

SMOKY LAKE COUNTY

AGENDA: MUNICIPAL PLANNING COMMISSION to be held on

Thursday, March 13, 2025, at 1:00 p.m.

In County Council Chambers, or virtually, via Telus Business Connect Platform:

<https://video.businessconnect.telus.com/join/393963085>

or, by phone: 1-780-666-2345, Meeting ID: 393963085

1. CALL TO ORDER

- 1.1 Election of Chairperson
- 1.2 Election of Vice-Chairperson

2. AGENDA

3. MINUTES

- 3.1 Adopt Minutes of September 12, 2024

4. REQUEST FOR DECISION

4.1 **Development Permit(s) to be Considered:**

- 4.1.1 DP-005-25: Natural Resource Extraction & Processing Facility (Sand & Gravel)
- 4.1.2 DP-006-25: Natural Resource Extraction & Processing Facility (Sand & Gravel)
- 4.1.3 DP-004-25: Recreational Use (Archery Range)

5. ISSUES FOR INFORMATION

- 5.1 Nil.

6. CORRESPONDANCE

- 6.1 Nil.

7. DELEGATON(S)

- 7.1 Nil.

8. ADJOURNMENT

SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Thursday, September 12, 2024**, held in Smoky Lake County Council Chambers as well as virtually online.

The meeting was Called to Order at 11:02 a.m. by the Chairperson, Dominique Céré, in the presence of the following persons:

Attendance:

Dan Gawalko	Councillor Div. 1	Absent
Linda Fenerty, Deputy Reeve	Councillor Div. 2	Present in Chambers
Dominique Céré	Councillor Div. 3	Present in Chambers
Lorne Halisky	Councillor Div. 4	Present in Chambers
Jered Serben, Reeve	Councillor Div. 5	Present in Chambers
Kevin Lucas	CAO	Present in Chambers
Jordan Ruegg	P&D Manager	Present Virtually
Patti Priest	Recording Secretary	Present in Chambers

3 Members of the Public virtually present and 1 physically present.

4 other County Staff Members virtually present & 1 physically present.

2.0 ADOPTION OF AGENDA

MPC24.029: Serben

That the Agenda for the Municipal Planning Commission meeting for Thursday, September 12, 2024, be adopted as presented.

CARRIED UNANIMOUSLY.

3.0 MINUTES

MPC24.030: Fenerty

That the Minutes of Municipal Planning Commission meeting held on Thursday, August 8, 2024, be adopted as presented.

CARRIED.

4.0 REQUEST FOR DECISION

4.1 Development Permits to be Considered:

4.1.1 DP-040-24: Shipping Container

MPC24.031: Serben

That the Municipal Planning Commission **APPROVE** Development Permit No. 040-24: **PLAN 2321586, Block 7, Lot 16, for the placement of a Shipping Container (20'x8')**, subject to the following conditions:

1. The Shipping Container shall be sited as per the following minimum setbacks:
 - a. Front Yard Setback: 7.62 meters (25.0 feet).
 - b. Rear Yard Setback: 7.62 meters (25.0 feet).
 - c. Side Yard Setbacks: 1.52 meters (5.0 feet).
2. The Shipping Container shall not be stacked on top of another Shipping Container nor any other structure.
3. The maximum allowable height of the Shipping Container shall be 3.0 meters (9.84 feet).
4. The maximum allowable length of the Shipping Container shall be 6.1 meters (20.0 feet).
5. Lot grade elevations shall ensure that site grades are established to not allow the subject lands to drain onto an adjacent site.
6. The exterior finish of the Shipping Container shall be made an earthtone colour of a warm, muted, shade of brown, green,

gray, or beige, within twenty-one (21) days from the date of placement of said Shipping Container.

7. The Shipping Container shall not be used as a dwelling, bunk house or guest house without first applying for and obtaining a valid Development Permit for such use.
8. No human nor animal habitation shall be permitted within the Shipping Container.

CARRIED.

5.0 ISSUES FOR INFORMATION

5.1 Nil.

6.0 CORRESPONDENCE

6.1 Nil.

7.0 DELEGATION

7.1 Nil.

NEXT MEETING

The next Municipal Planning Commission Meeting will be at the call of Chairperson and Public Notice of the next meeting be provided at least 24 hours in advance in accordance with the *Municipal Government Act, RSA 200, cM-26.1 s195*, by posting the information on the Smoky Lake County website.

8.0 ADJOURNMENT

MPC24.032: Fenerty

That the Municipal Planning Commission Meeting of September 12, 2024, adjourn at 11:11 a.m.

CARRIED.

Dominique Céré, Chairperson

S E A L

Kevin Lucas, CAO

**MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT**



AGENDA ITEM 4.1.1

MEETING DATE	MARCH 13, 2025
FILE NO.	DP 005-25
LEGAL DESCRIPTION	NW 11-61-18-W4M
LOT AREA	160 ACRES (5.03 HECTARES/12.43 ACRES PIT SIZE)
APPLICANT/DEVELOPER	DALE CROSWELL CONSTRUCTION CO. LTD. (DDC)
LANDOWNER	CROWN LAND
PROPOSED DEVELOPMENT	NATURAL RESOURCE EXTRACTION/PROCESSING FACILITY (SAND & GRAVEL)
ZONING	AGRICULTURE (AG) DISTRICT
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	18611130
DIVISION	5 – SOUTHWEST OF HANMORE LAKE

RECOMMENDATION

That the Municipal Planning Commission **APPROVE** Development Permit No. 005-25: **NW 11-61-18-W4M, for the development of a Natural Resource Extraction/Processing Facility (Sand & Gravel)**, subject to the following conditions:

1. The proposed Natural Resource Extraction/Processing Facility (Sand & Gravel) shall be developed, constructed and sited as per “Drawing No. 4-9: Mine Sequencing Plan”, dated August 26, 2023, attached to, and forming part of, this Development Permit, and not to exceed 5.03 hectares (12.43 acres) in size. Any expansion of the proposed Natural Resource Extraction/Processing Facility (Sand & Gravel) shall require a subsequent Development Permit to be issued by the Development Authority for Smoky Lake County.
2. The Applicant/Developer shall be required to enter into a Development Agreement with Smoky Lake County prior to the issuance of a Development Permit for the proposed Natural Resource Extraction/Processing Facility (Sand & Gravel).
3. The Applicant/Developer shall obtain an Aggregate Extraction Business Licence, pursuant to Smoky Lake County Bylaw No. 1456-24: *Aggregate Extraction Business Licence Bylaw*, and amendments thereto, and shall comply with all provisions of said Bylaw, including, but not limited to, providing Smoky Lake County with quarterly aggregate reporting and payment of Business Licence fees.
4. The Applicant/Developer shall pay to Smoky Lake County, in accordance with Smoky Lake County Bylaw No. 1431-23: *Smoky Lake County Planning and Development Fees Bylaw*, Development Permit fees of \$750.00/acre (\$750.00 x 12.43 acres = \$9,322.50), prior to the issuance of this Development Permit.
5. The Applicant/Developer shall be required to enter into a Haul Road Agreement with Smoky Lake County prior to the issuance of this Development Permit.
6. The Applicant/Developer shall obtain a *Historical Resources Act Approval* from the Ministry of Arts, Culture and Status of Women prior to the issuance of this Development Permit.
7. This Development Permit will expire **ten (10) years** from the date of issuance.
8. The Applicant/Developer shall comply with all requirements of *Alberta Environment and Protected Areas*, including any registrations, permits, approvals and reclamation requirements.
9. Reclamation and rehabilitation of the subject lands shall be in accordance with the *Alberta Environmental Protection and Enhancement Act (EPEA)* and the *Code of Practice* for Pits.

10. Tree and brush removal on the subject lands shall take place only during the approved period of July 31 to April 15, as required by the *Alberta Wildlife Act* and the federal *Migratory Birds Convention Act*.
11. Any burning of vegetation on the subject lands will require the Applicant/Developer to obtain a *Burn Permit* from Smoky Lake County's Fire Chief, or his designate, prior to commencement of burning.
12. The Applicant/Developer shall submit a Fire Safety Plan to the satisfaction of Smoky Lake County's Fire Chief.
13. All equipment and activities related to mining, excavating and crushing operations shall be located within, and take place in, areas approved for gravel extraction by this Development Permit.
14. Hours of Operation shall be as follows:
 - a. **Crushing Operations:** 7:00 a.m. – 9:00 p.m., Monday through Saturday inclusive. No crushing shall be permitted on Sundays and Statutory Holidays.
 - b. **On-Site Development Operations (extraction, pit development, reclamation & tree removal):** 7:00 a.m. – 9:00 p.m., Monday to Saturday inclusive. No on-site development operation shall be permitted on Sundays and Statutory Holidays.
 - c. **Hauling:** 7:00 a.m. – 9:00 p.m., Monday to Saturday inclusive. Hauling shall not be permitted on Sundays and Statutory Holidays.
15. The Applicant/Developer shall ensure that dust and noise control measures are undertaken so as to prevent such effects from becoming a nuisance to adjacent landowners. In this regard, stockpiles shall be positioned to act as a sound barrier and the Applicant/Developer shall utilize any and all methods of minimizing the noise created from machinery and pit activities wherever possible. The Applicant/Developer shall be required to provide dust control upon request by, and to the satisfaction of, Smoky Lake County.
16. The Applicant/Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
17. The Applicant/Developer shall install and maintain appropriate traffic and safety signage on and about the subject lands and adjacent road accesses.
18. Accesses and haul routes into extraction areas shall be located away from residential areas wherever possible.
19. No development, disturbance or alteration of a surface waterbody is permitted without first obtaining the necessary approvals under the *Water Act* and from the *Department of Fisheries and Oceans*, where applicable. Evidence of a *Water Act* approval or licence must be provided to the Development Authority for Smoky Lake County in cases where a surface waterbody is altered or disturbed.
20. All reasonable measures shall be taken by the Applicant/Developer to control erosion in the areas approved for sand and gravel extraction.
21. The Applicant/Developer shall obtain any and all approvals, permits, authorizations, certificates and licences, from any and all agencies, departments and authorities as may be required.
22. The use of engine-retarding brakes shall not be permitted within ½ mile of a residence on municipally-controlled roads.

BACKGROUND

1. The reason that this application has been referred to the Municipal Planning Commission is that a Natural Resource Extraction/Processing Facility (Sand & Gravel) is a Discretionary Use under Section 8.2 – Agriculture District, of Smoky Lake County Land Use Bylaw No. 1272-14.
2. Section 2.11.1.B requires the Development Authority Officer to refer their recommendations to the Municipal Planning Commission for its consideration and decision regarding all applications for Discretionary Uses.

3. In relation to Section 2.14 of Smoky Lake County Land Use Bylaw No. 1272-14, it is recommended that the notification radius be expanded to 1,000 meters from the subject lands as opposed to the minimum requirement of providing notice to landowners that are directly adjacent to the subject lands.
4. The Applicant/Developer proposes to develop a Natural Resource Extraction/Processing Facility (Sand & Gravel) on 12.43 acres of the subject lands.
5. The Applicant/Developer previously obtained a Development Permit (DP-005-14), on March 4, ,2015 for said lands. Development Permit DP-005-14 expired on March 4, 2025.
6. The Applicant/Developer previously obtained Surface Material Lease (SML) 120097 under the *Public Lands Act*, which was cancelled on October 27, 2017. The Applicant/Developer has applied for SML 240009 to allow for gravel extraction to occur in a new portion of the subject lands that has previously not been disturbed and was not included within SML 120097. These newly-proposed areas are immediately adjacent to areas that have been or are currently being used for gravel extraction purposes.
7. The Applicant/Developer also holds Disposition DLO (Department License of Occupation) 170061 for the road which provides access to the SML area.
8. The Applicant/Developer requests that pit operations and hauling be permitted between 7:00 a.m. and 9:00 p.m., Monday through Saturday, with no hauling or pit operations being permitted on Sundays and Statutory Holidays. These timeframes are consistent with the existing condition Development Permit Development Authority Officer recommends that these hours of operation be included as a condition of the Development Permit.
9. The Applicant/Developer indicates that the lifespan of the Natural Resource Extraction/Processing Facility (Sand & Gravel) is expected to be ten (10) years, while the Surface Material Lease is anticipated to have a twenty (20) year lifespan. The Development Authority Officer recommends that the Development Permit expires 10 years from the date of issuance.
10. The Applicant/Developer proposed a dry pit extraction with no intention of groundwater disturbance, dewatering or water use. Aggregate material extracted will be hauled off-site and processed at an alternative authorized location. The Applicant/Developer proposes to use the crusher and conveyor located on the adjacent lands (Shopsky Pit).
11. The Applicant/Developer proposes utilizing HWY 855, TWP RD 610 and RGE RD 181 as a haul route. The Applicant/Developer will also utilize RDS000006 and DLO170061 to access the extraction areas. The haul route will be determined and approved by the Smoky Lake County Road Foreman and will be subject to a Haul Road Agreement as a condition of the Development Permit.
12. The Applicant/Developer proposes to address dust issues by watering the pit area and haul roads as required and by seeding all long-term stockpiles of reclamation materials to reduce dust generation.
13. The Applicant/Developer proposes to monitor steep slopes, prevent equipment from working after unstable weather conditions, deploy siltation fencing and maintain appropriate surface drainage as methods to prevent and reduce erosion.
14. The Applicant/Developer has provided details as to how noxious weeds will be addressed as well as fire control procedures.
15. The Applicant/Developer intends to utilize spill kits, double-walled fuel storage tanks, portable toilets and animal-proof garbage bins to ensure that hazardous and non-hazardous wastes are safely and effectively contained.

Section 1.7 – Interpretations/Definitions

187. “**Natural Resource Extraction/Processing Facility**” means an industry engaged in the extraction and/or processing of natural resources such as clay, sand, gravel, lumber and natural gas, through primary treatment into a raw marketable form and includes asphalt paving plants and concrete producing plants where applicable.

Section 2.4 – General Development Permit Application Requirements

1. An application for a development permit shall be made to the Development Authority in writing, on the application form provided by the municipality and **shall** be accompanied by:
 - A. a site plan, to scale, showing the legal description; north arrow; location and dimensions of property lines; existing utility rights-of-way and easements; fences; driveways; paved areas; proposed front, rear, and side yard setbacks, if any; any provisions for off-street loading and vehicle parking; access and egress points to the site; and any encumbrance such as rights-of-way;
 - B. existing and proposed building dimensions;
 - C. the location of abandoned wells (if applicable), location of water bodies (if applicable), and the location of developed and undeveloped roads (if applicable);
 - D. the type and location of water supply and sewage and waste water disposal facilities;
 - E. a statement of uses;
 - F. a statement of ownership of the land and the interest of the applicant therein;
 - G. the signatures of at least one of the registered landowner listed on the Certificate of Title;
 - H. the estimated commencement and completion dates;
 - I. the estimated cost of the project or contract price;
 - J. an application fee as established by resolution of Council;
 - K. a letter from the registered owner authorizing the right-of-entry by the Development Authority to such lands or buildings as may be required for investigation of the proposed development;
 - L. in the case of an application for a Development permit on Crown Land, Provincial authorizaation for the development; and

- M. any other information as required by the Development Authority.
2. The Development Authority **may** also require additional information in order to assess the conformity of a proposed development with this Bylaw before consideration of the development permit application shall commence. Such information may include:
- A. floor plans;
 - B. elevations and sections of any proposed buildings;
 - C. a Real Property Report, or other documentation indicating the exact location of all structures on the property (prepared within the last five (5) years), in a form this is acceptable to the Development Authority;
 - D. drainage, grading and landscaping plans which provide pre and post-construction site elevations;
 - E. a storm water management plan approved by Alberta Environment and Sustainable Resource Development (or other appropriate provincial authority);
 - F. a geotechnical report prepared, stamped and signed by a qualified professional registered in the Province of Alberta in potentially hazardous or unstable areas;
 - G. a biophysical assessment prepared, stamped and signed by a qualified professional, registered in the Province of Alberta, on the impacts of the proposed development on wildlife habitat or natural environments;
 - H. a reclamation plan for aggregate extraction or site grading and excavation;
 - I. an environmental assessment to determine potential contamination and mitigation;
 - J. in the case of the placement of on already constructed or partially constructed building on a parcel of land, information relating to the age and condition of the building and its compatibility with the District in which it is to be located;
 - K. a hydro-geological assessment, prepared, stamped and signed by a registered professional engineer or hydro-geologist, registered in the Province of Alberta, of any potential flooding or subsidence hazard that may, in the sole opinion of the Development Authority, affect the subject site;
 - L. a site plan detailing how vegetation, topography disturbance or erosion is to be minimized;
 - M. an environmental impact assessment describing a development's potential environmental effects;

- N. within the Garner Lake Area Structure Plan area, a landscaping plan;
- O. a Cumulative Effects Assessment;
- P. the identification of all right-of-ways and easements within or abutting the subject property; and/or

any additional information as the Development Authority deems necessary.

- 4. The Development Authority may make a decision on an application for a development permit notwithstanding that any information required or requested has not been submitted.

Section 2.7 – Natural Resource Extraction Development Permit Requirements

- 1. In addition to the information requirements indicated in Section 2.4 and Section 7.16 of this Bylaw, the Development Authority shall require, where not required to do so by the Province, that each application be accompanied by the following information:
 - A. a reclamation plan and a statement indicating the projected final use of the site. In those cases where the proponent is required to do so by the Province, the proponent shall submit a copy of the reclamation plan to the County;
 - B. for Class I Pits on Private Land (5 ha. (12.5 ac.) or greater in area): proof of approval from Environment and Sustainable Resource Development;
 - C. for Class II Pits on Private Land (under 5 ha. (12.5 ac.) in area): a reclamation deposit in the amount of \$2,000 per acre for each acre of land within the working pit;
 - D. the developer shall be responsible to ensure compliance with all applicable federal and provincial legislation and regulations.
 - E. all natural resource extraction development permits shall be considered temporary developments as specified by the Development Authority.
 - F. statement indicating the number of years the pit is proposed to be in operation;
 - G. anticipated generation of motor vehicle traffic estimated on a daily, weekly or monthly basis;
 - H. number of vehicles that will be used in the hauling of materials and the proposed hauling route to and from the site;
 - I. type and number of equipment to be used for each activity to be carried out on the site;

- J. access locations to and from the site, including roads and highways, and anticipated traffic generation on each of the roads and highways resulting from the development;
- K. dust control measures to be implemented, including the suppressant materials or methods to be used either on the pit floor and on stockpiles as well as the proposed frequency of application;
- L. projected impacts of dust or emissions (asphalt, gravel crushing, concrete or other) and the methods to be used for controlling such dust or emission;
- M. proposed frequency for cleaning settled dust from, in and around gravel crushing plants;
- N. provisions for loading and parking;
- O. descriptions of an noxious, toxic, radioactive, flammable or explosive materials to be stored or used on the site;
- P. location of garbage and storage areas and proposed fencing and screening for the same, as well as the proposed method for disposing of garbage;
- Q. provision of a written security plan that identifies potential dangerous situations, area and typical procedures to be used for monitoring the site during periods of activity and also when activity on the site is suspended;
- R. proposed methods to be used to restrict public access, protect wildlife, neighbouring livestock and domestic animals;
- S. quality and quantity of well water and soil tests for the water systems that may be used in conjunction with the proposed development;
- T. amount of water required for the proposed development on a daily, weekly or monthly basis and the proposed water source;
- U. engineering studies which demonstrate the suitability of the proposed method of water supply;
- V. engineering studies which demonstrate the suitability of the proposed method of effluent disposal;
- W. engineering studies which demonstrate the suitability of the proposed method of surface water management;
- X. method proposed for controlling noise, dust and drainage from the site both during and after completion of the operation;
- Y. profiles and cross sections showing the original ground level, the proposed depth of any excavation, the finished grade elevation, the depth of the over-burden and water table elevations;

- Z. the method intended to be used for excavation of the materials contained within the land, backfilling, terracing, compacting, leveling, reclaiming the site and equipment to be used in connection therewith;
 - AA. the method to be used for supporting pit walls;
 - BB. size, number and location of stockpiles of topsoil, overburden and gravel;
 - CC. proposed days and hours of operation for each activity and any known or regularly anticipated periods of inactivity;
 - DD. if the proposal is located within the heritage overlay area, then a Historic Resource Impact Assessment and/or clearance from the Alberta Culture and Community Spirit; and
 - EE. where an asphalt paving plan or concrete producing plant is proposed, a signed statement indicating that the proposed development conforms to the current Code of Practice for asphalt paving plants or concrete producing plants.
2. Without limiting the requirements of the Development Authority, the proponent will also be required to enter into:
- A. a haul road agreement with the County; and
 - B. development agreement with the County.

Section 2.11 – Decisions on Development Permit Applications

1. The Development Authority Officer shall:
 - A. receive and review all applications for Development Permits;
 - B. refer their recommendations to the Municipal Planning Commission for its consideration and decision regarding all applications for a Discretionary Use.
2. In making a decision, the Development Authority may approve the application unconditionally, approve the application subject to those conditions that he/she considers appropriate, approve the application permanently or for a limited period of time, or refuse the application.
4. In approving an application for a Development Permit, the Development Authority may impose the condition that the approved development be allowed to operate for a limited period of time, which shall be specified on the Permit, and that upon the expiry of such time the use allowed shall be discontinued and any buildings that were erected as a result of the Development Permit shall be removed, and the site restored to its original condition prior to the issuance of the Development Permit.

Section 7.16 – Natural Resource Extraction Industries

1. In accordance with in Sections 2.4 and 2.7 of this Bylaw, a development permit will be required for natural resource extraction developments including but not limited to: borrow pits, sand, gravel, clay, top soil, gypsum, granite, salt or any other mineral extraction operation.
2. A development permit shall not be issued for a sand, gravel, clay, coal, limestone, gypsum, granite, salt or a mineral extraction operation until any necessary reclamation plan and permit/license is approved by the Provincial Government.
3. Where not required to do so by Provincial agencies, the proponent of a natural resource extraction industry shall be required to submit a reclamation plan to the Development Authority for their approval prior to the issuance of a development permit.
4. Where not required to do so by the Province, the proponent of a natural resource extraction industry shall, at the discretion of the Development Authority, be required to post with the County security in the form of either, cash or an irrevocable letter of credit to ensure that reclamation will be completed.
5. A disturbed area shall be reclaimed to:
 - A. at least its former capability for agriculture; or
 - B. any other use which the Development Authority feels will be beneficial to the County.
6. The following conditions of approval may be included when processing an application for a natural resource extraction industry:
 - A. limitation of hours of operation;
 - B. requirement to enter into a Road Use Agreement with the County for the provision of dust control and maintenance/upgrading of roads used in direct relation to the operation;
 - C. posting of adequate signage, including company name and emergency telephone numbers, to warn of possible site or operational hazards and dangers;
 - D. methods of minimizing noise in relation to the activities of the operation; and
 - E. payment of an aggregate levy to the County as outlined by the County's Community Aggregate Payment Levy bylaw.
7. Extraction operations, such as sand, gravel and other mineral resource workings shall be permitted to proceed only after the issuance of proper licenses that indicate compliance with the appropriate provincial and federal legislation and regulations.

8. The County should not allow residential, commercial, or industrial development to occur on known commercial deposits of sand and gravel or other mineral resources if that development will prevent the future extraction of the resource.

9. Council shall urge the provincial and federal agencies to comply with the policies of this section and the overall intent of the Plan when developing natural resource extraction activities that are exempt from control under the Municipal Government Act.

SUPPORTING DOCUMENTS

APPENDIX A	BYLAW NO 1272-14: SECTION 8.2: AGRICULTURE (AG) DISTRICT	PAGE 11
APPENDIX B	DEVELOPMENT PERMIT APPLICATION DP-005-25	PAGE 17
APPENDIX C	GENERAL LOCATION MAP	PAGE 133

Prepared by: 
Jordan Ruegg, Development Officer

February 19, 2025
Date

**APPENDIX A – LAND USE BYLAW NO 1272-14: SECTION 8.2
AGRICULTURE (AG) DISTRICT**



8.2 AGRICULTURE (AG) DISTRICT

1. Purpose

The general purpose of this District is to allow a range of activities associated with working landscapes including agricultural uses and resource extraction uses that support the rural economy, rural lifestyle and discourage the fragmentation of the County's land base.

2. Permitted Uses

- A. Art, Craft and Photographic Studios
- B. Agricultural Support Service
- C. Basement Suite
- D. Bed and Breakfast Establishment
- E. Buildings and Uses Accessory to Permitted Uses
- F. Community Hall
- G. Day Home
- H. Dwelling, Single Detached
- I. Dwelling, single detached, tiny
- J. Extensive Agriculture
- K. Garage Suite
- L. Garden Suite
- M. Guest House
- N. Home Occupation, Major
- O. Home Occupation, Minor
- P. In-law Suite
- Q. Manufactured Home
- R. Modular Home
- S. Natural Area
- T. Public Utility
- U. Secondary Suite
- V. Shipping Container

3. Discretionary Uses

- A. Alternative Energy, Commercial; and
- B. Alternative Energy, Personal.
- C. Animal Breeding and/or Boarding Facility
- D. Animal Clinic
- E. Animal Hospital
- F. Animal Hospital, Large
- G. Boarding Facility
- H. Buildings and Uses Accessory to Discretionary Uses
- I. Campground, minor
- J. Campground, intermediate
- K. Campground, major
- L. Cemetery
- M. Child Care Facility
- N. Day Care Facility

- O. Duplex (Vertical and Side-by-Side)
- P. Family Care Facility
- Q. Intensive Agriculture
- R. Kennel
- S. Natural Resource Extraction Industry
- T. Place of Worship
- U. Public and Quasi-Public Building and Use
- V. Public Utility
- W. Recreational Use
- X. Recreational vehicle park
- Y. Relocated Building
- Z. Secondary Commercial
- AA. Sign
- BB. Surveillance Suite
- CC. Transfer Station
- DD. Utility Building
- EE. Workcamp, Short-Term
- FF. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Subdivision Regulations

A maximum of five (5) parcels per quarter section may be subdivided for agricultural, or residential uses including the subdivision of fragments. The following chart presents information by use type regarding the maximum number of parcels allowed per quarter section.

	Maximum Parcel Density Per Quarter Section By Use Type	Minimum Parcel Size	Maximum Parcel Size
Agricultural Use	2 parcels per quarter section	Normally 32.0 ha (80.0 ac.) however a single 16.0 ha (40.0 ac.) parcel may be subdivided if the proposed parcel conforms to 4(A)(ii)	At the Discretion of the Subdivision Authority
Residential Use	4 parcels per quarter section	0.8 ha (2.0 ac.)	8.0 ha (20.0 ac.)
Commercial Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority
Community/ Institutional Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority
Industrial Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority

A. Lot Area – Agricultural Use

- i. The **minimum** parcel size for extensive agricultural uses shall normally be 32.0 ha (80.0 ac.) less any approved subdivisions.
- ii. Notwithstanding (A)(i) above, the subdivision of a single 16.0 ha (40.0 ac.) parcel for agricultural use may be permitted out of an **un-subdivided** quarter section if the following criteria are met to the satisfaction of the County:
 - a. Legal and year round physical access to the proposed parcel and the remainder are developed to County standards;
 - b. The proposed use of the parcel will not adversely impact adjacent agricultural uses;
 - c. The parcel is should normally be located:
 - I. adjacent to or near quarter section boundaries;
 - II. in close proximity to existing residential parcels or farmsteads on adjacent quarter sections;
 - III. along a designated rural residential collector road;
 - d. The applicant demonstrates that the parcel can be serviced on-site as per provincial regulations;
 - e. If the parcel is to be used for an intensive agricultural operation or a value added agricultural industry¹, the use and size of the parcel is supported by a business plan that may include:
 - I. a financial plan to the satisfaction of the County;
 - II. a detailed site plan of the proposed operation including the required land area, expansion possibilities and possible effects on adjacent landowners, uses and municipal infrastructure;
 - III. information regarding potential traffic generation which may include a Traffic Impact Assessment;
 - IV. potential nuisance factors and any mitigation measures necessary to reduce nuisance factors; and
 - V. where necessary, a detailed site assessment which indicates the location, character and parcel coverage percentages of the

¹ Value added industry in this context means: an industry which economically adds value to a product by changing it from its current state to a more valuable state.

environmentally sensitive areas and/or heritage features on the site.

B. Lot Area – Residential Use

- i. Normally, a maximum of 8.0 ha (20.0 ac.) per quarter section will be allowed for residential subdivisions.
- ii. Normally, the minimum lot area allowed for vacant residential parcels or for farmstead separations will be 0.8 ha (2.0 ac.) and the maximum lot area will be 8.0 ha (20.0 ac.).

C. Lot Area - Other Uses

The minimum parcel size for other uses shall be as provided for elsewhere in this Bylaw, in the County's Municipal Development Plan, in any relevant Area Structure Plan, or as required by the Subdivision Authority.

5. Development Regulations

A. Minimum Yard Dimensions

It should be noted that adjacent to Provincial Highways, Alberta Transportation may require greater setbacks for development. Contact Alberta Transportation regarding their requirements in this regard.

i. Minimum Front Yards

From Municipal Road Allowances	23.1 m (92.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

ii. Minimum Side Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line
----------------------------	--

iii. Minimum Rear Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line
Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line

iv. Notwithstanding subsections (A), (B), and (C) above, where there is an intersection or sharp curve, the minimum yard requirements shown on Figures 20 and 21 of this Bylaw shall apply.

B. Minimum Floor Area

- i. Single detached dwellings – 69.7 sq. m (750.0 sq. ft.)
- ii. Manufactured and modular home units – 65.0 sq. m (700.0 sq. ft.)
- iii. All others uses at the discretion of the Development Authority

C. Maximum Site Coverage - 45%

Of the 45% site coverage, a maximum of 15% of the total site may be covered by accessory buildings

D. Maximum Height

- i. 11.0 m (36.1 ft.)
- ii. In the case of buildings which are accessory to extensive agriculture and for discretionary uses, the maximum height shall be at the discretion of the Development Authority.

6. Other Regulations

A. Residential parcels in the Agriculture District will not be allowed:

- i. within required setbacks from a sewage treatment plant or lagoon or solid waste

- disposal site as specified by the appropriate guidelines or authority;
 - ii. within required setbacks from sour gas wells, pipelines and ancillary facilities;
 - iii. within an area likely to be subject to high levels of noise or emissions from industry, transportation facilities, or other sources; or
 - iv. within a 1 in 100 year flood plain.
- B. A development permit for a dwelling shall be issued only on condition that approval of the proposed sewage disposal system is received in accordance with provincial regulations.
 - C. Development proposals adjacent to a primary highway shall comply with any relevant provincial regulations.
 - D. Fences shall be developed in accordance with Section 7.7 of this Bylaw.
 - E. Landscaping shall be provided in accordance with Section 6.11 of this Bylaw.
 - G. Shipping containers shall be developed in accordance with Section 7.31 of this Bylaw
 - H. Accessory buildings shall be developed in accordance with Section 6.1 of this Bylaw.

APPENDIX B – DEVELOPMENT PERMIT APPLICATION -DP-005-25



11213 Winterburn Rd NW
Edmonton, AB T5S 2B2

Office (780) 809 8191
Fax (780) 809 8190
Site aspenlandgroup.com

February 4, 2025

Smoky Lake County
Box 310 4612 McDougall Drive
Smoky Lake, AB T0A 3C0

Sent via email: jruegg@smokylakecounty.ab.ca

Attention: Jordan Ruegg
Planning and Development Officer


Reference: Development Permit Application – Aggregate Disposition
SML 240009 (Shopsky Gate) – Dale Croswell Construction Co. Ltd.
NW 11-061-18-W4M

On behalf of Dale Croswell Construction co. Ltd. (DDC), Aspen Land Group Inc. (Aspen) has attached for your consideration a Development Permit application for the previously permitted 5.03 hectare (12.43 acre) sand and gravel extraction operation located on public lands in the Agricultural District (AG) at NW 11-061-18-W4M. DDC previously received Development Permit No. 286286-14-D0064 (File No. DP005-14) for the purpose of Natural Resource Extraction on March 4, 2015. The specified area and activity were previously approved for under the *Public Lands Act* under the disposition of Surface Material Lease (SML) No. 120097. However, due to regulatory uncertainty following the review of the Conservation and Reclamation Business Plan, DDC withdrew their application and disposition SML 120097 was cancelled by Alberta Environment and Parks on October 27, 2017. Since then, DDC has reapplied for the same disposition area under SML 240009, which is currently under review by Alberta Forestry and Parks. For further reference, Development is currently held by DDC for the purpose of Natural Resource Extraction.

- Appendix A – Application for Development Permit Form
- Appendix B – Supplemental Information
- Appendix C – Proof of SML 240009 Submission under *Public Lands Act*
- Appendix D – Abandoned Well Map
- Appendix E – 2024 Conservation, Operation, and Reclamation Plan

If you have any questions regarding the application or the attached information, please contact the undersigned at (780) 809-8191 ext. 29 or at jbalak@aspenlandgroup.com.

Regards,

A handwritten signature in black ink that reads "Josh Balak". The signature is written in a cursive, slightly slanted style.

Joshua Balak, AIT
Junior Environmental Specialist
Aspen Land Group Inc.

cc: Dale Croswell – info@ddcsandandgravel.ca



Appendix A

Application for Development Permit Form

SMOKY LAKE COUNTY



Title: Application for Development Permit		Policy No: 03-07
Section: 61	Section: P-A	Page No.: 1 of 13 E
Legislative Reference:	Alberta Provincial Statutes Land Use Bylaw	

Purpose:	To outline the procedures and requirements for applying for a Development Permit in Smoky Lake County.
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Policy Statement and Guidelines:

1. STATEMENT

- 1.1 Development Permits are issued by Smoky Lake County, pursuant to the *Land Use Bylaw* and the *Municipal Government Act* R.S.A. 2000, Chapter M-26, as amended.
- 1.2 Development Permits are issued by Smoky Lake County, and are required **PRIOR** to commencing any Development, including new construction, and alterations or additions to an existing structure.

2. DEFINITIONS

- 2.1 "Act" means the *Municipal Government Act* R.S.A. 2000, Chapter M-26, as amended.
- 2.2 "Developer" means the owner of lands on which a Development is proposed, or any other person applying for a Development Permit.
- 2.3 "Development" means development as defined in the *Act*, and includes the following:
 - 2.3.1 The carrying out of any construction or excavation, or other operations, in, on, over or under land;
 - 2.3.2 The making of a any change in the use or the intensity of use of any land, buildings or premises, and, without restricting the generality of the foregoing, includes the removal and/or placement of topsoil;
 - 2.3.3 In a building or on a parcel used for dwelling purposes, an increase in the number of families occupying and living in the building or on the parcel, and any alteration or additions which provide for an increase in the number of dwelling units within the building or on the parcel;
 - 2.3.4 The placing of refuse or waste material on any land;
 - 2.3.5 An excavation or stockpile and the creation of either of them;
 - 2.3.6 A building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land;
 - 2.3.7 The resumption of the use for which land or buildings had previously been utilized;
 - 2.3.8 The use of land for the storage or repair of motor vehicles or other machinery or equipment;

Title: Application for Development Permit		Policy No: 03-07
Section: 61	Section: P-A	Page No.: 2 of 13 E

Policy Statement and Guidelines:	
2.3.9	The more frequent or intensive use of land for the parking of trailers, bunkhouses, portable dwellings, skid shacks or any other type of portable building whatsoever whether or not the same has been placed or affixed to the land in any way;
2.3.10	The placement of an already constructed or a partially constructed building on a parcel of land; and
2.3.11	The erection of signs, unless otherwise exempted by the <i>Land Use Bylaw</i> .
2.4	"Development Authority" means the Development Authority established by the municipality's Development Authority Bylaw and appointed by Council pursuant to that Bylaw.
2.5	"Development Authority Officer" means that person or persons defined by the municipality's Development Authority Bylaw and appointed by Council to act as the Development Authority Officer, pursuant to that Bylaw.
2.6	"Development Permit" means a permit issued by Smoky Lake County that authorizes a specified development and includes, where applicable, plans, drawings, specifications or other documents. This permit is separate and distinct from a building permit.
2.7	"Discretionary Use" means a use of land or buildings within a specific land use district, for which a Development Permit <i>may</i> be issued.
2.8	"Municipal Planning Commission" means the Municipal Planning Commission of Smoky Lake County, established in accordance with the County's Municipal Planning Commission Bylaw and appointed by Council pursuant to that Bylaw.
2.9	"Permitted Use" means the use of land or a building within a specific land use district, for which a Development Permit <i>shall</i> be issued, with or without conditions, provided the Development conforms to the <i>Land Use Bylaw</i> .
2.10	"Subdivision and Development Appeal Board" means the Subdivision and Development Appeal Board established by the municipality's Subdivision and Development Appeal Board Bylaw and appointed by Council pursuant to that Bylaw.
3. PROCEDURES	
3.1	Whenever a Development is proposed within the boundaries of Smoky Lake County, a Development Permit must be obtained by the Developer prior to commencement of the Development.

Title: Application for Development Permit		Policy No: 03-07
Section: 61	Section: P-A	Page No.: 3 of 13 E

Policy Statement and Guidelines:

- 3.2 A **Development Permit Application Form (Schedule "A")** must be completed and submitted to the Development Authority Officer, accompanied by the application fee as set out in Smoky Lake County **Policy No. 61-11: Planning and Development Fees**.
- 3.3 Development Permit application forms are available at the County office and from the County's website at www.smokylakecounty.ab.ca.
- 3.4 The Development Authority Officer must, within **20 days** after the receipt of an application for a Development Permit, determine whether or not the application is complete.
- 3.5 An application for a Development Permit shall be deemed complete, if in the sole opinion of the Development Authority Officer, the application contains the documents and other information necessary to review the application.
- 3.6 The time period referred to in Subsection 3.4 may be extended by an agreement in writing between the Developer and the Development Authority Officer.
- 3.7 If the Development Authority Officer does not make a determination on an application referred to in Subsection 3.4 within the time required under Subsection 3.4 or Subsection 3.6, the application is deemed to be complete.
- 3.8 If the Development Authority Officer determines that an application is complete pursuant to Subsection 3.4 or Subsection 3.6, the Development Authority Officer shall issue to the Developer a notice, in writing, informing the Developer that said application had been deemed complete.
- 3.9 If the Development Authority Officer determines that an application is incomplete pursuant to Subsection 3.4 or Subsection 3.6, the Development Authority Officer shall issue to the Developer a notice, in writing, informing the Developer that said application has been deemed incomplete.
- 3.10 A notice issued by the Development Authority Officer under Subsection 3.9 shall contain a reason(s) why the application has been deemed incomplete and shall indicate that any outstanding documents and information as deemed necessary by the Development Authority Officer shall be submitted by a date set out in said notice or a later date agreed on between the Development Authority Officer and the Developer in order for said application to be deemed complete.
- 3.11 If the Development Authority Officer determines that the information and documents submitted pursuant to Subsection 3.10 are complete, the Development Authority Officer shall issue to the Developer a notice, in writing, informing the Developer that said application has been deemed complete.

Title: Application for Development Permit		Policy No: 03-07
Section: 61	Section: P-A	Page No.: 4 of 13 E

Policy Statement and Guidelines:	
3.12	If the Developer fails to submit all the outstanding information and documents pursuant to Subsection 3.10 on or before the date referred to in the notice issued under Subsection 3.9, the application shall be deemed refused by the Development Authority Officer.
3.13	If an application is deemed to be refused under Subsection 3.12, the Development Authority Officer must issue to the Developer a notice informing the Developer that said application has been refused and the reason(s) for said refusal.
3.14	Despite that the Development Authority Officer has deemed an application complete pursuant to Subsection 3.8 or Subsection 3.11, in the course of reviewing the application, the Development Authority Officer may request additional information or documentation from the Developer that the Development Authority Officer considers necessary to review the application.
3.15	If the Development Authority refuses the application for a Development Permit, the Development Authority must issue to the Developer a notice informing the Developer that the application has been deemed refused and the reason(s) for the refusal.
3.16	The Development Authority must make a decision on an application for a Development Permit within 40 days after the receipt by the Developer of a notice issued pursuant to Subsection 3.8 or 3.11.
3.17	For the purposes of Subsection 3.16, the Developer shall be deemed to have received the notice issued under Subsection 3.8 or 3.11 7 days from the date of the issuance of said notice.
3.18	The time period referred to in Subsection 3.16 may be extended by an agreement in writing between the Developer and the Development Authority Officer.
3.19	If the Development Authority fails to make a decision referred to in Subsection 3.16 within the time required under Subsection 3.16 or Subsection 3.18, the application is, at the option of the Developer, deemed to be refused.
3.20	When an application is refused under Subsection 3.12, and subject to the provisions contained in the <i>Land Use Bylaw</i> , the Development Authority may refuse a subsequent application for a Development Permit for the same or a similar use, until the time stated in the <i>Land Use Bylaw</i> has expired.
3.21	In cases where a Developer makes application for a Development Permit for a Permitted Use under the <i>Land Use Bylaw</i> , the Development Authority Officer shall issue or refuse said Development Permit.
3.22	In cases where a Developer makes application for a Development Permit for a Discretionary Use under the <i>Land Use Bylaw</i> , the Municipal Planning Commission shall issue or refuse said Development Permit.

Title: Application for Development Permit		Policy No: 03-07
Section: 61	Section: P-A	Page No.: 5 of 13 E

Policy Statement and Guidelines:

4. APPEALS

- 4.1 In the event that the Development Authority fails to issue a Development Permit to a Developer, issues a Development Permit to a Developer subject to conditions, or issues an order under Section 645 of the Act, the Developer applying for the Development Permit or the person affected by the order may appeal to the Subdivision and Development Appeal Board.
- 4.2 In addition to a Developer or other person affected by an order under Subsection 4.1, any person affected by an order, decision or Development Permit made or issued by the Development Authority may appeal to the Subdivision and Development Appeal Board.
- 4.3 Despite Subsection 4.1 and Subsection 4.2, no appeal lies in respect of the issuance of a Development Permit for a Permitted Use unless the provisions of the *Land Use Bylaw* were relaxed, varied or misinterpreted or if the application for the Development Permit was deemed to be refused under Subsection 3.12.
- 4.4 Any party identified under Subsection 4.1 and Subsection 4.2 who wishes to appeal a decision of the Development Authority must file a notice of appeal, accompanied by the application fee as set out in Smoky Lake County [Policy No. 61-11: Planning and Development Fees](#), with the Subdivision and Development Appeal Board.
- 4.5 A notice of appeal filed pursuant to Subsection 4.4 must be filed with the Subdivision and Development Appeal Board within **21 days** after the date on which the written decision is given by the Development Authority.
- 4.6 If the Development Authority has not made a decision on an application for a Development Permit within the **40-day** period or within an extension of that period agreed upon pursuant to Subsection 3.18, and the Developer chooses to deem the application refused, a notice of appeal must be filed with the Subdivision and Development Appeal Board within **21 days** after the date that the period or extension expires.
- 4.7 With respect to an order issued by the Development Authority under Section 645 of the Act, a notice of appeal must be filed with the Subdivision and Development Appeal Board within **21 days** after the date on which the order is made.
- 4.8 Upon receipt of a notice of appeal, the Subdivision and Development Appeal Board must hold an appeal hearing within **30 days** after the receipt of the notice of appeal.
- 4.9 The Subdivision and Development Appeal Board must give its decision in writing together with reasons for the decision within **15 days** after concluding the hearing.
- 4.10 A decision made by the Subdivision and Development Appeal Board is final and binding on all parties and persons subject only to an appeal to the Court of Queen's Bench on a question of jurisdiction of law, pursuant to the Act.

Title: Application for Development Permit		Policy No: 03-07
Section: 61	Section: P-A	Page No.: 6 of 13 E

Policy Statement and Guidelines:	
5. ENFORCEMENT	
5.1	Where the Development Authority finds that a Development or use of land or a building is not in accordance with a Development Permit or the provisions of the <i>Land Use Bylaw</i> , as amended, the Development Authority may exercise the right to order compliance as outlined in the <i>Land Use Bylaw</i> , as amended, pursuant to the <i>Act</i> .

	Date	Resolution Number
Approved	September 20, 2007	# 618-07 - Page # 8484
Amended	January 31, 2013	# 302-13 - Page # 10434
Amended	October 24, 2013	# 1035-13 - Page # 10862
Amended	January 29, 2015	# 303-15 - Page # 11562
Amended	January 23, 2020	# 350-20 - Page # 13952
Amended	December 16, 2021	# 200-21 - Page # 14926
Amended	April 11, 2024	# 487-24 - Page # 15594


DEVELOPMENT PERMIT APPLICATION FORM**DEVELOPMENT PERMIT INSTRUCTIONS**

It is important to read and understand the following instruction prior to completing this application form:

- 1) Every application for a Development Permit shall be submitted in complete form, accompanied by the applicable application fee set pursuant to Smoky Lake County [Policy No. 61-11: Planning and Development Fees](#). If site work or construction has commenced prior to obtaining a Development Permit, you are advised that **no further work on the Development is to occur until a Development Permit has been issued**. Any access to, site servicing of, or construction started on the property prior to the issuance of a Development Permit, and/or during the appeal period, is at the Developer's risk and may be subject to enforcement measures being taken pursuant to the *Land Use Bylaw* and/or the *Act*, where applicable.
- 2) An application for a Development Permit **shall** be accompanied by the following information:
 - a. a site plan, to scale, showing the legal description; north arrow; location and dimension of property lines; existing utility rights-of-way and easements; fences; driveways; paved areas; proposed front, rear and side yard setbacks, if any; any provisions for off-street loading and vehicle parking; access and egress points to the site; and any encumbrance such as rights-of-way;
 - b. existing and proposed building dimensions;
 - c. the location of abandoned wells (if applicable), location of water bodies (if applicable), and the location of developed and undeveloped roads (if applicable);
 - d. the type and location of water supply and sewage and waste water disposal facilities;
 - e. a statement of uses;
 - f. a statement of ownership of the land and the interest of the applicant therein;
 - g. the signatures of at least one of the registered landowners listed on the Certificate of Title;
 - h. the estimated commencement and completion dates;
 - i. the estimated cost of the project or contract price;
 - j. an application fee as established by Smoky Lake County Policy No. 61-11: *Planning and Development Fees*, as amended;
 - k. written authorization from the registered owner authorizing the right-of-entry by the Development Authority to such lands or buildings as may be required for investigation of the proposed development;
 - l. in the case of an application for a Development Permit on Crown Land, Provincial authorization for the Development; and
 - m. any other information as required by the Development Authority.
- 3) The Development Authority **may** also require additional information in order to assess the conformity of a proposed Development with the *Land Use Bylaw* before consideration of the Development Permit shall commence. Such information may include:
 - a. floor plans;
 - b. elevations and sections of any proposed buildings;

- c. a Real Property Report, or other documentation indicating the exact location of all structures on the property (prepared within the last five (5) years, in a form that is acceptable to the Development Authority);
 - d. drainage, grading and landscaping plans which provide pre-and-post construction site elevations;
 - e. a storm water management plan approved by Alberta Environment and Parks (or other appropriate provincial authority);
 - f. a geotechnical report prepared, stamped and signed by a qualified professional registered in the Province of Alberta, in potentially hazardous or unstable areas;
 - g. a biophysical assessment prepared, stamped and signed by a qualified professional registered in the Province of Alberta, on the impacts of the proposed Development on wildlife habitats and environments;
 - h. a reclamation plan for aggregate extraction or site grading and excavation;
 - i. an environmental assessment to determine potential contamination and mitigation;
 - j. in the case of placement of an already constructed or partially constructed building on a parcel of land, information relating to the age and condition of the building and its compatibility with the District in which it is to be located;
 - k. a hydro-geological assessment, prepared, stamped and signed by a registered professional engineer or hydro-geologist, registered in the Province of Alberta, of any potential flooding or subsidence hazard that may, in the sole opinion of the Development Authority, affect the subject site;
 - l. a site plan detailing how vegetation, topography disturbance or erosion is to be minimized;
 - m. an environmental impact assessment describing a Development's potential environmental effects;
 - n. within the Garner Lake Area Structure Plan area, a landscaping plan;
 - o. a Cumulative Effects Assessment;
 - p. the identification of all rights-of-way and easements within or abutting the subject property; and/or
 - q. any additional information the Development Authority deems necessary.
- 4) Developers are advised to accurately locate any and all oil, gas, power, telephone and other utility lines on the subject site prior to the commencement of a Development by contacting Alberta One-Call at 1-800-242-3447 or by visiting www.albertaonecall.com.
- 5) Please note, that a Development Permit **does not** constitute a Building Permit, or any other Permit issued pursuant to the *Safety Codes Act*. After obtaining a Development Permit from Smoky Lake County, a Developer is required to obtain the applicable *Safety Codes Act* Permits (Building, Plumbing, Gas, Electrical and Private Sewage Disposal) from the County's Safety Codes inspectors The Inspections Group Inc. Please contact The Inspections Group Inc. at 780-454-5048 or by email at questions@inspectionsgroup.com.
- 6) If you have any questions regarding this application package, please contact the Smoky Lake County Planning and Development Department at 780-656-3730 or by email at pd@smokylakecounty.ab.ca. Alternatively, you may arrange a pre-application meeting with Planning and Development staff to discuss a proposed Development.

DEVELOPMENT PERMIT APPLICATION FORM

Internal Use Only	
Our File Number: _____ Your File Number: _____ Roll Number: _____	
Applicant Information	
Applicant/Agent: <u>Dale Croswell Construction Co. Ltd.</u>	Phone: <u>(780) 398-3568</u>
Address: <u>Box 690</u>	Cell Phone: _____
City/Prov. <u>Thorhild</u> Postal Code: <u>T0A 3J0</u>	Fax: _____
Email address: <u>info@ddcsandandgravel.ca</u>	Signature: 
Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.	
Registered Landowner Information <input type="checkbox"/> Owner same as applicant	
Registered Owner: <u>Crown Land - SML240009 - Alberta Forestry and Parks</u>	Phone: <u>(780) 415-4664</u>
Address: <u>Public Lands Disposition Management - 9515 108 Street</u>	Fax: _____
City/Prov. <u>Edmonton, AB</u> Postal Code: <u>T5K 2M4</u>	Signature: _____
Section A - Property Information	
Division _____	
Legal: Lot _____ Block _____ Plan _____ and Part of <u>NW</u> ¼ Sec <u>11</u> Twp <u>61</u> Rge <u>18</u> W4M	
Subdivision Name (if applicable) or Area of Development <u>Crown Land - SML 240009 - Alberta Forestry and Parks</u>	
Rural Address/Street Address _____ Parcel Size <u>5.03 ha/12.43 acres</u>	
Number of existing dwellings on property (please describe) <u>N/A</u>	
Has any previous application been filed in connection with this property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please describe the details of the application and file number:	
<u>Previously issued Permit No. 286286-14-D0064 (File Number DP 005-14)</u>	
Is the subject property near a steep slope (exceeding 15%)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the subject property near or bounded by a body of water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the subject property within 800m of a provincial highway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the subject property near a Confined Feeding Operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance: _____	
Is the subject property within 1.5km of a sour gas facility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance: _____	
Is the subject property within 1.5km of a sewage treatment plant/lagoon? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance: _____	
Is the subject property immediately adjacent to the County boundary? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, the adjoining municipality is: _____	

Is the property the subject of a licence, permit, approval, or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission? Yes No

If yes, please describe: _____

Is the property the subject of a licence, permit, approval, or other authorization granted by the Minister of Environment or granted under any Act the Minister is responsible for under s.16 of the Government Organization Act*? Yes No

If yes, please describe: [Previous SML120097 has been cancelled, while the replacement SML24009 is in review with Alberta Forestry and Parks](#)

Is the subject property immediately adjacent to the County boundary? Yes No

If yes, the adjoining municipality is: _____

**The Minister is responsible for the following Acts: AB Land Stewardship Act, Environmental Protection Act, Public Lands Act, Surveys Act, Water Act. Please see attached list of resources for identifying this information.*

Section B – Proposed Development Information

Estimated Cost of Project \$ 100,000.00

Estimated Commencement Date May 2026 Estimated Completion Date August 2036

Dwelling: Floor Area _____ sq. ft. % of Lot Occupied _____ Height of Dwelling _____ ft / m

Accessory Building Floor Area _____ sq. ft. % of Lot Occupied _____ Height of Acc. Bldg _____ ft / m

Parking: No. of Off-Street Parking Stalls (if applicable) _____

Land Use District (Zoning) of Property: Crown Land - Agriculture District (AG)

Description of Work: Operation and extraction of aggregate material, and reclamation of sand and gravel pit (SML 240009).

Section C – Preferred Method of Communication

When a decision has been made on your file, do you wish for us to:

call you for pick up mail the decision email the decision

Section 608(1) of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended states:

608(1) Where this Act or a regulation or bylaw made under this Section requires a document to be sent to a person, the document may be sent by electronic means if

a) the recipient has consented to receive documents from the sender by those electronic means and has provided an e-mail address, website or other electronic address to the sender for that purpose.

I/we grant consent for the Development Authority to communicate information and/or the decision electronically regarding my/our application. YES NO

<p>OFFICE USE ONLY</p> <p>Type of Payment: <input type="checkbox"/> DEBIT <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE</p> <p>Fee \$ _____</p> <p>Receipt # _____</p> <p>Receipt Date _____</p> <p>Date Received _____</p> <p>*and deemed complete by Development Authority.</p> <p><input type="checkbox"/> Entered into MuniSight PD # _____</p>	<p>Authorization: <input type="checkbox"/> Permitted Use <input type="checkbox"/></p> <p>Discretionary Use</p> <p>Issuing Officer's Name _____</p> <p>Issuing Officer's Signature _____</p> <p>Date of Approval _____</p> <p>Date Issued _____</p> <p>Comments and/or Variances _____</p>
--	--

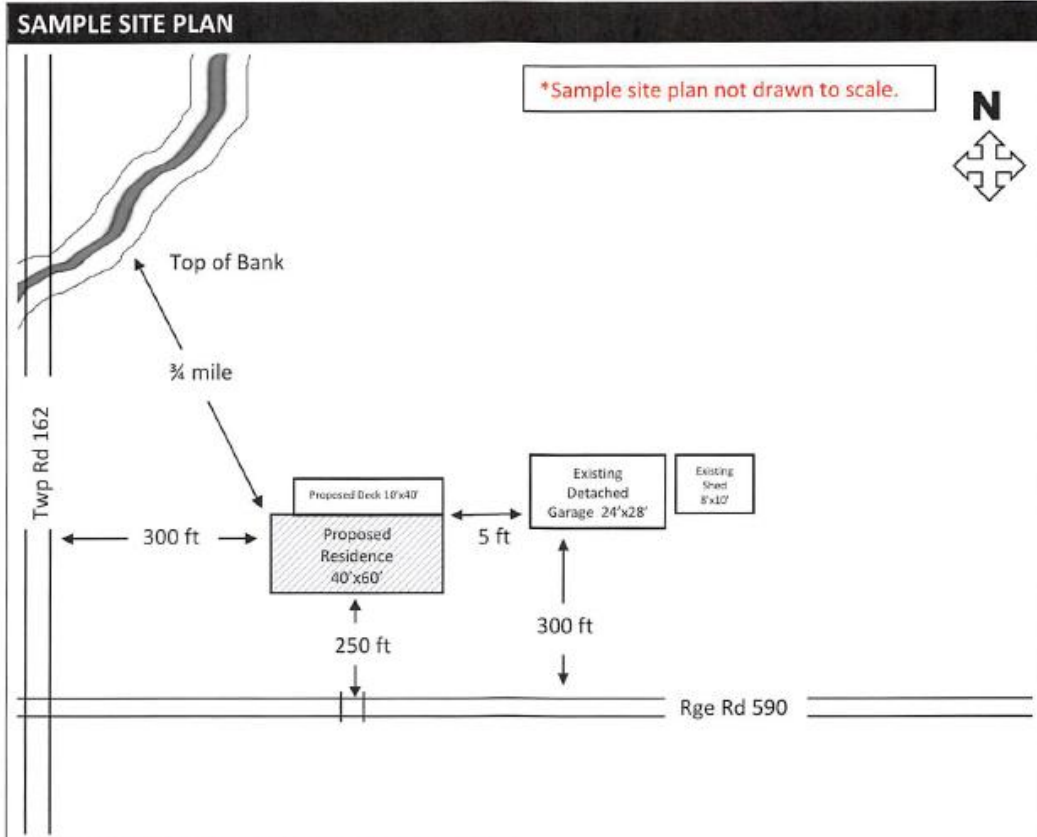
I/we grant consent for the Development Authority to communicate information and/or the decision electronically regarding my/our application. YES NO

<p>OFFICE USE ONLY</p> <p>Type of Payment: <input type="checkbox"/> DEBIT <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE</p> <p>Fee \$ _____</p> <p>Receipt # _____</p> <p>Receipt Date _____</p> <p>Date Received _____</p> <p>*and deemed complete by Development Authority.</p> <p><input type="checkbox"/> Entered into MuniSight PD # _____</p>	<p>Authorization: <input type="checkbox"/> Permitted Use <input type="checkbox"/></p> <p>Discretionary Use</p> <p>Issuing Officer's Name _____</p> <p>Issuing Officer's Signature _____</p> <p>Date of Approval _____</p> <p>Date Issued _____</p> <p>Comments and/or Variances _____</p>
--	--

DEVELOPMENT PERMIT APPLICATION FORM

Our File Number: _____	Roll Number: _____
DEVELOPMENT PERMIT SITE PLAN	
 <p>See attached drawings.</p>	
DATE: Feb 3/25	SIGNATURE OF APPLICANT: 
DATE:	DEVELOPMENT AUTHORITY:

DEVELOPMENT PERMIT APPLICATION FORM



INCLUDE THE FOLLOWING INFORMATION IN YOUR SITE PLAN:

<ul style="list-style-type: none"> ✓ Location of existing buildings. ✓ Location of proposed buildings. ✓ Location of existing access (es). ✓ Location any proposed access (es). ✓ Location of any abandoned wells. ✓ Location of shelterbelts and dugouts ✓ Location of water well(s) 	<ul style="list-style-type: none"> ✓ Front, Side and Rear Yard setbacks from <u>property lines</u> in meters/feet. ✓ Location of any water bodies on subject property. ✓ Location of driveway. ✓ All developed/undeveloped road allowances. 	<ul style="list-style-type: none"> ✓ Location of Private Sewage Disposal System (existing and/or proposed) ✓ Indicate the North direction. ✓ Location of all right-of-way and easements within or abutting the subject property. ✓ Location of power generation facilities (if applicable).
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Appendix B

Supplemental Information



11213 Winterburn Rd NW
Edmonton, AB T5S 2B2

Office (780) 809 8191
Fax (780) 809 8190
Site aspenlandgroup.com

**Dale Croswell Construction Co Ltd.
Development Permit Application
Application Supplement
NW 11-061-18-W4M**

Previous Development Permit	DDC was issued Development Permit No. 286286-14-D0064 (File No. DP 005-14) on March 4, 2015.
Disposition:	Dale Croswell Construction Co. Ltd. (DDC) has applied for Surface Material Lease (SML) 240009 under the <i>Public Lands Act</i> . This disposition is intended to replace the previous SML 120097 also held by DDC, which was cancelled on October 27, 2017. SML 120097 was originally issued for a 5.03 hectare (12.43 acre) sand and gravel extraction operation within the NW 11-061-18-W4M. SML 240009 will maintain the same size, shape, and location within the NW 11-061-18-W4M as the previous SML held by DDC.
Location and Area:	SML 240009 is located within the Agricultural District on the NW 11-061-18-W4M. The total area of this disposition is 5.03 hectares (12.43 acres).
Project Location Rationale:	The location of the project is based on the accessibility of the gravel resource and local demand in the region. While the disposition has not been authorized, there is no pre-existing development. The areas immediately surrounding the disposition are being developed and utilized for sand and gravel extraction and processing.
Existing Land Use:	SML 240009 is undeveloped, forested land which remains uncleared. There are currently no natural resource extraction operations occurring within the disposition. Presently, DDC also holds DLO 170061 for the purpose of an access road which runs through the center of the SML. Further, the SML is also located within grazing lease GRL 40194.
Adjacent Land Uses:	The land immediately surrounding SML 240009 is forested, or contains active sand and gravel extraction operations.

Expected Life of Project:	DDC anticipates the lifespan of SML 240009 to be approximately 20 years from excavation to completion of reclamation, but this is entirely dependent on market demand.
Site Analysis:	<p>The maximum extraction depth within SML 240009 is expected to be approximately 5 meters below surface, while the minimum extraction depth is expected to be 0.97 m. Groundwater was not encountered at the time of testing; a wetland is present within the northwest portion of the SML, and as such a 10 meter buffer will be maintained between extraction operations and the wetland at all times. Vegetation within the proposed operational area within Smoky Lake County aligns with the Central Mixedwood Natural Subregion, and one identified ecosite containing species such as jack pine, trembling aspen, white spruce, bunchberry, Labrador Tea, buffaloberry, twinflower, rose, raspberry, strawberry, blueberry, bog cranberry, vetch, etc.</p> <p>For information regarding geology, groundwater, surface water, natural vegetation, or other features of the site, please refer to Section 3.0 within the 2024 Conservation, Operation, and Reclamation Plan.</p>
Proposed Operations:	<p>The proposed development is a dry pit extraction operation, with no intention for groundwater disturbance, dewatering, or water use. Operations within SML 240009 will not intercept the groundwater table and will therefore not require dewatering efforts. Aggregate material extracted will be hauled off-site, and processed at an alternative, authorized location. For information pertaining to details of the extraction of the aggregate resource, staging, and general operations of the pit, please refer to sections 4.0 within the 2024 Conservation, Operation, and Reclamation Plan.</p>
Proposed Access and Hauling:	<p>Access to the SML will be via Highway 855, west onto Township Road 610, and north on Range Road 181 and through Smoky Lake County's RDS930045 and through Smoky Lake County's Pit located within NW 2 & SW 11-61-18-W4M. SML 240009 will then be accessed through Alberta Transportation's DRS000006 and DDC's DL0170061. DDC has obtained permission from Alberta Transportation for use of their DRS. Material from this operation will be hauled off-site for processing at an authorized location.</p>



Water Demand and Source:	Water will be used on site for dust suppression and will be trucked in as needed. Water will be obtained from an authorized source. No other use of water will be required on site.
Type of Effluent and Treatment:	All sanitary waste generated on site will be captured within portable toilets and disposed of at an approved landfill facility. All other waste generated on site will be stored within bear-safe containers and disposed of at an approved landfill facility.
Number of Employees:	At any one time, the maximum number of employees at the Shopsy Gate SML (SML 240009) will be 10.
Hours of Operation:	DDC intends to maintain the commitments made in the previously approved development permit, and will uphold the previously proposed and authorized hours of operation as follows: <ul style="list-style-type: none"> o Hours of operations will be from 7 a.m. to 9 p.m., Monday to Saturday inclusive. o No hauling on Sundays or Statutory holidays.
Proposed End Land Use:	SML 2400097 will be reclaimed to pre-disturbance conditions of upland forested habitat with no end pit waterbodies. The intention of reclamation is to return the land to an equivalent land capability, similar to pre-existing conditions aligning with the Central Mixedwood Natural Subregion. For further detailed information about the intended end land use within this area, please refer to Section 5.0 within the 2024 Conservation, Operation, and Reclamation Plan.
<i>Water Act</i>	Groundwater was not encountered during the pit investigation (drilling) phase or as part of the environmental assessments. There is no intention to operate below the local groundwater table, or for use of water on-site, and wetlands have been avoided. Therefore there are no authorizations required under the <i>Water Act</i> for the proposed operations within the NW 11-061-18-W4M.





Appendix C

Proof of SML 240009 Submission under *Public Lands Act*

September 6, 2024

Dale Crosswell Construction Co. Ltd. info@ddcsandandgravel.ca
PO Box 690
Thorhild, Alberta T0A 3J0

Completeness Review Decision – Acceptance
Surface Materials Lease Application No. SML 240009
Purpose: Sand and Gravel

Forestry and Parks received your formal disposition amendment applications on August 28, 2024 for Surface Materials Lease submitted by Aspen Land Group Inc.

After a review of the applications, the department has concluded that your applications meet all of the requirements outlined in the completeness criteria for applications in accordance with Section 9(1) of the Public Lands Administration Regulation (PLAR). The director has made the decision to accept the application in accordance with Section 9(6) of PLAR and the decision has been registered in the departmental system on September 6, 2024.

The applications are now subject to a departmental merit review as per Section 10(1) of PLAR which may require the referral of your application to affected stakeholders and other related government agencies. The department has one year to reach a merit decision for issuance or refusal of the formal renewal application. The applicant will be notified of the merit decision in writing within that time period.

Please contact Jane Fletcher the Forestry and Parks administrative office at 780-415-4672 should you require additional details.

Sincerely,

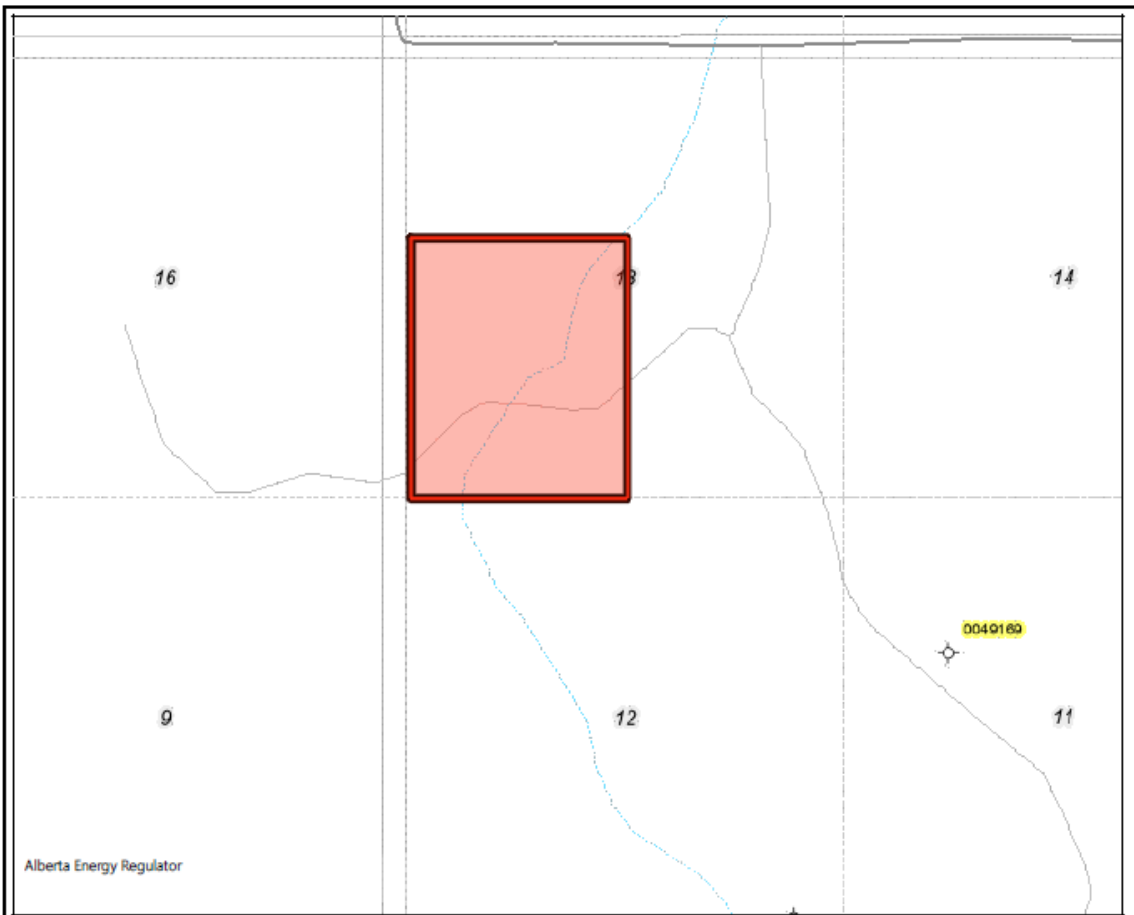
Approvals and Dispositions Services Unit

cc: Aspen Land Group Inc. pwong@aspenlandgroup.com



Appendix D

Abandoned Well Map



Alberta Energy Regulator

Shopsky Gate SML - Abandoned Well Map

Legend

Abandoned Well

Abandoned Wells



Revised Location



Revised Location Pointer



Access

Paved Road (200)

Primary Divided

Primary Divided

Base Data provided by: Government of Alberta

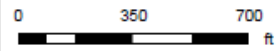
Author: Aspen Land Group Inc.

Printing Date: 3/2/2025

Date Date (if applicable)

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Scale: 9027.977411



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Appendix E

2024 Conservation, Operation, and Reclamation Plan

Shopsky Gate SML
Conservation Operation and Reclamation Plan
Surface Materials Lease

NW 11-061-18-W4M
May 2024

Prepared for:

Dale Croswell
Construction Co. Ltd.



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Table of Contents

List of Tables..... ii

List of Appendices..... ii

List of Drawings..... iii

1.0 Introduction 1

 1.1 Overview 1

 1.2 History and Background..... 1

 1.3 Location and Project Need 1

 1.4 Applicant Contact Information..... 2

2.0 Regulatory and Policy Review 2

 2.1 Provincial Requirements 2

 2.2 Municipal Requirements 4

3.0 Environmental Effects Assessment 4

 3.1 Land Use 4

 3.2 Topography and Surface Drainage 6

 3.3 Surface Water and Wetlands 7

 3.4 Groundwater 7

 3.5 Vegetation and Ecosites 8

 3.6 Soil 8

 3.7 Geology 9

 3.8 Fish and Wildlife 9

 3.9 Noise and Air Quality 10

 3.10 LAT Report Conditions 10

4.0 Environmental Management Plan and Pit Operation 12

 4.1 Current Project Stage 12

 4.2 Project Duration and Timing Restrictions 12

 4.3 Pit Access and Haul Routes 12

 4.4 Hours of Operation 12

 4.5 Merchantable Timber and Vegetation Clearing 12

 4.6 Soil Salvage 13

 4.7 SML Boundary and Setbacks 13

 4.8 Aggregate Deposit 14

 4.9 Pit Development and Sequencing Plan 14

 4.10 Extraction and Aggregate Processing 15

 4.11 Water Management 15

 4.12 Building Structures and Improvements 15

 4.13 Wildlife Management 15

4.14	Dust and Erosion Control.....	16
4.15	Weed Control.....	17
4.16	Fire Control.....	17
4.17	Inactive Operations Plan.....	18
4.18	Environmental Management Practices.....	18
5.0	Conservation and Reclamation Plan.....	19
5.1	Reclamation Objective and Proposed End Land Use.....	19
5.2	Development and Reclamation Schedule.....	19
5.3	Contouring and Soil Replacement.....	20
5.4	Revegetation.....	21
5.5	Monitoring and Management.....	21
5.6	Security.....	21
	References.....	22
	Limitations.....	23

List of Tables

Table 1.	Results of First Nations Consultation.....	3
Table 2.	Surrounding Dispositions and Land Use.....	5
Table 3.	Water Act Authorizations.....	6
Table 4.	Stratigraphy within the Shopsy Gate SML.....	9
Table 5.	Application LAT Report Conditions for SML.....	11
Table 6.	Expected Salvage of Reclamation Material Volumes by Phase.....	13

List of Appendices

Appendix A	Indigenous Consultation
Appendix B	Historical Resources Act
Appendix C	Site Generated Reports
Appendix D	Smoky Lake County Development Permit
Appendix E	Third Party Consents
Appendix F	Soils Data Sheet
Appendix G	Test Hole Data
Appendix H	Conservation and Reclamation Drawings

List of Drawings

Drawing No. 1-9	Location Plan
Drawing No. 2-9	Assessment Points
Drawing No. 3-9	Contour Plan
Drawing No. 4-9	Mine Sequencing Plan
Drawing No. 5-9	Infrastructure Plan Showing Progressive Reclamation
Drawing No. 6-9	Cross Section A-A' Existing & Reclaimed Conditions
Drawing No. 7-9	Cross Section B-B' Existing & Reclaimed Conditions
Drawing No. 8-9	Cross Section C-C' Existing & Reclaimed Conditions
Drawing No. 9-9	Reclamation Plan

1.0 Introduction

1.1 Overview

On behalf of Dale Croswell Construction Co. Ltd. (DDC), Aspen Land Group Inc. (Aspen) is applying for a Surface Materials Lease (SML) for the purpose of sand and gravel extraction on crown lands within the NW 11-061-18-W4M (the SML). The total area of the proposed disposition is 5.03 ha. This report serves to fulfill the reporting requirement of a Conservation, Operation and Reclamation Plan (CORP) to accompany the SML application.

The proposed SML will be located within a grazing lease adjacent to a pipeline, and two other sand and gravel pits (SML110026 and DRS000006), for which the boundary will be identical to the boundary of historical SML120097. To minimize disturbance, the DRS registered to Alberta Transportation (AT) will be used for access. Activities onsite will include vegetation removal, soil stripping and stockpiling, aggregate extraction and reclamation. Operations at the SML will commence immediately following receipt of the SML authorization and will have an estimated lifespan of approximately 5 years. Upon reclamation, the SML will have a forested end land use that supports unimproved grazing.

1.2 History and Background

DDC had originally proposed aggregate extraction from a 5.03 hectare (ha) area located within the NW 11-061-18-W4M in 2015; this application (SML 120097 - CRBP140038) was made on behalf of DDC by Rojas Management Ltd. (Rojas). Correspondence received from the local Forest Officer in 2016 identified several deficiencies in the submission and requested that they be addressed with a new Conservation and Reclamation Business Plan (CRBP) as a final requirement of approval. Aspen was retained for review of the originally submitted information, and preparation of the required reports for revised submission.

Aspen completed submission of the revised application package, inclusive of a DLO Application, *Water Act* Application, and CRBP in August 2016. Following review by the local field officer, and extensive requests for clarification and additional information, DDC made the decision to cancel the application in October 2017. This new SML application will replace DDC's previous historical SML 120097 application.

1.3 Location and Project Need

As shown on Drawing No. 1-9, the SML is located within Smoky Lake County on the NW 11-061-18-W4M, west of Highway 855, east of White Earth Creek, and approximately 21 km northwest of the town of Smoky Lake. DDC supplies aggregate products to development projects primarily within Thorhild County and Smoky Lake County, with some deliveries into the Heartland Industrial Area in Lamont, Strathcona, and Sturgeon Counties. Aggregate within this reserve will be used to supply road base products.

1.4 Applicant Contact Information

Applicant Contact Information:

Dale Croswell Construction Co. Ltd.
Box 690
Thorhild, AB T0A 3J0
Contact: Dale Croswell
Phone: (780) 398-3568
Email: info@DDCsandandgravel.ca

Consultant Contact Information:

Aspen Land Group Inc.
11213 Winterburn Road
Edmonton, AB T5S 2B2
Contact: Patrick Wong
Phone: (780) 809-8191
Email: pwong@aspenlandgroup.com

2.0 Regulatory and Policy Review

2.1 Provincial Requirements

2.1.1 *Public Lands Act*

Surface material extraction is governed by the *Public Lands Act* which is administered by Alberta Forestry and Parks (AFP). All pits on public land over five acres and in operation longer than one year must obtain a SML and be supported by a CORP. This report serves as the required CORP component.

2.1.2 Indigenous Consultation

File Number Consultation (FNC) 201602594 was assigned to the project on March 18, 2016. A level 2 standard consultation process was required; this involved notification with follow-up for the Beaver Lake Cree Nation, Saddle Lake First Nation, and the Whitefish (Goodfish) Lake First Nation. First Nations Consultation was initiated on March 29, 2016, as required by the Government of Alberta's Aboriginal Consultation Office (ACO). FNC201602594 received an adequate assessment decision on May 27, 2016. A summary of the consultation results is outlined in Table 1. and a copy of the decision is included in Appendix A.

Table 1. Results of First Nations Consultation	
First Nation Band	Consultation Result
Beaver Lake Cree Nation	No response was received from Beaver Lake Cree Nation during the Level 2 Standard Consultation.
Saddle Lake First Nation	No response was received from Saddle Lake First Nation during the Level 2 Standard Consultation.
Whitefish (Goodfish) Lake First Nation	No response was received from Whitefish (Goodfish) Lake First Nation during the Level 2 Standard Consultation.

As this is an application for a new SML, FNC202400556, was submitted to determine if further consultation is required for this new application. On May 3, 2024, it was determined that level 2 standard consultation is required with Beaver Lake Cree Nation, Buffalo Lake Metis Settlement, Kehewin Cree Nation, Kikino Metis Settlement, Saddle Lake Cree First Nation, and Whitefish (Goodfish) Lake First Nation. Consultation will begin following the submission of this SML application.

2.1.3 *Historical Resources Act*

The Listing of Historical Resources published by Alberta Culture identifies lands that contain or are believed to contain historical resources, including primarily archaeological and paleontological sites, Aboriginal traditional use sites of a historic resource nature, and historic structures. The *Historical Resources Act* may require proposed activities likely to threaten the integrity of a historical resource to be preceded by a Historical Resources Impact Assessment (HRIA).

An application for *Historical Resources Act* approval was submitted to Alberta Culture on April 05, 2016 for lands located within the NW 11-061-18-W4M. A *Historical Resources Act* approval was received on April 19, 2016 and indicated that a Historical Resource Impact Assessment was not required. A copy of the approval is included in Appendix B.

2.1.4 Integrated Resource Management Plan

The site location does not fall within any sub-regional or local Integrated Resource Plans.

2.1.5 *Water Act*

It is not anticipated that this operation will require any dewatering activities as the primary goal is to excavate under dry operating conditions (i.e., no interception of groundwater). If any water management practices become necessary during operations, *Water Act* Approval will be applied for at that time. Water Act authorization will also be obtained if any water is used, such as for gravel washing, diversion, or if the pit is within the floodplain of an identifiable watercourse or waterbody. These activities are not expected from this project.

2.2 Municipal Requirements

2.2.1 Zoning

As per the Smoky Lake County Land Use Bylaw No. 1272-14, (2014 Map 1.1) the NW 11-061-18-W4M is located within the Agriculture District (AG). Under the AG zoning, Natural Resource Extraction is a discretionary use.

2.2.2 Development Permit

The former Development Permit No. 286286-14-D0064 has been issued for the Site on March 04, 2015. The development permit will be renewed upon issuance of the disposition. A copy of the development permit is included in Appendix D.

2.2.3 Road Use Agreement

An access agreement is established with Alberta Transportation for access through their existing DRS000006 to SML120097, attached in Appendix E. Additionally, DDC has entered into a Haul Road agreement with Smoky Lake County to use their roads.

3.0 Environmental Effects Assessment

3.1 Land Use

The proposed SML is located within a grazing lease (GRL40194) along an existing access road to a gravel pit within a forested landscape on Crown land. There are several industrial dispositions (other sand and gravel pits) located near the site as shown on Drawing No. 1-9. Additionally, the pit located to the south of the Site, the White Earth Creek Pit #2, is held by Smoky Lake County and is a private pit registered under the Environmental Protection and Enhancement Act (Application No. 004-216357). The Site is not located within a FireSmart Community Zone, park, protected area, eco-reserve, natural area, or Heritage Rangeland. The nearest park, located approximately five km northeast of the SML, is the Hanmore Lake Provincial Recreational Area. It is not anticipated that operations will negatively affect the recreation park or its users. A Public Land Standing report is included in Appendix C. Please refer to Table 2 below for a summary of the Public Land Standing report.

Table 2. Surrounding Dispositions and Land Use		
Stake Holder/Client	Disposition/Activity	Impact and Mitigation
Alberta Transportation	Disposition Reservation DRS 000006	DRS for sand and gravel removal. No impacts anticipated.
Repsol Oil and Gas Canada Inc.	Area Operating Agreement AOA 060009	No impacts anticipated.
Dale Croswell Construction Co. Ltd.	Licence of Occupation DLO 170061	No impacts to downstream access are anticipated. DLO client is also SML applicant.
U Over 4 Ranching Ltd.	Grazing Lease GRL 40194	Consent to Withdraw signed for portion of SML.
Paramount Resources Ltd.	AER Licence of Occupation LOC 881542	No impacts anticipated. Located outside the proposed SML area.
	AER Mineral Surface Lease MSL 882266	No impacts anticipated. Located outside the proposed SML area.
	AER Pipeline Agreement PLA 890303	No impacts anticipated. Located outside the proposed SML area.
	AER Pipeline Agreement PLA 910056	No impacts anticipated. Located outside the proposed SML area.

3.1.1 Hunting and Trapping

The Site is not located within a Registered Fur Management Area. No signs of hunting or trapping were seen on site.

3.1.2 Agriculture

A grazing lease (GRL40194) is located within the project area and is issued to U over 4 Ranching Ltd.; a Consent for Withdrawal from GRL40194 has been signed for the portion of land located within the NW 11-061-18-W4M and is attached in Appendix E.

3.1.3 Water Wells and Water Act Licences

A search of Alberta's water wells revealed no wells located within a 1.6 km radius from the boundary of this SML (Government of Alberta 2023). The closest wells are indicated to be approximately 2.7 km northeast and southwest of the SML; no impacts to these wells are anticipated from this activity. The search results are attached in Appendix C.

The Alberta Authorization Viewer was checked for any documents related to approvals, licences, registrations, permits, and certificates issued under the *Water Act* pertaining to the Site. The search identified 10 authorizations within section 11-061-18-W4 and are summarized in Table 3.

Table 3. Water Act Authorizations		
Stake Holder/Client	License/Approval No.	Impact and Mitigation
Mantle Materials Group Ltd.	00368589-00-00 (Diversion License - Groundwater)	No impacts anticipated. Located outside the proposed SML area.
2161889 Alberta Ltd.	00368596-00-00 (Diversion License)	
	00383854-00-00 (Groundwater Excavation & Diversion)	
Smoky Lake County	00378344-00-00 (Groundwater Excavation)	
	00383854-00-00 (Diversion License - Groundwater)	

3.1.4 Forestry

The Site is not located within a Forest Management Agreement (FMA) area. A timber cruise was conducted during the June 22, 2016 site assessment and an estimation of the merchantable timber was calculated for the area. The volume of coniferous and deciduous merchantable timber is approximately 4,612 m³ and 3,416 m³, respectively. Of these volumes, approximately 45% of the volume consisted of spruce, 10% pine, and 45% aspen.

Both mining blocks, total area of 4.04 ha of the 5.03 ha lease, will be logged in one clearing event prior to extraction activities. The management of merchantable timber is described in Section 4.5.

3.2 Topography and Surface Drainage

The SML is located on hummocky topography that gently slopes southwest with relief varying by a total of six metres on site, as shown on Drawing No. 3-9. During the site inspections conducted on June 22, 2016 and May 4, 2023, slopes were found to range from nearly level to gentle sloping (0-10%), and the soil ranged from imperfect to poorly drained. In general, surface water flows southwest towards White Earth Creek. No evidence of erosion was noted onsite during the assessment, and operations are not anticipated to affect slope stability.

3.3 Surface Water and Wetlands

As shown on Drawing No. 1-9 and 2-9, White Earth Creek is located approximately 750 metres to the southwest and an unnamed intermittent drainage course (ID: 39086) runs through the center of the site. The site assessments conducted in 2016 and 2023 did not identify definable features of the intermittent drainage course – there was no indication of an active channel. Additionally, it is suspected that the catchment area of the intermittent drainage course is greatly reduced due to upstream impacts from the adjacent gravel pits (DRS000006 and SML120005). As a result, instead of realigning the intermittent drainage course during operations, the operator will ensure proper surface drainage throughout the entire site during operations as described in Section 4.11 as well as upon final reclamation as described in Section 5.3.1.

From the site assessments, wetlands were identified and delineated within the northwestern portion of the SML as shown through Drawing No. 2-9 to 5-9. A 10 metre undisturbed buffer from the wetland boundary will be surveyed and marked to ensure there are no disturbances to the wetland from this activity.

3.4 Groundwater

As indicated in the SME test hole information, groundwater was not encountered during testing, and extraction operations will not intercept the local groundwater aquifer. The SML will operate as a dry extraction operation. Although not anticipated, should groundwater be intercepted at any time during extraction operations at the SML, operations will cease below the elevation at which it was intercepted and the appropriate authorization under the *Water Act* will be obtained prior to continuing activities at such a depth.

From Alberta's Water Well database, the closest wells are indicated to be approximately 2.7 km northeast and southwest of the SML. Only one of the four nearest wells indicates lithology on the drilling report (Well ID: 192261); the static water level is indicated at 4.88 metre within the shallow sand seam. Given that the maximum aggregate depth for extraction was noted at approximately 2 metre, and groundwater was not intercepted within the SML at the time of testing, no impacts to the local aquifer or local groundwater users are anticipated. Copies of the Water Well Drilling Reports are available in Appendix C.

Groundwater will not be intercepted or exposed during operation or reclamation. Therefore, no impact to the local aquifer or surrounding water well users are anticipated. Potential impacts to groundwater may include seeping contamination from equipment refueling and failure. DDC will ensure an emergency response plan inclusive of spill response protocols are in place prior to beginning operations, and if fuel requires storage within the SML limits, protocols described within Section 4.17 will be adhered to. All refueling will be on impermeable surfaces using fuel trucks equipped with double walled CEPA tanks. All

heavy equipment working at the SML will arrive fully serviced to minimize the chance of equipment breakdown or failure.

3.5 Vegetation and Ecosites

The SML is located within the Boreal Natural Region and the Central Mixedwood Subregion, and typical to this region, is situated within a mixedwood forest on sandy terrain. Typical forest sites within the Central Mixedwood Natural Subregion are characterized by a mix of aspen stands along with aspen-white spruce and white spruce-jack pine stands. Fen and bog wetlands comprise a vast majority of the landscape (Natural Regions Committee. Compiled by D.J. Downing and W.W. Pettapiece 2006).

Vegetation species within the proposed project boundary were assessed during a timber cruise and by Aspen in 2016 and 2023. Soil assessment locations, where vegetation was also assessed, are shown on Drawing No. 2-9. The SML was found to be located within a mixed forest dominated by species such as jack pine, trembling aspen, and white spruce; other tree species included paper birch and alder. Understorey species consisted of moss species, grass species, Canada bunchberry, Labrador tea, Canada buffaloberry, twinflower, prickly rose, red raspberry, strawberry, kinnikinnick, bog cranberry, common pink wintergreen, American vetch, northern bedstraw, wild lily of the valley, and Canada blueberry. Invasive species such as tansy, Canada thistle, and scentless chamomile were noted along the access road (DLO 170061). Scentless chamomile was also noted offsite in the immediately surrounding areas. One ecosite was delineated with aerial photography and was confirmed and identified during the 2016 assessment. During the site assessment the eco-site was identified as b3.3 Aw-Sw/blueberry-Labrador tea.

The Alberta Conservation Information Management System (ACIMS) (Alberta Government 2023) was searched for any records of rare plant species within Section 11-061-18-W4M. There are no known areas of special concern within the SML location, and only one sensitive elemental occurrence of *Houstonia longifolia* (long-leaved bluets) has been noted within the township. A copy of the ACIMS report is located within Appendix C.

Both mining blocks, total area of 4.04 ha of the 5.03 ha lease, will be cleared of vegetation prior to extraction activities. Although the initial impact to vegetation is high as it will ultimately be destroyed by operations, the SML will be revegetated during the reclamation process as further discussed in Section 4.17.

3.6 Soil

The Alberta Soil Information Viewer was accessed to determine the soil classification on the proposed landscape. The SML is located within the map unit, ZOR1/FP3 as described by the Agricultural Region of Alberta Soil Inventory Database (AGRASID) model (Government of Alberta 2023). Miscellaneous organic

and miscellaneous Gleysol soils with variable texture and undifferentiated parent material are most commonly found in this map unit on a confined, terraced, floodplain landform with a limiting slope of 3%.

Eight soil inspection sites were recorded during the field assessment on May 4, 2023, as shown on Drawing No. 2-9, to classify and describe soil conditions throughout the landscape; the data sheets have been included in Appendix F. A combination of Aspen’s soils data, information from the operator, and the test results from the Surface Materials Exploration (SME120048) were used to develop a comprehensive understanding of the site conditions. Table 4 summarizes the stratigraphy within the site.

Table 4. Stratigraphy within the Shopsky Gate SML		
Horizon	Materials	Average Thickness (m)
LFH	LFH	0.08
A	Loam, Sandy loam, Organic	0.17
B	Clay loam, sandy loam, sand	0.40
Aggregate	Aggregate	1.90

*Average thickness based on Aspen 2023 soil assessments and operator testing information.

Minimal impact to soil is anticipated from extraction activities due to the legislated stripping and stockpiling of soil material. A loss of approximately 10 to 20% of soil is typical in soil stripping activities. Additional details regarding soil salvaging and stockpiling are in Section 4.6.

3.7 Geology

Based on the Alberta Geological Survey Map 601 (Fenton, et al. 2013), the surficial geology in the area of the SML is described primarily as a glaciofluvial deposit in which sediments were deposited by glacial meltwater. Sediments range from massive to stratified, poor to well sorted, and coarse to fine grained.

The sand and gravel deposit will be excavated to depths ranging from 0.97 to 4.26 meters as a result of mining activities which will result in a change to the landscape. The landscape will be reclaimed following accepted practices and government guidelines as outlined in Section 4.17.

3.8 Fish and Wildlife

Common wildlife found in the Boreal Natural Region includes the western wood pewee, gray jay, red-breasted nuthatch, house wren, least flycatcher, yellow-bellied sapsucker, dark-eyed junco, red squirrel,

snowshoe hare, bear, fisher, wolverine, Canada lynx, gray wolf, and woodland caribou (boreal ecotypes) (Natural Regions Committee. Compiled by D.J. Downing and W.W. Pettapiece 2006). Locally, the site was evaluated for existing wildlife, wildlife habitat, and fish inventory with the following method:

- Generated a report from the Landscape Analysis Tool (LAT) (Appendix C) (Government of Alberta 2023),
- Generated a report using a 1.6 km search radius of the Fish and Wildlife Management Information System (FWMIS) (Appendix C) (Government of Alberta 2023); and,
- On-site assessments in 2016 and 2023.

A LAT report was generated to identify base features and sensitive features within the SML. The LAT report identified that a 0.17 ha portion in the southwest corner of the proposed SML is located within a Key Wildlife and Biodiversity Area; therefore, a timing restriction applies from January 15 to April 30 for this portion of the SML. A search of the FWMIS database did not yield any results for wildlife or fish within the search radius.

During the 2016 site assessment, a red squirrel was observed, deer tracks, and deer and moose droppings were also observed in the area, but no other wildlife or critical habitat features were observed. During the 2023 assessment, an active nest (a raptor) was visually identified within the northern area of the site, adjacent to soil assessment point number 5 as shown on Drawing No. 2-9.

As vegetation clearing is required for these activities, wildlife and any existing wildlife habitat will be removed during vegetation clearing. Mitigation measures regarding fish and wildlife are discussed in Section 4.12.

3.9 Noise and Air Quality

Sand and gravel extraction is expected to create dust, noise, and emissions within the SML and adjacent areas. Due to the remote location of the operation and presence of other industrial activities, these operations are not expected to cause a significant impact to the area or public. Regardless, the proponent will implement mitigative measures and continuous monitoring, summarized in Section 4.14, to reduce these effects.

3.10 LAT Report Conditions

Table 5 outlines the applicable LAT report conditions for the proposed SML. DDC is not proposing any changes or variances to the applicable conditions. Additionally, the SML does not fall within any crown land reservations.

Table 5. Application LAT Report Conditions for SML	
Condition Approval Number	Compliance Action
1041	Proper drainage of surface water will be maintained.
1049	All garbage and waste material will be removed from the site and disposed of in the proper waste management facility.
1111	All appropriate royalties will be paid to the Crown based on recorded volumes of material extracted from the pit and any other fees that may be assessed against the land.
1112	An annual return and operating report will be submitted via EDS on or before January 31st of each year the pit is active.
1116	All records pertaining to invoices, bills of lading, trucker's tickets and other documents related to the volume of material and purchaser of material will be maintained.
1118	AFP will be contacted at which time operations are completed and the SML is reclaimed.
1356	No activities will be conducted within the SML during adverse ground conditions.
1367	Wood chips will not be mixed with any reclamation material on the SML.
1371	No soil sterilant will be used on the lands.
1600	The Disposition Holder must conduct a complete and immediate Wildlife Sweep of the Lands subject to the disposition prior to any activity, as per the "Wildlife Sweep Protocol".
2000-AS	No activities will take place within this area between January 15th and April 30 th .

4.0 Environmental Management Plan and Pit Operation

4.1 Current Project Stage

Currently, the SML is a forested area within a grazing lease. The area is mainly undisturbed with the exception of a constructed road (DLO 170061) that provides access to the private land and pit within NE 10-061-18-W4M. Existing conditions of the SML are shown on Drawing No. 2-9 and 3-9.

4.2 Project Duration and Timing Restrictions

DDC is requesting the disposition be issued for the standard SML period of 10 years, with opportunity for renewal. Product will be used as required to supply the local area for maintenance of infrastructure and for public works projects in the region. As a portion of the disposition falls within a Key Wildlife and Biodiversity Area, no activities will take place within this area between January 15th and April 30th. To comply with the *Migratory Birds Convention Act*, DDC will avoid clearing vegetation between April 15th and August 31st to avoid nesting season. Additionally, no activity will be conducted in adverse ground conditions at any point in time.

4.3 Pit Access and Haul Routes

Access to the SML will be via Highway 855, west onto Township Road 610, and north on Range Road 181. The SML will then be accessed through the existing disposition, Alberta Transportation's DRS000006. DDC had originally obtained permission from Alberta Transportation for use of their DRS for access in 2017 which has then been renewed; the agreement is attached in Appendix E.

Traffic as a result of these activities is expected to be minimal due to the location. DDC will ensure trucks always follow posted speed limits and drive with caution.

4.4 Hours of Operation

The hours of operation will be from 7 a.m. to 9 p.m., Monday to Saturday inclusive, with no hauling on Sundays or Statutory holidays as outlined in the development permit.

4.5 Merchantable Timber and Vegetation Clearing

Prior to beginning operations, a local timber permit (LTP) will be obtained, and all merchantable timber will be salvaged and sold to end use. Utilization standards will be as follows:

- Deciduous Timber: 15 cm Base / 10 cm Top

- Coniferous Timber: 15 cm Base / 11 cm Top

All unsalvageable vegetation will be brushed and piled in a windrow along the pit boundary to facilitate future revegetation activities. Any woody debris or leaning trees created by tree clearing will be reduced to a length less than 2.4 metres and placed into woody piles.

4.6 Soil Salvage

Topsoil and subsoil will be salvaged in separate lifts at least five metres and three metres, respectively, ahead of all pit faces to ensure that soil materials do not slough into the pit, unless constrained by the three metre undisturbed buffers. This salvage distance will increase if the pit face is unstable or rapidly advancing. Based on the pre-disturbance site assessment, topsoil will be stripped to include all LFH and A-horizon soils to an average depth of 25 cm. Subsequently, the underlying B-horizon soils, an average of 40 cm, will be salvaged and stored separately as subsoil. The aggregate layer is immediately below what will be salvaged as subsoil; therefore, there is minimal overburden but if significant amounts of overburden are encountered, it will also be salvaged and stockpiled separately to ensure segregation. Expected soil salvage volumes are listed in Table 6.

Table 6. Expected Salvage of Reclamation Material Volumes by Phase				
Phase	Area ha	Topsoil Volume m ³	Subsoil Volume m ³	Overburden Volume m ³
Phase 1	1.99	5,000	8,000	0
Phase 2	2.05	5,100	8,200	0

All stockpiled soils (topsoil, subsoil, and overburden) are to be stored separately with a minimum of three metres from each other; stockpile locations are shown in Drawing No. 5-9. Stockpiles will be placed in stable locations that are at least five metres from the edge of pit faces and will be placed on top of similar material; topsoil piles will be stored on topsoil, subsoil piles on subsoil, and overburden on overburden. Signage will be placed to label these areas for the duration of the project. Stockpiles left in place longer than one year will be seeded with a legume free seed mix as a preventative measure against erosion and weed emergence. To minimize the risk of compaction and admixing with overburden, topsoil and subsoil will not be stripped during extremely dry, wet or frozen ground conditions.

4.7 SML Boundary and Setbacks

The SML will be approximately 5.03 ha in size. The boundary will be determined by legal survey and marked to ensure trespass onto adjacent land does not occur. Additionally, a 3 metre undisturbed setback will be implemented along the property boundary to ensure that the adjacent land is not impacted by extraction activities. It is proposed that the 3 metre undisturbed buffer be relaxed along the northern,

eastern, and southern boundary of the SML to allow for efficiency of reclamation activities. As the neighboring land is under a DRS disposition for the purpose of mining sand and gravel, leaving a 3 metre buffer would create a ridge within the reclaimed landscape between the dispositions. Therefore, to properly reclaim the site and integrate with the surrounding landscape, the 3 metre undisturbed buffer will not be implemented along these boundaries of the Site.

Wetlands have been identified within the northwestern portion of the SML. To ensure that these activities do not impact the wetland, a 10 metre undisturbed buffer from the wetlands will be established through survey and marked.

Given the limited amount of reclamation material present, DDC intends to employ in-situ sloping in order to achieve legislated sloping requirements, rather than implementing extraction setbacks. Reclamation slopes will be constructed at the time the gravel is extracted along these slopes; gravel extraction along these slopes will be limited to the depths of the reclamation slopes.

4.8 Aggregate Deposit

The aggregate deposit within the SML was assessed on September 20, 2012 with four test holes as shown in Drawing No. 2-9; test hole data is attached in Appendix G. Each test hole encountered gravel immediately below the topsoil and subsoil layer with no overburden soils in between. The testing was able to reach the bottom of the gravel deposit and revealed that there is an average of 1.9 meters of gravel throughout the area. This is approximately 77,000 m³ of gravel below the surface and within the mining area. Groundwater was not encountered during testing.

4.9 Pit Development and Sequencing Plan

The pit will be divided into two extraction phases, the first will be 1.99 ha north of the road (Phase 1), and the second 2.05 ha south of the road (Phase 2), as shown on Drawing Nos. 4-9 and 5-9. During Phase 1, while aggregate is being extracted from the current location of the road, a temporary road will be created to accommodate access to the private pit to the west. Upon completion of Phase 1, the road will be re-established along the original location at a lower elevation to maintain access. Phase 2 will be opened following completion of the aggregate deposit of Phase 1.

Commencement of pit development will begin by:

1. Completing a wildlife sweep of the area to be developed to identify any wildlife features or nests (refer to Section 4.12 for mitigation measures to be implemented if wildlife features or nests are identified),
2. Clearing of trees and vegetation in both phases – creating woody debris piles and salvaging any merchantable timber; and,

3. Removal of topsoil and subsoils (removed in two separate lifts) and stockpiled in designated areas as shown in Drawing No. 5-9.

4.10 Extraction and Aggregate Processing

Mining will occur in a dry pit by excavating material using the hoe and rock truck method where the pit depth ranges from 0.97 m to 4.26 m. All available reclamation material will be stripped and stockpiled along the edges of the current extraction phase. Where possible, progressive reclamation techniques such as direct placement of reclamation material will be used as extraction progresses throughout the phasing.

There will be a crusher and conveyor to size and sort the aggregate product within the adjacent Shopsy Pit (Registration No. 295743-00-02). No washing of product or asphalt production will take place on site.

4.11 Water Management

It is not anticipated that this operation will require any dewatering activities as the primary goal is to excavate under dry operating conditions (i.e., no interception of groundwater). During operations, positive drainage of surface water will be maintained by allowing water to continue flowing to the southwest. During operations all surface water runoff including rainfall and spring runoff will be allowed to flow through the SML or infiltrate through the aggregate deposit in order to maintain positive drainage. No surface water will be pumped offsite. Surface water will be managed to minimize erosion, soil loss, introducing sedimentation downstream, and to control flooding or ponding. If surface water run-off results in erosion issues within the existing SML, the appropriate erosion control measures will be utilized. Surface drainage will also be provided around all soil stockpiles to prevent any unnatural collection and blockage of surface runoff.

4.12 Building Structures and Improvements

No permanent buildings or structures will be constructed because of these operations. All staff facilities (e.g., washrooms, lunchroom, parking) will be temporary. If any improvements (e.g., fences, water control structures, and signage) are damaged due to site activities, the proponent will repair or replace the improvements within 30 days of entry. Unauthorized personnel are prohibited from entering the site; signs are displayed at all accesses prohibiting public entrance without formal consent.

4.13 Wildlife Management

Vegetation clearing will not occur during the period from April 15th and August 31st to ensure the conservation of migratory birds and their nesting areas. As a portion of the disposition falls within a Key Wildlife and Biodiversity Area, no activities will take place within this area between January 15th and April

30th. A wildlife sweep will be completed within the area to be developed (plus 100 m buffer) a maximum of 10 days prior to development. If during the sweep any sensitive species are identified outside of established buffers:

- Work will be halted,
- An appropriate buffer will be placed around the identified wildlife features in accordance with AFP and Environment Canada guidelines; and,
- AFP will be contacted to determine if any further mitigation measures will be required.

Examples of key habitat features include but are not limited to leks, nests, dens, and houses. Activities within the identified area will be reinitiated once it is deemed to no longer have any wildlife activity, or the feature is relocated through appropriate methods.

In addition to abiding by the *Wildlife Act*, *Species at Risk Act*, and *Migratory Birds Convention Act*, DDC will follow the guidelines in the Alberta BearSmart Program. This includes preventing human-bear encounters and reducing damage caused by bears. All waste will be stored in bear-resistant garbage containers before it is properly disposed of offsite. If required, non-lethal bear deterrents will be used.

4.14 Dust and Erosion Control

Dust will be controlled within the pit by watering the access road if required, tarping of all loads leaving the site, adhering to speed limits, and vegetating the reclamation material stockpiles. Water used to control dust will be obtained from an external source and authorization will be obtained prior to doing so. In addition, progressive reclamation will be performed to reduce the overall disturbance as quickly as possible.

Erosion and sedimentation control measures will be implemented to maintain the air and water quality of adjacent and downstream areas and water features as well as reducing the loss of soils. Appropriate erosion control measures include but are not limited to the following as erosion control techniques require continual updating as new concerns are encountered:

- Soil, overburden, and reject material will be stored in methods to reduce sediments and erosion.
- Soil and overburden piles will be seeded with native grass seed mixture to reduce erosion, prevent weeds, and reduce sediments.
- Special attention and monitoring of steep slopes for potential erosion problems.
- Utilization of designated access routes on the lease to ensure minimal disturbance.
- Prohibition of operating equipment during/after unstable weather conditions.
- Appropriate surface drainage will be maintained, and culverts will be installed as needed to maintain natural surface water drainage.
- On-site speed limits for all personnel will be implemented within the lease.

- "No Disturbance" limits with an appropriate buffer zone will be identified and marked with tape or fenced off for sensitive areas – this includes wetlands.
- Slopes, soils, and stockpiles prone to erosion will be stabilized as soon as possible with erosion mats.
- Silt fencing will be installed around the base of the stockpiles and above culverts to control sedimentation and erosion if needed.
- Woody debris will be placed where local drainages will not be obstructed.
- All operations-related structures and materials will be removed from the site upon completion of the works.
- Operational areas will be stabilized during decommissioning and reclamation activities.

4.15 Weed Control

DDC will ensure compliance with the *Alberta Weed Control Act*. Measures will be taken during the operation and reclamation of the SML to prevent the establishment of weeds, control noxious weeds and destroy prohibited noxious weeds. The following weed prevention and control measures will be undertaken in consultation with the Public Lands Officer, when necessary, to ensure weeds are properly managed in accordance with regulations:

- All soiled equipment will be cleaned before arriving onsite to prevent the introduction of weeds.
- The pit will be inspected during the growing season when the pit is operational by a qualified individual for presence of prohibited noxious and noxious weeds.
- Mowing, hand pulling, spot spraying or seeding stockpiles of reclamation material to prevent and control the initial establishment of weeds.
- The application of chemical methods will not be performed within 30 metres of any water body or watercourse, unless otherwise authorized.
- Only individuals holding a Pesticide Service Registration will be contracted to use herbicide.

4.16 Fire Control

If burning operations will be utilized to dispose of woody debris material, fire control methods will be carried out as follows:

- No burning will occur during the fire season (March 1st to October 31st).
- Burning will only occur under appropriate weather conditions; the local AFP or Forest Officer may be contacted to determine the appropriate/inappropriate conditions, if necessary.
- Woody debris pile dimensions will be no greater than 60 m long with a minimum of 8 m breaks between each pile, and not be located within 25 m of forested lands.
- All leaning trees along a cutline will be bucked up, limbed, and flattened as flames can travel up these trees and spread onto standing timber.

- Prohibition of burning on surface soils, peaty, or organic soils to prevent ground fires.
- On-site fire equipment will be in accordance with applicable legislation.
- Presence of fully charged and operable fire extinguishers are made available in/on all equipment, vehicles, and buildings as required by OH&S.
- All fire and safety equipment are given regular performance and maintenance checks.
- Appropriate education and safety training is required by all on-site personnel.

4.17 Inactive Operations Plan

An inactive operations plan will be implemented during non-operational periods. The inactive operations plan will aim to:

- Ensure the site is safe (equipment secured, hazardous materials removed or stored properly, minimize excavation slopes – 3:1 slopes or flatter),
- Ensure the reclamation materials will be conserved and protected from the elements,
- Control weeds; and,
- Provide continuous site monitoring (erosion, contamination, unauthorized access).

4.18 Environmental Management Practices

To further minimize the impact on the environment, DDC will implement additional environmental management practices during the operation and reclamation of the SML. These environmental management practices include:

- Spill kits will be maintained onsite during active operations;
- Use of double wall fuel storage tanks for any long-term fuel storage within the pit;
- Properly storing and regularly hauling any industrial waste generated at the pit to an approved municipal or Class II landfill;
- Properly collecting and regularly hauling all sanitary waste to an approved wastewater treatment facility.
- Ensuring that no herbicides, pesticides, or any other hazardous substance will be stored onsite.

5.0 Conservation and Reclamation Plan

5.1 Reclamation Objective and Proposed End Land Use

DDC intends to reclaim the site to forested lands that supports unimproved grazing equivalent to that which previously existed on the site. There will be no end pit lake upon completion of reclamation as there will be no excavation below the groundwater table and the area will not collect sufficient surface water to create a waterbody.

The forested lands will align with the Central Mixedwood Natural Subregion. The reclaimed land will be capable of natural succession and will contain vegetation patterns to that of the natural subregion, as well as species native to the area. The conceptual reclamation plan aims to create a self-sustaining landscape that requires minimal management to produce successful long-term natural systems. The objectives for reclamation of this site are as follows:

- Return disturbed land to a forested state that is approved as having equivalent land use capability to pre-disturbance conditions – forested land that supports unimproved grazing,
- Decommissioning all site infrastructure including roads and site structures (except for the existing road DLO 170061),
- Conserve site topsoil and subsoil to restore the site to similar ecological structure and function,
- Progressively reclaim areas that have been exhausted of resource to minimize the amount of open disturbance within the lease area,
- Maintain natural drainage as best as possible without disturbing or impeding it – this includes ensuring upstream surface water from the undefined intermittent drainage course can flow through the site unimpeded,
- Assist natural reclamation processes following re-contouring and soil replacement,
- Prevention of erosion and sedimentation in or near watercourses and wetlands by using proper erosion control techniques and regular monitoring; and,
- Prohibit public and livestock access where necessary once reclaimed using access barriers and signs to eliminate or reduce disturbance of the site so it may recover to its full potential prior to grazing of the reclaimed site.

5.2 Development and Reclamation Schedule

Progressive reclamation will be carried out in a timely manner upon completion of each phase. The timing of reclamation activities will aim to reduce impacts on vegetation and wildlife while choosing optimal seasons to conduct each activity. Earthwork activities, which include overburden placement, grading, contouring, and control structures, may take place year-round. If overburden is available, direct placement of overburden material will occur when possible. Soil (topsoil and subsoil) placement will be performed in

the summer to fall when soils are dry and stable to ensure accurate slope grades and avoid compacting the soil. Vegetation planting and seeding will also occur in the summer unless specified otherwise due to the requirements of the chosen planting technique.

5.3 Contouring and Soil Replacement

5.3.1 Grading

Slopes within the SML boundary will be contoured such that the maximum internal slopes are 6:1. The southern and a portion of the western boundary will essentially be daylighted and the reclaimed slopes will be integrated with the adjacent land as shown on Drawing No's 6-9 to 8-9. The northern and eastern boundary that is shared with DRS 000006 will be reclaimed to a maximum slope of 3:1 as the neighboring operations of DRS 000006 will excavate through the shared boundary. Contouring of the landscape will be completed in a way that promotes natural drainage and establishes slopes that blend with the surrounding landscape – natural drainage flows from northeast to southwest. DDC will ensure that this natural drainage is maintained and that no surface water is impounded in the excavated areas; the land impacted will be restored in a manner that will allow natural infiltration of groundwater.

Any reject material or overburden produced during operations will be utilized as reclamation material to assist in achieving the final grades and slopes for reclamation as required. Any reject material being utilized for reclamation will be placed on the pit floor. Any available overburden material will then be placed on top of the reject materials.

5.3.2 Preparation of Compact Soil Areas

Compaction in the area of stockpiles, haul roads, or other highly travelled areas will be alleviated prior to placement of reclamation material.

5.3.3 Soil Replacement

During recontouring, any reject material not fit for the appropriate reclamation purposes will be directly placed into the excavated area and will subsequently be covered by a minimum of 0.3 m of higher quality material to ensure that there is a sufficient zone to support root growth. Materials to be placed for reclamation will be in the reverse order that they were removed; reject material will be placed first, then overburden if available, then subsoil, and finally topsoil.

The anticipated replacement depths of reclamation materials are an average of 20 cm of topsoil and 32 cm of subsoil. This is based on the standard 20% estimated losses of soil due to handling and storage. Topsoil will be evenly redistributed over the reclaimed portion of the SML, less the access road. Brush

previously windrowed along the edge of the SML will be rolled back onto the reclaimed landscape in a manner that does not limit livestock movement.

5.4 Revegetation

The forested land use will re-introduce species from the b3.3 Aw-Sw/blueberry-Labrador tea ecosite with species such as jack pine, trembling aspen, white spruce, Canada blueberry, prickly rose, and cranberry. Most of the revegetation of the site is expected to occur naturally because of topsoil replacement and recruitment from undisturbed vegetation that surrounds the boundary of the SML. Additionally, native grasses typical to the Central Mixedwood Subregion (Seed Zone CM 3.1) (Resource Analysis Section, Forest Management Branch, SRD 2005) will be seeded to support unimproved grazing with species such as awned wheatgrass, northern wheatgrass, tufted hairgrass, yarrow, and dogwood. The seed mix used will be specifically approved for use by AFP and is Canada 1 Certified. Prior to seeding, the proponent will submit a Request for Seeding in writing to the regulatory body on details of the seed mix and lands to be seeded. If necessary, revegetation will also be aided with supplemental tree planting.

5.5 Monitoring and Management

The SML will be monitored throughout operations and following reclamation to ensure success. The landscape will be inspected for erosion, subsidence, bare areas, and positive drainage. Revegetation efforts will be monitored for plant emergence, health, and viability, while weedy species are monitored and controlled using measures discussed in Sections 4.15. DDC will complete follow up work to ensure the success of reclamation and revegetation at the SML and may consult with the Public Lands Officer in the event alternative measures are required.

Within three years of reclamation, an assessment will be completed to ensure the site is on-track to the equivalent land-use capability and determine whether further seeding and tree planting is required.

5.6 Security

Security for pits on public land is typically calculated at \$1000 per acre based on the total area of disturbance. Given the total area of disturbance is estimated to be approximately 12.43 acres (5.03 ha) it is estimated that total security for this pit will be in the amount of \$12,430.00. Security will be submitted to AFP upon request.

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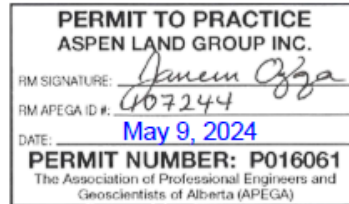
Limitations

This report has been prepared for the sole benefit of Dale Croswell Construction Co. Ltd. This document may not be used by any other person or entity, with the exception of Alberta Forestry & Parks and Smoky Lake County, without the express written consent of Aspen Land Group Inc. and Dale Croswell Construction Co. Ltd. Any use of this report by a third party, or any reliance on decisions made based on it, or damages suffered as a result of the use of this report are the sole responsibility of the user.


The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of Aspen Land Group Inc. based on the data obtained. Due to the nature of the data available, Aspen Land Group Inc. cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be considered legal advice.

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Senior Agrologist





Appendix A

Indigenous Consultation

Adequacy Assessment

File Number for Consultation: Date of Submission:

Client Project Name:

The Aboriginal Consultation Office has reviewed the consultation records regarding the proposed projects provided by

In accordance with Alberta's First Nations and Metis Settlements policies and guidelines (<http://indigenous.alberta.ca/1.cfm>), the Aboriginal Consultation Office has determined adequacy for each activity number. The proponent may proceed with their regulatory applications for those activities deemed Adequate.

Supporting Comments/Direction:

Be advised that this notice does not grant the client any authority to make application for any use of land not identified within this notification.

Reviewed by: Date of Review:

Should you have any questions, please contact the reviewer at:

Phone Number: Email Address:

Adequacy Assessment

Activity Number	Disp Type	Program Type	Source Line Spacing	Purpose Type			Activity Area/Distance	Land Use Area
FNC201602594-001	SML			SAND AND GRAVEL			5.03 HA	Lower Athabasca Region
		ATS Legal - From	ATS Legal - To	First Nation(s)	Beaver Lake Cree Nation	Saddle Lake First Nation	Whitefish (Goodfish) Lake First Nation	
		NW 11 61 18 4	NW 11 61 18 4	/ Metis Settlement(s)				
					Action Required	Level 2: Standard Consultation		
					Adequacy	Adequate		
Activity Number	Disp Type	Program Type	Source Line Spacing	Purpose Type			Activity Area/Distance	Land Use Area
		ATS Legal - From	ATS Legal - To	First Nation(s)				
				/ Metis Settlement(s)				
					Action Required			
					Adequacy			
Activity Number	Disp Type	Program Type	Source Line Spacing	Purpose Type			Activity Area/Distance	Land Use Area
		ATS Legal - From	ATS Legal - To	First Nation(s)				
				/ Metis Settlement(s)				
					Action Required			
					Adequacy			

Pre-consultation Assessment

File Number for Consultation: Date of Submission:

Client Project Name:

Client Name:

Contact Name: Contact Number:

Contact Email:

In accordance with Alberta's First Nations and Metis Settlements policies and guidelines (<http://indigenous.alberta.ca/1.cfm>), the Aboriginal Consultation Office has determined a level of consultation for each activity.

Reviewed by: Date of Review:

Should you have any questions, please contact the reviewer at:

Phone Number: Email Address:

Consultation contacts for each First Nation/Metis Settlements as identified below (name, mailing address, phone number) are available at <http://indigenous.alberta.ca/576.cfm>

Supporting Comments/Direction:

When providing notification and Record of Consultation (ROC) Log to First Nations/Metis Settlements, applicant must utilize the First Nations and Metis Settlements contacts lists and the prescribed consultation contact methods indicated. Use of any other list or method of contact will not be accepted and may result in a determination of Incomplete Consultation. The First Nations and Metis Settlements contacts lists are located on the Aboriginal Consultation Office website at <https://www.alberta.ca/indigenous-consultation-contacts.aspx>

Consultation Pauses and/or Timeline Extensions may come into effect prior to the initiation of consultation or during the consultation process due to potential unforeseen events (e.g., fire, flood, pandemic). Refer to the official contact listings web page before sending communications for the current status of all First Nations and Metis Settlements. Please note that consultation activities should not take place while a Consultation Pause is in effect.

Personal information is collected in accordance with Section 33(c) of the Freedom of Information and Protection of Privacy Act. The personal information collected within this form will be used to administer the First Nations/Metis Settlements consultation process. If you have any questions about the collection or use of this information, you can contact the Director, FOIP Services, Indigenous Relations and International and Intergovernmental Relations (780)427-9658.



Appendix B

Historical Resources Act



Historic Resources Application

Activity Administration

Date Received: April 05, 2016 HRA Number: 4650-16-0038-001

Project Category: Aggregate Extraction (4650)

Application Purpose: Requesting HRA Approval / Requirements

Lands Affected All New Lands

Project Type:	<input checked="" type="checkbox"/> Sand / Gravel Extraction	GIS Shapefiles are attached (yes/no)	No
		Surface Materials Exploration (SME) Number(s)	N/A
		Surface Materials Lease (SML) Number(s)	N/A
		Surface Materials Licence (SMC) Number(s)	N/A
		Disposition Reservation (DRS) Number(s)	N/A
		Public Pit Licence (PPL) Numbers	N/A
		Other Reference Number	N/A

Project Name: Shopsky Gate SML

Additional Name(s):

Key Contact: Michele M Corry	Affiliation: Aspen Land Group Inc.
Address: #201, 18311 105 Avenue	City / Province: Edmonton, AB
Postal Code: T5S 2K9	Phone: (780) 809-8191
E-mail: mcorry@aspenlandgroup.com	Fax: (780) 809-8190
	Your File Number:

Proponent: Dale Croswell Construction Co. Ltd.	Contact Name: Dale Croswell
Address: Box 690	City / Province: Thorhild, AB
Postal Code: T0A 3J0	Phone: (780) 398-3568
E-mail: info@ddcsandandgravel.ca	Fax: () -

Proposed Development Area					Land Ownership			
MER	RGE	TWP	SEC	LSD List	FRH	SA	CU	CT
4	18	61	11	13	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

HRA Number: 4650-16-0038-001

Page 1 of 2


4	18	61	10	16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	18	61	15	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	18	61	14	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Historical Resources Impact Assessment:

For archaeological resources:
 Has a HRIA been conducted? Yes No Permit Number (if applicable):

For palaeontological resource:
 Has a HRIA been conducted? Yes No Permit Number (if applicable):

Historical Resources Act approval is granted subject to Section 31, "a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery." The chance discovery of historical resources is to be reported to the contacts identified within the Listing of Historic Resources.



 Date

April 19, 2016



Appendix C

Site Generated Reports

Date: 3/5/2024
 Requestor: Consultant
 Reason for Request: Site Assessment
 SEC: 11 TWP: 061 RGE: 18 MER: 4



■ Non-sensitive EOs (updated: June 2022)

M_RR_TTT_SS	EO_ID	ECODE	S_RANK	SNAME	SCOMNAME	LAST_OBS_D
-------------	-------	-------	--------	-------	----------	------------

No Non-sensitive EOs Found: Next Steps - See FAQ (<https://www.albertaparks.ca/albertaparksca/management-land-use/alberta-conservation-information-management-system-acims/faqs.aspx#2> - Process)

■ Sensitive EOs (updated: June 2022)

M-RR-TTT	EO_ID	ECODE	S_RANK	SNAME	SCOMNAME	LAST_OBS_D
4-18-061	16323	PDRUB1T0E0	S3	Houstonia longifolia	long-leaved bluets	2006-07-07

Next Steps: See FAQ (<https://www.albertaparks.ca/albertaparksca/management-land-use/alberta-conservation-information-management-system-acims/faqs.aspx#2> - Process)

Updated: Aug 31, 2022



Alberta Water Well Information Database Map

Projection

Web Mercator (Auxillary Sphere)

Datum

WGS 84

Date

5/3/2024, 11:43:21 AM

Legend

- Groundwater Drilling Report
- ◆ Baseline Water Well Report

<https://groundwater.alberta.ca/WaterWells/d/>

Information as depicted is subject to change, therefore the Government of Alberta assumes no responsibility for discrepancies at time of use.

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Landscape Analysis Tool (LAT) Report

Surface Material Lease

0000061C99

Page 1 of 16

LAT Number:	0000061C99	LAT Date:	2024-05-01	15:18:14
Project Name:	Shopsky Gate SML			
Project Description:				
Disposition Type:	SML	Surface Material Lease		
Purpose Type:	SRMT	Surface Materials		
Activity Type:	SRMT08SMLP	Sand and Gravel		

Responsibility of Applicants:

It is the applicant's responsibility to conduct a full review of the generated LAT Report, ensuring that you are aware and have a full understanding of the identified standards and conditions, and any additional limitations that may also be imposed by an approved higher level plan, reservation or notation or any other law or Order of the Province or the Government of Canada that may impact the placement, construction or operation of the proposed disposition, purpose and activity.

The applicant must assess if the proposed disposition, purpose and activity can meet the applicable standards, conditions and any limitations which will subsequently determine if the application can be submitted to the regulatory body. Applicants should complete a thorough review of regulatory and application processes including supporting procedural documents and the generated LAT Reports prior to making this determination.

Where the applicant chooses not to meet, or is not able to meet, one or more Approval Standards or higher level plans within the generated LAT Report as submitted as part of the application, or any affected reservations as identified within the land status report, the applicant is required to complete the appropriate mitigation as part of their supplement submission that addresses individually each of the items not being met.

The information provided within the LAT Tool is a spatial representation of features provided to the applicant for activity and land use planning. The accuracy of these layers varies depending on the resource value being represented. The regulatory body insists that site visits, wildlife surveys and groundtruthing efforts are completed to ensure that you, the applicant can meet the procedures detailed within the *Pre-Application Requirements for Formal Dispositions*, the identified approval standards, operating conditions and *Best Management Practices* as represented within the *Master Schedule of Standards and Conditions*.

Proximity to Watercourse/Waterbodies:

Applicants will ensure that standards or conditions for Watercourse/Waterbody features as identified within the generated LAT Report are followed. It is the responsibility of the applicant to ensure the identified setbacks and buffers are properly established through a pre-site assessment and maintained.

NOTE: Be aware that the submission of a LAT Report as part of an application submission does not imply approval of the activity. The standards and conditions identified within the LAT Report may be subject to change based on regulatory review.

Landscape Analysis Tool (LAT) Report

Surface Material Lease

0000061C99

Page 3 of 16

Higher Level Plans	
Integrated Resource Plan (Local)	
Integrated Resource Plan (Subregional)	
Access Management Plan	
Landscape Management Plan	

Landscape Analysis Tool (LAT) Report

Surface Material Lease

0000061C99

Page 4 of 16

Reservation Listing

Reservation #	Holder Name	Purpose	Reason	Contact Information
---------------	-------------	---------	--------	---------------------

Note:

* Information displayed in these tables is only a summary of Crown Land Reservation (CLR) information as intersected within the "Reservation - Active" data layer.

* For more detailed information regarding reservation intent, an applicant can reference this information as contained within the "Reservation - Active" data layer

For more information, please review the Land Use Reservation Program Procedures Guide for guidance on how Crown land Reservations are addressed when applying for an activity on Alberta's Crown lands.

Landscape Analysis Tool (LAT) Report

Surface Material Lease

0000061C99

Page 5 of 16

Reservation ToDos		
Action	Reservation #	Application Requirement

Landscape Analysis Tool (LAT) Report

Surface Material Lease

0000061C99

Page 6 of 16

Additional Application Requirements

Wildlife Survey		DND Area	
-----------------	--	----------	--

Historical Resources

HRV Rating	Category

Historic Resources Application Required: Yes

The proposed activity is in an area identified as having historic resource concerns; therefore, approval under the *Historic Resources Act* is required prior to the initiation of any land surface disturbance activities. The applicant must submit a Historic Resources Application through the Online Permitting and Clearance (OPaC) system (www.opac.alberta.ca).

Landscape Analysis Tool (LAT) Report

Surface Material Lease

0000061C99

Page 7 of 16

Sensitive Features			
Wildlife and Other Sensitive Species			
	Intersected		Intersected
Burrowing Owl Range		Key Wildlife and Biodiversity Areas	Yes
Caribou Range		Mountain Goat and Sheep Areas	
Caribou Range - Zone A		Disease Buffer	
Caribou Range - Zone B		Mountain Goat and Sheep Zone	
Colonial Nesting Birds		Ord's Kangaroo Rat Range	
Critical Habitat of Aquatic Species at Risk		Ord's Kangaroo Rat Key Habitat Area	
Endangered and Threatened Plants Ranges		Piping Plover Waterbodies	
Greater Short-horned Lizard Habitat		Provincial Hibernacula Buffer	
Greater Short-horned Lizard Range		Sensitive Amphibian Ranges	
Greater Sage Grouse Core Area		Sensitive Raptor Range	
Greater Sage Grouse Recovery Area		Sensitive Snake Habitat	
Greater Sage Grouse Leks and Buffer		Sensitive Snake Hibernacula Range	
Grizzly Bear Core Access Management Area		Sharp-tailed Grouse Leks and Buffer	
Grizzly Bear Habitat Linkage		Sharp-tailed Grouse Survey	
Grizzly Bear Secondary Access Management Area		Special Access Area	
Grizzly Bear Support Zone		Swift Fox Range	
High Risk Watersheds		Trumpeter Swan Waterbodies/Watercourse	
		Trumpeter Swan Watercourse Buffer	
Federal Orders:			
	Intersected		
Greater Sage Grouse			
Grassland and Natural Regions:			
	Intersected		Intersected
Central Parkland		Mixed Grass Sub-region layer	
Central Parkland and Northern Fescue		Montane	
Chinook Grasslands		Northern Fescue	
Dry Mixed Grass		Peace River Parkland	
Foothills Fescue		Permafrost	
Foothills Parkland Grasslands		Rough Fescue PNT	
Grassland and Parkland Natural Region		Subalpine or Alpine	

Landscape Analysis Tool (LAT) Report

Surface Material Lease

0000061C99

Page 8 of 16

Alberta Township System (ATS) Land List

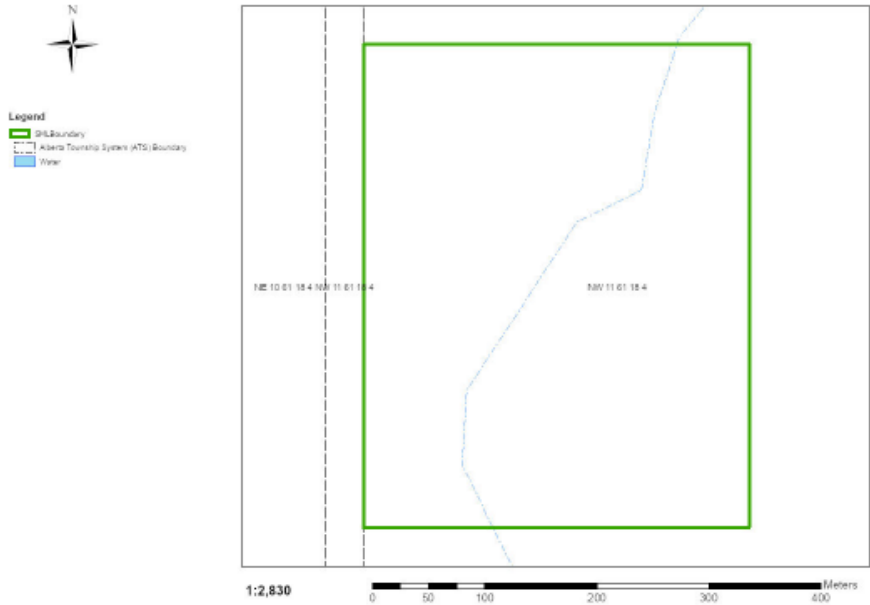
Quarter	Section	Township	Range	Meridian	Road Allow.	Sensitive Features Identified
NW	11	61	18	4		Key Wildlife and Biodiversity Areas, Green / White Area

Landscape Analysis Tool (LAT) Report

Surface Material Lease

0000061C99

Page 9 of 16



Landscape Analysis Tool (LAT) Report

Surface Material Lease

0000061C99

Page 10 of 16

Land Management		
Report ID	Approval	Condition
1	1030-AS	Where a higher level plan* or reservation identifies a greater set back, the greater set back will prevail.
2	1031-AS	Where a Higher Level Plan* exists, the Disposition Holder must follow any direction provided within that plan.
3	1033-AS	With the exception of pipelines, for activities that fall within any reservation with a purpose code of Fish and Wildlife Resources and encompassing a section of land (259 hectares) or less, located in the Provincial White Area, the Disposition Holder must construct all activities within lands previously disturbed or cleared. Where no previous disturbance exists, activities must occur within 100 metres of the reservation perimeter.
4	1040	The Disposition Holder must repair or replace any improvements immediately that were damaged as a result of the Activity on the Lands to pre-existing dispositions to the pre-existing condition. Damages to tame pastures must be repaired within one growing season.
5	1041	The Disposition Holder must maintain proper drainage of surface water.
6	1044-AS	The Disposition Holder must not locate activities within 45 metres from the top of any coulees* with the exception of activities such as; access, pipelines and linear easements crossing those features.
7	1049	The Disposition Holder must remove all garbage and waste material from this site.
8	1053	The Disposition Holder must not enter the boundaries of any research or sample plot unless consent is received from the reservation holder.
9	1061	Where FireSmart activities are considered, the Disposition Holder must follow Information Letter- "Authorization of FireSmart Activities on Public Land" as amended from time to time.
10	1111	The Disposition Holder must pay the royalties, specified by the Regulation in force at the time the surface materials are removed and any other charges that may be assessed against the land.
11	1112	The Disposition Holder must file a return with the Regulatory Body within thirty days of the end of each twelve month period of the term and at any other time as the Regulatory Body may request in writing.

Landscape Analysis Tool (LAT) Report

Surface Material Lease

0000061C99

Page 11 of 16

12	1113	The Disposition Holder must develop access using Class V routes only, unless any of the following exceptions are met: a. Alternative access standards are specified in an approved higher level access plan; b. Wells licensed as sour gas with a suspended/producing release rate of >2.0 m3/s can be accessed using Class III or IV routes; c. When drilling a well through sour zones, but not for production of sour >2.0 m3/s, use Class IV routes designed to provide adequate egress*; d. If the new access is attached to the existing arterial all-weather access road and is less than 100 metres in length from the arterial all-weather access road then the new access can be developed using Class III to V access classifications or; e. Surface Material dispositions may be accessed using Class III to V road.
13	1116	The Disposition Holder must maintain all records on pre numbered invoices, bills of lading, truckers tickets or other documents, which accurately show the name and address of the receiver of the surface materials removed, the number of cubic yards or cubic metres removed and the legal description of the pit from which the material was removed.
14	1117	The Disposition Holder must complete and submit results of a volumetric survey of the Lands upon the request of the Regulatory Body.
15	1118	The Disposition Holder must inform the Regulatory Body immediately at the completion of the Activity or upon abandonment of the Lands.
16	1119	Facilities supplied or developed as essential for the management, operation and/or maintenance of the Activity must be; a) Temporary, b) Occupied only for the operation of the Activity, and c) Removed at the end of operations.
17	1122	The Disposition Holder must not operate the Activity into or below the ground water table unless otherwise approved by the Regulatory body under the Water Act.
18	1123	The Disposition Holder must conduct the Activity in accordance with the most recent approved conservation, operation and reclamation plan.
Vegetation		
Report ID	Approval	Condition
19	1300	The disposition holder must manage all regulated weeds to the satisfaction of the regulatory body.
20	1302	The Disposition Holder must remove all deciduous or coniferous merchantable timber from the Activity as per the following utilization standards; - Deciduous Timber: 15 cm Base/10 cm Top - Coniferous Timber: 15 cm Base/11cm Top and haul said timber to the location of end use.
21	1304	For fire control purposes on forested lands, the Disposition Holder must dispose of excess coarse woody debris* not utilized for rollback* or stockpiled for reclamation*.

Landscape Analysis Tool (LAT) Report

Surface Material Lease

0000061C99

Page 12 of 16

22	1305	Within FireSmart Community Zones*, the Disposition Holder must dispose of coarse woody debris* by burning unless a Debris Management Plan has been approved under the Forest and Prairie Protection Act.
Soil		
Report ID	Approval	Condition
23	1356	The Disposition Holder must not conduct the Activity during adverse ground conditions*.
24	1357	The Disposition Holder must prevent erosion* and sedimentation on to adjacent* Lands or Water bodies * that results from the activity.
25	1359-AS	The Disposition Holder must not remove from the Lands topsoil* or subsoil* unless approved in writing by the Regulatory Body.
26	1360	Where activities have occurred on the Lands that do not involve minimal disturbance* construction, the Disposition Holder must salvage topsoil* for land reclamation as follows: a. Salvage all topsoil* from: i. Mineral soils ii. Shallow organic soils* iii. Reclaimed soils b. Where the depth of the topsoil* is less than 15 cm, the topsoil* and part of the subsoil* to a total depth of 15 centimetres must be salvaged, unless the upper subsoil* is considered chemically unsuitable*.
27	1361	The Disposition Holder must salvage subsoil* to a minimum depth of 30 cm unless approved in writing by the Regulatory Body.
28	1363	All reclamation material* must be considered suitable as defined in the May 2001 Salt Contamination Assessment Guidelines and meet the February 2016 Alberta Tier 1 Soil and Groundwater Remediation Guidelines, as amended or replaced from time to time.
29	1364	The Disposition Holder must store reclamation material* in accordance with all of the following: a. reclamation material* must not be placed beneath the ground surface or buried in any way; b. coarse woody debris* stored for reclamation purposes for greater than 12 months must be mixed with topsoil*; c. topsoil* and subsoil* must be stored separately and a minimum distance of three (3) metres from each other, unless otherwise approved in writing by the Regulatory Body; d. storage areas for topsoil* and subsoil* must be marked with permanent signage within 3 months of stockpile establishment; and e. permanent sign posts for storage areas for topsoil* and subsoil* must be maintained until all reclamation material* has been replaced on the disturbed area.
30	1367	The Disposition Holder must not mix wood chips with any reclamation material*.
31	1368	The Disposition Holder must not apply wood chips to the lands at a depth greater than five (5) centimeters.

Landscape Analysis Tool (LAT) Report

Surface Material Lease

0000061C99

Page 13 of 16

32	1369	The Disposition Holder must manage wood chips in accordance with the directive ID 2009-01 Management of Wood Chips on Public Land as amended from time to time.
33	1370	The Disposition Holder must not store piles or windrows of reclamation material* within standing timber.
34	1371	The Disposition Holder must not use soil sterilant on the Lands.

Watercourse / Waterbody

Report ID	Approval	Condition
35	1400-AS	The Disposition Holder is prohibited from conducting activities on islands and the bed and shore* of all water bodies*.
36	1402-AS	The Disposition Holder must not conduct the Activity* within the following water body* setbacks. a) intermittent watercourses* including springs must have a setback of at least 45 metres from the top of the breaks. b) Small permanent watercourses* must have a setback of at least 45 metres from the top of the breaks. c) large permanent watercourses* must have a setback of at least 100 metres from the top of the breaks. d) semi-permanent and permanent ponds, shallow open water ponds and lakes must have setback of 100 metres from the bed and shore*.
37	1412	The Disposition Holder must acquire an authorization for access (off-disposition) for water withdrawal activities.
38	1419	For use of equipment within the bed of a water body*, the Disposition Holder must prior to operations follow the "Decontamination Protocol for Work in or Near Water", as amended from time to time.
39	1420	The Disposition Holder must provide a completed Record of Decontamination form as proof of decontamination to the Regulatory Body upon request.

Reclamation

Report ID	Approval	Condition
40	1453	The Disposition Holder must complete temporary reclamation* on the Lands within 1 growing season of construction phase* for all topsoil* and subsoil* stockpiles required for final reclamation*.

Landscape Analysis Tool (LAT) Report

Surface Material Lease

0000061C99

Page 14 of 16

41	1454	<p>The Disposition Holder must prior to seeding herbaceous seed in forested* or peatlands* submit a Request for Seeding in writing to the Regulatory Body that contains all of the following:</p> <ul style="list-style-type: none"> a. rationale for conducting seeding of herbaceous species*; b. a description of the proposed site for seeding including information with respect to the following: <ul style="list-style-type: none"> i. whether the Lands are subject to high erosion* and; ii. whether the Lands are prone to invasion from agronomic or weed species. c. a proposed seed mix composition for re-vegetation of the Lands in accordance with the Native Plant Revegetation Guidelines for Alberta, 2001 as amended or replaced from time to time or a rationale for alternate species; d. provide a seed certificate in accordance with the Seed Act for the seed mixed mix to be used for re-vegetation* and; <p>any other information requested by the Regulatory Body.</p>
42	1455	<p>The Disposition Holder must only conduct seeding in accordance with the written authorization of the Regulatory Body.</p>
43	1456	<p>The Disposition Holder must when seeding cultivated lands*;</p> <ul style="list-style-type: none"> a. use agronomic or forage seed that meets or exceeds Certified #1 as outlined in the Seeds Act and Seeds Regulations; b. use seed mixes that are free of species listed in the Weed Control Act and; c. provide a seed certificate to the Regulatory Body within 30 days of request.
44	1457	<p>Within the Green Area* of the Province, the Disposition Holder must re-vegetate the Lands with trees or shrubs that meet the requirements of the December 2016 Alberta Forest Genetic Resource Management and Conservation Standards document, as amended or replaced from time to time.</p>
45	1459	<p>The Disposition Holder must not have slash and rollback* accumulations within five (5) metres of the perimeter of the disposition boundary, greater than the percent ground cover on the surrounding undisturbed forest floor.</p>
46	1463	<p>For final reclamation*, the Disposition Holder must complete all of the following:</p> <ul style="list-style-type: none"> a. contour the disturbed land to the pre-disturbance landform or to the landform approved by the Regulatory body; b. replace all stockpiled subsoil*, then replace all stockpiled topsoil*; c. spread all coarse woody debris* on forested lands* and; d. reclamation materials* must be replaced over the entire area from which they were removed unless otherwise approved in writing by the Regulatory Body.
47	1464	<p>The Disposition Holder must reclaim the Lands to the pre-disturbance land use type* unless otherwise authorized in writing by the Regulatory Body.</p>

Landscape Analysis Tool (LAT) Report

Surface Material Lease

0000081C99

Page 15 of 16

Wildlife		
Report ID	Approval	Condition
48	1600	The Disposition Holder must conduct a complete and immediate Wildlife Sweep* of the Lands subject to the disposition prior to any activity, as per the "Wildlife Sweep Protocol".
49	1601	The Disposition Holder must submit observations from a Wildlife Sweep* to the Fisheries and Wildlife Management Information System (FWMIS) and notify the issuing Regulatory Body in writing upon request that the Wildlife Sweep* was completed.
50	1602-AS	The Disposition Holder must incorporate a buffer* zone of a minimum width of 100m undisturbed vegetation, where an established buffer* does not already exist for any and all key habitat features including, but not limited to leks*, nests, dens and houses identified in the Wildlife Sweep*.
51	1603	When Wildlife Surveys* are required, the Disposition Holder must submit results as defined by the sensitive species inventory guidelines from Wildlife Survey* to the Fisheries and Wildlife Management Information System (FWMIS).
52	1608	The Disposition Holder must incorporate buffers*, setbacks and activity timing restrictions for any and all key habitat features including, but not limited to leks*, nests, dens and houses identified in the wildlife survey*.
Key Wildlife and Biodiversity Areas		
Report ID	Approval	Condition
53	2000-AS	Between January 15 and April 30, the Disposition Holder must not conduct the Activity at any location North of Alberta Provincial Highway No. 1 except: <ul style="list-style-type: none"> a. for well tie-in activities that are within 1.6 kilometre radius of the wellsite that can be commenced and completed during a period where adverse ground conditions* do not exist at any time; b. for wellsites or pipeline installations that are accessed using Class IV or V roads during a period where adverse ground conditions* do not exist at any time; and c. for any part of the Activity that occurs within 100 metres of existing arterial all-weather roads* that can be commenced during a period where adverse ground conditions* do not exist and can be continued until adverse ground conditions* occur at which point the Activity must stop.

Landscape Analysis Tool (LAT) Report

Surface Material Lease

0000061C99

Page 16 of 16

54	2001-AS	Between December 15 and April 30, the Disposition Holder must not conduct the Activity at any location South of Alberta Provincial Highway No. 1 except: a. for well tie-in activities that are within 1.6 kilometre radius of the wellsite that can be commenced and completed during a period where adverse ground conditions* do not exist at any time; b. for wellsites or pipeline installations that are accessed using Class IV or V roads during a period where adverse ground conditions* do not exist at any time; and c. for any part of the Activity that occurs within 100 metres of existing arterial all-weather roads* that can be commenced during a period where adverse ground conditions* do not exist and can be continued until adverse ground conditions* occur at which point the Activity must stop.
55	2002-AS	The Disposition Holder must not conduct any activity within 100 metres of the edge of a valley break or within 100 metres of a bed and shore where the valley break is not defined, with the exception of activities such as; access, pipelines and linear easements crossing the zone.
56	2007-AS	The Disposition Holder must construct within 100 metres of an existing arterial all-weather permanent access road*.
57	2008	The Disposition Holder must not seed legumes.

Public Land Standing

Selection Criteria			
Selected Sections			
Geo-Administrative Area:	Y		
Requested Lands:	Y		
Title Information:	N		
Activity Details:	Y		
Subdivisions:	NA		
Client List:	Y		
Selected Activities			
Surface Dispositions	Y	Status:	Number Assigned, Application, Letter of Authority, Land Amendment Application, Letter of Authority for Amendment, Active/Disposed, Cancelled - Outstanding Obligation
		Types:	All
Geophysical	NA	Status:	All
		Types:	All
Reservations	Y	Status:	Number Assigned, Application, Letter of Authority, Land Amendment Application, Letter of Authority for Amendment, Active/Disposed, Cancelled - Outstanding Obligation
		Types:	All
Encumbrances	Y	Status:	All
		Types:	All
Land Postings	Y	Status:	Number Assigned, Open, Closed
		Types:	All
Land Keys			
W4-18-061-11			

Public Land Standing

Public Land Standing

Requested Land									
Requested Land	Ownership Status	Administered By	Titled Status	Survey Status	Area in Hectares		Area in Acres		
					Land	Title	Land	Title	Water
W4-18-061-11-SE	Crown	FLW	Untitled	Surveyed	64.750	0.000	160.00	0.00	No Water Coverage
W4-18-061-11-SW	Freehold	FRHOLD	Titled	Surveyed	64.750	64.750	160.00	160.00	No Water Coverage
W4-18-061-11-NW	Crown	FLW	Untitled	Surveyed	64.750	0.000	160.00	0.00	No Water Coverage
W4-18-061-11-NE	Crown	FLW	Untitled	Surveyed	64.750	0.000	160.00	0.00	No Water Coverage
TOTAL					259.000	64.750	640.00	160.00	

Geo Administrative Areas			
ALBERTA ENERGY REGULATOR	NORTH CENTRAL REGION		Code: AER-NC
W4-18-061			
COAL DEVELOPMENT REGION	SETTLED		Code: CDR-1
W4-18-061			
COUNTY	SMOKY LAKE COUNTY		Code: CTY-013
W4-18-061-11			
ENVIRONMENT CORPORATE REGION	NORTHERN		Code: ENV-3
W4-18-061			
ENVIRONMENT CONS. & RECL. DISTRICT	NO. 6		Code: ERD-006
W4-18-061			
FOREST MANAGEMENT UNIT	NORTHEAST	LO1 LAC LA BICHE	Code: FMU-L-51
W4-18-061			
FISH & WILDLIFE ADMIN REGION	NORTHEAST REGION	ST. PAUL	Code: FWA-4-02
W4-18-061			
FISH AND WILDLIFE DISTRICT	NORTHEAST REGION	SMOKY LAKE	Code: FWD-5-11
W4-18-061			

Public Land Standing

GENERAL LANDS CLASSIFICATION	WHITE		Code: GLC-W
W4-18-061			
GRAZING ZONE	C		Code: GRZ-C
W4-18-061			
LAND USE AREA	NORTHEAST 1	ATHABASCA	Code: LUA-NE1-3
W4-18-061			
OPERATIONAL APPROVAL DISTRICTS	Lower Athabasca Region	Lower Athabasca Region - South District	Code: OPD-6-1
W4-18-061			
RANGELAND DISTRICT	NORTHEAST	SMOKY LAKE	Code: RLD-NE-6
W4-18-061			

End of Geo Administrative Areas

Public Land Standing

Activities and Titles

Land Activity	Status/Type	Date	Expiry	Metes and Bounds Client	Remarks	Total Area	
						Acres	Hectares
W4-18-061							
AOA 060009	Active/Disposed	2006-10-13	2007-10-17		REPSOL OIL & GAS CANADA INC.	0.00	0.000
					ACTIVITY DETAIL INFORMATION		
	OPTION TO PURCHASE (Y/N): DIMENSION:		WITHIN 100M OF WATERBODY (Y/N): CLIENT FILE NO:		PURPOSE:		
			NO PLANS			(0.00)	(0.000)
W4-18-061-11-NE							
CRB 120004	Active/Disposed	2014-02-11	2024-02-10		MANTLE MATERIALS GROUP, LTD.	79.17	32.040
					ACTIVITY DETAIL INFORMATION		
	OPTION TO PURCHASE (Y/N): DIMENSION:		WITHIN 100M OF WATERBODY (Y/N): CLIENT FILE NO:		PURPOSE:		
			NO PLANS			(79.17)	(32.040)
CSL200016	REGISTERED	2020-03-11				(79.17)	(32.040)

Public Land Standing

Activities and Titles

Land Activity	Status/Type	Date	Expiry	Metes and Bounds Remarks Client	Total Area	
					Acres	Hectares
GRL 40194	Active/Disposed	1974-07-01	2024-06-30	U OVER 4 RANCHENG LTD.	1,909.81	772.873
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N): N		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE:		
DIMENSION:		CLIENT FILE NO:				
PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)			
4184 SK			2019-01-10	(80.83)	(32.711)	
EXCLUDED IS 79.17 ACRES FOR A SURFACE MATERIAL LEASE AS AUTHORIZED UNDER FILE SML 110025.						
PLA 910056	Active/Disposed	1991-02-04	2999-12-31	PARAMOUNT RESOURCES LTD.	12.32	4.985
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N): Y		PURPOSE: Pipeline		
DIMENSION: 15 M		CLIENT FILE NO:				
PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)			
16954 P	9120770		1991-08-20	(2.99)	(1.210)	
SML 110025	Active/Disposed	2014-02-11	2024-02-10	MANTLE MATERIALS GROUP, LTD.	79.17	32.040
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE: SAND AND GRAVEL		
DIMENSION: Irregular		CLIENT FILE NO:				
PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)			
5131 SG			2012-02-07	(79.17)	(32.040)	

Public Land Standing

Activities and Titles

Land Activity	Status/Type	Date	Expiry	Metes and Bounds Remarks Client	Total Area	
					Acres	Hectares
W4-18-061-11-NW						
CRB 170019	Application	2017-03-08		TRANSPORTATION	197.20	79.804
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE:		
DIMENSION:		CLIENT FILE NO:				
NO PLANS						
DLO 170061	Active/Disposed	2023-09-19	2048-09-18	DALE CROSWELL CONSTRUCTION CO. LTD.	2.87	1.160
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE: Access - Class I - All Weather		
DIMENSION: 20m x 236.21		CLIENT FILE NO:23-016				
PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)			
32144 TL			2017-05-09	(2.87)	(1.160)	
32144 TL			2023-08-22	197.20	79.802	
DR5000006	Land Amendment Application	2012-03-08	2015-01-13	TRANSPORTATION 0542 : SAND AND GRAVEL REMOVAL		
ACTIVITY DETAIL INFORMATION						
PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)			
1342 SG			2012-03-08	(74.92)	(30.318)	
excluding loc881522.						

Public Land Standing

Activities and Titles

Land Activity	Status/Type	Date	Expiry	Metes and Bounds Client	Remarks	Total Area	
						Acres	Hectares
GRL 40194	Active/Disposed	1974-07-01	2024-06-30		U OVER 4 RANCHNG LTD.	1,909.81	772.873
					ACTIVITY DETAIL INFORMATION		
					OPTION TO PURCHASE (Y/N): N DIMENSION: PLAN NO LTO PLAN NO ITEM VERSION DATE(S)		
					4184 SK 2019-01-10	(85.08)	(34.431)
					EXCLUDED IS 74.92 ACRES FOR A GRAVEL PIT AS AUTHORIZED UNDER FILE DRS 000006.		
LOC 881522	Active/Disposed	1989-01-23	2039-01-22		PARAMOUNT RESOURCES LTD.	12.23	4.950
					ACTIVITY DETAIL INFORMATION		
					OPTION TO PURCHASE (Y/N): DIMENSION: 15 M X 3.3 KM WITHIN 100M OF WATERBODY (Y/N): CLIENT FILE NO: PURPOSE: ACCESS ROAD		
					NO PLANS	(0.00)	(0.000)
MSL 882266	Active/Disposed	1989-01-23	2039-01-22		PARAMOUNT RESOURCES LTD.	2.02	0.817
					ACTIVITY DETAIL INFORMATION		
					OPTION TO PURCHASE (Y/N): DIMENSION: 74.3 X 110 M WITHIN 100M OF WATERBODY (Y/N): CLIENT FILE NO: PURPOSE: Wellsite		
					NO PLANS	(2.02)	(0.817)

Public Land Standing

Activities and Titles

Land Activity	Status/Type	Date	Expiry	Metes and Bounds Client	Remarks	Total Area	
						Acres	Hectares
PLA 890303	Active/Disposed	1989-05-11	2999-12-31		PARAMOUNT RESOURCES LTD.	4.59	1.856
					ACTIVITY DETAIL INFORMATION		
					OPTION TO PURCHASE (Y/N): DIMENSION: 15 M PLAN NO LTO PLAN NO ITEM VERSION DATE(S)		
					15894 P 8921645 1990-08-21	(1.35)	(0.546)
PLA 910056	Active/Disposed	1991-02-04	2999-12-31		PARAMOUNT RESOURCES LTD.	12.32	4.985
					ACTIVITY DETAIL INFORMATION		
					OPTION TO PURCHASE (Y/N): DIMENSION: 15 M PLAN NO LTO PLAN NO ITEM VERSION DATE(S)		
					16954 P 9120770 1991-08-20	(1.63)	(0.658)

W4-18-061-11-SE							
CRB 120005	Active/Disposed	2012-04-11	2022-04-10		MANTLE MATERIALS GROUP, LTD.	75.10	30.392
					ACTIVITY DETAIL INFORMATION		
					OPTION TO PURCHASE (Y/N): DIMENSION: WITHIN 100M OF WATERBODY (Y/N): CLIENT FILE NO: PURPOSE:		
					NO PLANS		

Public Land Standing

Activities and Titles

Land Activity	Status/Type	Date	Expiry	Metes and Bounds Client	Remarks	Acres	Total Area Hectares
CSL200017	REGISTERED	2020-03-11					
GRL 40194	Active/Disposed	1974-07-01	2024-06-30		U OVER 4 RANCHING LTD.	1,909.81	(79.86) 32.320 772.873
ACTIVITY DETAIL INFORMATION							
OPTION TO PURCHASE (Y/N): N		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE:			
DIMENSION:		CLIENT FILE NO:					
PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)				
4184 SK			2019-01-10				
				EXCLUDED IS 79.86 ACRES FOR A SURFACE MATERIAL LEASE AS AUTHORIZED UNDER FILE SML 110026.			
SML 110026	Active/Disposed	2012-04-11	2022-04-10		MANTLE MATERIALS GROUP, LTD.	79.86	(80.14) 32.432 32.320
ACTIVITY DETAIL INFORMATION							
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE: SAND AND GRAVEL			
DIMENSION: Irregular		CLIENT FILE NO:					
PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)				
5133 SG			2012-08-17				
				(79.86) (32.320)			

Public Land Standing

Client List

Activity	Client ID	Name / Address	Province	Country	Postal Code
AOA 060009	0010379-002	REPSOL OIL & GAS CANADA INC. PEYTO EXPLORATION & DEVELOPMENT CORP. 600 3 AVENUE SW SUITE 300 CALGARY	Alberta	CANADA	T2P 0G5
CRB 120004	1025325-001	MANTLE MATERIALS GROUP, LTD. BOX 6977 BONNYVILLE	Alberta	CANADA	T9N 2H4
CRB 120005	1025325-001	MANTLE MATERIALS GROUP, LTD. BOX 6977 BONNYVILLE	Alberta	CANADA	T9N 2H4
CRB 170019	8061118-002	TRANSPORTATION AGGREGATE COORDINATOR LEAD ENVIRONMENTAL REGULATION SECTION TECHNICAL STANDARDS BRANCH PLANNING FINANCE & TECHNICAL SERV. 4999 98 AVE NW FLOOR 2 EDMONTON	Alberta	CANADA	T6B 2X3
DLO 170061	1006406-001	DALE CROSWELL CONSTRUCTION CO. LTD. PO BOX 690 THORHILD	Alberta	CANADA	T0A 3J0
DRS000006	8061118-002	TRANSPORTATION AGGREGATE COORDINATOR LEAD ENVIRONMENTAL REGULATION SECTION TECHNICAL STANDARDS BRANCH PLANNING FINANCE & TECHNICAL SERV. 4999 98 AVE NW FLOOR 2 EDMONTON	Alberta	CANADA	T6B 2X3
GRL 40194	1017123-001	U OVER 4 RANCHING LTD. PO BOX 458 SMOKY LAKE	Alberta	CANADA	T0A 3C0
LOC 881522	0002243-001	PARAMOUNT RESOURCES LTD.			

Public Land Standing

		LAND DEPARTMENT 4700 BANKERS HALL WEST 888 3 ST SW CALGARY	Alberta	CANADA	T2P 5C5
MSL 882266	0002243-001	PARAMOUNT RESOURCES LTD. LAND DEPARTMENT 4700 BANKERS HALL WEST 888 3 ST SW CALGARY	Alberta	CANADA	T2P 5C5
PLA 890303	0002243-001	PARAMOUNT RESOURCES LTD. LAND DEPARTMENT 4700 BANKERS HALL WEST 888 3 ST SW CALGARY	Alberta	CANADA	T2P 5C5
PLA 910056	0002243-001	PARAMOUNT RESOURCES LTD. LAND DEPARTMENT 4700 BANKERS HALL WEST 888 3 ST SW CALGARY	Alberta	CANADA	T2P 5C5
SML 110025	1025325-001	MANTLE MATERIALS GROUP, LTD. BOX 6977 BONNYVILLE	Alberta	CANADA	T9N 2H4
SML 110026	1025325-001	MANTLE MATERIALS GROUP, LTD. BOX 6977 BONNYVILLE	Alberta	CANADA	T9N 2H4
Total Activities: 13					

Public Land Standing

DISCLAIMER

THIS STANDING REPORT IS PROVIDED SUBJECT TO THE CONDITION THAT HIS MAJESTY THE KING IN RIGHT OF THE PROVINCE OF ALBERTA AND HIS EMPLOYEES:

- (1) HEREBY DISCLAIM AND ARE RELEASED FROM ANY AND ALL RESPONSIBILITY FOR THE INFORMATION IN, AND ANY OMISSION OF THE INFORMATION FROM, THIS REPORT;
- (2) SHALL NOT BEAR ANY RESPONSIBILITY FOR ANY LOSS OR DAMAGE OF ANY KIND ARISING FROM OR IN RESPECT OF ANY ABSENCE OF INFORMATION OR ANY ERRORS OR OMISSIONS (WHETHER THE AFORESAID OCCASIONED BY NEGLIGENCE OR OTHERWISE) IN OR AFFECTING THIS REPORT OR THE INFORMATION THEREIN.

THIS REPORT DOES NOT SHOW CAVEATS, BUILDERS' LIENS, OR OTHER INSTRUMENTS, IF ANY, REGISTERED AT LAND TITLES OFFICE IN RESPECT OF ANY LANDS OR INTERESTS THEREIN. PERSONS ARE ADVISED TO ALSO EXAMINE RECORDS AT LAND TITLES OFFICE TO ASCERTAIN WHETHER OTHER INSTRUMENTS THAT MAY CONCERN THE LANDS OR INTERESTS THEREIN HAVE BEEN REGISTERED

*** END OF REPORT ***

Fish and Wildlife Internet Mapping Tool (FWIMT)

(source database: Fish and Wildlife Management Information System (FWMIS))

Species Summary Report

Report Date: 03-May-2024 11:48

Species present within the current extent

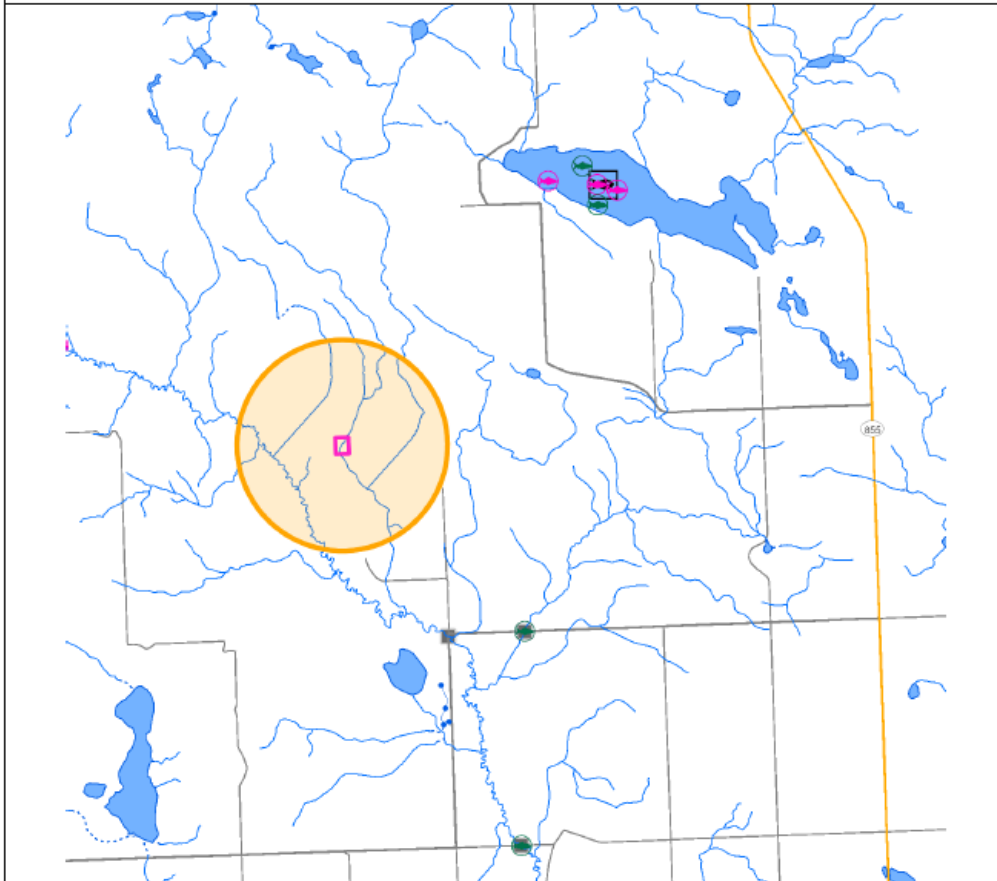
Fish Inventory	Wildlife Inventory	Stocked Inventory
No Species Found in Search Extent	No Species Found in Search Extent	No Species Found in Search Extent

Buffer Extent

Centroid (X,Y)	Projection	Centroid (Qtr Sec Twp Rng Mer)	Radius or Dimensions
656300, 6013254	10-TM AEP Forest	NW 11 61 18 4	1.6 kilometers

Contact Information

For contact information, please visit:
<https://www.alberta.ca/fisheries-and-wildlife-management-contacts.aspx>



Display may contain: Base Map Data provided by the Government of Alberta under the Alberta Open Government Licence. Cadastral and Dispositions Data provided by Alberta Data Partnerships. (c)GeoEye, all rights reserved. Information as depicted is subject to change, therefore the Government of Alberta assumes no responsibility for discrepancies at time of use

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Appendix D

Smoky Lake County Development Permit



Smoky Lake County

P.O. Box 310
4612 McDougall Drive
Smoky Lake, Alberta
T0A 3C0

Phone: 780-656-3730
1-888-656-3730
Fax: 780-656-3768
www.smokylakecounty.ab.ca

Development Permit

Permit No.: 286286-14-D0064
File Number: DP 005-14
Tax Roll Number: 18611530
Application Date: Mar 4, 2014
Issued Date: Mar 4, 2015

Applicant

Name: Dale Croswell Construction Co. Ltd.
Address: Box 690

Thorhild, Alberta
T0A 3J0
Phone: (780)398-3568
Cell: (780)307-4511
Fax:
Email: ddcsandandgravel@telus.net

Owner

Name: Environment and Sustainable Resource Development
Address: Main Floor, Great West Life Building
9920 108 Street
Edmonton, Alberta
T5K 2M4
Phone: (780)310-3773
Cell:
Fax: (780)427-4407

Address in the Smoky Lake County

NW 11-61-18-W4M – 12 acres working area

Land Use District:

Crown Land - Agriculture District (AG)

Use:

Discretionary Use

Description of Work:

Natural Resource Extraction (Sand and Gravel)

Fees

Total Permit Fee: \$3,700.00 **Permit Fee Balance:** \$0.00 (Receipt No. 197416)

Permit Conditions:

1. The proposed development shall be constructed as per the Conservation and Reclamation Business (CRB) Plan dated January, 2014. The CRB plan is to be amended in order to be consistent with the application in terms of working area and reclamation area. A copy of the amended plan is to be submitted to the Development Officer.
2. This permit will expire on (ten) 10 years from the date of issuance.
3. The developer must comply with all requirements of Alberta Environment, including any registrations, permits and approvals. A letter of approval from Alberta Environment for the pit must be submitted to Smoky Lake County prior to commencement of any excavating and crushing operations.
4. The developer shall provide a copy of the approved Surface Materials Lease (SML) 120097 to Smoky Lake County from Alberta Sustainable Resource Development prior to the commencement of excavating and crushing operations.
5. The developer shall be required to comply with the community aggregate payment as stated in accordance with Smoky Lake County Bylaw #1142-06 and amendments thereto.
6. The developer shall stake the mining area at all times.

7. All equipment and activity relating to the mining and crushing shall take place in the areas approved for gravel extraction.
8. The developer shall be required to enter into a Development Agreement with Smoky Lake County prior to any excavating and crushing operations on said lands.
9. The developer shall be required to enter into a Haul Road Agreement with Smoky Lake County prior to any excavating and crushing operations on said lands.
10. The developer shall be required to enter into a Roadway License Agreement with Smoky Lake County prior to any excavating and crushing operations on said lands if applicable.
11. Reclamation and rehabilitation shall be in accordance with Alberta Environmental Protection and Enhancement Act (EPEA) and the Conservation and Reclamation Plan as approved by Environment and Sustainable Resource Development (ESRD). Proof of compliance with reclamation requirements shall be submitted to the Development Officer upon completion of the operations. Reclamation must meet or exceed provisions of the Conservation and Reclamation Business (CRB) Plan.
12. Any structures or equipment on the land are to be removed upon expiry or cancellation of this Permit.
13. Hours of operation:
Production and Hauling: 7:00 a.m. – 9:00 p.m., Monday to Saturday inclusive. Hauling will not be permitted on Sundays and Statutory Holidays.
14. The developer shall ensure that dust and noise control measures are undertaken to prevent such items from becoming an annoyance to neighbouring land owners. The applicant shall conduct dust control procedures at the request of and to the satisfaction of the Development Approving Authority, acting reasonably. In this regard stock piles shall be located in a position to act as a sound barrier. Also, the applicant shall apply methods of minimizing the noise created from machinery and equipment.
15. The developer shall conduct dust control procedures at the request of and to the satisfaction of the Development Officer.
16. The developer shall keep the area subject to the development permit in a clean and tidy condition, free from rubbish and non-aggregate debris.
17. The developer shall install appropriate traffic and safety signage on and about the subject site and adjacent to road accesses.
18. Accesses and haul routes into extraction areas shall be located away from residential areas.
19. Contravention of any conditions of this Permit may result in Smoky Lake County cancelling this development permit or jeopardize the renewal of the same.
20. The sand and gravel operation is required to comply with all municipal bylaws and setback requirements.
21. No development, disturbance or alteration of a surface water body is permitted without obtaining the necessary provincial approvals under the Water Act and from the Department of Fisheries and Oceans. Evidence of a Water Act approval or license must be provided to the Development Officer.
22. All reasonable measures must be taken to control erosion in the area of the sand and gravel operation.
23. The developer shall obtain any and all approvals, permits, and authorizations from any and all agencies, departments, and authorities that may be required.
24. Should the developer encounter conditions that required de-watering from below the surface water tables, they must advise Smoky Lake County of same and as well, comply with any all federal and provincial regulations concerning same.
25. Truck drivers will not be permitted to use engine retarder brakes within ½ mile of a residence on municipally owned roads.
26. Any expansion of pit boundaries shall require a new development permit.
27. The developer shall obtain any and all authorizations required from Alberta Transportation.
28. The developer must comply with all requirements under the Historical Resources Act. An approval under the Historical Resources Act in the form of a "clearance" must be obtained from Alberta Culture and submitted to Smoky Lake County prior to the commencement of any land disturbance activities. Applications for Historical Resource Act clearance are available on Alberta Culture's website.

Note(s):

1. Contraventions of the Land Use Bylaw or this Development Permit are enforceable under Section 5 of the Land Use Bylaw 1272-14 and amendments thereto.
2. The personal information provided as part of this application is collected under Sections 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact Smoky Lake County.
3. All applicable Safety Codes Permits (Building, Electrical, Plumbing, Gas, and PSDS) must be obtained through The Inspections Group Inc. questions regarding Safety Codes requirements can be directed to The Inspections Group Inc.: Phone: 780-454-5048 Toll Free: 1-866-454-5048
4. The applicant is responsible to accurately locate any oil, gas, power, and telephone lines on the subject property prior to undertaking any excavation work by contacting Alberta One Call at 1-800-242-3447.

Municipality

Issued By: _____

Aline Brousseau
Development Officer

Smoky Lake County
Box 310
4612 McDougall Drive
Smoky Lake, Alberta T0A 3C0
www.smokylakecounty.ab.ca
Phone: 780-656-3730
Fax: 780-656-3768



Appendix E

Third Party Consents

This Agreement made as of the 19 day of May, 2022.

BETWEEN:
Alberta Transportation
North Central Region
Room 223, Provincial Building
Stony Plain, Alberta T7Z 1N4

(Herein after referred to as "the Grantor")

- and -

Dale Croswell Construction Co. Ltd.
P.O. Box 690
Thorhild, Alberta
T0A 3J0

A. **Agency Disclosure:** Alberta Transportation is the duly authorized operator of **DRS000006**.

WHEREAS the Grantee in order to obtain legal access to their gravel pits, must make use of the specific tract or tracts, parcel or parcels, of land set forth and described as follows: portions of sections NW11-61-18-W4M, (hereinafter referred to as the "Said Lands") and as the said lands are presently held under a **DRS000006** by the Grantor; and

WHEREAS the parties hereto are desirous of defining and mutually adjusting their respective rights, duties and liabilities in respect of the said lands and their respective use thereof.

Now, **THEREFORE, THIS AGREEMENT WITNESSETH** that in consideration of the mutual agreements and covenants hereinafter contained, the parties hereto do, hereby covenant and agree each with the other as follows:

1. The Grantor, at a rental rate of \$1(one dollar, receipt acknowledged) does hereby grant unto the Grantee the right, liberty, and privilege to use those parts or portions of the said lands with the full right, for itself, its tenants, servants, agents, or persons authorized by it or them of ingress, egress and regress on, over and across the same for activities which are incidental and necessary for **the maintenance and operations of gravel pits located in the NE 10-061-18-4**. Notification for change of status and or additions or deletions to these reservations can be accomplished by way of letter dated and forwarded by the Grantee to the Grantor and will be appended, and from that date becomes an integral part of the agreement. This agreement does not apply to any new development construction projects, or any other usage which does not fall in accordance with those usages's mentioned above.

1/3

Classification: Protected A

2. The Grantee shall and will at all times indemnify and save harmless the Grantor of, from and against all loss, costs, charges, liabilities, damages and expenses, including without limitation to the generality hereof, all liabilities for taxes, rates, and assessments, or for any increase in the amount thereof, and all similar or other liabilities to third persons or parties, whether in contract, tort or otherwise howsoever, which the Grantor at any time hereafter shall or may bear, suffer, sustain or incur for or by reason of the Grantee's use of the said lands or any of them or for or by reason of negligence of the Grantee, its servants, agents, employees, contractors, licensees or invitees or any other persons, arising out of or in any way relating to such use.
3. The Grantor shall not be liable nor responsible in any way for any personal or consequential injury of any nature whatsoever that may be suffered or sustained by the Grantee or by any servants, agents, employees, licensees, or invitees of the Grantee or any other persons who may be upon the said lands or for any loss or damage howsoever caused to any property belonging to the Grantee, employees, licensees, or invitees, or any other persons while such property is on the said lands, save such is caused by the willful act of the Grantor; and the Grantee covenants to indemnify the Grantor against and from all loss, costs, claims, or demands in respect of any injury, loss or damage referred to herein.
4. **The Grantee does hereby agree to perform all maintenance or repairs as may be required at their cost during the term of this agreement.**
5. The Grantee does hereby agree to further compensate the Grantor for any and all maintenance or repair as may be undertaken or caused to be undertaken by the Grantor, its servants, agents, employees or contractors by reason of the Grantee's use of the said lands other than normal wear and tear. At the conclusion of use the road shall be returned to equal or better condition.
6. The Grantee hereby agrees to notify the Grantor of its commencement date prior to its making use of the above lands and will also notify the Grantor of its completion date immediately following the conclusion or termination of its operations in respect to these lands. Notification shall be made to **Dan Pipke at 780-915-6513.**
7. The Grantee hereby agrees to conduct its activities in a safe and a workmanlike manner and shall ensure that any usage of the Grantor's roads or roadways by the Grantee or any of the Grantee's servants, agents, employees, licensees, or invitees will be made with a view to safe road practices, including without limitation to the generality hereof, the adherence to posted directives including speed limits.
8. The Grantee hereby agrees that the Grantor reserves the right to restrict the use of the said lands or to close the said lands at any time, if, in the Grantor's sole discretion, usage during periods of inclement weather or poor ground conditions would result in excessive damage to the said lands.
9. The Grantee hereby agrees that it has no exclusive rights to the use of the said lands and access by the Grantee may be prohibited by the Grantor if, in the Grantor's

Classification: Protected A

2/3

opinion, the Grantee is not conforming within the terms and conditions herein contained.

10. The term of the Agreement shall be for a term of Five years commencing the 1st day of June 2022 AD, and ending the 1st day of June, 2027 AD, unless earlier terminated in accordance with the terms of this Agreement.

THIS AGREEMENT shall be binding and ensure to the benefit of the parties hereto and each of them their respective successors and assigns.

IN WITNESS WHEREOF the parties hereto have severally executed and delivered these presents, all as of the day, month, and year first above written.

Dale Croswell Construction Co. Ltd.

Name: 
Title: Dale Croswell, CEO

Witness
M. Olan
Melissa Olan

DATED THIS 18 DAY OF May 2022.

Alberta Infrastructure and Transportation

Per: Dan Pipke
Name: Daniel Pipke
Title: Aggregate Coordinator

Witness

DATED THIS 19 DAY OF May 2022.

Consent To Withdrawal

Sustainable Resource Development
Lands Division
Land Disposition Branch
3rd Floor, 8815 - 108 Street
Petroleum Plaza, South Tower
Edmonton, Alberta
T6K 2G8

I, KEVIN WAWRYNCIUK of SMOXY LAKE, AB
in the Province of Alberta, the lessee named in LAND USE PLAN NO. 4198 SK
Lease No. 681 4094 hereby consent to the withdrawal of a portion of
the lands comprising the said lease described as follows:
PLAN 5520 SG
A SUBSECTION OF THE NORTH WEST QUARTER OF
SEC. 11, TWP. 61, RGE. 18, W4M.

By the Department of Sustainable Resource Development for a disposition of the said portion to
DALE CARSWELL CONSTRUCTION CO. LTD.
of THORNDEN, AB.
for the purposes of SAND AND GRAVEL EXTRACTION AND PROCESSING.

Dated at the COUNTY of SMOXY LAKE, AB
in the Province of Alberta, this 15 day of December 2012

[Signature]
Witness
[Signature]
Signature



Appendix F

Soils Data Sheet

PROJECT:		DDC Shopsy Gate SME			SURVEYORS:		Keira Nystrom, Josh Balak		DATE:		4-May-23	
GPS Coordinates		E: 395768			N: 6014068			Water Table:		Intercepted		
Site #	Series	Subgroup		Parent Material	Slope (%)	Slope Position	Aspect	Surface Stones	Drainage	Surface Expression		
1	Misc. Organic	Typic Mesisol		Organic (Peat)	0-2	Toe	South	Non-Stony	Imperfect	Undulating		
Layer	Horizon	Depth (cm)	Moisture	Gleying	Mottles (Ab./Size/Contrast)	Texture	Structure	Consistency	Coarse Fragments (%/Type)	Roots (Abundance/Size)	Photos Taken	
1	LFH	10-0	-	-	-	-	-	-	-	-	Yes	
2	Ah	0-11	Moist	-	-	Loam	Granular	Friable	0	Plentiful/Medium-Fine	Yes	
3	B	11-82+	Moist	-	-	Clay Loam/Clay	Massive	Friable	0	Few/Fine	Yes	
4												
5												
6												
Comments:		Wetland transition area - D2 Ecosite (Plant Community), Soil saturated at 68 cm - Impenetrable at 82 cm due to coarse fragments and frozen conditions; WP 535: edge of wetland area.					Vegetation:		Balsam Poplar, White Spruce, Rose, Grass sp., Leaf Litter			

PROJECT:		DDC Shopsy Gate SME			SURVEYORS:		Keira Nystrom, Josh Balak		DATE:		4-May-23	
GPS Coordinates		E: 395830			N: 6014145			Water Table:		Did not intercept		
Site #	Series	Subgroup		Parent Material	Slope (%)	Slope Position	Aspect	Surface Stones	Drainage	Surface Expression		
2WC	Misc. Organic	Typic Mesisol		Organic (Peat)	-	-	-	-	-	-		
Layer	Horizon	Depth (cm)	Moisture	Gleying	Mottles (Ab./Size/Contrast)	Texture	Structure	Consistency	Coarse Fragments (%/Type)	Roots (Abundance/Size)	Photos Taken	
1	-	-	-	-	-	-	-	-	-	-	-	
2												
3												
4												
5												
6												

Comments:		Assessment Point 2WC: Located in low area, but no evidence of a drainage channel or distinct bed/bank						Vegetation:		-		
PROJECT:		DDC Shopsy Gate SME			SURVEYORS:		Keira Nystrom, Josh Balak		DATE:		4-May-23	
GPS Coordinates		E: 395904			N: 6014080			Water Table:		Did not intercept		
Site #		Series	Subgroup		Parent Material	Slope (%)	Slope Position	Aspect	Surface Stones	Drainage	Surface Expression	
3		Misc. Gleysol	Orthic Humic Gleysol		Variable Texture	0-2	Mid	South	Non-Stony	Well	Undulating	
Layer	Horizon	Depth (cm)	Moisture	Gleying	Mottles (Ab./Size/ Contrast)	Texture	Structure	Consistency	Coarse Fragments (%/Type)	Roots (Abundance/ Size)	Photos Taken	
1	LFH	7-0	-	-	-	-	-	-	-	-	Yes	
2	Ah	0-15	Moist	-	-	Sandy Loam	Granular	Friable	0%	Plentiful/Medium-Fine	Yes	
3	B	15-36	Moist	-	-	Sandy Loam	Granular	Friable	0-10%/Gravel	Few/Fine	Yes	
4	C	36-67+	Moist	-	-	Sand	Single Grain	Very Friable	10-20%/Coarse Gravel	-	Yes	
5												
6												
Comments:		D2 Ecosite - Subtle colour change between horizons - Impenetrable at 67 cm due to coarse fragments						Vegetation:		Aspen, White Spruce, Rose, Grass sp., Leaf litter, Strawberry		

PROJECT:		DDC Shopsy Gate SME			SURVEYORS:		Keira Nystrom, Josh Balak		DATE:		4-May-23	
GPS Coordinates		E: 395930			N: 6014263			Water Table:		Did not intercept		
Site #		Series	Subgroup		Parent Material	Slope (%)	Slope Position	Aspect	Surface Stones	Drainage	Surface Expression	
4		Misc. Gleysol	Orthic Humic Gleysol		Variable Texture	0-2	Upper	South	Slightly Stony	Well	Undulating	
Layer	Horizon	Depth (cm)	Moisture	Gleying	Mottles (Ab./Size/ Contrast)	Texture	Structure	Consistency	Coarse Fragments (%/Type)	Roots (Abundance/ Size)	Photos Taken	
1	LFH	4-0	-	-	-	-	-	-	-	-	Yes	
2	Ah	0-13	Moist	-	-	Sandy Loam	Granular	Friable	0%	Plentiful/Medium-Fine	Yes	
3	B	13-31+	Moist	-	-	Sand	Granular	Friable	0-10%/Gravel	Plentiful/Medium-Fine	Yes	
4	C	31+	Moist	-	-	Sand & Gravel	Single Grain	Very Friable	20-30%/Coarse Gravel	-	Yes	
5												
6												

Comments:		D2 Ecosite						Vegetation:		Grass sp., Aspen, White Spruce, Rose, Wintergreen		
PROJECT:		DDC Shopsy Gate SME			SURVEYORS:		Keira Nystrom, Josh Balak		DATE:		4-May-23	
GPS Coordinates		E: 395899			N: 6014243			Water Table:		Did not intercept		
Site #		Series	Subgroup		Parent Material	Slope (%)	Slope Position	Aspect	Surface Stones	Drainage	Surface Expression	
5		Misc. Gleysol	Orthic Humic Gleysol		Variable Texture	0-2	Mid	North	Slightly Stony	Well	Undulating	
Layer	Horizon	Depth (cm)	Moisture	Gleying	Mottles (Ab./Size/Contrast)	Texture	Structure	Consistency	Coarse Fragments (%/Type)	Roots (Abundance/Size)	Photos Taken	
1	LFH	9-0	-	-	-	-	-	-	-	-	Yes	
2	Ah	0-19	Moist	-	-	Loam	Granular	Friable	0%	Plentiful/Medium	Yes	
3	B	19-24+	Moist	-	-	Sand	Granular	Friable	10-20%/Gravel	Plentiful/Medium-Fine	Yes	
4												
5												
6												
Comments:		Nesting birds (Raptor) adjacent to assessment point - Impenetrable at 24 cm due to coarse fragments and frozen ground - D2 Ecosite - No apparent drainage course						Vegetation:		Aspen, White Spruce (sapling), Rose, Grass sp., Wintergreen		

PROJECT:		DDC Shopsy Gate SME			SURVEYORS:		Keira Nystrom, Josh Balak		DATE:		4-May-23	
GPS Coordinates		E: 395858			N: 6014255			Water Table:		Did not intercept		
Site #		Series	Subgroup		Parent Material	Slope (%)	Slope Position	Aspect	Surface Stones	Drainage	Surface Expression	
6		Misc. Gleysol	Orthic Humic Gleysol		Variable Texture	0-2	Upper	North	Slightly Stony	Well	Undulating	
Layer	Horizon	Depth (cm)	Moisture	Gleying	Mottles (Ab./Size/Contrast)	Texture	Structure	Consistency	Coarse Fragments (%/Type)	Roots (Abundance/Size)	Photos Taken	
1	LFH	6-0	-	-	-	-	-	-	-	-	Yes	
2	Ah	0-9	Moist	-	-	Sandy Loam	Granular	Friable	0%	Plentiful/Medium	Yes	
3	Ae	9-13	Moist	-	-	Sandy Loam	Granular	Friable	0%	Plentiful/Medium-Fine	Yes	
4	B	13-90+	Moist	-	-	Sand	Single Grain	Very Friable	10-20%/Gravel	-	Yes	
5												
6												

Comments:		D2 Ecosite type - Impenetrable at 90 cm due to coarse fragments						Vegetation:		Aspen, White Spruce (sapling), Rose, Bearberry, Grass sp., Wintergreen		
PROJECT:		DDC Shopsy Gate SME		SURVEYORS:		Keira Nystrom, Josh Balak		DATE:		4-May-23		
GPS Coordinates		E: 395782		N: 6014284		Water Table:		Intercepted				
Site #		Series	Subgroup		Parent Material	Slope (%)	Slope Position	Aspect	Surface Stones	Drainage	Surface Expression	
7		Misc. Organic	Typic Mesisol		Organic (Peat)	0-2	Toe	Northwest	Non-Stony	Poor	Undulating	
Layer	Horizon	Depth (cm)	Moisture	Gleying	Mottles (Ab./Size/Contrast)	Texture	Structure	Consistency	Coarse Fragments (%/Type)	Roots (Abundance/Size)	Photos Taken	
1	LFH	10-0	Moist	-	-	-	-	-	-	-	Yes	
2	Om	0-30	Wet	Yes	-	Om	Granular	Friable	-	Plentiful/Medium	Yes	
3												
4												
5												
6												
Comments:		Point located within a low area/wetland, frozen below surface - WP534 is top of bank of wetland						Vegetation:		Grass sp., Sphagnum, Alder, Paper Birch		

PROJECT:		DDC Shopsy Gate SME		SURVEYORS:		Keira Nystrom, Josh Balak		DATE:		4-May-23		
GPS Coordinates		E: 395792		N: 6014214		Water Table:		Did not intercept				
Site #		Series	Subgroup		Parent Material	Slope (%)	Slope Position	Aspect	Surface Stones	Drainage	Surface Expression	
8		Misc. Gleysol	Orthic Humic Gleysol		Variable Texture	0-2	Mid	West	Non-Stony	Well	Undulating	
Layer	Horizon	Depth (cm)	Moisture	Gleying	Mottles (Ab./Size/Contrast)	Texture	Structure	Consistency	Coarse Fragments (%/Type)	Roots (Abundance/Size)	Photos Taken	
1	LFH	8-0	-	-	-	-	-	-	-	-	Yes	
2	Ah	0-18	Moist	-	-	Sandy Loam	Granular	Friable	0%	Plentiful/Fine-Coarse	Yes	
3	Bm	18-64	Moist	-	-	Sand	Single Grain	Very Friable	0-10%/Gravel	Few/Fine	Yes	
4	C	64-67+	Moist	-	-	Sand & Gravel	Single Grain	Friable	20-30%/Coarse Gravel	-	Yes	
5												

6											
Comments:	D2 Ecosite type						Vegetation:	White spruce, Trembling Aspen, Bearberry, Strawberry, Grass sp., Wintergreen			



Appendix G

Test Hole Data

**Dale Croswell Construction Co. Ltd.
 Crown Land
 NE 11-61-18-W4
 By the Shopsyky Gate**

Test Pit Logs Tested September 20, 2012

Pit #	Location	Depth	Description	Overburden Gravel	
				depth	depth to hole cave in
TP 1	E 0395827 N 6014245 Elev. 612m	0 m - 0.08 m	Topsoil	0.21	2.23
		0.08 m - 0.21 m	Subsoil		
		0.21 m - 2.44 m	Coarse gravel, cobbles to 300mm, 50% stone		
		2.44 m	Sand, dry		
TP 2	E 0395894 N 6014150 Elev 615m	0 m - 0.10 m	Topsoil	0.25	2.80
		0.10 m - 0.25 m	Subsoil with rocks		
		0.25 m - 3.05 m	Coarse gravel, 40% stone.		
		3.05 m	Sandy clay, dry		
TP 3	E 0395802 N 6014175 Elev. 613 m	0 m - 0.10 m	Topsoil	0.25	1.58
		0.10 m - 0.25 m	Subsoil with rocks		
		0.25 m - 1.83 m	Coarse gravel, cobbles to 150mm.		
		1.83 m	Sand, dry.		
TP 4	E 0395768 N 5014154 Elev. 614 m	0 m - 0.10 m	Topsoil	0.25	0.97
		0.10 m - 0.25 m	Subsoil		
		0.25 m - 1.22 m	Coarse gravel		
		1.22 m	Sand, dry		

Average depth of topsoil 0.095 meters
 Average depth of subsoil 0.145 meters
 Average depth of gravel 1.90 meters

Area of deposit 1.25 hectares 3.1 acres

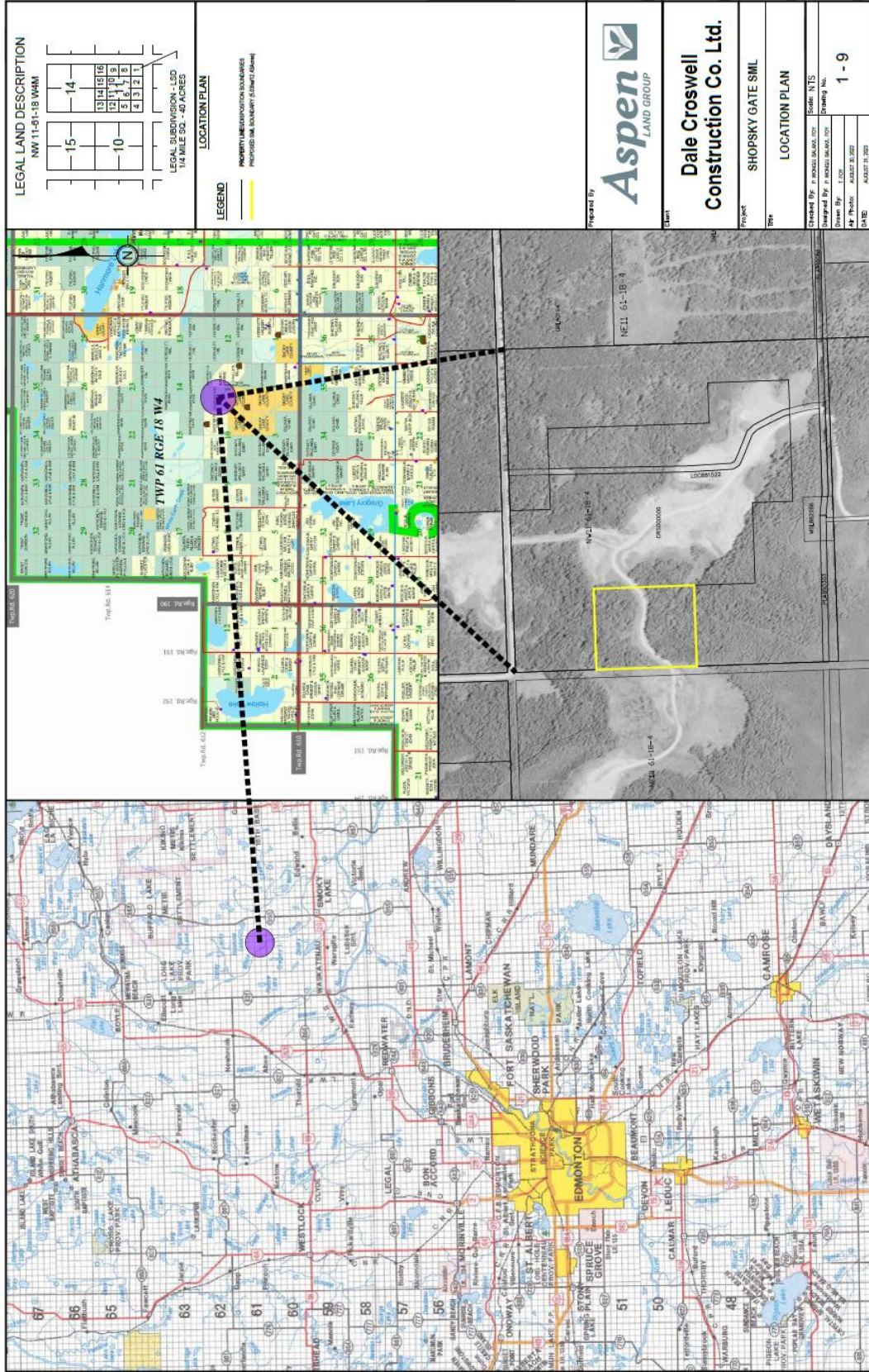
Quantity of topsoil 1,188 cubic meters
 Quantity of subsoil 1,813 cubic meters
 Quantity of gravel 23,688 cubic meters

43,822 tonne of aggregate products

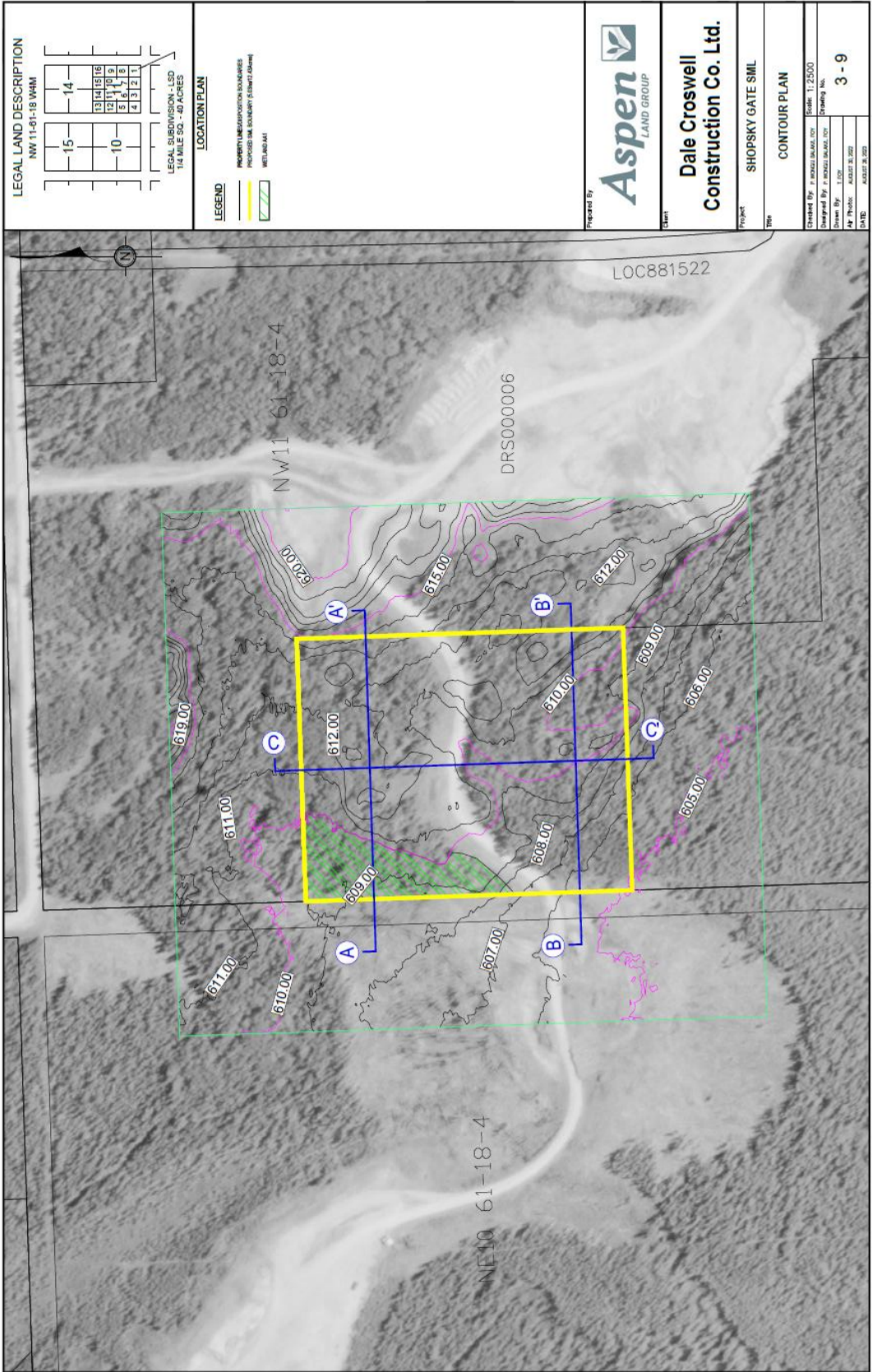


Appendix H

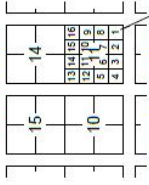
Conservation and Reclamation Drawings







LEGAL LAND DESCRIPTION
NW 11-61-18 W4M



LOCATION PLAN



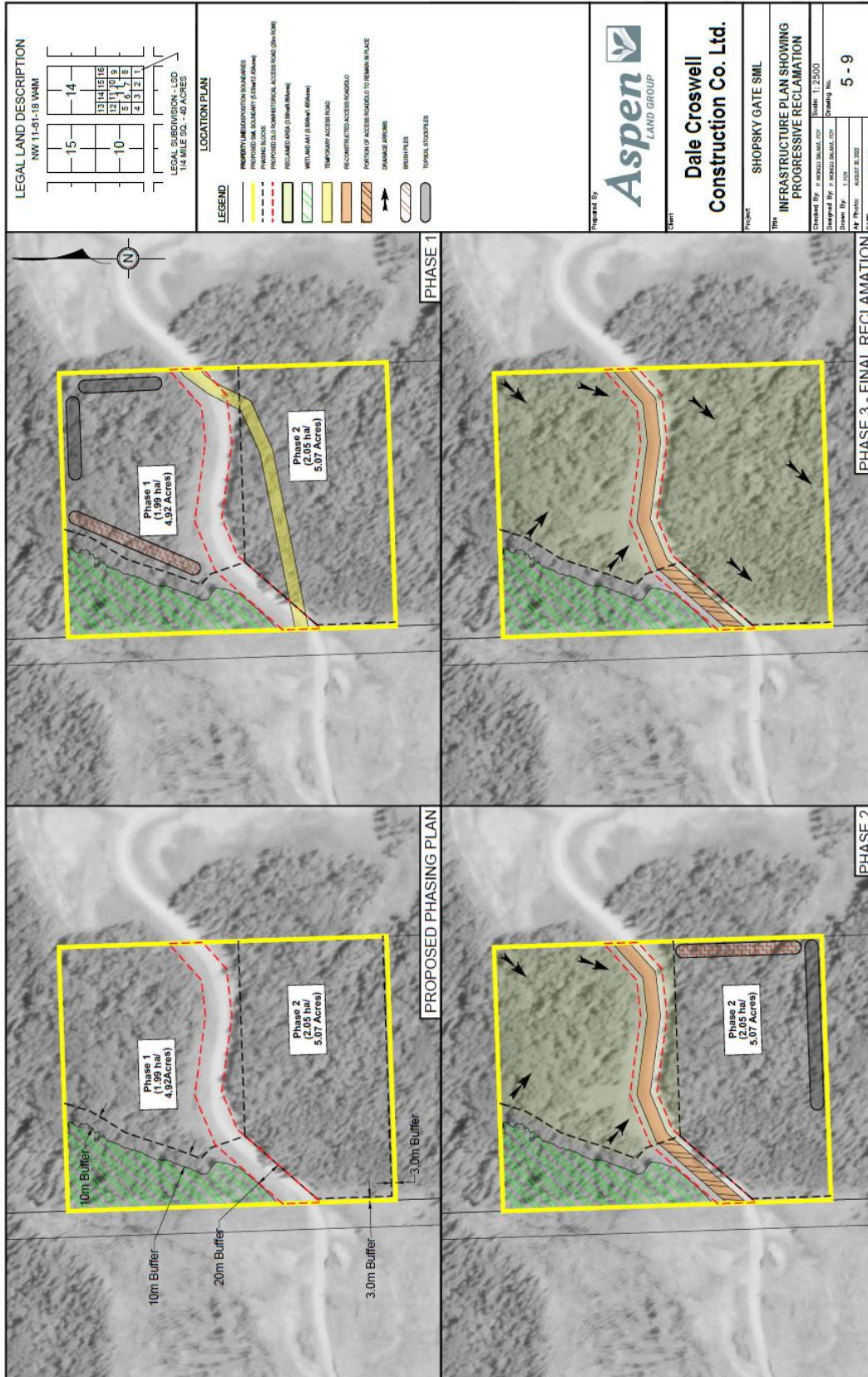
Dale Crowell
Construction Co. Ltd.

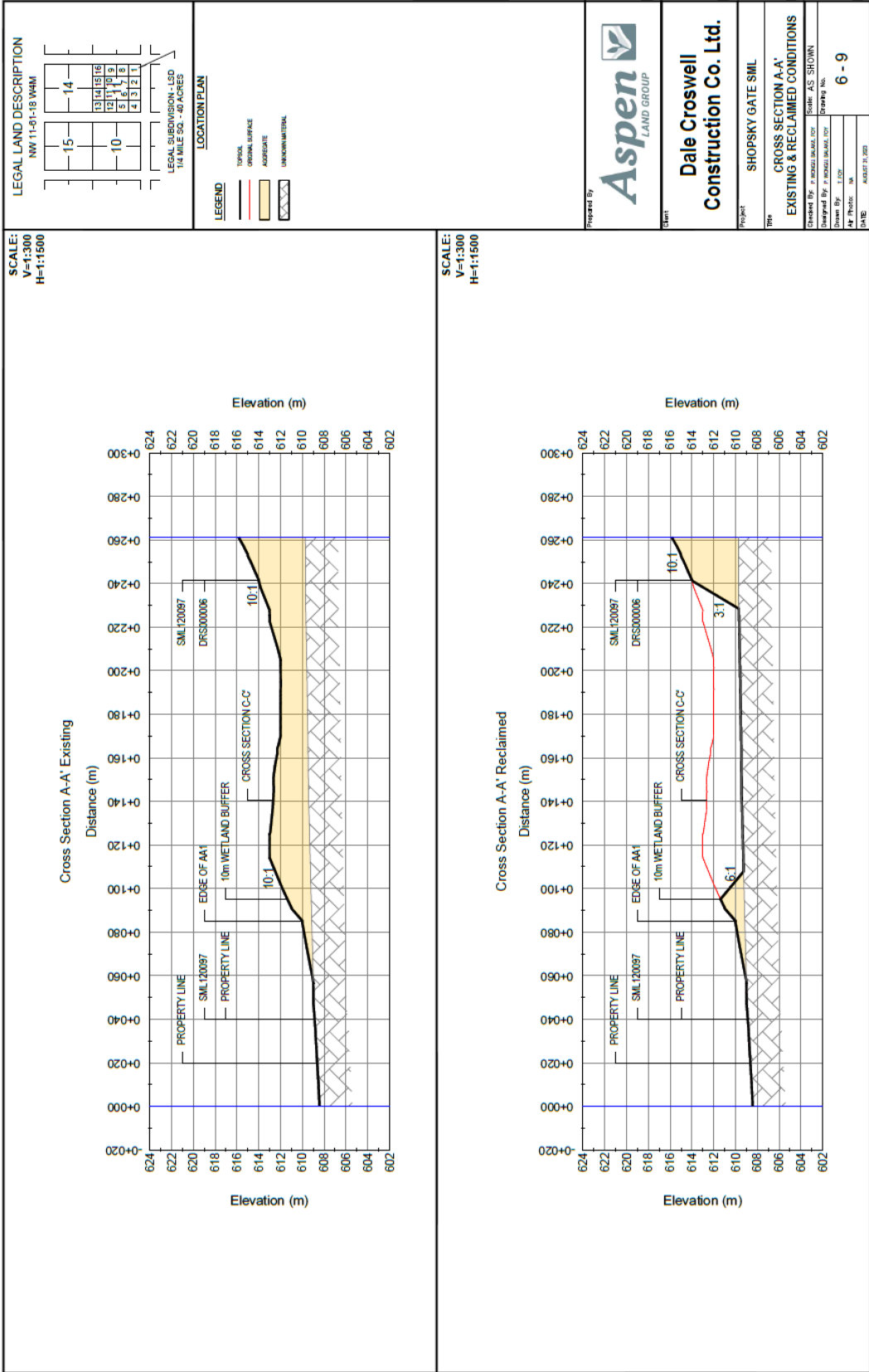
Project: SHOPSKY GATE SML

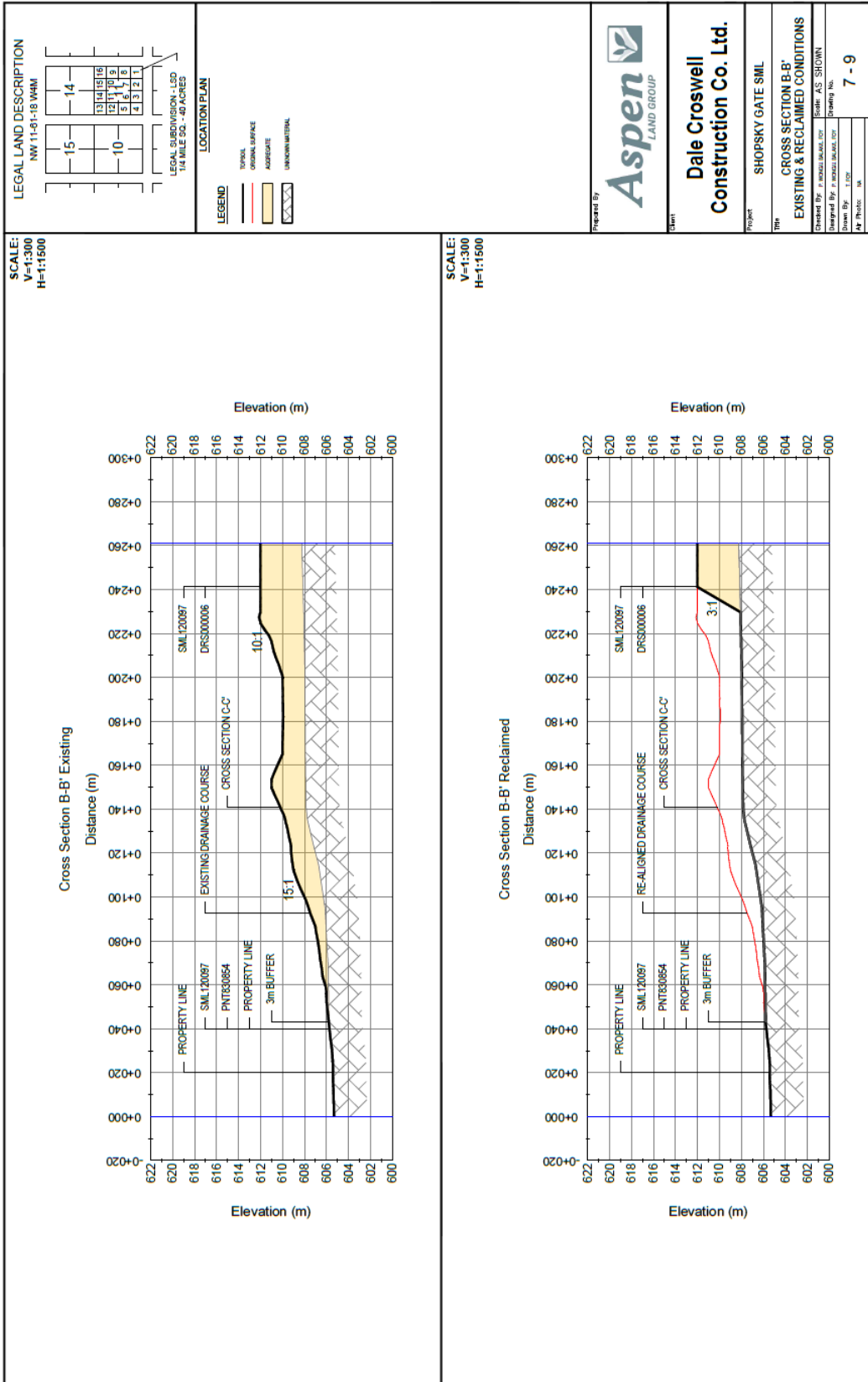
Title: CONTOUR PLAN

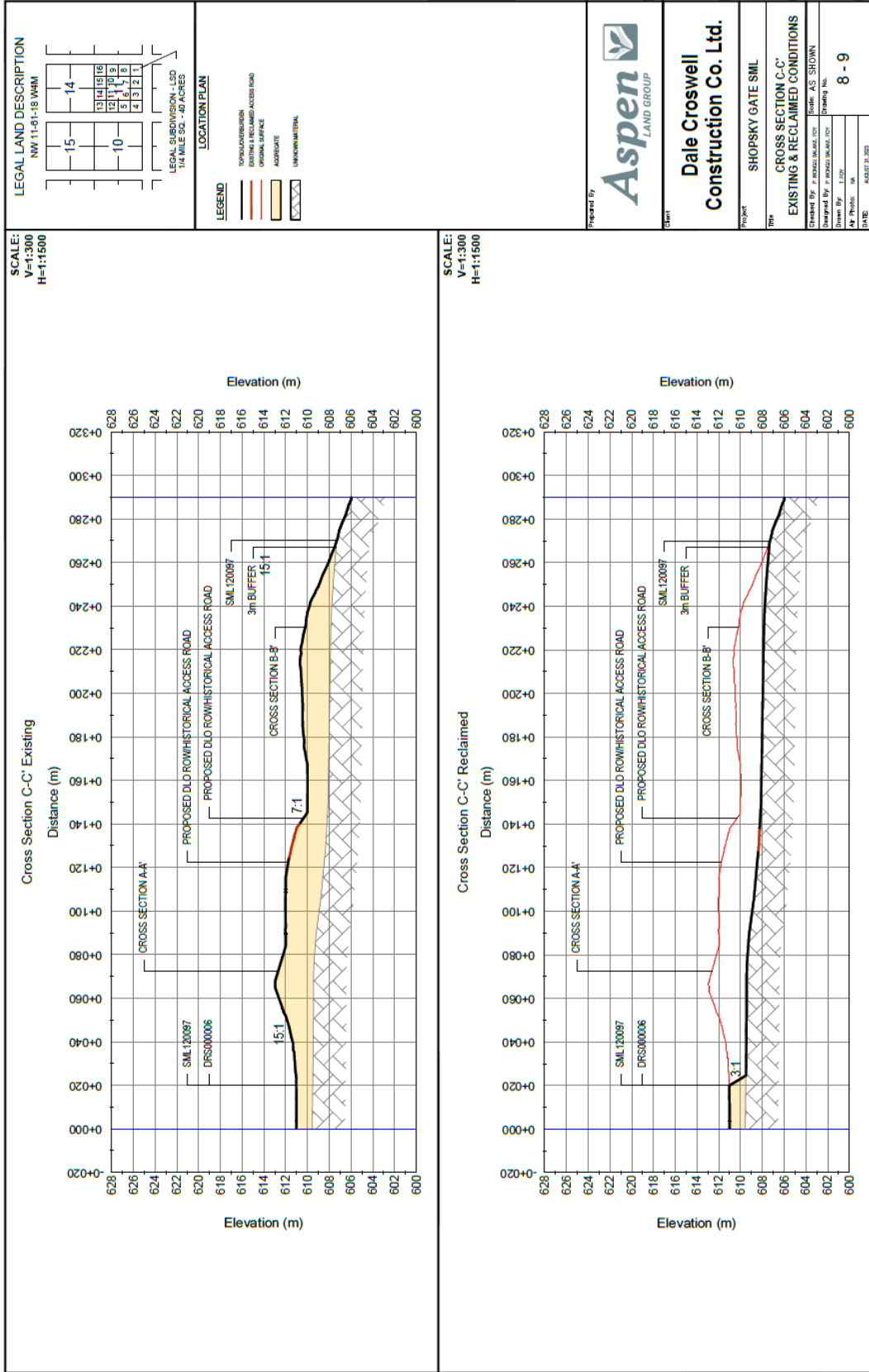
Checked By: F. MOSE (M.A.S. 07) Scale: 1:2500
 Designed By: F. MOSE (M.A.S. 07) Drawing No.: 3-9
 Drawn By: L. COE
 AP Photo: AUGUST 3, 2022
 DATE: AUGUST 3, 2022





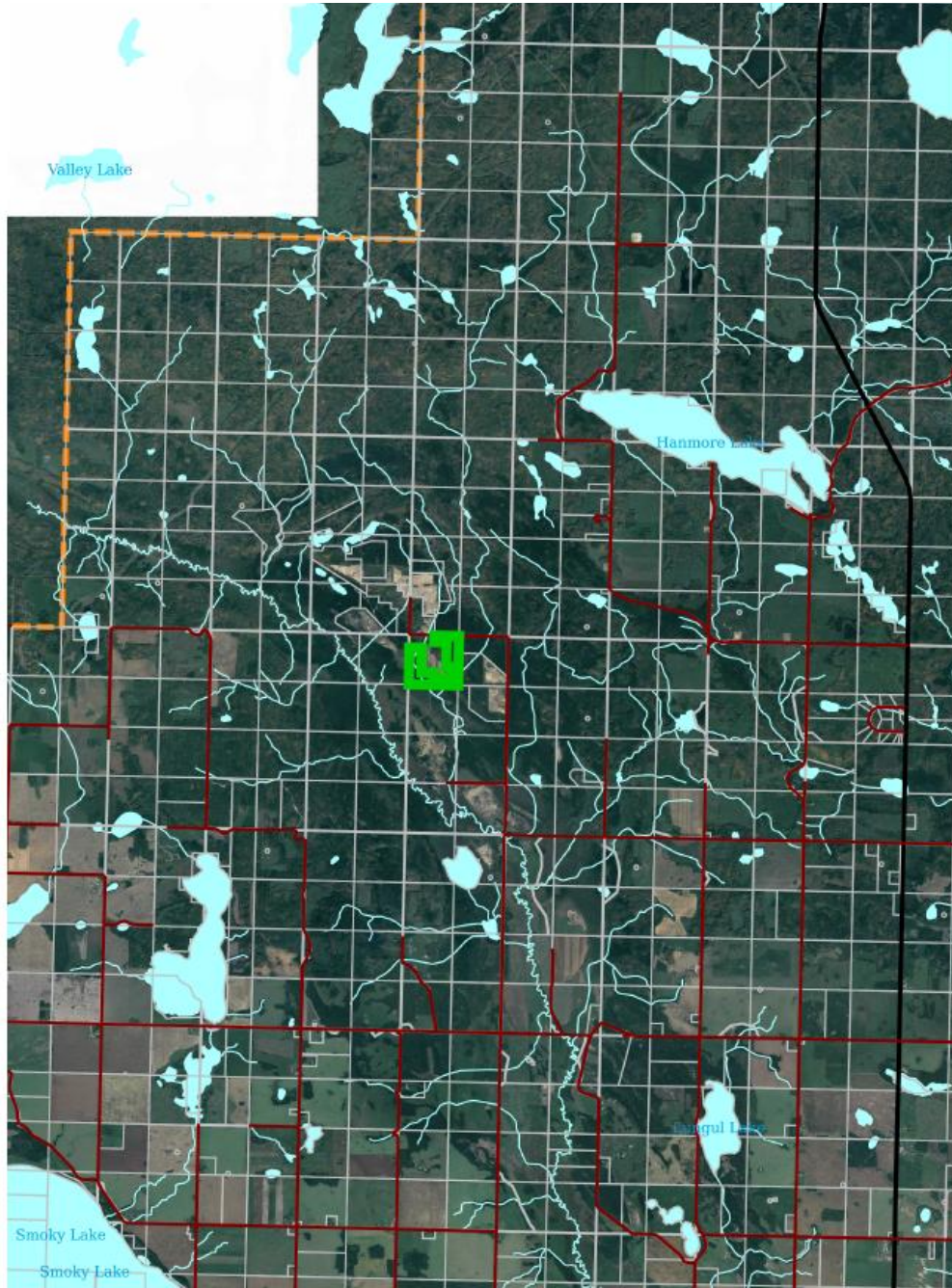








APPENDIX C – GENERAL LOCATION MAP



**MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT**



AGENDA ITEM 4.1.2

MEETING DATE	MARCH 13, 2025
FILE NO.	DP 006-25
LEGAL DESCRIPTION	S^{1/2} 15-61-18-W4M
LOT AREA	160 ACRES (27.08 HECTARES/66.93 ACRES PIT SIZE)
APPLICANT/DEVELOPER	DALE CROSWELL CONSTRUCTION CO. LTD. (DDC)
LANDOWNER	CROWN LAND
PROPOSED DEVELOPMENT	NATURAL RESOURCE EXTRACTION/PROCESSING FACILITY (SAND & GRAVEL)
ZONING	AGRICULTURE (AG) DISTRICT
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	18611511
DIVISION	5 – SOUTHWEST OF HANMORE LAKE

RECOMMENDATION

That the Municipal Planning Commission **APPROVE** Development Permit No. 006-25: **S^{1/2} 15-61-18-W4M, for the development of a Natural Resource Extraction/Processing Facility (Sand & Gravel)**, subject to the following conditions:

1. The proposed Natural Resource Extraction/Processing Facility (Sand & Gravel) shall be developed, constructed and sited as per “Drawing No. 4-9: Mine Sequencing Plan”, dated August 26, 2023, attached to, and forming part of, this Development Permit, and not to exceed 5.03 hectares (12.43 acres) in size. Any expansion of the proposed Natural Resource Extraction/Processing Facility (Sand & Gravel) shall require a subsequent Development Permit to be issued by the Development Authority for Smoky Lake County.
2. The Applicant/Developer shall be required to enter into a Development Agreement with Smoky Lake County prior to the issuance of a Development Permit for the proposed Natural Resource Extraction/Processing Facility (Sand & Gravel).
3. The Applicant/Developer shall obtain an Aggregate Extraction Business Licence, pursuant to Smoky Lake County Bylaw No. 1456-24: *Aggregate Extraction Business Licence Bylaw*, and amendments thereto, and shall comply with all provisions of said Bylaw, including, but not limited to, providing Smoky Lake County with quarterly aggregate reporting and payment of Business Licence fees.
4. The Applicant/Developer shall pay to Smoky Lake County, in accordance with Smoky Lake County Bylaw No. 1431-23: *Smoky Lake County Planning and Development Fees Bylaw*, Development Permit fees of \$750.00/acre (\$750.00 x 66.93 acres = \$50,197.50), prior to the issuance of this Development Permit.
5. The Applicant/Developer shall be required to enter into a Haul Road Agreement with Smoky Lake County prior to the issuance of this Development Permit.
6. The Applicant/Developer shall obtain a *Historical Resources Act Approval* from the Ministry of Arts, Culture and Status of Women prior to the issuance of this Development Permit.
7. This Development Permit will expire **ten (10) years** from the date of issuance.
8. The Applicant/Developer shall comply with all requirements of *Alberta Environment and Protected Areas*, including any registrations, permits, approvals and reclamation requirements.
9. Reclamation and rehabilitation of the subject lands shall be in accordance with the *Alberta Environmental Protection and Enhancement Act (EPEA)* and the *Code of Practice* for Pits.

10. Tree and brush removal on the subject lands shall take place only during the approved period of July 31 to April 15, as required by the *Alberta Wildlife Act* and the federal *Migratory Birds Convention Act*.
11. Any burning of vegetation on the subject lands will require the Applicant/Developer to obtain a *Burn Permit* from Smoky Lake County's Fire Chief, or his designate, prior to commencement of burning.
12. The Applicant/Developer shall submit a Fire Safety Plan to the satisfaction of Smoky Lake County's Fire Chief.
13. All equipment and activities related to mining, excavating and crushing operations shall be located within, and take place in, areas approved for gravel extraction by this Development Permit.
14. Hours of Operation shall be as follows:
 - a. **Crushing Operations:** 7:00 a.m. – 9:00 p.m., Monday through Saturday inclusive. No crushing shall be permitted on Sundays and Statutory Holidays.
 - b. **On-Site Development Operations (extraction, pit development, reclamation & tree removal):** 7:00 a.m. – 9:00 p.m., Monday to Saturday inclusive. No on-site development operation shall be permitted on Sundays and Statutory Holidays.
 - c. **Hauling:** 7:00 a.m. – 9:00 p.m., Monday to Saturday inclusive. Hauling shall not be permitted on Sundays and Statutory Holidays.
15. The Applicant/Developer shall ensure that dust and noise control measures are undertaken so as to prevent such effects from becoming a nuisance to adjacent landowners. In this regard, stockpiles shall be positioned to act as a sound barrier and the Applicant/Developer shall utilize any and all methods of minimizing the noise created from machinery and pit activities wherever possible. The Applicant/Developer shall be required to provide dust control upon request by, and to the satisfaction of, Smoky Lake County.
16. The Applicant/Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.
17. The Applicant/Developer shall install and maintain appropriate traffic and safety signage on and about the subject lands and adjacent road accesses.
18. Accesses and haul routes into extraction areas shall be located away from residential areas wherever possible.
19. No development, disturbance or alteration of a surface waterbody is permitted without first obtaining the necessary approvals under the *Water Act* and from the *Department of Fisheries and Oceans*, where applicable. Evidence of a *Water Act* approval or licence must be provided to the Development Authority for Smoky Lake County in cases where a surface waterbody is altered or disturbed.
20. All reasonable measures shall be taken by the Applicant/Developer to control erosion in the areas approved for sand and gravel extraction.
21. The Applicant/Developer shall obtain any and all approvals, permits, authorizations, certificates and licences, from any and all agencies, departments and authorities as may be required.
22. The use of engine-retarding brakes shall not be permitted within ½ mile of a residence on municipally-controlled roads.

BACKGROUND

1. The reason that this application has been referred to the Municipal Planning Commission is that a Natural Resource Extraction/Processing Facility (Sand & Gravel) is a Discretionary Use under Section 8.2 – Agriculture District, of Smoky Lake County Land Use Bylaw No. 1272-14.
2. Section 2.11.1.B requires the Development Authority Officer to refer their recommendations to the Municipal Planning Commission for its consideration and decision regarding all applications for Discretionary Uses.

3. In relation to Section 2.14 of Smoky Lake County Land Use Bylaw No. 1272-14, it is recommended that the notification radius be expanded to 1,000 meters from the subject lands as opposed to the minimum requirement of providing notice to landowners that are directly adjacent to the subject lands.
4. The Applicant/Developer proposes to develop a Natural Resource Extraction/Processing Facility (Sand & Gravel) on 58.02 acres of the subject lands.
5. The Applicant/Developer previously obtained a Development Permit (DP-001-14), on March 4, ,2015 for said lands. Development Permit DP-001-14 expired on March 4, 2025.
6. The Applicant/Developer previously obtained Surface Material Lease (SML) 120053 under the *Public Lands Act*, which permitted extraction of 58.02 acres. The SML expires on August 22, 2026, at which time, the Applicant/Developer intends to renew the SML to allow for the completion of extraction and reclamation activities. The Applicant/Developer does not propose expansion of area of existing operations.
7. The Applicant/Developer intends to utilize the Couty's Road Disposition (RDS930045) and the County's pit which provide access to the SML area.
8. The Applicant/Developer requests that pit operations and hauling be permitted between 7:00 a.m. and 9:00 p.m., Monday through Saturday, with no hauling or pit operations being permitted on Sundays and Statutory Holidays. These timeframes are consistent with the existing condition Development Permit Development Authority Officer recommends that these hours of operation be included as a condition of the Development Permit.
9. The Applicant/Developer indicates that the lifespan of the Natural Resource Extraction/Processing Facility (Sand & Gravel) is expected to be between ten (10) years and twenty (20) years, while the Surface Material Lease is anticipated to have a twenty (20) year lifespan. The Development Authority Officer recommends that the Development Permit expires 10 years from the date of issuance.
10. The Applicant/Developer proposed a dry pit extraction with no intention of groundwater disturbance, dewatering or water use. Aggregate material extracted will be hauled off-site and processed at an alternative authorized location. The Applicant/Developer proposes to use the crusher and conveyor located on the adjacent lands (Shopsky Pit).
11. The Applicant/Developer proposes utilizing HWY 855, TWP RD 610 and RGE RD 181 as a haul route. The Applicant/Developer will also utilize RDS930045, RDS000006 and DLO170061 to access the extraction areas. The haul route will be determined and approved by the Smoky Lake County Road Foreman and will be subject to a Haul Road Agreement as a condition of the Development Permit.
12. The Applicant/Developer proposes to address dust issues by watering the pit area and haul roads as required and by seeding all long-term stockpiles of reclamation materials to reduce dust generation.
13. The Applicant/Developer proposes to monitor steep slopes, prevent equipment from working after unstable weather conditions, deploy siltation fencing and maintain appropriate surface drainage as methods to prevent and reduce erosion.
14. The Applicant/Developer has provided details as to how noxious weeds will be addressed as well as fire control procedures.
15. The Applicant/Developer intends to utilize spill kits, double-walled fuel storage tanks, portable toilets and animal-proof garbage bins to ensure that hazardous and non-hazardous wastes are safely and effectively contained.
16. The Applicant/Developer intends to reclaim the lands as a combination shallow water body and revegetated lands, which will require an approval under the *Water Act*. The Applicant/Developer intends to submit an application under the *Water Act* in coordination with its application to renew SML 120053.

LAND USE BYLAW NO. 1272-14 – RELEVANT PROVISIONS

Section 1.7 – Interpretations/Definitions

187. “**Natural Resource Extraction/Processing Facility**” means an industry engaged in the extraction and/or processing of natural resources such as clay, sand, gravel, lumber and natural gas, through primary treatment into a raw marketable form and includes asphalt paving plants and concrete producing plants where applicable.

Section 2.4 – General Development Permit Application Requirements

1. An application for a development permit shall be made to the Development Authority in writing, on the application form provided by the municipality and **shall** be accompanied by:
 - A. a site plan, to scale, showing the legal description; north arrow; location and dimensions of property lines; existing utility rights-of-way and easements; fences; driveways; paved areas; proposed front, rear, and side yard setbacks, if any; any provisions for off-street loading and vehicle parking; access and egress points to the site; and any encumbrance such as rights-of-way;
 - B. existing and proposed building dimensions;
 - C. the location of abandoned wells (if applicable), location of water bodies (if applicable), and the location of developed and undeveloped roads (if applicable);
 - D. the type and location of water supply and sewage and waste water disposal facilities;
 - E. a statement of uses;
 - F. a statement of ownership of the land and the interest of the applicant therein;
 - G. the signatures of at least one of the registered landowner listed on the Certificate of Title;
 - H. the estimated commencement and completion dates;
 - I. the estimated cost of the project or contract price;
 - J. an application fee as established by resolution of Council;
 - K. a letter from the registered owner authorizing the right-of-entry by the Development Authority to such lands or buildings as may be required for investigation of the proposed development;
 - L. in the case of an application for a Development permit on Crown Land, Provincial authorizaation for the development; and

- M. any other information as required by the Development Authority.
2. The Development Authority **may** also require additional information in order to assess the conformity of a proposed development with this Bylaw before consideration of the development permit application shall commence. Such information may include:
- A. floor plans;
 - B. elevations and sections of any proposed buildings;
 - C. a Real Property Report, or other documentation indicating the exact location of all structures on the property (prepared within the last five (5) years), in a form this is acceptable to the Development Authority;
 - D. drainage, grading and landscaping plans which provide pre and post-construction site elevations;
 - E. a storm water management plan approved by Alberta Environment and Sustainable Resource Development (or other appropriate provincial authority);
 - F. a geotechnical report prepared, stamped and signed by a qualified professional registered in the Province of Alberta in potentially hazardous or unstable areas;
 - G. a biophysical assessment prepared, stamped and signed by a qualified professional, registered in the Province of Alberta, on the impacts of the proposed development on wildlife habitat or natural environments;
 - H. a reclamation plan for aggregate extraction or site grading and excavation;
 - I. an environmental assessment to determine potential contamination and mitigation;
 - J. in the case of the placement of on already constructed or partially constructed building on a parcel of land, information relating to the age and condition of the building and its compatibility with the District in which it is to be located;
 - K. a hydro-geological assessment, prepared, stamped and signed by a registered professional engineer or hydro-geologist, registered in the Province of Alberta, of any potential flooding or subsidence hazard that may, in the sole opinion of the Development Authority, affect the subject site;
 - L. a site plan detailing how vegetation, topography disturbance or erosion is to be minimized;
 - M. an environmental impact assessment describing a development's potential environmental effects;

- N. within the Garner Lake Area Structure Plan area, a landscaping plan;
- O. a Cumulative Effects Assessment;
- P. the identification of all right-of-ways and easements within or abutting the subject property; and/or

any additional information as the Development Authority deems necessary.

- 4. The Development Authority may make a decision on an application for a development permit notwithstanding that any information required or requested has not been submitted.

Section 2.7 – Natural Resource Extraction Development Permit Requirements

- 1. In addition to the information requirements indicated in Section 2.4 and Section 7.16 of this Bylaw, the Development Authority shall require, where not required to do so by the Province, that each application be accompanied by the following information:
 - A. a reclamation plan and a statement indicating the projected final use of the site. In those cases where the proponent is required to do so by the Province, the proponent shall submit a copy of the reclamation plan to the County;
 - B. for Class I Pits on Private Land (5 ha. (12.5 ac.) or greater in area): proof of approval from Environment and Sustainable Resource Development;
 - C. for Class II Pits on Private Land (under 5 ha. (12.5 ac.) in area): a reclamation deposit in the amount of \$2,000 per acre for each acre of land within the working pit;
 - D. the developer shall be responsible to ensure compliance with all applicable federal and provincial legislation and regulations.
 - E. all natural resource extraction development permits shall be considered temporary developments as specified by the Development Authority.
 - F. statement indicating the number of years the pit is proposed to be in operation;
 - G. anticipated generation of motor vehicle traffic estimated on a daily, weekly or monthly basis;
 - H. number of vehicles that will be used in the hauling of materials and the proposed hauling route to and from the site;
 - I. type and number of equipment to be used for each activity to be carried out on the site;

- J. access locations to and from the site, including roads and highways, and anticipated traffic generation on each of the roads and highways resulting from the development;
- K. dust control measures to be implemented, including the suppressant materials or methods to be used either on the pit floor and on stockpiles as well as the proposed frequency of application;
- L. projected impacts of dust or emissions (asphalt, gravel crushing, concrete or other) and the methods to be used for controlling such dust or emission;
- M. proposed frequency for cleaning settled dust from, in and around gravel crushing plants;
- N. provisions for loading and parking;
- O. descriptions of an noxious, toxic, radioactive, flammable or explosive materials to be stored or used on the site;
- P. location of garbage and storage areas and proposed fencing and screening for the same, as well as the proposed method for disposing of garbage;
- Q. provision of a written security plan that identifies potential dangerous situations, area and typical procedures to be used for monitoring the site during periods of activity and also when activity on the site is suspended;
- R. proposed methods to be used to restrict public access, protect wildlife, neighbouring livestock and domestic animals;
- S. quality and quantity of well water and soil tests for the water systems that may be used in conjunction with the proposed development;
- T. amount of water required for the proposed development on a daily, weekly or monthly basis and the proposed water source;
- U. engineering studies which demonstrate the suitability of the proposed method of water supply;
- V. engineering studies which demonstrate the suitability of the proposed method of effluent disposal;
- W. engineering studies which demonstrate the suitability of the proposed method of surface water management;
- X. method proposed for controlling noise, dust and drainage from the site both during and after completion of the operation;
- Y. profiles and cross sections showing the original ground level, the proposed depth of any excavation, the finished grade elevation, the depth of the over-burden and water table elevations;

- Z. the method intended to be used for excavation of the materials contained within the land, backfilling, terracing, compacting, leveling, reclaiming the site and equipment to be used in connection therewith;
 - AA. the method to be used for supporting pit walls;
 - BB. size, number and location of stockpiles of topsoil, overburden and gravel;
 - CC. proposed days and hours of operation for each activity and any known or regularly anticipated periods of inactivity;
 - DD. if the proposal is located within the heritage overlay area, then a Historic Resource Impact Assessment and/or clearance from the Alberta Culture and Community Spirit; and
 - EE. where an asphalt paving plan or concrete producing plant is proposed, a signed statement indicating that the proposed development conforms to the current Code of Practice for asphalt paving plants or concrete producing plants.
2. Without limiting the requirements of the Development Authority, the proponent will also be required to enter into:
- A. a haul road agreement with the County; and
 - B. development agreement with the County.

Section 2.11 – Decisions on Development Permit Applications

1. The Development Authority Officer shall:
 - A. receive and review all applications for Development Permits;
 - B. refer their recommendations to the Municipal Planning Commission for its consideration and decision regarding all applications for a Discretionary Use.
2. In making a decision, the Development Authority may approve the application unconditionally, approve the application subject to those conditions that he/she considers appropriate, approve the application permanently or for a limited period of time, or refuse the application.
4. In approving an application for a Development Permit, the Development Authority may impose the condition that the approved development be allowed to operate for a limited period of time, which shall be specified on the Permit, and that upon the expiry of such time the use allowed shall be discontinued and any buildings that were erected as a result of the Development Permit shall be removed, and the site restored to its original condition prior to the issuance of the Development Permit.

Section 7.16 – Natural Resource Extraction Industries

1. In accordance with in Sections 2.4 and 2.7 of this Bylaw, a development permit will be required for natural resource extraction developments including but not limited to: borrow pits, sand, gravel, clay, top soil, gypsum, granite, salt or any other mineral extraction operation.
2. A development permit shall not be issued for a sand, gravel, clay, coal, limestone, gypsum, granite, salt or a mineral extraction operation until any necessary reclamation plan and permit/license is approved by the Provincial Government.
3. Where not required to do so by Provincial agencies, the proponent of a natural resource extraction industry shall be required to submit a reclamation plan to the Development Authority for their approval prior to the issuance of a development permit.
4. Where not required to do so by the Province, the proponent of a natural resource extraction industry shall, at the discretion of the Development Authority, be required to post with the County security in the form of either, cash or an irrevocable letter of credit to ensure that reclamation will be completed.
5. A disturbed area shall be reclaimed to:
 - A. at least its former capability for agriculture; or
 - B. any other use which the Development Authority feels will be beneficial to the County.
6. The following conditions of approval may be included when processing an application for a natural resource extraction industry:
 - A. limitation of hours of operation;
 - B. requirement to enter into a Road Use Agreement with the County for the provision of dust control and maintenance/upgrading of roads used in direct relation to the operation;
 - C. posting of adequate signage, including company name and emergency telephone numbers, to warn of possible site or operational hazards and dangers;
 - D. methods of minimizing noise in relation to the activities of the operation; and
 - E. payment of an aggregate levy to the County as outlined by the County's Community Aggregate Payment Levy bylaw.
7. Extraction operations, such as sand, gravel and other mineral resource workings shall be permitted to proceed only after the issuance of proper licenses that indicate compliance with the appropriate provincial and federal legislation and regulations.

8. The County should not allow residential, commercial, or industrial development to occur on known commercial deposits of sand and gravel or other mineral resources if that development will prevent the future extraction of the resource.

9. Council shall urge the provincial and federal agencies to comply with the policies of this section and the overall intent of the Plan when developing natural resource extraction activities that are exempt from control under the Municipal Government Act.

SUPPORTING DOCUMENTS

APPENDIX A	BYLAW NO 1272-14: SECTION 8.2: AGRICULTURE (AG) DISTRICT	PAGE 11
APPENDIX B	DEVELOPMENT PERMIT APPLICATION DP-006-25	PAGE 17
APPENDIX C	GENERAL LOCATION MAP	PAGE 120

Prepared by: 
Jordan Ruegg, Development Officer

February 19, 2025
Date

**APPENDIX A – LAND USE BYLAW NO 1272-14: SECTION 8.2
AGRICULTURE (AG) DISTRICT**



8.2 AGRICULTURE (AG) DISTRICT

1. Purpose

The general purpose of this District is to allow a range of activities associated with working landscapes including agricultural uses and resource extraction uses that support the rural economy, rural lifestyle and discourage the fragmentation of the County's land base.

2. Permitted Uses

- A. Art, Craft and Photographic Studios
- B. Agricultural Support Service
- C. Basement Suite
- D. Bed and Breakfast Establishment
- E. Buildings and Uses Accessory to Permitted Uses
- F. Community Hall
- G. Day Home
- H. Dwelling, Single Detached
- I. Dwelling, single detached, tiny
- J. Extensive Agriculture
- K. Garage Suite
- L. Garden Suite
- M. Guest House
- N. Home Occupation, Major
- O. Home Occupation, Minor
- P. In-law Suite
- Q. Manufactured Home
- R. Modular Home
- S. Natural Area
- T. Public Utility
- U. Secondary Suite
- V. Shipping Container

3. Discretionary Uses

- A. Alternative Energy, Commercial; and
- B. Alternative Energy, Personal.
- C. Animal Breeding and/or Boarding Facility
- D. Animal Clinic
- E. Animal Hospital
- F. Animal Hospital, Large
- G. Boarding Facility
- H. Buildings and Uses Accessory to Discretionary Uses
- I. Campground, minor
- J. Campground, intermediate
- K. Campground, major
- L. Cemetery
- M. Child Care Facility
- N. Day Care Facility

- O. Duplex (Vertical and Side-by-Side)
- P. Family Care Facility
- Q. Intensive Agriculture
- R. Kennel
- S. Natural Resource Extraction Industry
- T. Place of Worship
- U. Public and Quasi-Public Building and Use
- V. Public Utility
- W. Recreational Use
- X. Recreational vehicle park
- Y. Relocated Building
- Z. Secondary Commercial
- AA. Sign
- BB. Surveillance Suite
- CC. Transfer Station
- DD. Utility Building
- EE. Workcamp, Short-Term
- FF. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Subdivision Regulations

A maximum of five (5) parcels per quarter section may be subdivided for agricultural, or residential uses including the subdivision of fragments. The following chart presents information by use type regarding the maximum number of parcels allowed per quarter section.

	Maximum Parcel Density Per Quarter Section By Use Type	Minimum Parcel Size	Maximum Parcel Size
Agricultural Use	2 parcels per quarter section	Normally 32.0 ha (80.0 ac.) however a single 16.0 ha (40.0 ac.) parcel may be subdivided if the proposed parcel conforms to 4(A)(ii)	At the Discretion of the Subdivision Authority
Residential Use	4 parcels per quarter section	0.8 ha (2.0 ac.)	8.0 ha (20.0 ac.)
Commercial Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority
Community/ Institutional Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority
Industrial Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority

A. Lot Area – Agricultural Use

- i. The **minimum** parcel size for extensive agricultural uses shall normally be 32.0 ha (80.0 ac.) less any approved subdivisions.
- ii. Notwithstanding (A)(i) above, the subdivision of a single 16.0 ha (40.0 ac.) parcel for agricultural use may be permitted out of an **un-subdivided** quarter section if the following criteria are met to the satisfaction of the County:
 - a. Legal and year round physical access to the proposed parcel and the remainder are developed to County standards;
 - b. The proposed use of the parcel will not adversely impact adjacent agricultural uses;
 - c. The parcel is should normally be located:
 - I. adjacent to or near quarter section boundaries;
 - II. in close proximity to existing residential parcels or farmsteads on adjacent quarter sections;
 - III. along a designated rural residential collector road;
 - d. The applicant demonstrates that the parcel can be serviced on-site as per provincial regulations;
 - e. If the parcel is to be used for an intensive agricultural operation or a value added agricultural industry¹, the use and size of the parcel is supported by a business plan that may include:
 - I. a financial plan to the satisfaction of the County;
 - II. a detailed site plan of the proposed operation including the required land area, expansion possibilities and possible effects on adjacent landowners, uses and municipal infrastructure;
 - III. information regarding potential traffic generation which may include a Traffic Impact Assessment;
 - IV. potential nuisance factors and any mitigation measures necessary to reduce nuisance factors; and
 - V. where necessary, a detailed site assessment which indicates the location, character and parcel coverage percentages of the

¹ Value added industry in this context means: an industry which economically adds value to a product by changing it from its current state to a more valuable state.

environmentally sensitive areas and/or heritage features on the site.

B. Lot Area – Residential Use

- i. Normally, a maximum of 8.0 ha (20.0 ac.) per quarter section will be allowed for residential subdivisions.
- ii. Normally, the minimum lot area allowed for vacant residential parcels or for farmstead separations will be 0.8 ha (2.0 ac.) and the maximum lot area will be 8.0 ha (20.0 ac.).

C. Lot Area - Other Uses

The minimum parcel size for other uses shall be as provided for elsewhere in this Bylaw, in the County's Municipal Development Plan, in any relevant Area Structure Plan, or as required by the Subdivision Authority.

5. Development Regulations

A. Minimum Yard Dimensions

It should be noted that adjacent to Provincial Highways, Alberta Transportation may require greater setbacks for development. Contact Alberta Transportation regarding their requirements in this regard.

i. Minimum Front Yards

From Municipal Road Allowances	23.1 m (92.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

ii. Minimum Side Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line
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iii. Minimum Rear Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line
Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line

iv. Notwithstanding subsections (A), (B), and (C) above, where there is an intersection or sharp curve, the minimum yard requirements shown on Figures 20 and 21 of this Bylaw shall apply.

B. Minimum Floor Area

- i. Single detached dwellings – 69.7 sq. m (750.0 sq. ft.)
- ii. Manufactured and modular home units – 65.0 sq. m (700.0 sq. ft.)
- iii. All others uses at the discretion of the Development Authority

C. Maximum Site Coverage - 45%

Of the 45% site coverage, a maximum of 15% of the total site may be covered by accessory buildings

D. Maximum Height

- i. 11.0 m (36.1 ft.)
- ii. In the case of buildings which are accessory to extensive agriculture and for discretionary uses, the maximum height shall be at the discretion of the Development Authority.

6. Other Regulations

A. Residential parcels in the Agriculture District will not be allowed:

- i. within required setbacks from a sewage treatment plant or lagoon or solid waste

- disposal site as specified by the appropriate guidelines or authority;
 - ii. within required setbacks from sour gas wells, pipelines and ancillary facilities;
 - iii. within an area likely to be subject to high levels of noise or emissions from industry, transportation facilities, or other sources; or
 - iv. within a 1 in 100 year flood plain.
- B. A development permit for a dwelling shall be issued only on condition that approval of the proposed sewage disposal system is received in accordance with provincial regulations.
 - C. Development proposals adjacent to a primary highway shall comply with any relevant provincial regulations.
 - D. Fences shall be developed in accordance with Section 7.7 of this Bylaw.
 - E. Landscaping shall be provided in accordance with Section 6.11 of this Bylaw.
 - G. Shipping containers shall be developed in accordance with Section 7.31 of this Bylaw
 - H. Accessory buildings shall be developed in accordance with Section 6.1 of this Bylaw.

APPENDIX B – DEVELOPMENT PERMIT APPLICATION -DP-006-25



11213 Winterburn Rd NW
Edmonton, AB T5S 2B2

Office: (780) 809-8191
Fax: (780) 809-8196
Site: aspenlandgroup.com

February 4, 2025

Smoky Lake County
Box 310 4612 McDougall Drive
Smoky Lake, AB T0A 3C0

Sent via email: jruegg@smokylakecounty.ab.ca

Attention: Jordan Ruegg
Planning and Development Officer

Reference: Development Permit Application
SML 120053 (Government Pit) – Dale Croswell Construction Co. Ltd.
S 15-61-18 -W4M

On behalf of Dale Croswell Construction co. Ltd. (DDC), Aspen Land Group Inc. (Aspen) has attached for your consideration a Development Permit application for the continued operation of a 27.08 hectare (66.93 acre) sand and gravel extraction operation located on public lands in the Agricultural District (AG) at S 15-061-18-W4M. DDC previously received Development Permit No. 286286-14-D0063 (File No. DP 001-14) on March 4, 2015 for the purpose of Natural Resource Extraction. The specified area and activity are authorized under the *Public Lands Act* under the disposition of Surface Material Lease (SML) No. 120053. The following information is attached to support the review of the development permit application:

- Appendix A – Application for Development Permit Form
- Appendix B – Supplemental Information
- Appendix C – *Public Lands Act* Approval
- Appendix D – Abandoned Well Map
- Appendix E – Current Conditions Drawing
- Appendix F – 2015 Conservation and Reclamation Business Plan

If you have any questions regarding the application or the attached information, please contact the undersigned at (780) 809-8191 ext. 22 or at lfoy@aspenlandgroup.com.

Regards,

A handwritten signature in blue ink, appearing to read 'Lesley Foy', written in a cursive style.

Lesley Foy, P.Ag
Senior Agrologist
Aspen Land Group Inc.

cc: Dale Croswell - info@ddcsandandgravel.ca



Appendix A

Application for Development Permit Form

SMOKY LAKE COUNTY



Title: Application for Development Permit		Policy No: 03-07
Section: 61	Section: P-A	Page No.: 1 of 13 E

Legislative Reference:	Alberta Provincial Statutes Land Use Bylaw
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Purpose:	To outline the procedures and requirements for applying for a Development Permit in Smoky Lake County.
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Policy Statement and Guidelines:

1. STATEMENT

- 1.1 Development Permits are issued by Smoky Lake County, pursuant to the *Land Use Bylaw* and the *Municipal Government Act* R.S.A. 2000, Chapter M-26, as amended.
- 1.2 Development Permits are issued by Smoky Lake County, and are required **PRIOR** to commencing any Development, including new construction, and alterations or additions to an existing structure.

2. DEFINITIONS

- 2.1 “Act” means the *Municipal Government Act* R.S.A. 2000, Chapter M-26, as amended.
- 2.2 “Developer” means the owner of lands on which a Development is proposed, or any other person applying for a Development Permit.
- 2.3 “Development” means development as defined in the Act, and includes the following:
 - 2.3.1 The carrying out of any construction or excavation, or other operations, in, on, over or under land;
 - 2.3.2 The making of a any change in the use or the intensity of use of any land, buildings or premises, and, without restricting the generality of the foregoing, includes the removal and/or placement of topsoil;
 - 2.3.3 In a building or on a parcel used for dwelling purposes, an increase in the number of families occupying and living in the building or on the parcel, and any alteration or additions which provide for an increase in the number of dwelling units within the building or on the parcel;
 - 2.3.4 The placing of refuse or waste material on any land;
 - 2.3.5 An excavation or stockpile and the creation of either of them;
 - 2.3.6 A building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land;
 - 2.3.7 The resumption of the use for which land or buildings had previously been utilized;
 - 2.3.8 The use of land for the storage or repair of motor vehicles or other machinery or equipment;

Title: Application for Development Permit		Policy No: 03-07
Section: 61	Section: P-A	Page No.: 2 of 13 E

Policy Statement and Guidelines:	
2.3.9	The more frequent or intensive use of land for the parking of trailers, bunkhouses, portable dwellings, skid shacks or any other type of portable building whatsoever whether or not the same has been placed or affixed to the land in any way;
2.3.10	The placement of an already constructed or a partially constructed building on a parcel of land; and
2.3.11	The erection of signs, unless otherwise exempted by the <i>Land Use Bylaw</i> .
2.4	“Development Authority” means the Development Authority established by the municipality's Development Authority Bylaw and appointed by Council pursuant to that Bylaw.
2.5	“Development Authority Officer” means that person or persons defined by the municipality's Development Authority Bylaw and appointed by Council to act as the Development Authority Officer, pursuant to that Bylaw.
2.6	“Development Permit” means a permit issued by Smoky Lake County that authorizes a specified development and includes, where applicable, plans, drawings, specifications or other documents. This permit is separate and distinct from a building permit.
2.7	“Discretionary Use” means a use of land or buildings within a specific land use district, for which a Development Permit <i>may</i> be issued.
2.8	“Municipal Planning Commission” means the Municipal Planning Commission of Smoky Lake County, established in accordance with the County's Municipal Planning Commission Bylaw and appointed by Council pursuant to that Bylaw.
2.9	“Permitted Use” means the use of land or a building within a specific land use district, for which a Development Permit <i>shall</i> be issued, with or without conditions, provided the Development conforms to the <i>Land Use Bylaw</i> .
2.10	“Subdivision and Development Appeal Board” means the Subdivision and Development Appeal Board established by the municipality's Subdivision and Development Appeal Board Bylaw and appointed by Council pursuant to that Bylaw.
3. PROCEDURES	
3.1	Whenever a Development is proposed within the boundaries of Smoky Lake County, a Development Permit must be obtained by the Developer prior to commencement of the Development.

Title: Application for Development Permit		Policy No: 03-07
Section: 61	Section: P-A	Page No.: 3 of 13 E

Policy Statement and Guidelines:

- 3.2 A **Development Permit Application Form (Schedule "A")** must be completed and submitted to the Development Authority Officer, accompanied by the application fee as set out in Smoky Lake County **Policy No. 61-11: Planning and Development Fees**.
- 3.3 Development Permit application forms are available at the County office and from the County's website at www.smokylakecounty.ab.ca.
- 3.4 The Development Authority Officer must, within **20 days** after the receipt of an application for a Development Permit, determine whether or not the application is complete.
- 3.5 An application for a Development Permit shall be deemed complete, if in the sole opinion of the Development Authority Officer, the application contains the documents and other information necessary to review the application.
- 3.6 The time period referred to in Subsection 3.4 may be extended by an agreement in writing between the Developer and the Development Authority Officer.
- 3.7 If the Development Authority Officer does not make a determination on an application referred to in Subsection 3.4 within the time required under Subsection 3.4 or Subsection 3.6, the application is deemed to be complete.
- 3.8 If the Development Authority Officer determines that an application is complete pursuant to Subsection 3.4 or Subsection 3.6, the Development Authority Officer shall issue to the Developer a notice, in writing, informing the Developer that said application had been deemed complete.
- 3.9 If the Development Authority Officer determines that an application is incomplete pursuant to Subsection 3.4 or Subsection 3.6, the Development Authority Officer shall issue to the Developer a notice, in writing, informing the Developer that said application has been deemed incomplete.
- 3.10 A notice issued by the Development Authority Officer under Subsection 3.9 shall contain a reason(s) why the application has been deemed incomplete and shall indicate that any outstanding documents and information as deemed necessary by the Development Authority Officer shall be submitted by a date set out in said notice or a later date agreed on between the Development Authority Officer and the Developer in order for said application to be deemed complete.
- 3.11 If the Development Authority Officer determines that the information and documents submitted pursuant to Subsection 3.10 are complete, the Development Authority Officer shall issue to the Developer a notice, in writing, informing the Developer that said application has been deemed complete.

Title: Application for Development Permit		Policy No: 03-07
Section: 61	Section: P-A	Page No.: 4 of 13 E

Policy Statement and Guidelines:

- 3.12 If the Developer fails to submit all the outstanding information and documents pursuant to Subsection 3.10 on or before the date referred to in the notice issued under Subsection 3.9, the application shall be deemed refused by the Development Authority Officer.
- 3.13 If an application is deemed to be refused under Subsection 3.12, the Development Authority Officer must issue to the Developer a notice informing the Developer that said application has been refused and the reason(s) for said refusal.
- 3.14 Despite that the Development Authority Officer has deemed an application complete pursuant to Subsection 3.8 or Subsection 3.11, in the course of reviewing the application, the Development Authority Officer may request additional information or documentation from the Developer that the Development Authority Officer considers necessary to review the application.
- 3.15 If the Development Authority refuses the application for a Development Permit, the Development Authority must issue to the Developer a notice informing the Developer that the application has been deemed refused and the reason(s) for the refusal.
- 3.16 The Development Authority must make a decision on an application for a Development Permit within **40 days** after the receipt by the Developer of a notice issued pursuant to Subsection 3.8 or 3.11.
- 3.17 For the purposes of Subsection 3.16, the Developer shall be deemed to have received the notice issued under Subsection 3.8 or 3.11 **7 days** from the date of the issuance of said notice.
- 3.18 The time period referred to in Subsection 3.16 may be extended by an agreement in writing between the Developer and the Development Authority Officer.
- 3.19 If the Development Authority fails to make a decision referred to in Subsection 3.16 within the time required under Subsection 3.16 or Subsection 3.18, the application is, at the option of the Developer, deemed to be refused.
- 3.20 When an application is refused under Subsection 3.12, and subject to the provisions contained in the *Land Use Bylaw*, the Development Authority may refuse a subsequent application for a Development Permit for the same or a similar use, until the time stated in the *Land Use Bylaw* has expired.
- 3.21 In cases where a Developer makes application for a Development Permit for a Permitted Use under the *Land Use Bylaw*, the Development Authority Officer shall issue or refuse said Development Permit.
- 3.22 In cases where a Developer makes application for a Development Permit for a Discretionary Use under the *Land Use Bylaw*, the Municipal Planning Commission shall issue or refuse said Development Permit.

Title: Application for Development Permit		Policy No: 03-07
Section: 61	Section: P-A	Page No.: 5 of 13 E

Policy Statement and Guidelines:

4. APPEALS

- 4.1 In the event that the Development Authority fails to issue a Development Permit to a Developer, issues a Development Permit to a Developer subject to conditions, or issues an order under Section 645 of the *Act*, the Developer applying for the Development Permit or the person affected by the order may appeal to the Subdivision and Development Appeal Board.
- 4.2 In addition to a Developer or other person affected by an order under Subsection 4.1, any person affected by an order, decision or Development Permit made or issued by the Development Authority may appeal to the Subdivision and Development Appeal Board.
- 4.3 Despite Subsection 4.1 and Subsection 4.2, no appeal lies in respect of the issuance of a Development Permit for a Permitted Use unless the provisions of the *Land Use Bylaw* were relaxed, varied or misinterpreted or if the application for the Development Permit was deemed to be refused under Subsection 3.12.
- 4.4 Any party identified under Subsection 4.1 and Subsection 4.2 who wishes to appeal a decision of the Development Authority must file a notice of appeal, accompanied by the application fee as set out in Smoky Lake County [Policy No. 61-11: Planning and Development Fees](#), with the Subdivision and Development Appeal Board.
- 4.5 A notice of appeal filed pursuant to Subsection 4.4 must be filed with the Subdivision and Development Appeal Board within **21 days** after the date on which the written decision is given by the Development Authority.
- 4.6 If the Development Authority has not made a decision on an application for a Development Permit within the **40-day** period or within an extension of that period agreed upon pursuant to Subsection 3.18, and the Developer chooses to deem the application refused, a notice of appeal must be filed with the Subdivision and Development Appeal Board within **21 days** after the date that the period or extension expires.
- 4.7 With respect to an order issued by the Development Authority under Section 645 of the *Act*, a notice of appeal must be filed with the Subdivision and Development Appeal Board within **21 days** after the date on which the order is made.
- 4.8 Upon receipt of a notice of appeal, the Subdivision and Development Appeal Board must hold an appeal hearing within **30 days** after the receipt of the notice of appeal.
- 4.9 The Subdivision and Development Appeal Board must give its decision in writing together with reasons for the decision within **15 days** after concluding the hearing.
- 4.10 A decision made by the Subdivision and Development Appeal Board is final and binding on all parties and persons subject only to an appeal to the Court of Queen's Bench on a question of jurisdiction of law, pursuant to the *Act*.

Title: Application for Development Permit		Policy No: 03-07
Section: 61	Section: P-A	Page No.: 6 of 13 E

Policy Statement and Guidelines:	
5. ENFORCEMENT	
5.1	Where the Development Authority finds that a Development or use of land or a building is not in accordance with a Development Permit or the provisions of the <i>Land Use Bylaw</i> , as amended, the Development Authority may exercise the right to order compliance as outlined in the <i>Land Use Bylaw</i> , as amended, pursuant to the <i>Act</i> .

	Date	Resolution Number
Approved	September 20, 2007	# 618-07 - Page # 8484
Amended	January 31, 2013	# 302-13 - Page # 10434
Amended	October 24, 2013	# 1035-13 - Page # 10862
Amended	January 29, 2015	# 303-15 - Page # 11562
Amended	January 23, 2020	# 350-20 - Page # 13952
Amended	December 16, 2021	# 200-21 - Page # 14926
Amended	April 11, 2024	# 487-24 - Page # 15594

DEVELOPMENT PERMIT APPLICATION FORM**DEVELOPMENT PERMIT INSTRUCTIONS**

It is important to read and understand the following instruction prior to completing this application form:

- 1) Every application for a Development Permit shall be submitted in complete form, accompanied by the applicable application fee set pursuant to Smoky Lake County [Policy No. 61-11: Planning and Development Fees](#). If site work or construction has commenced prior to obtaining a Development Permit, you are advised that **no further work on the Development is to occur until a Development Permit has been issued**. Any access to, site servicing of, or construction started on the property prior to the issuance of a Development Permit, and/or during the appeal period, is at the Developer's risk and may be subject to enforcement measures being taken pursuant to the *Land Use Bylaw* and/or the *Act*, where applicable.
- 2) An application for a Development Permit **shall** be accompanied by the following information:
 - a. a site plan, to scale, showing the legal description; north arrow; location and dimension of property lines; existing utility rights-of-way and easements; fences; driveways; paved areas; proposed front, rear and side yard setbacks, if any; any provisions for off-street loading and vehicle parking; access and egress points to the site; and any encumbrance such as rights-of-way;
 - b. existing and proposed building dimensions;
 - c. the location of abandoned wells (if applicable), location of water bodies (if applicable), and the location of developed and undeveloped roads (if applicable);
 - d. the type and location of water supply and sewage and waste water disposal facilities;
 - e. a statement of uses;
 - f. a statement of ownership of the land and the interest of the applicant therein;
 - g. the signatures of at least one of the registered landowners listed on the Certificate of Title;
 - h. the estimated commencement and completion dates;
 - i. the estimated cost of the project or contract price;
 - j. an application fee as established by Smoky Lake County Policy No. 61-11: *Planning and Development Fees*, as amended;
 - k. written authorization from the registered owner authorizing the right-of-entry by the Development Authority to such lands or buildings as may be required for investigation of the proposed development;
 - l. in the case of an application for a Development Permit on Crown Land, Provincial authorization for the Development; and
 - m. any other information as required by the Development Authority.
- 3) The Development Authority **may** also require additional information in order to assess the conformity of a proposed Development with the *Land Use Bylaw* before consideration of the Development Permit shall commence. Such information may include:
 - a. floor plans;
 - b. elevations and sections of any proposed buildings;


- c. a Real Property Report, or other documentation indicating the exact location of all structures on the property (prepared within the last five (5) years, in a form that is acceptable to the Development Authority;
 - d. drainage, grading and landscaping plans which provide pre-and-post construction site elevations;
 - e. a storm water management plan approved by Alberta Environment and Parks (or other appropriate provincial authority);
 - f. a geotechnical report prepared, stamped and signed by a qualified professional registered in the Province of Alberta, in potentially hazardous or unstable areas;
 - g. a biophysical assessment prepared, stamped and signed by a qualified professional registered in the Province of Alberta, on the impacts of the proposed Development on wildlife habitats and environments;
 - h. a reclamation plan for aggregate extraction or site grading and excavation;
 - i. an environmental assessment to determine potential contamination and mitigation;
 - j. in the case of placement of an already constructed or partially constructed building on a parcel of land, information relating to the age and condition of the building and its compatibility with the District in which it is to be located;
 - k. a hydro-geological assessment, prepared, stamped and signed by a registered professional engineer or hydro-geologist, registered in the Province of Alberta, of any potential flooding or subsidence hazard that may, in the sole opinion of the Development Authority, affect the subject site;
 - l. a site plan detailing how vegetation, topography disturbance or erosion is to be minimized;
 - m. an environmental impact assessment describing a Development's potential environmental effects;
 - n. within the Garner Lake Area Structure Plan area, a landscaping plan;
 - o. a Cumulative Effects Assessment;
 - p. the identification of all rights-of-way and easements within or abutting the subject property; and/or
 - q. any additional information the Development Authority deems necessary.
- 4) Developers are advised to accurately locate any and all oil, gas, power, telephone and other utility lines on the subject site prior to the commencement of a Development by contacting Alberta One-Call at 1-800-242-3447 or by visiting www.albertaonecall.com.
- 5) Please note, that a Development Permit **does not** constitute a Building Permit, or any other Permit issued pursuant to the *Safety Codes Act*. After obtaining a Development Permit from Smoky Lake County, a Developer is required to obtain the applicable *Safety Codes Act* Permits (Building, Plumbing, Gas, Electrical and Private Sewage Disposal) from the County's Safety Codes inspectors The Inspections Group Inc. Please contact The Inspections Group Inc. at 780-454-5048 or by email at questions@inspectionsgroup.com.
- 6) If you have any questions regarding this application package, please contact the Smoky Lake County Planning and Development Department at 780-656-3730 or by email at pd@smokylakecounty.ab.ca. Alternatively, you may arrange a pre-application meeting with Planning and Development staff to discuss a proposed Development.

DEVELOPMENT PERMIT APPLICATION FORM

Internal Use Only

Our File Number: _____ Your File Number: _____ Roll Number: _____

Applicant Information

Applicant/Agent: Dale Crowell Construction Co. Ltd. Phone: (780) 398-3568
 Address: Box 690 Cell Phone: _____
 City/Prov. Thorhild Postal Code: T0A 3J0 Fax: _____
 Email address: info@ddcsandandgravel.ca Signature: 

Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

Registered Landowner Information *Owner same as applicant*

Registered Owner: Crown Land - SML 120053 - Alberta Forestry and Parks Phone: (780) 415-4664
 Address: Public Lands Disposition Management - 9515 108 Street Fax: _____
 City/Prov. Edmonton, AB Postal Code: T5K 2M4 Signature: _____

Section A - Property Information

Division _____

Legal: Lot _____ Block _____ Plan _____ and Part of S % Sec 15 Twp 61 Rge 18 W4M
 Subdivision Name (if applicable) or Area of Development Crown Land - SML 120053 - Alberta Forestry and Parks
 Rural Address/Street Address _____ Parcel Size 14.27 ha
 Number of existing dwellings on property (please describe) N/A

Has any previous application been filed in connection with this property? Yes No
 If yes, please describe the details of the application and file number:

Previously issued Permit No. 286284-14-D0063 (File Number DP 001-14)

Is the subject property near a steep slope (exceeding 15%)? Yes No
 Is the subject property near or bounded by a body of water? Yes No
 Is the subject property within 800m of a provincial highway? Yes No
 Is the subject property near a Confined Feeding Operation? Yes No Distance: _____
 Is the subject property within 1.5km of a sour gas facility? Yes No Distance: _____
 Is the subject property within 1.5km of a sewage treatment plant/lagoon? Yes No Distance: _____
 Is the subject property immediately adjacent to the County boundary? Yes No
 If yes, the adjoining municipality is: _____

Is the property the subject of a licence, permit, approval, or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission? Yes No

If yes, please describe: _____

Is the property the subject of a licence, permit, approval, or other authorization granted by the Minister of Environment or granted under any Act the Minister is responsible for under s.16 of the Government Organization Act*? Yes No

If yes, please describe: Alberta Forestry and Parks issued SML 120053 on August 23, 2016

Is the subject property immediately adjacent to the County boundary? Yes No

If yes, the adjoining municipality is: _____

*The Minister is responsible for the following Acts: AB Land Stewardship Act, Environmental Protection Act, Public Lands Act, Surveys Act, Water Act. Please see attached list of resources for identifying this information.

Section B – Proposed Development Information

Estimated Cost of Project \$ 100,000.00

Estimated Commencement Date Ongoing Estimated Completion Date August 2036

Dwelling: Floor Area _____ sq. ft. % of Lot Occupied _____ Height of Dwelling _____ ft / m

Accessory Building Floor Area _____ sq. ft. % of Lot Occupied _____ Height of Acc. Bldg _____ ft / m

Parking: No. of Off-Street Parking Stalls (if applicable) _____

Land Use District (Zoning) of Property: Crown Land - Agriculture District (AG)

Description of Work: Continued operation, extraction, and reclamation of sand and gravel pit (SML 120053).

Section C – Preferred Method of Communication

When a decision has been made on your file, do you wish for us to:

call you for pick up mail the decision email the decision

Section 608(1) of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended states:

608(1) Where this Act or a regulation or bylaw made under this Section requires a document to be sent to a person, the document may be sent by electronic means if

- a) the recipient has consented to receive documents from the sender by those electronic means and has provided an e-mail address, website or other electronic address to the sender for that purpose.

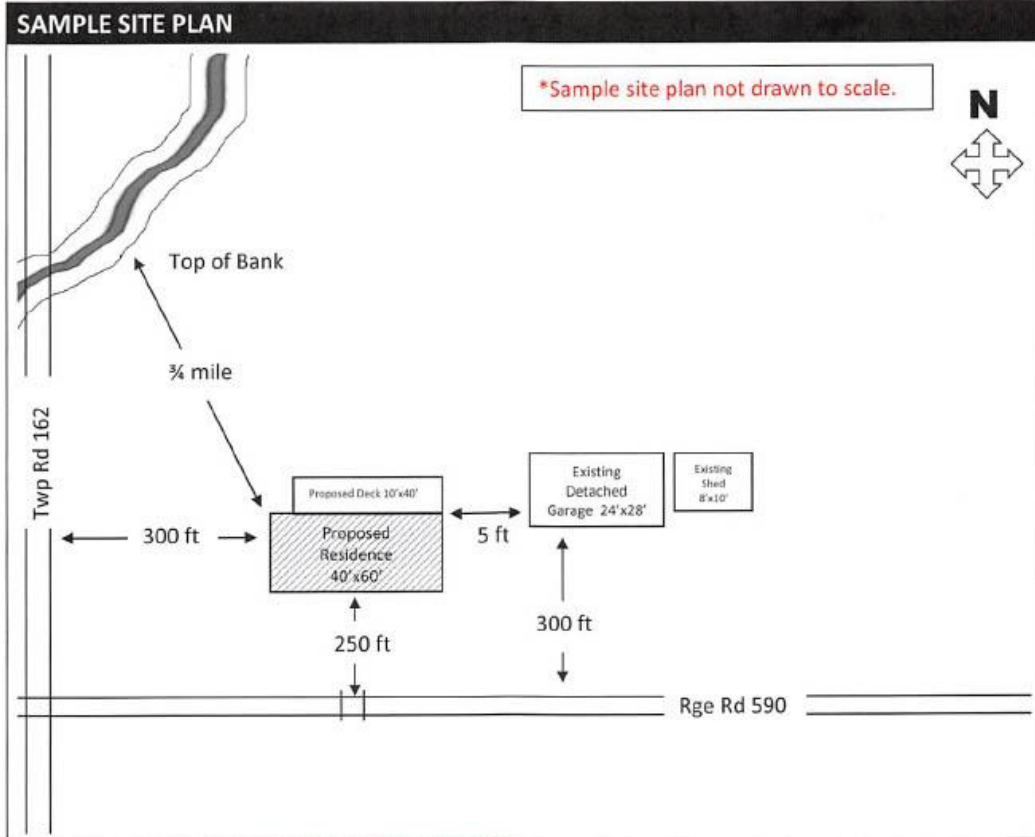
I/we grant consent for the Development Authority to communicate information and/or the decision electronically regarding my/our application. YES NO

<p>OFFICE USE ONLY</p> <p>Type of Payment: <input type="checkbox"/> DEBIT <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE</p> <p>Fee \$ _____</p> <p>Receipt # _____</p> <p>Receipt Date _____</p> <p>Date Received _____</p> <p>*and deemed complete by Development Authority. <input type="checkbox"/> Entered into MuniSight PD # _____</p>	<p>Authorization: <input type="checkbox"/> Permitted Use <input type="checkbox"/></p> <p>Discretionary Use _____</p> <p>Issuing Officer's Name _____</p> <p>Issuing Officer's Signature _____</p> <p>Date of Approval _____</p> <p>Date Issued _____</p> <p>Comments and/or Variances _____</p>
--	--

DEVELOPMENT PERMIT APPLICATION FORM

Our File Number: _____	Roll Number: _____
DEVELOPMENT PERMIT SITE PLAN	
 <p>See attached drawings.</p>	
DATE: Feb 4 2025	SIGNATURE OF APPLICANT: 
DATE:	DEVELOPMENT AUTHORITY:

DEVELOPMENT PERMIT APPLICATION FORM



INCLUDE THE FOLLOWING INFORMATION IN YOUR SITE PLAN:

<ul style="list-style-type: none"> ✓ Location of existing buildings. ✓ Location of proposed buildings. ✓ Location of existing access (es). ✓ Location any proposed access (es). ✓ Location of any abandoned wells. ✓ Location of shelterbelts and dugouts ✓ Location of water well(s) 	<ul style="list-style-type: none"> ✓ Front, Side and Rear Yard setbacks from <u>property lines</u> in meters/feet. ✓ Location of any water bodies on subject property. ✓ Location of driveway. ✓ All developed/undeveloped road allowances. 	<ul style="list-style-type: none"> ✓ Location of Private Sewage Disposal System (existing and/or proposed) ✓ Indicate the North direction. ✓ Location of all right-of-way and easements within or abutting the subject property. ✓ Location of power generation facilities (if applicable).
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Appendix B

Supplemental Information



11213 Winterburn Rd NW
Edmonton, AB T5S 2B2

Office (780) 809 8191
Fax (780) 809 8190
Site aspenlandgroup.com

**Dale Croswell Construction Co Ltd.
Development Permit Application
Application Supplement
S 15-61-18-W4M**

Previous Development Permit	DDC was issued Development Permit No. 286286-14-D0063 (File No. DP 001-14) on March 4, 2015.
Disposition:	Dale Croswell Construction Co. Ltd. (DDC) has received Surface Material Lease (SML 120053) August 23, 2016, for a 23.48 ha (58.02 acres) sand and gravel extraction operation within the S 15-61-18-W4M. The SML expires August 22, 2026, at which time DDC intends to renew the disposition to complete extraction activities and complete reclamation.
Location and Area:	SML 120053 is partially located within the Agricultural District on the S 15-61-18-W4M, with a total authorized area of 23.48 ha (58.02 acres). There is no proposed expansion to operations.
Project Location Rationale:	The location of the project is based on the accessibility of the gravel resource and local demand in the region. While the disposition has been authorized, there is no pre-existing development. The areas immediately surrounding the disposition are being developed and utilized for sand and gravel extraction and processing.
Existing Land Use:	SML 120053 was developed in 2016 and has been operational since then. Previous forested land has been cleared.
Adjacent Land Uses:	The land immediately surrounding SML 120053 is forested, or active sand and gravel operations (on private and public land).
Expected Life of Project:	DDC anticipates the lifespan of SML 120053 to continue for approximately 10 to 20 years, at which time the pit will be exhausted and reclaimed. This lifespan is entirely dependent on market demand.
Site Analysis:	The average extraction depth within SML 120053 is 2.66 meters below surface. A majority of the aggregate is located above groundwater, with



some instances of groundwater being encountered.

The pit consisted of an esker formation previously vegetated with a mixture of poplar and jack pine forest, that is actively used for grazing. The pit boundary is located approximately 130 m north east of White Earth Creek.

For information regarding geology, groundwater, surface water, natural vegetation, or other features of the site, please refer to section 7.0 within the 2015 Conservation and Reclamation Business Plan.

Current Operations:	As of January 2025, approximately 20.03 ha of the pit has been disturbed. Extraction consists primarily of dry pit extraction, with some instances of wet pit extraction. Aggregate material extracted is processed within SML 120053 or DDC's Shopsy's Pit located immediately south of the pit.
Access and Hauling:	<p>Access to the SML will be via Highway 855, west onto Township Road 610, and north on Range Road 181 and through Smoky Lake County's RDS930045 and through Smoky Lake County's Pit located within NW 2 & SW 11-61-18-W4M. SML 240009 will then be accessed through Alberta Transportation's DRS000006 and DDC's DLO170061. DDC has obtained permission from Alberta Transportation for use of their DRS.</p> <p>The majority of produced will be hauled eastward on Township Road 610 to Highway 855. A haul road agreement is in place with Smoky Lake County and will be updated as required.</p>
Water Demand and Source:	Water will be used on site for dust suppression and will be trucked in as needed. Water will be obtained from an authorized source. No other use of water will be required on site.
Type of Effluent and Treatment:	All sanitary waste generated on site will be captured within portable toilets and disposed of at an approved landfill facility. All other waste generated on site will be stored within bear-safe containers and disposed of at an approved landfill facility.
Number of Employees:	At any one time, the maximum number of employees at the pit will be 10.



Hours of Operation: DDC intends to maintain the commitments made in the previously approved development permit, and will uphold the previously proposed and authorized hours of operation as follows:

- o Hours of operations will be from 7 a.m. to 9 p.m., Monday to Saturday inclusive.
- o No hauling on Sundays or Statutory holidays.

Proposed End Land Use: SML 120053 will be reclaimed to a 2.63 ha shallow waterbody, while upland areas will be revegetated to enhance the grazing capability for the grazing lease holder. The intention of reclamation is to return the land to an equivalent land capability, similar to pre-existing conditions aligning with the Central Mixedwood Natural Subregion. For further detailed information about the intended end land use within this area, please refer to Section 9.0 within the 2015 Conservation and Reclamation Business Plan.

Water Act At the time of original submission Alberta Environment and Protected Areas did not require authorization under the water act for pit water interaction and the construction of an end pit waterbody. DDC will be submitting an application under the *Water Act* in coordination with the Disposition Renewal Application for SML 120053.





Appendix C

Public Lands Act Approval



Operations Division
Provincial Programs Branch
Provincial Approvals Section
5th floor, South Petroleum Plaza
9915 – 108 Street
Edmonton, Alberta, T5K 2G8
Fax No. (780) 427-1029
www.aep.alberta.ca

File No. SML 120053

August 23, 2016

Dale Croswell Construction Co. LTD.
P.O. Box 690
Thorhild, Alberta T0A 3L0

Dear Sir or Madam:

RE: SURFACE MATERIALS LEASE NO. SML SML 120053
S ½ 15-61-18-W4M (58.02 acres)
PURPOSE: Sand and Gravel (Mixed)
EFFECTIVE: August 23, 2016
EXPIRY: August 22, 2026

The attached document, issued in your favour, has been executed on behalf of the department. Please sign both copies at the space marked "Operator's Signature". If a corporation, indicate the position of the signing officer. The copy identified as **DEPT. COPY** must be returned to us within 60 days of the date of this letter. **DO NOT MAKE ANY CHANGES TO THE DOCUMENT.**

An invoice for the charges associated with this lease will be sent under separate cover.

Sincerely,

Brenda Huxley
Approvals and Dispositions Services Unit
BH/

cc; Land Use Lac La Biche
cc: Aspen Land Group Inc
18311 105St NW Suite 201
Edmonton, Alberta T5S 2K9

Surface Materials Lease No. SML 120053

THIS INDENTURE made in duplicate on August 23, 2016.

BETWEEN: HER MAJESTY THE QUEEN, in right of the Province of Alberta, as represented herein by the Department of Environment and Parks, by the "director" duly designated under the *Public Lands Act*, (hereinafter called the "director")

OF THE FIRST PART

AND DALE CROSWELL CONSTRUCTION CO. LTD., (hereinafter called the "Operator"),

OF THE SECOND PART

WHEREAS the lands hereinafter described are public lands within the meaning of the *Public Lands Act*, and

WHEREAS pursuant to the Public Lands Administration Regulation (hereinafter called the "Regulation") established under the *Public Lands Act*, the director may grant a lease of public land for removal of clay, marl, sand, gravel, silt, topsoil and peat.

THEREFORE THE PARTIES HERETO AGREE EACH WITH THE OTHER AS FOLLOWS:

1. The director hereby leases unto the Operator the land described in the attached Appendix A (hereinafter called the "land"), for a term of **10** years commencing on **August 23, 2016**, and ending on **August 22, 2026**, with the right to work and remove out of the surface thereof **Sand and Gravel (Mixed)**, in accordance with the *Public Lands Act* and the Regulation.
2. The Operator shall not use the land for any purpose other than to take and remove the authorized surface materials.
3. Before commencing any work on the land, the Operator shall submit a detailed operating plan for the director's approval and shall pay the security deposit.
4. The Operator shall comply with all the relevant provisions designated as Schedule "A" hereto attached.
5. The Operator shall pay the first year's rental on the execution of this lease and each year's rental thereafter on or before the anniversary date of this lease, calculated at the rates specified by the Regulation in force at the time payment becomes due.
6. The Operator shall pay the royalties, specified by the Regulation in force at the time the surface materials are removed, taxes and other charges that may be assessed against the land.
7. The Operator shall keep and maintain complete and accurate books and records of a type and form satisfactory to the director showing the quantity of surface materials removed from the land.
8. The Operator shall file a return with the Department within thirty days of the end of each twelve-month period of the term and at any other time as the director may request in writing.
9. The Operator shall pay a penalty of \$25.00 for neglecting to file a return on time in accordance with this lease, in addition to all other payments he is obliged to make under the terms hereof or under the Regulation.

10. The return shall report the quantity and kind of surface materials removed during the preceding twelve-month period. The quantity of peat removed shall be expressed as the cubic content of the compressed product prepared for market.
11. The Operator shall submit his books and records for audit, pursuant to Section 95 of the Regulation, to an Officer of the Department identified by the director.
12. In the course of carrying on the operations on the land, the Operator shall keep and preserve the pits and works from all avoidable environmental damage and shall, at the cancellation or termination of the lease, deliver possession of the land to the Department in a satisfactory condition.
13. The Operator shall reclaim the surface of the land in a manner satisfactory to the Department.
14. In the event that the Operator defaults for a period exceeding thirty days by failing to pay any money owing to the Department on any account whatsoever, the director may distrain the Operator's goods and chattels found upon the land and sell same to recover the money owing and costs and expenses incidental to the distress process.
15. When the Operator defaults in respect of this lease in any manner whatsoever, the director may cancel this lease upon the expiration of thirty days after the director has mailed to the Operator's last known address (according to the records of the Department), a notice that the lease will be cancelled and the reason for the impending cancellation.
16. Service of a notice upon the Operator may be effected by ordinary mail addressed to the Operator at the last known address, (according to the records of the Department) and the Operator will be deemed to have received same in the ordinary course of mail delivery at that address.
17. A waiver on behalf of the Department of any breach or of any proviso, condition, restriction or stipulation herein contained (negative or positive in form) shall not be binding upon the Department unless the same is expressed in writing and any waiver so expressed shall not limit or affect the director's rights with respect to any other or future breach.
18. The Operator will keep the Crown indemnified against all actions, claims and demands that may be lawfully brought or made against the Crown by reason of anything done by the Operator in the exercise or purported exercise of the rights, powers and liberties granted by this lease.
19. The Operator shall not sublet, transfer or assign the land or any part thereof without the written consent of the director.
20. The Minister may, by order, authorize the Minister of Infrastructure, the Minister of Transportation or any other person to enter the land under a lease and remove surface material required for the construction or maintenance of public roads or other public works.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals on August 23, 2016 (date).

SIGNED, SEALED AND DELIVERED by the parties hereto in the presence of:

Brenda Hardy
 Witness to the signature of the director

[Signature]
 The director, Public Lands Act

 Witness to the signature of the Operator

 Operator's Signature

SCHEDULE "A"

1. 003 **IN THIS DOCUMENT**, unless the context indicates otherwise:

"approval (of a departmental officer)" whenever required, must be in writing.

"authority" means: this document or the right to occupy public land granted by this document.

"department" means: Environment and Parks
Petroleum Plaza, South Tower
9915 – 108th Street
Edmonton, Alberta T5K 2G8

"departmental officer" means: an employee of Environment and Parks, responsible for the management of surface activity on the land.

"holder" means: the recipient of the right to occupy public land granted by this document.

"land(s)" means: the specific land which the holder is authorized to occupy by this document.

"director" means: the "director" duly designated under the *Public Lands Act*.

"minister" means: the Minister of Environment and Parks.

payments required by this document are to be made payable to the **"Government of Alberta"** and may be delivered to the nearest departmental field office, or mailed to:

Environment and Parks
Main Floor, Petroleum Plaza, South Tower
9915 – 108th Street
Edmonton, Alberta T5K 2G8

- a) The holder shall comply with all relevant laws in the Province of Alberta.
- b) A copy of this authority shall be retained on the job site during all phases of your activity, including, if applicable, preparation, construction, development, maintenance and abandonment.

- c) Schedule "B", attached, lists any prior and subsisting authorizations and dispositions (prior rights) issued on the quarter sections included in this authority. The holder shall not conduct any activity on the land where prior rights have been issued without the consent of the holder of these prior rights.
 - d) If a trapping area (TPA) is listed in Schedule "B", the holder shall contact the registered trapper at least TEN DAYS PRIOR TO COMMENCING ANY ACTIVITY. This must be done by registered mail and we recommend personal communication follow-up. The trapper's name and address may be obtained from Alberta Energy, Crown Land Data Support (Telephone: 780-422-1395). For other information concerning registered traplines, contact the Client and Licensing Service, Environment and Parks, Edmonton, Alberta (Telephone: 780-427-5185) upon receipt of this approval. The holder may be responsible for any damage to traps, snares or other improvements.
 - e) The holder is responsible for obtaining any necessary federal, municipal and other permits and approvals with respect to this activity.
 - f) The holder agrees to hold harmless the Department from any and all third party claims, demands, or actions for which the holder is legally responsible, including those arising out of negligence or willful acts by the holder or the holder's employees or agents. This hold harmless shall survive this Agreement.
 - g) The holder shall indemnify and save harmless the Department from any and all claims, actions, suits, or similar proceedings commenced by any competent regulatory body against the holder or the Department in connection with the activity or holder's use of the land, including without limitation the local municipality, any other department or agency of the Government of Alberta or the Government of Canada.
 - h) The holder shall, at its own expense and without limiting its liabilities herein, insure its operations under a contract of General Liability Insurance, in accordance with the *Alberta Insurance Act*, insuring against bodily injury, personal injury and property damage including loss of use thereof. The holder shall provide the Department with a certified true copy of the policy, upon request.
 - i) This authorization is granted subject to further amendment by the Department, in its sole discretion.
2. 059 All records must be maintained on pre-numbered invoices, bills of lading, truckers tickets or other documents, which must accurately show the name and address of the receiver of the materials removed (clay, marl, sand, gravel, topsoil or peat), the number of cubic yards or cubic metres removed or being hauled and the legal description of the pit from which the material was removed.

3. 061 Where a subdivision is being constructed and the developer who is constructing the subdivision is not a municipality or the Crown, and the developer is required by agreement with the Municipal Authority to provide roads at his expense, such projects do not qualify for waiver of royalty as a public work. However, royalty would be waived in instances where the municipality or the Crown is the developer or for materials utilized for maintenance of roads after they are turned over to the municipality.
4. 031 Provided that the holder establishes to the satisfaction of the Department that the surface materials removed under this authority were supplied free of charge and used by the Government of Alberta or used in the construction or maintenance of a public work owned by the province or a municipality in Alberta, no royalty is payable. To qualify for royalty exemption, it is the responsibility of the holder to provide documented proof that the surface materials were used for construction and maintenance of a public work.
5. 025 The annual rental is payable yearly in advance. Unless this authority is amended, the rate will remain in effect for a period of 5 years after which the Department may change it for each 5-year period, according to the rate established by the Department for the purpose for which this authority is granted.
6. 054 The holder shall conduct its operations or activities and reclaim any disturbed land in accordance with the approved Conservation and Reclamation Business Plan (CRBP) and addendum dated August 19, 2015 that forms part of this authority dated August 23, 2016.
7. 030 The holder shall provide to the department, to the department's satisfaction, in its sole discretion, a security deposit or timber damage charges, or both as the case may be prior to any disturbance/operations occurring on the lands in accordance with the approved Conservation and Reclamation Business Plan and addendum dated August 19, 2015 approval dated August 23, 2016.
8. 037 The holder shall provide to the Department a Conservation and Reclamation Plan within 6 months of renewal and prior to approval of any additional operating area.
9. 057 The holder shall submit to Department Head Office two copies of a completed Surface Material Lease Annual Operating Report.
10. 062 This authority is subject to cancellation or withdrawal of portions of land if development and production are not in accordance with the approved Conservation and Reclamation Business Plan Conservation and Reclamation Business Plan and addendum dated August 19, 2015 approval dated August 23, 2016
11. 055 The holder must commence operations on the site within three years of the date of this approval. Failure to develop with the specified time frame shall result in cancellation of the lease.

12. 064 At any time during the term of the lease, and/or at assignment, cancellation or expiry of the lease, the Department may require that a volumetric survey of the lease site be completed in accordance with Department standards for audit or assessment purposes. The cost of the survey is the sole responsibility of the holder.
13. 032 The holder shall indemnify and hold harmless the Department, its employees and agents, from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly, out of any act or omission of the holder, its employees or agents in the performance by the holder of this authority.
- Such indemnification shall survive termination of this authority. The Department shall not be liable nor responsible for any bodily or personal injury or property damage of any nature whatsoever that may be suffered or sustained by the holder, its employees or agents in the performance of this authority, except where such injury or damage is due to the negligence of the Department, its employees or agents.
14. 099 The holder shall contact and advise the departmental officer of its intentions:
- prior to entry upon the lands for a stated purpose,
 - prior to any additional construction during the term of this authority,
 - at the completion of operations or construction, and
 - upon abandonment of this activity.
- Upon contact prior to initial entry on the land, the departmental officer shall issue a confirmation number that shall be maintained on file by the holder and be provided to the departmental officer on request Lac La Biche, Alberta, Telephone: (780) 623-5279.
15. 105 Any activity on the land during adverse ground conditions must be suspended if the activity is likely to cause unacceptable damage to vegetation or soil, as may be determined by the holder or the Department.
16. 108 No entry is allowed within the boundaries of any research or sample plot.
17. 110 The holder shall use the lands only during frozen or dry ground conditions.
18. 116 The holder shall not use the lands for any permanent, second home or non-essential residence. Residency is restricted to the use of facilities supplied or developed for staff deemed to be essential for the management, operation and/or maintenance of the activity granted by the lease. This includes caretaker residence for security purposes.

19. 130 Unless otherwise specified by a departmental officer, initial efforts at re-establishing a vegetative cover on disturbed surfaces must be accomplished by:
 - (a) Seeding using only a native species seed mixture that shall be approved by a departmental officer. The holder shall provide a certificate of seed analysis for each species. (Refer to the Native Plan Re-Vegetation Guidelines for Alberta, February 2001).
20. 131 The holder shall cut, keep down and destroy all noxious weeds and restricted weeds as per the *Public Lands Act*.
21. 135 The holder shall remove all garbage and waste material from this site to the satisfaction of the Department, in its sole discretion.
22. 136 In addition to complying with Federal, provincial and local laws and regulations respecting the environment, including release of substances, the holder shall, to the Department's satisfaction, take necessary precautions to prevent contamination of land, water bodies and the air with particulate and gaseous matter, which, in the opinion of the Department in its sole discretion, is or may be harmful.
23. 139 Any garbage remaining on site overnight must be placed in bear-proof containers. The holder shall ensure that these containers are emptied regularly or when the holder will be off the land for more than two days.
24. 141 The holder shall strip and pile the topsoil separately from any woody material and subsoil in such a manner that it can be distributed evenly over the disturbed area when operations have been completed.
25. 144 The holder shall salvage all merchantable:
 - (a) Timber.
26. 146 The holder shall purchase a local Timber Permit from a departmental officer.
27. 147 No watercourse/water body crossings are permitted without prior approval in writing from the departmental officer.
28. 148 The holder shall not deposit or push debris, soil or other deleterious materials into or through any watercourse or water body or on the ice of any watercourse/water body.
29. 158 The holder shall take all precautions and safeguards necessary to prevent soil and surface erosion to the satisfaction of the Department in its sole discretion.
30. 161 The holder shall not create any interruptions to natural drainage, including ephemeral draws that may result in blockage of water flow.

31. 174 The holder shall repair or replace any existing range improvements (fences, water supplies, etc.) damaged as a result of its activities on the land.

All licences, authorizations and approvals issued under the *Alberta Environmental Protection and Enhancement Act*, *Water Act* or *Public Lands Act* should not be taken to mean the proponent (applicant) has complied with federal legislation. Proponents should contact Habitat Management, Prairies Area, Fisheries and Oceans, at the appropriate local office as listed below, in relation to the application of federal laws relating to the *Fisheries Act* (Canada).

- Southern Alberta District - Calgary (403) 292-5160
- Northern Alberta District - Edmonton (780) 495-4220
- Southern Alberta District - Lethbridge (403) 394-2920
- Northern Alberta District - Peace River (780) 618-3220

Proponents should also contact the Navigation Protection Program, Canadian Coast Guard, 4253-97 Street, Edmonton, Alberta, T6E 5Y7, Telephone: 780-495-4220, relating to the *Navigable Waters Protection Act*.

Appendix A
Legal Description
for
SML 120053

EP Plan No: 5849 SG
LTO Plan No:
Purpose: SAND AND GRAVEL

Affected Lands (Meridian-Range-Township-Section-1/4Section-Legal Subdivision-Quadrant-Quarter-Quadrant)

LAND	HECTARES	ACRES	DETAILS
W4-18-061-15-SE	11.418	28.21	
W4-18-061-15-SW	12.063	29.81	

AREA SUMMARY

The total lands herein described contain 23.481 HA (58.02 ACRES) more or less.

SUBJECT TO

The authorizations and dispositions listed on the attached "Schedule B", if any, have been issued on the quarter sections of land on which your disposition has been issued and may be prior and subsisting authorizations and dispositions to your disposition and may relate to and affect your disposition and the land on which your disposition has been issued.

Supplementary Information

(LTO) - Land Titles Office
(AE) - Alberta Environment/Land Administration Division
(ATS) - Alberta Township System
(HA) - Hectares
1 Hectare = 2.471054 Acres

2016/08/23 11:03:47 AM

Submitted by: BHUXLEY

DISCLAIMER

THIS STANDING REPORT IS PROVIDED SUBJECT TO THE CONDITION THAT HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF ALBERTA AND HER EMPLOYEES:

(1) HEREBY DISCLAIM AND ARE RELEASED FROM ANY AND ALL RESPONSIBILITY FOR THE INFORMATION IN, AND ANY OMISSION OF THE INFORMATION FROM, THIS REPORT;
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*** END OF REPORT ***

Activity Standing Search

Requested by: BHUXLEY

Selection Criteria			
Grouping/Rollup			
Group By:	Activity		
Rollup:	Y		
Selected Sections			
Geo-Administrative Area:	Y		
Requested Lands:	Y		
Title Information:	NA		
Activity Details:	Y		
Subdivisions:	NA		
Client List:	N		
Selected Activities			
Surface Dispositions	Y	Status:	All
		Types:	All
Geophysical	N	Status:	None
		Types:	None
Reservations	Y	Status:	All
		Types:	All
Encumbrances	Y	Status:	All
		Types:	All
Land Postings	Y	Status:	All
		Types:	All
Activity Numbers			
SML 120053			

SCHEDULE "B"

Requested Land

Requested Land	Ownership Status	Administered By	Titled Status	Survey Status	Area in Hectares		Area in Acres		Water
					Land	Title	Land	Title	
W4-18-061-15-SE	Crown	FLW	Untitled	Surveyed	64.345	0.000	159.00	0.00	No Water Coverage
W4-18-061-15-SW	Crown	FLW	Untitled	Surveyed	64.345	0.000	159.00	0.00	No Water Coverage
TOTAL					128.690	0.000	318.00	0.00	

Geo Administrative Areas

ALBERTA ENERGY REGULATOR	NORTH CENTRAL REGION	Code: AER-NC
W4-18-061 COAL DEVELOPMENT REGION	SETTLED	Code: CDR-1
W4-18-061 COUNTY	SMOKY LAKE COUNTY	Code: CTY-013
W4-18-061-15 ENVIRONMENT CORPORATE REGION	NORTHERN	Code: ENV-3
W4-18-061 ENVIRONMENT CONSERVATION & RECL. DISTRICT	NO. 6	Code: ERD-006
W4-18-061 FOREST MANAGEMENT UNIT	NORTHEAST	LO1 LAC LA BICHE
W4-18-061 FISH & WILDLIFE ADMIN REGION	NORTHEAST REGION	ST. PAUL
W4-18-061 FISH AND WILDLIFE DISTRICT	NORTHEAST REGION	SMOKY LAKE
W4-18-061 FISH & WILDLIFE REFERRAL LANDS		Code: FWR
W4-18-061-15 GENERAL LANDS CLASSIFICATION	WHITE	Code: GLC-W
W4-18-061 GRAZING ZONE	C	Code: GRZ-C

GRAZING ZONE	C		Code: GRZ-C
W4-18-061			
LAND USE AREA	NORTHEAST 1	ATHABASCA	Code: LUA-NE1-3
W4-18-061			
OPERATIONAL APPROVAL DISTRICTS	Lower Athabasca Region	Lower Athabasca Region - South District	Code: OPD-6-1
W4-18-061			
RANGELAND DISTRICT	NORTHEAST	ATHABASCA	Code: RLD-NE-5
W4-18-061-15			

End of Geo Administrative Areas

Activity Standing Search

Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Acres	Total Area Hectares
AOA 060009	Active/Disposed	2006/10/13	2007/10/17	REPSOL OIL & GAS CANADA INC.	0.00	0.000
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE:		
DIMENSION:		CLIENT FILE NO:		NO PLANS		
W4-18-061					(0.00)	(0.000)
CRB 120037	Application	2012/04/30		ROBERT W BEAVERFORD	77.20	31.242
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE:		
DIMENSION:		CLIENT FILE NO:		NO PLANS		
W4-18-061-15-SE						
CRB 120039	Application	2012/04/30		GLENN BALL	79.54	32.189
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE:		
DIMENSION:		CLIENT FILE NO:		NO PLANS		
W4-18-061-15-SE						
W4-18-061-15-SW						

Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Acres	Total Area Hectares
CRB 140051	Application	2014/05/12		DALE CROSWELL CONSTRUCTION CO. LTD.	58.02	23.480
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE:		
DIMENSION:		CLIENT FILE NO:				
NO PLANS						
W4-18-061-15-SE					(28.22)	(11.420)
W4-18-061-15-SW					(29.80)	(12.060)
CRP 040034	Active/Disposed	2005/01/14	2015/01/13	TRANSPORTATION	0.00	0.000
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE: SAND AND GRAVEL		
DIMENSION:		CLIENT FILE NO:				
NO PLANS						
W4-18-061-15-SE					(67.29)	(27.230)
DRS000006	Land Amendment Application	2012/03/08	2015/01/13	TRANSPORTATION 0542 : SAND AND GRAVEL REMOVAL	197.20	79.802
ACTIVITY DETAIL INFORMATION						
PLAN NO	LTO PLAN NO	ITEM		VERSION DATE(S)		
1342 SG				2012/03/08		
W4-18-061-15-SE					(67.35)	(27.256)

Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Motes and Bounds Remarks	Acres	Total Area Hectares
GRL 40194	Active/Disposed	1974/07/01	2014/06/30		2,041.83	826.299

KEVIN WAWRYNCHUK

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N): N WITHIN 100M OF WATERBODY (Y/N): PURPOSE:

DIMENSION: CLIENT FILE NO:

PLAN NO LTO PLAN NO ITEM VERSION DATE(S)

4184 SK 2015/12/15

W4-18-061-15-SE EXCLUDED IS: 1) 67.35 ACRES FOR A SURFACE MATERIAL LEASE AS AUTHORIZED UNDER FILE DRS 000006; 2) 3.41 ACRES FOR A SURFACE MATERIAL LEASE AS AUTHORIZED UNDER FILE SML 110047; 3) 7.49 ACRES FOR A SURFACE MATERIAL LEASE AS AUTHORIZED UNDER FILE SML 110045. (80.75) (32.678)

HTW 160014	Active/Disposed	2016/07/15	2016/09/30		390.00	157.827
------------	-----------------	------------	------------	--	--------	---------

KEVIN WAWRYNCHUK

Authority is hereby granted to graze 96 heifers and 4 bulls on Pt. N 1/2 15 and Pt. SW 15 (portion east and north of angled seismic line and excluding DRS000006) for the period July 15, 2016 to September 30, 2016 subject to the terms and conditions as set out in the Dispositions and Fees Regulation.

The permit expires on September 30, 2016

Authorized Issuing Officer: Dennis Holowychuk, June 5, 2016

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N): WITHIN 100M OF WATERBODY (Y/N): PURPOSE:

DIMENSION: CLIENT FILE NO:

NO PLANS

W4-18-061-15-SW

Activity Standing Search

Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Acres	Total Area Hectares
PNT060150	Active/Disposed	2006/12/12	2999/12/31		390.00	157.827

ATHABASCA OFFICE - RANGELAND DISTRICT-LANDS DIVISION DEPT. OF SUSTAINABLE RESOURCE DEV
 0130 : ADVERSE SOIL CHARACTERISTICS
 3 : NO AGRICULTURAL DISPOSITION
 130 : GRAZING PERMIT ONLY

RESTRICTED TO HEAD TAX PERMITS ONLY I.E. NO LONG TERM GRAZING DISPOSITIONS ARE PERMITTED.

ACTIVITY DETAIL INFORMATION

PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)	Acres	Hectares
W4-18-061-15-SW		E/ANGLED LINE FROM NW TO SE CORNER	2006/11/20	(80.00)	(32.375)

PNT160014	Active/Disposed	2016/04/20	9999/04/20	6,209.76	2,513.000
-----------	-----------------	------------	------------	----------	-----------

LAC LA BICHE OFFICE-LAND USE AREA- LANDS DIVISION DEPT. OF SUSTAINABLE RESOURCE DEV
 0110 : EROSION HAZARD
 4 : NO SURFACE DISPOSITION
 100 : GRAZING HAYING
 200 : TIMBER HARVEST
 621 : OIL AND GAS

Sensitive soils area - Eluviated Eutric Brunisol class. Weak soil structure, low moisture and nutrient retention, high permeability and shallow or absence of top soil. Wind and water erosion risks.

ACTIVITY DETAIL INFORMATION

PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)	Acres	Hectares
9490 RN			2016/04/11	(636.00)	(257.380)
W4-18-061-15					

Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client	Motes and Bounds Remarks	Acres	Total Area	Hectares
PNT830854	Active/Disposed	1983/10/07	2999/12/31			639.00		258.594

ATHABASCA OFFICE - RANGELAND DISTRICT-LANDS DIVISION DEPT. OF SUSTAINABLE RESOURCE DEV
0112 : WIND EROSION HAZARD
3 : NO AGRICULTURAL DISPOSITION
100 : GRAZING HAYING
710 : SEE COMMENTS

SANDY SOIL RIDGES WITH SOME DEPRESSIONAL MUSKEG.

ACTIVITY DETAIL INFORMATION

NO PLANS

W4-18-061-15-SE (159.00) (64.345)

SML 110045	Active/Disposed	2015/03/18	2025/03/17			77.20		31.240
ROBERT W BEAVERFORD								

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N): WITHIN 100M OF WATERBODY (Y/N): PURPOSE: SAND AND GRAVEL
DIMENSION: Irregular CLIENT FILE NO:

PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)
5177 SG			2012/04/18

W4-18-061-15-SE (7.49) (3.030)

SML 110047	Active/Disposed	2015/03/18	2025/03/17			79.54		32.190
GLENN BALL								

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N): WITHIN 100M OF WATERBODY (Y/N): PURPOSE: SAND AND GRAVEL
DIMENSION: Irregular CLIENT FILE NO:

PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)
5179 SG			2012/04/18

Activity Standing Search

Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Acres	Total Area Hectares
W4-18-061-15-SE					(3.41)	(1.380)
W4-18-061-15-SW					(2.31)	(0.936)
SML 120053	Land Amendment Application	2016/03/21		DALE CROSWELL CONSTRUCTION CO. LTD.	58.02	23.481
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE: SAND AND GRAVEL		
DIMENSION: IRREGULAR		CLIENT FILE NO:15-033.07				
PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)			
5849 SG			2016/03/21			
W4-18-061-15-SE					(28.21)	(11.418)
W4-18-061-15-SW					(29.81)	(12.063)
TPA 951	Active/Disposed	1987/09/01	2013/06/30	ELMER CARDINAL	0.00	0.000
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE:		
DIMENSION:		CLIENT FILE NO:				
				NO PLANS		
W4-18-061-15					(0.00)	(0.000)

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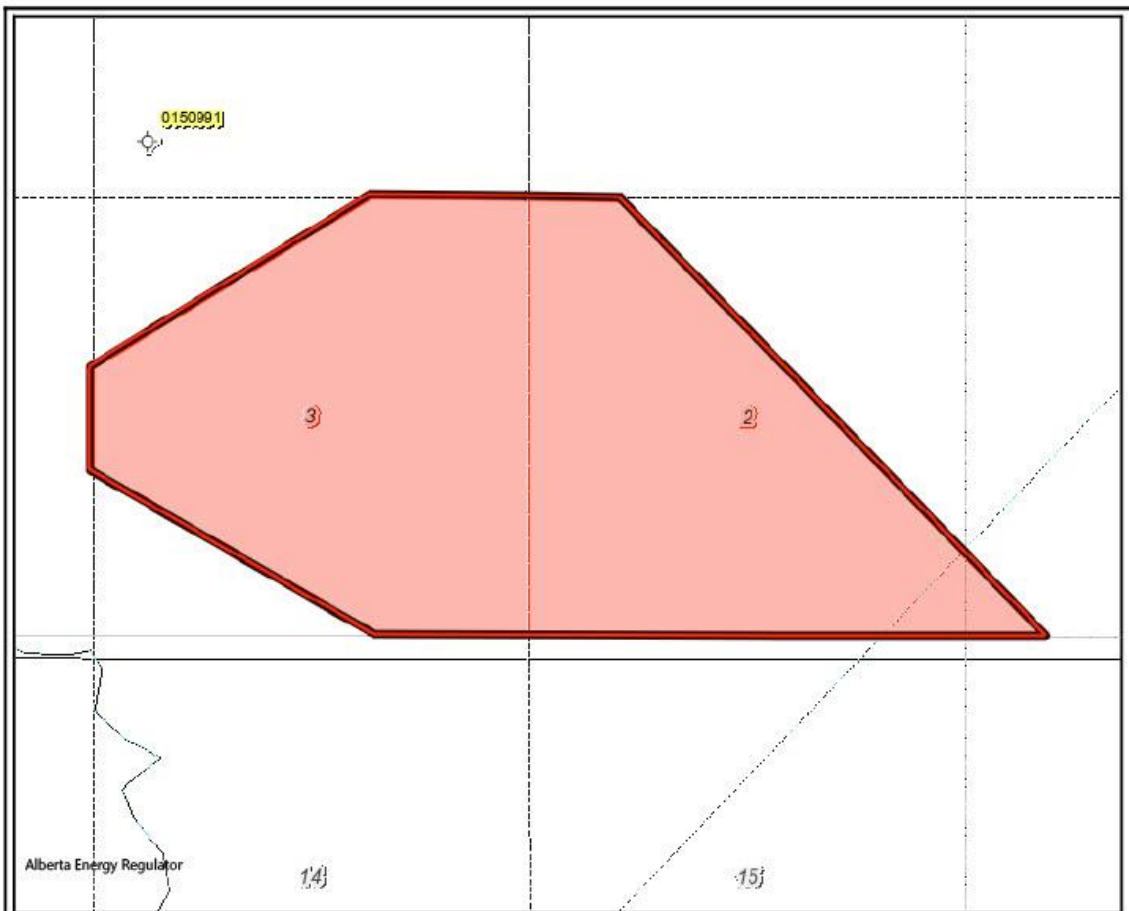
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*** END OF REPORT ***



Appendix D

Abandoned Well Map



<h1>Government SML - Abandoned Well Map</h1> <p>Legend</p> <p>Abandoned Well</p> <p>Abandoned Wells</p> <p>Revised Location</p> <p>Revised Location Pointer</p> <p>Access</p> <p>Paved Road (20K)</p> <p>Primary Divided</p> <p>Primary Divided</p>	<p>Base Data provided by: Government of Alberta</p>	
	<p>Author: Aspen Land Group Inc.</p>	<p>Printing Date: 4/2/2025</p>
	<p>Date Date (if applicable)</p>	
	<p>The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out</p>	<p>Scale: 9027.977411</p> <p>0 350 700 ft</p> <p>Projection and Datum: WEB MERCATOR AUS SPHERE</p>

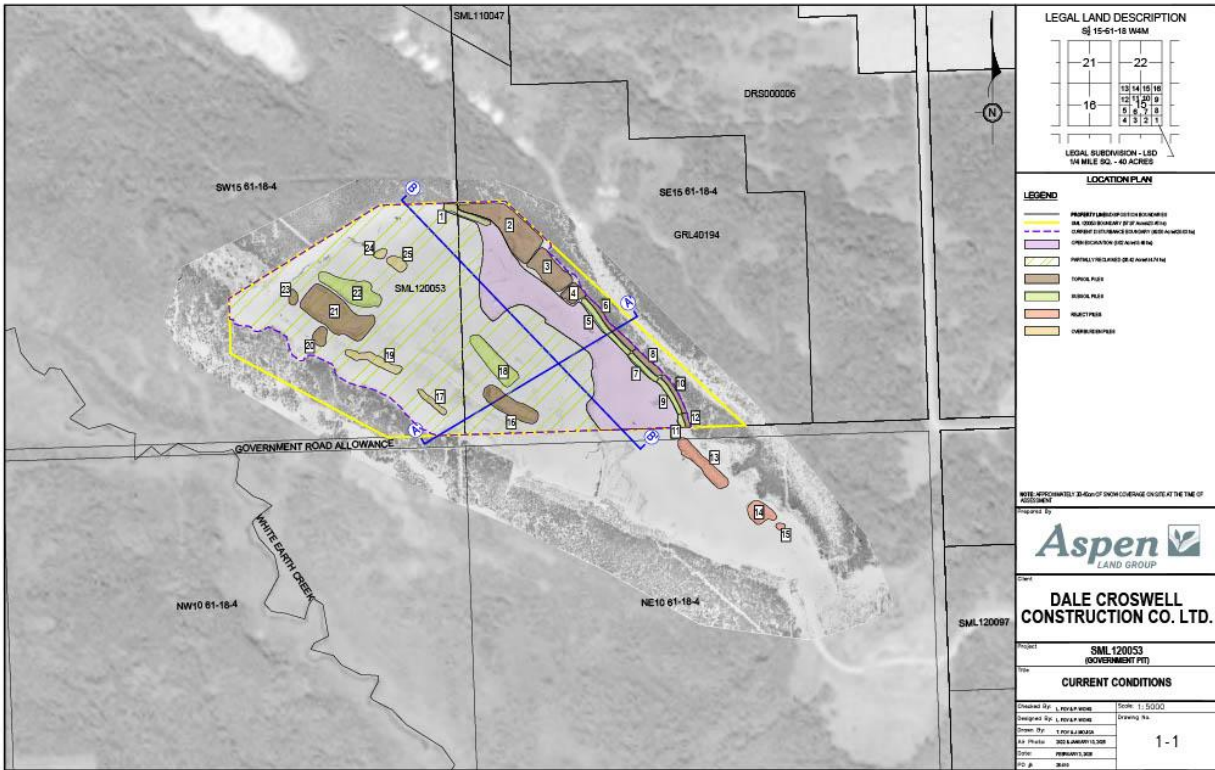
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Appendix E

Current Conditions Drawing





Appendix F

2015 Conservation and Reclamation Business Plan

CONSERVATION AND RECLAMATION
BUSINESS PLAN

AND

ADDENDUM
Dated August 15, 2015

APPROVAL FOR

SURFACE MATERIAL LEASE NO

SML 120053



DALE CROSWELL CONSTRUCTION CO. LTD.
SML 120053
CONSERVATION AND RECLAMATION BUSINESS PLAN
FOR A SAND AND GRAVEL DEPOSIT
ON A PORTION OF THE SOUTH HALF OF
15-61-18-W4M
NEAR
SMOKY LAKE, AB

Prepared by : R. J. (Bob) Sanderson, P.Eng.
RoJaS Management Ltd.
December, 2013



INDEX

1.0 Introduction	
1.1 Overview	Page 4
2.0 Municipal Requirements	
2.1 Development Permit	Page 4
3.0 Alberta Environment Requirements	
3.1 The Water Act	Page 5
4.0 Site Evaluation	
4.1 Site Assessment	Page 5
4.2 Depth and Volume of Deposit	Page 5
5.0 Areas of Special Concern	
5.1 Endangered Species	Page 5
5.2 Historical Resources	Page 5
5.3 Migratory Birds Convention Act	Page 6
5.4 Environmentally Sensitive Areas	Page 6
5.5 First Nations Consultation	Page 6
6.0 Other Stakeholders	
6.1 Grazing Lease	Page 6
6.2 Trapline	Page 6
7.0 Existing Conditions	
7.1 Existing Land Use	Page 7
7.2 Topography	Page 7
7.3 Vegetation	Page 7
7.4 Wildlife	Page 7
7.5 Soils	Page 8
7.6 Geology	Page 8
7.7 Groundwater	Page 8
8.0 Project Description	
8.1 Access	Page 9
8.2 Road Use Agreements	Page 9
8.3 Pit Boundaries	Page 9
8.4 Project Sequencing	Page 9
8.5 Site Operations	Page 10
8.6 Site Access and Traffic	Page 10
8.7 Hours of Operation	Page 11
8.8 Noise and Dust Mitigation	Page 11
9.0 Reclamation	
9.1 Progressive Reclamation	Page 11
9.2 Water Body	Page 12
9.3 Surface Water	Page 12
9.3 Revegetation	Page 12
9.4 Reclamation Security	Page 13

DRAWINGS

- Drawing 1 – Plan with KWBZ
- Drawing 2 – Plan Phase I Development
- Drawing 3 – Typical Cross Sections
- Drawing 4 – Plan Reclaimed

APPENDICIES

- Appendix A - Location Map
- Appendix B - Air Photo
- Appendix C - Site Photographs
- Appendix D – Exploration Test Pit Logs
- Appendix E – Grazing Lease Consent
- Appendix F – Alberta Transportation Haul Road Consent
- Appendix G – Public Land Standing Report
- Appendix F – Smoky Lake County Development permit Application

1.0 Introduction

1.1 Overview

The Croswell family operates a sand and gravel supply business from several locations in the Counties of Thorhild, Smoky Lake and Lamont in Alberta. DDC Sand and Gravel is an operating division of Dale Croswell Construction Co. Ltd.

DDC Sand and Gravel supplies aggregate products to a variety of customers in the surrounding area. Due to the developing industries in the Heartland Industrial areas in Strugeon, Strathcona and Lamont Counties and due to the shortage of local aggregate deposits in these Counties, considerable quantities are supplied to these developments from the Smoky Lake area. To sustain their aggregate supply business Dale Croswell Construction Co. Ltd. must continue to secure aggregate resources.

This property on the south half of 15-61-18-W4M is an extension of the glacial esker deposit which continues on private land on the north east quarter section of 10-61-18-W4M. The private land is owned by John and Mike Shopsky of Edmonton, AB.

Dale Croswell Construction Co. Ltd. has leased the private property from the Shopsky brothers and has developed a gravel extraction and processing operation upon it. A Development Permit has been obtained from Smoky Lake County and a Class 1 Code of Practice Registration for Pits has been granted by Alberta Environment, Registration No. 295743-00-00.

This proposed Surface Mineral Lease is to extract the sand and gravel from the remainder of the esker deposit. Access to this property is through the property being controlled by Dale Croswell Construction Co. Ltd. Further development of access routes is not necessary.

2.0 Municipal Requirements

2.1 Development Permit

A development permit application for this property has been submitted to Smoky Lake County. A copy of the application is attached in Appendix F.

3.0 Alberta Environment Requirements

3.1 The Water Act

There will be no washing of aggregate at this location and no water will be released off this site. An end pit water body will remain upon reclamation. A Water Act license is not required for an end pit water body in this location.

4.0 Site Evaluation

4.1 Site Assessment

This property was tested by Dale Croswell Construction Co. Ltd under Surface Mineral Exploration permit number SME 110123. The testing was performed in November 2011. The test-hole data logs are attached as Appendix D.

4.2 Depth and Volume of Deposit

The esker covers approximately 16.8 hectares on section 15 with an average depth of aggregate of 2.66 meters and contains an estimated 446,880 cubic meters of pit run aggregate above water. Water was encountered in some of the test pits and another minimum of approximately 164,640 cubic meters of pit run aggregate lies below water table.

An estimated minimum of 1,131,000 tonne of construction aggregates could be produced from this aggregate deposit.

5.0 Areas of Special Concern

5.1 Endangered Species

This property falls within an area designated as environmentally significant. It is within a designated KWBZ which is an ungulate winter range. Esker formations are known to be wildlife corridors but there are many other forested areas surrounding this development to adequately accommodate wildlife movement.

The operations plan has included the restrictions imposed upon the KWBZ.

5.2 Historical Resources

This property has not been identified as an area of interest by Historical Resources, Culture and Community Spirit and therefore a Historical Resources Clearance is not required.

5.3 Migratory Birds Convention Act

This act is applicable to this project due to the possibility of disturbing nests during the clearing of forest vegetation. To comply with this act all forest clearing will take place between the months of September to March to avoid the disturbance of any migratory bird nests.

5.4 Environmentally Sensitive Areas

A protective notation has been registered by Alberta Sustainable Resource Development, Fish and Wildlife department. It is within the designated KWBZ which recognizes the area as a winter range for ungulates.

5.5 First Nations Consultation

The pre-consultation assessment indicated that the Beaver Lake Cree Nation, the Saddle Lake First Nation and the Whitefish (Goodfish) Lake First Nation were to be consulted by notification with follow-up.

Notification was sent by registered mail on April 5, 2012. The Beaver Lake Cree Nation responded by e-mail on April 11, 2012 requesting a File Opening Fee. A follow-up notification was sent to each First Nation by registered mail on April 25, 2012. The File Opening Fee to The Beaver Lake Cree Nation was included.

Saddle Lake First Nation and Whitefish (Goodfish) First Nation did not respond. Beaver Lake Cree Nation responded with Cooperative Agreement forms made out with an incorrect corporate name. We responded with a request to change the names on the form to the correct corporate identity. Beaver Lake did not respond to this request.

6.0 Other Stakeholders

6.1 – Grazing Lease

A grazing lease, GRL 40194 has been issued to Kevin Wawrychuk of Smoky Lake. A completed Consent of Occupant – Form B is included in Appendix E.

6.2 – Trapping

A trapping license, TPA 951 was issued to Elmer Cardinal of Saddle Lake, AB. It expired on June 30, 2013.

7.0 Existing Conditions

7.1 Existing Land Use and Disturbances

The aggregate deposit on this property appears to be a glacial esker. It rises sharply from the muskeg on its south west side to a height of approximately 4.1 meters and slopes upward to a high point approximately 14 meters above the muskeg. It slopes downward to the north east.

Some very faint old vehicle trails run through the area and some old cut lines cross the area.

There are no structures on the property. The only other evidence of human activity is the remnants of barbed wire attached to trees in some locations.

7.2 Topography

This esker deposit rises sharply to a height of approximately 4.1 meters from the muskeg on the south west side and slopes upward to a high point in the middle. It slopes more gradually downward to the north-east. Elevations range from 612 meters at the edges of the proposed SML to a maximum of 630 meters in the middle.

There are no clearly defined drainage channels within the proposed SML. Surface drainage is downward toward the surrounding muskeg.

7.3 Vegetation

The esker is covered by a mixture of poplar and jack pine forest. A large open grassland area of approximately 2.5 hectares exists on a portion of the esker.

There are no timber dispositions in this area. The site will be cleared of the existing jack-pine and poplar vegetation prior to topsoil removal. The merchantable timber will be salvaged by Lien Logging Ltd. and sold to Alpac.

The remaining brush will be pushed into windrows around the perimeter. The windrows will be a maximum 60 meters in length and will have a minimum of 8 meter spacing between windrows. The windrows will remain as deadfall habitat for small wildlife and will conform to the Alberta Forest and Prairie Regulation, section 17,2(c).

7.4 Wildlife

The proposed lease area currently provides habitat for the ungulates typical to this area, ie. moose and deer. It also provides habitat for a variety of small animals such as fox,

coyote, porcupine, rabbits, birds, etc. There is some evidence of larger predators ie. wolves having been in the area.

The wildlife will be displaced by the pit activities but long term disturbance is not anticipated. The reclamation of the SML will provide wetland areas surrounded by areas of grassland. This will provide forage opportunities for the ungulate species and therefore better opportunities for the predator species.

7.5 Soils

There is an average depth of topsoil of 14 centimeters and an average depth of sub soil of 11 centimeters. There is no other overburden.

The LSRS of the soil is 7WV(8) – WB(2). The AGRASID polygon number is 21805 and the soil components are 60% ZOR miscellaneous organic, 20% ZCW miscellaneous gleysol and 20% ZWA miscellaneous water.

The landform is described as confined, terraced floodplain with a limiting slope of 3% (FP3).

Canadian Land Inventory classifies this particular area as 0, having no capability for agriculture.

7.6 Geology

This gravel deposit appears to be a Pleistocene esker deposit. The water bourne nature of the deposit is evidenced by the rounding of the cobbles.

The deposit is coarse gravel with approximately 50 % stone content. It is relatively clean with less than 7% fines. The stone is rounded cobbles with a top size of 150 mm diameter. The deposit does contain some coal and some shale. The deleterious material content appears to be less than 5 %. This deposit is well suited for production of good quality road base products.

Bedrock was not encountered during the site testing. Canadian Land Inventory indicates this area would be underlain by the Belly River Formation, a grey green bentonitic sandstone and shale formation.

7.7 Groundwater

There appears to be a perched water table within this esker deposit. Water was encountered in several of the test pits at a higher elevation than that of the surrounding muskeg. The underlying clay was not reached in some of the test pits as the pit run aggregate below water sloughed in rapidly.

As the development progresses the hydraulic barrier holding the perched water table may be breached in some locations and a portion of the perched water may drain into the surrounding muskeg.

8.0 Project Description

8.1 Access

The existing access to this property is from the intersection of Range Road 180 and Township Road 610 proceeding along the Smoky Lake County gravel haul road across sections 2, 10 and 11-18-W4, proceeding through the Alberta Transportation pit on the NW of 11 and along a forest trail to the aggregate deposit on the NE of section 10 and through the Shopsy Pit to the remainder of the esker deposit.

There is a locked gate near the intersection of Range Road 180 and Township Road 610 near the Smoky Lake County scale house. Another locked gate controlled by Dale Croswell Construction is located at the entrance to the privately owned Shopsy property on the north east quarter of 10-61-18-W4M.

8.2 Road Use Agreements

Access across these properties has been negotiated with the land owners and/or the surface lease holders. An access road is currently in use across the properties to access the Shopsy Gravel Pit. Access through the Shopsy property to access this proposed SML is controlled by Dale Croswell Construction Co. Ltd. who leases the Shopsy property for gravel extraction and processing.

A portion of the access road NW of 11-61-18-W4M west of the Alberta Transportation lease has been tested by Dale Croswell Construction Ltd. under SME 120048. It was found to contain some sand and gravel. Dale Croswell Construction Co. Ltd. has applied for SML 120097 on this property.

8.3 Pit Boundaries

The proposed lease boundaries are as shown on Drawing 1. The boundaries have been located in the field by a surveyor and have been marked by flagging.

8.4 Project Sequencing

It is the intent of Dale Croswell Construction to develop this property upon depletion of the adjoining Shopsy property upon which a gravel pit is currently being operated. This is expected to occur in approximately 2 years.

Due to the restrictions of the KWBZ this area will be developed in 2 phases. This will restrict the development areas to approximately 200 meters in width.

The aggregate material will not be processed on this site; it will be removed to the adjoining Shopsky property for processing. It will be removed during the summer months so that no activity will occur on this SML between January 15th and April 30th of any year.

The first phase of the development will be reclaimed before the second phase is developed.

8.5 Site Operations

The quantity of aggregate extracted from this deposit is expected to be approximately 100,000 tonne per year. This operation will have an expected life span of 11 years.

The merchantable timber will be salvaged and removed from the site. The remaining brush will be pushed into windrows off the gravel deposit.

The topsoil and subsoil will be pushed into windrows separated by a minimum of 3 meters.

Extraction of the pit run will be performed by a combination of front end loader and hydraulic excavator. The aggregate below water will be excavated by hydraulic excavator. The pit run will be transported to the adjoining Shopsky by pushing the immediately adjoining material by dozer and by loading and hauling the more distant material.

The aggregate products will be stockpiled on the Shopsky property.

There will be no buildings located on this site; all necessary temporary buildings will remain located on the Shopsky property. No fuels or lubricating products will be stored on site.

The site will be serviced by portable toilet facilities and all wastes will be removed from the site and disposed of in approved sites.

All solid wastes will be collected and removed from site and disposed of in appropriate landfills.

8.6 Site Access and Traffic

A haul road exists through the Shopsky gravel pit and through the Alberta Transportation's existing gravel pit to the Smoky Lake County pit. Approval has been obtained from the Shopsky brothers, from Alberta Transportation and from Smoky Lake County to use the haul road through their pits to Township Road 610. The haul road

through the Shopsy pit and through the Alberta Transportation pit will be maintained by Dale Croswell Construction Co. Ltd.

A locked gate exists near the Smoky Lake County scale house and is controlled by Smoky Lake County. A second locked gate exists at the entrance to the Shopsy property and is controlled by Dale Croswell Construction.

The majority of the product will be hauled eastward on Township Road 610 to Highway 855. A haul road agreement is in place with Smoky Lake County.

Hauling is performed almost exclusively by Dale Croswell Construction company trucks. This allows for much tighter control over driver behavior.

Hauling will take place throughout the year as demand requires. Approximately 4,000 truck loads per year will be hauled from the stockpiles on the Shopsy property.

8.7 Hours of Operation

This will be a day shift only operation with production occurring from 7 am until 9 pm five days per week and 7 am until 6 pm on Saturdays.

8.8 Noise and Dust Mitigation

This is a relatively remote area with the closest residence located over 3 miles away from the proposed SML.

Other gravel extraction and processing operations currently exist between this site and the nearest residence.

Due to the remoteness of this location no noise or dust mitigation other than normal operation procedure is anticipated.

9.0 Reclamation

9.1 Progressive Reclamation

Progressive reclamation will be a feature of this development. The mining of the sand and gravel will be performed in 2 phases. The first phase of development will be reclaimed before the second phase is developed.

The topsoil and the subsoil will be handled separately. There is no other overburden. The subsoil will be spread evenly over the disturbed area to an approximate depth of 11 centimeters. The topsoil will be spread evenly to an approximate depth of 14 centimeters.

De-compaction of each layer of reclamation will be performed by scarifying before the next layer of material is placed upon it.

The windrows of brush will be no longer than 60 meters in length. They will be left to provide habitat for small fauna and will deteriorate in a natural manner.

9.2 Water Body

Gravel will be extracted from below water in a portion of this deposit. Extraction will be by hydraulic excavator. As there appears to be a perched water table in this deposit as development proceeds the hydraulic barrier holding the perched water may be breached allowing some of the water to drain into the surrounding muskeg, lowering the perched water table.

Gravel will be extracted from below water in a portion of the deposit creating a shallow end pit water body. The area of this water body is expected to be approximately 2.63 hectares. This shallow water body will be suitable as waterfowl habitat.

Sloping of the edges of this water body will be a minimum 3:1 above and below water which will allow for emergent and sub-emergent vegetation to develop and support wildlife.

9.3 Surface Water

Surface water that collects during operations will be directed to a low portion of the developed site and contained until suspended sediments have settled. It will then be released into the surrounding muskeg.

During the time that aggregate is being bailed from below water all surface drainage will be directed toward the area where bailing is occurring.

9.4 Revegetation

Revegetation of the remaining land surface phase will occur as each phase is depleted and reclaimed.

The reclaimed areas outside of the end pit water body will be tilled, fertilized and seeded to a Central Mixed Wood Area seed mixture containing approximately the following seed mixture:

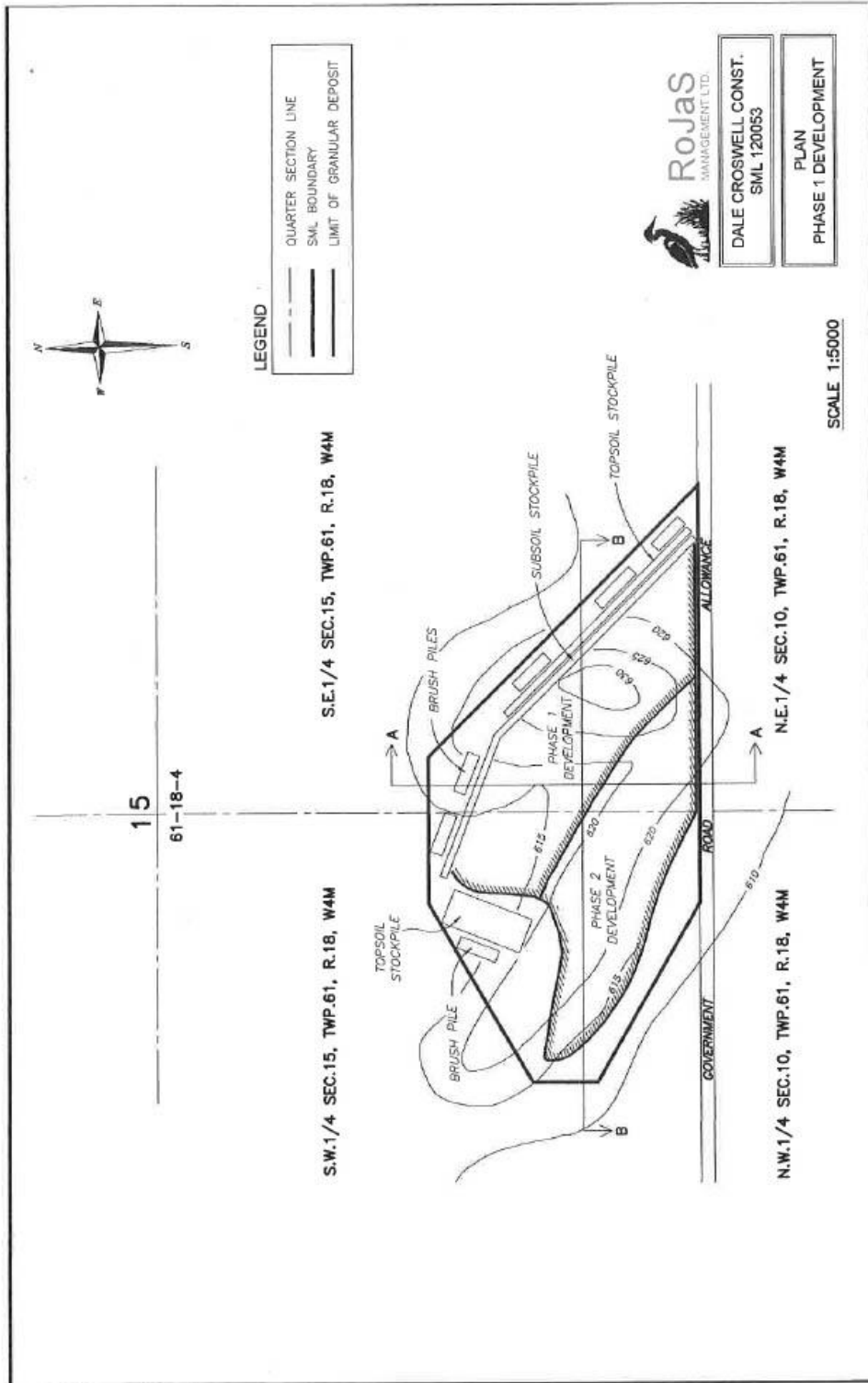
- 35% Fringed Brome Grass
- 34% Rocky Mountain
- 5% Spiked Tristem Grass
- 3% June Grass
- 3% Tufted Haw Grass
- 3% Fowl Blue Grass
- 2% Tickle Grass

This re-vegetation will enhance the grazing capability for the holder of the grazing lease and will enhance grazing for ungulates.

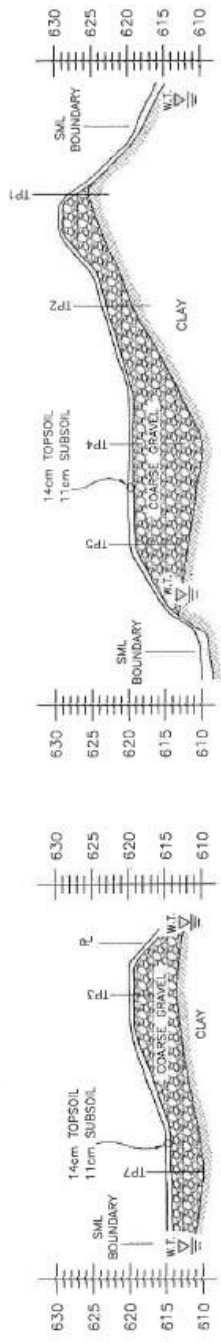
9.5 Reclamation Security

The proposed reclamation security will be \$35,250 which is \$1,000 per acre for the 35.25 ac. of maximum disturbance. The security will be in the form of a Letter of Credit. The maximum disturbance will occur upon the Phase 1 development.

DRAWINGS

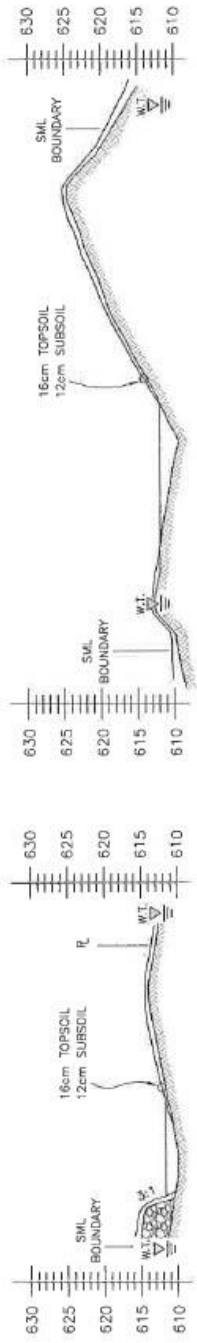


16



SECTION B-B EXISTING

SECTION A-A EXISTING



SECTION B-B RECLAIMED

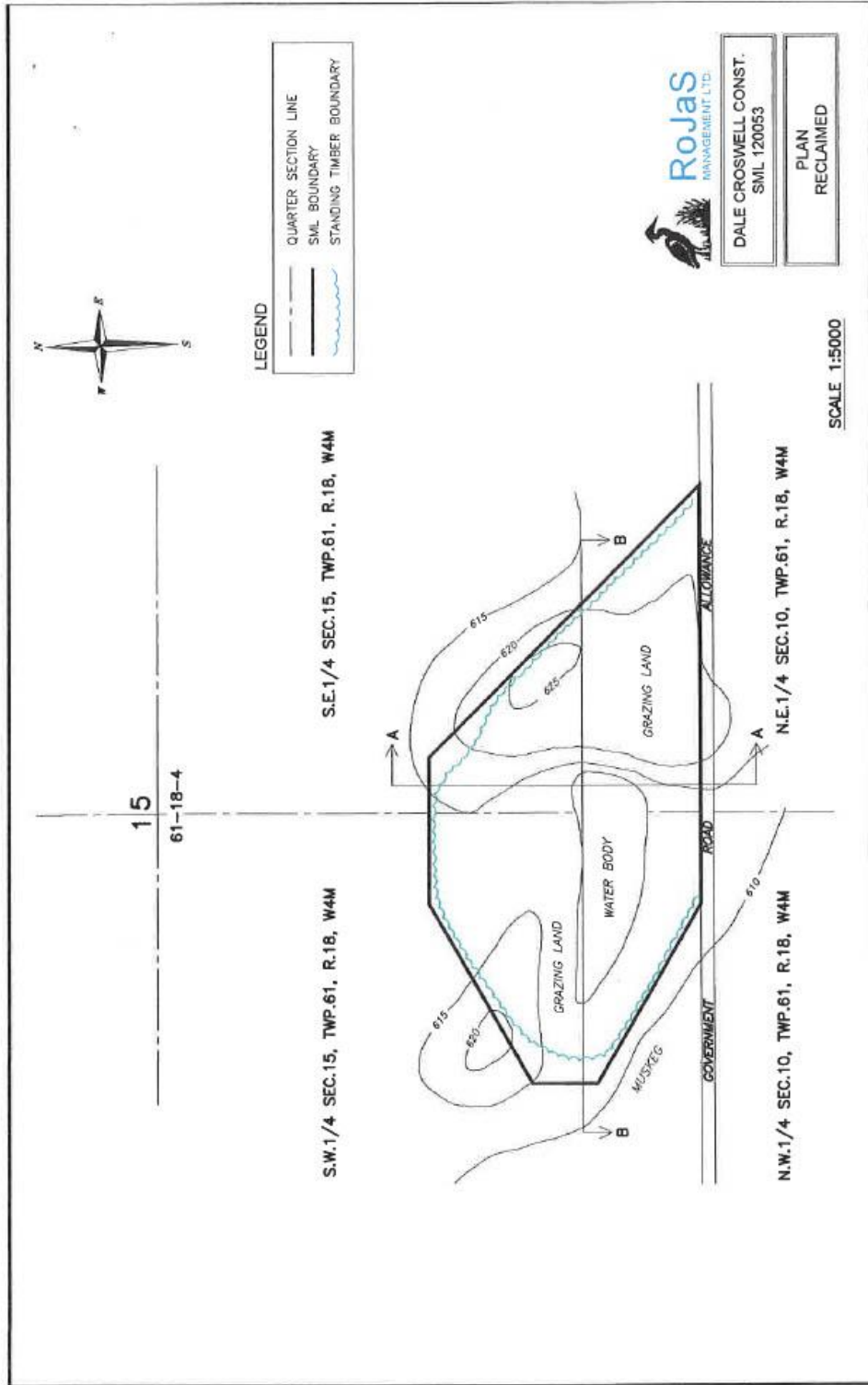
SECTION A-A RECLAIMED

Rojas
MANAGEMENT LTD.

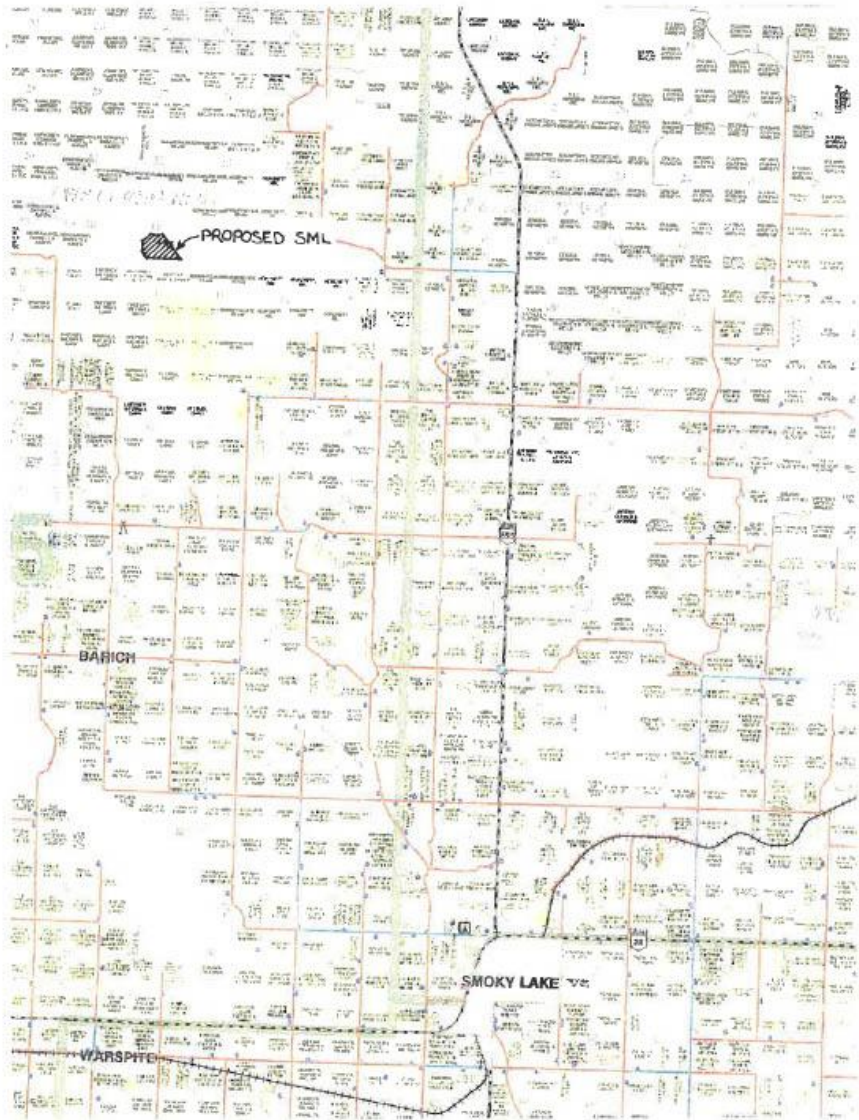
DALE CROSWELL CONST.
SML 120053

TYPICAL
CROSS SECTIONS

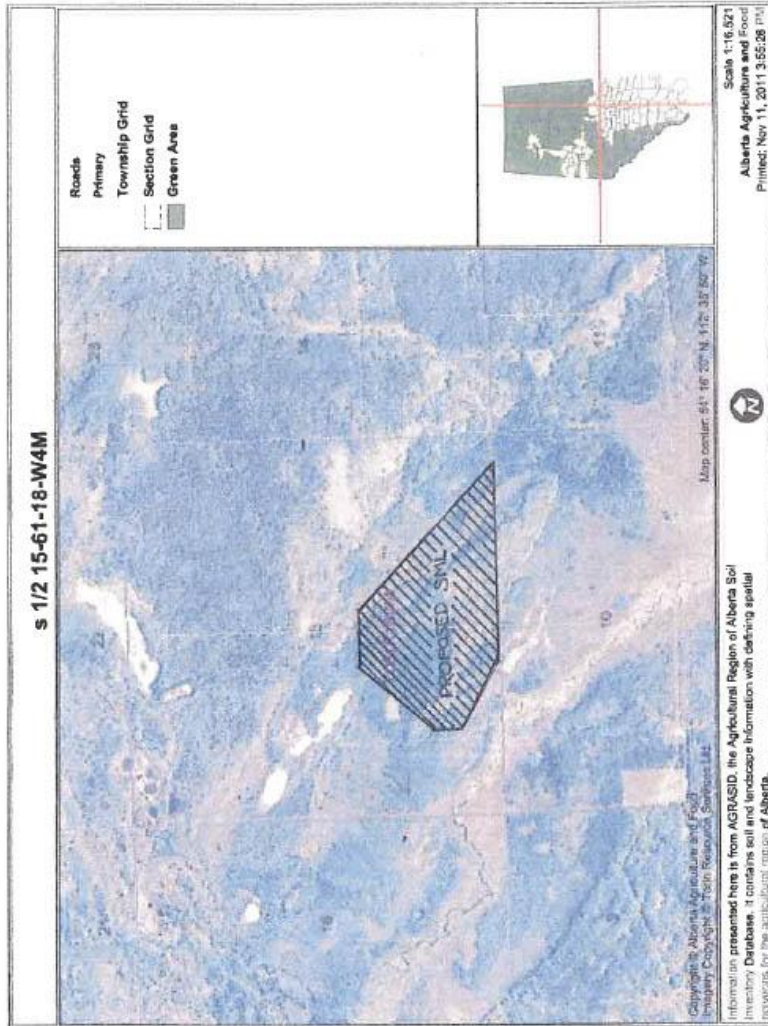
SCALE: HORIZ. 1:5000
VERT. 1:500



Appendix A – Site Location Map



Appendix B – Site Air Photo



Appendix C – Site Photographs



Test Pit 1



Test Pit 5



Test Pit 6

Appendix D – Exploration Test Pit Logs

Dale Croswell Construction Co. Ltd.
 Crown Land
 S 1/2 15-61-18-W4

Test Pit Logs

Pit #	Location	Depth	Description	Overburde		Gravel depth below water
				depth	depth	
TP 1	N54*16.105' W112*36.597' Elev. 621m	0 m - 0.17 m	Topsoil	0.27	2.03	0
		0.17 m - 0.27 m	Subsoil			
		0.27 m - 2.3 m	Coarse gravel, cobbles to 150mm Clay, dry			
TP 2	N54*16.103' W112*36.677' Elev 618m	0 m - 0.24 m	Topsoil	0.38	3.32	0
		0.24 m - 0.38 m	Subsoil			
		0.38 m - 3.7 m	Coarse gravel, coal seams, clay seam @ 2.0m Clay			
		3.7 m	Water at 3.5m.			
TP 3	N 54*16.092' W112*36.703' Elev. 622 m	0 m - 0.15 m	Topsoil	0.23	2.47	1.60+
		0.15 m - 0.23 m	Subsoil			
		0.23 m - 4.3 m	Coarse gravel, boulders to 300mm after 2 m. Quit digging, still in gravel			
		4.3 m	Water at 2.7 m after hole open 2 hrs.			
TP 4	N54*16.127' W112*36.819' Elev. 615 m	0 m - 0.16 m	Topsoil	0.24	3.26	1.34+
		0.16 m - 0.24 m	Subsoil			
		0.24 m - 4.6 m	Coarse gravel with coal seams. Quit digging, still in gravel			
		4.6 m	Water at 3.5 m after hole open 2 hrs.			
TP 5	N54*16.154' W112*36.898' Elev. 617 m	0 m - 0.10 m	Topsoil	0.25	3.15	0.80+
		0.10 m - 0.25 m	Subsoil			
		0.25 m - 4.2 m	Coarse gravel, coal seam at 2.5 m. Quit digging, still in gravel.			
		4.2 m	Water at 3.4 m after hole open 2 hrs.			

TP 6	N54*16.192' W112*36.622' Elev. 615 m	0 m - 0.15 m 0.15m - 0.25 m 0.25 m - 4.2 m 4.2 m	Topsoil Subsoil Coarse gravel with sandy seam at 1.3 m Quit digging, still in gravel Water at 3.4 m	0.25	3.15	0.80+
TP 7	N54*16.219' W112*36.709' Elev. 616 m	0 m - 0.10 m 0.10 m - 0.20 m 0.20 m - 4.0 4.0 m	Topsoil Sandy subsoil Coarse gravel, mixed with coal below 2 m. Quit digging, still in gravel and coal Water at 2 m.	0.20	1.80	2.00+
TP 8	N54*16.191' W112*36.773' Elev. 607 m	0 m - 0.05 m 0.05 m - 0.10 m 0.10 m - 3.5 m 3.5 m	Topsoil Sandy subsoil Coarse gravel with boulders at 2.6 m Quit digging, still in gravel Water at 2.2 m.	0.10	2.10	1.30+
TP 9	N54*16.200' W112*36.806' Elev. 611 m	0 m - 0.40 m 0.40 m - 0.70 m 0.7 m - 0.9 m 0.9m	Topsoil Subsoil Coarse gravel Clay	0.7	0.2	
	Average depth of topsoil		0.14 meters			
	Average depth of subsoil		0.11 meters			
	Average depth of gravel above water		2.66 meters			
	Average depth of gravel below water		0.98 meters (minimum)			
	Area of deposit		16.8 hectares			41.5 acres
	Quantity of topsoil		23,520 cubic meters			
	Quantity of subsoil		18,480 cubic meters			
	Quantity of gravel		446,880 cubic meters			

826,728 tonne of aggregate products
above water table

Possible quantity of gravel
below water

164,640 cubic meters

304,584 tonne of aggregate products
below water

Appendix E – Consent of Occupier – Grazing Lease

Consent of Occupant – Form B

I, (we) KEVIN WAWRYNCHUK
of PO Box 458, SMOKY LAKE, AB, T0A 3C0
in the Province of Alberta, In Consideration of the sum of \$ 50.00

50.00 Dollars
paid to me (us) by the mineral producer, receipt of which is hereby acknowledged, and in consideration of the covenants and agreements hereinafter mentioned and on the part of the mineral producer to be kept, observed and performed:

I, (we) KEVIN WAWRYNCHUK
Do Hereby Grant to the mineral producer, its successors and assigns, its contractors, servants and agents the right, license, liberty, privilege and easement to enter upon, over, under and through all those portions of: (land description) A 23.35 HECTARE PORTION OF THE SOUTH HALF OF SECTION 15, RANGE 61, TOWNSHIP 18, WEST OF THE 4TH MERIDIAN.

the lands described in the lease/license/permit No. GRL 40194 dated the 1st day of JULY, 1974 and made between Her Majesty the Queen in right of the Province as represented by the Department of Sustainable Resource Development as lessor and me (us) as lessee/licensee/permittee outlined in red on the sketch hereunto annexed at any time and from time to time with vehicles and equipment for the purposes permitted by the Mineral Surface Lease Regulations and any regulations passed in substitution thereof.

The Mineral Producer Hereby Covenants And Agrees to compensate me (us) for damage done to my (our) buildings, growing crops, fences and livestock on the said land by reason of the exercise of the rights hereby granted; and the mineral producer further covenants and agrees to pay to me (us), in addition to the consideration and compensation hereinbefore mentioned, the annual rent of \$ 50.00 Dollars, such rent being payable annually in advance on the 26 day of March in each year or portion thereof that the rights hereby granted are exercised, the first of which payments to be made on the 26 day of March, 2012.

If my (our) right to occupy the said land terminates for any reason, this consent and the covenants and agreements therein contained shall then and in that event cease and determine.

This consent is given under my (our) hand expressly for the purpose of satisfying the requirements of Section 12 of the Surface Rights Act.

This consent shall be binding upon and shall enure to the benefit of my (our) heirs, executors, administrator and assigns.

In Witness Whereof I, (We), have executed this consent at SMOKY LAKE

in the Province of Alberta, this 26 day of MARCH, 2012.

Signed and Delivered

by DALE CROSWELL CONSTRUCTION @ LTD.
In the presence of:
[Signature]
Witness

[Signature]
Occupant
This consent is hereby acknowledged and accepted by the mineral producer.
Per [Signature]
DALE CROSWELL CONSTRUCTION CO - LTD.

(This consent is attached to and forms a part of that certain Mineral Surface Lease No. MSL _____ dated the _____ day of _____, 20____.

Appendix F – Haul Road Agreement

Government of Alberta ■
Transportation

North Central Region
Stony Plain Office

223, 4708-44 Avenue, Provincial Building
Stony Plain, Alberta
Canada T7Z 1N4

Telephone 780/963-5711
Fax 780/963-7420

This Agreement made as of the *21* day of *March* 2011.

BETWEEN:
Alberta Transportation
North Central Region
Room 223, Provincial Building
Stony Plain, Alberta T7Z 1N4

(Herein after referred to as "the Grantor")

- and -

Dale Croswell Construction Co. Ltd.
P.O. Box 690
Thorhild, Alberta
T0A 3J0

- A. **Agency Disclosure:** Alberta Transportation is the duly authorized operator of **DRS000006**.

WHEREAS the Grantee in order to obtain legal access to their gravel pits, must make use of the specific tract or tracts, parcels or parcels, of land set forth and described as follows: portions of sections ~~NE 10-061-18-4~~ (hereinafter referred to as the "Said Lands") and as the said lands are presently held under a **DRS000006** by the Grantor; and

WHEREAS the parties hereto are desirous of defining and mutually adjusting their respective rights, duties and liabilities in respect of the said lands and their respective use thereof.

Now, **THEREFORE, THIS AGREEMENT WITNESSETH** that in consideration of the mutual agreements and covenants hereinafter contained, the parties hereto do, hereby covenant and agree each with the other as follows:

1. The Grantor, at a rental rate of \$1 (one dollar, receipt acknowledged) does hereby grant unto the Grantee the right, liberty, and privilege to use those parts or portions of the said lands with the full right, for itself, its tenants, servants, agents, or persons authorized by it or them of ingress, egress and regress on, over and across the same for activities which are incidental and necessary for the maintenance and operations of gravel pits located in the NE 10-061-18-4. Notification for change of status and or additions or deletions to these reservations can be accomplished by way of letter dated and forwarded by the Grantee to the Grantor and will be appended, and from that date becomes an integral part of the agreement. This agreement does not apply to any new development construction projects, or any other usage which does not fall in accordance with these usages mentioned above.

Alberta ■

DRS000006
Page 1/3

2. The Grantee shall and will at all times indemnify and save harmless the Grantor of, from and against all loss, costs, charges, liabilities, damages and expenses, including without limitation to the generality hereof, all liabilities for taxes, rates, and assessments, or for any increase in the amount thereof, and all similar or other liabilities to third persons or parties, whether in contract, tort or otherwise howsoever, which the Grantor at any time hereafter shall or may bear, suffer, sustain or incur for or by reason of the Grantee's use of the said lands or any of them or for or by reason of negligence of the Grantee, its servants, agents, employees, contractors, licensees or invitees or any other persons, arising out of or in any way relating to such use.
3. The Grantor shall not be liable nor responsible in any way for any personal or consequential injury of any nature whatsoever that may be suffered or sustained by the Grantee or by any servants, agents, employees, licensees, or invitees of the Grantee or any other persons who may be upon the said lands or for any loss or damage howsoever caused to any property belonging to the Grantee, employees, licensees, or invitees, or any other persons while such property is on the said lands, save such is caused by the willful act of the Grantor; and the Grantee covenants to indemnify the Grantor against and from all loss, costs, claims, or demands in respect of any injury, loss or damage referred to herein.
4. The Grantee does hereby agree to perform all maintenance or repairs as may be required at their cost during the term of this agreement.
5. The Grantee does hereby agree to further compensate the Grantor for any and all maintenance or repair as may be undertaken or caused to be undertaken by the Grantor, its servants, agents, employees or contractors by reason of the Grantee's use of the said lands other than normal wear and tear. At the conclusion of use the road shall be returned to equal or better condition.
6. The Grantee hereby agrees to notify the Grantor of its commencement date prior to its making use of the above lands and will also notify the Grantor of its completion date immediately following the conclusion or termination of its operations in respect to these lands. Notification shall be made to Don Smith at 780-963-5711.
7. The Grantee hereby agrees to conduct its activities in a safe and a workmanlike manner and shall ensure that any usage of the Grantor's roads or roadways by the Grantee or any of the Grantee's servants, agents, employees, licensees, or invitees will be made with a view to safe road practices, including without limitation to the generality hereof, the adherence to posted directives including speed limits.
8. The Grantee hereby agrees that the Grantor reserves the right to restrict the use of the said lands or to close the said lands at any time, if, in the Grantor's sole discretion, usage during periods of inclement weather or poor ground conditions would result in excessive damage to the said lands.
9. The Grantee hereby agrees that it has no exclusive rights to the use of the said lands and access by the Grantee may be prohibited by the Grantor if, in the Grantor's opinion, the Grantee is not conforming within the terms and conditions herein contained.

10. The term of the Agreement shall be for a term of Five years commencing the 1st day of March 2011 AD, and ending the 1st day of March, 2016 AD, unless earlier terminated in accordance with the terms of this Agreement.

THIS AGREEMENT shall be binding and ensure to the benefit of the parties hereto and each of them their respective successors and assigns.

IN WITNESS WHEREOF the parties hereto have severally executed and delivered these presents, all as of the day, month, and year first above written.

Dale Croswell Construction Co. Ltd.

Name: [Signature] - Dale Croswell
Title: General of Dale Croswell Construction Co. Ltd

Witness
[Signature] - Debbie Croswell

DATED THIS 21 DAY OF March 2011.

Alberta Infrastructure and Transportation

For: [Signature]
Name: DONALD W SMITH

Witness
[Signature]

Title: AGGREGATES COORDINATOR

DATED THIS 25 DAY OF MARCH 2011.

Appendix F – Public Land Standing Report

Public Land Standing

Selected Sections		Selection Criteria	
Geo-Administrative Area:	Y	Status:	Number Assigned, Application, Letter of Authority, Land Amendment Application, Letter of Authority for Amendment, Active/Disposed, Cancelled - Outstanding Obligation
Requested Lands:	Y	Type:	All
Title Information:	N	Status:	All
Activity Details:	Y	Type:	All
Subdivisions:	NA	Status:	Number Assigned, Application, Letter of Authority, Land Amendment Application, Letter of Authority for Amendment, Active/Disposed, Cancelled - Outstanding Obligation
Client List:	Y	Type:	All
Selected Activities		Status:	
Surface Dispositions	Y	Type:	
Geophysical	NA	Status:	
Reservations	Y	Type:	
Encumbrances	Y	Status:	
Land Postings	Y	Type:	
Land Keys		Status:	
W4-18-061-15-SE		Type:	
W4-18-061-15-SW		Status:	
		Type:	

Public Land Standing

Requested Land									
Requested Land	Ownership	Admin	Titled	Serv	Area in Hectares		Area in Acres		Water
					Urban	Rural	Land	Title	
W4-18-001-15-SW	Cases	FLW	Urban	Urban	64.345	0.000	159.00	0.00	0.00
TOTAL	Cases	FLW	Urban	Urban	128.650	0.000	318.00	0.00	0.00
Geo Administrative Areas									
COAL DEVELOPMENT REGION	SETTLED								Code: CDR-1
W4-18-061									Code: CITY-013
W4-18-061-15	SMOKY LAKE COUNTY								Code: RWA-3
ENVIRONMENT CONSERVATION REGION	NORTHERN								Code: BED-006
W4-18-061									Code: RNCU-51
ENVIRONMENT CONSERVATION REGION	NO. 6								Code: FWA-402
ENCL. DISTRICT									Code: FWD-511
W4-18-061									Code: FWR
FOREST MANAGEMENT UNIT	NORTHEAST								Code: OLC-W
W4-18-061									Code: OBL-C
FISH & WILDLIFE ADMIN. REGION	NORTHEAST REGION								Code: LUANB-13
W4-18-061									
FISH AND WILDLIFE DISTRICT	NORTHEAST REGION								
W4-18-061									
FISH & WILDLIFE REFERRAL LANDS									
W4-18-061-15	WHITE								
GENERAL LANDS CLASSIFICATION									
W4-18-061									
GRAZING ZONE	C								
W4-18-061									
LAND USE AREA	NORTHEAST								
W4-18-061									

Geographic Land Information Management and Planning System
Req: 060045555
Report Date: 2013/1/18 Time: 12:02:10
Public Land Standing
RANGITLAND DISTRICT
W.L. 18-20-115
ATLABASCA
NORTHEAST
Code: RITNE-3
Page 3 of 14
EIS Request No.: R007642
LDR:1560

End of Geographical Area

Public Land Standing

Land Accty	Status/Type	Date	Egpy	Activities and Titles		Area	Title/ Area Hectres
				Notes and Remarks Case			
W4-18-061 ADA 09009	Active/Disposed	2007/01/13	2007/01/13	TALISMAN ENERGY INC.		0.00	0.00
				ACTIVITY DETAIL INFORMATION WITHIN 100M OF WATERBODY (Y/N): PURPOSE: CLIENT FILE NO:			
				NO PLANS		(0.00)	(0.000)
W4-18-061-15 HTW 18011	Active/Disposed	2013/06/25	2013/06/25	KEYVIN WAWRZYNSKIUK		196.00	157.827
				ACTIVITY DETAIL INFORMATION WITHIN 100M OF WATERBODY (Y/N): PURPOSE: CLIENT FILE NO:			
				NO PLANS			

Public Land Stending

Land Activity	Status/Type	Date	Expiry	Mile and Bound Remarks	Area	Total Area
	Canceled - Outstanding Obligations			Client	Acres	Hectares
SMS100189			20110625	GLENN/BALL	314.47	127.200
ACTIVITY DETAIL INFORMATION OPTION TO PURCHASE (Y/N): DIMENSION: REGULAR PLAN NO: LTO PLANNING ITEM VERSON(DATE(S)) 671 80 20100676						
TPA 951	Active/Deposited	19870601	20100630	ELMER CARDINAL	(636.00)	(257.380)
ACTIVITY DETAIL INFORMATION OPTION TO PURCHASE (Y/N): DIMENSION: WITHIN 100M OF WATERBODY (Y/N): N PURPOSE: EXPLORATION CLIENT FILE NO.: NO PLANS						
					0.00	0.000
					(0.00)	(0.000)
W4-18-061-15-5E	Application	20130400		ROBERT W BEAVERFORD	77.30	31.341
CRB 12037						
ACTIVITY DETAIL INFORMATION OPTION TO PURCHASE (Y/N): DIMENSION: WITHIN 100M OF WATERBODY (Y/N): N PURPOSE: CLIENT FILE NO.: NO PLANS						

Public Land Standing

Land Activity	Status/Type	Date	Reply	Notes and Branch Remarks	Client	Acres	Total Area
CEL 40184	Active/Disposed	1974/07/01	20/AN/00		KEVIN WATYNCHUK	2,314.10	856,014
<p>ACTIVITY DETAIL INFORMATION</p> <p>OPTION TO PURCHASE (Y/N): N DIMENSION: PLAN NO 4184 BK</p> <p>CLIENT FILE NO: LTO PLAN NO ITB4</p> <p>VERSION DATE(S) 2004/05/43</p> <p>EXCLUDED IS 67.30 ACRES FOR A GRAVEL PIT AS AUTHORIZED UNDER FILE DES 000000.</p> <p>1983/10/07 3999/2/01 01.70</p>							
INT880854	Active/Disposed	1983/10/07	3999/2/01			688.00	258,594
<p>ACTIVITY DETAIL INFORMATION</p> <p>NO PLANS</p> <p>ATHABASCA OFFICE - RANGELAND DISTRICT-LANDS DIVISION DEPT. OF ENVIRONMENTAL RESOURCES DEV 01: UNDER CONSIDERATION 2: NO AGRICULTURAL DISPOSITION 100: GRAZING HAYING 710: SEE COMMENTS</p> <p>SANDY SOIL RIDGES WITH SOME DEPRESSIONAL MEISERS.</p> <p>EXCLUDED IS 67.30 ACRES FOR A GRAVEL PIT AS AUTHORIZED UNDER FILE DES 000000.</p> <p>1983/10/07 3999/2/01 01.70</p>							
						(159.00)	(64,345)

Public Land Standing

Land Activity	Stand Type	Date	Deputy	Memo and Remarks	Area	Total Area
SR#	Letter of Authority			Client	EC01	Hecklers
SMC 110123	Letter of Authority	2011/025	2011/04/24			31.380
			DALE CROSWELL			
	OPTION TO PURCHASE (Y/N): DIMENSION: 804.9M x 162.4M PLAN NO 5333 SG			ACTIVITY DETAIL INFORMATION WITHIN 100M OF WATERBODY (Y/N): PURPOSE EXPLORATION CLIENT FILE NO: LTD PLAN NO ITEM VERSION DATE(S) 2011/09/28	(39.04) 77.20	(15.800) 31.380
SMC 110045	Lead Amendment Application	2012/04/18		ROBERT W BEAVERFORD		
	OPTION TO PURCHASE (Y/N): DIMENSION: Irregular PLAN NO 5177 SG			ACTIVITY DETAIL INFORMATION WITHIN 100M OF WATERBODY (Y/N): PURPOSE SAND AND GRAVEL CLIENT FILE NO: LTD PLAN NO ITEM VERSION DATE(S) 2012/04/18	(7.49) 76.54	(0.000) 32.190
SMC 110047	Lead Amendment Application	2012/04/18		GILBRY BALL		
	OPTION TO PURCHASE (Y/N): DIMENSION: Irregular PLAN NO 5179 SG			ACTIVITY DETAIL INFORMATION WITHIN 100M OF WATERBODY (Y/N): PURPOSE SAND AND GRAVEL CLIENT FILE NO: LTD PLAN NO ITEM VERSION DATE(S) 2012/04/18	(3.41)	(1.380)

Public Land Standing

Land Activity	Start Type	Date	Equity	Notes and Remarks	Area	Total Area
SM 12063	Application	2012/08/20		DALE CROGUELL CONSTRUCTION CO LTD.	35.02	21.063

Activities and Titles

OPTION TO PURCHASE (Y/N):
 DIMENSION: REGULAR
 PLAN NO: 5449 80

ACTIVITY DETAIL INFORMATION
 WITHIN 100M OF WATERBODY (Y/N):
 CLIENT FILE NO: LTO PLANTING
 ITEM: 2012AWR63

PURPOSE: BAND AND GRAVEL
 VERSION DATE(S): 2012AWR63

W4-15-001-15-SW
 CB3 12009 Application 2012/04/20 75.54 32.189

GLENNEBALL

OPTION TO PURCHASE (Y/N):
 DIMENSION:

ACTIVITY DETAIL INFORMATION
 WITHIN 100M OF WATERBODY (Y/N):
 CLIENT FILE NO: NO PLANS

Public Lead Standing

Activity	Client ID	Name / Address	Province	Country	Postal Code
AOA 00009	0010075-002	TALISMAN ENERGY INC. 888 3 ST SW SUITE 200 CALGARY	Alberta	CANADA	T1P 9C5
CRB 12037	8094105-001	ROBERT W BEAVERFORD 525 47 RANGE ROAD 223 SIBERWOOD PARK	Alberta	CANADA	T1A 4T7
CRB 12039	1001841-001	GLENN BALL 13106 RANGE ROAD 223 ADRISSON	AB	CANADA	T1E 2E8
CRF 04034	8661134-002	TRANSPORTATION AND CIVIL ENGINEERING TECHNICAL STANDARDS BRANCH SURFACE ENGINEERING & AGGREGATES DIVISION - NEW FLOOR 1 EDMONTON	Alberta	CANADA	T6B 2X5
DRB00006	8661134-002	TRANSPORTATION AND CIVIL ENGINEERING TECHNICAL STANDARDS BRANCH SURFACE ENGINEERING & AGGREGATES DIVISION - NEW FLOOR 1 EDMONTON	Alberta	CANADA	T6B 2X5
GR 40194	8031864-001	KEVIN WAWEYKHEUK PO BOX 488 SMOKY LAKE	AB	CANADA	T6A 3G9
HTW 130011	8031864-001	KHON WAWEYKHEUK PO BOX 488 SMOKY LAKE	AB	CANADA	T6A 3G9
PNT06156	8659903-001	ATLANTICA OFFICE - RANGELAND DISTRICT-LANDS DIVISION-DEPT. OF SUSTAINABLE RESOURCE DEV 4901 50 ST ATLANTICA	Alberta	CANADA	T9S 1E2

Public Land Standing

Parcel ID	Parcel Name	Address	Province	Country	Category
PVTR0454	869500-001	ATLANTICA OFFICE - BANGORLAND DISTRICTLANDS DIVISION DRPT. OF SUSTAINABLE RESOURCE DEPT 4901 56 ST ATLANTICA	Alberta	CANADA	TYS 1E2
SMR 100149	1001841-001	GLENN BULL 135 53045 PARKER ROAD 222 ARDROBARN	AB	CANADA	TRE 2ER
SMR 110123	807330-001	DALE CHURCHWELL PO BOX 690 THORFIELD	AB	CANADA	TOA 3B
SMR 110945	8994109-001	ROBERT W BEAVERHURD 52547 RANGE ROAD 213 SILVER WOOD PARK	Alberta	CANADA	TBA 4PT
SMR 110047	1001841-001	GLENN BULL 135 53045 PARKER ROAD 222 ARDROBARN	AB	CANADA	TRE 2ER
SMR 120253	1006494-001	DALE CHURCHWELL CONSTRUCTION CO. LTD. PO BOX 690 THORFIELD	Alberta	CANADA	TWA 3R
TPA 951	8865079-001	ELAINE CARDINAL PO BOX 493 SADDLE LAKE	AB	CANADA	TOA 310

Total Available: 15

Appendix F – Smoky Lake County Development Permit Application



Box 310
 4612 McDougall Drive
 Smoky Lake, AB T0A 3C0
 ph 656-3730 fx 656-3768

DEVELOPMENT PERMIT APPLICATION PACKAGE

Internal Use Only
 Our File Number: _____ Your File Number: _____ Roll Number: _____

Applicant Information
 Applicant/Agent: Dale Croswell Construction Co. Ltd. Phone: (780) 398-3568
 Address: PO Box 690 Cell Phone: (780) 307-4511
 City/Prov: Thorhild, AB Postal Code: T0A 3J0 Fax: (780) 398-2548
 Email address: ddcsandandgravel@telus.net Signature: *[Signature]*

Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

Registered Landowner Information Owner same as applicant
 Registered Owner: Crown Land SML 120053 Phone: _____
 Address: _____ Fax: _____
 City/Prov: _____ Postal Code: _____ Signature: _____

Right of Entry
 Pursuant to Section 542 of the Municipal Government Act, I hereby do or do not grant consent for a designated officer of Smoky Lake County to enter upon the land as described above, for a site inspection.
 Print Name: Dale Croswell Signature: *[Signature]*

Section A - Property Information
 Legal: Lot _____ Block _____ Plan _____ and Part of Sec Twp Rge W4M
 Subdivision Name (if applicable) or Area of Development _____
 Rural Address/Street Address _____ Parcel Size Hectares
 Number of existing dwellings on property (please describe)

 Has any previous application been filed in connection with this property? Yes No
 If yes, please describe the details of the application and file number:



Box 310
 4612 McDougall Drive
 Smoky Lake, AB T0A 3C0
 ph 656-3730 fx 656-3768

DEVELOPMENT PERMIT APPLICATION PACKAGE

Section C – Abandoned Wells

Effective November 1, 2012, the Subdivision and Development Regulation requires that an applicant for a development permit (for buildings larger than 47m²/505 sq. ft.) provide information about abandoned oil and gas wells on the subject property. Before an application for development can be considered complete, applicants MUST provide this information. The following outlines the process for determining what information is required with your development application. Applicants are required to verify the ERCB Abandoned Well Viewer online at: mapview.ercb.ca/spatialdatabrowser/default.aspx?config=AbandonedWells.xml to determine if abandoned wells are located on the subject property.

If an abandoned well is found, then the Applicant MUST contact and provide Smoky Lake County with all Licensees identified by the ERCB as affecting their property to confirm the following:

1. a sketch showing the location and setback distance required by the Licensee from each abandoned well;
2. the map from the ERCB Viewer of the subject property;
3. a list of all abandoned wells, including the surface coordinates;
4. any additional information from Licensee(s) that led to a change in the setback.

If an abandoned well is not found, then the Applicant must sign in the space provided below confirming that there are no abandoned wells located on the property. The Applicant MUST attach the map from ERCB Viewer of the property.

Applicant Print Name _____ Applicant Signature _____ Date _____

Section D – Preferred Method of Communication

When a decision has been made on your file, do you wish for us to: call you for pick up mail the decision

****If a decision has not been picked up within 5 (five) working days, the decision will be automatically mailed to applicant.**

Should the Planning and Development Department have any questions or require clarification regarding your application, how do you to be contacted: phone mail fax e-mail

<p>OFFICE USE ONLY</p> <p>Type of Payment: <input type="checkbox"/> DEBIT <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE</p> <p>Fee \$ _____</p> <p>Receipt # _____</p> <p>Receipt Date _____</p> <p>Date Received _____</p> <p>*and deemed complete by Development Authority. <input type="checkbox"/> Entered into e-SITE.</p>	<p>Authorization:</p> <p>Issuing Officer's Name _____</p> <p>Issuing Officer's Signature _____</p> <p>Date of Approval _____</p> <p>Date Issued _____</p> <p>Comments and/or Variances _____</p>
---	---

The personal information provided is being collected under the authority of the Municipal Government Act and will be used for the purposes under that Act. Information that you provide may be made public, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Any questions regarding the collection, use or disposal of this information should be directed to Smoky Lake County at 780-656-3730.



Box 310 4612 McDougall Drive
 Smoky Lake, AB T0A 3C0
 ph 656-3730 fx 656-3768

**RESOURCE EXTRACTION
 DEVELOPMENT PERMIT APPLICATION**

Application No. _____

Roll # _____

I / We hereby make application under the provision of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and forming part of this application.

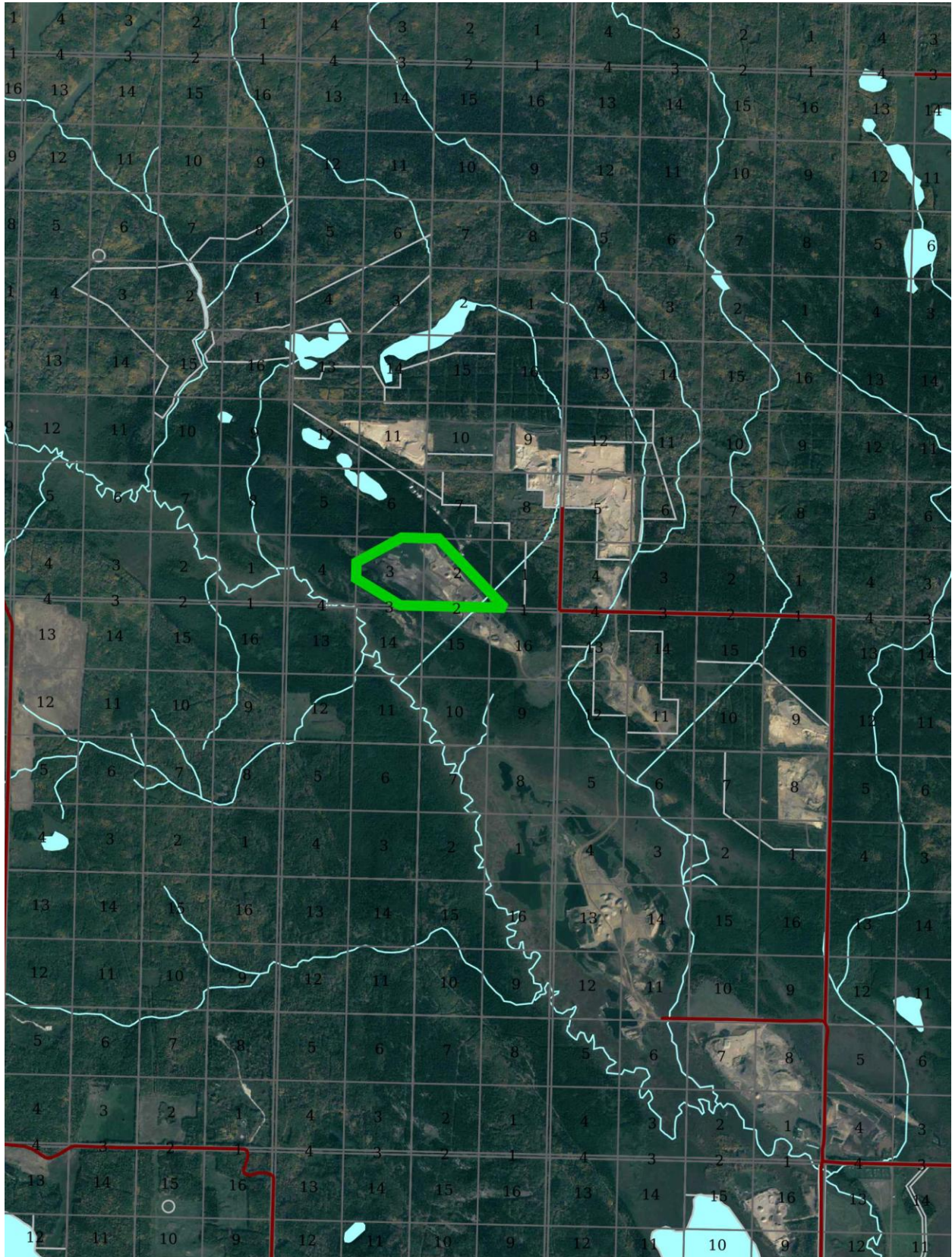
APPLICANT INFORMATION			COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF APPLICANT DALE CROSWELL CONSTRUCTION CO. LTD			NAME OF REGISTERED LAND OWNER CROWN LAND SML 120053		
MAILING ADDRESS PO. Box 690, THORHILD, AB, T0A 3J0			MAILING ADDRESS		
POSTAL CODE T0A 3J0	TELEPHONE (RES) (780) 398-3568	OTHER (780) 307-4511	POSTAL CODE	TELEPHONE (RES)	OTHER

LAND INFORMATION						
LEGAL DESCRIPTION						
SOUTH HALF	15	61	18	W4	OR	
<small>QUARTER</small>	<small>SECTION</small>	<small>TOWNSHIP</small>	<small>RANGE</small>			<small>REGISTERED PLAN</small> <small>BLOCK</small> <small>LOT</small>
SIZE OF THE PROPOSED DEVELOPMENT SITE						
LENGTH	WIDTH	<input type="checkbox"/> feet	14.27		<input type="checkbox"/> acres	<input checked="" type="checkbox"/> hectares
		<input type="checkbox"/> meters	<small>TOTAL PARCEL AREA</small>			
DESCRIBE EXISTING BUILDINGS AND USE OF LAND						
NO BUILDINGS - GRAZING LAND						

DEVELOPMENT INFORMATION				
DESCRIBE THE PROPOSED USE OF THE LAND				
SAND AND GRAVEL EXTRACTION				
INDICATE THE PROPOSED SETBACK FROM THE PROPERTY LINE				
FRONT YARD N/A	REAR YARD N/A	SIDE YARD 1 N/A	SIDE YARD 2 N/A	<input type="checkbox"/> feet
				<input type="checkbox"/> meters
IS LAND ADJACENT TO <input type="checkbox"/> Primary Hwy _____ <input type="checkbox"/> Secondary Hwy _____ <input type="checkbox"/> Range Road/Township Road _____				
PROJECT ESTIMATES	COMMENCEMENT DATE	COMPLETION DATE	CONSTRUCTION COSTS	

This information is collected under the authority of the Freedom of Information and Protection of Privacy Act, S. 33(c), for the purposes of issuing Development Permits and Business Licenses. Any Development Permit/Business License issued pursuant to this Application, or any information related thereto, is not confidential information and may be released by the County. Any questions about the collection of this information may be directed to the County Administrator at (780) 656-3730.

APPENDIX C – GENERAL LOCATION MAP



**MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT**



AGENDA ITEM 4.1.3

MEETING DATE	MARCH 12 2025
FILE NO.	DP 004-25
LEGAL DESCRIPTION	PLAN 0627587, BLOCK 1, LOT 1
LOT AREA	12.97 ACRES
APPLICANT	JONATHAN COONEY & DEANA SONNLEITNER
LANDOWNER	JONATHAN COONEY & DEANA SONNLEITNER
PROPOSED DEVELOPMENT	RECREATIONAL USE (OUTDOOR ARCHERY RANGE)
ZONING	AGRICULTURE (AG) DISTRICT
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	18591821
DIVISION	5 – WEST OF HAMLET OF WARSPITE

RECOMMENDATION

That the Municipal Planning Commission **APPROVE** Development Permit No. 004-25: **PLAN 0627587, BLOCK 1, LOT 1, for the development of a Recreational Use (outdoor archery range)**, subject to the following conditions:

1. The proposed outdoor archery range shall be sited and constructed as per the Site Plan, dated January 30, 2025, attached to, and forming part of, this Development Permit, and shall conform to the following setbacks:
 Minimum Front Yard Setback (from property line adjacent to RGE RD 190): **7.62 meters (65.0 feet)**.
 Minimum Rear Yard Setback: (from property line adjacent to property to the east): **20.0 meters (25.0 feet)**.
 Minimum Side Yard Setback: **18.5 meters (60.0 feet)**.
 Minimum Side Yard Setback: **18.5 meters (60.0 feet)**.
2. The Developer/Applicant shall ensure that a minimum separation of 90cm and 1.25m for wheelchair athletes is provided for each shooting lane.
3. The Developer/Applicant shall ensure that a 3.0m safety zone is established behind the shooting line.
4. The Developer/Applicant shall ensure that the shooting line is clearly and visibly marked. The demarcation lines must cross the shooting area's length and width and must outline the shooting lanes.
5. The Developer/Applicant shall ensure that the archery range is bounded by a fence with a minimum 4 foot height.
6. The Developer/Applicant shall ensure that appropriate berms and/or backstopping is installed behind targets, to the satisfaction of the Development Authority. The berms and backstopping must be high enough to stop arrows that have just missed the top of the butts at 90m.
7. The Developer/Applicant shall ensure that the waiting areas and observation areas are separated and delineated from the shooting area.
8. The Developer/Applicant shall obtain approval for the proposed approaches from the Smoky Lake County Road Foreman or his designate.
9. The Developer/Applicant shall install appropriate warning signage, in sufficient quantities and locations, to the satisfaction of the Development Authority, informing the public of an operating archery range.
10. During operation of the archery range, the Developer/Applicant shall ensure that a certified Range Safety Officer is present at all times.

11. During construction, the Developer shall keep the site in a clean and tidy manner, free from rubbish and non-aggregate debris.
12. The Developer/Applicant shall be required to obtain any and all necessary permits, approvals, licenses and authorizations from any and all agencies, departments and authorities as may be required. This includes obtaining the relevant Safety Codes Act Permits (Building, Gas, Plumbing, Electrical and Private Sewage Disposal System).

BACKGROUND

1. The reason this application is being referred to the Municipal Planning Commission is that “Recreational Use” is listed as a Discretionary Uses, under Section 8.7.2, of Smoky Lake County Land Use Bylaw No. 1272-14.
2. Section 2.11.1.B – Decisions on Development Permit Applications, of Smoky Lake County Land Use Bylaw No. 1272-14, states that the Development Authority Officer shall refer their recommendations to the Municipal Planning Commission for its consideration and decision regarding all applications for a Discretionary Use.
3. The Development Authority Officer has used the Archery Canada Safety Regulations to determine the minimum setbacks and minimum standards for configuration of the range and lanes.

LAND USE BYLAW NO. 1272-14 – RELEVANT PROVISIONS

Section 1.7 – Interpretations/Definitions

215. “**Recreational Use**” means a development providing for commercial or non-commercial leisure activities located to take advantage of the natural setting. Without restricting the generality of the foregoing, this shall include:

- A. Non facility oriented recreational activities such as hiking, cross country skiing, rustic camping and other similar uses.
- B. Facility oriented recreational activities such as picnic grounds, swimming beaches, boat launches, parks, and other similar uses.

Recreational uses may include, at the discretion of the Development Authority, active and passive recreation.

SUPPORTING DOCUMENTS

APPENDIX A	BYLAW NO 1272-14: SECTION 8.2: AGRICULTURE (AG) DISTRICT	PAGE 3
APPENDIX B	ARCHERY CANADA SAFETY REGULATIONS	PAGE 9
APPENDIX C	DEVELOPMENT PERMIT APPLICATION	PAGE 27
APPENDIX D	GENERAL LOCATION MAP	PAGE 35

Prepared by: 
 Jordan Ruegg, Development Officer

February 20, 2025
 Date

**APPENDIX A – LAND USE BYLAW NO 1272-14: SECTION 8.2
AGRICULTURE (AG) DISTRICT**



8.2 AGRICULTURE (AG) DISTRICT

1. Purpose

The general purpose of this District is to allow a range of activities associated with working landscapes including agricultural uses and resource extraction uses that support the rural economy, rural lifestyle and discourage the fragmentation of the County's land base.

2. Permitted Uses

- A. Art, Craft and Photographic Studios
- B. Agricultural Support Service
- C. Basement Suite
- D. Bed and Breakfast Establishment
- E. Buildings and Uses Accessory to Permitted Uses
- F. Community Hall
- G. Day Home
- H. Dwelling, Single Detached
- I. Dwelling, single detached, tiny
- J. Extensive Agriculture
- K. Garage Suite
- L. Garden Suite
- M. Guest House
- N. Home Occupation, Major
- O. Home Occupation, Minor
- P. In-law Suite
- Q. Manufactured Home
- R. Modular Home
- S. Natural Area
- T. Public Utility
- U. Secondary Suite
- V. Shipping Container

3. Discretionary Uses

- A. Alternative Energy, Commercial; and
- B. Alternative Energy, Personal.
- C. Animal Breeding and/or Boarding Facility
- D. Animal Clinic
- E. Animal Hospital
- F. Animal Hospital, Large
- G. Boarding Facility
- H. Buildings and Uses Accessory to Discretionary Uses
- I. Campground, minor
- J. Campground, intermediate
- K. Campground, major
- L. Cemetery
- M. Child Care Facility
- N. Day Care Facility

- O. Duplex (Vertical and Side-by-Side)
- P. Family Care Facility
- Q. Intensive Agriculture
- R. Kennel
- S. Natural Resource Extraction Industry
- T. Place of Worship
- U. Public and Quasi-Public Building and Use
- V. Public Utility
- W. Recreational Use
- X. Recreational vehicle park
- Y. Relocated Building
- Z. Secondary Commercial
- AA. Sign
- BB. Surveillance Suite
- CC. Transfer Station
- DD. Utility Building
- EE. Workcamp, Short-Term
- FF. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Subdivision Regulations

A maximum of five (5) parcels per quarter section may be subdivided for agricultural, or residential uses including the subdivision of fragments. The following chart presents information by use type regarding the maximum number of parcels allowed per quarter section.

	Maximum Parcel Density Per Quarter Section By Use Type	Minimum Parcel Size	Maximum Parcel Size
Agricultural Use	2 parcels per quarter section	Normally 32.0 ha (80.0 ac.) however a single 16.0 ha (40.0 ac.) parcel may be subdivided if the proposed parcel conforms to 4(A)(ii)	At the Discretion of the Subdivision Authority
Residential Use	4 parcels per quarter section	0.8 ha (2.0 ac.)	8.0 ha (20.0 ac.)
Commercial Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority
Community/ Institutional Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority
Industrial Use	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority	At the Discretion of the Subdivision Authority

A. Lot Area – Agricultural Use

- i. The **minimum** parcel size for extensive agricultural uses shall normally be 32.0 ha (80.0 ac.) less any approved subdivisions.
- ii. Notwithstanding (A)(i) above, the subdivision of a single 16.0 ha (40.0 ac.) parcel for agricultural use may be permitted out of an **un-subdivided** quarter section if the following criteria are met to the satisfaction of the County:
 - a. Legal and year round physical access to the proposed parcel and the remainder are developed to County standards;
 - b. The proposed use of the parcel will not adversely impact adjacent agricultural uses;
 - c. The parcel is should normally be located:
 - I. adjacent to or near quarter section boundaries;
 - II. in close proximity to existing residential parcels or farmsteads on adjacent quarter sections;
 - III. along a designated rural residential collector road;
 - d. The applicant demonstrates that the parcel can be serviced on-site as per provincial regulations;
 - e. If the parcel is to be used for an intensive agricultural operation or a value added agricultural industry¹, the use and size of the parcel is supported by a business plan that may include:
 - I. a financial plan to the satisfaction of the County;
 - II. a detailed site plan of the proposed operation including the required land area, expansion possibilities and possible effects on adjacent landowners, uses and municipal infrastructure;
 - III. information regarding potential traffic generation which may include a Traffic Impact Assessment;
 - IV. potential nuisance factors and any mitigation measures necessary to reduce nuisance factors; and
 - V. where necessary, a detailed site assessment which indicates the location, character and parcel coverage percentages of the

¹ Value added industry in this context means: an industry which economically adds value to a product by changing it from its current state to a more valuable state.

environmentally sensitive areas and/or heritage features on the site.

B. Lot Area – Residential Use

- i. Normally, a maximum of 8.0 ha (20.0 ac.) per quarter section will be allowed for residential subdivisions.
- ii. Normally, the minimum lot area allowed for vacant residential parcels or for farmstead separations will be 0.8 ha (2.0 ac.) and the maximum lot area will be 8.0 ha (20.0 ac.).

C. Lot Area - Other Uses

The minimum parcel size for other uses shall be as provided for elsewhere in this Bylaw, in the County's Municipal Development Plan, in any relevant Area Structure Plan, or as required by the Subdivision Authority.

5. Development Regulations

A. Minimum Yard Dimensions

It should be noted that adjacent to Provincial Highways, Alberta Transportation may require greater setbacks for development. Contact Alberta Transportation regarding their requirements in this regard.

i. Minimum Front Yards

From Municipal Road Allowances	23.1 m (92.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

ii. Minimum Side Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line

Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line
----------------------------	--

iii. Minimum Rear Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
Internal Subdivision Road	7.6 m (25.0 ft.) from the property line
Adjacent to Another Parcel	18.3 m (60.0 ft.) from the property line

iv. Notwithstanding subsections (A), (B), and (C) above, where there is an intersection or sharp curve, the minimum yard requirements shown on Figures 20 and 21 of this Bylaw shall apply.

B. Minimum Floor Area

- i. Single detached dwellings – 69.7 sq. m (750.0 sq. ft.)
- ii. Manufactured and modular home units – 65.0 sq. m (700.0 sq. ft.)
- iii. All others uses at the discretion of the Development Authority

C. Maximum Site Coverage - 45%

Of the 45% site coverage, a maximum of 15% of the total site may be covered by accessory buildings

D. Maximum Height

- i. 11.0 m (36.1 ft.)
- ii. In the case of buildings which are accessory to extensive agriculture and for discretionary uses, the maximum height shall be at the discretion of the Development Authority.

6. Other Regulations

A. Residential parcels in the Agriculture District will not be allowed:

- i. within required setbacks from a sewage treatment plant or lagoon or solid waste

- disposal site as specified by the appropriate guidelines or authority;
 - ii. within required setbacks from sour gas wells, pipelines and ancillary facilities;
 - iii. within an area likely to be subject to high levels of noise or emissions from industry, transportation facilities, or other sources; or
 - iv. within a 1 in 100 year flood plain.
- B. A development permit for a dwelling shall be issued only on condition that approval of the proposed sewage disposal system is received in accordance with provincial regulations.
 - C. Development proposals adjacent to a primary highway shall comply with any relevant provincial regulations.
 - D. Fences shall be developed in accordance with Section 7.7 of this Bylaw.
 - E. Landscaping shall be provided in accordance with Section 6.11 of this Bylaw.
 - G. Shipping containers shall be developed in accordance with Section 7.31 of this Bylaw
 - H. Accessory buildings shall be developed in accordance with Section 6.1 of this Bylaw.

APPENDIX B – ARCHERY CANADA SAFETY REGULATIONS



SAFETY REGULATIONS

AC RANGE SAFETY OFFICER CERTIFICATION PROGRAM

Dated issued: 2007-01-04 Revised December 2020

TABLE OF CONTENTS

SAFETY REGULATIONS	1
1 STANDARDS FOR FACILITIES	3
Section I: Outdoor Facilities.....	3
A. TARGET	3
RECOMMENDATIONS	4
B. 3D COURSES.....	4
RECOMMENDATIONS	5
Section II: Indoor Facilities	5
TARGET	5
3D.....	5
RECOMMENDATIONS	7
Section III: Equipment	7
Section IV: More things to remember	8
2 STANDARDS FOR PARTICIPATION	9
Section I: Preliminary conditions for participation.....	9
Section II: Running a training session or a practice	9
Section III: Running a Competition	10
Section IV: Personal Safety.....	11
3 EMERGENCY ACTION PLAN	12
APPENDIX 1: FIRST AID KIT	13
APPENDIX 2: ARCHER'S CODE OF ETHICS.....	14
APPENDIX 3 CODE OF FAIR PLAY	15
APPENDIX 4 ACCIDENT/INCEDENT REPORT	16
APPENDIX 5 Judge Certification levels and Responsibilities	18

1 STANDARDS FOR FACILITIES

Section I: Outdoor Facilities

A. TARGET

Terrain

The shooting area must be smooth/flat and free of unnecessary objects.

Range Layout

1. On the shooting line, each archer requires a minimum of 90cm and 1.25m for wheelchair athletes.
2. When the public has the right of access or in a residential area, suitable barriers must be erected around the range to keep spectators back. These barriers will be at least 20 meters away from the ends of the target line set at 90 meters and may if desired reduce in a straight line to a minimum of 10 meters away from the ends of the shooting line. This will maintain a margin of approximately 13 meters from the target line when the targets are moved forward to 30 meters. The barriers will be at least at 50 meters beyond the 90 meters target line. The safety distance of 50 meters may be reduced if an adequate backstop e.g. efficient netting, a bank or similar device is erected (not a Hedge or penetrable fence). The backstop must be high enough to stop arrows which have just missed the top of the butts at 90 meters. Considerations should also be given to any distractions caused to the athletes by movement of people, etc. behind the butts.
3. A target range situated near a residential zone must be marked off by a warning tape 1m from the ground.
4. A clearly labelled sign, indicating «Danger, archery zone, No traffic allowed» must be placed at all access paths and behind the targets.
5. Should a shooting lane parallel a thoroughfare, there must be an empty space/safety zone between the shooting lane and the thoroughfare. The side space for safety buffer extends to 10 meters to the side at the shooting line to a 20 meter width at 90 meters and then extends to 140 meters from the shooting line⁴. When the ideal safety zone is not possible, it may be possible to reduce the safety zones to the side and behind the archery range by introducing physical barriers. For these to be effective, arrows must not be able to pass through these barriers. The materials used must be capable of withstanding the elements and an arrow strike. These must be well maintained.
6. There must be a safety zone of at least 3 m behind the shooting line.
7. The shooting line must be marked clearly. The demarcation lines must be visible. They must cross the shooting area's length and width, and outline the shooting lanes.

RECOMMENDATIONS

Layout /Design

1. When setting up an outdoor shooting range, it is suggested that targets be placed north north-west of the shooting line and the shooting line should be situated south-south east.
2. For long-distance shooting or clout, use a large, vacant and isolated area.
3. A warm-up or practice area should be provided for outdoor tournaments whenever possible.

B. 3D COURSES

Range Layout

1. The course must be laid in a wooded area seldom used by the general public.
2. No path or shooting lane should cross another path or shooting lane.
3. A backstop should be installed to stop the areas that may go over the target butt.
4. If moving targets are used, (suspended or otherwise devised), a backstop material covering all possible deflection surfaces must be created to a height no less than 2.5m.
5. A raised shooting stake (i.e. platform) must be secured, as well as access to and from the platform.
6. A raised platform must be enclosed with a guard rail. The guard rail must be at least 1.06m tall.
7. Shooting stakes or shooting positions must be dug into the ground.

Safety Zones

1. There should be a 25m safety zone behind each target preventing archer or spectator access.
2. There should be a 15m safety zone on each side of the shooting lanes.
3. The course makers must prepare safe paths for judges, medical personnel and allow the transportation of equipment round the course (s) while shooting is in progress.

Signage

1. Each target must have a sign directing the archer to the next target. Clearly visible direction signs indicating the route from target to target must be placed at adequate intervals to insure safe and easy movement along the course.
2. A clearly labelled sign, indicating «Danger, archery zone, No traffic allowed» must be placed at the start of all access paths.

RECOMMENDATIONS

1. For field or 3D use a starting signal that respects the environment.
2. A warm-up or practice area should be provided for outdoor tournaments whenever possible

Section II: Indoor Facilities

TARGET

Floor

1. Shooting area must be smooth and free of unnecessary objects.

Range Layout

2. On the shooting line, each archer requires a minimum of 90cm and 1.25m for wheelchair athletes.
3. A backstop net should be hung behind the targets.

Safety Zones

4. There must be at least 1m between the net and the wall.
5. There must be at least 3m behind the shooting line. During a competition, this safety zone must be at least 5m.
6. The height of the shooting area must be at least:
 - 3m when shooting up to 35m
 - 4m when shooting between 40 and 45m
 - 5m when shooting between 50 and 55m
 - 6m when shooting 60m and more

Ventilation

1. Practice should take place in a well ventilated area.

Access

2. Doors or windows situated in front of or beside the shooting line must be bolted shut.
3. Entrances situated in front or beside the shooting line must be controlled during shooting. Also, a screen should be installed to protect anyone entering the range.

3D

Range Layout

1. Because the shooting positions may not be in line, instead of having a 2m area in front of or behind the shooting posts, the shooting position must be a minimum of 4m between 2 lateral shooting posts.
2. An elevated shooting position must be stable.

RECOMMENDATIONS

Layout /Design

1. A warm-up or practice area should be provided for indoor tournaments whenever possible.

Section III: Equipment

Target Butts and stands

Buttresses should prevent rebounds while stopping the arrow and allowing retrieval. Target stands may be made of wood and should be dug securely into the ground.

Distance Markers

Distance markers should be placed at the ends of each shooting line, marking the distances shot for outdoor rounds.

Bow Stands

Bow stands, tackle and other accessories must be kept behind the shooting line or outside the marked range area.

Flag

In competition, a small flag (wind indicator) should be placed on each target during outdoor tournaments.

Lights

In competition, control lighting or flags should be placed in front of shooting line and at each side of the range at a distance visible to all competitors.

Director of Shooting Stand

In competition, a platform of at least 75cm tall should be placed behind or on the shooting line, or at one end of the field for the Director of Shooting.

First Aid Kit

A first aid kit should be accessible near the area of shooting. (See Appendix 1)

Telephone and emergency phone numbers

A telephone must be accessible at all times in the training or competition area. The following emergency numbers must be on a sign next to it:

- ambulance
- hospital
- police

Section IV: More things to remember

Spectator Area

Spectator areas must be clearly marked.

Parking

A safe area should be provided for cars

Signs

Signs indicating the proximity of the competition should be clearly visible.

Inspection

AC suggests, before holding an event or competition, that you contact your provincial association or judge chair for advice to ensure the facility is safe. Once any necessary modifications are done, it is not necessary to have another judge inspection unless you further change the installation layout.

Standards for Participation - Notice of Insurance Coverage

The general AC liability insurance policy must be posted near the practice area. The club has the obligation to post, in plain sight, with a warning indicating that any archer not affiliated with the PSO has the responsibility of obtaining insurance equivalent to that offered by the AC/PSO to protect him/herself and to protect the other archers from the inherent risks when participating in archery. See appendix 7

Modifications

Any modification of the installation should comply with AC safety.

2 STANDARDS FOR PARTICIPATION

Section I: Preliminary conditions for participation

Affiliation

1. A new archer should become a member of the AC and a provincial archery association recognized by the AC.
2. An archer must be a member in order to compete at AC national championships and when training with a provincially or nationally-affiliated team.

Section II: Running a training session or a practice

Supervision

- 1 An authorised club official or safety officer should be present during shooting sessions.
- 2 The suggested level of coach/instructor certification for the level of archers participating during the shooting session is listed below:
 - a. Club level session – Instructor Beginner
 - b. Regional events – Instructor Intermediate
 - c. Provincial events – Introduction to Competition Coach
- 3 The suggested ratio of coach to archer is listed below:
 - a. instructor/coach for every 10 beginner archers
 - b. instructor/coach for every 20 archers with previous shooting experience

Facilities Set-up

When preparing for shooting or a tournament, the following information will be useful.

1. Archers do not approach the shooting line until signalled to do so by the official or safety officer. This can be done using a whistle, light or flag system.
2. When there are two shooting lines at two different distances, e.g. 70m for women and 90m for men, a 20m safety zone should be designated between the two groups.
3. Each archer is allowed 80cm of space on the shooting line.
4. For indoor tournaments, the shooting line should not be staggered when two different distances are needed at the same time (e.g. youth distances). Target butts should be
 - a. placed at the different required distances instead.
5. When setting up an indoor target facility, no diagonal shooting is allowed at the same time as shooting is occurring perpendicular to the shooting line.
6. When setting up an indoor 3D facility, diagonal shooting is permitted only under competent club official, judge or safety officer supervision. The angle of shooting should not be less than 60 degrees relative to the shooting line. Shooting should be controlled by visual or auditory cues such as lights, flag or whistle.
7. When setting up an indoor facility for moving targets (suspended or otherwise) the organiser must protect the entire area from deflected arrows with netting and ensure that arrows can not contact or rebound from any metal surface. This type of event must be supervised.

Archers' Equipment

- 1 During the initiation period, all archers must wear an armguard.

2. The archer must not use arrows that are cracked or too short for the archer's draw length.

Section III: Running a Competition

Classification

Participants should be registered in the appropriate age categories used by AC or the provincial archery association.

Tournament Rules

For target competitions, the following shooting rules apply:

1. An auditory system should be used for line control:
 - TWO BLASTS for the archers to approach the shooting line
 - ONE BLAST for the beginning of shooting
 - THREE BLASTS to indicate the end of shooting and permission to approach the targets;
 - SERIES OF BLASTS (5 or more blasts) means stop shooting immediately.
2. Use one of the following visual signals:
 - a. Lights must be red, yellow and green in that order, top to bottom. The lights should be timed so that two colours can not be seen at the same time. The lights can be synchronised with an auditory cue
 - b. A yellow light placed on each side of the shooting area, at ground level, 25m in front of the shooting line outdoors; 10m in front of the line indoors
 - c. A red flag.

These signals should be operated from behind the shooting line.

3. When retrieving arrows at the butt, only one archer at a time should remove arrows from the buttress. The other archers stand to the side of the buttress waiting their turn.
4. It is preferred to have one shooting line for all the distances and age categories. When this is not possible, the empty shooting lane must be at least 20m for every 10m of distance difference between the shooting line and the line of targets. There must be a safety zone of at least 3 m behind the shooting line.
5. There should not be more than 4 archers using the same target butt at the same time.
6. The archer may only draw the bow on the shooting line in the direction of the target butts, whether with or without an arrow on the string. When drawing the bow, it must be drawn so that the arrow is parallel with the ground/floor.
7. Any arrows that fall in front of the shooting line will be retrieved only after the end of shooting is finished.

Tournament Rules

For **Field** and **3D** competitions, the following shooting rules apply:

1. When shooting field or 3D courses, 4 archers may shoot at the same time as long as they stand side-by-side.
2. Archers will stand at the shooting position post marked in the ground.
3. For indoor 3D events, archers shoot and collect the arrows at the same time.
4. In forested areas or similar terrain, the shooting groups need to follow the designated walking paths.
5. In the practice or warm-up area, there should be one shooting line with the targets positioned at the various distances for all the age categories for the round. When this is not possible, the empty shooting lane must be at least 20m for every 10m of distance difference between the shooting line and the line of targets. There must be a safety zone of at least 3 m behind the shooting line.

Section IV: Personal Safety

Responsibilities

During practice sessions or competitions, archers should:

1. Advise a club member if their present health condition could adversely affect their ability to shoot
2. Advise a club member if they are using medication that could affect the safety of others
3. Advise a club-member if they have consumed, or are under the influence of alcohol or drugs
4. Respect the Code of Conduct (See Annex 2)
5. Respect the Fair Play Code (See Annex 3)

When there is open practice for more than one archer, there must be an agreement on shooting and collection of arrows. One archer should be designated to control the shooting line and tell all archers using the site what the shooting control signals will be.

Report

Should an accident or injury occur during a shooting session, the victim should file an incident report and send it to the club secretary 48 hours after the incident occurred.

Should an accident or injury occur during an organised event or clinic sanctioned by the provincial archery association, the person in charge must file an incident report to the provincial archery association secretary, using the form in annex 4, 48 hours after the incident occurred.

3 EMERGENCY ACTION PLAN

All AC-affiliated clubs should have an emergency action plan. It should be posted where every club member can find it. Clubs should appoint a charge person and/or call person.

Purpose: Get professional care to the injured member ASAP.

Charge person Responsibilities (should have specific training in the care of injuries)

1. Clear the risk of further harm to the injured person by securing the area and shelter the injured person from the elements
2. Designate who is in charge of the other participants
3. Protect yourself (wear gloves if he/she is in contact with body fluids such as blood)
4. Assess ABCs (checks that airway is clear, breathing is present, a pulse is present, and there is no major bleeding)
5. Wait by the injured person until Emergency Measures unit arrives and the injured person is transported
6. Fill in an accident report form

Call Person Responsibilities

1. Call for emergency help
2. Provide all necessary information to dispatch (e.g. facility location, nature of injury, what, if any, first aid has been done)
3. Clear any traffic from the entrance/access road before ambulance arrives
4. Wait by the driveway entrance to the facility to direct the ambulance when it arrives
5. Call the emergency contact person listed on the injured person's medical profile

EMERGENCY NUMBER CARD			
Locations of Phones			
Equipment room - main floor		Pay phone in main lobby	
Phone Numbers			
Emergency	911	Hospital	000-0000
Ambulance, Police, Fire	911	Doctor's Office	000-0000
		Facility Security	000-0000

Details of Location (to be read over phone to emergency dispatcher)

Example: Athletic Complex, Trafalgar Road north of the Q.E.W. Enter main College Drive. Go to the very end of the drive. Turn left to the Athletic Complex. Enter by the main lobby doors.

Draw a map of the location

APPENDIX 1: FIRST AID KIT

Keep a first aid kit readily available at your range. Store it in a dry place and replace used or outdated contents regularly. Be aware of Provincial requirements for the type of first aid kits that should be in place for your business.

The minimum contents of a First Aid Kit are as follows:

- 1 a first aid manual approved by a recognized first-aid organisation
- 2 the following implements:
 - a) scissors
 - b) tweezers
 - c) 12 safety pins (assorted sizes)
- 3 the following dressings (or equivalent sizes):
 - d) 25 sterile adhesive dressings (25 mm X 75 mm) wrapped separately
 - e) 25 compresses of sterile gaze (101.6 mm X 101.6 mm) wrapped separately
 - f) 4 rolls of sterile gaze bandage (50 mm X 9 m) wrapped separately
 - g) 4 rolls of sterile gaze bandage (101.6 mm X 9 m) wrapped separately
 - h) 6 triangular bandages;
 - i) 4 sterile compress dressings (101.6 mm X 101.6 mm) wrapped separately
 - j) a roll of diachylon (25 mm X 9 m)
- 4 antiseptic: 25 antiseptic pads, wrapped separately.

APPENDIX 2: ARCHER'S CODE OF ETHICS

1. The archer always draws the bow pointed toward the target, with or without arrows.
2. Avoid physical contact with an archer in the shooting position.
3. Respect the signals for shooting and the stoppage of shooting.
4. Do not shoot arrows up into the air.
5. Do not use damaged equipment.
6. Never use arrows that are too short for your draw length. Archers must never use cracked arrows.
7. Wait behind the shooting line until all archers are finished shooting and the signal to collect is given.
8. Never handle another archer's equipment without permission.

APPENDIX 3 CODE OF FAIR PLAY

Educators, parents, coaches, athletes, all participants should demonstrate fair play by putting into practise the 10 articles of the Code of Fair Play. Everyone must do his/her part to promote a more humane and fair practice of the sport of archery.

Article I

Demonstrate fair play. That is above all, to follow all rules and never deliberately contravene them.

Article II

Demonstrate good sportsmanship. Respect officials. They are essential because competitions can not run without them. Officials have a difficult role to play. They deserve respect.

Article III

A good sport accepts the Judge's decision and never questions the judge's integrity.

Article IV

A good sport, when defeated, recognizes the superiority of an opponent with dignity.

Article V

Demonstrate good sportsmanship by accepting victory with modesty and not ridiculing opponents.

Article VI

A good sport knows to recognise an opponent's good shots, and good performance.

Article VII

A good sport treats opponents as equals. A good archer relies only on talent and the will to win.

Article VIII

Demonstrate good sportsmanship by refusing to win by illegal means or trickery.

Article IX

Fair play, for an official, means being well versed in the rules and applying them impartially.

Article X

A good sport always acts with dignity and demonstrates that with self-control. The good sport never acts with physical violence or belittles opponents verbally.

Article XI

A good sport respects the national code on the usage of banned substances in sport (drugs and alcohol)

APPENDIX 4

ACCIDENT/INCEDENT REPORT

USER GUIDE

This report must be completed each time an accident results in an injury. Once completed, the person in charge of the activity must keep one copy and send two copies to the provincial archery association, within 30 days.

LOCATION OF ACCIDENT

In this section, provide the following information:

Name of the sport centre, school or facility Address (if possible)

While describing as precisely as possible the accident site, it is recommended to sketch a map indicating the exact site of the accident with an X.

DESCRIPTION OF THE ACCIDENT

Include in this section all information necessary to explain the events that happened and the order in which they happened.

DESCRIPTION OF THE INJURY

Check off the boxes that describe the type of injury and describe where they are located on the body. In the case of multiple injuries, use more than one box per item for type and location. In this case, it is recommended to use different symbols (X, \otimes , O). The location, nature and type of each injury should be identified using the same symbol.

WITNESSES

If there is space, the information of all witnesses should be noted

NOTES

Incident Report

Particulars of incident:		
Date:	Time	Location:
Type of incident (please circle below):		
Injury	Illness	Environmental
Notifiable event	Other:	
Reported by:		Phone:
Role in the event:		Email:
The injured/affected person:		
Name:		Address:
Age:	Phone:	
Witness(s):		
Name:		Phone:
Name:		Phone:
Describe the incident: <i>(space overleaf for diagram if needed)</i>		
Describe any illness, injury or impact:		
Describe any property damage if any: <i>What damage was caused and how?</i>		
Analysis: <i>What do you think caused or contributed to the incident?</i>		
Prevention: <i>What action has been taken to prevent a reoccurrence?</i>		
Treatment:		
Was first aid administered? <input type="checkbox"/> Yes <input type="checkbox"/> No Describe:		Was an ambulance called? <input type="checkbox"/> Yes <input type="checkbox"/> No
Medical Centre / Hospital:		Doctor:

APPENDIX 5 Judge Certification levels and Responsibilities

In Canada judge development is administered at the provincial level, with the exception of the range Safety Officer training which is set out and administered by Archery Canada, and Judging development at the National Level. The process in general across Canada on becoming a judge follows a general pathway:

- Local/Club Judge
- Provincial Judge Candidate
- Provincial Judge
- National Judge Candidate
- National Judge
- World Archery Judge Candidate (Continental or International)
- World Archery Judge (Continental or International)

To become a judge at any level, an individual must be registered with the Archery Canada Member organization corresponding with the Province/Territory in which they live.

Duties

A local judge must:

- Be at least 18 years of age
- Know the safety regulations (She/He is a safety officer)
- Pass certification requirements for this level
- Performed the practical requirements of this level

Responsibilities

A Judge should:

- Respect competition rules as mentioned in chapter 2
- Insure that locations, installations, equipment and services and safety standards meet the requirements in chapters 1 and 2;
- Insure that facilities standards meet requirements in chapter 1
- Insure that tournaments are run properly
- Submit a tournament report and send it to the provincial judge committee chairperson 48 hours after the event
- Obtain or receive liability insurance coverage that protects against the commission of a fault during the execution of judge duties or functions

Roles

1. A local judge can officiate only at club-level events.
2. At a provincial championship, a provincial judge candidate can officiate only with the assistance of a provincial judge.
3. The chairperson of the judge corps is the only person who can authorise the entrée of a spectator into the official competition area.
4. All registered events of AC or championships of AC must be judge by a judge having at least a provincial status.

APPENDIX C – DEVELOPMENT PERMIT APPLICATION -DP-004-25

Section 61

SCHEDULE "A"

03-05

DEVELOPMENT PERMIT APPLICATION FORM

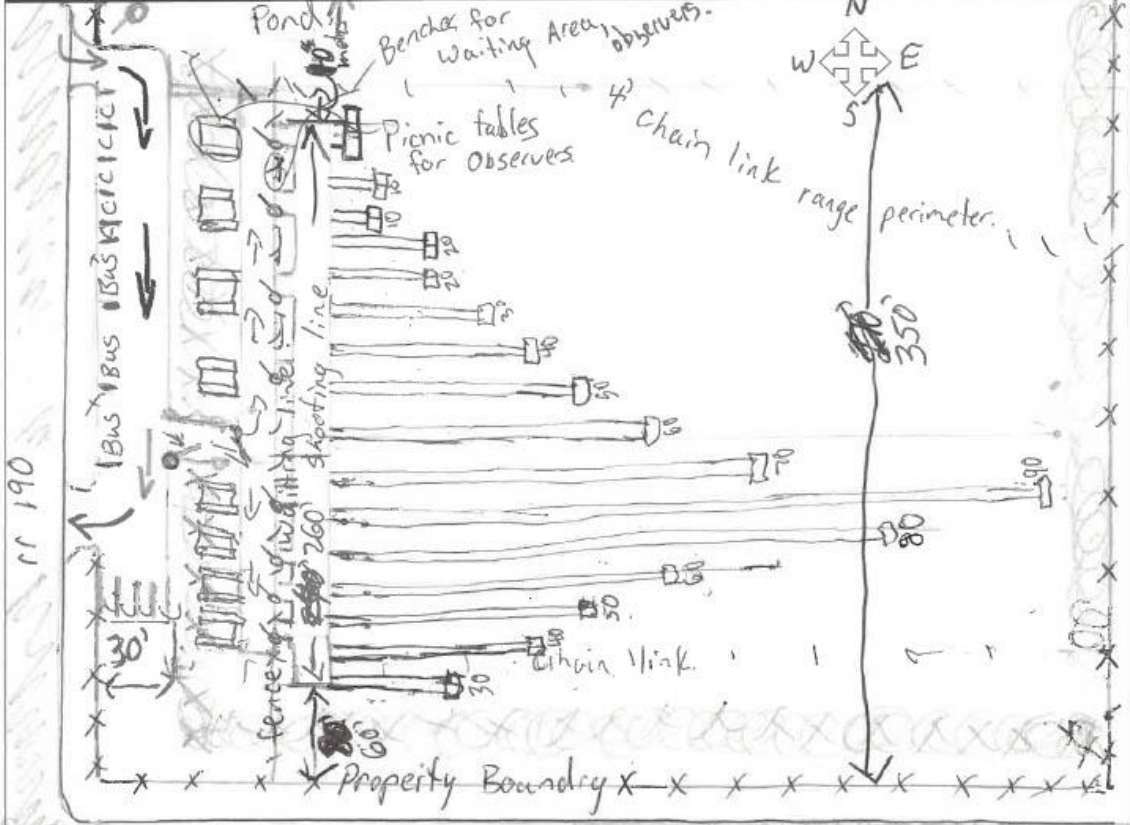
Internal Use Only	
Our File Number: <u>DP004-25</u>	Roll Number: <u>18591721</u> Your File Number: _____
Applicant Information	
Applicant/Agent: <u>Jonathan Dean Cooney</u>	Phone: <u>1-778-687-3396</u>
Address: <u>Box #41</u>	Cell Phone: <u>1-778-687-3396</u>
City/Prov. <u>Warspite</u>	Postal Code: <u>Ab</u> Fax: _____
Email address: <u>Deancooney74@gmail.com</u>	Signature: <u>[Signature]</u>
<p>Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.</p>	
Registered Landowner Information	
Registered Owner: <u>Jonathan Dean Cooney</u>	<input checked="" type="checkbox"/> Owner same as applicant
<u>Deana S. Sonnenleitner</u>	Phone: <u>1-778-687-3396</u> <u>1-403-429-3617</u>
Address: <u>59213 RR 190</u>	Fax: _____
City/Prov. <u>Warspite</u>	Postal Code: <u>T0A 3N0</u> Signature: <u>[Signature]</u>
Section A - Property Information	
Legal: Lot <u>1</u> Block <u>1</u> Plan <u>0627587</u> and Part of <u>SW</u> ¼ Sec <u>18</u> Twp <u>59</u> Rge <u>18</u> W4M	Division _____
Subdivision Name (if applicable) or Area of Development <u>South end field, south of Pond</u>	
Rural Address/Street Address <u>59213 rr 190</u>	Parcel Size <u>3.6 acres.</u>
Number of existing dwellings on property (please describe) <u>(2 = One non-inhabitable original home</u> <u>Empty site for garage) = One mobile home.</u>	
Has any previous application been filed in connection with this property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe the details of the application and file number: _____	
Is the subject property near a steep slope (exceeding 15%)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the subject property near or bounded by a body of water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the subject property within 800m of a provincial highway? <u>700m</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is the subject property near a Confined Feeding Operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance: _____ Is the subject property within 1.5km of a sour gas facility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance: _____ Is the subject property within 1.5km of a sewage treatment plant/lagoon? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance: _____ Is the subject property immediately adjacent to the County boundary? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, the adjoining municipality is: _____	

Section B – Proposed Development Information	
Estimated Cost of Project \$	<u>91,000</u>
Estimated Commencement Date	<u>April 05 2025</u> Estimated Completion Date <u>April 04 2030</u>
Dwelling:	
Floor Area _____ sq. ft.	% of Lot Occupied _____ Height of Dwelling _____ ft / m
Accessory Building:	
Floor Area _____ sq. ft.	% of Lot Occupied _____ Height of Acc. Bldg _____ ft / m
Parking:	# of Off-Street Parking Stalls (if applicable) <u>200'-250' gravel drive, lengthwise. ^{Buses/cars park}</u>
Land Use District (Zoning) of Property:	<u>15 Farm Land, ^{3 Buses & 10 cars.}</u>
Description of Work:	<u>developing a 2 approach drive + parking area. clearing overgrowth in field to accomodate archers to release arrows safely at multiple targets on multiple lanes</u>
Section C – Preferred Method of Communication	
When a decision has been made on your file, do you wish for us to:	
<input checked="" type="checkbox"/> call you for pick up <input type="checkbox"/> mail the decision <input checked="" type="checkbox"/> email the decision	
Section 608(1) of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended states:	
608(1) Where this Act or a regulation or bylaw made under this Section requires a document to be sent to a person, the document may be sent by electronic means if	
a) the recipient has consented to receive documents from the sender by those electronic means and has provided an e-mail address, website or other electronic address to the sender for that purpose.	
I/we grant consent for the Development Authority to communicate information and/or the decision electronically regarding my/our application. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
OFFICE USE ONLY	Authorization: <input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use
Type of Payment: <input type="checkbox"/> DEBIT <input checked="" type="checkbox"/> CASH <input type="checkbox"/> CHEQUE	Issuing Officer's Name _____
Fee \$ <u>200.00</u>	Issuing Officer's Signature _____
Receipt # <u>37397</u>	Date of Approval _____
Receipt Date <u>FEBRUARY 3, 2025</u>	Date Issued _____
Date Received _____	Comments and/or Variances _____
*and deemed complete by Development Authority. <input checked="" type="checkbox"/> Entered into MuniSight PD # <u>004-25</u>	

DEVELOPMENT PERMIT APPLICATION FORM

Our File Number: <u>DP 004-25</u>	Roll Number: <u>18591821</u>
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DEVELOPMENT PERMIT SITE PLAN



DATE: <u>01-30-2025</u>	SIGNATURE OF APPLICANT: <i>[Signature]</i>
DATE:	DEVELOPMENT AUTHORITY:

Canadian Archery Association clearance parameters met & exceeded. with suggested adequate Backstops. 15 target lanes 4' wide, with a 6' grass zone between. Distances may be re-orientated for visual clarity for Range Boss & safety reasons. Page 11 of 12

13 target lanes
1 3d target zone

11 190



All targets Butts will have 3' Between.
Targets are 4' wide.
x2 Targets are 8' wide.
70' of 3d targets on south end.

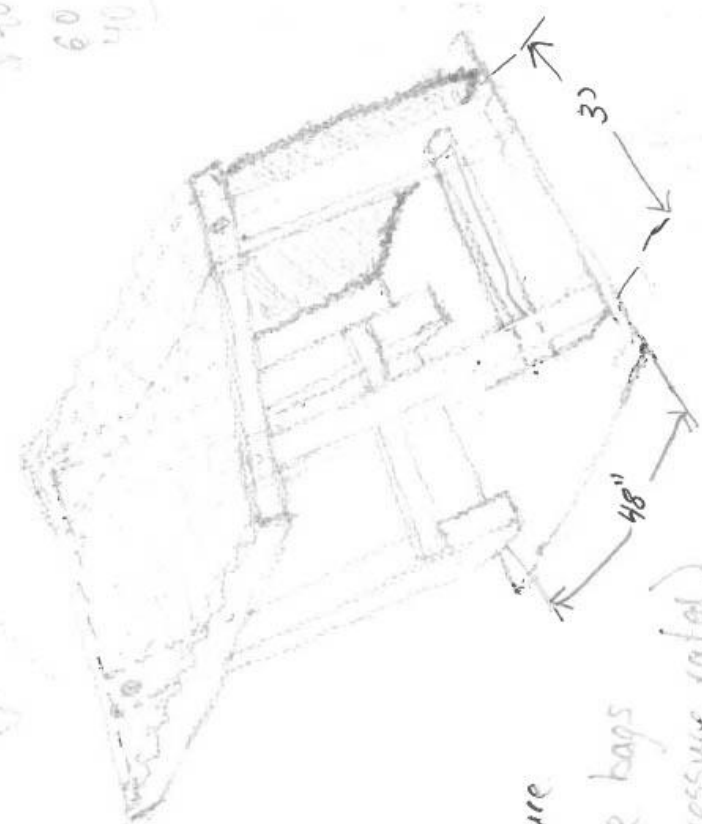
= 250' long
shooting lane

15

Backstop required for Canadian archery Association requirements

Structures
 3 Shank. Posts -
 4x4x6
 4x4x6

100 mat
 60 Post
 20 Hardware
 1540 concrete
 60 roofing
 40 Lumber

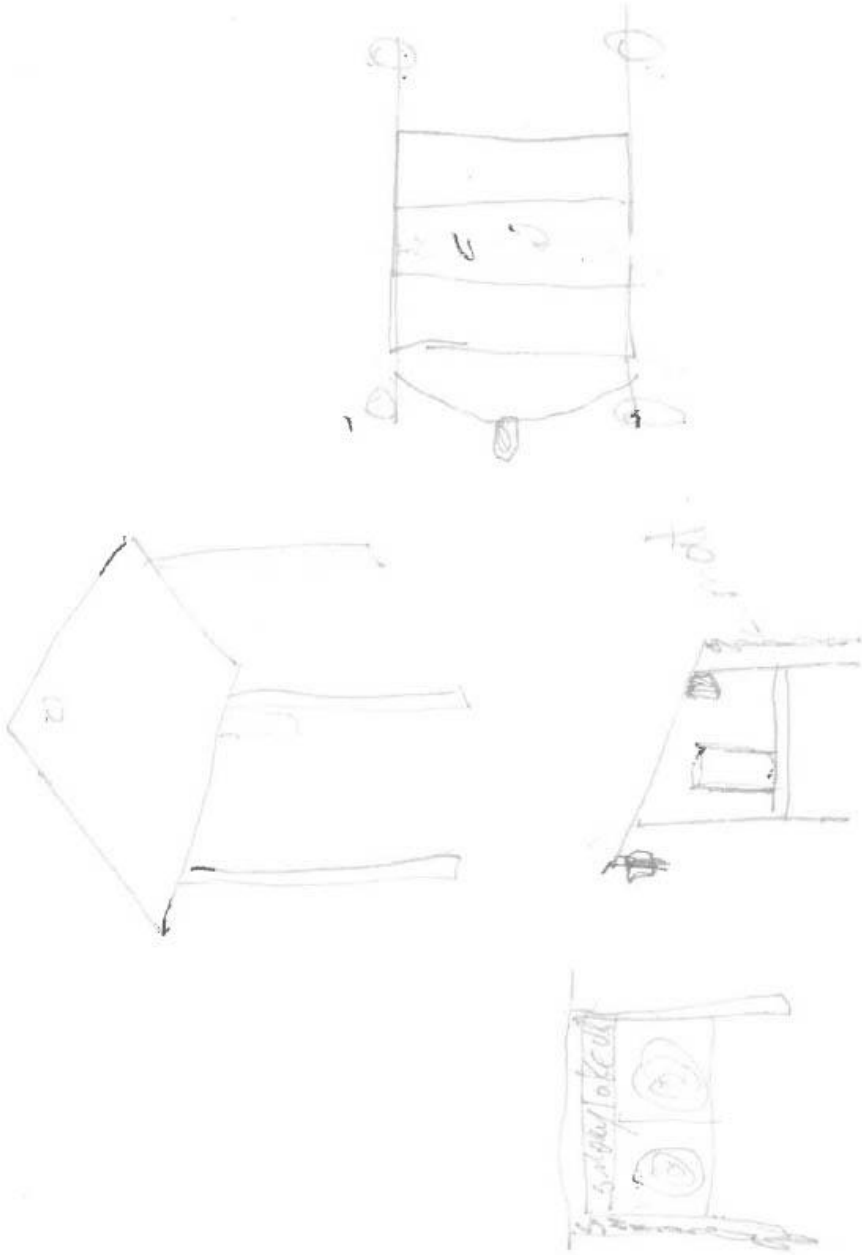


4 @ 8" 4x4 pressure Posts.
 4 @ 1/2" 4x4 post mount through bolts
 8 @ 1/2" 3/4" Washers
 4 @ 1/2" Nuts.

roof
 3 @ 2" x 4" pressure.
 2 @ 4" long roofing.
 18 @ roofing screws.

5 @ 2" x 4" x 8" - not pressure
 4 @ Post Mast concrete bags
 50 @ 3" deck screws. (pressure rated)

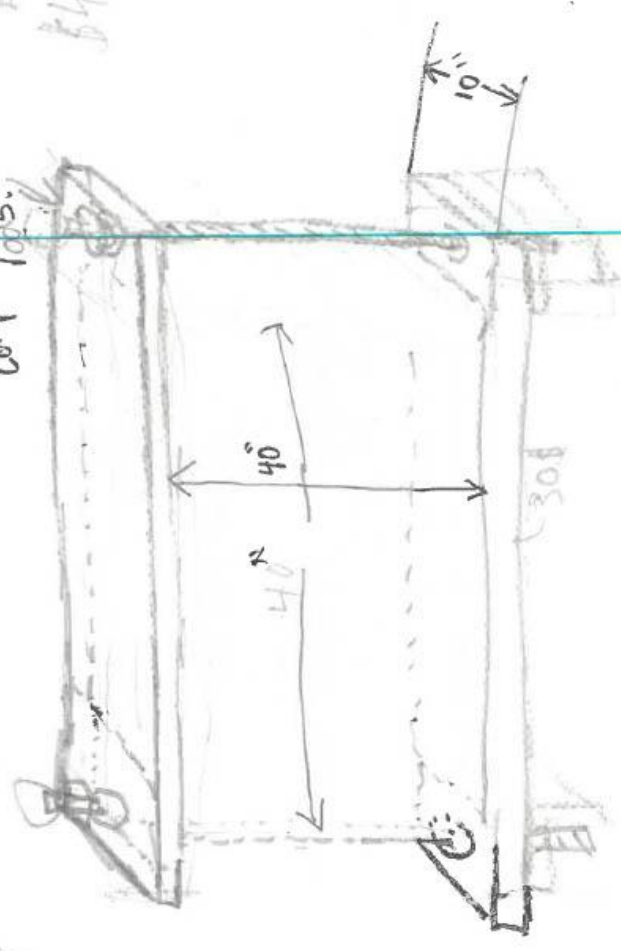
Hanging Mat. (Horse stall)
 5' 3/4" - 1" = 4' 3/4" + 4 Bolts + washers
 1/100



EV-4 High Density Foam

- 2 @ 8' x 2' x 4"
- 1 @ 8' x 2' x 12" rough cut
- 2 @ 4' x 5' x 100'
- 40 2x4s
- 40 2x6s by wastes

compression x2
100S.
B450



7 sheet 4x10"
cut into 4x10"
4x10" (horizontal)
1/2" thick each
x 4 = 2" thick x 40" wide

40 x 40" x 10" wide
25 sheets per
topside



RSO Candidate: Jonathan Dean Cooney
Club: Prodigy Archery
deancooney74@gmail.com

February 18, 2025

RE: Archery Canada Safety Officer Open Book Exam 2024/2025

Dear Jonathan,

This letter confirms that your safety officer exam has been received and marked. You have achieved the passing standard of 90% or greater.

By passing this exam, you are assisting your club in fulfilling the requirements for obtaining club status which would include receiving an insurance certificate when all requirements, as set out by your Provincial/Territorial Organization, are complete. You will not receive a specific certificate but your contact information is kept on file. Should you change clubs, please advise your new club of your status as a safety officer. Range Safety Officer designation is only of value to members in good-standing of their club, Provincial Archery Association and Archery Canada.

Thank you for keeping Canadian archery facilities safe!

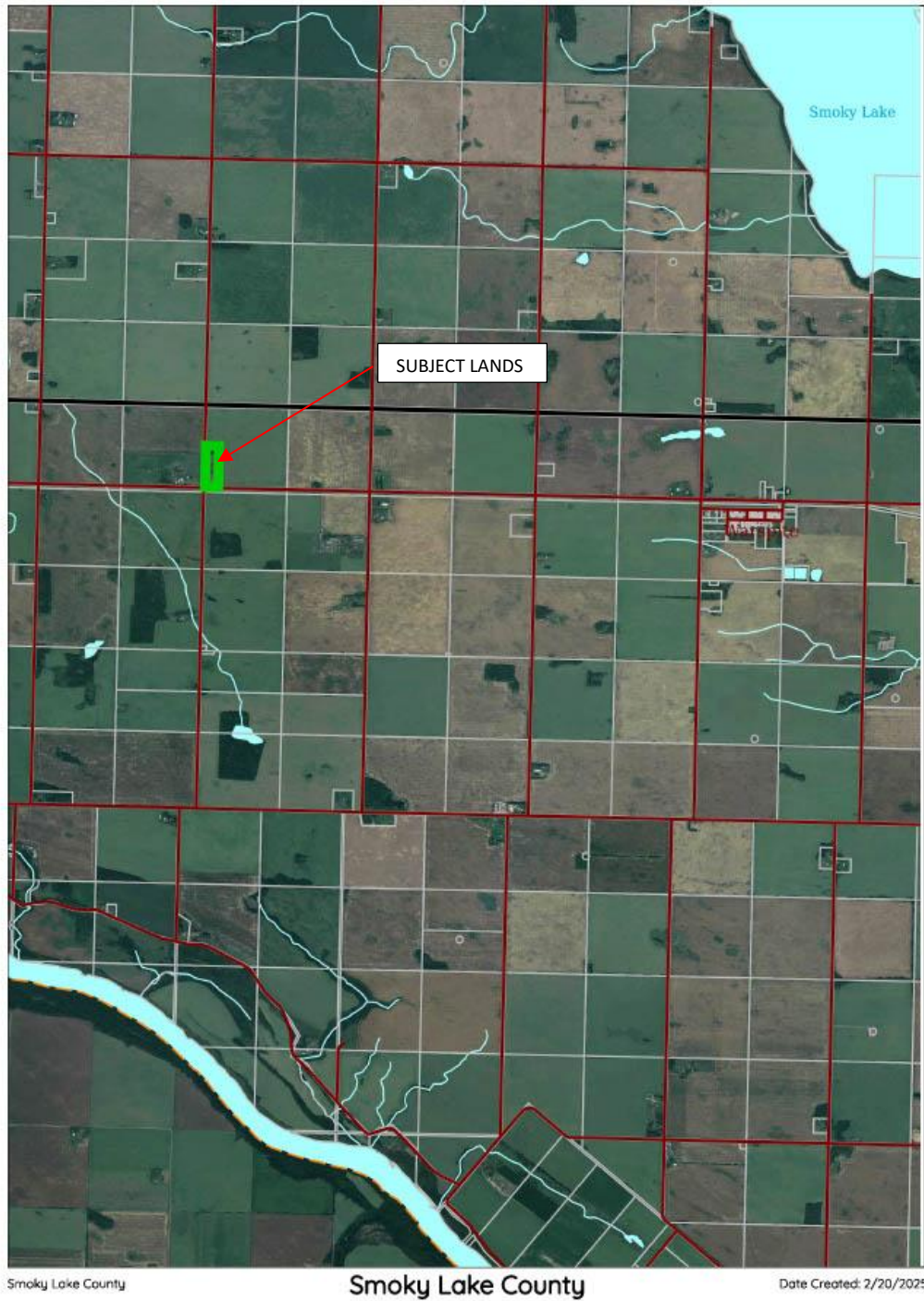
Yours truly,

Karl Balisch
Executive Director | Directeur général

APPENDIX D – GENERAL LOCATION MAP: PLAN 0627587, BLOCK 1, LOT 1

2/20/25, 10:24 AM

Print Preview



<https://app.munisight.com/SmokyLakeRegional/Content/Site/PrintMapPage.aspx?siteId=1>

1/1