

Alberta Trout Inc

CALGARY, ALBERTA

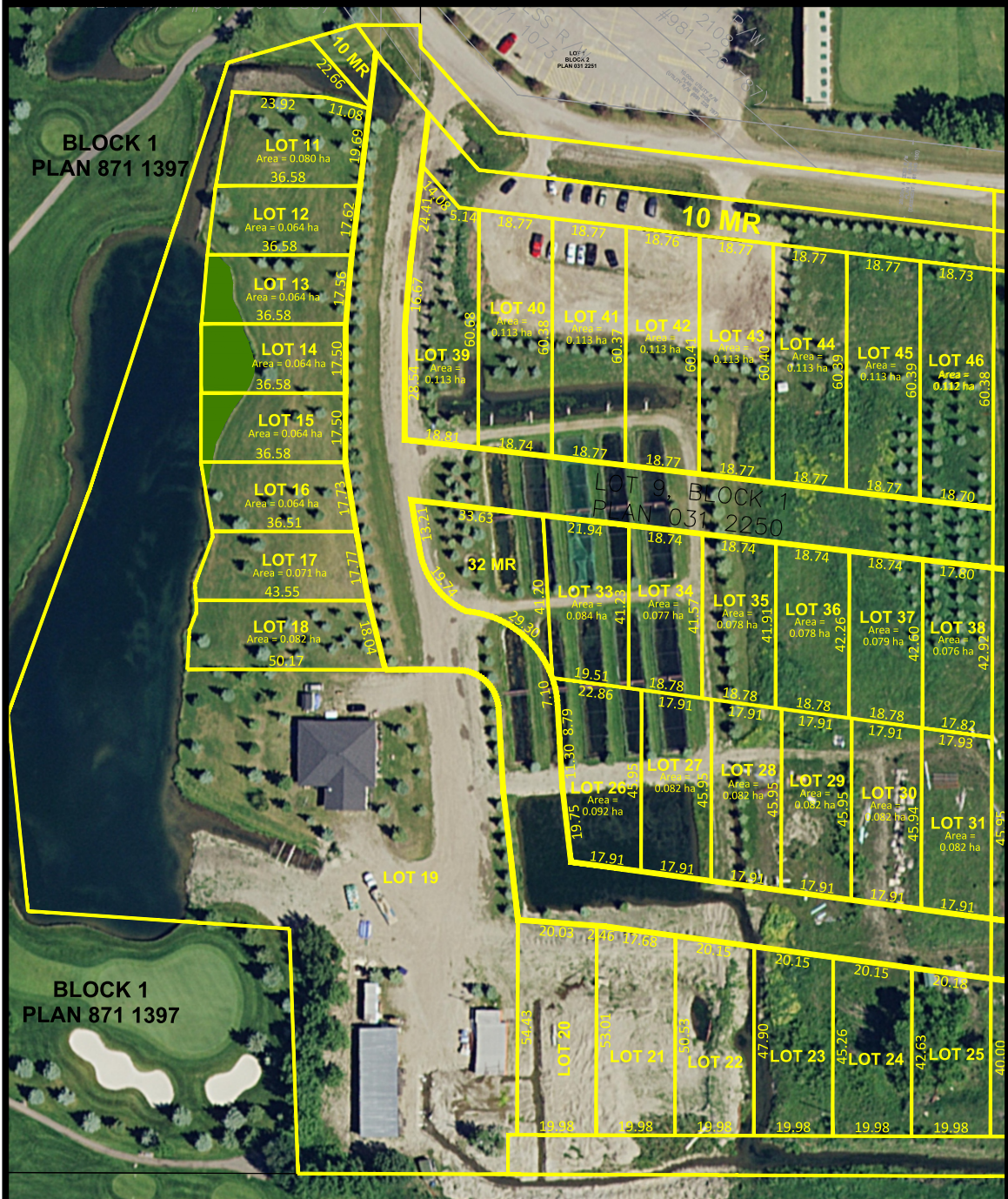
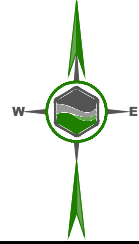
240082 LOTT CREEK BLVD T3Z 2V4



**GREEN ENERGY ADULT HOUSING
SUBDIVISION & UNDERGROUND
GROW TO MARKET FISH FARM**

November 20, 2020

CONCEPTUAL PLAN SHOWING
 PROPOSED SUBDIVISION
 WITHIN LOT 9, BLOCK 1, PLAN 031 2250
 ALL WITHIN THE S. 1/2 OF SEC. 5-24-2-5
 ROCKY VIEW COUNTY



Toll Free 1-855-488-9064 www.lndt.ca

4	Oct. 7, 20	Revised Proposed Lots			KV	LH
3	Feb. 6, 20	Added Dimensions to Proposed Lots			KV	LH
2	Feb. 6, 20	Revised Proposed Lots			KV	LH
1	Feb. 4, 20	Revised Proposed Lots			KV	LH
0	Jan. 31, 20	Plan Issued			LC	LC
No.	DATE	DESCRIPTION			SVY.	DWN.
REVISIONS						

DWG FILE: LN3832-013-SK_4

PAGE 1/1

Alberta Trout Inc

240082 Lott Creek Blvd., Calgary, Alberta T3Z 2V4 | 403 606 3653

PROPOSAL TO SUBDIVIDE PROPERTY INTO AN ADULT HOME GATED RESORT PARK AND A FISH FARM GROW OUT FACILITY

**SUBJECT: ALLEN'S TROUT FARM INC. - LAND USE; PLAN NO.961 0434
WITHIN AN APPROVED RESIDENTIAL SUBDIVISION, ZONED DC119
IN THE COUNTY OF ROCKY VIEW**

Alberta Trout Inc. owns 14.27 acres and was established in 1961. Our gated property is located on Lott Creek Drive, surrounded by Elbow Springs Golf Course. It borders the Sarcee Reserve to the south and is half km west of 101 Street, Calgary City Boundary.

The homes will include:

1. Homes under 3,000 sq. feet
2. Solar and wind power
3. Geothermal floor heating
4. Low water volume toilets and shower heads
5. Homes insulated R50 with triple pane glass
6. Hydroelectric powered by water screw generator from a 5,000 gallon per minute spring water on site that runs year round (temperature 8-12 degrees)
7. Septic pump out part of utilities; no affluent released in river
8. Potable water supply will be chlorine reverse osmosis treated filtered water from deep water wells on site with fire hydrant lines
9. All storm water will drain to lakes on site
10. Houses at elevation above the 100 year flood level
11. Green energy efficient; minimal utilities cost
12. Electric car included in lot price

Allen's Trout Farm is formally asking the County of Rocky View to Approve this Development.

Thank you,

Robert Allen

Robert O. Allen
Alberta Trout Inc.
240082 Lott Creek Blvd.
Calgary, Alberta T3Z 2V4

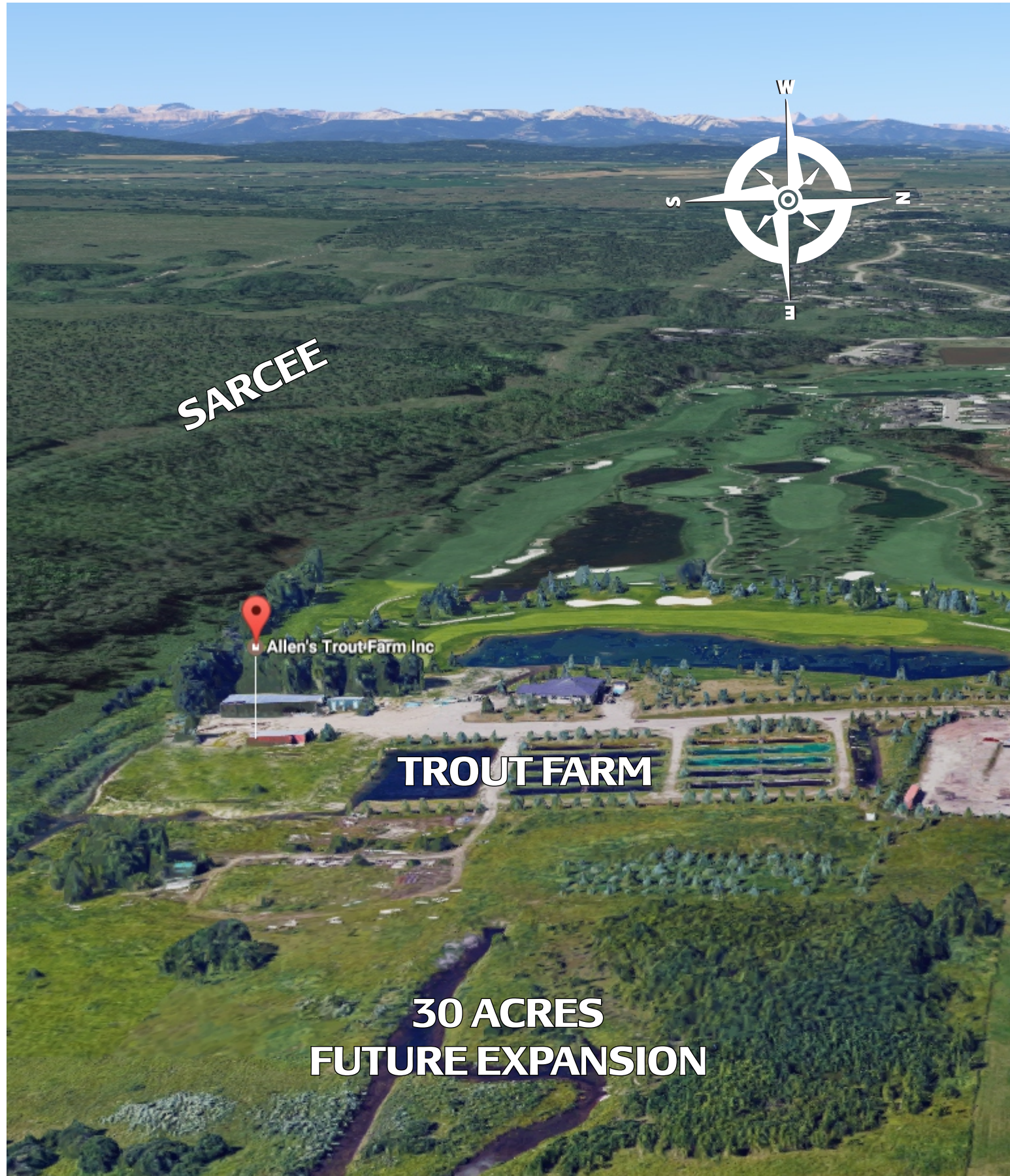


PRIME REAL ESTATE LOCATED 10 MIN



UTES FROM DOWNTOWN CALGARY





SARCEE

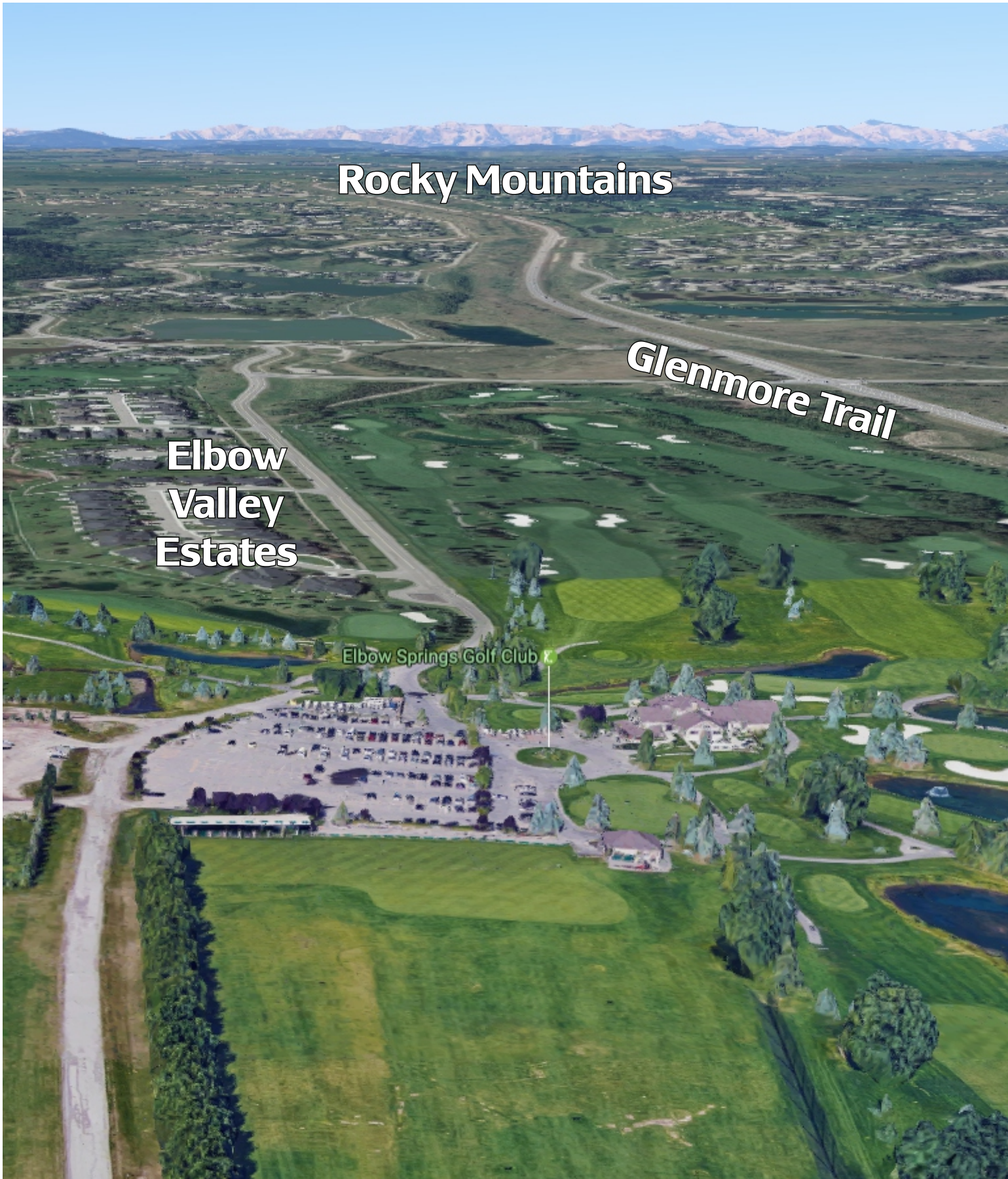


Allen's Trout Farm Inc

TROUT FARM

**30 ACRES
FUTURE EXPANSION**

VIEW WEST TO



O MOUNTAINS



Glenmore Trail

City of C

Elbow River

Elbow Springs Golf Club

**Elbow Springs
Golf Club**

VIEW EAST TO CALGARY

Calgary



Elbow River

Sarcee

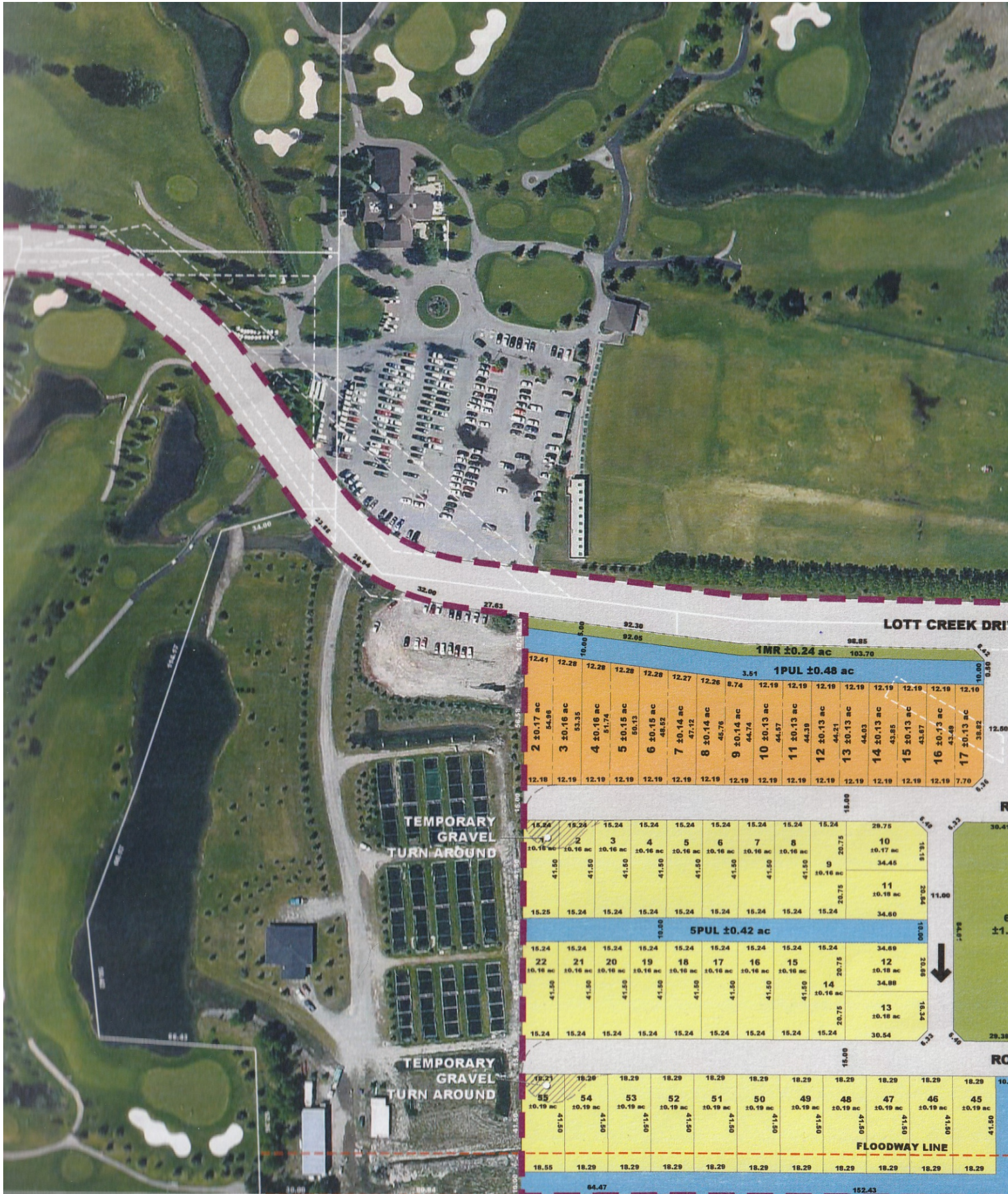
30 ACRES

TROUT FARM

Allen's Trout Farm Inc

RY (approx. 9 minutes to City Centre)

Trout Farm is part of a 55 Acre proposed



Proposed gated community, zoned DC19



3,600 SQUARE FOOT HOUSE ON LOT #11, VIEWING LAKE



VIEWING TROUT FARMS LAKE FROM FAIRWAY #1



SPRING FEEDING LAKE



VIEWING PROPERTY FROM #1 TEE FAIRWAY





**5000 GALLONS PER MINUTE OF SODIUM FREE SPRING WATER
FLOWING THROUGH PROPERTY**



THIS WATER IS WARM ALL YEAR ROUND AND NEVER FREEZES



LICENCE to DIVERT AND USE WATER

ENVIRONMENT

Pursuant to Sections 11 and 35
THE WATER RESOURCES ACT

File No. 16813

Priority No. 1974-10-24-01

Purpose Storage

Drainage Basin Bow River

First Issued 1979-04-23

Allen Trout Farms
R.R. #1
Calgary, Alberta
T2P 2G4

regulations thereunder and Interim Licence No. 9543, a copy of which is attached
hereto and incorporated herein,

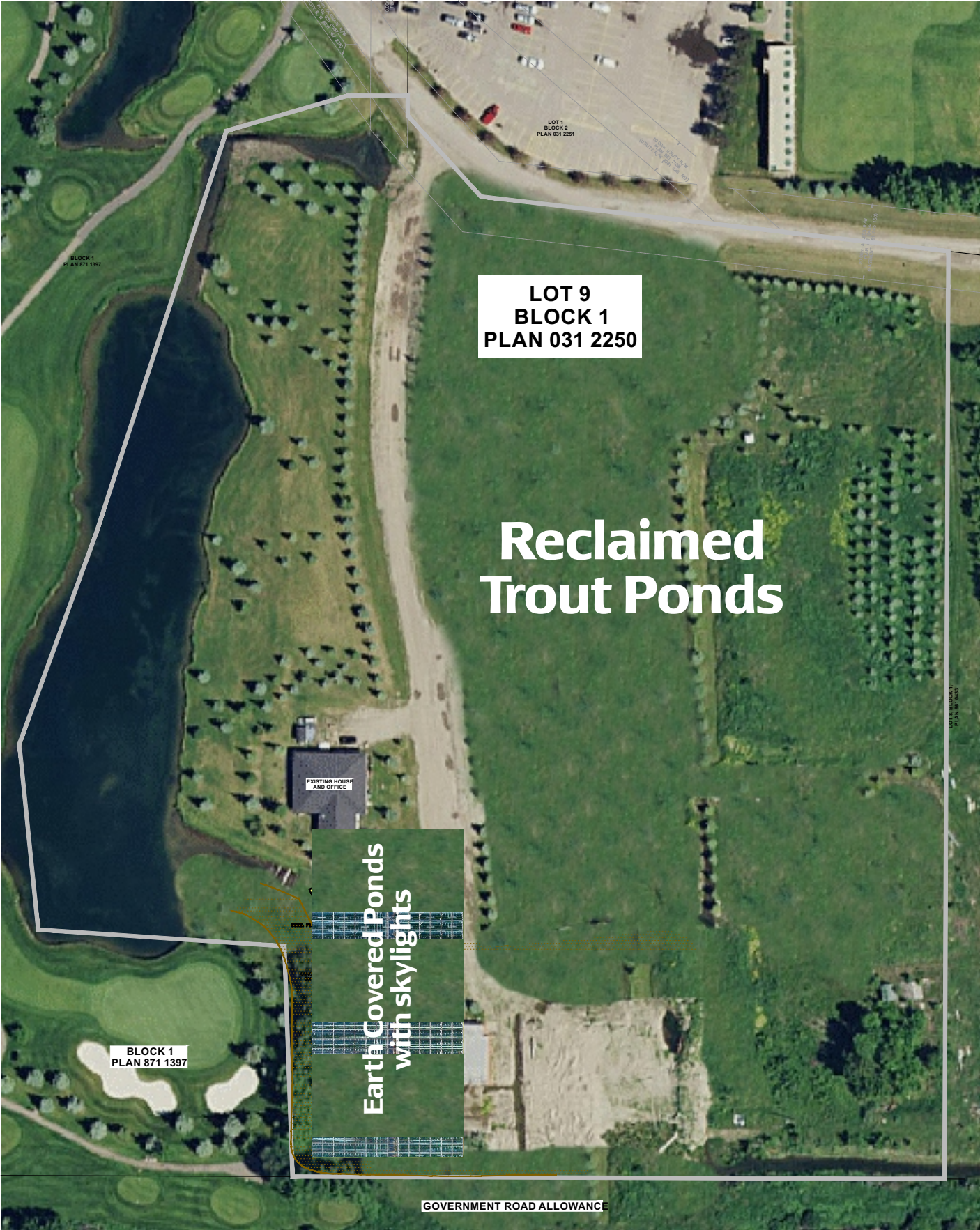
IS HEREBY GRANTED LICENCE to divert and use the quantities of water prescribed in the
Interim Licence in accordance with and subject to all other applicable provisions of that Act and
the regulations thereunder, and the terms and conditions attached hereto and incorporated
herein, at locations described in the Interim Licence,

BY MEANS AND THROUGH works and undertakings described in the Interim Licence.

1979-04-23

Dated at Edmonton

Controller of Water Resources



**LOT 9
BLOCK 1
PLAN 031 2250**

Reclaimed Trout Ponds

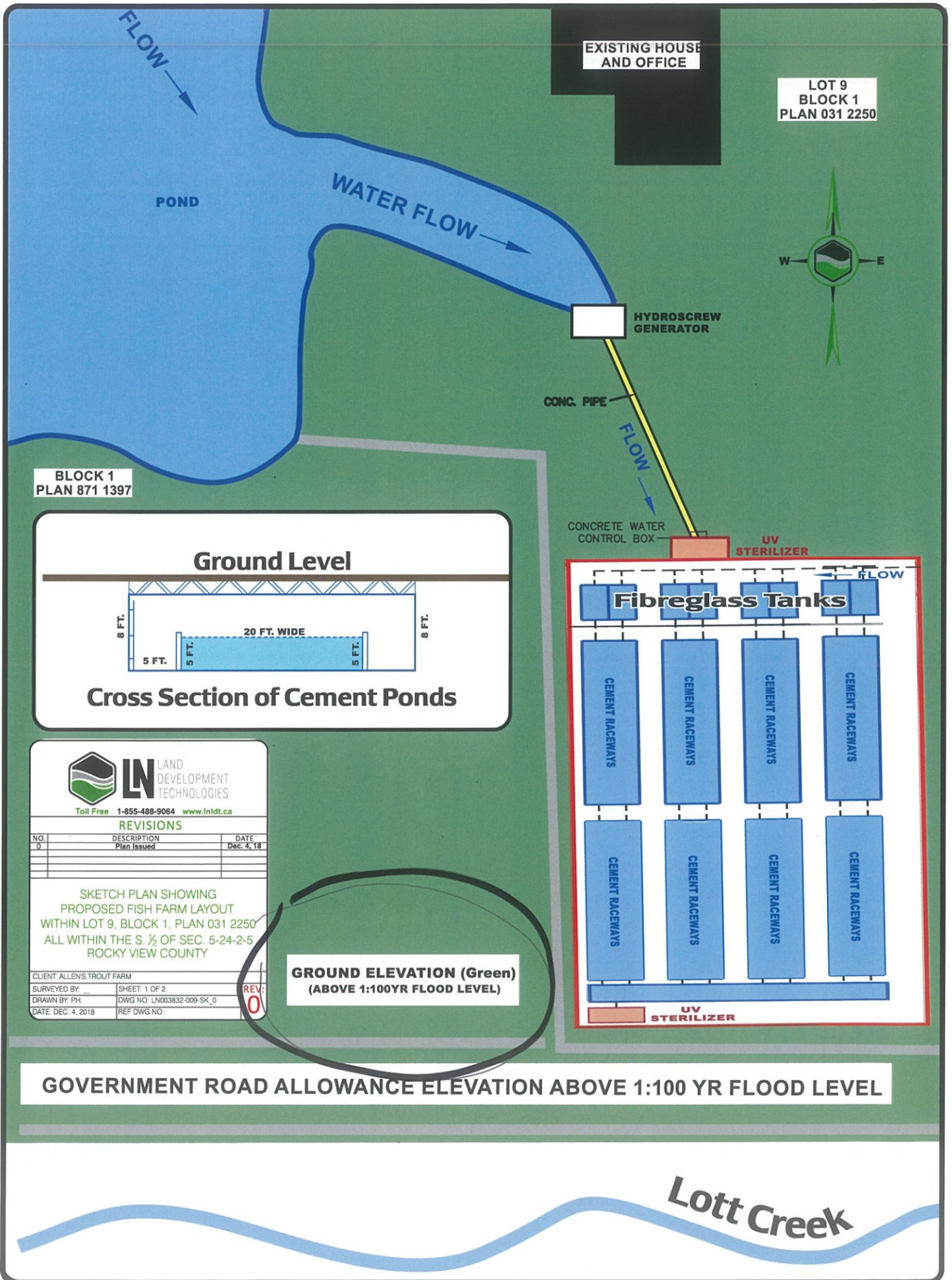
**Earth Covered Ponds
with skylights**

**BLOCK 1
PLAN 871 1397**

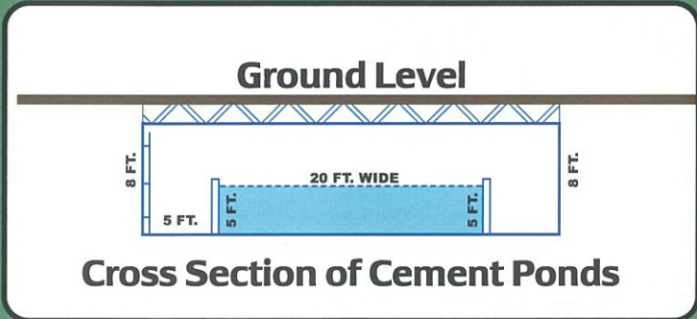
**EXISTING HOUSE
AND OFFICE**

GOVERNMENT ROAD ALLOWANCE

Covered Fish Ponds



**BLOCK 1
PLAN 871 1397**



LN LAND DEVELOPMENT TECHNOLOGIES
Toll Free 1-855-488-9064 www.lnldt.ca

REVISIONS

NO.	DESCRIPTION	DATE
0	Plan Issued	Dec. 4, 18

SKETCH PLAN SHOWING
PROPOSED FISH FARM LAYOUT
WITHIN LOT 9, BLOCK 1, PLAN 031 2250
ALL WITHIN THE S. 1/2 OF SEC. 5-24-2-5
ROCKY VIEW COUNTY

CLIENT: ALLENS TROUT FARM

SURVEYED BY:	SHEET: 1 OF 2	REV: 0
DRAWN BY: PH.	DWG NO: LN003832-009-SK_0	
DATE: DEC. 4, 2018	REF DWG NO:	

Alberta Trout Inc

240082 Lott Creek Blvd., Calgary, Alberta T3Z 2V4 | 403 606 3653

FISH FARM GROW OUT TO MARKET

ALLEN'S TROUT FARM INC. HAS BEEN RAISING FISH FOR ALMOST 60 YEARS.

- 1. Alberta Environment has issued Alberta Trout Inc. a license to raise Rainbow Steelhead trout to be sold for food consumption only**
- 2. Our farm will be producing about 200,000 lbs. plus a year**
- 3. We are redesigning the farm to create an environmentally green energy efficient facility that is safe from floods and predators**
- 4. All the building elevations are above the 100 year flood levels**
- 5. UV sterilizers to purify flow of water in and out of lined fish ponds**





ALBERTA TROUT INC.

(Formally Allen's Trout Farm)

Family Owned & Operated Since 1961

Visit Us at 24008 Lott Creek Drive, Calgary, Alberta. T3Z 2V4



HEALTHY TROUT STEELHEAD AVAILABLE ALL YEAR ROUND



WATER SOURCE IS A SODIUM FREE SPRING, FLOWING at 5000 GALLONS PER MINUTE THROUGH HOLDING PONDS. THE ONLY GREEN FISH FARM IN ALBERTA THAT DOES NOT USE ELECTRICITY OR FOSSIL FUELS TO PRODUCE FOOD.

NATURAL FRESH FISH TASTE with RICH PINK FLESH FED ON A HIGH PROTEIN DIET WITH ZERO CHEMICALS and manufactured in BRITISH COLUMBIA, CANADA

RAISED FROM EGG TO MARKET IN ALBERTA



Striping eggs



Eggs in jars



Live Fry Hatchery



Stocking Ponds



Fish Feeding



One (1) to Six (6) Pounds - Sold - Round, Dressed, Steaked & Filleted



CONTACT INFORMATION FOR ALBERTA TROUT INC.

Bob: (403)606-3653, bob.abdowns@gmail.com

Bria: (403)608-6965, troutab.bria@gmail.com

RAISED FROM EGG TO PLATE IN ALBERTA

License#: 128262020C C

COMMERCIAL CLASS "C" FISH CULTURE LICENSE

Name of license holder: Allen's Trout Farm Inc. (Allen Robert O.)

Address of license holder: 240082 LOTT CR BLVD., Calgary, AB T3Z2V4

This licence authorizes the acquisition, selling, propagating, rearing and/or keeping of the following species of cultured fish, as listed in The Fisheries Act:

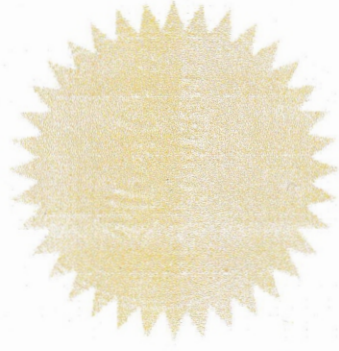
Rainbow Trout

Fish culture facilities must be located within the legal land description of:

SW-5-24-2- W5

This licence is effective for the period beginning on April 01, 2020 and ending on March 31, 2021, and is not transferable. The holder of this license is subject to the terms and conditions specified in The Fisheries Act and its supporting regulations and also the terms and conditions specified on the reverse side of this license.

Dated this: April 01, 2020



Travis Ripley, Executive Director
Fish and Wildlife

Licencee's Signature
This license is not transferable

May 8, 2017

Allen, Robert O.
240082 Lott Creek Blvd.
Calgary, AB T3Z 2V4

Dear Mr. Allen,

The decision to quarantine and suspend licensing of Class A commercial fish farms that tested positive for *Myxobolus cerebralis* ("whirling disease") until it can be demonstrated that they can operate without the risk of spreading or perpetuating the disease was made with significant deliberation. This decision reflects Alberta Environment and Parks's (the "Department's") commitment to the conservation and management of healthy aquatic ecosystems in Alberta.

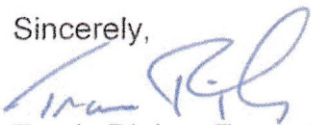
We recognize this decision has had an impact on Albertans and may have caused an inconvenience to you, directly. The Government of Alberta would like to offer an *ex gratia* payment of \$75,000 to you in recognition of your inconvenience. The Department will also continue to work with you to develop a mutually acceptable business model that will address the concerns of the Department if so desired.

Attached to this letter is a Release Agreement. If you agree to the conditions of the Release Agreement, please sign and return it to the Department in the self-addressed stamped envelope. Our finance department will provide the payment to you immediately upon receipt.

Please be aware that you are under no obligation to accept this payment. If you choose not to accept this *ex gratia* payment offer, no other payment will be offered to you in relation to this decision. This *ex gratia* payment offer expires June 15, 2017.

If you wish to discuss this *ex gratia* payment offer, please contact Peter Giamberardino, Program Coordinator Whirling Disease, Fisheries Management Policy, at 587-986-7276.

Sincerely,



Travis Ripley, Executive Director – Fish and Wildlife Policy
Environment and Sustainable Resource Development

Enclosure

cc: Graham Statt
Peter Giamberardino
David Park
Jim Wagner

FISH REARING PONDS



DEMAND FEEDERS



FISH FEEDING



5000 GAL/MINUTE SPRING WATER FLOWING THROUGH PONDS





Bay #8, 3515 – 27 Street NE Calgary, AB T1Y 5E4 Ph: 403-250-8222 Fax: 403-250-7746 Toll Free: 1-800-505-8505

Our company has been purchasing Trout from Allen's farm for many years now. The fish are excellent and have been receiving lots of compliments from customers. The best of it all, they are from Calgary. We are glad to support local farmers.

Currently, we have been taking in about 1000 lb of trout each week. It is expected to increase once more restaurants will resume regular business.

Price of the trout is currently at \$4.50 per pound.

Thank you,

David Yip
Co-owner

City Fish

Bay 8, 3515 – 27 Street NE
Calgary, AB
T1Y 5E4

Phone: 403-250-8222
Fax: 403-250-7746
Email: info@cityfish.ca
Website: www.cityfish.ca

Connect with us on Facebook @ www.facebook.com/cityfish.ca/



Alberta Trout Inc

e-mail bob.abdowns@gmail.com
phone 403 606 3653

November 20, 2020