

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, MARCH 24, 2026, at 11:00 A.M.

<https://us02web.zoom.us/j/83229099721?pwd=2YvA3NXbWWSKZos7yZllylcKdqI2Bo.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

A) Tuesday, March 24, 2026, Municipal Planning Commission Meeting Agenda

03.0 ADOPTION OF THE MINUTES

A) Tuesday, March 10, 2026, Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

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

1) DP-26-04 – Accessory Building

2) DP-26-01 – Communications Tower

3) DP-26-05 – Timber Harvest & Storage Area

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, MARCH 10, 2026, at 11:00 A.M.

<https://us02web.zoom.us/j/83923386547?pwd=I8TtYb2Rv3dPEODc9d53EeTxfLc2xH.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

REGRETS:

Linda Halabisky	Ward Seven	Keg River/Carcajou
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IN ATTENDANCE:

Gerhard Stickling – Chief Administrative Officer
Charles Schwab – Director of Public Works
Pearl Luken – Planning & Development Clerk
Gail Long – ISL Engineering (virtual)
Teresa Tupper – Executive Assistant/ Recorder
Dan Archer – Mile Zero Banner Post Reporter

01.0 CALL TO ORDER

Chair Dechant called the Tuesday, March 10, 2026, Municipal Planning Commission Meeting to order at 11:02 a.m.

02.0 ADOPTION OF THE AGENDA

013/10/03/26MPC **MOVED BY Councillor Schug to acknowledge receipt of the Tuesday, March 10, 2026, Municipal Planning Commission Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, February 24, 2026, Municipal Planning Commission Meeting Minutes

014/10/03/26MPC MOVED BY Councillor These to acknowledge receipt of the Tuesday, February 24, 2026, Municipal Planning Commission Meeting Minutes and adopt them as presented.
CARRIED

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1) DP-26-03 – Permitted Use

015/10/03/26MPC MOVED BY Councillor Yasinski to acknowledge receipt of Development Permit DP-26-03; issued by the Development Officer and accept it for information.
CARRIED

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

1) DP-26-08 – Discretionary Use – Proposed Industrial Camp

016/10-03/26MPC MOVED BY Councillor Ungarian to acknowledge receipt of Development Application DP-26-08, for an Industrial Work Camp on a portion of NE 1-91-1-W5M and approve the application subject to the following fourteen (14) conditions:

1. This permit approval for an Industrial Camp is valid from February 17, 2026. to March 20, 2026.
2. The applicant/owner, if interested in a renewal permit to continue the Industrial Camp, is 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, shall proceed in accordance with the approved site plan and proposal details, and shall comply with the development standards of the Crown Land (CL) District and Section 112 Industrial Camps of the Land Use Bylaw.
4. The applicant/owner may be required to enter 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.
5. The applicant/owner shall comply with the requirements of Forestry and Parks Temporary Field Approval FMA0900045.

6. 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.
7. The applicant/owner shall contact the County's Director of Public Works to coordinate water supply needs and hauling.
8. The applicant/owner shall ensure surface drainage flows released from the subject lands into adjacent lands or 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.
9. The applicant/owner shall comply with the conditions of the current road use agreement which is in place with the County, and regulatory approvals which are in place by the Alberta Government for use of the AOP roads.
10. The applicant/owner shall contact an accredited agency contracted by Alberta Safety Codes Authority to obtain the applicable permits and inspections and specifically for sewage treatment and transfer to appropriate facilities, as required.
11. The applicant/owner shall submit a Work Camp Notification Form to Alberta Health Services.
12. The applicant/owner is required to obtain all other approvals required by other regulatory jurisdictions and maintain the approvals.
13. No further development or construction be allowed without an approved Development Permit.
14. Prior to start of this project and upon completion, the applicant must contact the Road Supervisor at 780-836-6225 to conduct road inspections.

C) Miscellaneous

05.0 ADJOURNMENT

Chair Dechant adjourned the Tuesday, March 10, 2026, Municipal Planning commission Meeting at 11:13 a.m.

Chair, Gloria Dechant

CAO, Gerhard Stickling

Date Signed



To: **Reeve and Council – County of Northern Lights** Date: **March 24, 2026**
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No.: **17128, DP26-04**
Cc: **David Schoor**
Applicant: **Landowner(s)**
From: **Gail Long**

Application

The applicant proposes to construct a 1600 ft² (40 ft x 40ft) accessory building (detached garage) on a portion of NW2-84-23-W5M to replace a previous structure (quonset) that collapsed due to a heavy snow load. The applicant intends to build the new garage at the same location as the quonset and be on the same concrete pad that was used for the previous structure. The garage will be located within the front yard and be setback 1.6 m (5.25 ft) from the front property boundary. The detached garage will have 4.88 m (16 ft) high walls and 7.32 m (24 ft) in height from finished grade to peak.

The quonset at this location was granted by the Development Authority in 2019. Conditions of the development approval permitted the building to be in the front yard at a minimum of 1.6m (5.25 ft) from the road right-of-way and limited the height of the quonset to 6.1 m (20 ft.).

Debris from the collapsed structure has not yet been removed from the property. The applicant intends to remove debris from this structure prior to the construction of the new garage.

Site and Surrounding Lands

The site is adjacent to Range Road 232, 1 km north of the County's southern border, and 5 km west of Highway 35. The site is 1.57 hectares (3.88 acres) in size and is designated Agriculture General (A) District by the Land Use Bylaw (LUB), which allows accessory buildings as a Permitted Use. The site contains a driveway, a manufactured home, and a small shed. With the exception of the yard site, a small portion of the site is in agriculture production, with the balance being heavily treed.

Adjacent lands to the north, east, and southwest are zoned Agriculture General (A) District. The quarter section to the southeast is owned by the Crown.

The development is not within any historical value (HRV) classified land designation, Key Wildlife Biodiversity Zone, or environmentally sensitive area, but is within the Grimshaw Gravels Aquifer.

Access and Servicing

The subject site is in the southwest corner of the quarter section. Access to the site is from Range Road 232, which separates the site from the balance of the quarter section.



An overhead electrical powerline provides power to the site, and there is a low pressure gas line owned by North Peace Gas Coop running north/south through the quarter section. There are no well sites, record of any spills or contamination, high pressure gas lines or County water lines on the site or quarter section.

Compliance with Approved Plans and Land Use Compatibility

The proposed development was reviewed against the County's Intermunicipal Development Plan (IDP) with the Municipal District of Peace River and the County's Municipal Development Plan, and no concerns were identified as the development conforms to policy.

Regulation I.31.1 of the County's Land Use Bylaw (LUB) requires any building or structure to be setback from the adjacent roadway a minimum of 41 m (131 ft) from the right-of-way boundary (property line), unless otherwise required by the Development Authority. And, Regulation I1.1 of the LUB states that no accessory building or any portion thereof or any accessory use shall be erected or placed within the front yard of any parcel with the exception of farm dwellings where approved by the Development Authority. In contrast, the proposed garage is located at a previously approved location within the front yard of the parcel with a setback distance of 1.6 m (5.25 ft) from the County road right-of-way.

Regulation I1.6 states that an accessory building shall be not more than 6.1 m (20 ft) in height unless otherwise approved by the Development Authority. The detached garage is proposed to have a maximum height of 7.32 m (24 ft) from finished grade to peak. This represents an increase in height of 1.22 m (4 ft) from the previous approval in 2019.

If approved, the proposed garage will require the following variances:

- reduce the setback from the Range Road 232 from 41m (131 ft) to 1.6 m (5.25 ft),
- allow the accessory building to be located within the front yard of the site, and
- allow the height of the proposed accessory building to be increased from 6.1 m (20 ft) to 7.32 m (24 ft).

Circulation Comments

The application was circulated to the applicable referral agencies and to adjacent landowners. Responses were received from the MD of Peace River, the Grimshaw Gravels Aquifer Management Advisory Association, Forestry and Parks, the County's Director of Public Works, and Telus, all indicating they had no concerns with the proposed application. No additional comments were received.

Recommendation

It is recommended that the application for an accessory building (detached garage) to be located on a portion of NW2-84-23-W5M with variances to allow an accessory building to be located within the front yard, a reduction in the maximum height of the accessory building, and a reduced front yard setback, be **APPROVED** subject to the following conditions:

1. The development proceeds in accordance with the attached plans and site plan to reflect the proposed location on a portion of NW2-84-23-W5M.



Integrated Expertise. Locally Delivered.



2. The applicant shall comply with the uses and regulations of the Agriculture General (A) District.
3. 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.
4. All debris from the collapsed quonset structure shall be removed from the property to either a metal scrap yard or to the County's landfill site prior to construction of the detached garage.
5. The detached garage shall be situated within the property boundaries a minimum distance of 1.6 m (5.25 ft) from the road right-of-way.
6. The detached garage shall be no more than 7.32 m (24 ft) in height.
7. The owner/developer shall contact an accredited agency contracted by the Alberta Safety Codes Authority to obtain the following permits or approval 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. No further development or construction shall be allowed without an approved Development Permit.
9. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	Dp26-04
DATE RECEIVED	Feb 3 '26
ROLL NO.	289273

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>840048 Range Road 232</u>	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____ QTR/LS: <u>Nw</u> Section: <u>2</u> Township: <u>84</u> Range: <u>23</u> Meridian: <u>W5M</u>	
Size of the Parcel to be developed _____ <input type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: <u>Acreage. Home.</u>	
Proposed Development: <u>Construct Garage on Existing Concrete Pad (previous had a Collapse with the snowfall)</u>	
Circle any proposed uses(s): <input type="checkbox"/> SIGN(S) <input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S) <input type="checkbox"/> PUBLIC USE(S)/ UTILITIES <input type="checkbox"/> DWELLING UNIT(S) <input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S) <input checked="" 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>28/1/26</u> Date of Completion: <u>01/01/2027</u> Value of Construction: \$ <u>60,000</u>

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 _____

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

NOTE: Signature of Registered Landowner required if different from Applicant
Date: 28/1/26
Date: 28/1/26
SIGNATURE OF APPLICANT
OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: agriculture general

FEE ENCLOSED: YES NO AMOUNT: \$ 50.00 RECEIPT NO.: 228711

DEFINED USE: accessory building

PERMITTED/DISCRETIONARY: permitted

VARIANCE: front yard set back

04.B-1)



Replace This Structure.
Concrete Pad existing and
approved from council 2019

04.B-1)

04.B-1)



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: NW2, Twp 84, Rge 23, W5M

FILE No. DP-26-02



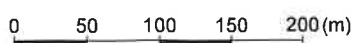
LEGEND

- Subject Lands
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- ATCO Powerlines
- Edge of Treeline
- AMWI* Fen
- AMWI* Marsh
- AMWI* Swamp
- Seasonal Wet Area

* Alberta Merged Wetland Inventory



SCALE 1 : 5,000



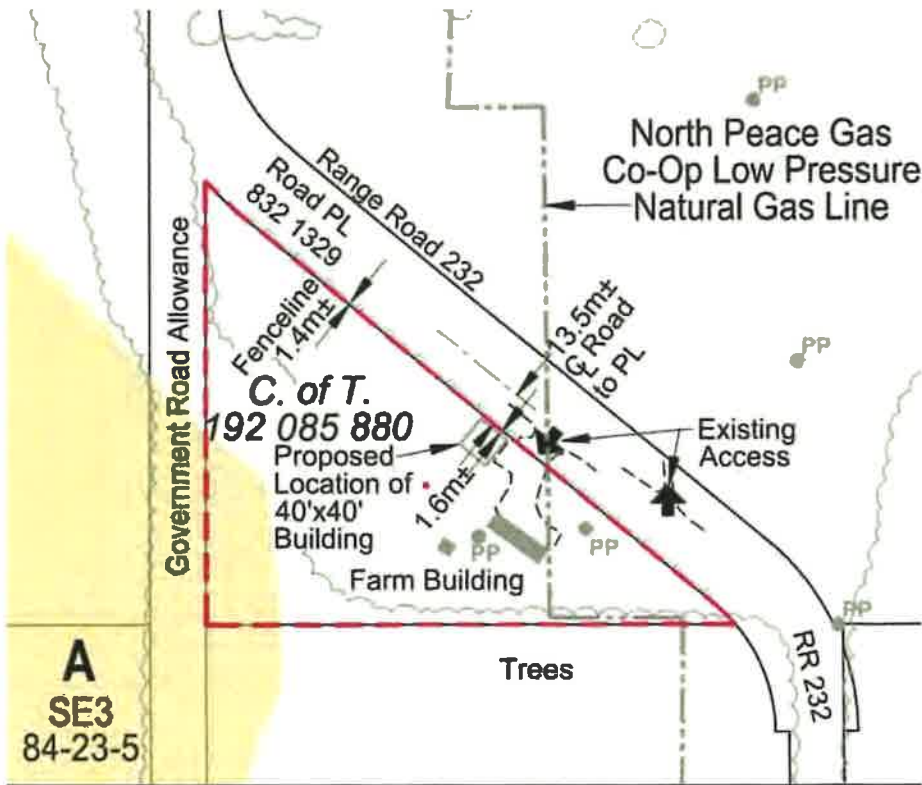
NOTE: Improvements located as per data supplied by owner and Abadata measurements.



February 11, 2026

Path: C:\Users\NCC\Documents\11812\Project\1\44311 - Development\1\Form\032024\01-26-24 - 401mcm - 4\variance (D:\atlas\Comp\Map\26-02 - 401mcm - 4\variance.dwg) / February 11, 2026

04.B-1)



04. B - 1)



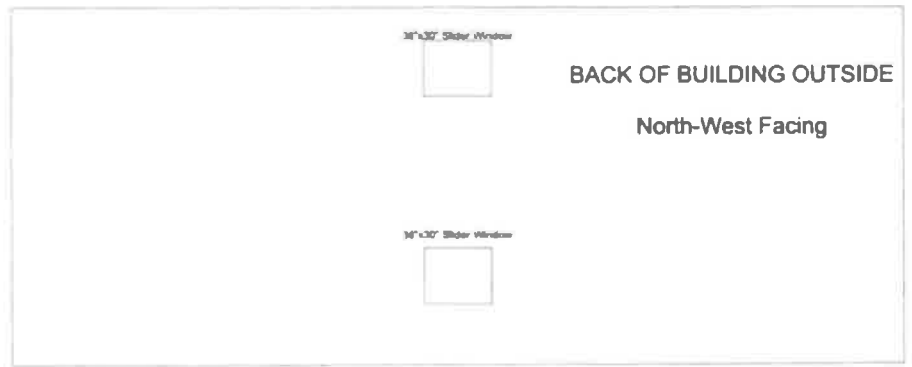
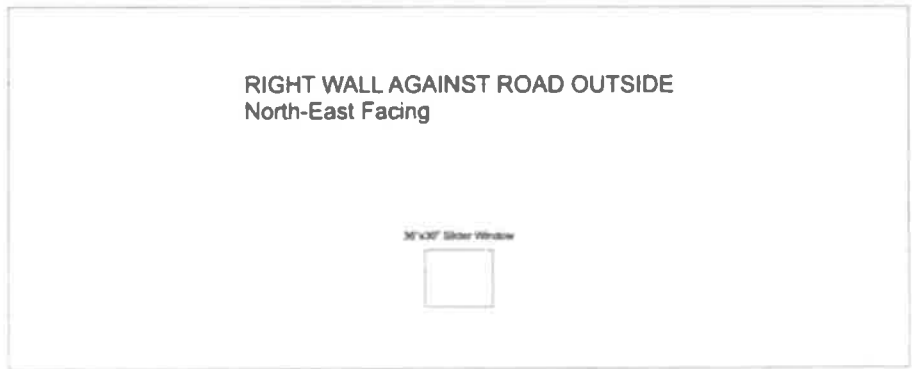
FLOOR PLAN

Yellow = Windows
Red = Doors/Overhead Doors

Overhead Door

Overhead Door

04.B-1)



04.B-1)



APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

I, _____, registered owner (or
(Please Print)

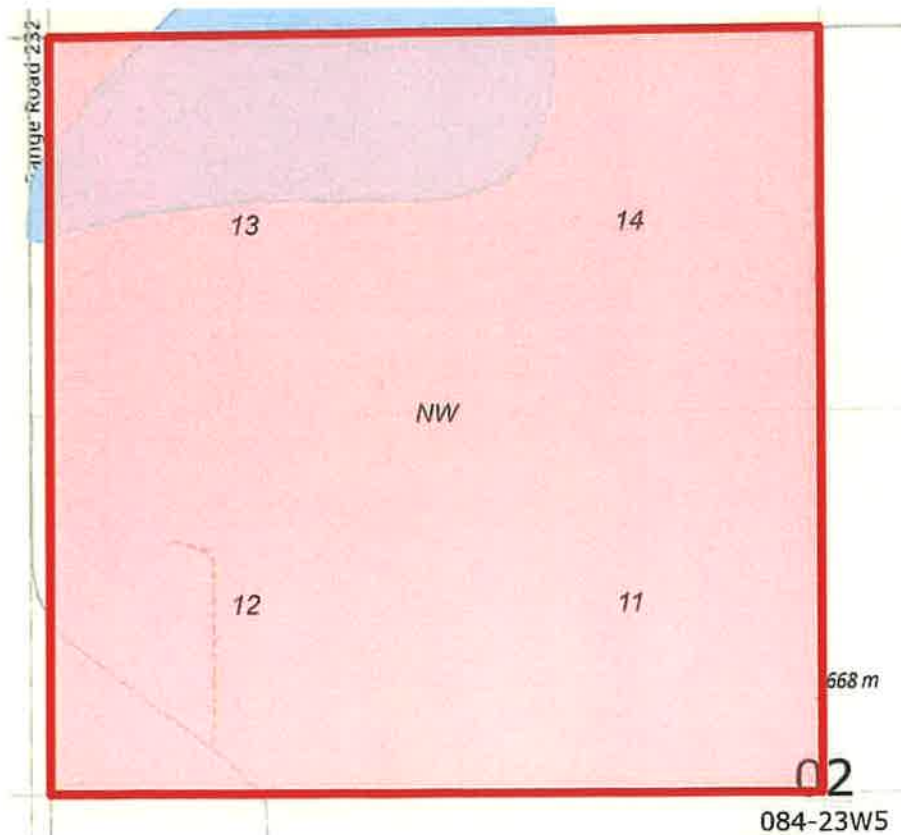
their agent) of _____ Nw 2 84 23 W5M _____, have consulted the Energy
(Legal Land Description)

Resources Conservation Board (ERCB) Abandoned Well Map Viewer, and verified that **there are no abandoned wells** located the property subject to this application. A copy of the ERCB map showing the subject property is attached.

Signature of registered owner (or agent)

01/01/2027

Date



04.B-1)



7909 – 51 Avenue NW, Edmonton, AB T6E 5L9 T: 780.438.9000 F: 780.438.3700

To: **Reeve and Council – County of Northern Lights** Date: **March 24, 2026**
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No.: **17128 DP26-01**
Cc: **David Schoor**
Applicant: **Landowner(s)**
From: **Gail Long**

Application

The applicant proposes a 45-meter communication tower on the SE12-86-22-W5M. The quarter section is designated Agriculture General (A) District. The proposed tower is defined as “Public Utility” and listed as a discretionary use within this District. The applicant has indicated that the tower, made of steel, requires a pile footing with safety light and lightning protection, and will be located within a fenced 3m x 3m compound.

The tower is the tenth application that has been submitted 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.”

Site and Surrounding Lands

The quarter section is located north of Township Road 861, 1.5 km east of Highway 743, and 16.5 km north of Webberville. The quarter section has a residence and accessory buildings, with lands in agriculture production. The balance of the quarter section is heavily treed. The proposed tower will be located in a field west of the residence with setback distances that meet the regulations of the County’s Land Use Bylaw.

The quarter section is not located within the historical value (HRV) classified land designation, the Grimshaw Gravels Aquifer, the Key Wildlife Biodiversity Zone, or an environmentally sensitive area, but is located within an environmentally sensitive area for Grizzly. There is an ATCO powerline located on the north side of Township Road 861, and there are two low-pressure gas lines owned by North Peace Gas Co-op paralleling the west boundary of the quarter section. One of these lines is abandoned. There are no high-pressure gas lines, County water lines, wellsites, or records of any spills or contamination within this quarter section.

The proposed development meets all regulations of the A District.

04. B-2



Access to the tower site is located off an existing access from Township Road 861 located near the southeast corner of the quarter section. The road designation for Township Road 861 is residential.

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 December 17, 2025. As per Section 4.2 of the Innovation, Science, and Economic Development Canada, a letter describing the proposed project was also sent to an adjacent landowner. No comments and/or concerns were received from either members of the public, or the adjacent landowner.

The application was also sent to referral agencies. Alberta Energy Regulator, Telus, and Forestry and Parks responded and indicated they had no concerns with the proposed development.

Recommendation

It is recommended that the application for the location of a 45-meter communication tower on the SE12-86-22-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 SE12-86-22-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 or 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: Building Permit, 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 for the communication tower 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.	DP25-01
DATE RECEIVED	Jan 7 '25
ROLL NO.	71290

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) 836-3863

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 (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): <u>SE-12-86-22-W5</u>	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>SE</u> Section: <u>12</u> Township: <u>86</u> Range: <u>22</u> Meridian: <u>W5</u>	
Size of the Parcel to be developed _____ <input type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: <u>Farm</u>	
Proposed Development: <u>We plan to install a 45m self support CSA communications 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 type="checkbox"/> PUBLIC USE(S)/ UTILITIES
	<input type="checkbox"/> SHED/GARAGE/BARN(S)
	<input type="checkbox"/> OTHER (SPECIFY)
Estimated:	Date of Commencement: <u>1/30/25</u> Date of Completion: <u>3/15/25</u> Value of Construction: \$ _____

D7-0

04.B-2)

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

12/1/2025
Date
12/1/2025
Date

NOTE: Signature of Registered Landowner required if different from Applicant

SIGNATURE OF APPLICANT _____

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER _____

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: _____

FEE ENCLOSED: YES NO AMOUNT: \$ 50.00 RECEIPT NO.: 227405

DEFINED USE: 45 meter Communication Tower

PERMITTED/DISCRETIONARY: Discretionary Use

VARIANCE: _____

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.





Northern Lights Last Mile

Phase One

Purpose

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

Site Plan: Tower Compound = Red Square



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

04.B-2

ARROW

TECHNOLOGY GROUP

Compound & Tower Details



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

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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 one week in the local weekly paper.

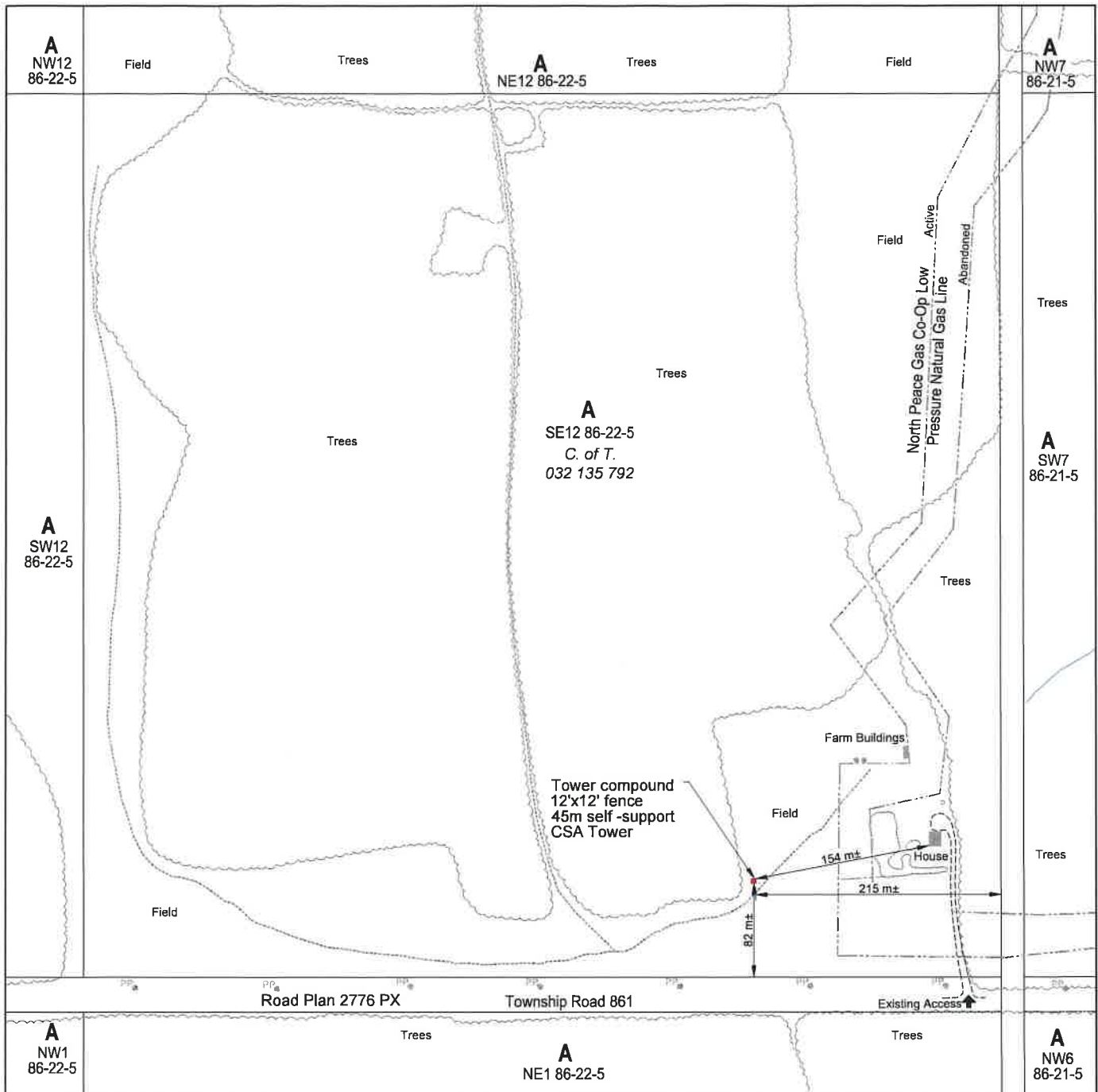
Regulatory Compliance

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

P:\C:\GIS\AV\CCD\2511301158131\Project\116310 - Development\Permit\mha022101P-26-01 - Atrow.dwg / Atrow 15 2023



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: SE 12, Twp 86, Rge 22, W5M

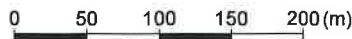
FILE No. DP-26-01

LEGEND

- Proposed Location of Tower
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- ATCO Powerlines
- Edge of Treeline
- Farm Tracks



SCALE 1 : 5,000

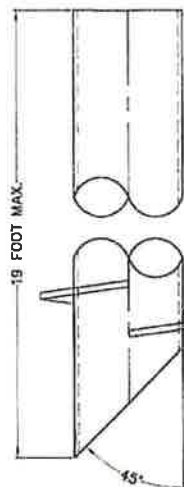
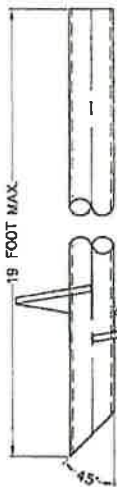
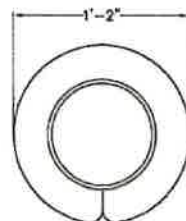
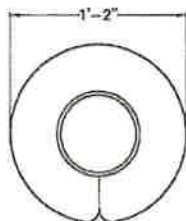
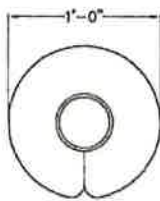
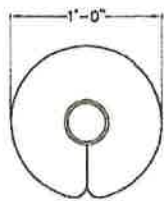


NOTE: Improvements located as per data supplied by owner and Abadata measurements.



March 16, 2026

04.B-2



1/4" HELIX TO PIPE

1/4" HELIX TO PIPE

1/4" HELIX TO PIPE

1/4" HELIX TO PIPE

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 58,700 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 0.5B OF YIELD STRENGTH.
6. IF IN DOUBT - ASK!



ALBERTA PERMIT NUMBER P-7518

Kodiak Engineering Ltd.
 Office: (780) 416-2185 | 191A, 857 St Street
 Fax: (780) 416-2780 | Sherwood Park, AB
 Cell: (780) 416-3533 | T8A 4N5

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	APP'D BY	CHK'D BY	DATE
03/2023		UPDATE STAMP DATE			FEY

FILE No.	DATE	DRAWN	CHECKED	DWG. No.	REV
05-06-3328	05/12	FEY	-	R3735-01A	1/A

04.B-2

ATTENTION: Monica
Publication: Mile Zero-Banner Post
Next Paper: December 17, 2025
Size: 3 col. X 119 lines
Total Cost: \$311.13/wk

NOTE: To ensure the ad is published in the edition noted above, please reply with any changes by the deadline below. Price quoted below is for **ONE** week including G.S.T.

DEADLINE FOR NEXT EDITION
FRIDAY, DEC 12 @ NOON

RESPONSIBILITY FOR ERRORS OR OMISSIONS ARE ASSUMED BY THE ADVERTISER UPON RECEIPT OF PROOF.



Ph: 780-926-2000 Direct: 780-926-2001
Advertising Rep: Nikki Coles

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PUBLIC NOTICE **Proposed Telecommunications** **Tower Installation**

Arrow Technology Group is proposing to construct 2 new telecommunication 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 D7: [SE-12-86-22-W5], **GPS Coordinates:** [56.437690° -117.324090°]
Location M12: [SW-15-95-22-W5], **GPS Coordinates:** [57.237150° -117.488470°]

Purpose: These towers are 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.

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: December 17, 2025 to January 17, 2026
Anticipated Construction Start: January 30, 2026
Anticipated In-Service Date: February 28, 2026

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

PLEASE NOTE: Unfortunately, there is no account with Mackenzie Report Inc., Therefore payment must be received prior to the deadline above. Visa and Master Card are accepted. If you wish to pay by credit card, please fill out the Credit Card Authorization form and return to MZBPadvertise@mrnews.ca

ADVERTISEMENT APPROVAL

PRINT NAME: _____ **SIGNATURE:** _____

04.B-2)



7909 – 51 Avenue NW, Edmonton, AB T6E 5L9 T: 780.438.9000 F: 780.438.3700

To: **Reeve and Council – County of Northern Lights** Date: **March 24, 2026**
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No: **17128, DP26-05**
Cc: **David Schoor**
Applicant: **Landowner(s)**
From: **Gail Long**

Application

The applicant (Mercer Peace River Pulp Ltd.) proposes a timber harvest and storage area on the west half of SW28-96-20-W5M. The site is designated Agriculture General (A) District in the County's Land Use Bylaw (LUB). Timber harvesting is considered as a Natural Resource Extraction Industry and is included as a discretionary use in the A District.

Harvesting of the site commenced on February 20, 2026. Starting on or about March 16, 2026, wood will be hauled from various crown disposition locations within Township 97-20-W5M to the site using Township Road 970 and Range Road 204. Use of these roads is covered under a current Road Use Agreement the applicant has in place with the County. Removal of the logs from the storage area will commence in the summer of 2026 using Township Road 952, Range Road 204, and Secondary Highway 692. The applicant has indicated that a Road Use Agreement for summer hauling on this route will be obtained from the County. It is anticipated that all hauling activity will be completed by September 30, 2026.

Several temporary, private roads will be constructed on the parcel within the treed area. Logs will be stored along these roads in six meter high stacks. Once the timber has been harvested and removed from the site, it is the landowner's intentions to convert the site to arable land. Any debris left from the timber harvesting will remain on site and used to assist in burning the stumps.

Site and Surrounding Lands

The timber harvest and storage area is located at the intersection of Range Road 204 and Township Road 964, 40 km northeast of Hotchkiss, and 2.7 km west of Peace River. The west half of the quarter section is the subject of this application and heavily treed, while the east half is in agriculture production.

Lands directly north, northeast, and east of the subject parcel are owned by the landowner whose lands the timber harvest and storage area are taking place. The applicant has advised that storm water will be directed to County ditches. The County's Public Works Director has advised that the department deals with stormwater and debris in this area every spring and is comfortable with overland flow and debris entering the County's ditches.

There are no wells and no record of spills or contamination on the quarter section.

Lands surrounding the subject site are designated A District and are all in agriculture production.

Access and Servicing

Access to the parcel is from Range Road 204 at the northwest corner of the parcel. Three additional temporary accesses are proposed to provide access to the harvest area. One of the accesses will be located midway through the quarter section from Range Road 204, while the other two will be from Township Road 964. These accesses will have culverts installed as part of the approach construction and will be removed when the hauling is completed.



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Both Range Road 204 and Township Road 964 are designated field access roads.

No work camp, residential dormitories, offices, washrooms, sawmills or temporary structures or temporary scales are being proposed.

Compliance with Approved Plans and Land Use Compatibility

The development site does not fall within any Intermunicipal Development Plan (IDP) or Area Structure Plan (ASP). Eighty percent of the quarter section has a soil classification of 3 "Moderately Severe limitations, which is considered "Better Agricultural Lands".

The proposed development conforms to Section 6.3.2 (Industrial Development Policies) of the County's Municipal Development Plan (MDP) and regulations of the County's Land Use Bylaw (LUB).

Circulation Comments

The application was circulated to referral agencies and adjacent landowners for their comments. The Director of Public Works is in support of this development and does not have any concerns at this time. Alberta Energy Regulator, Forestry and Parks, Pembina Pipeline Coordination, and Telus also responded indicating they had no concerns with the proposed application.

Recommendation

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

1. This permit for a timber harvest and storage area, developed in accordance with the site plan, is valid from February 20, 2026 to September 30, 2026.
2. The applicant/owner, if interested in a renewal permit to continue the timber harvest and storage area on the west half of SW28-96-20-W5M, is advised to meet with the County in advance of re-application for a development permit. The County will evaluate the performance of the timber harvest and storage site against its conditions of approval, and any other performance measures that the Development Authority considers relevant.
3. The timber harvest and storage site shall not include any temporary structures or temporary scales, and shall proceed in accordance with the approved site plan and proposal details, and comply with the development standards of the Agriculture General (A) District of the Land Use Bylaw.
4. 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.
5. The applicant/owner is required to obtain all other approvals required by other regulatory jurisdictions and maintain the approvals.
6. 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. The applicant/owner shall remove the temporary accesses and restore the County's ditches to their original condition upon completion of the timber haul. Upon removal of the temporary accesses, the County's Public Works Department is to be contacted to inspect and



Memorandum

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ensure the work has been completed to the satisfaction of the County. Any costs incurred will be the responsibility of the applicant/owner.

7. The applicant/owner shall 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.
8. No further development or construction be allowed without an approved Development Permit.
9. The applicant shall comply with the conditions of the Road Use Agreement for Township Road 970 and Range Road 204 currently in place with the County's Public Works Department.
10. The applicant shall obtain the necessary Road Use Agreement for summer hauling on Township Road 952 and Range Road 204 from the County's Public Works Department.
11. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
12. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

Advisement

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. DP 26-05	
DATE RECEIVED	Feb 5 '26
ROLL NO.	196113

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 Mercer Peace River Pulp Ltd.			NAME OF REGISTERED OWNER		
ADDRESS Postal Bag 4400			ADDRESS		
Peace River, Alberta					
POSTAL CODE T8S 1V7			POSTAL CODE		
EMAIL ADDRESS* clarence.budal@mercerint.com			EMAIL ADDRESS*		
*By supplying the County with an email address, you agree to receive correspondence by email.					
PHONE (CELL) 1-(780)-618-9715	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): _____	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>SW</u> Section: <u>28</u> Township: <u>96</u> Range: <u>20</u> Meridian: <u>5</u>	
Size of the Parcel to be developed <u>70</u> <input checked="" type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: <u>An agreement between the landowner and Mercer has been negotiated to harvest the standing timber and intends to use part of the harvested land for a temporary storage yard for timber Mercer is harvesting on a nearby crown disposition The logs will be hauled during the summer of 2026.</u>	
Proposed Development: <u>Four access points to the land will be constructed with culverts installed. These will all be removed when the hauling is completed.</u>	
<u>Within the parcel, roads will be stripped (no grade constructed) for logs to be stored alongside. No structures or temporary scale are proposed for this development.</u>	
Circle any proposed uses(s):	
<input type="checkbox"/> SIGN(S)	<input checked="" 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 checked="" type="checkbox"/> OTHER (SPECIFY)
Estimated:	Date of Commencement: <u>2/20/2026</u> Date of Completion: <u>2/3/2026</u> Value of Construction: \$ <u>N/A</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: N/A REAR: _____ SIDES: _____ / _____ HEIGHT _____

ACCESSORY BUILDING SETBACK: FRONT: N/A 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 _____ N/A

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

Feb 3/26
Date
Feb 3/26
Date

SIGNATURE OF APPLICANT

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: agriculture general

FEE ENCLOSED: YES NO AMOUNT: \$ 50.00 RECEIPT NO.: 228887

DEFINED USE: Natural Resource Extraction Industry

PERMITTED/DISCRETIONARY: Discretionary Use

VARIANCE: _____

04.B-3)

Additional Information Provided By Applicant:

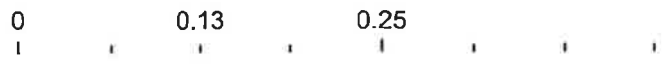
- The wood will be hauled from the harvest area to the site using Township Road 970 and Range Road 204. These roads are covered by our current Road Use Agreement with the County. The wood will be hauled from the site on Township Road 952, Range Road 204, and Secondary Highway 692. Mercer will obtain the necessary Road Use Agreement for summer hauling on this route from the County.
- There are existing ditches on the south and west sides of the property. The temporary approaches we will construct will have culverts installed as part of the approach construction. The other boundaries of the proposed site are owned by the landowner whose land we are harvesting. He is not concerned about runoff from the site. It is basically a flat site so there are no management tools available or needed other than the ditches that exist.
- The lines shown on the site plan identify the internal roadways that will be constructed. There is no storage yard - logs will be stored along the roads. Logs will be stacked about 6 meters high.
- No snow berms or piles are anticipated except along the roads.
- The landowner plans to convert the land to cultivated acres. He has asked that the debris not be disposed of as he will be utilizing it to assist in burning the stumps that will be brought up as part of the conversion process.

04.B-3)



- Culverted Approach
- Temporary Roads
- Major Dispositions**
- ISP_TYPE**
- DMS
- DML
- DPL
- DLO
- DLR
- PLA
- MSL
- MLL; MLP
- EZE; VCE
- ROE
- FRD; RDS; RRD
- SMC
- PIL
- SML

SW-28-96-20-W5



0.5 Kilometers

04.B-3



APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

Mercer Peace River Pulp Ltd.

_____, registered owner (or
(Please Print)

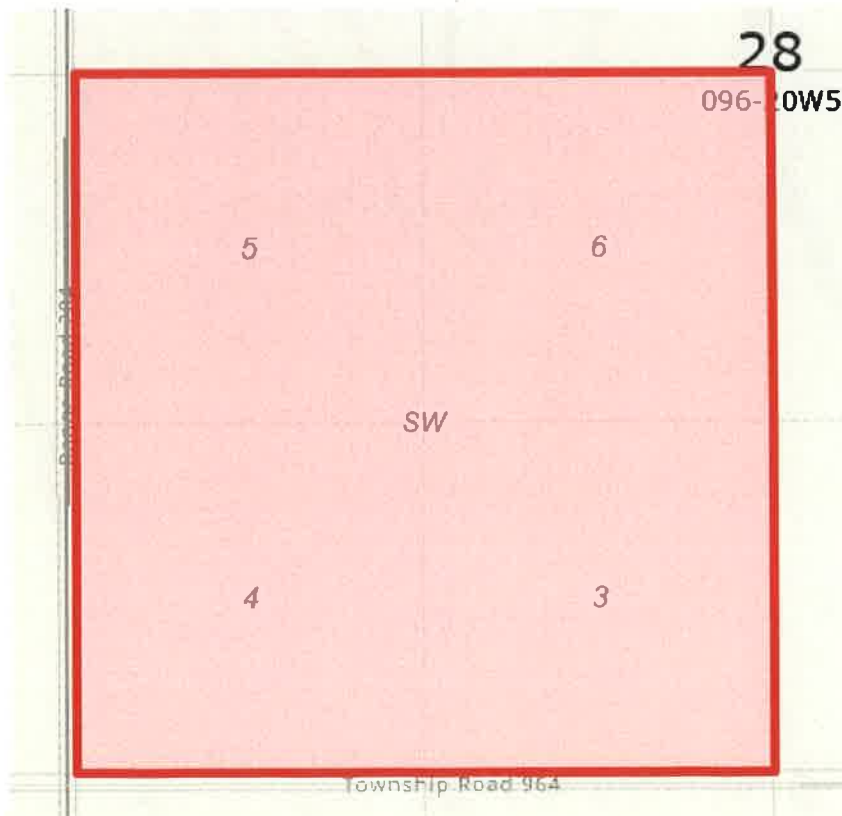
their agent) of SW 28 96 20 5, have consulted the Energy
(Legal Land Description)

Resources Conservation Board (ERCB) Abandoned Well Map Viewer, and verified that **there are no abandoned wells** located the property subject to this application. A copy of the ERCB map showing the subject property is attached.

Signature of registered owner (or agent)

2/3/2026

Date



04.B-3)