



PUBLIC PRESENTATION COMMITTEE MEETING AGENDA

Date: Wednesday, April 17, 2024
Time: 9:00 AM
Location: Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

	Pages
A. CALL MEETING TO ORDER	
B. UPDATES/APPROVAL OF AGENDA	
C. APPROVAL OF MINUTES	
1. January 17, 2024 Public Presentation Committee Meeting Minutes	2
D. GENERAL BUSINESS	
1. Springbank Trails and Pathways Association presents SR1 and Rocky View County Regional Pathway	5
Presenter:	
• Ronda Rankin, Springbank Trails and Pathways Association	
2. Highline Mushrooms presents Highline Mushrooms - Economic and Social Impact	20
Presenters:	
• Jose Cambon, Highline Mushrooms	
• Rob MacKay, Highline Mushrooms	
• Nobuto Ikeda, Highline Mushrooms	
E. NEXT MEETING	
The next meeting of the Public Presentation Committee is scheduled for July 17, 2024	
F. ADJOURN THE MEETING	



PUBLIC PRESENTATION COMMITTEE MEETING MINUTES

Wednesday, January 17, 2024

9:04 AM

Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Present: Councillor S. Wright, Chair
Deputy Reeve D. Kochan, Vice-Chair
Reeve C. Kissel
Councillor G. Boehlke
Councillor K. Hanson
Councillor S. Samra
Councillor A. Schule

Also Present: R. McDonald, Interim Chief Administrative Officer
M. Boscariol, Executive Director, Community Services
B. Riemann, Executive Director, Operations
K. Robinson, Executive Director, Corporate Services
A. Zaluski, Director, Legislative and Intergovernmental Services
S. Hulsman, Manager, Asset Management
D. Lang, Manager, Recreation, Parks and Community Support
A. Latimer, Manager, Economic Development
W. Gerbrandt, Economic Development Coordinator, Economic Development
J. McKay, FCSS Coordinator, Recreation, Parks and Community Support
A. Chell, Senior Planner, Planning
S. Braak, Legislative Officer, Legislative and Intergovernmental Services
K. Tuff, Legislative Officer, Legislative and Intergovernmental Services

A Call Meeting to Order

The Chair called the meeting to order at 9:04 a.m. with all members present.

B Updates/Approval of Agenda

MOVED by Councillor Samra that the January 17, 2024 Public Presentation Committee meeting agenda be approved as presented.

Carried

C-1 Approval of October 18, 2023 Public Presentation Committee Minutes

MOVED by Deputy Reeve Kochan that the October 18, 2023 Public Presentation Committee meeting minutes be approved as presented.

Carried



D-1 Foothills Tourism Development Zone Discovery Report

Presenter: Cameron Spence, Destination Development Manager, Foothills and Canadian Rockies, Travel Alberta
Dayna Smockum, Specialist, Corporate Communications and Engagement, Travel Alberta

MOVED by Councillor Hanson that the Public Presentation Committee receive the Foothills Tourism Development Zone Discovery Report presentation as information.

Carried

The Chair called for a recess at 9:44 a.m. and called the meeting back to order at 9:54 a.m., with all previously mentioned members present.

D-2 Digital Economy Program / Digital Service Squad

Presenters: Jodie Eckert, Team Lead – Digital Service Squad, Community Futures Centre West and Community Futures Wild Rose

MOVED by Councillor Samra that the Public Presentation Committee receive the Digital Economy Program / Digital Service Squad presentation as information.

Carried

The Chair called for a recess at 10:12 a.m. and called the meeting back to order at 10:17 a.m., with all previously mentioned members present.

D-3 An Environmental Reserve in the Elbow River Floodway, Bragg Creek

Presenters: Dave Klepacki, Executive Director, Bragg Creek Environmental Coalition
Liz Breakey, Director, Bragg Creek Environmental Coalition

MOVED by Councillor Hanson that the Public Presentation Committee receive the An Environmental Reserve in the Elbow River Floodway, Bragg Creek presentation as information.

Carried

The Chair called for a recess at 10:49 a.m. and called the meeting back to order at 10:55 a.m., with all previously mentioned members present.

D-4 Marigold Library Annual Update

Presenters: Lynne Price, Chief Executive Officer, Marigold Library System
Laura Taylor, Chief Operating Officer, Marigold Library System

MOVED by Councillor Schule that the Marigold Library Annual Update presentation be received as information.

Carried

The Chair called for a recess at 11:19 a.m. and called the meeting back to order at 11:24 a.m., with all previously mentioned members present.



D-5 Calgary Metropolitan Regional Board (CMRB) Update

Presenters: Greg Clark, Chair, Calgary Metropolitan Region Board
Jordon Copping, Chief Officer, Calgary Metropolitan Region Board

MOVED by Councillor Deputy Reeve Kochan that the Public Presentation Committee receive the Calgary Metropolitan Regional Board (CMRB) Update presentation as information.

Carried

E Next Meeting

The next meeting of the Public Presentation Committee is scheduled for April 17, 2024.

F Adjourn the Meeting

MOVED by Councillor Samra that the January 17, 2024 Public Presentation Committee meeting be adjourned at 12:06 p.m.

Carried

Chair

Chief Administrative Officer or Designate



Public Presentation Committee

Subject:	SR1 and Rocky View County Regional Pathway
Date:	April 17, 2024
Presenter:	Ronda Rankin, Springbank Trails and Pathways Association

REPORT SUMMARY

Springbank Trails and Pathways Association will provide a presentation on SR1 and Rocky View County Regional Pathway.

ADMINISTRATION'S RECOMMENDATION

THAT the Public Presentation Committee receive the SR1 and Rocky View County Regional Pathway presentation as information.

BACKGROUND

The Public Presentation Committee provides a forum for members of the public and stakeholder groups to present information and updates to the County to ensure the County understands the needs and concerns of its communities. One of the Committee's functions is to hear presentations from organizations, groups, or individuals such as Springbank Trails and Pathways Association.

DISCUSSION

Springbank Reservoir (SR1) Land Use process was focused on providing a framework for future activities specifically on the lands falling within the SR1 Project. The contribution from SR1 to both pathways and public lands with river access is a critical component of our regional recreation vision. There are no pathways connecting very active lifestyles and fast-growing local populations between Cochrane, Harmony, and Bragg Creek, nor connecting their highly developed adjacent trail systems. SR1 lands would enable a safe and logical regional spine of pathways with access to public spaces within Rocky View County.

ATTACHMENTS

- Attachment A: Springbank Trails and Pathways Association Request to Present Form
Attachment B: Springbank Trails and Pathways Association Presentation



ROCKY VIEW COUNTY PUBLIC PRESENTATION COMMITTEE (PPC) REQUEST TO PRESENT FORM

Name of the group/individual:	Springbank Trails and Pathways Association (STAPA)
Representative(s) for the group:	Ronda Rankin
Contact telephone/cell number:	403-519-6870
E-mail:	ronda@springbankpathways.ca
Presentation Topic:	SR1 and Rocky View County Regional Pathway

Do you have an active planning application on this matter?

☐

Yes

☒

No

Are you planning on submitting a planning application on this in the next six (6) months?

☐

Yes

☒

No

Please check off the appropriate information about the presentation:

☒

Information - Public Interest

☐

Community Group Update

☐

Development Proposal

☐

Other, please explain

Overview of the topic and purpose of your presentation:

Springbank Reservoir (SR1) Land Use process was focused on providing a framework for future activities specifically on the lands falling within the SR1 Project. The contribution from SR1 to both pathways and public lands with river access is a critical component of our regional recreation vision. There are no pathways connecting very active lifestyles and fast -growing local populations between Cochrane, Harmony, and Bragg Creek, nor connecting their highly developed adjacent trail systems. SR1 lands would enable a safe and logical regional spine of pathways with access to public spaces within RVC.

If a group, tell us about your group (mandate/membership, including a statement on why this matter should go before PPC)

STAPA is a volunteer group committed to establishing a safe and accessible, regionally, integrated trail and pathway system connecting generations of residents, while preserving the diverse natural heritage of the Springbank community. Councillor Don Kochan presented a motion to Council to prepare a report on the pathway connections to SR1. STAPA would like to provide community feedback on this topic.

Presenting to the Public Presentation Committee

The members of the Public Presentation Committee are County Councillors, but the meetings are not Council meetings, and Council decisions are not made.

Meetings are held to receive information and share your vision with the Committee and not to ask for advice on what should be done on a specific property.

If you would like to bring a matter to the Committee's attention, that does not require a decision of Council, you can apply to make a presentation to the Committee.

Examples of presentations that the Public can present to the Committee include:

- Developers and/or landowners can submit their vision for a future project that will not require a Council decision;
- not-for-profit organizations about their work in the community, or about recognition for special volunteers;
- post-secondary institutions or research groups about studies or surveys that might interest the County;
- resident or community groups about future plans or current activities that the groups are involved in; or
- businesses or organizations that wish to apprise Committee members of projects or initiatives that will not require a Council decision.

Examples of presentations that Public cannot be accepted by the Committee include:

- the subject matter of the presentation is related to an active application from the presenter or the presenter intends to submit an application within six months of the presentation date;
- the subject matter of the presentation is outside of the authority or jurisdiction of Rocky View County;
- the subject matter of the presentation is more appropriate for a different committee, board, commission, or other body; or
- individuals or groups wishing to provide technical, legal, or similar information when they possess no relevant qualifications or expertise.

Presentations are strictly limited to 20 minutes, but Committee members may ask questions afterwards.

How to Submit a Presentation Request

Forms can be submitted via email to legislativeservices@rockyview.ca, or print it and send or drop off a paper copy to:

Rocky View County
Attention: Legislative and Intergovernmental Services
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Please make your requests as early as possible. Requests are to be submitted to four weeks prior to the scheduled PPC meeting order for the presentation to be included on the agenda.

Once you have submitted your request, a member from the Legislative & Intergovernmental Services department will be in contact with you to discuss next steps.

If you are placed on the meeting agenda, you must provide Legislative and Intergovernmental Services with a final copy of any print or visual materials (including PowerPoint or similar slides at least 15 days before the presentation. Once submitted, changes to this material are not permitted. If changes are needed, your presentation will be rescheduled.

Questions

If you have questions about presenting to the Public Presentation Committee, contact Rocky View County Legislative and Intergovernmental Services at 403.230.1401 or legislativeservices@rockyview.ca.

Print Form

Save Form



SPRINGBANK TRAILS AND PATHWAYS ASSOCIATION

Springbank Off-stream Reservoir (SR1) Regional Trail Connections and River Access



Rocky View County
Public Presentation Committee
April 17, 2024



Agenda

Today's Objectives

Who We Are

Regional Trail Vision

Regional Trail Connectivity

Public River Access

Rocky View County Support





TODAY'S OBJECTIVES



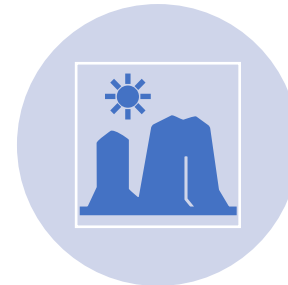
The community resource for trails and pathways in Springbank, through community involvement and engagement.



Present Regional Trail Vision.



Regional Trail Connectivity and Public River Access within SR1 Recreation Recommendations.



Request Rocky View County's support in the development of Regional Trails and Public River Access.



WHO WE ARE

“The Springbank Trails and Pathways Association is a volunteer group committed to establishing a safe and accessible, regionally integrated trail and pathway system connecting generations of residents, while preserving the diverse natural heritage of the Springbank community.”

Activities

- Enhance regional connectivity and trail development
- Expand public access to rivers and natural areas
- Mapping

Springbank Community & Board Participation

- Springbank Community Association (Board)
- Alberta TrailNet (Board)
- Springbank Community groups and landowners

Government Engagement

- Joint Land Use Advisory Committee (JLUAC) member and Editorial Team
- Alberta Environment and Protective Areas (AEPA) & SR1 Operations Discussions
- Rocky View County



Regional Trail Vision

Integrate Springbank Community priorities into Regional Recreational Infrastructure

Establish extensive multi-use infrastructure development opportunities

- Identify corridors through Crown lands and leverage paving of RR40
- Develop as Trans Canada Trail extension/completion from Cochrane/Glenbow Ranch to Bragg Creek/Kananaskis Country
- Expand and integrate Bragg Creek, Harmony, Cochrane and City of Calgary trail systems to further complement regional connectivity in growing communities

Ensure infrastructure development is focused, leveraged, and costs optimized to generate enhanced regional benefits in a staged manner

Incorporate public safety concerns



Stakeholder Engagement

- Springbank Community Association (SCA)*
- Springbank Planning Association (SPA)
- SR1 Government Agencies
- Alberta Agriculture & Irrigation (AGI) – SR1 Operations
- Rocky View County
- Trans Canada Trail
- Alberta TrailNet Society
- Greater Bragg Creek Trails Association
- Harmony
- Glenbow Ranch Park Foundation
- Cochrane
- Community Groups

* *SCA has endorsed this presentation*



Land Use “Gaps” in SR1 Connectivity

- Regional Recreation Vision integrated into JLUAC Final Recommendations Report
- Draft Land Use Plan developed to SR1 Footprint... defined as a subset of the greater Alberta Transportation and Economic Corridors (ATEC) lands purchased for SR1 Project
 - Draft Land Use Plan reflects “*some but not all*” recreation components recommended by JLUAC within ATEC controlled lands
 - Land Use Plan purposefully reflects broad “Policy Wording” and is silent on prescriptive details
 - Adaptive Management was identified as a tool to address and provide future operational and public access flexibility
 - Public access restrictions require flexibility to enable reasonable access outside flood events
- ✓ Pathway along Berm
 - Proposed “Calendar Restrictions” on Public Access an area of concern
- ✓ Regional Pathway Connection Areas noted
 - Public Safety at Hwy 22 of particular concern



Regional Trail Connectivity to SR1

- Regional connections included in Draft Land Use Plan with three regional connections identified
- Regional Connectivity to SR1 is critical across ATEC lands, and would benefit from additional clarity within Draft Land Use Plan policies:

Berm to RR35

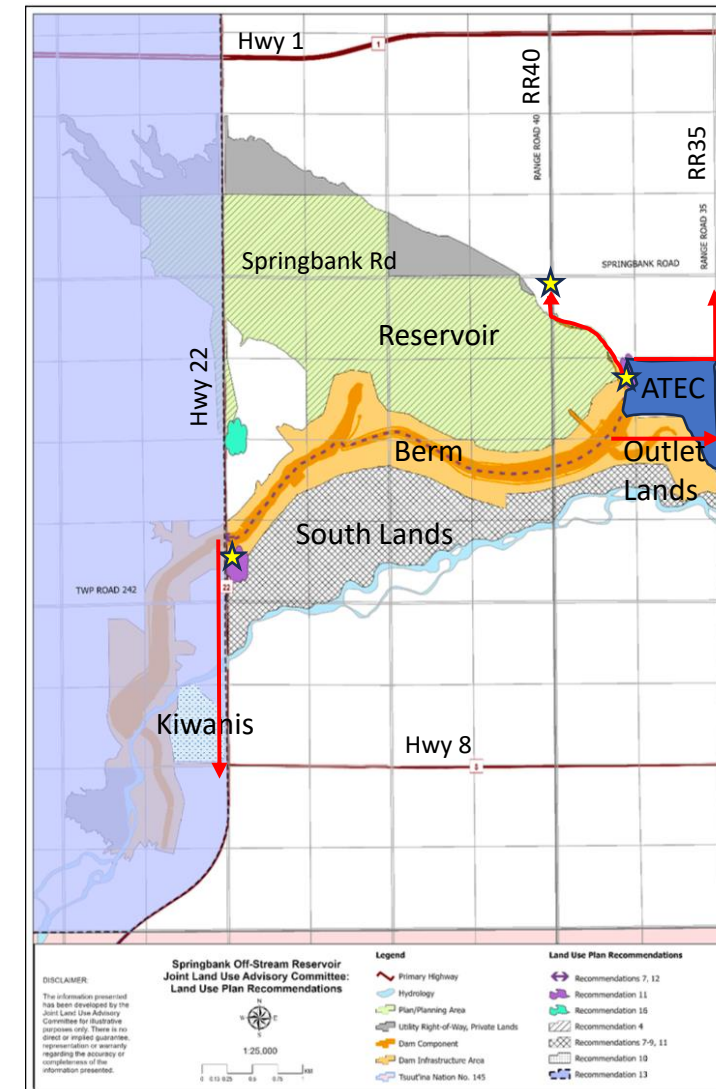
- North - ATEC Lands adjacent to South edge of Sec 19
- South - ATEC Lands through Outlet Lands

Berm to RR40

- Follow Perimeter of SR1 lands to RR40 ROW

Diversion Channel to Hwy 22 & Hwy 8 “Traffic Circle”

- Safe *crossing* of Hwy 22 needed
- Right of Way (ROW) required parallel to Hwy 22

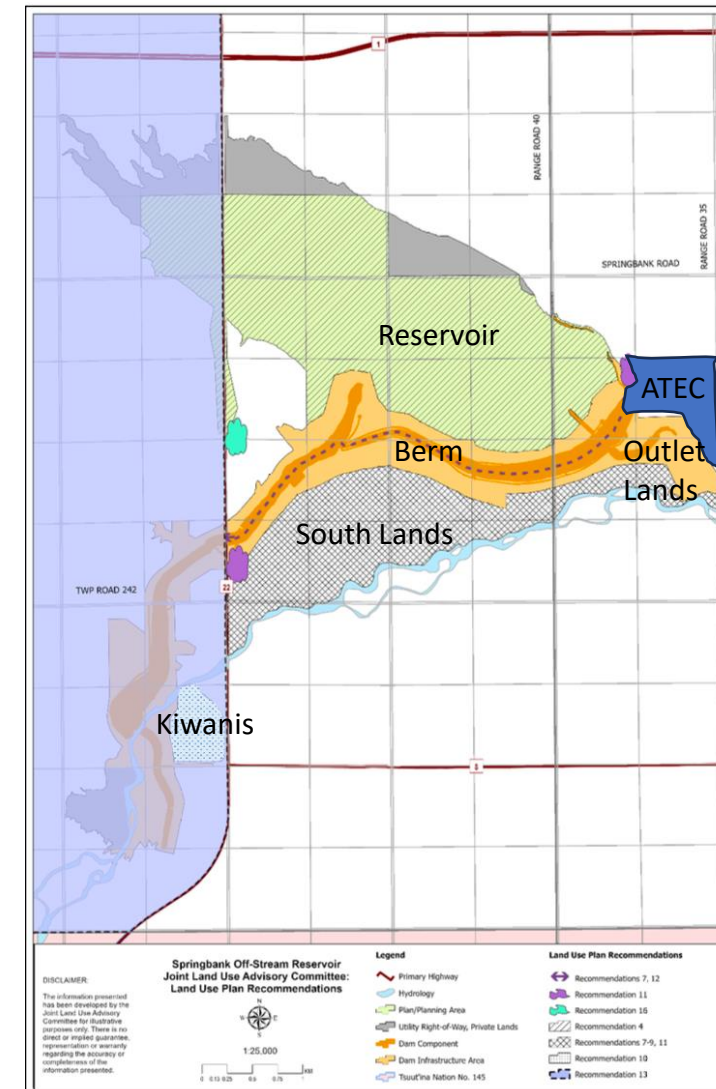




Public River Access

JLUAC recommendations included Public River Access to “surplus” ATEC lands

- Recommendation 9
 - Land Use (inside SR1 Footprint) for “Outlet Lands” to include public access
- Recommendation 8
 - ATEC surplus land (outside SR1 Footprint) “South Lands” to be retained as Crown lands providing public river access
- Recommendation 10
 - Kamp Kiwanis lands to be retained and considered for public use including repurposing of existing infrastructure



Map 3: The Joint Land Use Advisory Committee- Land Use Plan Recommendations



Request for Rocky View County Support



Support Community Survey Feedback and Initiatives to Expand Regional Pathways and Provide Public River Access



Support SR1 Draft Land Use Plan (Policy 7.2)

Multi-Use Pathway along Berm (i.e., “non-motorized recreational user access across dam structure and portion of diversion channel”)



Support Retention of ATEC owned South Lands for Public River Access, include Public Access to Outlet Lands, and assess non-motorized use and multi-use access to Kiwanis Lands



Incorporate Regional Vision in County Active Transportation Plan to Enable and Support Staged Regional Pathway Development

County Active Transportation Plan is planned for update
Establish multiple connections from SR1 through ATEC lands to proposed Regional Pathways in County (per Land Use Plan)
Stage development of Trans Canada Trail extension from Cochrane to Bragg Creek to complete Regional Pathway Vision

SR1 Dam

SR1 Dam Infrastructure Area

Primary Pathway Route

Secondary Pathway Connector

continuation of river corridor

bridge crossing for connection to Glenbow Provincial Park

connection to Riversong

Bow River

north connection to Harmony

Taylor Tr (Township 252)

Range Rd 43

Cowboy Tr (Hwy 22)

Range Rd 41

Range Rd 40

central connection to Harmony

Township Rd 250

south connection to Harmony

lane safety at underpass crossing

Trans-Canada Hwy (Hwy 1)

Range Rd 35

Range Rd 34

Springbank Rd (Township Rd 244)

optimum direct routing through existing road right-of-ways

primary connection through SR1 lands

Elbow River

lane safety at bridge crossing

safe surface crossing

continuation to Redwood Meadows

Township Rd 240

Hwy 8 (Township Rd 241)

alternate route to connect SR1 to Range Rd 40 & potential future parking at Range Rd 35

STAPA

Springbank Trails and Pathways Association

Conceptual Routing Map - Redwood Meadows to Cochrane

March 2024

0

1:50,000

2500

ROCKY VIEW COUNTY

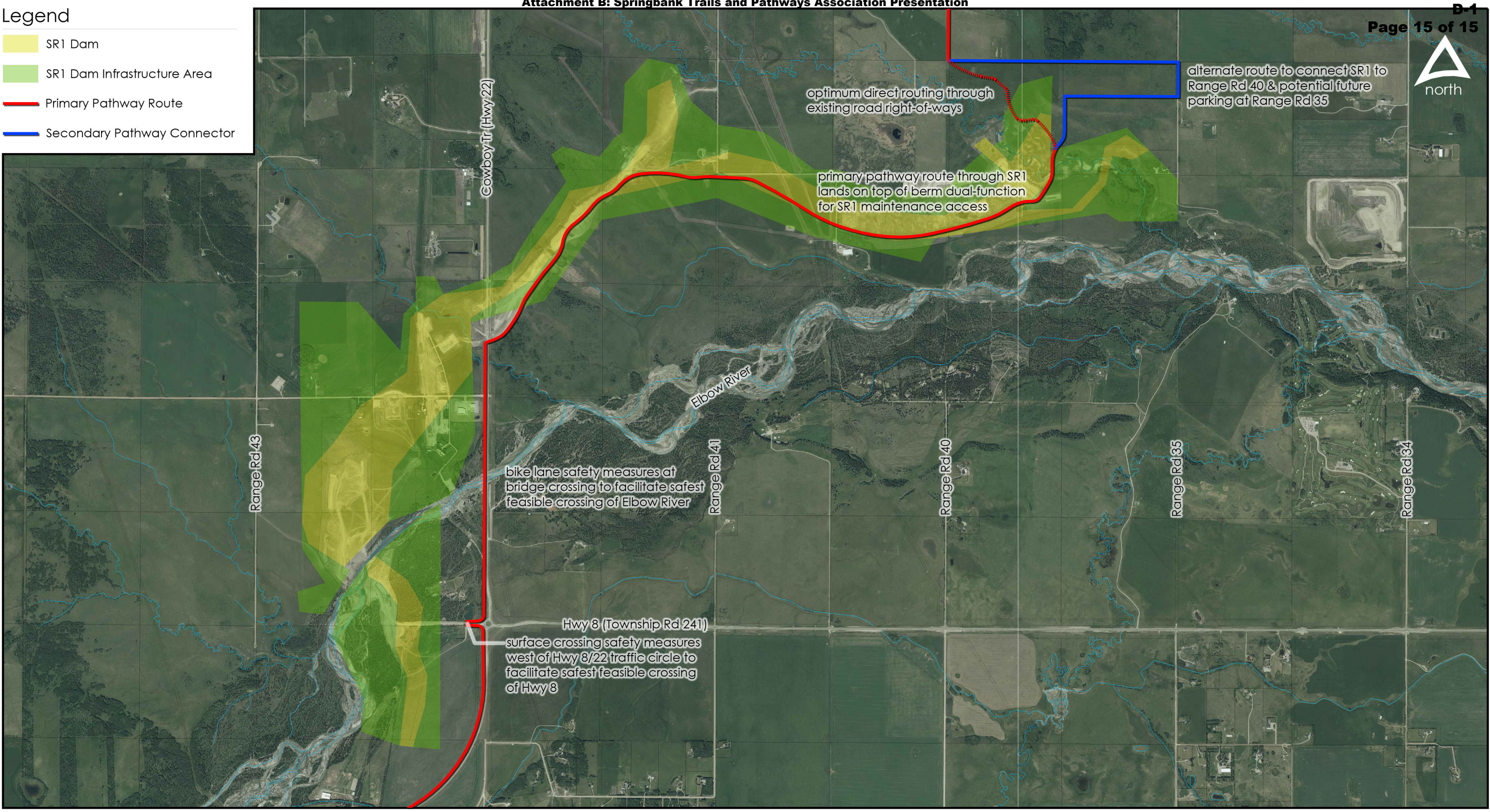
Page 14 of 15

B-1

north

Legend

- SR1 Dam
- SR1 Dam Infrastructure Area
- Primary Pathway Route
- Secondary Pathway Connector



Springbank Trails and Pathways Association

Conceptual Routing Map Enlargement 3 - SR1 Lands

March 2024

0 1:25,000 1000





Public Presentation Committee

Subject:	Highline Mushrooms - Economic and Social Impact
Date:	April 17, 2024
Presenter:	Jose Cambon, Rob MacKay, Nobuto Ikeda with Highline Mushrooms

REPORT SUMMARY

Highline Mushrooms will provide a presentation on Highline Mushrooms - Economic and Social Impact.

ADMINISTRATION'S RECOMMENDATION

THAT the Public Presentation Committee receive the Highline Mushrooms - Economic and Social Impact presentation as information.

BACKGROUND

The Public Presentation Committee provides a forum for members of the public and stakeholder groups to present information and updates to the County to ensure the County understands the needs and concerns of its communities. One of the Committee's functions is to hear presentations from organizations, groups, or individuals such as Highline Mushrooms.

DISCUSSION

The purpose is to demonstrate the positive economic and social impact of the Highline Mushrooms Crossfield facility, and the urgent need for the site to be connected to mains water supply to ensure the facility's longevity and realise the potential for any future expansion and growth. The Crossfield facility has operated at the same site for 40+ years and was recently upgraded at a capital cost of circa \$35 million in 2020, creating an additional 120 jobs. Importantly the facility has contributed to Alberta's food self-sufficiency, while supplying a fresh, healthy and nutritious product to the wider population.

ATTACHMENTS

- Attachment A: Highline Mushrooms Request to Present Form
- Attachment B: Highline Mushrooms Presentation



ROCKY VIEW COUNTY PUBLIC PRESENTATION COMMITTEE (PPC) REQUEST TO PRESENT FORM

Name of the group/individual:	Highline Mushrooms
Representative(s) for the group:	Jose Cambon, Rob MacKay, Nobuto Ikeda
Contact telephone/cell number:	368-997-9906
E-mail:	nikeda@highlinemushrooms.com
Presentation Topic:	Highline Mushrooms - Economic and Social Impact

Do you have an active planning application on this matter? ☐ Yes ☒ No

Are you planning on submitting a planning application on this in the next six (6) months? ☐ Yes ☒ No

Please check off the appropriate information about the presentation:

<input checked="" type="checkbox"/> Information - Public Interest	<input type="checkbox"/> Community Group Update	<input type="checkbox"/> Development Proposal
<input type="checkbox"/> Other, please explain		

Overview of the topic and purpose of your presentation:

The purpose is to demonstrate the positive economic and social impact of the Highline Mushrooms Crossfield facility, and the urgent need for the site to be connected to mains water supply to ensure the facility's longevity and realise the potential for any future expansion and growth. The Crossfield facility has operated at the same site for 40+ years and was recently upgraded at a capital cost of circa \$35 million in 2020, creating an additional 120 jobs. Importantly the facility has contributed to Alberta's food self-sufficiency, while supplying a fresh, healthy and nutritious product to the wider population.

If a group, tell us about your group (mandate/membership, including a statement on why this matter should go before PPC)



Highline[®]

MUSHROOMS

**THE ONLY MUSHROOM
GROWER IN ALBERTA AND
THE LARGEST IN CANADA**

Speaking **30+** Languages | Associates from **40+** Countries
2100+ Associates growing mushrooms 365 days a year



salesinquiries@highlinemushrooms.com
highlinemushrooms.com



ABOUT US



1961

HIGHLINE
Founded by Dr. O'Neil



2016

WEST EXPANSION
Acquires All Season
Mushrooms – 3 Facilities



2020

CROSSFIELD
Builds highly automated and
efficient Mushroom Farm



900 pallets are shipped



4,000,000 mushrooms
are hand picked



30,000 cases are packed – over
15 million cases per year



200,000 pounds of
mushrooms are grown

HIGHLINE'S ACHIEVEMENTS

Use Dutch-Style Technology – producing a cleaner, whiter, denser mushroom
Grown without Pesticides and Fungicides
Large Scale Certified Organic Production
Use Compost at Casing “CAC” with Dutch-Style Technology
Rapid Cooling of Mushrooms Using Vacuum Technology
“One Touch” Harvesting Directly into Tills
Use Clear Recycled PET (rPET) Mushrooms Tills

	NORTH AMERICA	THE WORLD
Use Dutch-Style Technology – producing a cleaner, whiter, denser mushroom	#1	
Grown without Pesticides and Fungicides	#1	
Large Scale Certified Organic Production	#1	
Use Compost at Casing “CAC” with Dutch-Style Technology	#1	#1
Rapid Cooling of Mushrooms Using Vacuum Technology	#1	
“One Touch” Harvesting Directly into Tills	#1	
Use Clear Recycled PET (rPET) Mushrooms Tills	#1	

DUTCH STYLE GROWING PROCESS

KEY ELEMENTS OF HIGHLINE'S SUPERIOR QUALITY:

Complete Control from Substrate to Shipping;
Superior Growing Processes; and
Superior Farm Design.

Highline
MUSHROOMS

highlinemushrooms.com



CROSSFIELD FARM OVERVIEW

- One of the **largest** employers in the area
- Only commercial mushroom growing facility in Alberta
- Expanded growing capacity in 2019 by investing c. \$35 million
- Integrated operations from composting to packaging/distribution
- Selling product to major retailers in Alberta, Saskatchewan and Manitoba
- More room for expansion & export



Key Facts

Years in Operation

40+ years

Acres of land

148.60 acres

Number of
Associates

240+

Annual Production

10 million lbs

Annual Spend (OPEX)

c. \$30 million

Annual Water
Consumption

c. 53,000 m3

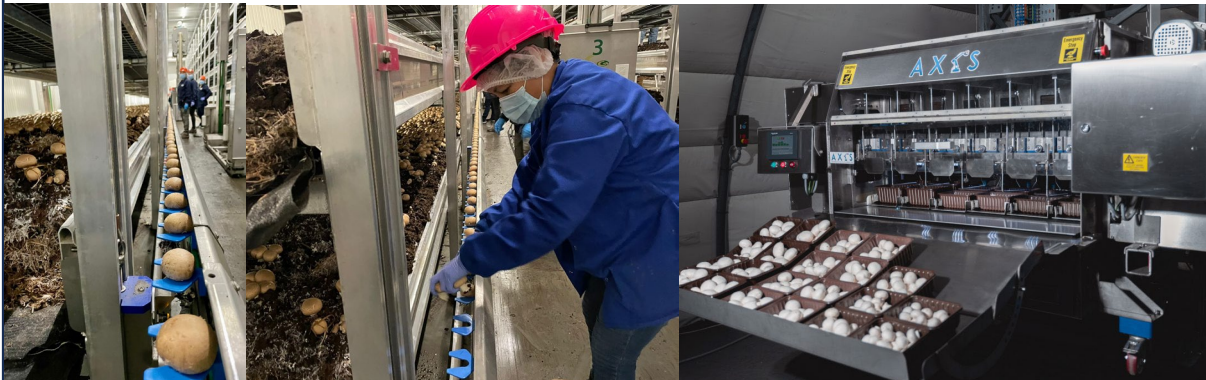
INNOVATION & TECHNOLOGY

Labour shortages in mushroom harvesting is one of the major challenges faced by mushroom growers around the world. As industry leaders, Highline has been actively investing in new technologies to find solutions.

- In 2020, Highline was the first in the world to introduce the Axis Harvesting System in Crossfield, \$7M+ for equipment & machinery.
- Since 2020, Highline has partnered with 4AG to develop a fully autonomous, vision-guided mushroom harvesting robot. In January 2024, Highline became the first mushroom grower in the world to purchase and install robots at a farm.



- Half the number of harvesters required compared to traditional hand harvesting.
- Mushroom Processing Unit and Harvest Conveyors enable us to pick more efficiently including weighing functions



- Full autonomous harvesting technologies with AI vision system. Robots pick mushrooms, trim stems, and bring the harvested mushrooms out of the growing rooms.
- Potential to increase yield as robots can pick mushrooms 24/7





17.97 MILLION

households buy mushrooms in CANADA.

50%

Of consumers who purchase groceries at Loblaws, have purchased mushrooms within the last year.

In the US,
organic
mushroom
sales make up

10.8%

of sales &
perform above
average.



1/2

Of Canadians have
purchased
mushrooms in the
past year.



- In Canada, the largest markets by mushroom share are Ontario and the Western Region with high household penetration
- Opportunity to increase consumption and education based on the health benefits
- Locally grown mushrooms in Alberta are only grown by Highline
- Local straw & chicken manure are converted into mushrooms

Highline
MUSHROOMS

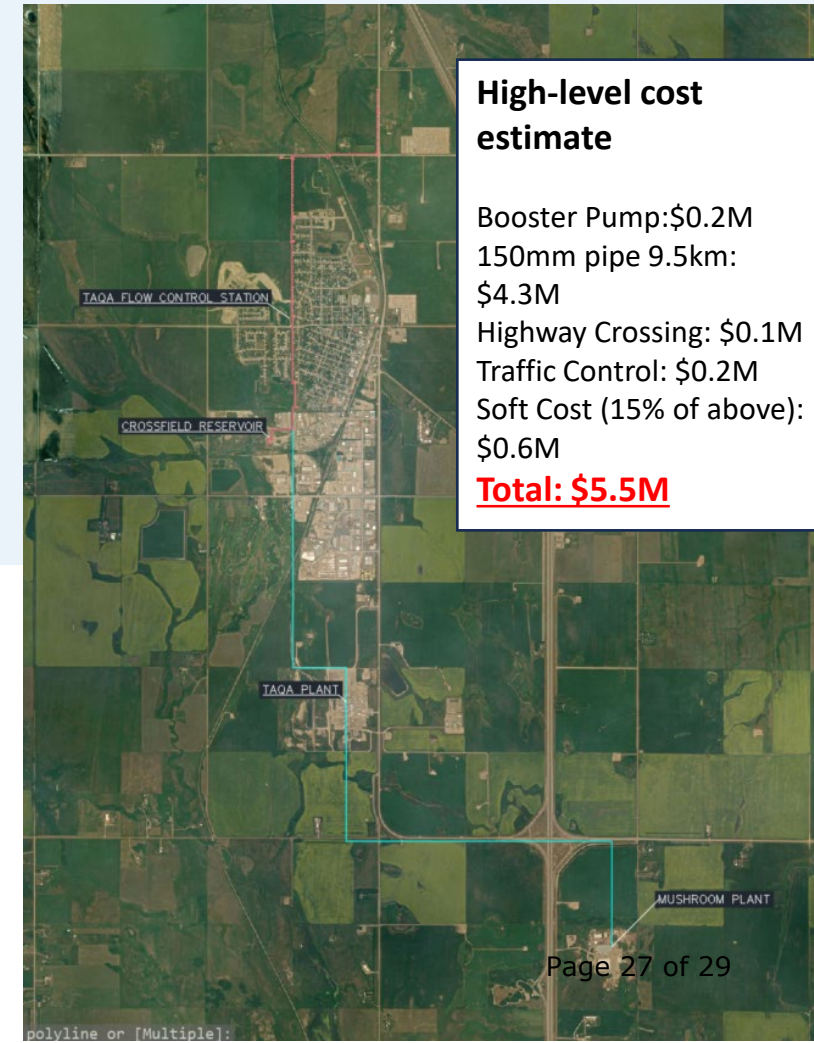


CROSSFIELD FARM WATER RESOURCES

- The facility is not connected to a main water supply
- Trucking water to the site on a daily basis, with to **6 to 10** tanker deliveries per day
- All trade wastewater from growing rooms and operations is captured for recycling, with wastewater from washrooms being disposed of in a septic system
- The site uses c. 1,200 m³ of water per week or **53,400 m³ per annum**
- Have 3 water tanks on-site to hold water for 24/7 operations
- The trucking of water to the site is a significant cost. Extra direct cost is total c. **\$0.3 million** per annum (Drivers, Fuel, Own truck maintenance etc) excluding Water costs which is another \$0.2 million per annum
- Not only direct costs, but also logistical challenges especially having to transport water in freezing temperatures in winter
- In the process of drilling a test well on-site to see the availability

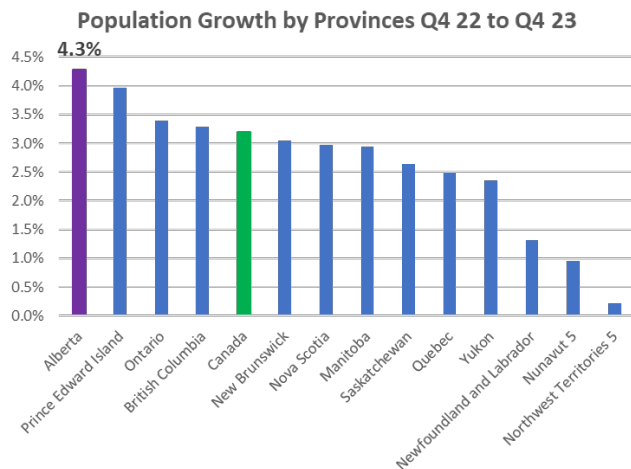
High-level cost estimate

Booster Pump: \$0.2M
 150mm pipe 9.5km: \$4.3M
 Highway Crossing: \$0.1M
 Traffic Control: \$0.2M
 Soft Cost (15% of above): \$0.6M
Total: \$5.5M



CROSSFIELD WATER RECENT DIALOGUES

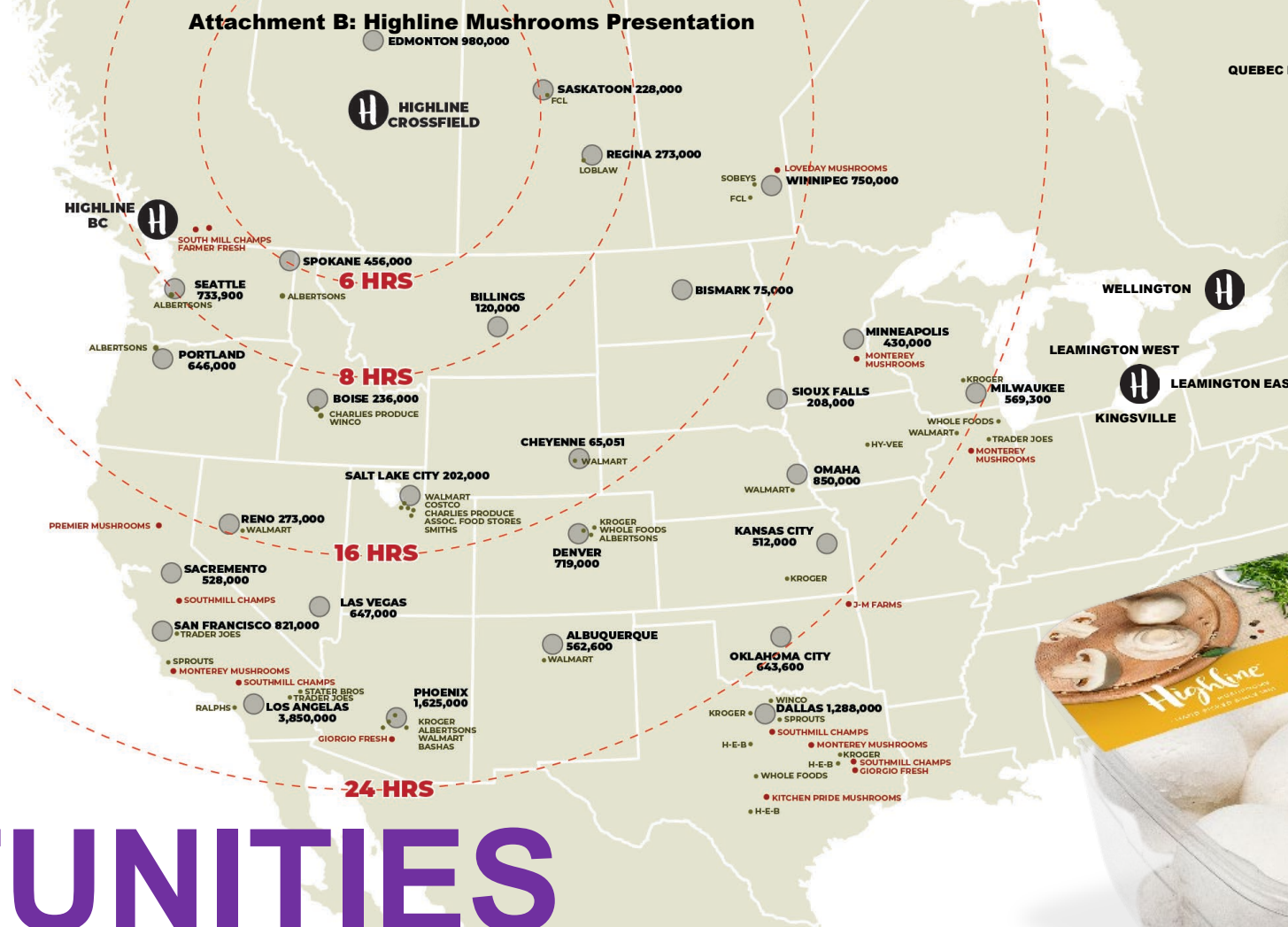
June 2023	<p>Prepared <u>“Economic and Social Impact Brief”</u> and sent it to the following parties.</p> <ul style="list-style-type: none"> • Rocky View County • Town of Crossfield • Mrs. Angela Pitt, MLA for Airdrie East • Consulate General of Japan in Calgary
July-Sept 2023	<p>Highline had a virtual meeting with Rocky View County and separately with the Town of Crossfield. Advised that it is not under their jurisdiction.</p> <p>Consul General Japan brought up our water issues with the Minister of Agriculture and Irrigation in Alberta. After that, the following parties visited us for a tour and started discussions:</p> <ul style="list-style-type: none"> • Consulate General of Japan in Calgary • Ministry of Agriculture and Irrigation in Alberta • Mountain View Regional Water Service Commission (MVRWSC)
Oct 2023	<p>MVRWSC advised us that they have capacity to supply water to Highline and recommended we submit an application. However, after their discussions at the board, we were advised that the application has to be from Rocky View County not from Highline.</p> <p>In parallel, MVRWSC provided a high-level cost estimate to connect to the mains water from south or Crossfield. Estimated cost is \$5.5 million for 9,500 meter pf 150 mm line.</p>
Nov 2023	<p>Highline had a virtual meeting with Rocky View County with support from the Ministry of Agriculture and Irrigation and MVRWSC. They advised us to present our issues to Council and the recommended approach would be to present at the Public Presentation of Rocky View County held on a quarterly basis.</p>
Jan 2024	<p>In parallel, with a support from the Ministry of Agriculture and Irrigation, Highline is exploring multiple options such as on-site wells and installation of water treatment to cover our water requirements even partially.</p>
Feb 2024	<p>Manager, Economic Development of Rocky View County and the Ministry of Agriculture and Irrigation in Alberta visited Crossfield farm and had a meeting on water matter as well as farm tour.</p>



Source: Statistics Canada

FUTURE OPPORTUNITIES

- Alberta was the highest population growth province in 2023
- Committed Highline Crossfield Team
- 148 acres land availability
- Controlled Environment Agriculture (“CEA”)/Indoor Growing Facility
- Accessibility to US Cities. Highline Crossfield made 1st shipment to US city (Salt Lake City, Utah) in March 2024. More opportunities exist



- 3 Phase I Bunkers
- 7 Phase III Tunnels
- 115,728 ft² Growing Rooms
- 446 m² Packing / Cooler