

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, NOVEMBER 25, 2025, at 11:00 A.M.

<https://us02web.zoom.us/j/89152414192?pwd=b605jallbM7yDDQkUAizya4Y4lGalM.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, October 28, 2025, Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1) Development Permit DP-25-41 – Permitted Use

B) Development Permits – To Be Issued or Discussed by MPC

1) Development Permit DP-25-29 – Communication Tower

2) Development Permit DP-25-30 – Communications Tower

3) Development Permit DP-25-40 – Temporary “Industrial Camp”

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, OCTOBER 28, 2025, at 11:00 A.M.

<https://us02web.zoom.us/j/81077050243?pwd=XdH3BWjVjrsNFUYogsZeELDSWvN28t.1>

PRESENT:

Gary These	Ward One	Weberville/Stewart
KayIn Schug	Ward Two	Warrensville/Lac Cardinal
Brenda Yasinski	Ward Three	Dixonville/Chinook Valley
Brent Reese	Ward Four	Deadwood/Sunny Valley
Gloria Dechant	Ward Five	North Star/Breaking Point
Terry Ungarian	Ward Six	Hotchkiss/Hawk Hills
Linda Halabisky	Ward Seven	Keg River/Carcajou

IN ATTENDANCE:

Gerhard Stickling - Chief Administrative Officer
Josh Hunter – Director of Finance
Charles Schwab – Director of Public Works
Teresa Tupper – Executive Assistant, Recording Secretary
Pearl Luken – Planning and Development Clerk
Dan Archer – Mile Zero Banner Post Reporter

01.0 CALL TO ORDER

CAO, Gerhard Stickling called the Tuesday, October 28, 2025, Organizational Meeting to order at 11:23 a.m.

02.0 CHAIR AND VICE-CHAIR ELECTION

Gerhard Stickling, CAO opened the floor to nominations for the position of Chair for the Municipal Planning Commission.

Councillor Ungarian nominated Councillor Dechant [Accepted]

Gerhard Stickling called for a second time.

Gerhard Stickling called for a third and final time.

056/28/10/25MPC MOVED BY Councillor Schug to cease nominations.
CARRIED

Councillor Gloria Dechant accepted the position of Chair of the Municipal Planning Commission.

Gerhard Stickling turned the meeting over to Gloria Dechant, who then opened the floor for nominations for Vice-Chair.

Councillor Schug nominated Councillor Ungarian

Second call

Third and final call

Nominations ceased

Councillor Ungarian accepted the position of Vice-Chair of the Municipal Planning Commission.

03.0 ADOPTION OF THE AGENDA

057/28/10/25MPC **MOVED BY Councillor Yasinski to acknowledge receipt of the Tuesday, October 28, 2025, Municipal Planning Commission Meeting Agenda and adopt it as presented.**
CARRIED

04.0 ADOPTION OF THE MINUTES

A) Tuesday October 14, 2025, Municipal Planning Commission Meeting Minutes

058/28/10/25MPC **MOVED BY Councillor Halabisky to acknowledge receipt of the Tuesday, October 14, 2025, Municipal Planning Commission Meeting Minutes and adopt them as presented.**
CARRIED

05.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1) Development Permit DP-25-36 – Permitted Use

059/28/10/25MPC **MOVED BY Councillor These to acknowledge receipt of Development Permit DP-25-36 as issued by the Development Officer and accept it for information.**
CARRIED

B) Development Permits – To Be Issued or Discussed by MPC

C) Miscellaneous

05.0 ADJOURNMENT

Chair Dechant adjourned the Tuesday, October 28, 2025, Municipal Planning Commission meeting at 11:27 a.m.

Gloria Dechant, Chair

Gerhard Stickling, CAO



COUNTY OF NORTHERN LIGHTS
#600, 7th Avenue NW Box 10, Manning, AB TOH 2MO
Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

**DEVELOPMENT PERMIT
NOTICE OF DECISION**

APPLICATION NO.: DP 25-41
ROLL NO.: 73680
DEVELOPMENT: Removal of Existing Dwelling; Construction of a Detached Dwelling (1,590 sq.ft) with Basement Development (1,590 sq.ft.), Attached Garage (480 sq.ft.) and Covered Deck (424 sq.ft.)
USE TYPE: Permitted Use
LAND USE DISTRICT: Agriculture General (A) District
LEGAL DESCRIPTION (ATS Location): SW 16-84-25-W5M
CONSTRUCTION VALUE: >\$250,000
NAME & ADDRESS OF APPLICANT(S):

DECISION OF THE DEVELOPMENT AUTHORITY IN RESPECT TO THE ISSUANCE OF THE DEVELOPMENT PERMIT:

- APPROVED**
 APPROVED with the following conditions
 REFUSED for the following reason(s)

(See below conditions and appeal procedures)

APPROVAL GRANTED SUBJECT TO COMPLYING TO THE FOLLOWING CONDITIONS:

1. The existing residence shall be removed from the site no later than July 31, 2026.
2. If it determined that the existing residence is to be demolished, debris from the residence shall be taken to an authorized land fill site, or disposed of to the satisfaction of the County of Northern Lights.
3. The proposed development shall be situated on the lot in accordance with the approved site plan.
4. The applicant/owner shall comply with the uses and regulations of the Agricultural General (A) District.
5. The applicant/owner may be required to enter into and comply with a development agreement with the County to include, but not limited to, the removal of an approach, construction of a new approach, or the upgrading of an approach. When installing approaches or culverts the applicant/owner shall contact the County of Northern Lights Public Works Department to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.

04. A)

6. The applicant/owner shall comply with setbacks as per Alberta Private Sewage System Standards 2021.
7. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following permits or approval as applicable: Building Permit – Provincial Plumbing Permit – Gas Permit – Electrical Permit. A copy of the approved permits must be submitted to the County of Northern Lights for their files.
8. The applicant/owner shall obtain all necessary environmental approvals required for development. This may include but is not limited to a Water Act approval for wetland disturbance.
9. The applicant/owner shall apply for Roadside Development Permit approval through Transportation and Economic Corridors.
10. The exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Authority. The finish and appearance should complement natural site features.
11. No further development or construction shall be allowed without an approved Development Permit.

October 31, 2025
DATE OF DECISION

November 3, 2025
DATE OF ISSUE OF NOTICE OF DECISION


DEVELOPMENT OFFICER

Please Note:

This development permit lapses and is considered void if the development approved has not commenced within twelve (12) months from the date of issue of the notice.

COUNTY OF NORTHERN LIGHTS

#600, 7th Avenue NW Box 10, Manning, AB T0H 2M0 Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

IMPORTANT NOTICES

1. You may wish to appeal the decision of the subdivision and development authority to the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either in person or by mail so as to reach the Secretary of the Subdivision and Development Appeal Board at the County office **NOT LATER THAN 21 DAYS AFTER THE DATE OF ISSUE OF NOTICE OF DECISION.**
2. The Land Use Bylaw provides that any person claiming to be affected by a decision of the development authority may appeal to the Secretary of the Subdivision and Development Appeal Board **WITHIN 21 DAYS AFTER THE NOTICE OF DECISION IS PUBLISHED IN THE LOCAL NEWSPAPER.**
3. A decision of the Subdivision and Development Appeal Board is final and binding on all parties and persons subject only to an appeal upon or question of jurisdiction or law pursuant to Section 689 of Municipal Government Act. An application for leave to appeal to the Appellate Division of the Supreme Court of Alberta shall be made:
 - a) to a judge of the Appellate Division; and
 - b) within Thirty (30) days after the issue of the order, decision, permit or approval sought to be appealed.

04. A 1)



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE
APPLICATION NO. DP 25-41
DATE RECEIVED October 2, 2025
ROLL NO. 73680

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, T0H 2M0

W: www.countyofnorthernlights.com | E: development@countyofnorthernlights.com | T: (780) 836-3348 | F: (780) 836-3663

I / We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application. I / We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structures, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION			COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF APPLICANT			NAME OF REGISTERED OWNER		
ADDRESS			ADDRESS		
POSTAL CODE			POSTAL CODE		
EMAIL ADDRESS*			EMAIL ADDRESS*		
*By supplying the County with an email address, you agree to receive correspondence by email.					
PHONE (CELL)	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): <u>253052 TWP RD 842</u>	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>SW</u> Section: <u>16</u> Township: <u>84</u> Range: <u>25</u> Meridian: <u>W5</u>	
Size of the Parcel to be developed <u>160</u> <input checked="" type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: <u>Most of the quarter is pasture with yard site close to south-east corner of the quarter</u>	
Proposed Development: <u>Remove old house and basement and dig new basement and move new RTM house onto new basement</u>	
Circle any proposed uses(s):	
<input type="checkbox"/> SIGN(S)	<input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S)
<input type="checkbox"/> DWELLING UNIT(S)	<input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S)
<input type="checkbox"/> HOME BASED BUSINESS	<input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)
	<input type="checkbox"/> PUBLIC USE(S)/ UTILITIES
	<input type="checkbox"/> SHED/GARAGE/BARN(S)
	<input type="checkbox"/> OTHER (SPECIFY)
Estimated:	Date of Commencement: <u>April 2026</u> Date of Completion: <u>Oct 2026</u> Value of Construction: \$ _____

04.A-1)

PROPOSAL INFORMATION			
DEVELOPMENT IS: <input type="checkbox"/> NEW <input type="checkbox"/> EXISTING <input checked="" type="checkbox"/> ALTERATION TO EXISTING			
LAND IS ADJACENT TO: <input type="checkbox"/> PRIMARY HIGHWAY <input checked="" type="checkbox"/> LOCAL ROAD <input type="checkbox"/> INTERNAL SUBDIVISION ROAD <input type="checkbox"/> OTHER			
LOT AREA: _____	LOT WIDTH: _____	LOT LENGTH: _____	PERCENTAGE OF LOT OCCUPIED: _____%
PRINCIPAL BUILDING SETBACK: FRONT: _____		REAR: _____	SIDES: _____ / _____ HEIGHT _____
ACCESSORY BUILDING SETBACK: FRONT: _____		REAR: _____	SIDES: _____ / _____ HEIGHT _____

ADDITIONAL INFORMATION INCLUDED	
<input checked="" type="checkbox"/> SITE PLAN <input checked="" type="checkbox"/> FLOOR PLAN <input type="checkbox"/> LAND TITLE <input checked="" type="checkbox"/> ABANDONED OIL WELL DECLARATION SIGNED	
<input type="checkbox"/> ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION <input type="checkbox"/> DISTANCE TO ROAD / HIGHWAY _____	
ADDITIONAL INFORMATION AS REQUIRED:	
<input type="checkbox"/> ELEVATIONS <input type="checkbox"/> SOIL TESTS <input type="checkbox"/> HOURS OF OPERATION _____	
<input type="checkbox"/> NUMBER OF DWELLING UNITS _____	<input type="checkbox"/> NUMBER OF EMPLOYEES _____
<input type="checkbox"/> PROPOSED BUSINESS ACTIVITIES _____	
<input type="checkbox"/> LANDOWNER LETTER OF AUTHORIZATION <input type="checkbox"/> ADJACENT LANDOWNER LETTERS OF SUPPORT	

MANUFACTURED HOME (MOBILE HOME)	
SERIAL NUMBER: _____	YEAR BUILT: _____ SIZE: WIDTH _____ LENGTH _____

DECLARATION	
I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE COUNTY TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION	
I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT	
NOTE: Signature of Registered Landowner required if different from Applicant	<p style="text-align: center;"><u>09/30/2005</u> Date</p> <p>_____ SIGNATURE OF APPLICANT</p> <p>_____ SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER</p>

FOR ADMINISTRATIVE USE	
LAND USE DISTRICT: _____	
FEE ENCLOSED: YES <input type="checkbox"/> NO <input type="checkbox"/>	AMOUNT: \$ <u>100.00</u> RECEIPT NO.: <u>224623</u>
DEFINED USE: _____	
PERMITTED/DISCRETIONARY: _____	
VARIANCE: _____	

04.A-1)



Hi7909 – 51 Avenue NW, Edmonton, AB T6E 5L9 T: 780.438.9000 F: 780.438.3700

To: **Reeve and Council – County of Northern Lights** Date: **November 25, 2025**
Attention: **Gerhard Stickling, Chief Administrative Officer** Project No.: **16613**
Cc: **David Schoor**
Reference: **DP 25-29**
From: **Gail Long**

1.0 Application

The applicant proposes locating a 45-meter (m) communication tower on the NE16-89-23-W5M. The quarter section is designated Agriculture General (A) District, which allows a communication tower (Public Utility) as a discretionary use. The applicant has indicated that the communication tower, made of steel, requires a pile footing with safety light and lightning protection, will be located within a fenced 3m x 3m compound.

The tower is one of several applications that have been and will be submitted for the area by the applicant. The applicant's primary goal of installing the proposed towers is to improve internet connectivity for rural homes in the County and advised that the towers would "bring significant benefits to the region, including improved access to educational resources, telehealth services, and economic benefits. It is intended that connectivity will be improved while minimizing any negative impacts on the local environment and the community."

The applicant has advised that the towers are not 5G (cellular towers) but use a technology which operates on different frequencies than cellular networks. The system is designed specifically for fixed wireless broadband access in rural areas and will operate at 3.0 GHz and 6.0 GHz frequencies, which are within the guidelines established by Health Canada's Safety Code 6. The applicant advises "...these frequencies are like those used in common household Wi-Fi routers and are considered safe for human exposure", and "...all equipment used is approved by Industry Canada for use in Canada and complies with all regulations."

2.0 Site and Surrounding Lands

Range Road 233 is located on the east side of the quarter section. Access to the subject site is located from Range Road 233 on the north half of the quarter. The parcel has a residence and farm-related buildings. The remaining lands are in agricultural production, with seasonal wet areas.

The property is located 4 km northeast of Lone Star and 3.2 km east of Highway 35. It is not within a Key Wildlife Biodiversity Zone, however it is within an environmentally sensitive wildlife area for Grizzly and Trumpeter Swan. The Alberta Merged Wetland Inventory shows pockets of open water on the quarter section and marsh areas surrounding a lake located in the southeast corner of the parcel.



With exception to the quarter section to the southwest of the subject property, which is zoned Crown Land (CL), surrounding lands are zoned A District and are mostly in agriculture production with trees and pasture. Based on aerial photography there is only one residential development within 1.6 km of the subject parcel.

The parcel is not located within the Grimshaw Gravels Aquifer. The predominant soil classification is 80% Class 4 "Severe limitations", subclass D "Undesirable soils structure" and 20% Class 0 "Organic Soils".

The nearest Pembina pipeline is located 1.4 km to the north. An abandoned well, which is RecExempt and was abandoned in 1950, is located within the right of way for Range Road 233. There are no record of spills or contamination, and no low or high pressure gas lines located within the quarter section. An ATCO powerline located on the east side of Range Road 233 provides power to the site. There is also a Telus fibre optic right-of-way on the west boundary of the quarter section.

The development is not within any historical value (HRV) classified land designation and it is not within the Grimshaw Gravels Aquifer.

The proposed development meets all regulations of the A District.

3.0 Circulation and Notification Comments

The applicant, in accordance with Industry Canada requirements, advertised the location and a description of the proposed development in the Mile Zero-Banner Post on 08.20/2025. No comments and/or concerns were received from members of the public. No additional notification was required, as per Section 4.2 of the Innovation, Science, and Economic Development Canada, and Section 123.15 of the County's Land Use Bylaw.

Responses received from Alberta Energy Regulator and the County's Public Works Department indicated they had no concerns with the proposed development.

4.0 Recommendation

It is recommended that the application for the location of a 45-meter communication tower on NE16-89-23-W5M be **APPROVED** subject to the following conditions:

1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on NE16-89-23-W5M.
2. The owner/developer shall comply with the uses and regulations of the Agriculture General (A) District.
3. The applicant/owner enter into and comply with a development agreement with the County to include, but not limited to, the removal of an approach, construction of a new approach, or the upgrading of an approach. When installing approaches or culverts the applicant/owner shall contact the County of



Northern Lights Public Works Department to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.

4. This permit approval is issued on the condition that all other approvals, including any Industry Canada approvals, Water Act Approvals and/or Licenses, required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation. A copy of the approved permits must be submitted to the County of Northern Lights.
5. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required:
 - a. Building Permit
 - b. Electrical Permit
6. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
7. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

Advisement #1

The lease agreement between the applicant and landowner should include consent to the development and provide for an easement to access the tower site.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	
DATE RECEIVED	
ROLL NO.	

County of Northern Lights, # 600, 7th Ave, NW Box 10, Manning, AB, T0H 2M0
 W: www.countyofnorthernlights.com | E: development@countyofnorthernlights.com | T: (780) 836-3348 | F: (780) 836-3663

I / We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application. I / We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structures, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION			COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF APPLICANT Arrow Technology Group LLP		NAME OF REGISTERED OWNER			
ADDRESS 18236 - 102 Avenue		ADDRESS			
Edmonton, Alberta					
POSTAL CODE T5S 1S7		POSTAL CODE			
EMAIL ADDRESS* bruce@atg.net		EMAIL ADDRESS*			
*By supplying the County with an email address, you agree to receive correspondence by email.					
PHONE (CELL) (780) 239-8318	PHONE (RES)	PHONE (BUS)	PHONE (CF: L)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): <u>NE-16-89-23-W5</u>	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>NE</u> Section: <u>16</u> Township: <u>89</u> Range: <u>23</u> Meridian: <u>W5</u>	
Size of the Parcel to be developed <u>12 foot x 12 foot</u> <input type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land <u>Commercial Venture</u>	
Proposed Development: <u>We plan to install a 45m tall self-support CSA communication tower on piles.</u>	
<u>This tower will be used to provide wireless INTERNET to the few surrounding homes.</u>	
Circle any proposed uses(s):	
<input type="checkbox"/> SIGN(S)	<input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S)
<input type="checkbox"/> DWELLING UNIT(S)	<input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S)
<input type="checkbox"/> HOME BASED BUSINESS	<input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)
	<input checked="" type="checkbox"/> PUBLIC USE(S)/ UTILITIES
	<input type="checkbox"/> SHED/GARAGE/BARN(S)
	<input type="checkbox"/> OTHER (SPECIFY)
Estimated:	Date of Commencement: <u>5/15/25</u> Date of Completion: <u>8/15/25</u> Value of Construction: \$ <u>60,000</u>

M6

DP-25-29

04.B-1)

PROPOSAL INFORMATION

DEVELOPMENT IS: NEW EXISTING ALTERATION TO EXISTING

LAND IS ADJACENT TO: PRIMARY HIGHWAY LOCAL ROAD INTERNAL SUBDIVISION ROAD OTHER

LOT AREA: _____ LOT WIDTH: _____ LOT LENGTH: _____ PERCENTAGE OF LOT OCCUPIED: _____%

PRINCIPAL BUILDING SETBACK: FRONT: _____ REAR: _____ SIDES: _____ / _____ HEIGHT _____

ACCESSORY BUILDING SETBACK: FRONT: _____ REAR: _____ SIDES: _____ / _____ HEIGHT _____

ADDITIONAL INFORMATION INCLUDED

SITE PLAN FLOOR PLAN LAND TITLE ABANDONED OIL WELL DECLARATION SIGNED
 ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION DISTANCE TO ROAD / HIGHWAY 50 m _____

ADDITIONAL INFORMATION AS REQUIRED:

ELEVATIONS SOIL TESTS HOURS OF OPERATION _____

NUMBER OF DWELLING UNITS _____ NUMBER OF EMPLOYEES _____

PROPOSED BUSINESS ACTIVITIES *Internet to surrounding farm homes to lower.*

LANDOWNER LETTER OF AUTHORIZATION ADJACENT LANDOWNER LETTERS OF SUPPORT

MANUFACTURED HOME (MOBILE HOME)

SERIAL NUMBER: _____ YEAR BUILT: _____ SIZE: WIDTH _____ LENGTH _____

DECLARATION

I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE COUNTY TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT

5/29/2025

Date

SIGNATURE OF APPLICANT

NOTE:

Signature of Registered Landowner required if different from Applicant

5/29/2025

Date

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: _____

FEE ENCLOSED: YES NO AMOUNT: \$ _____ RECEIPT NO.: _____

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

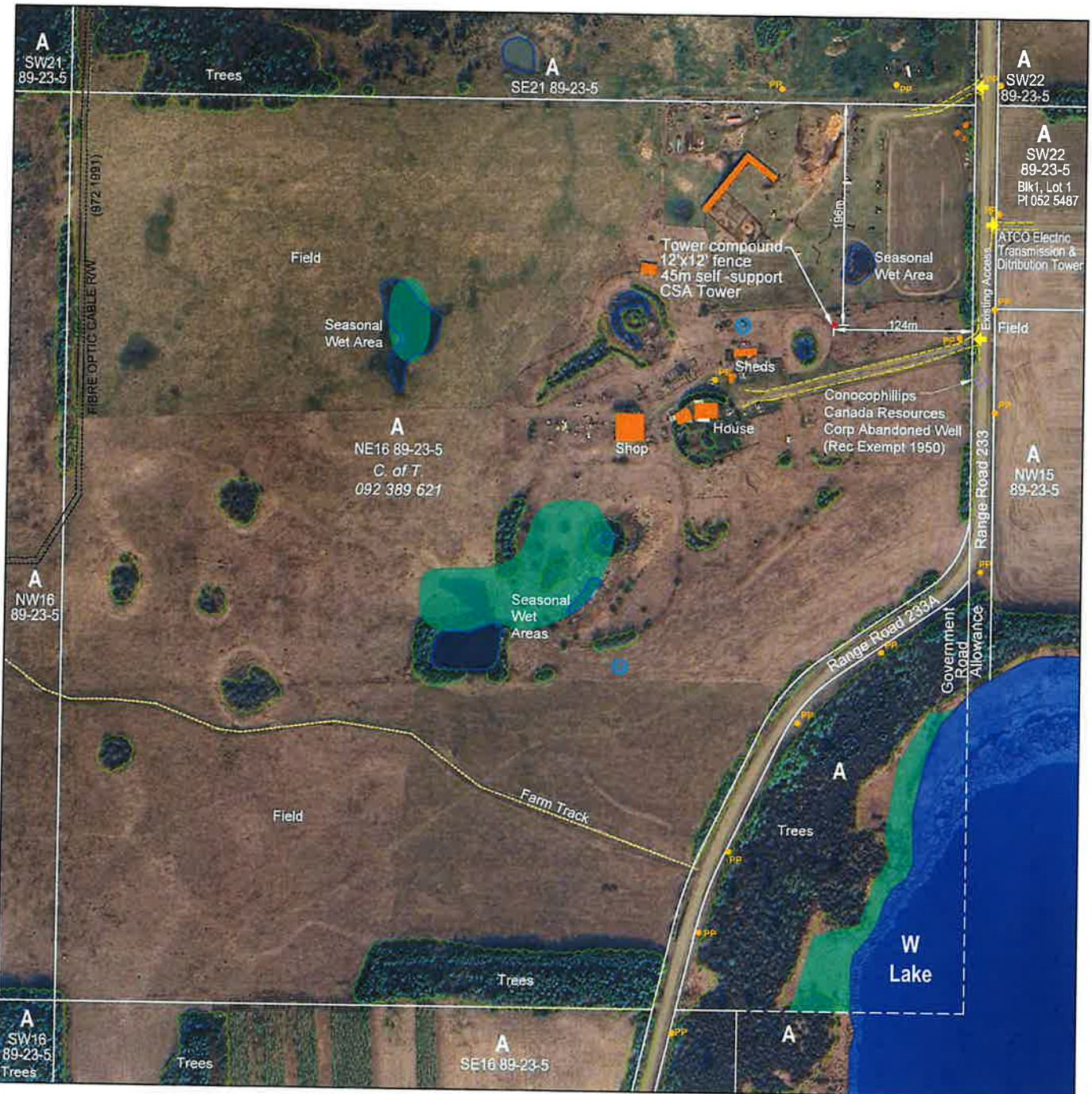
VARIANCE: _____

DEVELOPMENT SKETCH

THIS SITE PLAN REPRESENTS ONE QUARTER SECTION OF LAND. PLEASE PROVIDE FOLLOWING INFORMATION IN REGARD TO THE PROPOSED DEVELOPMENT SITE:

1. ALL EXISTING ROADS AND APPROACHES THAT WILL SERVICE THE PROPOSED DEVELOPMENT.
2. PROPOSED DISTANCES OF DEVELOPMENT WITH REGARDS TO PROPERTY LINES, PUBLIC ROADWAYS, WATERCOURSES, ETC.
3. ILLUSTRATE THE LOCATION OF: WATER/SEWER, POWER, TREES, CULTIVATED LANDS, EXISTING BUILDINGS, WATERCOURSES (FROM TOP OF BANK) AND PROPOSED PARKING.





DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

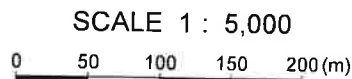
LEGAL: NE16, Twp 89, Rge 23, W5M

FILE No. DP-25-29

LEGEND

- Proposed Location of Tower
- Buildings/Structures
- Existing Access
- Abandoned Well
- ATCO Powerlines
- Edge of Treeline
- Seasonal Wet/Low Areas
- Lake
- AMM* Marsh

* Alberta Merged Wetland Inventory

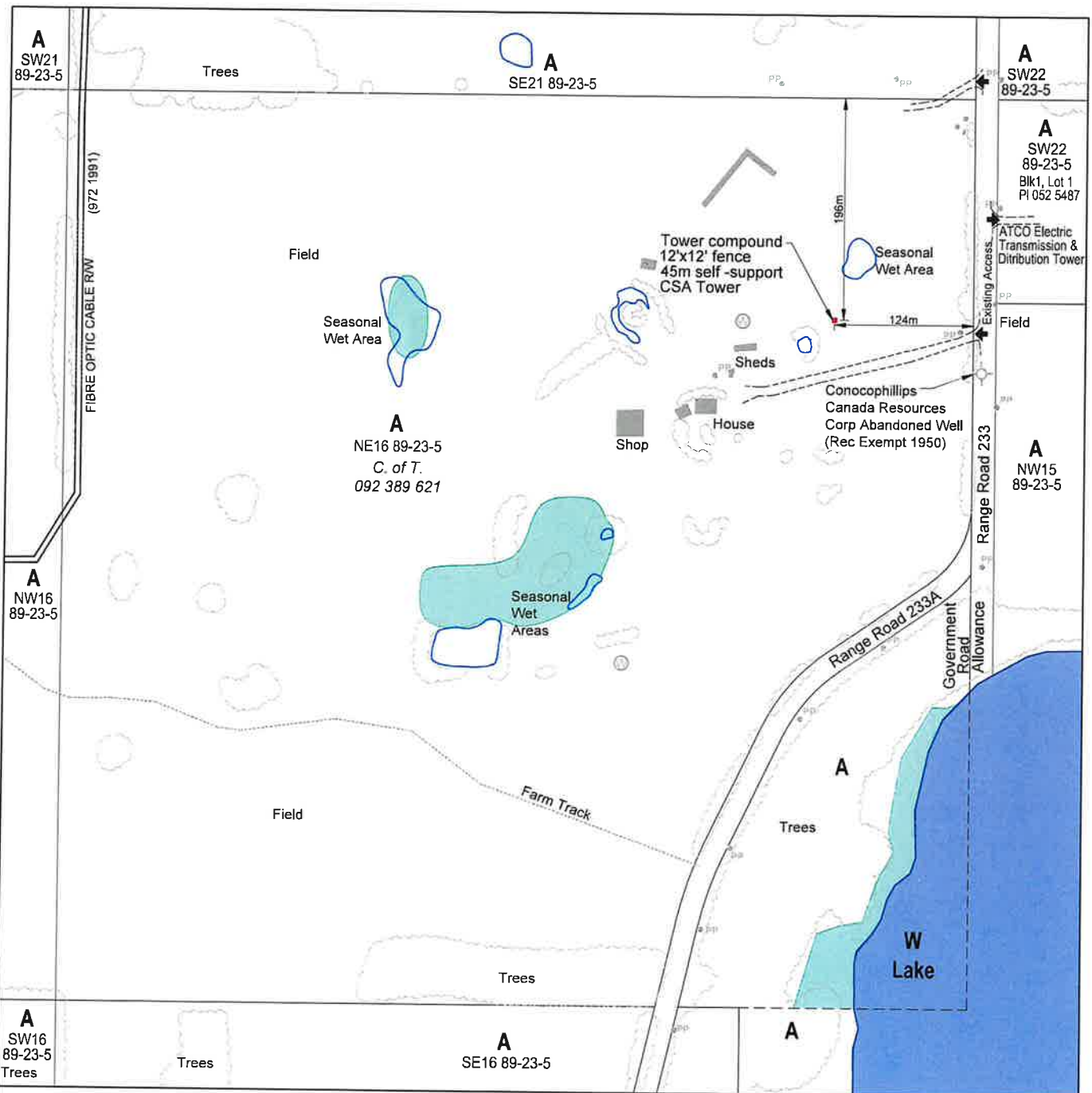


NOTE: Improvements located as per data supplied by owner and Abadata measurements.



September 2, 2025

04.B-1)



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

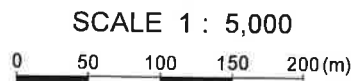
LEGAL: NE16, Twp 89, Rge 23, W5M

FILE No. DP-25-29

LEGEND

- Proposed Location of Tower
- Buildings/Structures
- Existing Access
- Abandoned Well
- ATCO Powerlines
- Edge of Treeline
- Seasonal Wet/Low Areas
- Lake
- AMWI* Marsh

* Alberta Merged Wetland Inventory



NOTE: Improvements located as per data supplied by owner and Abadata measurements.



September 2, 2025

04.B-1)

Compound & Tower Details



18236 - 162 AVENUE, EDMONTON, ALBERTA T5S 1S7 • PHONE 780-701-4050
FAX 780-451-6050 • E-MAIL INFO@ARROWTEG.NET

04.B-1)



Northern Lights Last Mile

Phase One

Purpose

The project aims to improve internet last mile service to rural homes by installing seven fixed wireless Internet towers in the region surrounding Dixonville.

Site Plan: Tower Compound = Red Square



18236 - 102 AVENUE, EDMONTON, ALBERTA T5S 1S7 • PHONE 780 401 0050
FAX 780 451 6950 • E-MAIL BRUCE@ATG.NL

04.B-1)



Compound & Tower Details

- **Type:** 84LDSS Tower 150' AWSS - Sections 1-15
- **Height:** 45 meters
- **Foundation:** Screw piles with welded collar
- **Compound Size:** 12 x 12 feet
- **Fencing:** Phoenix Fence stainless 12' x 6' Fence Panel & 12' x 6' Fence Panel with 4' Man Gate
- **Enclosure:** White 24x30x60 Metal Enclosure with AC plugs, meter, and breaker
- **Lightning Protection:** 3/4" Galvanized rod with mounting hardware
- **Lighting:** Tower LED FAA-OL1 6LED Double 12-24VDC with mounting hardware
- **Anti-Climb:** 55"-58" x 114" Flat Shielding - 18 AWG
- **Safety:** Tower safety climb system

Documentation

Generic prints for the tower and piling are attached from the suppliers.

Community Engagement

Consultation with Landowners: Tom Waldon visited nearby homes to provide a public notice and contact information for any concerns.

Public Advertisement: Ran for two weeks in the local weekly paper.

Regulatory Compliance

The project adheres to federal regulations and technical and safety requirements



Bruce Burman

Arrow Technology Group

780-701-4050 (w) | 780-239-8318 (m) | www.atg.net

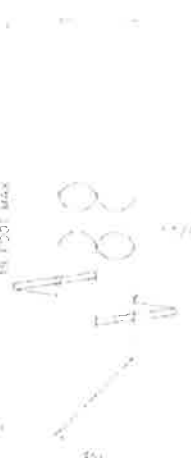
04.B-1)



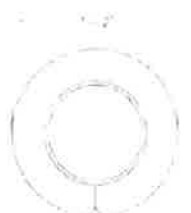
3" NOM. SIZE HOLES
(3.000 OD x 0.375 WT)
PIPE MATERIAL GRADE: A106 GR B
HELIX IS 1/2" DIA. - 44W
HELIX RATED 7,200 LBS AXIAL
MAXIMUM INSTALL. TORQUE 50,000 FT-LBS



4" NOM. SIZE HOLES
(4.000 OD x 0.375 WT)
PIPE MATERIAL GRADE: A106 GR B
HELIX IS 1/2" DIA. - 44W
HELIX RATED 9,000 LBS AXIAL
MAXIMUM INSTALL. TORQUE 50,000 FT-LBS



6" NOM. SIZE HOLES
(6.000 OD x 0.375 WT)
PIPE MATERIAL GRADE: A106 GR B
HELIX IS 1/2" DIA. - 44W
HELIX RATED 15,000 LBS AXIAL
MAXIMUM INSTALL. TORQUE 10,000 FT-LBS



8" NOM. SIZE HOLES
(8.000 OD x 0.375 WT)
PIPE MATERIAL GRADE: A106 GR B
HELIX IS 1/2" DIA. - 44W
HELIX RATED 25,000 LBS AXIAL
MAXIMUM INSTALL. TORQUE 50,000 FT-LBS

NOTES

1. ALL DIMENSIONS ARE IN INCHES
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
3. HELIX IS TO BE INSTALLED TO THE TOP OF SURFACE OF PIPE
4. HELIX IS TO BE INSTALLED TO THE TOP OF SURFACE OF PIPE
5. MAXIMUM TORQUE INSTALLATION AS ABOVE - HARDENED TOOLS TO BE USED
6. SEE DRAWING FOR ALL DIMENSIONS

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

ALBERTA PERMIT NUMBER P-7518

Kodiak Engineering Ltd.
 5744 178th St. Edmonton, Alberta T5A 0A6
 780-443-2228

DEFINITION: (SEE THE DRAWING FOR DIMENSIONS) AND ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

MATHIEU ANCHORS
 FULLY STANDARD HELICAL PIPE
 DETAILS

DATE	DESCRIPTION
03-09-2023	

04.B-1)

Guitar Camp gifted theatre with a donation

Dan Archer

Participants from Manning Guitar Camp presented Aurora Theatre with a \$2,011.50 cheque on Friday, August 15.

Brandi Fedorowicz, part owner of Manning's Aurora Theatre with her husband, Ian Fedorowicz, described the donation from the camp as "unexpected" and expressed her gratitude.

The donation on Friday came from camp funds. "Every year at Guitar Camp, we have a raffle table," said camper Robin Gardecki.

"The students donate items, and then we buy tickets from them all week. On Friday night, we draw tickets after the Talent Show, so the public can also buy tickets. We give out the raffle prizes to whoever wins them, and we take half the money and donate it," Gardecki said.

Aurora Theatre opens the theatre for one evening to campers and instructors when Guitar Camp is running and allows them to watch a movie at no charge.

"The campers vote on whoever they want to donate the money to, and this year they voted to give it to the Aurora Theatre because they are so good to us. They always offer us a movie on the week of the camp," Gardecki said.

"The theatre is an important fixture in town and they opened their doors for us at Guitar Camp, so Guitar Camp is returning that with a donation," said camper Steve Blanton.

Manning Guitar Camp at Hotchkiss Community Hall from July 6-12 welcomed a total of about 208 instructors, staff, volunteers, and students in 2023. The musical theme for the annual camp was the Beatles. The camp held nearly 40 different



Participants from Manning Guitar Camp presented Aurora Theatre with a \$2,011.50 cheque on Friday, August 15. From left to right: Hannah Nauss (Guitar Camp student), Jada Gardecki (camp instructor), Brandi Fedorowicz (theatre owner) and Ashlyn Lambert (camp instructor).

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classes in guitar, ukulele, harmonica, fiddle, vocal harmony, and other music-related courses for all levels of talent.

All Manning Hospital Staff
(PAST & PRESENT)
are invited to Hotchkiss Hall
Wednesday, September 10
2:00 - 6:00 PM
for a Social afternoon of reminiscing and visiting.

\$10/person to cover costs.

Sun Life

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Stacey Stone
Advisor, Sun Life
Alberta North Financial Services Ltd
Tel: 780-656-2665
stacey.stone@sunlife.com

CAREERS & EMPLOYMENT, FOR SALE, LEGALS, PUBLIC NOTICES, TENDERS...

ARROW TECHNOLOGY GROUP PUBLIC NOTICE
Proposed Telecommunications Tower Installation

Arrow Technology Group is proposing to construct 3 new telecommunications towers in the county of Northern Lights. This notice is being provided in accordance with the requirements of the local land use Authority.

Proposed Tower Details:
45-meter tall self-supporting all-weather steel tower on pile footing, with safety light, and lightning protection. Tower will be in a 3m by 3m fenced compound. Fence height 2.25m.

Location M3: [NE-36-80-23-W5]. GPS Coordinates: [56.858333, -117.516369]
Location M5: [NE-25-80-22-W5]. GPS Coordinates: [56.883368, -117.354852]
Location M6: [NE-16-89-23-W5]. GPS Coordinates: [56.726304, -117.591626]

Purpose: These towers are required to improve last mile internet coverage to rural home of Northern Lights County.

Alternative Sites: Several locations were considered. These proposed sites were selected as the best options to achieve the required network objectives while minimizing impact on the surrounding area.

Visual Impact: Efforts have been made to minimize the visual impact of the proposed towers.

Safety: The proposed towers will be built in compliance with Health Canada's Safety Code 6 for the protection of the general public including any combined effects of nearby installations within the local radio environment.

Public Consultation: Arrow Technology Group invites you to provide comments about this proposal. Your comments are important to us.

The public consultation period will be open for 30 days from the date of this notice. Written comments will be accepted until Sept 20, 2023.

To submit comments or for more information about this proposal, contact

Arrow Technology Group
Attention: Bruce Burman
18236 - 102 Avenue, Edmonton, AB T5S 1S7
Email: bruce@atg.net
Phone: (780) 239-8318

Anticipated Project Timeline:
Public Consultation Period: Aug 20 to Sept 20, 2023
Anticipated Construction Start: Sept 20, 2023
Anticipated In-Service Date: October 1, 2023

All comments received will be considered. A written response addressing all reasonable and relevant concerns will be provided within 7 days of comment receipt.

04.B-1)



To: **Reeve and Council – County of Northern Lights** Date: **November 25, 2025**
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No.: **16613**
Cc: **David Schoor**
Reference: **DP25-30**
From: **Gail Long**

1.0 Application

The applicant proposes to locate a 45-meter communication tower on part of the NE25-90-22-W5M. The parcel is 9.66 ha (23.86 ac) in area and is designated Agriculture General (A) District. The quarter section is designated Agriculture General (A) District, which allows a communication tower (Public Utility) as a discretionary use. The applicant has indicated that the communication tower, made of steel, requires a pile footing with safety light and lightning protection, will be located within a fenced 3m x 3m compound.

The tower is one of several applications that have been and will be submitted for the area by the applicant. The applicant's primary goal of installing the proposed towers is to improve internet connectivity for rural homes in the County, and advised that the towers would, "bring significant benefits to the region, including improved access to educational resources, telehealth services, and economic benefits. It is intended that connectivity will be improved while minimizing any negative impacts on the local environment and the community."

The applicant has advised that the towers are not 5G (cellular towers) but use a technology that operates on different frequencies than cellular networks. The system is designed specifically for fixed wireless broadband access in rural areas and will operate at 3.0 GHz and 6.0 GHz frequencies, which are within the guidelines established by Health Canada's Safety Code 6. The applicant advises "...these frequencies are like those used in common household Wi-Fi routers and are considered safe for human exposure", and all equipment used is approved by Industry Canada for use in Canada and complies with all regulations."

2.0 Site and Surrounding Lands

The parcel is located east of Range Road 220A and is bound by an undeveloped road allowance to the northwest and an undeveloped road allowance to the southeast. The communication tower is proposed to be located 10 m from the undeveloped road allowance to the northwest, requiring a variance to the setback requirements. The County's Director of Public Works has advised that there are no plans to develop the road and has no issues with a variance being approved.

Township Road 904B on the quarter section, heading east from Range Road 220A, provides access to the subject site. The parcel has a residence and farm-related buildings, while a small portion of the remaining lands is in agricultural production, with the balance being heavily treed.



The quarter section and development site are not located within a Key Wildlife Biodiversity Zone, an environmentally sensitive area or the Grimshaw Gravels Aquifer. The development area is partially located within a historical value (HRV) classified land designation, with a high potential to contain a historic resource.

The quarter section contains an abandoned well and is RecExempt. There are no records of spills or contamination. A low pressure gas line owned by North Peace Gas Co-op is located along the north boundary of the quarter section. There are no high pressure gas or oil lines.

A water well is located 215m from the tower site.

3.0 Circulation Comments

The applicant, in accordance with Industry Canada requirements, advertised the location and a description of the proposed development in the Mile Zero-Banner Post on 08/20/2025. No comments and/or concerns were received from members of the public. No additional notification was required, as per Section 4.2 of the Innovation, Science, and Economic Development Canada, and Section 123.15 of the County's Land Use Bylaw.

Responses received from Telus, Alberta Energy Regulator and the County's Public Works Department indicated they had no concerns with the proposed development.

4.0 Recommendation

It is recommended that the application for the location of a 45-meter communication tower on part NE25-90-22-W5M be **APPROVED** subject to the following conditions:

1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on NE25-90-22-W5M.
2. The owner/developer shall comply with the uses and regulations of Agriculture General (A) District.
3. The applicant/owner enter into and comply with a development agreement with the County to include, but not limited to, the removal of an approach, construction of a new approach, or the upgrading of an approach. When installing approaches or culverts the applicant/owner shall contact the County of Northern Lights Public Works Department to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.
4. This permit approval is issued on the condition that all other approvals, including any Industry Canada approvals, Water Act Approvals and/or Licenses, required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation. A copy of the approved permits must be submitted to the County of Northern Lights.



Memorandum

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5. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required:
 - a. Building Permit
 - b. Electrical Permit
6. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
7. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

Advisement #1

The lease agreement should include consent to the development and provide for an easement to access the tower site.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE
APPLICATION NO.
DATE RECEIVED <u>July 9, 25</u>
ROLL NO. <u>203272</u>

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, T0H 2M0

W: www.countyofnorthernlights.com | E: development@countyofnorthernlights.com | T: (780) 836-3348 | F: (780) 836-3663

I / We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application. I / We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structures, property lines, creeks/travines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION	COMPLETE IF DIFFERENT FROM APPLICANT
NAME OF APPLICANT Arrow Technology Group LLP	NAME OF REGISTERED OWNER
ADDRESS 18236 - 102 Avenue	ADDRESS
Edmonton, Alberta	
POSTAL CODE T5S 1S7	POSTAL CODE
EMAIL ADDRESS* bruce@atg.net	EMAIL ADDRESS*
*By supplying the County with an email address, you agree to receive correspondence by email.	
PHONE (CELL) (780) 239-8318	PHONE (RES)
PHONE (RES)	PHONE (BUS)
PHONE (BUS)	PHONE (CELL)
	PHONE (RES)
	PHONE (BUS)

LAND INFORMATION
Municipal Address (if applicable): <u>NE-25-90-22-W5</u> <u>904045 RR 220 A</u>
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____
QTR/LS: <u>NE</u> Section: <u>25</u> Township: <u>90</u> Range: <u>22</u> Meridian: <u>W5</u>
Size of the Parcel to be developed <u>12 foot x 12 foot</u> <input type="checkbox"/> Acres or <input type="checkbox"/> Hectares
Description of the existing use of the land: <u>Commercial Venture</u>
Proposed Development: <u>We plan to install a 45m tall self-support CSA communication tower on piles.</u>
<u>This tower will be used to provide wireless INTERNET to the few surrounding homes.</u>
Circle any proposed uses(s): <input type="checkbox"/> SIGN(S) <input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S) <input checked="" type="checkbox"/> PUBLIC USE(S)/ UTILITIES <input type="checkbox"/> DWELLING UNIT(S) <input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S) <input type="checkbox"/> SHED/GARAGE/BARN(S) <input type="checkbox"/> HOME BASED BUSINESS <input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S) <input type="checkbox"/> OTHER (SPECIFY)
Estimated: Date of Commencement: <u>5/15/25</u> Date of Completion: <u>8/15/25</u> Value of Construction: \$ <u>60,000</u>

MS - 019

04.B-21

PROPOSAL INFORMATION	
DEVELOPMENT IS:	<input type="checkbox"/> NEW <input checked="" type="checkbox"/> EXISTING <input type="checkbox"/> ALTERATION TO EXISTING
LAND IS ADJACENT TO:	<input type="checkbox"/> PRIMARY HIGHWAY <input checked="" type="checkbox"/> LOCAL ROAD <input type="checkbox"/> INTERNAL SUBDIVISION ROAD <input type="checkbox"/> OTHER
LOT AREA:	_____ LOT WIDTH: _____ LOT LENGTH: _____ PERCENTAGE OF LOT OCCUPIED: _____%
PRINCIPAL BUILDING SETBACK:	FRONT: _____ REAR: _____ SIDES: _____/_____ HEIGHT _____
ACCESSORY BUILDING SETBACK:	FRONT: _____ REAR: _____ SIDES: _____/_____ HEIGHT _____

ADDITIONAL INFORMATION INCLUDED	
<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> FLOOR PLAN <input checked="" type="checkbox"/> LAND TITLE <input type="checkbox"/> ABANDONED OIL WELL DECLARATION SIGNED
<input type="checkbox"/> ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION	<input checked="" type="checkbox"/> DISTANCE TO ROAD / HIGHWAY <u>225 m</u>
ADDITIONAL INFORMATION AS REQUIRED:	
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> SOIL TESTS <input type="checkbox"/> HOURS OF OPERATION _____
<input type="checkbox"/> NUMBER OF DWELLING UNITS _____	<input type="checkbox"/> NUMBER OF EMPLOYEES _____
<input checked="" type="checkbox"/> PROPOSED BUSINESS ACTIVITIES <u>Internet to surrounding farm homes to tower.</u>	
<input type="checkbox"/> LANDOWNER LETTER OF AUTHORIZATION <input type="checkbox"/> ADJACENT LANDOWNER LETTERS OF SUPPORT	

MANUFACTURED HOME (MOBILE HOME)	
SERIAL NUMBER: _____	YEAR BUILT: _____ SIZE: WIDTH _____ LENGTH _____

DECLARATION	
I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE COUNTY TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION	
I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT	
NOTE: Signature of Registered Landowner required if different from Applicant	<p style="text-align: center;">5/29/2024 Date</p> <p style="text-align: center;">5/12/2025 Date</p> <p>_____ SIGNATURE OF APPLICANT</p> <p>_____ SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER</p>

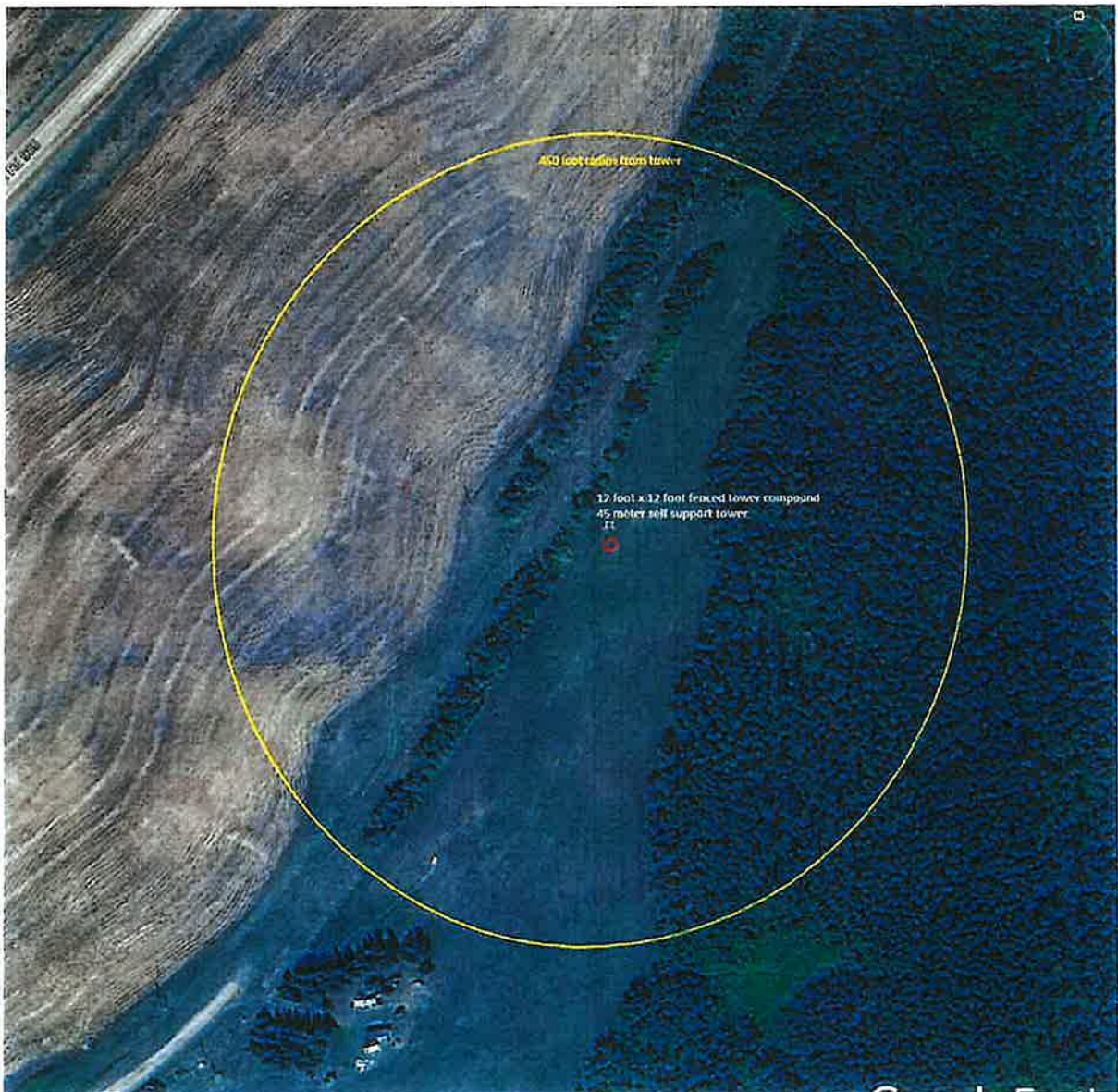
FOR ADMINISTRATIVE USE	
LAND USE DISTRICT: <u>Ag general</u>	_____
FEE ENCLOSED: YES <input type="checkbox"/> NO <input type="checkbox"/>	AMOUNT: \$ _____ RECEIPT NO.: _____
DEFINED USE: _____	_____
PERMITTED/DISCRETIONARY: _____	_____
VARIANCE: _____	_____

04.B-2)

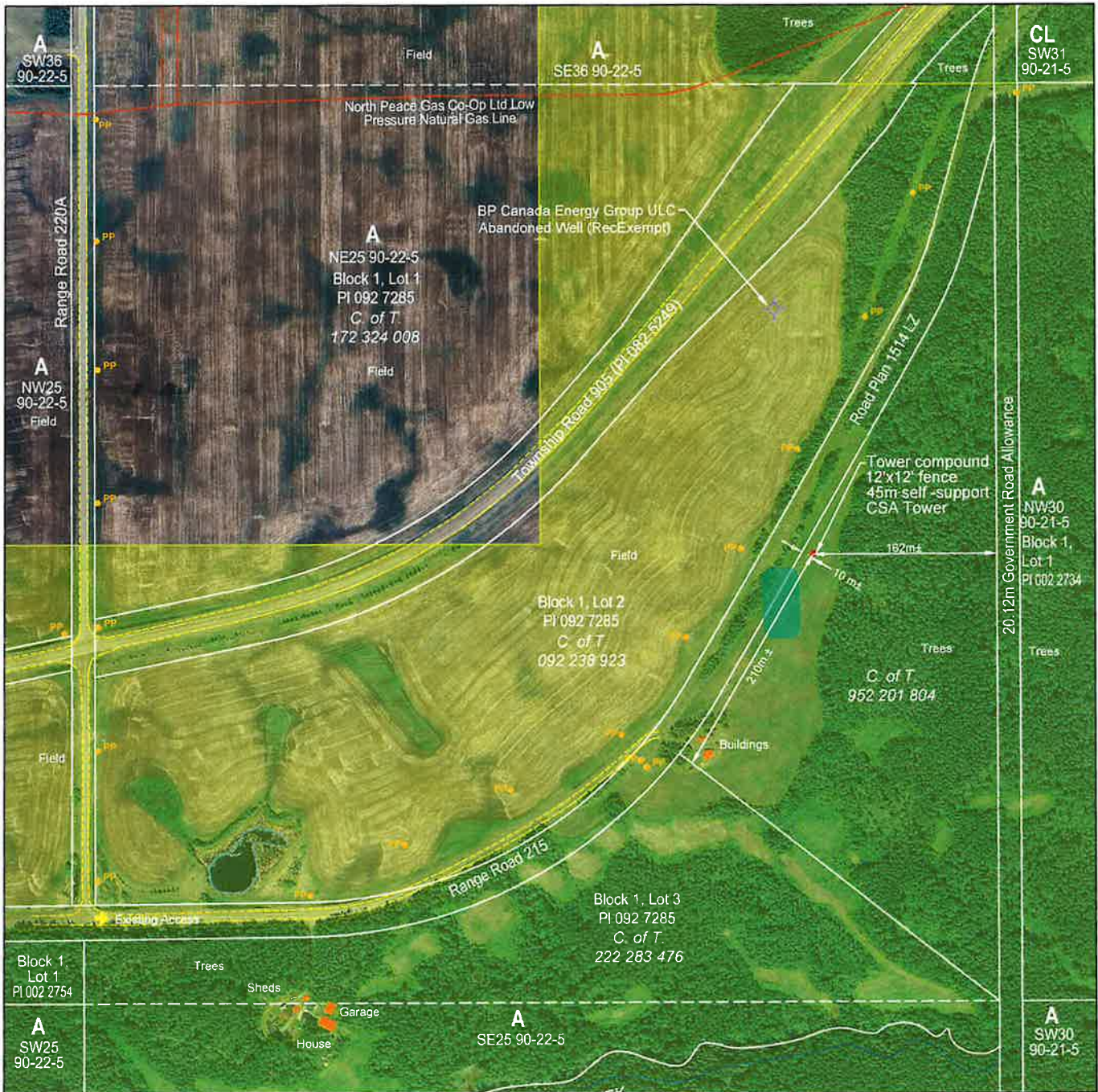
DEVELOPMENT SKETCH

THIS SITE PLAN REPRESENTS ONE QUARTER SECTION OF LAND. PLEASE PROVIDE FOLLOWING INFORMATION IN REGARD TO THE PROPOSED DEVELOPMENT SITE:

1. ALL EXISTING ROADS AND APPROACHES THAT WILL SERVICE THE PROPOSED DEVELOPMENT.
2. PROPOSED DISTANCES OF DEVELOPMENT WITH REGARDS TO PROPERTY LINES, PUBLIC ROADWAYS, WATERCOURSES, ETC.
3. ILLUSTRATE THE LOCATION OF: WATER/SEWER, POWER, TREES, CULTIVATED LANDS, EXISTING BUILDINGS, WATERCOURSES (FROM TOP OF BANK) AND PROPOSED PARKING.



04.B-2)



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: NE25, Twp 90, Rge 22, W5M

FILE No. DP-25-30



LEGEND

- Proposed Location of Tower
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- Abandoned Well
- ATCO Powerlines
- Edge of Treeline
- Historical Resource Value (HR5)
- AMW* Marsh
- * Alberta Merged Wetland Inventory



SCALE 1 : 5,000

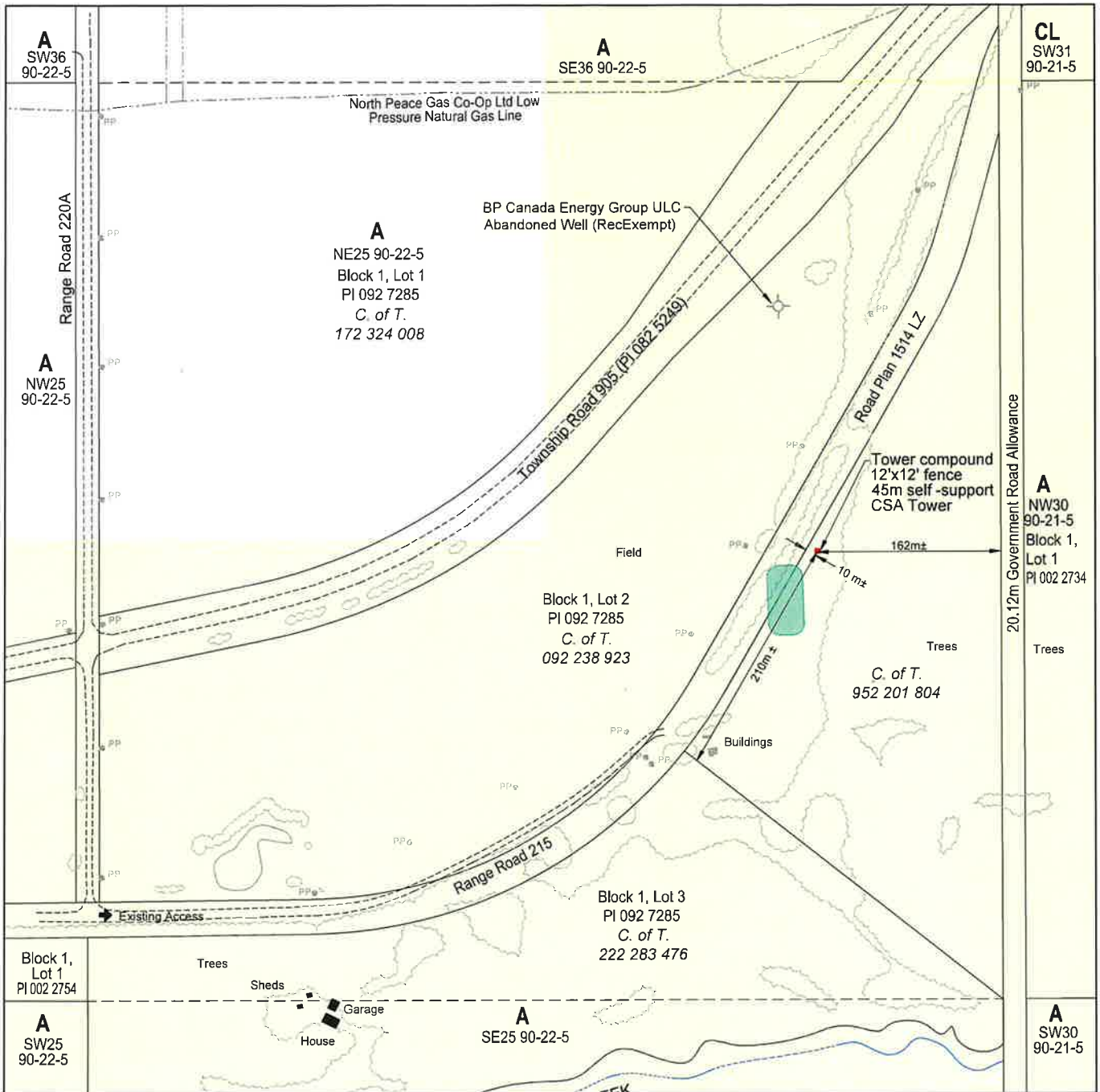


NOTE: Improvements located as per data supplied by owner and Abadata measurements.



July 16, 2025

04.B-2)



DEVELOPMENT PERMIT APPLICATION

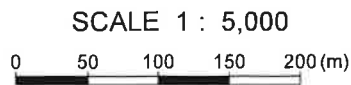
COUNTY OF NORTHERN LIGHTS

LEGAL: NE25, Twp 90, Rge 22, W5M

FILE No. DP-25-30

LEGEND

- Proposed Location of Tower
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- Abandoned Well
- ATCO Powerlines
- Edge of Treeline
- Historical Resource Value (HR5)
- AMWI* Marsh
- * Alberta Merged Wetland Inventory



NOTE: Improvements located as per data supplied by owner and Abadata measurements.



July 16, 2025

04.B-2)

Compound & Tower Details



18236 - 102 AVENUE, EDMONTON, ALBERTA T5S 1S7 • PHONE (780) 701-4050
FAX (780) 451-6050 • E-MAIL BRUCE@ATG.NET

04.B-2)



Northern Lights Last Mile

Phase One

Purpose

The project aims to improve internet last mile service to rural homes by installing seven fixed wireless Internet towers in the region surrounding Dixonville.

Site Plan: Tower Compound = Red Square





Compound & Tower Details

- **Type:** 84LDSS Tower 150' AWSS - Sections 1-15
- **Height:** 45 meters
- **Foundation:** Screw piles with welded collar
- **Compound Size:** 12 x 12 feet
- **Fencing:** Phoenix Fence stainless 12' x 6' Fence Panel & 12' x 6' Fence Panel with 4' Man Gate
- **Enclosure:** White 24x30x60 Metal Enclosure with AC plugs, meter, and breaker
- **Lightning Protection:** 3/4" Galvanized rod with mounting hardware
- **Lighting:** Tower LED FAA-OL1 6LED Double 12-24VDC with mounting hardware
- **Anti-Climb:** 55"-58" x 114" Flat Shielding - 18 AWG
- **Safety:** Tower safety climb system

Documentation

Generic prints for the tower and piling are attached from the suppliers.

Community Engagement

Consultation with Landowners: Tom Waldon visited nearby homes to provide a public notice and contact information for any concerns.

Public Advertisement: Ran for two weeks in the local weekly paper.

Regulatory Compliance

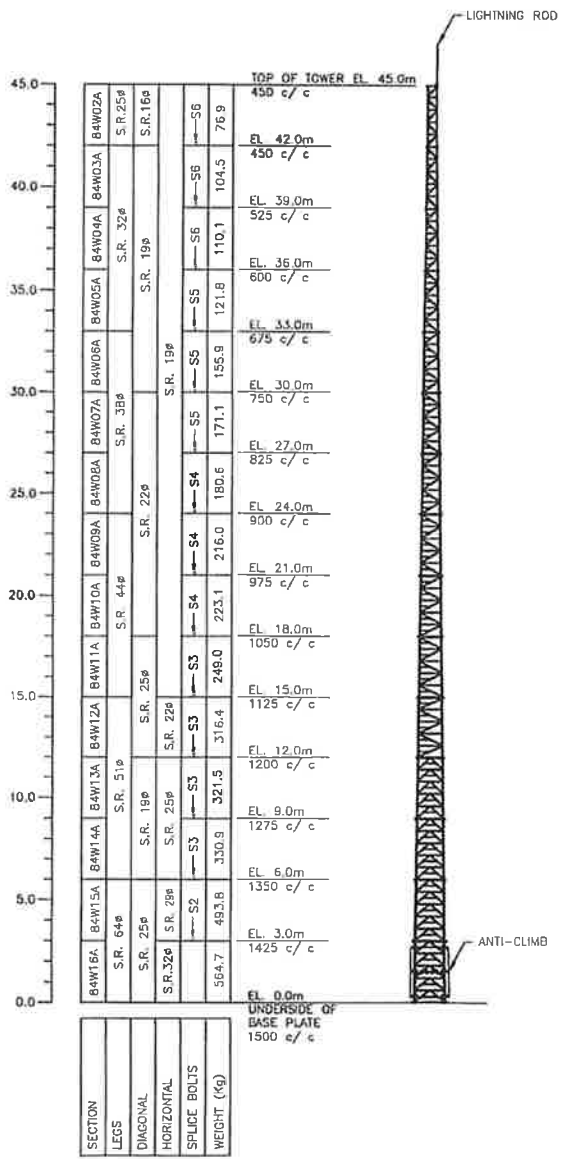
The project adheres to federal regulations and technical and safety requirements



Bruce Burman
Arrow Technology Group
780-701-4050 (w) | 780-239-8318 (m) | www.atg.net

04.0.B-2)

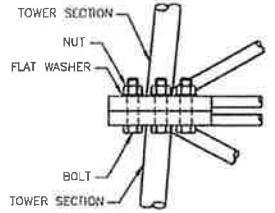
5/22/2024 3:58:19 PM 60-PROHIBIT DUPLICATION, REPRODUCTION, USE OR DISCLOSURE WITHOUT WRITTEN AUTHORIZATION OF WestTower Communications LTD.



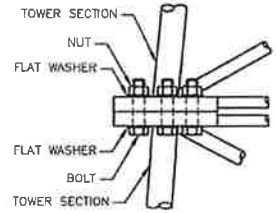
STRUCTURAL STEEL	
LEGS:	350W, FOR 25# S.R. = J00W
DIAGONALS:	J00W
HORIZONTALS:	300W
BOLTS:	ASTM A325 U.N.O.

SPLICE BOLT INDEX (PER LEG)	
S2	(4) 1" x 5" A325 BOLT ASSEMBLY
S3	(4) 3/4" x 3-3/4" A325 BOLT ASSEMBLY /w (4) EXTRA 3/4" F-436 F.W
S4	(4) 3/4" x 3-1/4" A325 BOLT ASSEMBLY /w (4) EXTRA 3/4" F-436 F.W
S5	(4) 5/8" x 3-1/4" A325 BOLT ASSEMBLY /w (4) EXTRA 5/8" F-436 F.W
S6	(2) 5/8" x 2-1/2" A325 BOLT ASSEMBLY /w (2) EXTRA 5/8" F-436 F.W

SPLICE BOLTS QTY SHOWN FOR (1) TOWER ONLY

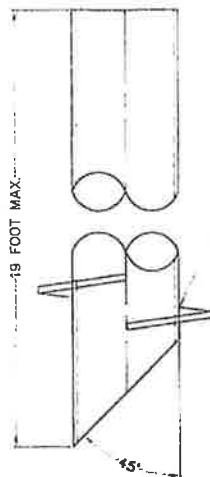
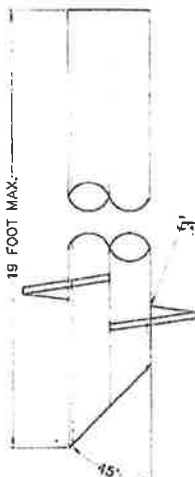
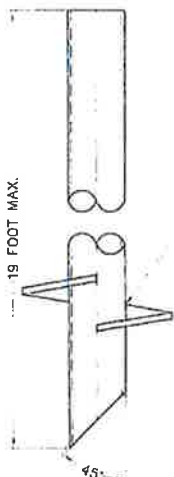
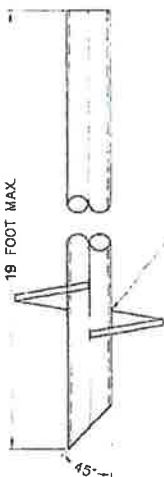
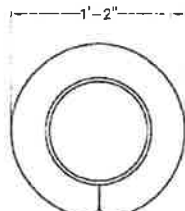
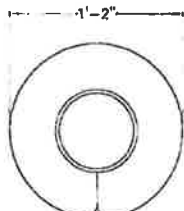
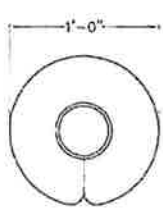
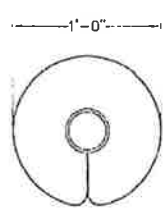


TYPICAL SPLICE DETAIL



TYPICAL SPLICE DETAIL
W/ EXTRA WASHER

NOTES			
ENG. RECORD No: 20-21568		APPD:	
4			
3			
2			
1			
0	ISSUED FOR CONSTRUCTION	A.P. AT	21MAY24
REV	DESCRIPTION	CHK	DATE
DESIGN PROFILE			
KGP Co.			
45m B4LDSS TOWER			
ARROW TECHNOLOGY GROUP			
SITE CODE:	DATE:	21MAY24	
WTC CODE: WTC03532	DWG: A.P.	CHK: AT	
JOB No: 20-21568	DWG No:	A01-1	



3" NOM. Sch.40
 (3.5" OD x 0.216 w.t.)
 PIPE MATERIAL GRADE: A106 Gr.B
 HELIX IS 1/2" PLATE - 44W
 HELIX RATED 7,200 LBS AXIAL
 MAXIMUM INSTALL TORQUE 5,900 FT-LBS

4" NOM. Sch.40
 (4.5" OD x 0.237 w.t.)
 PIPE MATERIAL GRADE: A106 Gr.B
 HELIX IS 1/2" PLATE - 44W
 HELIX RATED 9,800 LBS AXIAL
 MAXIMUM INSTALL TORQUE 10,900 FT-LBS

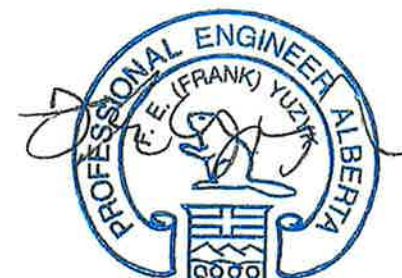
6" NOM. Sch.40
 (6.625 OD x 0.280 w.t.)
 PIPE MATERIAL GRADE A106 Gr.B
 HELIX IS 1/2" PLATE - 44W
 HELIX RATED 15,200 LBS AXIAL
 MAXIMUM INSTALL TORQUE 18,500 FT-LBS

8" NOM. Sch.40
 (8.625 OD x 0.322 w.t.)
 PIPE MATERIAL GRADE A106 Gr.B
 HELIX IS 1/2" PLATE - 44W
 HELIX RATED 25,600 LBS AXIAL
 MAXIMUM INSTALL TORQUE 56,700 FT-LBS

NOTE:

1. ALL WELDS TO CSA W59-LATEST.
2. ALL WELDS WITH E7018-1 ELECTRODE.
3. HELIX RATED AS ABOVE CAPACITY AT FACTOR OF SAFETY OF 3.0.
4. HELICAL PILE CAPACITY DEPENDENT ON A NUMBER OF FACTORS INCLUDING DEPTH, SOIL CONDITION, THEREFORE IT IS RECOMMENDED THAT THE INSTALLED PILES BE LOAD TESTED PRIOR TO USE.
5. MAXIMUM TORQUE INSTALLATION AS ABOVE - BASED ON 0.58 OF YIELD STRENGTH.
6. IF IN DOUBT - ASK!

04. B-2)



ALBERTA PERMIT NUMBER P-7518

Kodiak Engineering Ltd.
 Office: (780) 416-2125 | 101A, 957 Fir Street
 Fax: (780) 416-2780 | Sherwood Park, AB
 Cell: (780) 810-3333 | T6A 4W6

INFORMATION INCLUDED IN THIS DRAWING IS PROPRIETARY AND IS NOT TO BE REPRODUCED, DISTRIBUTED OR DISCLOSED EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING BY KODIAK ENGINEERING LTD.

RAINBOW ANCHORS
 FOUR STANDARD HELICAL PILES
 DETAILS

REV.	DATE	DESCRIPTION	CHK BY	APP BY
	03/2023	UPDATE STAMP DATE		FEY

FILE No.	DATE	DRAWN	CHECKED	DWG. No.	REV
05-06-332B	05/12	FEY	-	R3735-01A	1/A

Guitar Camp gifted theatre with a donation

Dan Archer

Participants from Manning Guitar Camp presented Aurora Theatre with a \$2,011.50 cheque on Friday, August 15.

Brandi Fedorowicz, part owner of Manning's Aurora Theatre with her husband, Ian Fedorowicz, described the donation from the camp as "unexpected" and expressed her gratitude.

The donation on Friday came from camp funds. "Every year at Guitar Camp, we have a raffle table," said camper Robin Gardecki.

"The students donate items, and then we buy tickets from them all week. On Friday night, we draw tickets after the Talent Show, so the public can also buy tickets. We give out the raffle prizes to whoever wins them, and we take half the money and donate it," Gardecki said. Aurora Theatre opens the theatre for one evening to campers and instructors when Guitar Camp is running and allows them to watch a movie at no charge.

"The campers vote on whoever they want to donate the money to, and this year they voted to give it to the Aurora Theatre because they are so good to us. They always offer us a movie on the week of the camp," Gardecki said.

"The theatre is an important fixture in town and they opened their doors for us at Guitar Camp, so Guitar Camp is returning that with a donation," said camper Steve Blanton. Manning Guitar Camp at Hotchkiss Community Hall from July 6-12 welcomed a total of about 208 instructors, staff, volunteers, and students in 2023. The musical theme for the annual camp was the Beatles. The camp held nearly 40 different



Participants from Manning Guitar Camp presented Aurora Theatre with a \$2,011.50 cheque on Friday, August 15. From left to right: Hannah Nauss (Guitar Camp student), Jada Gardecki (camp instructor), Brandi Fedorowicz (theatre owner) and Ashlyn Lambert (camp instructor).

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reliablerefrigeration@tds.com

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classes in guitar, ukulele, harmonica, fiddle, vocal harmony, and other music-rock guitar, slide related courses for all guitar, mandolin, levels of talent.

All Manning Hospital Staff
(PAST & PRESENT)
are invited to Hotchkiss Hall
Wednesday, September 10
2:00 - 5:00 PM
for a social afternoon of reminiscing and visiting.
\$10/person to cover costs.

Sun Life

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Stacey Stone*
Advisor, Sun Life
Alberta North Financial Services Ltd
Tel: 780-636-3605
stacey.stone@sunlife.com

CAREERS & EMPLOYMENT, FOR SALE, LEGALS, PUBLIC NOTICES, TENDERS..

ARROW TECHNOLOGY GROUP

PUBLIC NOTICE
Proposed Telecommunications Tower Installation

Arrow Technology Group is proposing to construct 3 new telecommunications towers in the county of Northern Lights. This notice is being provided in accordance with the requirements of the local land use Authority.

Proposed Tower Details:
45-meter tall self-supporting allweld steel tower on pile footing, with safety light, and lightning protection. Tower will be in a 3m by 3m fenced compound. Fence height 2.25m.

Location M3: [NE-36-80-23-W5], GPS Coordinates: [56.858333, -117.516369]
Location M5: [NE-25-80-22-W5], GPS Coordinates: [56.883368, -117.354852]
Location M6: [NE-16-89-23-W5], GPS Coordinates: [56.726304, -117.591626]

Purpose: These towers are required to improve last mile internet coverage to rural home of Northern Lights County.

Alternative Sites: Several locations were considered. These proposed sites were selected as the best options to achieve the required network objectives while minimizing impact on the surrounding area.

Visual Impact: Efforts have been made to minimize the visual impact of the proposed towers.

Safety: The proposed towers will be built in compliance with Health Canada's Safety Code 6 for the protection of the general public including any combined effects of nearby installations within the local radio environment.

Public Consultation: Arrow Technology Group invites you to provide comments about this proposal. Your comments are important to us.

The public consultation period will be open for 30 days from the date of this notice. Written comments will be accepted until Sept 20, 2025.

To submit comments or for more information about this proposal, contact

Arrow Technology Group
Attention: Bruce Burman
18236 - 102 Avenue, Edmonton, AB, T5S 1S7
Email: bruce@atg.net
Phone: (780) 239-8318

Anticipated Project Timeline:
Public Consultation Period: Aug 20 to Sept 20, 2025
Anticipated Construction Start: Sept 20, 2025
Anticipated In-Service Date: October 1, 2025

All comments received will be considered. A written response addressing all reasonable and relevant concerns will be provided within 7 days of comment receipt.

04.B-2)



To: **Reeve and Council – County of Northern Lights** Date: **November 25, 2025**
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No: **16613, DP25-40**
Cc: **David Schoor**
Applicant: **Landowner(s)**
From: **Deb Bonnett**

Application

The applicant (Spur Petroleum Ltd.) proposes to operate a temporary "Industrial Camp" to accommodate 23 workers from January 1, 2026 to March 31, 2026. The site, at NE 13-100-4-W6M, is designated Crown Land (CL) District and the proposed Industrial Camp is a discretionary use. The site has previously been utilized as a temporary Industrial Camp.

The camp area will occupy an area of 80 meters (m) x 50 m and consist of a main building that is 34 m x 17 m, a parking area, and an area for water and sewage holding tanks. The main building contains sleeping quarters, a recreation room and kitchen. The applicant hires a contractor for accommodation, cleaning, and food preparations. Contractors are required to follow all Alberta Health Guidelines. In the event an inspection does occur, the contractor is responsible for compliance.

A similar application to operate an Industrial Camp from January 15, 2025 to March 30, 2025 was approved by the Development Authority on January 14, 2025. The applicant was unable to complete the project in 2025, which is why it is being returned for approval.

Site and Surrounding Lands

The camp is located approximately 53 km southwest of Keg River, 52 km west of Highway 35, and 97 km northwest of Manning town limits.

There are two abandoned wells on the quarter section. Alberta Energy Regulator (AER) Directive 079 (September 6, 2022) requires a setback of 5 meters from a well and access to the well, however in some instances this may be reduced. The distance from the camp to the abandoned wells is 179.5 meters. The AER has also confirmed that referrals are not required for subdivision or development applications that do not include a permanent dwelling, business or public facility as part of the application.

The lands surrounding the development site is designated Crown Land (CL) District and are all undeveloped.

Access and Servicing

The development site is accessed by Township Road 1020. The County of Northern Lights has approved Spur Petroleum Ltd's use of the road. Spur Petroleum Ltd. must comply with the conditions of the current road use agreement #24-11-842-32, which expires December 31, 2025. A renewal of the road use agreement is required.

The applicant proposes to haul potable water to the site and dispose of wastewater and garbage at approved off-site facilities. The applicant has indicated that wastewater storage and removal has been approved by the regulator, Alberta Energy Regulator (AER).

Compliance with Approved Plans and Land Use Compatibility



Integrated Expertise. Locally Delivered.



The development site does not fall within any Intermunicipal Development Plan (IDP) or Area Structure Plan (ASP). The site has a soil classification of 5 and is not considered "Better Agricultural Lands" and does not fall within any Agriculture Policy areas.

The proposed development was reviewed against the County's Municipal Development Plan (MDP) and Land Use Bylaw (LUB). The proposed development meets the intent and policies of Section 6.3 (Industrial Development Policies) of the MDP, and the regulations of Section I12 (Industrial Camps) of the LUB.

Circulation Comments

The application was circulated to referral agencies for their comments. Alberta Energy Regulator had no comments.

The Safety Codes Permits/Inspections agency have reviewed the Disposition Approval and are satisfied that the proposed measures will be sufficient.

Prior to start of this project and upon completion, Spur Petroleum Ltd. must contact the Road Supervisor, Mike Connel, at 780-836-6225 to conduct road inspections. In addition, all overweight vehicles must obtain the appropriate road permits from Road Data at 1-888-830-7623.

Recommendation

It is recommended that this application be APPROVED subject to the following conditions:

1. This permit approval for an Industrial Camp is valid from January 1, 2026 to March 31, 2026.
2. That the applicant/owner, if interested in a renewal permit to continue the Industrial Camp, are advised to meet with the County in advance of re-application for a development permit. The County will evaluate the performance of the Industrial Camp against its conditions of approval, and any other performance measures that the Development Authority considers relevant.
3. The Industrial Camp shall not include any permanent development, proceed in accordance with the approved site plan and proposal details, and comply with the development standards of the Crown Land (CL) District and Section I12 Industrial Camps of the Land Use Bylaw.
4. The applicant/owner shall contact the owners of the abandoned wells to confirm setback and access requirements and provide a minimum 5 m development setback from each of the abandoned wells and access easements to the wells.
5. No development shall occur on any wetland without prior approval. It is the applicant/owner's responsibility to obtain all necessary environmental approvals required for development. This may include but is not limited to a Water Act approval pursuant to Alberta Environment and Protection's Wetland Policy.
6. The applicant/owner may be required to enter into a development agreement with the County, not limited to upgrades to the existing access(es), and shall consult with County of Northern Lights Public Works Department when installing culverts to ensure the approaches are constructed in accordance with County standards.
7. The applicant/owner shall comply with the requirements of Disposition Approval number: RTF259720, including sewage disposal, waste storage, and transportation.
8. The applicant/owner shall provide water for domestic and firefighting purposes to meet the Industrial Camp's demand, in accordance with provincial legislation or to the satisfaction of the office of the provincial fire commissioner.



Memorandum

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9. That the applicant/owner ensure surface drainage flows released from the subject lands into the County stormwater/ditch system shall be no greater than the pre-existing development flow rate, and erosion control measures shall be implemented to prevent debris and material being conveyed onto County property as per Section I16.1 of the Land Use Bylaw.
10. The applicant/owner shall screen the Industrial Camp from adjacent development in accordance with Section I9 of the LUB and provide outdoor lighting in accordance with Section I115.1 of the LUB.
11. The applicant/owner is required to obtain all other approvals required by other regulatory jurisdictions and maintain the approvals. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the applicable permits and inspections, as required.
12. No further development or construction be allowed without an approved Development Permit.
13. Spur Petroleum Ltd. must comply with the conditions of the current road use agreement #24-11-842-32, which expires December 31, 2025. A renewal of the road use agreement is required.
14. Prior to start of this project and upon completion, Spur Petroleum Ltd. must contact the Road Supervisor, Mike Connel, at 780-836-6225 to conduct road inspections.

Advisements

1. All overweight vehicles must obtain the appropriate road permits from Road Data at 1-888-830-7623.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE
APPLICATION NO.
DATE RECEIVED
ROLL NO.

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, T0H 2M0

W: www.countyofnorthernlights.com | E: development@countyofnorthernlights.com | T: (780) 836-3348 | F: (780) 836-3663

I / We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application. I / We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structures, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION			COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF APPLICANT Spur Petroleum Ltd.			NAME OF REGISTERED OWNER Crown Land		
ADDRESS 1900, 250-2nd street SW			ADDRESS		
Calgary Alberta					
POSTAL CODE T2P 0C1			POSTAL CODE		
EMAIL ADDRESS* hmcfarlane@spurpetroleum.ca			EMAIL ADDRESS*		
*By supplying the County with an email address, you agree to receive correspondence by email.					
PHONE (CELL)	PHONE (RES)	PHONE (BUS) (403) 267-2456	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): _____	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>NE</u> Section: <u>13</u> Township: <u>100</u> Range: <u>4</u> Meridian: <u>6</u>	
Size of the Parcel to be developed <u>0.400</u> <input type="checkbox"/> Acres or <input checked="" type="checkbox"/> Hectares	
Description of the existing use of the land: <u>INDUSTRIAL - CROWN</u>	
Proposed Development: <u>TEMPORARY CAMP SITE</u>	
Circle any proposed uses(s):	
<input type="checkbox"/> SIGN(S)	<input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S)
<input type="checkbox"/> DWELLING UNIT(S)	<input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S)
<input type="checkbox"/> HOME BASED BUSINESS	<input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)
	<input type="checkbox"/> PUBLIC USE(S)/ UTILITIES
	<input type="checkbox"/> SHED/GARAGE/BARN(S)
	<input type="checkbox"/> OTHER (SPECIFY)
Estimated:	Date of Commencement: <u>11/15/25</u> Date of Completion: <u>3/31/26</u> Value of Construction: \$ <u>5,000</u>

04.B-3)

PROPOSAL INFORMATION

DEVELOPMENT IS: NEW EXISTING ALTERATION TO EXISTING

LAND IS ADJACENT TO: PRIMARY HIGHWAY LOCAL ROAD INTERNAL SUBDIVISION ROAD OTHER

LOT AREA: _____ LOT WIDTH: _____ LOT LENGTH: _____ PERCENTAGE OF LOT OCCUPIED: ____%

PRINCIPAL BUILDING SETBACK: FRONT: _____ REAR: _____ SIDES: ____ / ____ HEIGHT _____

ACCESSORY BUILDING SETBACK: FRONT: _____ REAR: _____ SIDES: ____ / ____ HEIGHT _____

ADDITIONAL INFORMATION INCLUDED

SITE PLAN FLOOR PLAN LAND TITLE ABANDONED OIL WELL DECLARATION SIGNED

ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION DISTANCE TO ROAD / HIGHWAY _____

ADDITIONAL INFORMATION AS REQUIRED:

ELEVATIONS SOIL TESTS HOURS OF OPERATION _____

NUMBER OF DWELLING UNITS _____ NUMBER OF EMPLOYEES _____

PROPOSED BUSINESS ACTIVITIES _____

LANDOWNER LETTER OF AUTHORIZATION ADJACENT LANDOWNER LETTERS OF SUPPORT

MANUFACTURED HOME (MOBILE HOME)

SERIAL NUMBER: _____ YEAR BUILT: _____ | SIZE: WIDTH _____ LENGTH _____

DECLARATION

I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE COUNTY TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT

9/23/2025

Date

SIGNATURE OF APPLICANT _____

NOTE:

Signature of Registered Landowner required if different from Applicant

Date

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER _____

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: _____

FEE ENCLOSED: YES NO AMOUNT: \$ _____ RECEIPT NO.: _____

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

VARIANCE: _____



H:\L\A\3\K\W\CCD\ba-c\5A1161.dwg - Project - IssB - Development\Forms\20... DP-25-40 Spur Petroleum - Industrial CampUPP Z- 40 Spur Petroleum.dwg / October 9, 2025



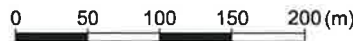
DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: NE13, Twp 100, Rge 4, W6M

FILE No. DP-25-40

SCALE 1 : 5,000



NOTE: Improvements located as per data supplied by owner and Abadata measurements.



October 9, 2025

LEGEND

- Subject Lands
- Temporary Sewage Holding Tank
- Temporary Water Holding Tank
- Disposition Line
- Proposed Camp Building
- Edge of Treeline
- Abandoned Well Head
- AMWI* Swamp/Fen/Bog

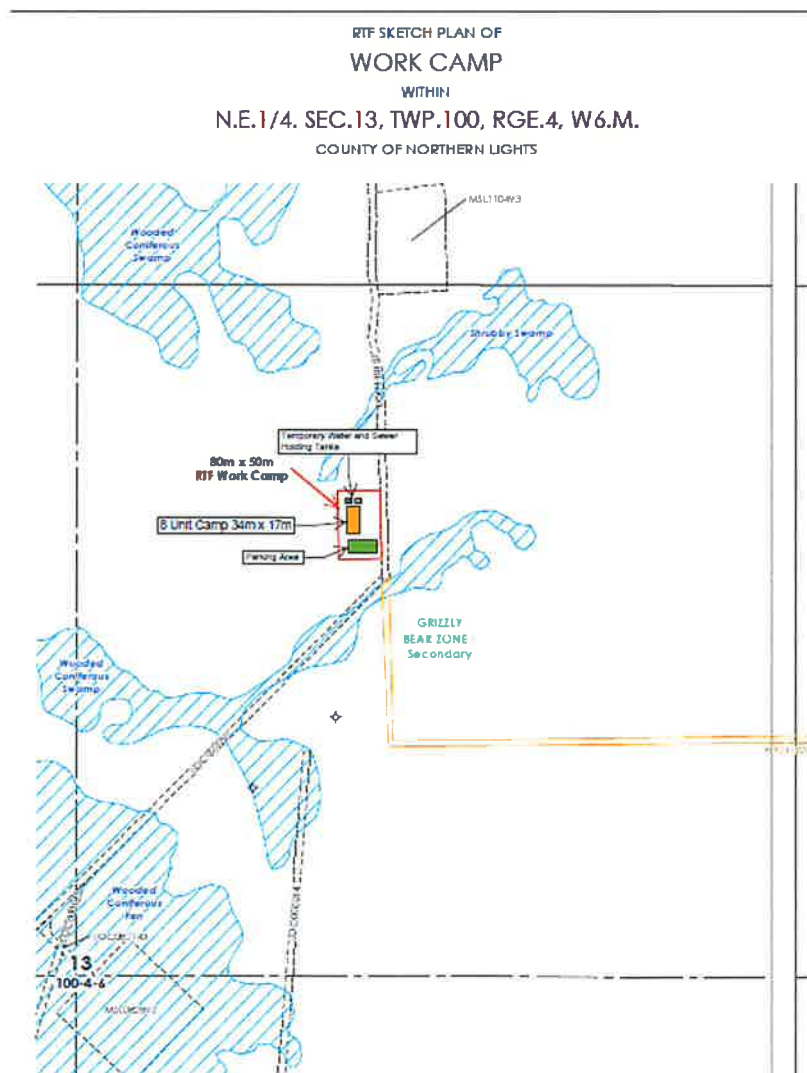
* Alberta Merged Wetland Inventory

04.B-3)

SAMPLE DEVELOPMENT SKETCH

THIS SITE PLAN REPRESENTS ONE QUARTER SECTION OF LAND. PLEASE PROVIDE FOLLOWING INFORMATION IN REGARD TO THE PROPOSED DEVELOPMENT SITE:

1. ALL EXISTING ROADS AND APPROACHES THAT WILL SERVICE THE PROPOSED DEVELOPMENT.
2. PROPOSED DISTANCES OF DEVELOPMENT WITH REGARDS TO PROPERTY LINES, PUBLIC ROADWAYS, WATERCOURSES, ETC.
3. ILLUSTRATE THE LOCATION OF: WATER/SEWER, POWER, TREES, CULTIVATED LANDS, EXISTING BUILDINGS, WATERCOURSES (FROM TOP OF BANK) AND PROPOSED PARKING.



*****SAMPLE SITE PLAN ONLY*****

04.B-3)



Mailing Address:
Suite 157, 9768 170 Street
Edmonton, Alberta T5T 5L4

Phone: 1.888.524.2012
Fax: 1.780.486.4046
Email: info@nor-alta.com

September 17, 2025

Spur Petroleum Ltd.
P.O. Box 4218, Station "C"
Calgary, Alberta T2T 5N1

SPUR PETROLEUM LTD. STORMWATER MANAGEMENT PLAN NE-13-100-04 W6M: Temporary Campsite

Nor-Alta Environmental Services Ltd. (Nor-Alta) was retained by Spur Petroleum Ltd. (Spur) to complete a Stormwater Management Plan for a proposed temporary campsite within NE-13-100-04 W6M. The temporary campsite is required to support winter drilling operations in the area. Temporary Field Authorization (RTF 259720) was acquired for the activity.

SITE DESCRIPTION

The temporary campsite is located with NE-13-100-4 W6M and has an area of 0.4 ha. The campsite is adjacent to an existing winter access road, LOC110157. The subject site is within the green area of the County of Northern Lights with the nearest urban center being the hamlet of Notikewin located approximately 94.3 km southeast of the site. The temporary campsite is located on an existing previously cleared area.

HYDROLOGY

The temporary campsite is in an upland area outside of any wetlands. The nearest wetland is a shrubby swamp located approximately 13 meters north of the site and a wooded coniferous swamp located approximately 23 meters south-southeast of the site. Reference attached wetland map for additional information.

No watercourses or open waterbodies are present within 200m of the temporary camp.

Based on LiDAR and contour data, surficial water flow surrounding the campsite would flow from the northeast to the west.

CONSTRUCTION AND OPERATION

Construction of the temporary campsite is planned for the winter of 2025/2026 during frozen ground conditions. The area has already been cleared of timber and brush from previous activities. Snow will be cleared and piled in designated areas and minimal disturbance construction methods will be utilized on the campsite. No soil handling or grading of the site will occur, therefore, maintaining natural contours and drainage. The camp buildings are temporary and located on skids.

As per Spur's AER approval, there will be no sewage disposal system. Wastewater will be stored in holding tanks that meet the current government standards and are approved under legislative requirements. After temporary storage, wastewater will be hauled off location to be disposed of at an approved disposal facility.

Prior to spring breakup, the camp buildings and any associated infrastructure will be removed from the site and any snow piles will be evenly distributed across the area for even spring melt. The site will then be left for natural vegetation recovery.

04-B-3)



Mailing Address:
Suite 157, 9768 170 Street
Edmonton, Alberta T5T 5L4

Phone: 1.888.524.2012
Fax: 1.780.486.4046
Email: info@nor-alta.com

STORMWATER MANAGEMENT

As no soil handling or grading of the site will occur, natural surficial drainage will be maintained. No stormwater retention ponds, or other surface water management will be required as work will be completed under frozen conditions. Prior to spring breakup, the camp buildings and any associated infrastructure will be removed from the site and any snow piles/berms will be evenly distributed across the area for even spring melt.

Spur will utilize best management practices to minimize any impacts to the surrounding area during construction and operation of the camp.

- Site boundaries are to be flagged prior to construction activities commencing so that no offsite impacts will occur.
- Spill kits will be readily available onsite during all construction phases. In the event of a spill/release:
 - o If safe to do so, take immediate measures to contain the source of the leak or spill to prevent further damage to the environment.
 - o Cleanup of the spill will depend on the type of spill and the soil characteristics. Spilled liquids may be recovered using spill pads or absorbent materials. Larger spills may require suction methods (i.e., vacuum trucks) or other suitable practices wherever possible.
 - o Impacted soils will be disposed of at an approved facility (e.g., AER approved landfill).
 - o Contaminated areas will be cleaned up to meet current Alberta Tier 1 Soil and Groundwater Remediation Guidelines or equivalent. Post-construction monitoring may be required.
 - o Spills and releases with the potential to have an adverse effect on the environment will be reported to the Alberta Energy Regulator (1-800-222-6514) immediately.
- Equipment used for construction will be inspected daily to identify and repair any potential leaks.
- Sediment and erosion control measures will be implemented as required to prevent erosion and sedimentation.
- Construction and camp operations will occur during frozen ground conditions.
- Protective mats (rig mats/swamp mats) may be used where required.

Attached is the temporary campsite survey plan, surrounding wetland and surficial flow mapping.

Should you have any questions or comments, please feel free to contact Nor-Alt Environmental Services Ltd. at 780-486-4931.

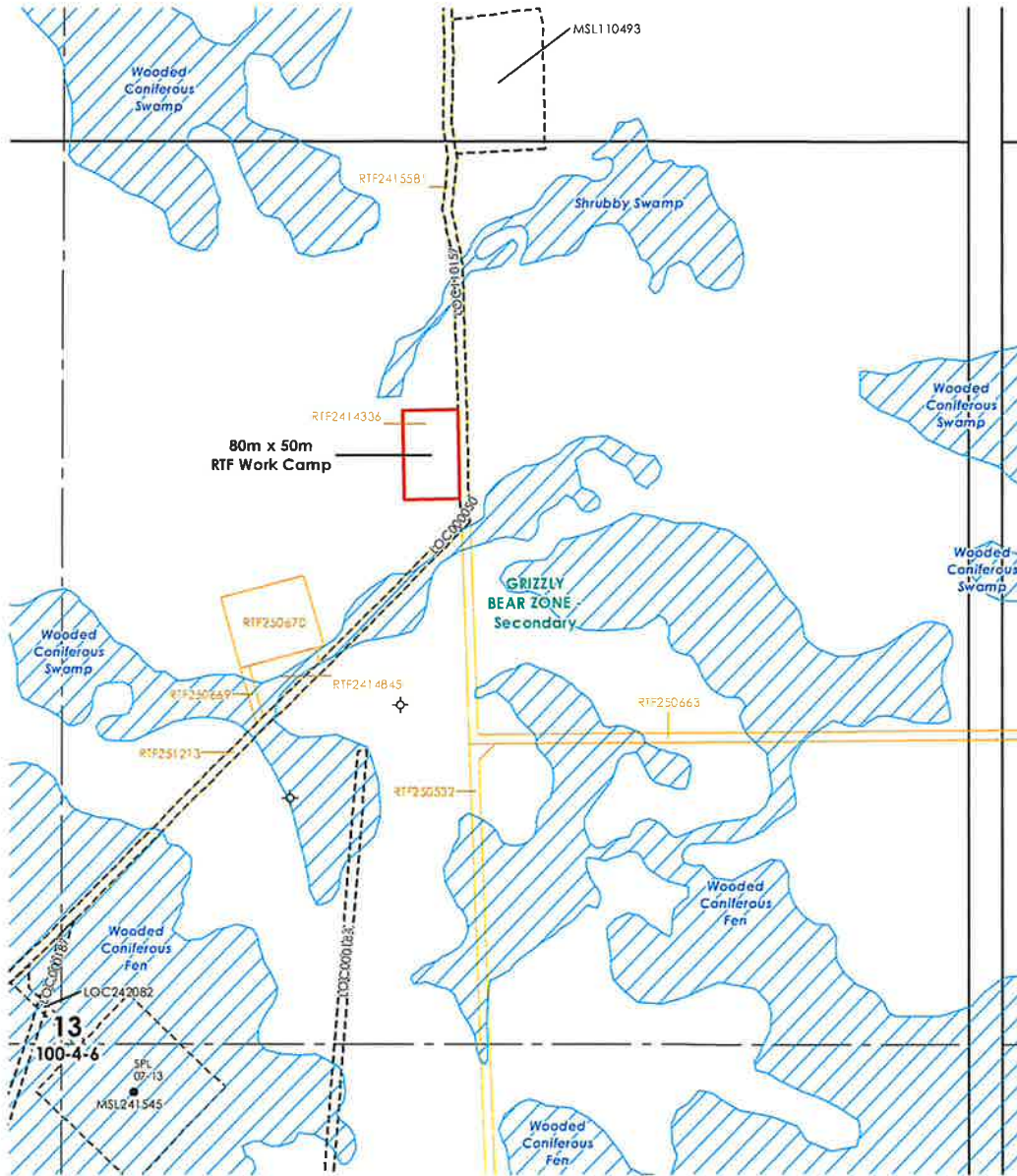
Regards,
Nor-Alt Environmental Services Ltd.

A handwritten signature in black ink, appearing to read "Tyler Ramm", with a long horizontal line extending to the right.

Per: Tyler Ramm, BAEM, RT(Ag)

04.0-3)

RTF SKETCH PLAN OF
WORK CAMP
 WITHIN
 N.E.1/4. SEC.13, TWP.100, RGE.4, W6.M.
 COUNTY OF NORTHERN LIGHTS



	RTF AREAS							
	Outside Existing Dispositions		Inside Existing Dispositions		Total Area		Existing Cut	New Cut
	ha	Acres	ha	Acres	ha	Acres	ha	ha
Work Camp	0.000	0.00	0.400	0.99	0.400	0.99	0.400	0.000

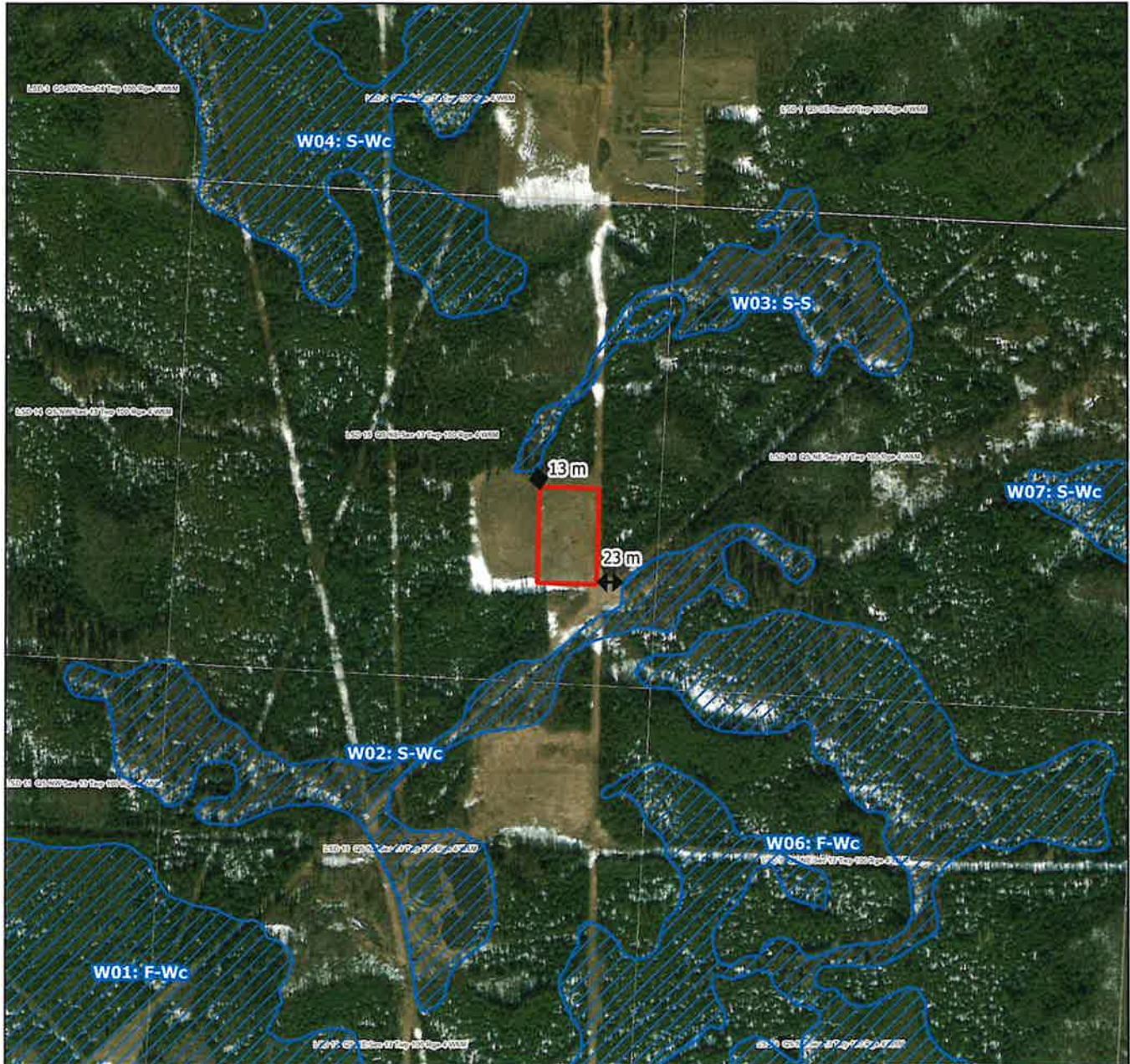
ACTIVITY LOCATIONS (UTM 11 NAD83)		
	NORTHING	EASTING
Work Camp	6394475.7	410492.8

- LEGEND**
- RTF Area
 - Existing Dispositions
 - MSL / LOC / DLO / DMS
 - PLA / PIL / DPL
 - Other Disposition
 - Existing RTF
 - Wetland
 - Wetland

Plan type: Sketch
 Geo Reference: V4.1 March 2005, ATS
 Combined Scale Factor (CSF): 0.999699
 Projection: UTM Zone 11 NAD 83 (Original)

04.B-3)

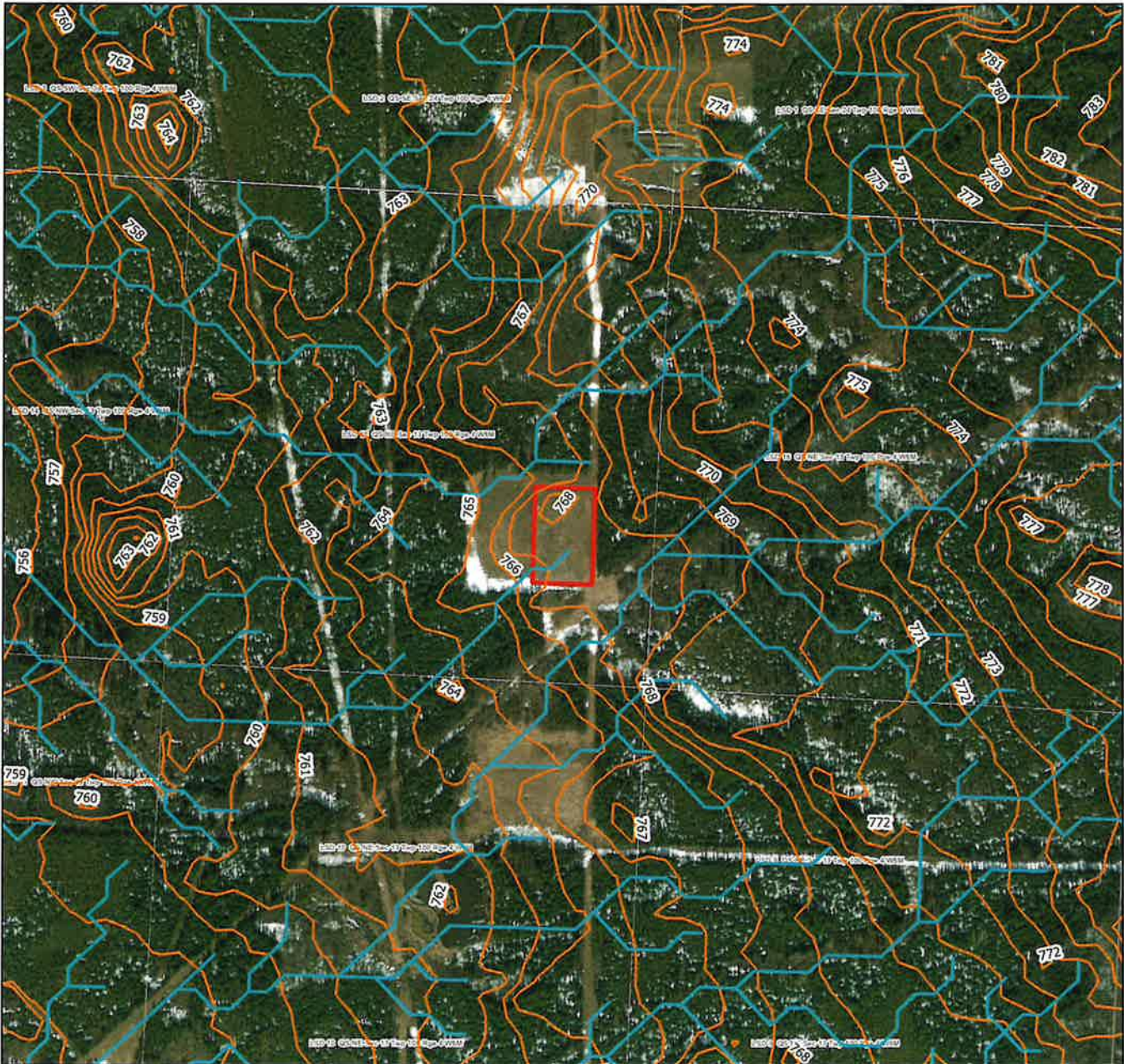
Spur Petroleum Ltd.: 15-13-100-04 W6M - Surrounding Wetlands



Legend: Project Boundary Wetland Distance Measurement			Scale: 0 100 200 m 1: 5,000 Coordinate System: NAD83 / Alberta 10-TM (Forest)		 Additional Notes:
Location: 15-13-100-04 W6M		Client: Spur Petroleum Ltd.		File No.: 62491	
Date: September 17, 2025	DWN: RM	CHKD: TR	Project: Storm Water Management Plan		Title: Site Diagram
					 PAGE 01 OF 02

04.B-3)

Spur Petroleum Ltd.: 15-13-100-04 W6M - Surficial Flow



<p>Legend:</p> <ul style="list-style-type: none"> Project Boundary Surficial Flow Contours (1m) 			<p>Scale:</p> <p>0 100 200 m</p> <p>1: 5,000</p> <p>Coordinate System: NAD83 / Alberta 10-TM (Forest)</p> <p>Additional Notes:</p>		
<p>Location:</p> <p style="text-align: center;">15-13-100-04 W6M</p>		<p>Client:</p> <p style="text-align: center;">Spur Petroleum Ltd.</p>		<p>File No.:</p> <p style="text-align: center;">62491</p>	
<p>Date:</p> <p>September 17, 2025</p>	<p>DWN:</p> <p>RM</p>	<p>CHKD:</p> <p>TR</p>	<p>Project:</p> <p style="text-align: center;">Storm Water Management Plan</p>		<p>Title:</p> <p style="text-align: center;">Site Diagram</p>
					<p>PAGE 02 OF 02</p>

04.B-3)