forever home.

The potential location for the guest cabins is down the hill from the house and secluded in its own area surrounded by trees and the river. There would be complete privacy for both areas but still having someone on the property should any problems or situations arise with the guest cabins.

The Cabins

The guest cabins are to be renovated grain silos. This in itself is a very unique and one of a kind structure. There will be 5 potential cabins. Each cabin will provide the usual amenities, however 2 of the cabins will be able to house more people and be somewhat more upscale. These exclusive cabins will be well suited for larger families or groups.

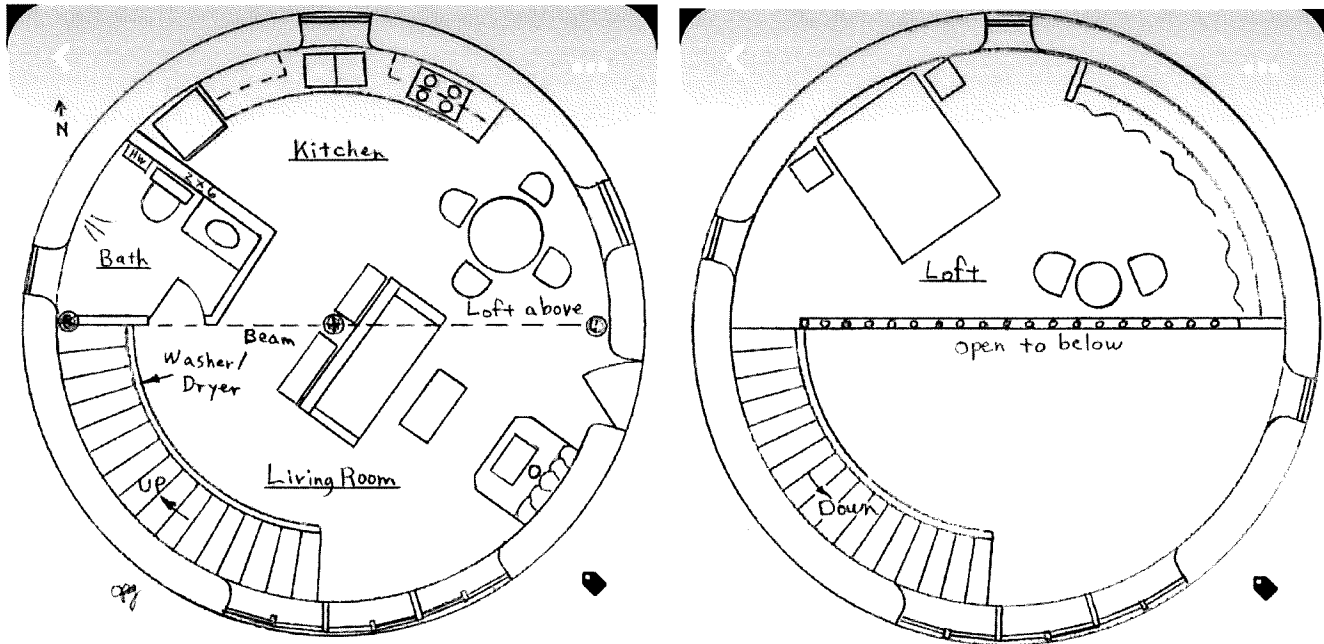
The amenities for the 3 standard cabins will include the following:

- 350 square feet of room (more than a standard hotel room)
- 1 king bed
- 1 bathroom including 1 sink and shower
- 1 kitchen including sink, fridge and microwave
- 1 wood burning stove
- 1 air conditioning unit
- 1 front porch deck that seats 2

The 2 exclusive cabins will include the following:

- 500 square feet of room
- 1 queen bed and 2 single beds
- 1 bathroom including 1 sink and shower

- 1 kitchen including sink, dishwasher, fridge, stove and microwave
- 1 wood burning stove
- 1 air conditioning unit
- 1 wrap around porch with patio and BBQ setup



The property itself will have plenty of availability for parking, as well as a shipping container for storage. This will store river activity equipment including tubes, etc. that can be used by customers should they choose. This will also have 2 washing machines and dryers to be shared between the cabins and will provide more efficiency for the cleaners.

Each cabin will have a wood burning stove and an air conditioning unit to provide hot and cold air making the cabins livable year round. The cabins will be built on rig mats so they can be moved out if necessary but will be anchored into the foundation.

Each cabin will have its own electrical panel with full 120v service, and all the structures will be built to be in code according to the *Alberta Building Code Requirements*.

Impacts as applicable (Per Recreation and Tourism development according to M.D. of Pincher Creek) *Site*

Plannings and Drawings

As per above there are sketches outlining the blueprints of the silo's. Further detailed sketches will be conducted once re-zoning is approved.

Google maps overview that shows property and approximate silo locations

Compliance with all provincial policies

Potential locations of the silos are greater than 100m from the river. Within guidelines of *STEPPING BACK FROM THE WATER*. The silos are far enough away from the floodways, there is no slope as the land is flat, there is no risk for groundwater contamination or shoreline migration. Since the properties are far enough setback from the floodway the bank stability is not applicable. An environmental report can be conducted to verify the data and ensure all policies are in.

Silos will be constructed by licensed contractors and be up to code according to Superior Safety Codes in Lethbridge, AB.

We will utilize Alberta FireSmart resources and provide the information to our guests when booking. There will also be resources provided in each silo cabin for guests to have access to as well as on our website.

Growing up in the area we understand the importance of safety when it comes to bears for both the guests and the animals. We will provide the guests with the necessary resources from Alberta BearSmart Guide and these will also be provided in each silo cabin as well as on our website.

River Bend Ranch Cabins are fully committed to following all regulations and policies outlined by provincial and municipal legislations

Identification of hazards

As the land borders the river there is risk of flood plains, however the silo cabins will be far enough away that no risks are involved.

As the cabins will be within all guidelines there are no environmental risks to Castle river

Silo cabins will be constructed on rig mats therefore can be transported if necessary off the property

Sewer system

Each silo cabin will be tied into a common sewage head connected into 1 large underground tank. This tank is equipped with a level alarm and sump pump for an open discharge style system

Domestic water

The water system will be provided by a well. This well will be drilled near the potential locations and provide fresh water for showers, washroom and kitchen use. There is another well on the property as well where the water has been tested and of good quality. We will ensure that the new well is in compliance with the Domestic Water Act.

Roadways and access points

The access road is a gravel road between Lundbreck Dump and Blue Bridge. Although it is currently gravel there is potential that it could be paved in the future.

The remaining of the roadway is private land access past the personal home to get down the hill to the location. The road will be built in accordance to the MD requirements that will be constructed by Sorge Contracting Inc.

Provision for other utilities and services

Power poles will be ran to the location from a paralleling line. There will be approximately 4 poles with a transformer feeding the underground services.

New water well and sewage system in accordance with regulations will also have no impact with adjacent properties or Castle River.

Stormwater surface drainage control

Each silo cabin will have proper eavestroughs that will drain into water barrels. This water will be emptied and utilized on the property without disrupting the adjacent parcel or Castle River.

Landscaping and appearance

The silo cabins will match the agricultural aesthetic in the area, they are also located in a secluded area surrounded by trees, therefore have limited impact to the landscape of the area. There is also no impact to the views accessed by adjacent parcels.