



\* Image from <https://www.clorkformsilos.com/>

# THE SILOS

Spearpoint Cattle Company Ltd. ("Spearpoint")  
Prepared for: M.D. of Pincher Creek No. 9 Council  
Valid as of August 15, 2022

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## The Silos Proposal

### Objective

The Silos is a business located where the mountains meet the prairies, situated below the Rocky Mountains and bordering Hwy 6 on the way to Waterton National Park. The peaceful and natural beauty of the land makes the location an ideal place to hold The Silos.

The additional accomodation in the area will encourage people to stay and contribute to the local economy. Additionally, we will provide our guests with pamphlets highlighting the many attractions, food joints and shindigs this area has to offer.

### Re-zoning

To complete this project we require the rezoning of the parcel legally described as SW-16-03-29-W4 (150 acres, more or less) to Rural Recreation. Rezoning the entire parcel enables us to offer our guests space to explore the local area.

### Project Outline

Our goal is to build 3 accommodations out of repurposed grain bins, with an additional grain bin to be used as a common space gazebo. Our use of repurposed grain bins allows us to build on the land without taking away from the rustic scenery. With the mountain viewscape and unique attractions, the area sees a multitude of local and non-local visitors year round. We wish to use the traffic that we already see and turn it into an experience people won't forget.

The Silos will be constructed from repurposed grain bins. They will be approximately 20ft wide x 20ft tall. Each bin will have 2 levels, the top being the bed room with a king-sized bed and amenities. The bottom level will consist of a small living room with a couch and chairs. The kitchen will consist of a countertop, sink, fridge, and microwave. The washroom will include a sink, shower, and toilet. Each bin will be fully insulated and suitable for 4 season living. The bins will be anchored to concrete pads as a foundation. Each bin will have its own electrical panel with full 120v service. Heat will be provided by small electric baseboard heaters, and AC will be provided by small window mounted units. There will be hot and cold water, with the hot water being supplied by on demand water heaters. Each silo will have a firepit and outdoor seating area.

## THE SILOS

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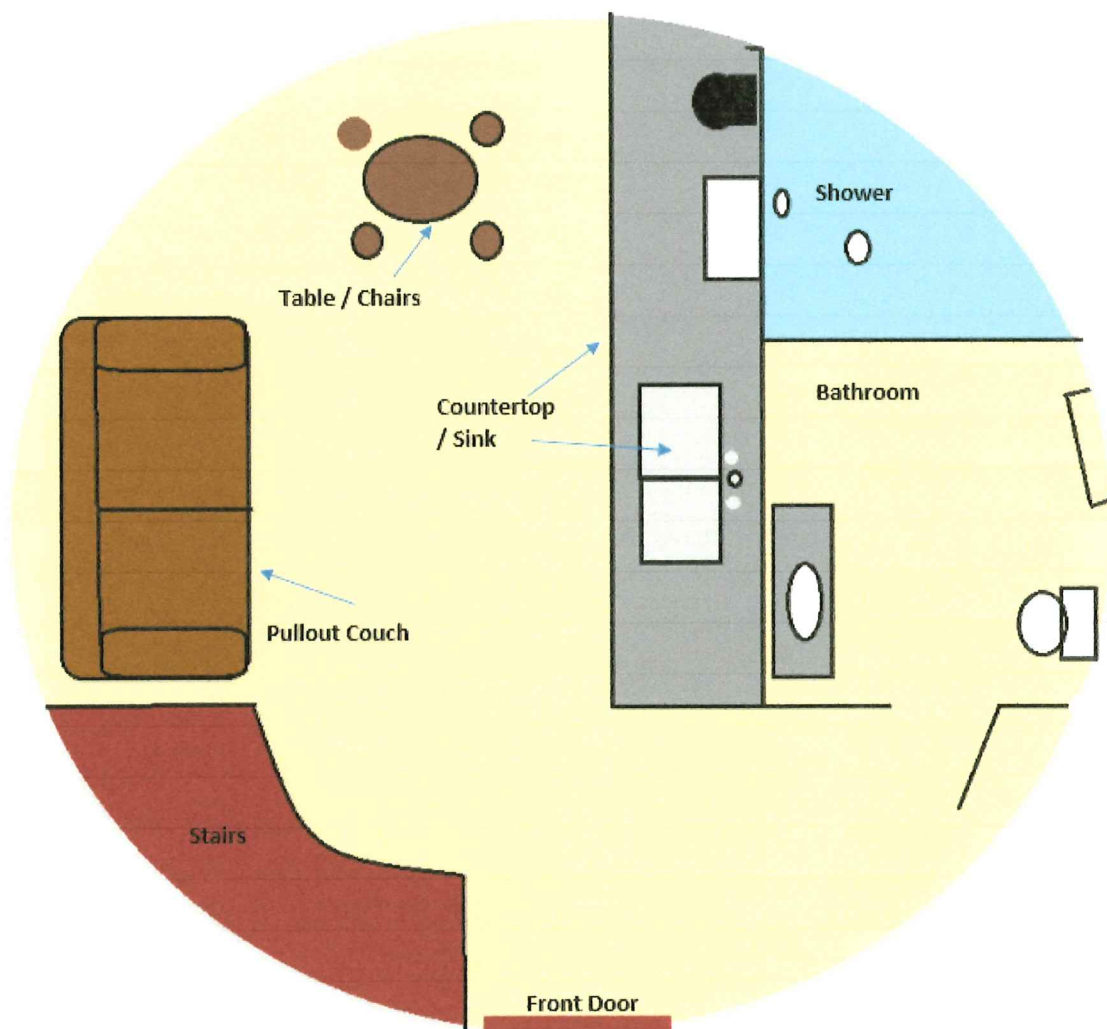
Additionally, the fourth bin will be converted into a community gazebo and barbequing area.

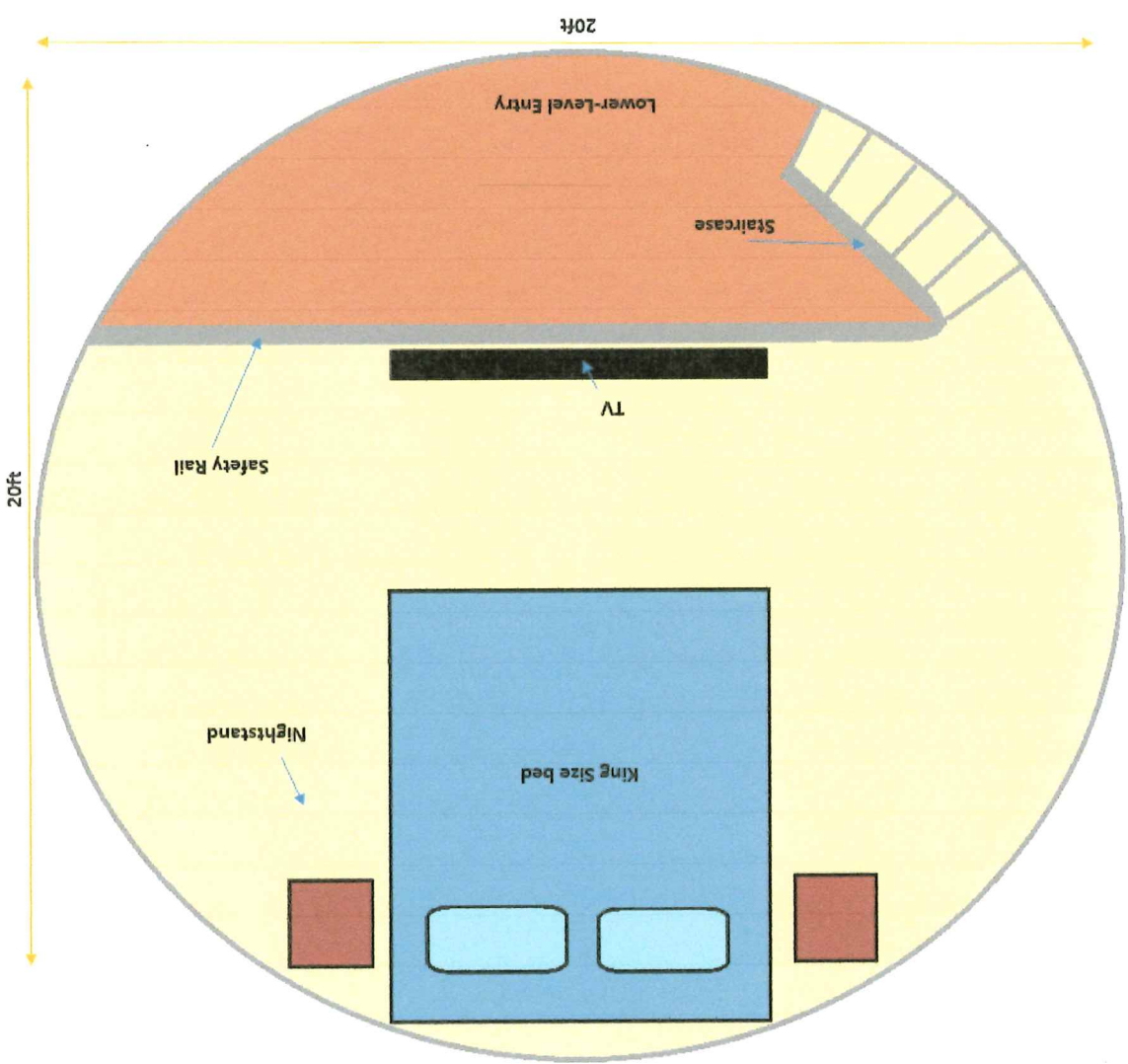
All structures will be built to meet the full effect of the *Alberta Building Code Requirements*.

At full capacity, there could be a maximum of 12 people occupying the property based on a 4 person per bin average.

**Please see below sketches of the accommodations.**

### LOWER LEVEL

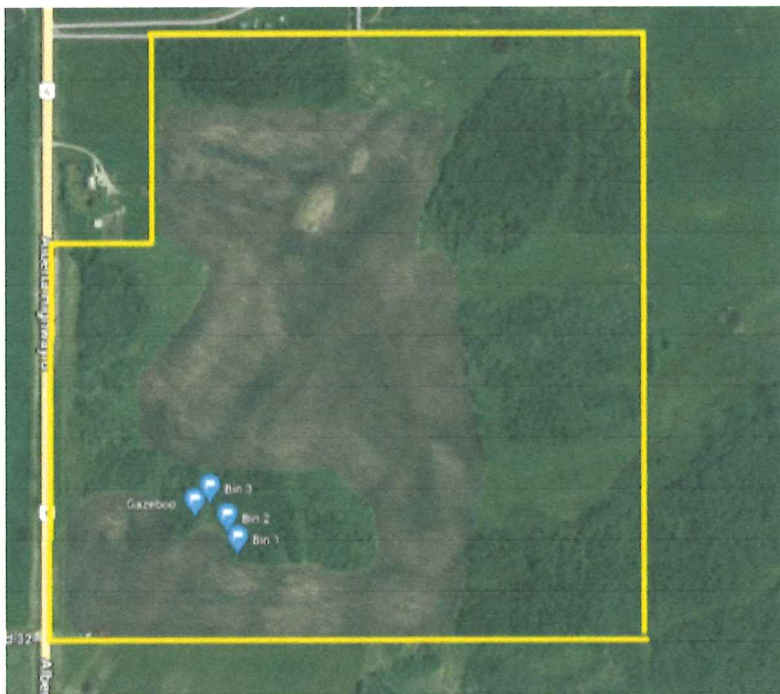




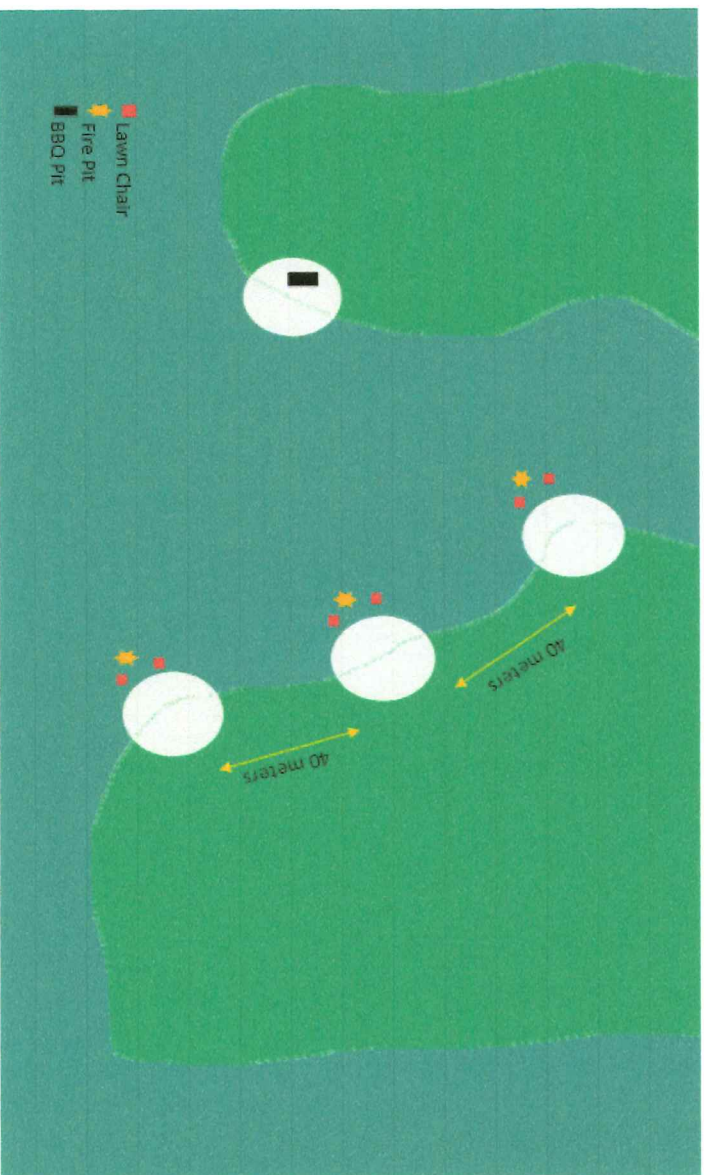
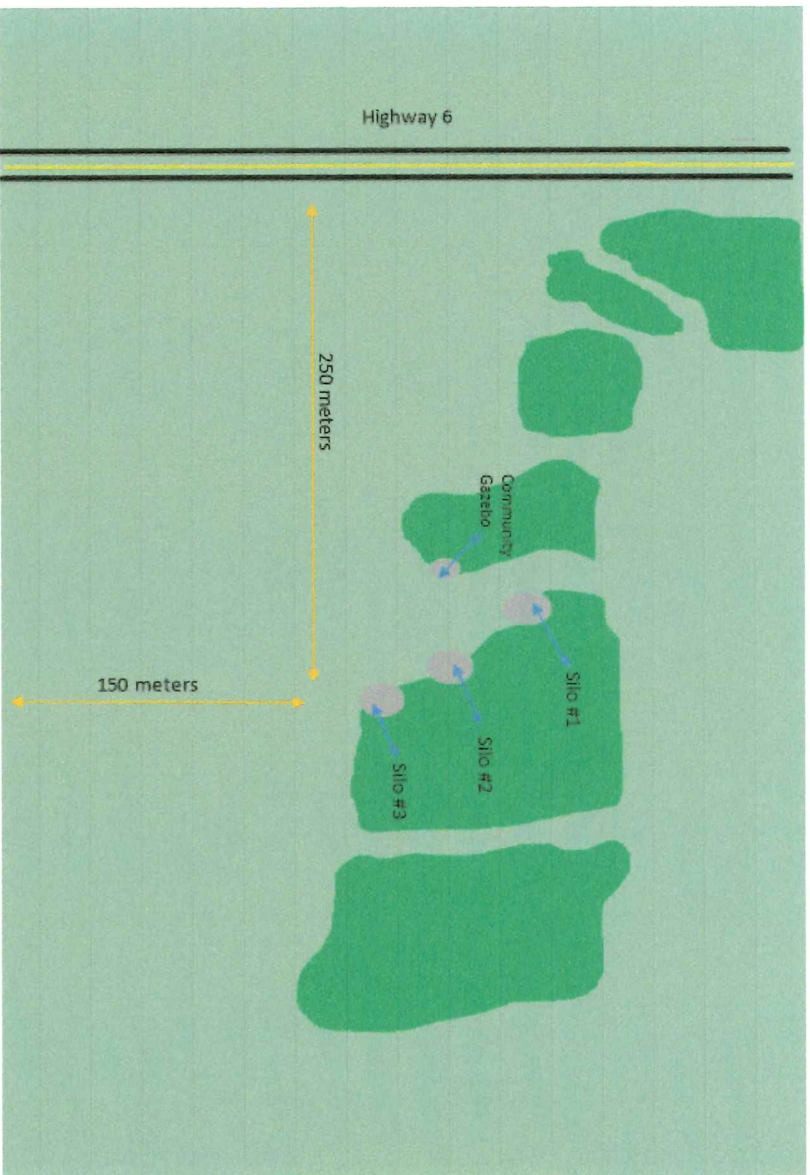
## Site Plans

### Site

Please see below the birds-eye view of The Silos location at SW-16-03-29-W4.



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### Roads and Parking

The location is easily accessible as the property runs parallel to Highway 6. The roadway for access will be the Highway 6 existing approach at the southwest corner of the property. The parking will consist of a small gravel pad.

### Land Use

The land is currently a hay field consisting of alfalfa and timothy grass. The majority of the remaining untouched acres will remain a producing hay field. The bins will be inset to the landscape so that there is minimal change to the viewscape.

### Safety

#### Fire Safe

We will be utilizing Alberta FireSmart resources. This information will be emailed to our guests upon booking. Additionally, FireSmart resources will be provided within each accommodation and at the community gazebo.

Our fire pits will be situated 15 ft away from our accommodations and we will ensure that our guests abide by the local fire regulations.

#### Bear Safe

Having shared this land with bears for many years, we understand the importance of bear knowledge and safety. Upon booking, we will be providing guests with the Alberta BearSmart Guide to Playing Safely in Bear and Cougar Country. An additional guide will also be provided in each accommodation.

#### Other

Spearpoint Cattle Company. Ltd. and The Silos are committed to following all regional and local regulations and will also make a point to review all new legislations.

### Water, Waste and Utilities

#### Water

We plan to excavate an area 20' ft x 20 ft x 10 ft deep to put in a large fresh water cistern. This cistern will supply each silo with fresh water for showers and washroom use. The water system will supply water to the silos via a demand water pump. The cistern will be filled with well water transported from Spearpoint's main well. This well water has been tested and is of good quality in compliance with the *Domestic Water Act*.



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### Sewage

Each bin will be tied into a common sewage header that will lead to an underground tank. This tank will be equipped with a level alarm and sump pump for an open discharge style system.

### Garbage

Garbage will be stored on-site in animal proof bins. The garbage will then be hauled off site to be disposed of as needed.

### Utilities

Power will be brought onto the property from a paralleling line. One pole with the transformer feeding our underground services.

Each bin will have its own electrical panel with full 120v service. Heat will be provided by small electric baseboard heaters, and AC will be provided by small window mounted units. There will be hot and cold water, with the hot water being supplied by on demand water heaters.

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We thank you for your consideration and look forward to hearing from you in due course.

Sincerely,

Spearpoint Cattle Co. Ltd.,  
Per: Clint and Cindy Marr