

EXHIBIT LIST

File Number	Appellant
SDAB 2025-001	Renegade Gas & Oilfield Services

Legal Description	Civic Address
WS-16-77-8-W4	

Exhibit #	Description	Filing Date
P1	30-day Hearing Waiver – Affected Party (Manatokan Oilfield Service) (1 page)	2025-04-28
P2	30-day Hearing Waiver – Appellant (1 page)	2025-04-29
P3	30-day Hearing Waiver – Municipality (1 page)	2025-04-30
P4	Request for Adjournment (1 page)	2025-06-20
P5	Appellant Availability September 24, 2025 at 4:00 p.m. (4 pages)	2025-06-24
P6	Affected Party (Manatokan Oilfield Services) Availability September 24, 2025 at 4:00 p.m. (5 pages)	2025-06-24
P7	Municipality Availability September 24, 2025 at 4:00 p.m. (3 pages)	2025-06-24
	Subject Area Map	2025-04-30
1.	Notice of Appeal (3 pages)	2025-04-10
2.	Development Permit No. 2024-DP-00391 (16 pages)	2025-04-11
3.	Evidence Disclosure – Appellant (42 pages)	2025-06-11
4.	Evidence Disclosure – Development Authority (247 pages)	2025-06-11
5.	Evidence Disclosure – Affected Party (Manatokan Oilfield Services) (6 pages)	2025-06-11

NOTICE OF DECISION

FILE NO. **SDAB**

APPLICATION No.:

DEVELOPMENT: 2024-DP-00391

LAND USE DESIGNATION: Industry Support Facility

LEGAL DESCRIPTION: 4-08-077-16-SW

CIVIC ADDRESS: 4-08-077-16-SW

I am requesting that the matter be heard on TBD, 2025 for the following reason(s):

I hereby waive my right to be heard by the Board within 30 days.

ATIA s. 20(1)

Signature on behalf of:
**Parlee McLaws LLP, counsel for
Manatokan Oilfield Services Inc.**

April 29, 2025
Date:

The Board makes every reasonable effort to schedule hearings in accordance with the requests made by the parties to the appeal, but cannot guarantee that a particular request will be granted.

Please call the Board or email the Board to confirm the date of your hearing.

NOTICE OF DECISION

FILE NO. **SDAB**
APPLICATION No.: SDAB 2025-001
DEVELOPMENT: 2024-DP-00391

LAND USE DESIGNATION:

LEGAL DESCRIPTION: SW-16-77-8-W4

CIVIC ADDRESS:

I am requesting that the matter be heard on _____, 2025 for the following reason(s):

To accommodate the schedule of the lawyer for the Subdivision Appeal Board.

I hereby waive my right to be heard by the Board within 30 days.

ATIA s. 20(1)

David Hiebert, KC
On behalf of:
Renegade Gas & Oilfield Services Ltd. (Appellant)

April 28, 2025

Date

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NOTICE OF DECISION

FILE NO. **SDAB**

APPLICATION No.:

DEVELOPMENT:

LAND USE DESIGNATION:

LEGAL DESCRIPTION:

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ATIA s. 20(1)

Signature

On behalf of:

*Regional Municipality
of Wood Buffalo*

April 30/25

Date

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Please call the Board or email the Board to confirm the date of your hearing.

From: [Heather Fredeen](#)
To: [Heather Fredeen](#)
Subject: FW: SDAB 2025-001 (RMWB)
Date: Tuesday, June 24, 2025 9:40:16 AM
Importance: High

From: Janice Agrios <JAgrios@kaolawyers.com>
Sent: June 20, 2025 2:54 PM
To: Gwendolyn J. Stewart-Palmer <Gwendolyn@shoresjardine.com>
Cc: David Hiebert <dhiebert@bmlp.ca>; Charles W. Ang <cang@parlee.com>; Kevin W. Keyes <kkeyes@parlee.com>
Subject: RE: SDAB 2025-001 (RMWB)

Hi Gwendolyn – The parties have been in discussions regarding a resolution of this appeal and wish to request an adjournment for 90 days (or so) to allow discussions and other related steps to be pursued. Please let us know what the Board requires in order to formalize this request or whether this email is sufficient. Thanks for your help.

Janice Agrios

From: [David Hiebert](#)
To: [Gwendolyn Stewart - Palmer](#)
Cc: [Kevin W. Keyes](#); [Subdivision and Development Appeal Board](#); [Charles W. Ang](#); [Janice Agrios](#)
Subject: RE: SDAB 2025-001 (RMWB)
Date: Tuesday, June 24, 2025 10:37:21 AM
Attachments: [image002.png](#)
[image003.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image001.png](#)

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Hi Gwendolyn,

September 29 and October 1 work for me as well. As does a 4 pm start on September 24.

- David

David Hiebert, KC

Counsel

780.421.2455 | bmlip.ca

Suite 2300, 10180 - 101 Street NW, Edmonton, AB T5J 1V3



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From: Charles W. Ang <cang@parlee.com>

Sent: Tuesday, June 24, 2025 8:43 AM

To: Gwendolyn J. Stewart-Palmer <Gwendolyn@shoresjardine.com>; Janice Agrios <JAgrios@kaolawyers.com>

Cc: David Hiebert <DHiebert@BMLLP.ca>; Kevin W. Keyes <kkeyes@parlee.com>; Subdivision and Development Appeal Board <sdab@rmwb.ca>

Subject: Re: SDAB 2025-001 (RMWB)

Thanks Gwendolyn - September 29 and October 1 work for me.

Sincerely,

Charles W. Ang | Partner | [Bio](#)



3300 TD Canada Trust Tower, 421-7th Avenue SW, Calgary,
AB T2P 4K9
Direct: 403.294.3457 | Fax: 403.767.8897 | Email: cang@parlee.com

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I have been in touch with the Board. We are wondering how long people think it might take to complete their submissions.

The Board is considering starting at 4 pm on September 24.

If the Board does start at 4 pm, would all the parties be able to complete their submissions on one day?

If you think it could be done, then I don't need to canvas with the Board for an additional date.

But, if not, we will canvas for the alternate dates Janice has suggested, but I have not heard from Charles or David about their availability for September 29 or October 1.

If you can reply all with your availability

Lawyer	September 24	September 29	October 1
Janice	•	•	•
Charles	•		
David	•		

Thanks.

Gwendolyn



Gwendolyn J. Stewart-Palmer K.C. (pronouns: she/her/hers)
Partner
Suite 2250 Bell Tower | 10104-103 Avenue | Edmonton, Alberta T5J 0H8
Tel [780.448.9275](tel:780.448.9275) | Direct 780-702-4275 | Fax 780.423.0163 | Cell [780.914.4458](tel:780.914.4458) | www.shoresjardine.com

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Cc: David Hiebert <dhiebert@bmlp.ca>; Kevin W. Keyes <kkeyes@parlee.com>; Subdivision and Development Appeal Board <sdab@rmwb.ca>

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Everyone on my end is ok for September 24.

Will wait to hear whether potential back up dates of September 29 or October 1 work.

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Janice Agrios

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Hello all,

1. Thanks for Janice's email on Friday.
2. The Board does not need more than Janice's email as the adjournment request.
3. The Board has indicated it has no opposition to the request for the adjournment, but will formalize the Board response on Thursday, because it will formally convene on Thursday. The parties do not need to attend Thursday.
4. However, the Board will require the parties to select a date to which the hearing is adjourned. The board has available the following dates.
 - Wednesday September 10, 2025 at 6:00 p.m. / Thursday September 11th if needed
 - Wednesday September 17, 2025 at 6:00 p.m. / Thursday September 18th if needed
 - Wednesday September 24, 2025 at 6:00 p.m. / Thursday September 25th if needed

The Board's preference is September 24, 2025 at 6:00 p.m. / September 25, 2025 if needed.

5. Please advise as soon as possible which of the above dates work, so that I may pass it to the Board.
6. Please advise if additional submission dates will be required.

Gwendolyn



Gwendolyn J. Stewart-Palmer K.C. (pronouns: she/her/hers)
Partner
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Tel [780.448.9275](tel:780.448.9275) | Direct 780-702-4275 | Fax 780.423.0163 | Cell [780.914.4458](tel:780.914.4458) | www.shoresjardine.com

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Hi Gwendolyn,

Just checking in on whether you've heard from the Board on an adjournment/postponement.

Thanks very much,

Charles W. Ang | Partner | [Bio](#)



3300 TD Canada Trust Tower, 421-7th Avenue SW, Calgary, AB T2P 4K9
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From: Gwendolyn J. Stewart-Palmer <Gwendolyn@shoresjardine.com>

Sent: Friday, June 20, 2025 2:59 PM

To: Janice Agrios <JAgrios@kaolawyers.com>

Cc: David Hiebert <dhiebert@bmlp.ca>; Charles W. Ang <cang@parlee.com>; Kevin W. Keyes <kkeyes@parlee.com>

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Hi everyone,

Janice, let me reach to the Board and advise.



Gwendolyn J. Stewart-Palmer K.C. (pronouns: she/her/hers)

Partner

Suite 2250 Bell Tower | 10104-103 Avenue | Edmonton, Alberta T5J 0H8

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Cc: [Kevin W. Keyes](#); [Subdivision and Development Appeal Board](#); [Janice Agrios](#)
Subject: RE: SDAB 2025-001 (RMWB)
Date: Tuesday, June 24, 2025 10:49:40 AM
Attachments: [image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[image021.png](#)
[image022.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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4PM on September 24 is not an issue on my end either, thank you.

Charles W. Ang | Partner | [Bio](#)



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From: David Hiebert <DHiebert@BM LLP.ca>
Sent: Tuesday, June 24, 2025 10:36 AM
To: Gwendolyn J. Stewart-Palmer <Gwendolyn@shoresjardine.com>
Cc: Kevin W. Keyes <kkeyes@parlee.com>; Subdivision and Development Appeal Board <sdab@rmwb.ca>; Charles W. Ang <cang@parlee.com>; Janice Agrios <JAgrios@kaolawyers.com>
Subject: RE: SDAB 2025-001 (RMWB)

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Hi Gwendolyn,

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- David

David Hiebert, KC
Counsel

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Suite 2300, 10180 - 101 Street NW, Edmonton, AB T5J 1V3



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Lawyer	September 24	September 29	October 1
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Partner
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Subject: RE: SDAB 2025-001 (RMWB)

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Janice Agrios

From: [Janice Agrios](#)
To: [Gwendolyn Stewart - Palmer](#); [Charles W. Ang](#)
Cc: [David Hiebert](#); [Kevin W. Keyes](#); [Subdivision and Development Appeal Board](#)
Subject: RE: SDAB 2025-001 (RMWB)
Date: Monday, June 23, 2025 8:34:33 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

External Message - Please be cautious when opening links or attachments in email

Everyone on my end is ok for September 24.

Will wait to hear whether potential back up dates of September 29 or October 1 work.

Janice Agrios

From: Janice Agrios
Sent: June 23, 2025 3:40 PM
To: Gwendolyn J. Stewart-Palmer <Gwendolyn@shoresjardine.com>; Charles W. Ang <cang@parlee.com>
Cc: David Hiebert <dhiebert@bmlp.ca>; Kevin W. Keyes <kkeyes@parlee.com>; Subdivision and Development Appeal Board <sdab@rmwb.ca>
Subject: RE: SDAB 2025-001 (RMWB)

I also need to check with RMWB representatives.

Janice Agrios

From: Janice Agrios
Sent: June 23, 2025 3:39 PM
To: Gwendolyn J. Stewart-Palmer <Gwendolyn@shoresjardine.com>; Charles W. Ang <cang@parlee.com>
Cc: David Hiebert <dhiebert@bmlp.ca>; Kevin W. Keyes <kkeyes@parlee.com>; Subdivision and Development Appeal Board <sdab@rmwb.ca>
Subject: RE: SDAB 2025-001 (RMWB)

Hi everyone – I am ok for September 24 but not for September 25. I open on September 29 and October 1 as potential carry over dates.

Janice Agrios

From: Gwendolyn J. Stewart-Palmer <Gwendolyn@shoresjardine.com>
Sent: June 23, 2025 3:27 PM
To: Charles W. Ang <cang@parlee.com>; Janice Agrios <JAgrios@kaolawyers.com>
Cc: David Hiebert <dhiebert@bmlp.ca>; Kevin W. Keyes <kkeyes@parlee.com>; Subdivision and Development Appeal Board <sdab@rmwb.ca>
Subject: RE: SDAB 2025-001 (RMWB)

Hello all,

1. Thanks for Janice's email on Friday.
2. The Board does not need more than Janice's email as the adjournment request.
3. The Board has indicated it has no opposition to the request for the adjournment, but will formalize the Board response

on Thursday, because it will formally convene on Thursday. The parties do not need to attend Thursday.

4. However, the Board will require the parties to select a date to which the hearing is adjourned. The board has available the following dates.

- Wednesday September 10, 2025 at 6:00 p.m. / Thursday September 11th if needed
- Wednesday September 17, 2025 at 6:00 p.m. / Thursday September 18th if needed
- Wednesday September 24, 2025 at 6:00 p.m. / Thursday September 25th if needed

The Board's preference is September 24, 2025 at 6:00 p.m. / September 25, 2025 if needed.

5. Please advise as soon as possible which of the above dates work, so that I may pass it to the Board.
6. Please advise if additional submission dates will be required.

Gwendolyn



Gwendolyn J. Stewart-Palmer K.C. (pronouns: she/her/hers)
Partner
Suite 2250 Bell Tower | 10104-103 Avenue | Edmonton, Alberta T5J 0H8
Tel 780.448.9275 | Direct 780-702-4275 | Fax 780.423.0163 | Cell 780.914.4458 | www.shoresjardine.com

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From: Charles W. Ang <cang@parlee.com>

Sent: June 23, 2025 1:35 PM

To: Gwendolyn J. Stewart-Palmer <Gwendolyn@shoresjardine.com>; Janice Agrios <JAgrios@kaolawyers.com>

Cc: David Hiebert <dhiebert@bmlp.ca>; Kevin W. Keyes <kkeyes@parlee.com>

Subject: RE: SDAB 2025-001 (RMWB)

Hi Gwendolyn,

Just checking in on whether you've heard from the Board on an adjournment/postponement.

Thanks very much,

Charles W. Ang | Partner | [Bio](#)



3300 TD Canada Trust Tower, 421-7th Avenue SW, Calgary, AB T2P 4K9
Direct: 403.294.3457 | Fax: 403.767.8897 | Email: cang@parlee.com

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From: Gwendolyn J. Stewart-Palmer <Gwendolyn@shoresjardine.com>

Sent: Friday, June 20, 2025 2:59 PM

To: Janice Agrios <JAgrios@kaolawyers.com>

Cc: David Hiebert <dhiebert@bmlp.ca>; Charles W. Ang <cang@parlee.com>; Kevin W. Keyes <kkeyes@parlee.com>

Subject: RE: SDAB 2025-001 (RMWB)

CAUTION: This email originated from outside of Parlee McLaws LLP. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi everyone,
Janice, let me reach to the Board and advise.



Gwendolyn J. Stewart-Palmer K.C. (pronouns: she/her/hers)
Partner
Suite 2250 Bell Tower | 10104-103 Avenue | Edmonton, Alberta T5J 0H8
Tel [780.448.9275](tel:780.448.9275) | Direct 780-702-4275 | Fax 780.423.0163 | Cell [780.914.4458](tel:780.914.4458) | www.shoresjardine.com

Recipient of the 2023 [CBA Municipal Law Award of Excellence](#)

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From: Janice Agrios <JAgrios@kaolawyers.com>

Sent: June 20, 2025 2:54 PM

To: Gwendolyn J. Stewart-Palmer <Gwendolyn@shoresjardine.com>

Cc: David Hiebert <dhiebert@bmlp.ca>; Charles W. Ang <cang@parlee.com>; Kevin W. Keyes <kkeyes@parlee.com>

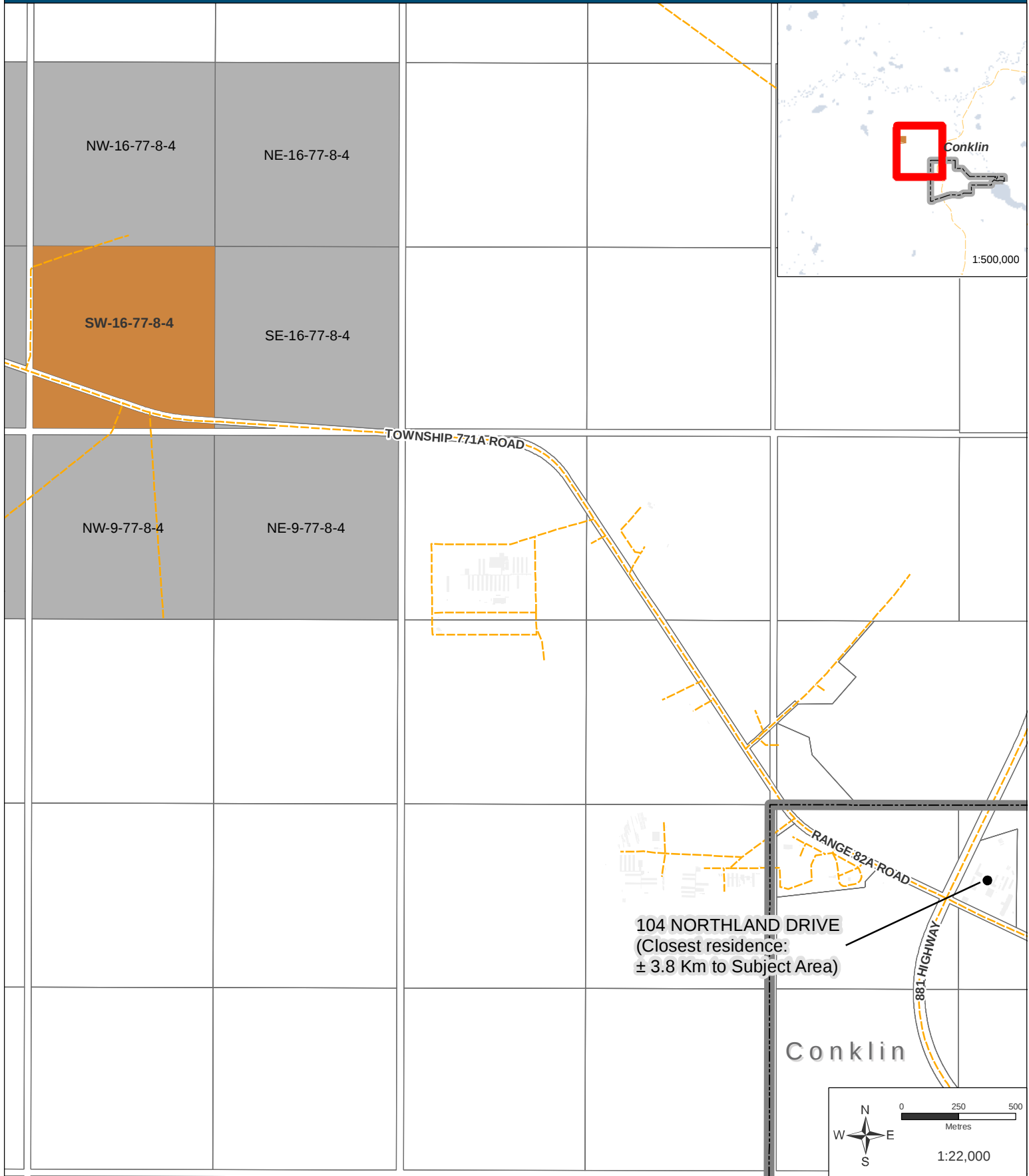
Subject: RE: SDAB 2025-001 (RMWB)

Hi Gwendolyn – The parties have been in discussions regarding a resolution of this appeal and wish to request an adjournment for 90 days (or so) to allow discussions and other related steps to be pursued. Please let us know what the Board requires in order to formalize this request or whether this email is sufficient. Thanks for your help.

Janice Agrios

SUBJECT PROPERTY MAP

Notification



- Subject Area
- Adjacent Owners within 60m
- Survey Parcels
- First Nation Reserves (not within 250m)

Address location is NW of Conklin
Mer. 4, Rge. 8, Twp. 77, Sec. 16, QS. SW





Received by the Subdivision and Development
Appeal Board
April 10, 2025
File No. SDAB 2025-001

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

NOTICE OF APPEAL

In accordance with Section 678 and 686 of the Municipal Government Act and the Regional Municipality of Wood Buffalo Land Use Bylaw 99/059, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame.

Section 1 – Property Information

Legal Land Description:(i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer)			
Lot	Block	Plan	ATS
			SW-16-77-8-W4
Civic Address			
Development Permit Number or type of Order			
2024-DP-00391			

Section 2 - Appellant Information

NB: At the time of the appeal hearing the individual acting as agent must produce the completed and signed Agent Authorization Form.

Appellant Name (If the Appellant is a company, enter the complete legal name of the company)			
Renegade Gas & Oilfield Services Ltd.			
Agent ¹ Name (if applicable)		Contact Name (if different) and position held	
		Renee Mills, Director	
Mailing Address		City/Town	Province
ATIA s. 20(1)		ATIA s. 20(1)	ATIA s. 20(1)
Postal Code			
ATIA s. 20(1)		ATIA s. 20(1)	
Telephone Number (Daytime)	Alternate Telephone Number	Email Address	
ATIA s. 20(1)		ATIA s. 20(1)	

Section 3 – Appeal (Check One Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit	Subdivision Application	Notice of Order
☐ Approval	☐ Approval	
☒ Condition of Approval	☐ Condition of Approval	☐ Notice of Order
☐ Refusal	☐ Refusal	
☒ I/We are the Applicant or Land Owner of the subject property		
☐ I/We are a person affected by an order, decision or development permit		

Section 4 – Reasons for Appeal

Section 678 and 686 Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal. In support of your appeal, you are requested to provide a full statement of the grounds and reasons of your appeal. You may include any photographs, drawings or plans for clarification.

I/We hereby appeal the decision of the Approval Authority for the following reason(s):

See attached Appendix A.

(Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

April 9, 2025	ATIA s. 20(1)
Date	Signature of Appellant/Agent

If an Agent is representing the property owner, a letter is required from the owner giving consent to a property inspection.

Registered Owner:	I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property as necessary for the purpose of this Appeal.
Signature of Registered Owner	

Please return the completed form and prescribed filing fee to:

Clerk of the Subdivision and Development Appeal Board, 7th Floor, Jubilee Center, 9909 Franklin Avenue, Fort McMurray AB T9H 2K4
Telephone: 780-743-7001 Email: sdab@rmwb.ca

Protection of Privacy
The personal information you provide on this form is being collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act*. The personal information is used to process your designation of an agent for appeals with the Subdivision and Development Appeals Board. If you have any questions about the collection and use of the personal information contact the Legislative Officer –SDAB , 7th Floor 9909 Franklin Avenue, Ft. McMurray AB T9H 2K4 ; or call 780.788.2222

For Office Use Only				
Appeal #:	Fee:	Appeal Hearing Date:	Date Applicant Notified:	Date Appellant Notified:

¹ Agent — A person who acts for a Property Owner, Applicant, Appellant, and/or Affected/Adjacent Property Owner during the appeal hearing process or at a hearing before the Subdivision and Development Appeal Board.

APPENDIX A

REASONS FOR APPEAL APPEAL OF PERMIT NUMBER 2024-DP-00391

1. This is an appeal of permit number 2024-DP-00391 granted to Renee Mills for an industrial support facility located at SW-16-77-8-4 (the “**Land**”) in the Regional Municipality of Wood Buffalo (the “**RMWB**”).

Background Facts

2. Renegade Gas & Oilfield Services Ltd. (“**Renegade**”) held a lease from the Crown in Right of Alberta (the “**Crown**”) numbered MML 100052 for the Land (the “**Original Disposition**”) which had a term commencing on January 20, 2012 and expired on January 19, 2022. Renegade’s licensee, Manatokan Oilfield Services Inc. (“**Manatokan**”) has operated an oil and gas services support facility (the “**Facility**”) on the Land since 2015.
3. Renegade obtained Permit Number 2016-DP-01953 (the “**Original Permit**”) from RMWB for the Land which was issued on November 2, 2016 and which expired on January 19, 2022, coinciding with the expiration of the Original Disposition.
4. Renegade requested and was granted a renewal of the Original Disposition from the Crown which commenced on January 20, 2022 and which will expire on January 19, 2032 (the “**Disposition**”).
5. Renegade inadvertently neglected to extend or renew the Original Permit or apply for a replacement permit.
6. Starting in or around 2024, Manatokan and Renegade began discussions for Manatokan to take over the Disposition. Following Manatokan’s due diligence efforts, the RMWB communicated concerns over some of the uses of the Facility, including concerns over compliance with certain safety codes.
7. There has been no change to Manatokan’s use of the Facility since it began operating in 2015. Neither Renegade nor Manatokan were made aware of any concerns with safety codes until 2024.
8. Once Renegade became aware that their Original Permit had expired, Renegade submitted a new development permit application. On March 20, 2025, the RMWB posted its written decision on Renegade’s application, indexed as Development Permit 2024-DP-00391, in which it granted Renegade’s application, subject to conditions (the “**Decision**”).
9. The Decision outlines numerous conditions for approval of the Development Permit. This appeal pertains to Condition 21, which reads as follows:

21 Safety Codes has provided the following comments:

“Building safety codes does not have any objection to using the building within the limitations and scope approved under the original building and development permit. This would be as a low hazard industrial building only. The water supply for firefighting on site is sized for low hazard uses only. The bays as originally constructed had sufficient ventilation and CO/NO2 sensors for the bay to be used for vehicle storage. Safety codes does not support the use of any of the bays for vehicle washing or vehicle servicing or repair as the building and mechanical systems are not code compliant for and therefore do not support those uses.

Vehicle storage is not restricted by size of the vehicle or type however the existing building is not designed or constructed for either the storage or service of tank vehicles that contain flammable or combustible gases or vapours that are classified as Group F, Division 1. Please find the attached Standata at the end of this approval for additional clarification.”

Grounds of Appeal

10. The Decision is appealed on the following grounds:

- a. **Condition 21 is vague and uncertain:** Condition 21 simply provides comments from the Safety Codes branch of RMWB that certain uses of the Facility – namely, vehicle washing, servicing, storage, and repair (the “**Uses in Question**”) – are not supported as the current building and mechanical systems are not presently code compliant for such uses. Condition 21 fails to clarify that, once code compliance is achieved, those uses will then be allowed under Development Permit 2024-DP-00391
11. Renegade and Manatokan have had numerous discussions with the RMWB and communicated that they are fully prepared to invest and address all safety code concerns with the Facility, including all concerns relating to the Uses in Question. However, they must first receive assurance from the RMWB that upon such investments being made and code compliance being achieved, Development Permit 2024-DP-00391 will cover all of the uses of the Facility, including the Uses in Question.
12. Renegade and Manatokan have communicated these concerns with the RMWB but have yet to receive assurance that incurring the significant costs of renovating the Facility to address safety code concerns will ultimately allow the Facility to continue to operate as it has been since 2015.
13. It is requested that Condition 21 be amended to clarify that once the safety code concerns with the Facility raised by the Safety Codes branch of RMWB are addressed, the Uses in Question will be covered and permitted by Development Permit 2024-DP-00391.



Permit Number
2024-DP-00391

March 12, 2025

Applicant

RENEE MILLS

ATIA s. 20(1)

Owner

GOVERNMENT OF ALBERTA
SUITE 1000, 250 5 ST. SW
CALGARY AB T2P0R4
(403) 297-8311

RE: Industrial Support Facility in conjunction with Disposition DML 100052.

Lot: Block: Plan:

SW-16-77-8-4

Your application for a development permit at the above location has been approved by the Development Officer. This approval is subject to the conditions as outlined in the enclosed Development Permit.

PLEASE READ PERMIT CONDITIONS CAREFULLY AND RETURN A SIGNED COPY TO OUR OFFICE.

This development permit shall expire and no longer be valid after one year from the date of decision of the permit if no construction has been initiated. Any other necessary permits shall be in place prior to commencement of any construction or occupancy. In the case of a change of use within an existing structure, where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

IMPORTANT NOTE

1. Under the Municipal Government Amendment Act, this approval may be appealed within twenty one (21) days after the day of decision being posted. Should this decision be appealed within twenty one (21) days after the Date of Decision, this permit shall not become effective until the Subdivision and Development Appeal Board has determined the appeal and the Permit may be modified or nullified thereby. Commencement of the approved Development prior to expiry of the appeal period is at your own risk.
2. An appeal shall contain statement of the grounds of appeal and shall be delivered personally or by registered mail so as to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4 within the prescribed time period of twenty one (21) days.
3. Upon delivery of Notice of Appeal, the appellant shall pay to the Regional Municipality of Wood Buffalo, where the appellant is the owner of the site, or his agent, a fee of \$1000.00.

Compliance with other legislation - A person applying for, or in possession of a valid development permit is not relieved from full responsibility for ascertaining and complying with, or carrying out development in accordance with:

- a. the requirements of the Safety Codes Act, Environment Protection and Enhancement Act and Natural Resources Conservation Board Act;
- b. the requirements of any other Federal, Provincial, or Municipal statute, regulation code or standard; and
- c. the conditions of any caveat, covenant, easement or other instrument affecting a building or land.

The Municipality is not responsible for not does the Municipality have any obligation whatsoever to determine what other legislation may apply to a development, nor monitor or enforce compliance with such legislation.

REGIONAL MUNICIPALITY OF WOOD BUFFALO
Planning & Development Department
per:

ATIA s. 20(1)

March 12, 2025

Date

Smriti Barman
Planner II
Planning and Development Dept.
Regional Municipality of Wood Buffalo
Smriti.Barman@rmwb.ca



Applicant: Renee Mills

Issued : March 12, 2025

Development Permit

Lot	Block	Plan	Section	Township	Range
			16	77	8

New Commercial Industrial or Institutional Development

Industrial Support Facility in conjunction with Disposition DML 100052. SW-16-77-8-4

Advertising Date March 20, 2025

- This development was approved by the Development Officer and is subject to the conditions attached to this permit.
- All conditions stated on this development permit must be complied with.
- You have one year from Date of Decision to commence construction. All appropriate building/mechanical permits must be applied for and issued. In the case of a change of use within an existing structure where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

Regional Municipality of Wood Buffalo
Planning & Development Department
per:

ATIA s. 20(1)

Issued : March 12, 2025

Date

Smriti Barman
Planner II
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Smriti.Barman@rmwb.ca

Advisory Notes:

- 1 A Utility Installation Permit is required from the developer and shall be obtained from Engineering Services Division prior to installing underground utilities.
- 2 It shall be the developer's responsibility and expense to terminate, at the main, all sanitary and water services which will not be utilized in this development.
- 3 A route permit shall be required for this development and shall be applied for through the Planning and Development Department.
- 4 Any damage to the streets, sidewalks, curbs or landscaped boulevards caused by this development shall be the full responsibility of the developer to restore.
- 5 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695.
- 6 A Health Certificate may be required for this development. Please contact the Health Inspector for the necessary information.
- 7 A Municipal Business License may be required for this development. Please contact the Licensing Enforcement Officer for information and an application, if required.
- 8 The Alberta Fire Code applies in and around buildings existing or being constructed on a site. Complete project plans and specifications, construction fire safety plans, and fire related activities requiring Fire Prevention Permits shall be reviewed by the Fire Authority prior to the commencement of any work related thereto. Inquiries and permit applications shall be submitted to the Fire Authority.
- 9 All Federal, Provincial and Municipal statutes and regulations shall be met, including the Alberta Building Code.
- 10 TELUS has provided the following comment:

TELUS has/has no objections regarding this application. However if TELUS services are required the applicant/developer is strongly urged to fill the online intake form using the link below to arrange for TELUS servicing this site. Off-site work by TELUS may be required to ensure service is supplied to this location in a timely fashion.

<https://build.telus.com/intake>

- 11 AHS - SHE has reviewed the application and understands the following:
1. That this application is for a Development Permit for Project development to renew a previously approved development permit for an Industrial Support Facility located at SW-16-77-8-4 in Conklin.
- After considering the information provided, at this time AHS – SHE has no objections to this application and provides the following comments for your consideration:
1. If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.
 2. Ensure the property is maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Regulation (AR 243/2003) which states:
No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.
 3. Any applicable setback distances as outlined in the Nuisance and General Sanitation Regulation (AR 243/2003) must be adhered to.
 4. It is imperative that the applicant abide by the appropriate Alberta Building Codes, Fire Codes, and Public Health Legislation requirements during all stages of development.
- Please call (780-742-8440) or e-mail Kaelynn.McGuire@ahs.ca if you have any questions.
- Sincerely,
Kaelynn McGuire
Kaelynn McGuire
Public Health Inspector I
Environmental Public Health
Alberta Health Services, Northern Zone – Fort McMurray
- 12 If the operator is interested in obtaining addressing for this development, they can reach out directly to permit.inquiries@rmwb.ca.

Condition

- 1 This development is classified as an Industrial Support Facility for 'storage' including components such as office space, storage and parts counter in conjunction with Provincial Disposition 100052 (Storage) and is a Discretionary Use in the RD – Rural District.
- 2 Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to occupancy.
- 3 Construction materials, including garbage, shall be stored so as not to create a nuisance to neighbouring properties.
- 4 The garbage and waste material shall be stored in weather-proof and animal-proof containers and shall be visually screened in a manner compatible with the design and external materials of the principal buildings on the site. If a wood screen fence is used, it shall be constructed in accordance with drawing 10-301 of the Engineering Servicing Standards.
- 5 The building location, orientation, capacity and/or use shall be as indicated on the approved drawings. Any changes to the approved plans shall be submitted to the Development Officer for further approval.
- 6 Other reference to approved drawings
- 7 As indicated on the approved plan, a minimum of 19 on-site parking stalls shall be provided. All parking stall completion shall be aligned with the guidance of Forestry and Park, Government of Alberta regulations.
- 8 A minimum of one loading space shall be provided for this development. Loading shall be designed and located so that all vehicles using those spaces can be parked and maneuvered entirely within the bounds of the site before moving onto adjacent streets or lands.
- 9 All parking stalls shall be graded such that no slope in any direction is less than 0.5% and not more than 4%, to the satisfaction of the Development Officer. All soft landscaped areas shall have a minimum slope of 2% away from buildings.
- 10 A final site grading plan shall be prepared to the satisfaction of the Engineering Department and shall be approved prior to occupancy of any buildings.
- 11 Any and all easements required by the Municipality or any franchise utility as a result of this development shall be provided by the developer at no cost to the Municipality or any franchise utility and shall be registered on title by Utility Right-of-Way Plan.
- 12 Should it be necessary to alter any on site Municipal or franchise utilities, all cost shall be borne by the developer.
- 13 There shall be no unauthorized use of any adjoining Public Utility Lot or Reserve Land during the course of the approved development construction. The developer may apply to the Development Officer to utilize these lands.
- 14 All on site lighting shall be located, oriented and shielded so as to restrict the unnecessary illumination of adjacent residential properties.
- 15 Before any construction starts, the applicant shall ensure that the site is fully fenced, as per the approved fencing plan, in order to prevent any damage to Municipal infrastructure and landscaping surrounding the site, to ensure controlled and safe access and egress of the site, and to provide safe pedestrian access on and through any municipal lands adjacent to the site. The site access locations shall be established as per the fencing plan and will be maintained and operated to the satisfaction of the Development Authority. The fencing is to remain in place and in good working condition until all construction activities have ceased and a Full Development Completion Certificate has been issued.
- 16 Any required removal or modification of existing on-site underground storage tanks and the management of identified contaminants shall be undertaken to the satisfaction of the appropriate authorities prior to the construction of the approved development and all applicable permits received from the local Fire Authority.
- 17 A water meter permit may be required. Please contact Underground Services Division for details at 780-799-7493. 780-788-1456 ext. 5832

- 18 A service connection permit may be required. Please apply at <https://www.rmwb.ca/en/permits-and-development/applications-licences-and-permits.aspx>.
- 19 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695 or follow up on our permitting website: <https://aca.woodbuffalo.ab.ca/citizenaccess/>
- 20 The Environment and Regulator has provided the following comments:

The permit is considered approved based on adherence to the below comments.

1. A wildlife sweep completed by a professional must be completed prior to construction activities (clearing/grubbing) if it will take place during the migratory bird restricted activity period (April-August).
2. Sediment and erosion control activities shall adhere to Best Management Practices which meet or exceed the latest version of Alberta Transportation's Sediment and Erosion Control Manual.
3. I note a small water pond is to be constructed on site. This pond is only to accept surface water runoff for the purpose of firefighting activities.
4. Waste from sumps/tanks must be disposed of at an appropriate waste disposal facility.

- 21 Safety Codes has provided the following comments:

Building safety codes does not have any objection to using the building within the limitations and scope approved under the original building and development permit. This would be as a low hazard industrial building only. The water supply for firefighting on site is sized for low hazard uses only. The bays as originally constructed had sufficient ventilation and CO/NO2 sensors for the bay to be used for vehicle storage. Safety codes does not support the use of any of the bays for vehicle washing or vehicle servicing or repair as the building and mechanical systems are not code compliant for and therefore do not support those uses.

Vehicle storage is not restricted by size of the vehicle or type however the existing building is not designed or constructed for either the storage or service of tank vehicles that contain flammable or combustible gases or vapours that are classified as Group F, Division 1.

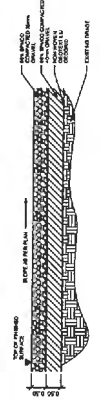
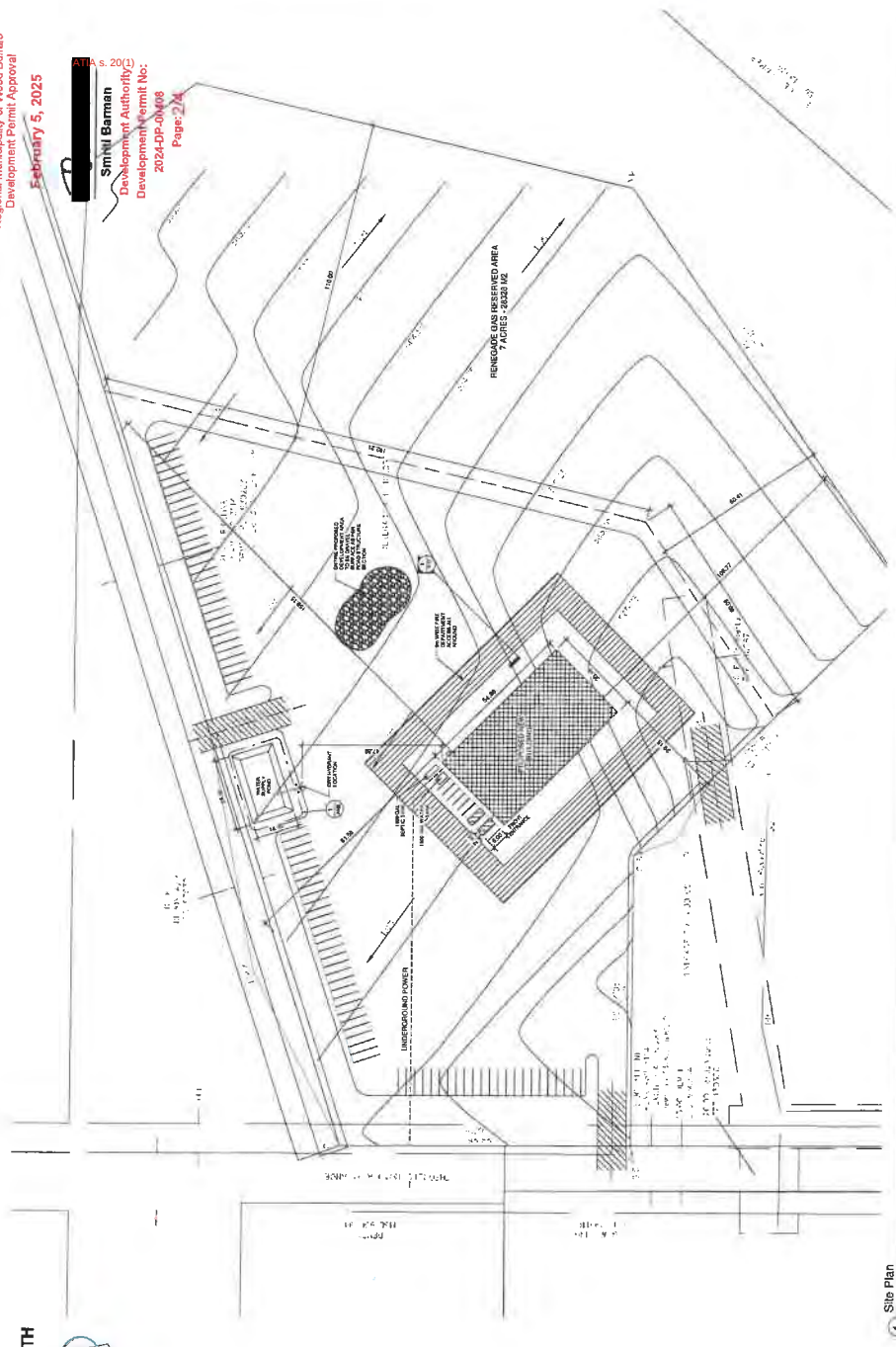
Please find the attached Standata at the end of this approval for additional clarification. Regional Emergency Services (RES) approves this DP with the conditions as noted by Safety Codes.

- 22
- 23 This development is temporary and valid until January 19, 2032, the expiry date of Provincial Disposition 100052 (Storage).
- 24 Engineering has provided the following conditions:
This permit is a renewal of the previously approved Development Permit (2016-DP-00391) and shall remain subject to the same conditions as outlined in the original approval by Engineering.

Regional Municipality of Wood Buffalo
Development Permit Approval
February 5, 2025

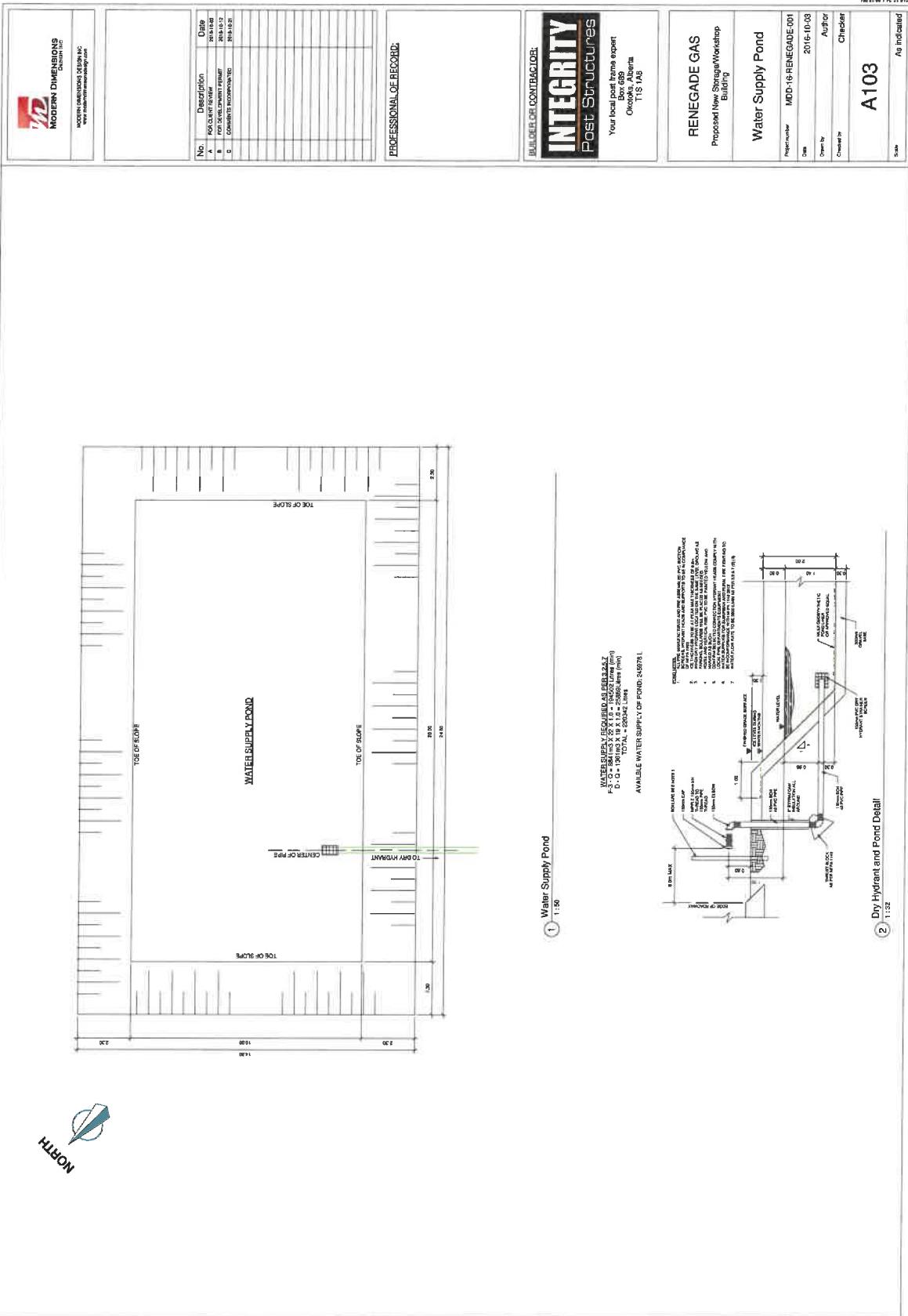
Shirli Barman
Development Authority (s. 20(1))
Development Permit No. 2024-DP-00408
Page 2/4

 MODERN DIMENSIONS DESIGN INC. MODERN DIMENSIONS DESIGN INC. 1000 10TH AVENUE S.W.		<table border="1"> <thead> <tr> <th>NO.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>FOR DEVELOPMENT PERMIT</td> <td>2024-01-11</td> </tr> <tr> <td>2</td> <td>COMMITTEE RECOMMENDATION</td> <td>2024-01-11</td> </tr> </tbody> </table>	NO.	Description	Date	1	FOR DEVELOPMENT PERMIT	2024-01-11	2	COMMITTEE RECOMMENDATION	2024-01-11
NO.	Description	Date									
1	FOR DEVELOPMENT PERMIT	2024-01-11									
2	COMMITTEE RECOMMENDATION	2024-01-11									
PROFESSIONAL OF RECORD:											
BUILDERS CONTRACTORS INTEGRITY Post Structures Your local post frame expert Okotoks, Alberta Box 682 T1S 1A8											
RENEGADE GAS Proposed New Storage Workshop Building											
Site Plan											
Project Number: MDD-16-RENEGADE-001 Date: 2016-10-08 Drawn by: Aspor Checked by: Checker	Scale: As Indicated A102										



1 Site Plan
1:500

2 Road Substructure
1:50



MODERN DIMENSIONS
CONSULTANTS INC.

10010 140th Avenue, Suite 100
Edmonton, Alberta T6E 4P4
Tel: 780-443-8888
Fax: 780-443-8889
www.moderndimensions.ca

No.	Description	Date
1	PROPOSED DEVELOPMENT	2016-10-03
2	PROPOSED DEVELOPMENT	2016-10-03
3	PROPOSED DEVELOPMENT	2016-10-03
4	PROPOSED DEVELOPMENT	2016-10-03
5	PROPOSED DEVELOPMENT	2016-10-03
6	PROPOSED DEVELOPMENT	2016-10-03
7	PROPOSED DEVELOPMENT	2016-10-03
8	PROPOSED DEVELOPMENT	2016-10-03
9	PROPOSED DEVELOPMENT	2016-10-03
10	PROPOSED DEVELOPMENT	2016-10-03
11	PROPOSED DEVELOPMENT	2016-10-03
12	PROPOSED DEVELOPMENT	2016-10-03
13	PROPOSED DEVELOPMENT	2016-10-03
14	PROPOSED DEVELOPMENT	2016-10-03
15	PROPOSED DEVELOPMENT	2016-10-03
16	PROPOSED DEVELOPMENT	2016-10-03
17	PROPOSED DEVELOPMENT	2016-10-03
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19	PROPOSED DEVELOPMENT	2016-10-03
20	PROPOSED DEVELOPMENT	2016-10-03

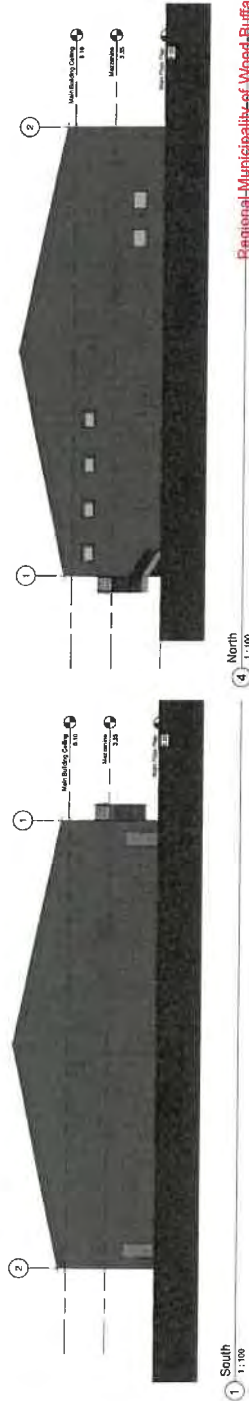
PROFESSIONAL OF RECORD:

INTEGRITY
Post Structures

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Oxley, Alberta
T1S 1A8

RENEGADE GAS
Proposed New Storage/Workshop
Building

Elevations	
Project Number	MDD-16-RENEGADE-001
Date	2016-10-03
Drawn by	Author
Checked by	Checker
Scale	A104
Scale	1:100



Regional Municipality of Wood Buffalo
Development Permit Approval
March 12, 2025

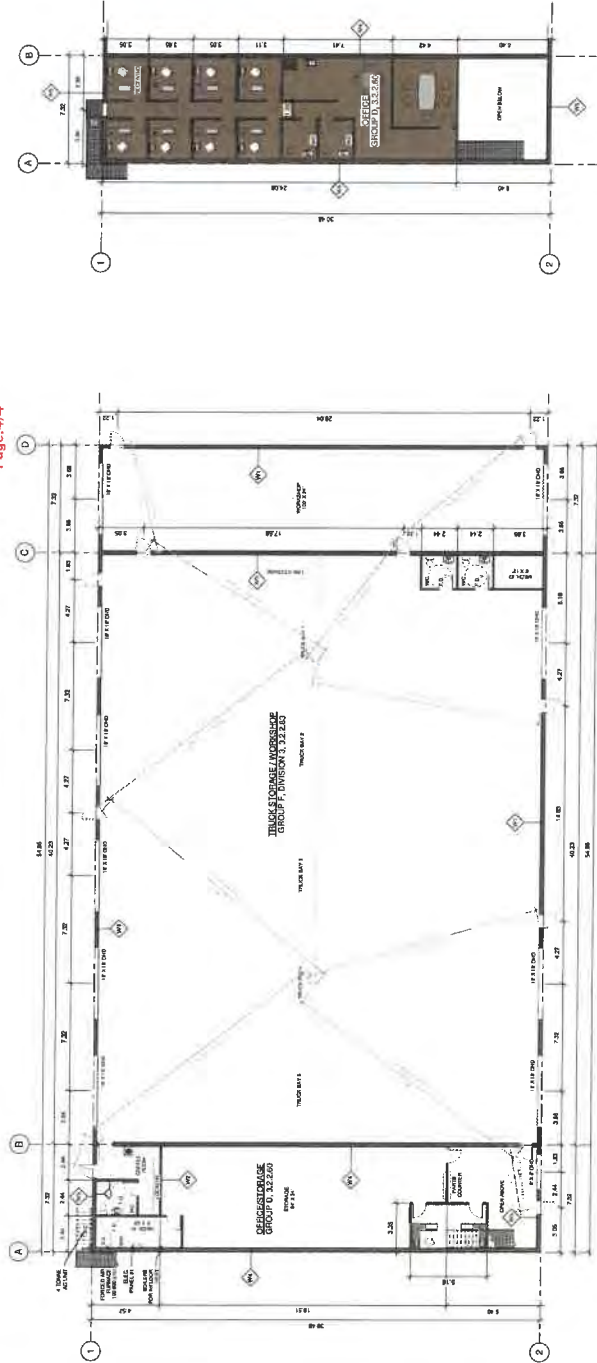


Smriti Barman
Development Authority
Development Permit No:
2024-DP-00391
Page: 3/4

Regional Municipality of Wood Buffalo
Development Permit Approval
December 20, 2024



Smriti Barman
Development Authority
Development Permit No.:
2024-DP-00361
Page: 4/4



1 Main Floor Plan
1:100

2 Mezzanine
1:100

MODERN DIMENSIONS
DESIGN INC.
MODERN DIMENSIONS DESIGN INC.
1000 100th Street, Suite 100
Edmonton, Alberta T6A 1K1

No.	Description	Date
1	PROPOSED DEVELOPMENT	2018-10-23
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	

PROFESSIONAL OF RECORD:

INTEGRITY
Post Structures
Your local post frame expert
Box 688
Okotoks, Alberta
T1S 1A8

RENEGADE GAS
Proposed New Storage/Workshop
Building

Project Number	MDD-16-RENEGADE-001
Date	2018-10-23
Owner No.	C.R.
Checked By	B.K.
Scale	A105
Sheet	1:100

AL-05-01-001-0102

2. SHOP - EXTERIOR WALL DESCRIPTION
20 #3 HIGH TENSILE WALL CLADDING CONNECTED WITH #
14 1/2" SCREWS @ 2' O.C.
2X6 SPF NO. 1 OR 2 EXTERIOR STRAPPING @ 24" OC
1.85-3000F - Wood Frame LVJ. COLUMNS SPACED AT 4' OC
SEE STRUCTURAL BLUEPRINTS FOR EXACT LOCATION
R28 Owens Corning Batt Insulation - Friction Fit
8 Mil. Poly Vapor Barrier
24 SPF NO. 1 OR 2 INTERIOR STRAPPING @ 24" OC
20 #3 HIGH TENSILE INTERIOR WALL CLADDING

TOP - ROOF AND CEILING CONSTRUCTION
 CONTINUOUS VENTED RIDGE CAP
 20 28 HIGH TENSILE ROOF CLADDING CONNECTED WITH #14
 1-1/2" SCREWS @ 9" OC
 2X8 SIPS NO. 1 OR 2 ROOF STRAPPING @ 24" OC
 PRE-ENGINEERED ROOF TRUSSES @ 48" OC. FOR ROOF
 WIND BRACING SEE STRUCTURAL BLUEPRINTS
 R40 BLOW IN INSULATION
 6 MIL POLY VAPOR BARRIER
 5/8" TYPE X DRYWALL TAPPED AND FINISHED
 20 28 HIGH TENSILE INTERIOR ROOF CLADDING

1/2" GYPSUM WALL BOARD
2X4 OR 2X6 SPF NO. 1 OR 2 STUDS SPACED 16" OC
1/2" GYPSUM WALL BOARD

NOTE: PRE-ENGINEERED ROOF TRUSS:
 THIS DESIGN TO BE REVIEWED BY PROFESSIONAL
 ENGINEER OF RECORD. LOADING TO BE CONFIRMED BY
 STRUCTURAL ENGINEER. FIELD REVIEW AND APPROVAL
 ALL ASPECTS REQUIRED BY PART 4 OF THE ALBERTA
 BUILDING CODE.

2-1/2" PARTITION WALL CLADDING
20 GA HIGH TENSILE WALL CLADDING CONNECTED WITH #
14 1-1/2" SCREWS @ 9" O.C.
2X6 SPT NO. 1 OR 2 EXTERIOR STRAPPING @ 24" OC
4PLY 2X8 SPS NO. 1 OR 2 PREMIUM LAMINATED COLLUMNS
SPACED AT 6' OR 8' OC SEE STRUCTURAL BLUEPRINTS
FOR EXACT LOCATION
20 GA HIGH TENSILE WALL CLADDING CONNECTED WITH #
14 1-1/2" SCREWS @ 9" O.C.

FLOOR DESCRIPTION:
SHEET PILE SUB CONSTRUCTION
CONCRETE AND COLOR BY OWNER
8" THICK CONCRETE SLAB ON
CONCRETE TO BE 30 MPa 28 COMPRESSIVE STRENGTH
(TYPE 150 PORTLAND CEMENT)
CONTROL JOINTS SPACED AT 6m CG.FW FULL JOINTS WITH

28 06 HIGH TENSILE WALL CLADDING CONNECTED WITH #
14 1/2" SCREWS @ 9" O.C.
50# TYPE X DRYWALL TAPPED AND FINISHED
WITH 1/2" NO. 1 OR 2 EXTERIOR STRAPPING @ 24" OC
4" MIN. 2" X 4" 2X4 PREMIUM LAMINATED COLUMNS
SPACED AT 4' OC SEE STRUCTURAL BLUEPRINTS FOR
EXACT LOCATION
50# TYPE X DRYWALL TAPPED AND FINISHED
28 06 HIGH TENSILE WALL CLADDING CONNECTED WITH #
14 1/2" SCREWS @ 9" O.C.

CONCRETE SHALL BE PLACED IN 6" DEEP JOINTS WITH
ELASTOMERIC SEALANT.
6 MIL POLY VAPOR BARRIER
1 1/2" THICK RIGID TYPE INSULATION
SUBGRADE TO BE 6" THICK OF 3/4" CRUSHED ROCK
SAND. SURFACE OF SUBGRADE MUST BE TO A MINIMUM OF
90% SPREAD.
ALL 15M BARS MUST OVERLAP 350 mm MINIMUM
ALL 15M BARS MUST OVERLAP 450 mm MINIMUM
REBAR SHALL BE TIED TOGETHER AS REQUIRED, WELDING
IS NOT PERMITTED.
CONCRETE FOR CURB SHALL BE DEFORMED
BARS OF EITHER GAUGE 400 MPa
CONCRETE TO BE SLOPED TOWARD SLUMP

28 ga HIGH TENSILE W/AL CLADDING CONNECTED WITH
#14-117Z SCREWS @ 9" O.C.
2X6 SFF NO. 1 CR 2 EXTERIOR STRAPPING @ 24" O.C.
1 SBF 3000R - West FIRM LVL COLUMNS SPACED AT 4'
OC SEE STRUCTURAL BLUEPRINTS FOR EXACT
LOCATION
R28 OWENS CORNING BATT INSULATION - FRICTION FIT
6 MIL POLY VAPOR BARRIER
2X4 SFF NO. 1 OR 2 INTERIOR STRAPPING @ 24" O.C.
28 ga HIGH TENSILE INTERIOR W/AL CLADDING

CONCRETE REPAIR / SIDEWALK CONSTRUCTION
5" THICK CONCRETE SLAB WITH 30# EW FILL JOINTS @ 12' OC EFW
CONCRETE TO BE 32 MPa COMPRESSIVE STRENGTH
CONTROL JOINTS SPACED AT 6m OC EFW FILL JOINTS
WITH ELASTOMERIC SEALANT
2" THICK LOW DENSITY INSULATION
SUBGRADE TO BE 6" THICK OF 3/4" CRUSHED ROCK
MINIMUM OF SUBGRADE MUST BE TO A MINIMUM OF
60M SPAND
ALL 10M BARS MUST OVERLAP 350 MM MINIMUM
ALL 10M BARS MUST OVERLAP 450 MM MINIMUM
REBAR SHALL BE TIED TOGETHER AS REQUIRED,
ALL REINFORCEMENT FOR CONCRETE SHALL BE
DEFORMED BARS OF EITHER GRADE 400 OR F60

5/8" PLYWOOD
PRE-ENGINEERED FLOOR JOISTS (OPEN WEB)
5/8" TYPE X DRIEWALL TAPPED AND FINISHED

Your local post frame expert
Box 689
Okotoks, Alberta
T1S 1A8

RENEGADE GAS
Proposed New Storage/Workshop
Building

Construction Assemblies

Project number	MDD-16 RENEGADE-001
Date	2016-10-03
Created by	Author
Checked by	Checker
A106	
Scale	

April 2020

19-BCI-018

19-FCI-001

Page 1 of 3

OCCUPANCY CLASSIFICATION FOR BUILDINGS USED FOR PARKING, REPAIRING AND SERVICING TANK VEHICLES

PURPOSE

The purpose of this interpretation is to clarify the application of the National Building Code - 2019 Alberta Edition (NBC(AE)) and the National Fire Code - 2019 Alberta Edition (NFC(AE)) to buildings used for parking, repairing and servicing of tank vehicles.

DISCUSSION

Tank vehicles containing flammable liquids or vapours, or combustible liquids or vapours present a unique hazard inside a building. In addition to the hazard inherent in the product itself, there is a potential for the release of flammable or combustible vapours in significant quantities that can overwhelm a standard ventilation system for a building and become a fire or explosion risk.

The activity of bringing a tank vehicle into a building involves specific references from both the NBC(AE) and the NFC(AE). The Provincial Administrators for Building and Fire consider a joint interpretation necessary to communicate the importance of applying this interpretation to both new building construction and practices within existing buildings. The NBC(AE) applies to:

- (a) new buildings prior to occupancy, or
- (b) existing building undergoing a change in occupancy.

The NFC(AE) applies to the operation and maintenance of existing buildings and establishes requirements for tank vehicles.

CODE REFERENCES

Article 1.4.1.2. of Division A states:

1.4.1.2. Defined Terms

Tank vehicle means any vehicle, other than railroad tank cars and boats, with a cargo tank

Unless stated otherwise, all Code references in this STANDATA are to Division B of the National Fire Code-2019 Alberta Edition

Issue of this STANDATA is authorized by
the Provincial Building and Fire Administrators

[original signed]
Paul Chang

[original signed]
Tina Parker

The logo for the province of Alberta, featuring the word "Alberta" in a stylized script font, followed by a small blue and red square.

Alberta Municipal Affairs – Community & Technical Support, 16th Floor, 10155 – 102nd Street, Edmonton, Alberta, Canada, T5J 4L4
Phone: 1-866-421-6929 Email: safety.services@gov.ab.ca Website: www.alberta.ca

having a capacity of more than 450 L, mounted or built as an integral part of the vehicle and used for the transportation of *flammable liquids* or *combustible liquids* and including tank trucks, trailers and semi-trailers.

NBC(AE) Sentences 3.2.2.6.(1) and 3.2.2.8.(1) states:

3.2.2.6. Multiple Major Occupancies

- 1) Except as permitted by Articles 3.2.2.7. and 3.2.2.8., in a *building* containing more than one *major occupancy*, the requirements of this Subsection for the most restricted *major occupancy* contained shall apply to the whole *building*.

3.2.2.8. Exceptions for Major Occupancies

- 1) In a *building* in which the aggregate area of all *major occupancies* in a particular Group or Division is not more than 10% of the *floor area* of the *storey* in which they are located, these *major occupancies* need not be considered as *major occupancies* for the purposes of this Subsection, provided they are not classified as Group F, Division 1 or 2 *occupancies*.

Article 4.11.2.3. of Division B states:

4.11.2.3. Parking inside Buildings

- 1) A *tank vehicle* shall not be parked inside a *building* unless
 - a) the building is specifically designed for that purpose,
 - b) there is sufficient space in the tank vehicle compartment to accommodate the thermal expansion of the flammable liquid or combustible liquid, and
 - c) the *tank vehicle* has no leaks of *flammable liquid* or *combustible liquid*.

Article 4.11.2.6. of Division B states:

4.11.2.6. Repair and Servicing

- 1) No person shall repair or service the cargo tank of a *tank vehicle* in a *building* unless
 - a) all *flammable liquids* and *combustible liquids* have been removed from the cargo tank and stored in a *storage tank* or container constructed and installed in accordance with this Part,
 - b) the cargo tank has been purged with steam of flammable vapours or combustible vapours, outside the *building* or in a well-ventilated area, to less than 10% of the *lower explosive limit*, and
 - c) while the cargo tank is being repaired, it is monitored for the presence of flammable vapours and combustible vapours using combustible gas detection equipment.
- 2) No person shall repair, service or store a *tank vehicle* in a *building* other than for repairs conducted in conformance with Article 4.11.2.2. and Sentence (1), unless
 - a) the *building* is acceptable to the *authority having jurisdiction*, or
 - b) all *flammable liquids* and *combustible liquids* have been removed from the cargo tank and the tank has been purged of flammable vapours or combustible vapours, outside the *building* or in a well-ventilated area, to less than 10% of the *lower explosive limit*.

APPLICATION

This interpretation applies to buildings that are used for any one or all of the following activities: the parking, repairing and servicing of tank vehicles.

INTERPRETATION

1. Buildings used for parking tank vehicles that contain flammable or combustible gases or vapours are classified as Group F, Division 1, high hazard industrial occupancies and shall:
 - a. be specifically designed for that purpose according to both the NBC(AE) and the NFC(AE),
 - b. be provided with a ventilation system in accordance with Part 6 of the NBC(AE),
 - c. have electrical systems installed in conformance with the electrical regulations made pursuant to the *Safety Codes Act*,
 - d. have fuel-fired appliances in service rooms with no openings between the hazardous location and the components capable of igniting a flammable or combustible vapour, and
 - e. have fuel-fired appliances installed in conformance with the applicable Codes and Standards, and in the case of Gas-fired appliances in conformance to the gas regulations made pursuant to the *Safety Codes Act*.

Note: Additional requirements of Part 3 or Part 6 of the NBC(AE) or Part 4 of the NFC(AE) may apply.

2. Buildings to be used for parking, repairing and servicing tank vehicles that have been purged of their flammable or combustible gases or vapours are classified as Group F, Division 2, medium hazard industrial occupancies, provided
 - a. the area is specifically designed for that purpose
 - b. all flammable liquids and combustible liquids have been removed and the tanks are purged in accordance with Section 4.11. of the NFC(AE).
 - c. with a ventilation system in accordance with Part 6 of NBC(AE),
 - d. electrical systems are installed in conformance with the electrical regulations made pursuant to the *Safety Codes Act*,
 - e. fuel-fired appliances that are installed in service rooms have no openings between the garage location and the components capable of igniting a flammable or combustible vapour, unless the appliances are at height as permitted by the applicable Codes or Regulation, and
 - f. fuel-fired appliances installed in conformance with the applicable Codes, and in the case of Gas-fired appliances in conformance to the gas regulations made pursuant to the *Safety Codes Act*.

This Standata replaces 14-BCI-019/14-FCI-002, "Occupancy Classification for Buildings used for Parking, Repairing and Servicing Tank Vehicles."

This INTERPRETATION is applicable throughout the province of Alberta.

TO: The Subdivision and Development Appeal Board (the “SDAB”)

FROM: The Appellant, Renegade Gas & Oilfield Services Ltd. (“Renegade”)

DATE: June 11, 2025

RE: Evidence of the Appellant
Notice of Appeal No. SDAB 2025-001
Development Permit No. 2024-DP-00391

This document is submitted to the SDAB on behalf of the Appellant to provide evidence and background context for the appeal of Condition No. 21 of Development Permit No. 2024-DP-00391 (the “**DP**”), to be heard on June 25, 2025.

The site in question is located at SW-16-77-8-4 (the “**Site**”) which is situated on Crown land. Renegade held a lease from the Crown in Right of Alberta (the “**Crown**”) for the Site which was extended and then replaced by Disposition DML 090109 which commenced on March 6, 2023 and expires on March 5, 2032 (the “**Disposition**”). A copy of the Disposition is attached as **TAB “A”**.

Renegade obtained Permit Number 2016-DP-01953 (the “**Original Permit**”) from the Regional Municipality of Wood Buffalo (the “**RMWB**”) for the Land which was issued on November 2, 2016 and expired on January 19, 2022, coinciding with the expiration of the Original Disposition. Renegade inadvertently neglected to extend or renew the Original Permit or apply for a replacement permit. A copy of the Original Permit is attached as **TAB “B”**.

Background on Site Operations

The affected person in this appeal, Manatokan Oilfield Services Inc. (“Manatokan”), has been Renegade’s licensee and has operated an oil and gas services support facility (the “**Facility**”) at the Site since 2017.

Manatokan has been operating an oilfield services business since 2017, primarily serving *in situ* oilsands customers in the South Athabasca region of Alberta. The services Manatokan has provided to its customers include:

- Tank and Vessel Cleaning;
- Robotic Tank Cleaning;
- Exchanger Cleaning;
- High Pressure and Chemical Cleaning;
- Plant Turnarounds;
- Fluid Hauling;
- Pressure and Vac Services; and
- Potable Water and Septic Services;

(the “Services”)

all of which are performed at the customers’ sites (never at the Site).

The Site has been and continues to be used exclusively by Manatokan for the maintenance and repair of Manatokan-owned equipment used to perform the Services. The Site is critical to Manatokan’s ability to provide the Services to its customer base - other oil field service companies in the Athabasca region have similar support and auxiliary buildings in the region, as access to maintenance and repair functions are required at all times.

Transfer of Disposition and Recent Discussions with RMWB

Starting in or around 2024, Manatokan and Renegade began discussions for Manatokan to take over the Disposition. While conducting due diligence prior to this transaction, Manatokan learned that the original development permit for the Site had lapsed. To resolve this issue, Renegade submitted the application for the subject Development Permit 2024-DP-00391 to effectively renew the original development permit after it accidentally lapsed in 2022.

Following Manatokan’s due diligence efforts, the RMWB communicated concerns over some of the uses of the Facility, including questions about compliance with certain safety codes.

There has been no change to Manatokan’s use of the Site since it began operating in 2017. Neither Renegade nor Manatokan were made aware of any concerns with compliance with safety codes until on or around 2024.

Most recently, on April 3, 2025 a meeting was held with principals from Renegade and Manatokan and with Ms. Smriti Barman of the RMWB Planning and Development Services. In that meeting, Ms. Barman advised, among other comments, that for Manatokan to continue its operations at the Site, they should first obtain provincial approval to be added as a disposition holder for the site, then apply for a separate development permit, then obtain a building permit. She also encouraged a discussion with a Safety Codes Officer to determine if building upgrades would be required and recommended that the parties reach out to Mr. Greg Wolf, Chief Building Safety Codes Officer.

Shortly afterwards, the principal of Renegade, Mr. Doug Mills, wrote to Mr. Wolf as per Ms. Barman's suggestion. On April 9, 2025 Mr. Wolf provided some general responses to Mr. Mills, including a recommendation to engage a professional engineer to review the building and an expectation that the ventilation and water supply to the Site would need to be reviewed. A copy of emails between Mr. Mills and Mr. Wolf on April 8 and April 9, 2025 are attached as **TAB "C"**.

In response to Ms. Barman's and Mr. Wolf's recommendations above, Manatokan recently submitted an application to the Provincial Crown for its own disposition for the Site and has retained Kiras Engineering, an engineering firm, to review the Site.

Conclusion

For almost 10 years, Manatokan has provided important services to significant oilsands operators and partners in the region and directly employs over 100 personnel in the region and supports the employment of many other contractors and additional employees during peak turnaround season. Its operations are consistent with the purpose of the Rural District, namely, "...to manage development in the Rural Service Area, outside established hamlets, including the accommodation of oil sands mining, extraction and upgrading."¹ Without the ability to operate from the Site, the viability of Manatokan's business will be seriously compromised.

¹ Section 116.1 of Land Use Bylaw No. 99/059

Renegade and Manatokan have acted diligently in responding to concerns raised by the RMWB regarding Manatokan's use of the Site, including meeting with a representative from the RMWB and a Chief Building Safety Codes Officer and then acting in accordance with their recommendations. As seen above, the parties are committed to bringing the Site into compliance with all safety code concerns as soon as possible.

TAB A



DISPOSITION

PROVINCE OF ALBERTA

PUBLIC LANDS ACT

R.S.A. 2000, c.P-40, as amended

DISPOSITION TYPE

DISPOSITION NUMBER

PURPOSE

ACTIVITY

DISPOSITION HOLDER

EFFECTIVE DATE

EXPIRY DATE

PLAN NUMBER

PLAN VERSION DATE

Pursuant to the Public Lands Act RSA 2000, c P-40 this disposition is issued on the date noted above subject to the attached terms and conditions.

The director, *Public Lands Act*

ADMINISTRATIVE CONDITIONS

Definitions

- 1 All definitions in the *Public Lands Act*, RSA 2000, c P-40 and regulations apply except where expressly defined in this Disposition.

“**Activity**” means the construction, operation, use and reclamation for which this Disposition has been issued as referred to on the first page of this Disposition.

“**Disposition**” means this disposition, granted pursuant to the Act, which includes this document in its entirety, including all recitals, appendices and schedules.

“**Disposition Holder**” means the person, organization or entity referred to as such on the first page of this Disposition.

“**Lands**” means that portion of Public Lands as identified in the approved Plan which forms part of this Disposition.

“**Regulatory Body**” means the Department of Environment and Parks or the Alberta Energy Regulator.

“**Regulation**” means all regulations, as amended, under the Act.

“**Term**” means the period of time referred to in section 5 of this Disposition.

Grant of Disposition

- 2 The Regulatory Body issues this Disposition to the Disposition Holder, in accordance with section 15 of the Act subject to the terms and conditions contained in this Disposition.
- 3 The Disposition Holder must only enter, occupy and use the Lands for the purpose* and activity as referred to as such on the first page of this Disposition.
- 4 Notwithstanding any references in this Disposition, the Act, or the Regulation, this Disposition is not intended to be, nor shall it be interpreted as or deemed to be a lease of real property at common law.

Term

- 5** The term of this Disposition is the period of time commencing on the Effective Date and ending on the Expiry Date, unless otherwise changed in accordance with the Act and Regulations.

Disposition Fees and Other Financial Obligations

- 6** The Disposition Holder must pay all fees, rents, charges, security and other amounts payable in accordance with the Act and Regulations.
- 7** The Disposition Holder must pay as they become due and payable, any tax, rent, rate or assessment that is duly assessed and charged against the Disposition Holder, including but not limited to property taxes and local improvement charges with respect to the municipality in which the Lands are located.

Notwithstanding that this Disposition has expired, the Disposition Holder remains liable for the amount of the rent, property taxes and local improvement charges.

Notwithstanding that this Disposition has been cancelled, the Disposition Holder remains liable for the amount of the property taxes and local improvement charges, as calculated on a pro-rated basis from January 1st of the last year of the Term to the date of cancellation of the Disposition.

- 8** The Disposition Holder must pay all costs to the appropriate service provider or to the Regulatory Body charges with respect to the supply and consumption of any utility services and the disposal of garbage.

Compliance

- 9** The Disposition Holder must obtain federal, provincial, municipal, and other permits and approvals, as applicable, with respect to activities that may take place on the Lands.

Condition of the Lands

- 10** The Disposition Holder accepts the Lands on an “as is” basis.

Improvements to the Lands

- 11** The Lands and buildings, structures and equipment erected thereon must only be used by the Disposition Holder for the activity by this Disposition.

Impact on Other Disposition Holders

- 12** The Disposition Holder is responsible for damage to improvements or to the lands on which prior rights have been issued, including damage to traps, snares or other improvements.
- 13** The Disposition Holder is required to contact the registered trapper(s) identified on an Activity Standing Search Report by registered mail at least ten days prior to commencing the activity.

Province's Use of the Lands

- 14** The Province may reconstruct, expand or alter its facilities on the Lands in any manner. The Disposition Holder must, if directed by the Regulatory Body, relocate the Disposition Holder's improvements at the Disposition Holder's expense in order to facilitate reconstruction, expansion or alteration or removal and reclamation of the Province's facilities.
- 15** The Disposition Holder acknowledges that:
 - a) the Regulatory Body may issue additional dispositions to any person authorizing that person to enter onto, use and occupy the Lands for various purposes* including, but not limited to, the extraction and removal of merchantable resources, or to conduct development, including, but not limited to mineral resource development;
 - b) the Regulatory Body retains revenues from such additional dispositions; and
 - c) the Disposition Holder is not entitled to any reduction in its fees, rents, charges or other amounts payable on the basis that additional dispositions relating to the Lands have been issued.

Assignment, Subletting and Encumbrances

- 16** The Disposition Holder must not:
 - a) Permit any builder's liens or other liens for labour or material relating to work to remain filed against the Lands; or
 - b) Register, cause or allow to be registered, or permit to remain registered any caveat or encumbrance against the title to the Lands, without first obtaining the prior written consent of the Regulatory Body, which may be arbitrarily withheld.

Default and Termination

- 17** The Regulatory Body may cancel this Disposition immediately if:
- a) a creditor lawfully seizes any of the Disposition Holder's property on the Land;
 - b) the Disposition Holder is adjudged bankrupt or makes a general assignment for the benefit of creditors;
 - c) a receiver of any type is appointed for the Disposition Holder's affairs;
 - d) in the Regulatory Body's opinion, the Disposition Holder is insolvent;
- 18** When a Disposition has been terminated, the Regulatory Body may cancel any associated dispositions.
- 19** The Regulatory Body may, upon written notice to the Disposition Holder of not less than 60 days, cancel this Disposition or withdraw any part of the Lands from this Disposition as is necessary to construct works including but not limited to banks, drains, dams, ditches, canals, turnouts, weirs, spillways, roads or other structures necessary or incidental to those works.

Indemnification and Limitation of Liability

- 20** The Disposition Holder indemnifies and holds harmless the Regulatory Body, its employees, and agents against and from all actions, claims, demands, or costs (including legal costs on a solicitor-client basis) to the extent arising from:
- a) the Disposition Holder's breach of this Disposition, or
 - b) any actions or omissions, negligence, other tortious act, or willful misconduct of the Disposition Holder, or of those for whom the Disposition Holder is legally responsible, in relation to the exercise of the rights, powers, privileges or duties under this Disposition.
- 21** The Disposition Holder will not be entitled to any damages, costs, losses, disbursements, or compensation whatsoever from the Province or the Regulatory Body, regardless of the cause or reason therefore, on account of:
- a) partial or total failure of, damage caused by, lessening of the supply of, or stoppage of utility services or any other service;
 - b) the relocation of facilities or any loss or damage resulting from flooding or water management activities;
 - c) the relocation of facilities or any loss or damage resulting from wildfire or wildfire management activities;
 - d) any damage or annoyance arising from any acts, omissions, or negligence of owners, occupants, or tenants of adjacent* or contiguous property; or
 - e) the making of alterations, repairs, improvements or structural changes to the utility services, if any, anywhere on or about the Lands provided the same, must be made with reasonable expedition.

Insurance

- 22** The Disposition Holder must at all times during the Term, at its own expense and without limiting the Disposition Holder's liabilities insure its Activities conducted on the Lands as follows:
- a. General insurance in an amount not less than \$2,000,000 inclusive per occurrence, insuring against bodily injury, personal injury, and property damage including loss of use.
 - b. Automobile liability insurance on all vehicles owned, operated or licensed in the name of the Disposition Holder and used on or taken onto the Lands or used in carrying out the Activities authorized under this Disposition in an amount not less than \$2,000,000;
 - c. Forest fire fighting expense endorsement coverage in an amount not less than \$250,000;
 - d. Such additional insurance in an amount and of a type as directed in writing by the Regulatory Body.
- 23** The Disposition Holder must on request of the Regulatory Body, provide the Regulatory Body with of a detailed certificate of insurance, and a copy of each required insurance policy.
- 24** The Disposition Holder must have each insurance policy required under the Disposition endorsed to provide the Regulatory Body with at least 30 days advance written notice of cancellation or material change.

Notices

- 25** The Disposition Holder must maintain current contact information with the Regulatory Body.

General

- 26** The Disposition Holder must:
- a. generate and receive an Entry Confirmation Number through the Electronic Disposition System (EDS) within 72 hours of commencing the activity; and
 - b. provide other notifications in relation to the status of the activity as directed in writing by the Regulatory Body.
- 27** The Disposition Holder shall comply with the application, including but not limited to, the commitments made in the application.

- 28** The Regulatory Body may, upon its own initiative, cancel, suspend or amend the disposition at any time, to the extent authorized to do so by the applicable legislation.
- 29** Applicable Incidental Activities as identified in the related disposition application and that meet the applicable incidental activity criteria are subject to the terms and conditions of the related Disposition. Areas identified as applicable incidental are available for use for a term of five years from approval date of the related Disposition.

Landscape Analysis Tool (LAT) Report

Miscellaneous Lease

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LAT Number:	000005F46A	LAT Date:	2023-03-06	17:13:40
Project Name:	DML090109			
Project Description:	Disposition Administrative Purpose Change.			
Disposition Type:	DML	Miscellaneous Lease		
Purpose Type:	WLSI	Work Camp		
Activity Type:	WLSI03DMLP	Commercial		

Responsibility of Applicants:

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

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

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

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

Proximity to Watercourse/Waterbodies:

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

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

Landscape Analysis Tool (LAT) Report

Miscellaneous Lease

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Base Features

Green/White Area	Green Area
Municipality	
FMA	Alberta-Pacific Forest Industries Inc.
FMU	L11
Provincial Grazing Reserve	
Rocky Mountain Forest Reserve	
PLUZ Areas	
Protected Areas	

Provincial Sanctuaries

Wildlife Corridors	
Restricted Area	
Game Bird	Zone 1
Seasonal	

Landscape Analysis Tool (LAT) Report

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Higher Level Plans

Integrated Resource Plan (Local)	
Integrated Resource Plan (Subregional)	
Access Management Plan	
Landscape Management Plan	

Landscape Analysis Tool (LAT) Report

Miscellaneous Lease

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Additional Application Requirements

Wildlife Survey		DND Area	
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Historical Resources

HRV Rating	Category
------------	----------

Historic Resources Application Required: No

While no specific historic resource concerns have been identified within the proposed activity area, Section 31 of the *Historical Resources Act* states that "a person who discovers a historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery." Should a historic resource be encountered with the construction or operation of this disposition, information on who to contact can be found on the Ministry of Culture and Tourism's website in; Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources.

Landscape Analysis Tool (LAT) Report

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Sensitive Features

Wildlife and Other Sensitive Species

	Intersected		Intersected
Burrowing Owl Range		Key Wildlife and Biodiversity Areas	
Caribou Range		Mountain Goat and Sheep Areas	
Caribou Range - Zone A		Disease Buffer	
Caribou Range - Zone B		Mountain Goat and Sheep Zone	
Colonial Nesting Birds		Ord's Kangaroo Rat Range	
Critical Habitat of Aquatic Species at Risk		Ord's Kangaroo Rat Key Habitat Area	
Endangered and Threatened Plants Ranges		Piping Plover Waterbodies	
Greater Short-horned Lizard Habitat		Provincial Hibernacula Buffer	
Greater Short-horned Lizard Range		Sensitive Amphibian Ranges	
Greater Sage Grouse Core Area		Sensitive Raptor Range	
Greater Sage Grouse Recovery Area		Sensitive Snake Habitat	
Greater Sage Grouse Leks and Buffer		Sensitive Snake Hibernacula Range	
Grizzly Bear Core Access Management Area		Sharp-tailed Grouse Leks and Buffer	
Grizzly Bear Habitat Linkage		Sharp-tailed Grouse Survey	
Grizzly Bear Secondary Access Management Area		Special Access Area	
Grizzly Bear Support Zone		Swift Fox Range	
High Risk Watersheds		Trumpeter Swan Waterbodies/Watercourse	
		Trumpeter Swan Watercourse Buffer	

Federal Orders:

	Intersected
Greater Sage Grouse	

Grassland and Natural Regions:

	Intersected		Intersected
Central Parkland		Mixed Grass Sub-region layer	
Central Parkland and Northern Fescue		Montane	
Chinook Grasslands		Northern Fescue	
Dry Mixed Grass		Peace River Parkland	
Foothills Fescue		Permafrost	
Foothills Parkland Grasslands		Rough Fescue PNT	
Grassland and Parkland Natural Region		Subalpine or Alpine	

Landscape Analysis Tool (LAT) Report

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Alberta Township System (ATS) Land List

Quarter	Section	Township	Range	Meridian	Road Allow.	Sensitive Features Identified
SW	16	77	8	4		Green / White Area
SW	16	77	8	4	RW	Green / White Area

Landscape Analysis Tool (LAT) Report

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Land Management		
Report ID	Approval	Condition
1	1002-AS	The Disposition Holder must locate and adjoin the activity to unoccupied, existing disturbances* that are within 250 metres of the proposed disposition boundary, regardless of quarter or section lines, or adjoin to existing occupied dispositions or existing linear disturbances* that are within 250 metres of the proposed disposition boundary, regardless of quarter or section lines.
2	1004-AS	The Disposition Holder must not conduct the Activity within natural forest openings (>10 hectares) such as meadows .
3	1019-AS	The Disposition Holder must construct the site where the combined maximum of cut and fill must not exceed an elevation difference of 10 metres in height.
4	1030-AS	Where an Integrated Resource Plan or a Reservation/Protective Notation identifies a greater set back, the greater set back will prevail.
5	1031-AS	Where a Higher Level Plan* exists, the Disposition Holder must follow any direction provided within that plan.
6	1033-AS	With the exception of pipelines, for activities that fall within any Protective Notation (PNT) lands with a purpose code 400 Series encompassing a section of land (259 hectares) or less, located in the Provincial White Area, the Disposition Holder must construct all activities within lands previously disturbed or cleared. Where no previous disturbance exists, activities must occur within 100 metres of the PNT.
7	1041	The Disposition Holder must maintain proper drainage of surface water.
8	1044-AS	The Disposition Holder must not locate activities within 45 metres from the top of any coulees* with the exception of activities such as; access, pipelines and linear easements crossing those features.
9	1045	The Disposition Holder must not construct open sumps within the Disposition.
10	1046	The Disposition Holder must treat all liquid effluents and waste or dispose of at an authorized waste disposal facility.
11	1047	The Disposition Holder must not dispose of any treated fluids off disposition without written approval of the Regulatory Body.
12	1048	The Disposition Holder must follow direction provided within the Temporary Onsite Wastewater Treatment Systems at Work Camps.
13	1049	The Disposition Holder must remove all garbage and waste material from this site.
14	1050	The Disposition Holder must ensure any wildlife attractant* remaining on site overnight is placed in secure bear resistant containers and ensure that these containers are emptied on a regular basis to avoid excess garbage being present on the land or when the Disposition Holder will be off the land for more than two days.
15	1053	The Disposition Holder must not enter the boundaries of any research or sample plot unless consent is received from the reservation holder.

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16	1061	Where FireSmart activities are considered, the Disposition Holder must follow Information Letter- "Authorization of FireSmart Activities on Public Land" as amended from time to time.
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Vegetation

Report ID	Approval	Condition
17	1300	The disposition holder must manage all regulated weeds to the satisfaction of the regulatory body.
18	1302	"The Disposition Holder must remove all deciduous or coniferous merchantable timber from the Activity as per the following utilization standards; - Deciduous Timber: 15 cm Base/10 cm Top - Coniferous Timber: 15 cm Base/11cm Top and haul said timber to the location of end use."
19	1304	For fire control purposes on forested lands, the Disposition Holder must dispose of excess coarse woody debris* not utilized for rollback* or stockpiled for reclamation*.
20	1305	Within FireSmart Community Zones*, the Disposition Holder must dispose of coarse woody debris* by burning unless a Debris Management Plan has been approved under the Forest and Prairie Protection Act.

Soil

Report ID	Approval	Condition
21	1356	The Disposition Holder must not conduct the Activity during adverse ground conditions*.
22	1357	The Disposition Holder must prevent erosion* and sedimentation on to adjacent* Lands or Water bodies * that results from the activity.
23	1359-AS	The Disposition Holder must not remove from the Lands topsoil* or subsoil* unless approved in writing by the Regulatory Body.
24	1360	"Where activities have occurred on the Lands that do not involve minimal disturbance* construction, the Disposition Holder must salvage topsoil* for land reclamation as follows: a. Salvage all topsoil* from: i. Mineral soils ii. Shallow organic soils* iii. Reclaimed soils b. Where the depth of the topsoil* is less than 15 cm, the topsoil* and part of the subsoil* to a total depth of 15 centimetres must be salvaged, unless the upper subsoil* is considered chemically unsuitable*."
25	1363	All reclamation material* must be considered suitable as defined in the May 2001 Salt Contamination Assessment Guidelines and meet the February 2016 Alberta Tier 1 Soil and Groundwater Remediation Guidelines, as amended or replaced from time to time.

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26	1365	"The Disposition Holder must store reclamation material* in accordance with all of the following: a. reclamation material* must not be placed beneath the ground surface or buried in any way; b. coarse woody debris* stored for reclamation purposes for greater than 12 months must be mixed with topsoil*; and c. topsoil* and subsoil* must be stored separately."
27	1367	The Disposition Holder must not mix wood chips with any reclamation material*.
28	1368	The Disposition Holder must not apply wood chips to the lands at a depth greater than five (5) centimeters.
29	1369	The Disposition Holder must manage wood chips in accordance with the directive ID 2009-01 Management of Wood Chips on Public Land as amended from time to time.
30	1370	The Disposition Holder must not store piles or windrows of reclamation material* within standing timber.
31	1371	The Disposition Holder must not use soil sterilant on the Lands.

Watercourse / Waterbody

Report ID	Approval	Condition
32	1401-AS	The Disposition Holder must not construct activities within 15 metres of temporary wetlands* or ephemeral watercourses*.
33	1402-AS	The Disposition Holder must not conduct the Activity within the following watercourse* setbacks from the top of the breaks: a. Intermittent watercourses* including springs must have a setback of at least 45 metres. b. Small Permanent watercourses* must have a setback of at least 45 metres. c. Large Permanent watercourses* must have a setback of at least 100 metres.
34	1412	The Disposition Holder must acquire an authorization for access (off-disposition) for water withdrawal activities.
35	1419	For use of equipment within the bed of a water body*, the Disposition Holder must prior to operations follow the "Decontamination Protocol for Work in or Near Water", as amended from time to time.
36	1420	The Disposition Holder must provide a completed Record of Decontamination form as proof of decontamination to the Regulatory Body upon request.

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Reclamation		
Report ID	Approval	Condition
37	1451	For progressive reclamation* on forested lands*, the Disposition Holder must replace all reclamation materials* that have been salvaged in accordance with all of the following: a. all salvaged subsoil* must be replaced, then all salvaged topsoil*; and b. reclamation materials* must be replaced over the entire progressive reclamation area*; unless otherwise approved in writing by the Regulatory Body.
38	1453	The Disposition Holder must complete temporary reclamation* on the Lands within 1 growing season of construction phase* for all topsoil* and subsoil* stockpiles required for final reclamation*.
39	1454	The Disposition Holder must prior to seeding herbaceous seed in forested* or peatlands* submit a Request for Seeding in writing to the Regulatory Body that contains all of the following: a. rationale for conducting seeding of herbaceous species*; b. a description of the proposed site for seeding including information with respect to the following: i. whether the Lands are subject to high erosion* and; ii. whether the Lands are prone to invasion from agronomic or weed species. c. a proposed seed mix composition for re-vegetation of the Lands in accordance with the Native Plant Revegetation Guidelines for Alberta, 2001 as amended or replaced from time to time or a rationale for alternate species; d. provide a seed certificate in accordance with the Seed Act for the seed mixed mix to be used for re-vegetation* and; any other information requested by the Regulatory Body.
40	1455	The Disposition Holder must only conduct seeding in accordance with the written authorization of the Regulatory Body.
41	1456	The Disposition Holder must when seeding cultivated lands*; a. use agronomic or forage seed that meets or exceeds Certified #1 as outlined in the Seeds Act and Seeds Regulations; b. use seed mixes that are free of species listed in the Weed Control Act and; c. provide a seed certificate to the Regulatory Body within 30 days of request.
42	1457	Within the Green Area* of the Province, the Disposition Holder must re-vegetate the Lands with trees or shrubs that meet the requirements of the December 2016 Alberta Forest Genetic Resource Management and Conservation Standards document, as amended or replaced from time to time.
43	1459	The Disposition Holder must not have slash and rollback* accumulations within five (5) metres of the perimeter of the disposition boundary, greater than the percent ground cover on the surrounding undisturbed forest floor.
44	1461	The Disposition Holder must complete progressive reclamation* on forested lands* for all associated and incidental disturbances to the Disposition.

Landscape Analysis Tool (LAT) Report

Miscellaneous Lease

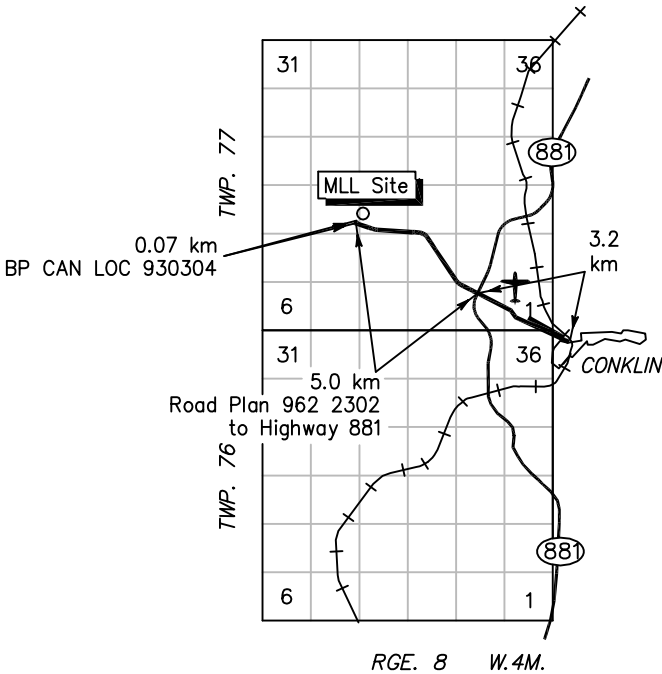
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45	1462	The following activities are excluded from progressive reclamation* requirement on forested lands*: a) Lands that have received authorization for clay pad construction; and b) Lands with a 4:1 or steeper slopes where a cut and fill has been constructed to level the ground surface.
46	1463	For final reclamation*, the Disposition Holder must complete all of the following: a. contour the disturbed land to the pre-disturbance landform or to the landform approved by the Regulatory body; b. replace all stockpiled subsoil*, then replace all stockpiled topsoil*; c. spread all coarse woody debris* on forested lands* and; d. reclamation materials* must be replaced over the entire area from which they were removed unless otherwise approved in writing by the Regulatory Body.
47	1464	The Disposition Holder must reclaim the Lands to the pre-disturbance land use type* unless otherwise authorized in writing by the Regulatory Body.

Wildlife

Report ID	Approval	Condition
48	1600	The Disposition Holder must conduct a complete and immediate Wildlife Sweep* of the Lands subject to the disposition prior to any activity, as per the "Wildlife Sweep Protocol".
49	1601	The Disposition Holder must submit observations from a Wildlife Sweep* to the Fisheries and Wildlife Management Information System (FWMIS) and notify the issuing Regulatory Body in writing upon request that the Wildlife Sweep* was completed.
50	1602-AS	The Disposition Holder must incorporate a buffer* zone of a minimum width of 100m undisturbed vegetation, where an established buffer* does not already exist for any and all key habitat features including, but not limited to leks*, nests, dens and houses identified in the Wildlife Sweep*.
51	1603	When Wildlife Surveys* are required, the Disposition Holder must submit results as defined by the sensitive species inventory guidelines from Wildlife Survey* to the Fisheries and Wildlife Management Information System (FWMIS).
52	1604	The Disposition Holder must comply with the Bear-Human Conflict Management Plan for Camps, as amended or replaced from time to time.
53	1608	The Disposition Holder must incorporate buffers*, setbacks and activity timing restrictions for any and all key habitat features including, but not limited to leks*, nests, dens and houses identified in the wildlife survey*.



ROUTE MAP
SCALE - 1:250,000

PLAN SHOWING LOCATION OF

RENEGADE TEMPORARY STAFF RESIDENCE SITE

In L.S.D.5-16-77-8

Within THEORETIC S.W.1/4 SEC.16 TWP.77 RGE.8 W.4M.

REGIONAL MUNICIPALITY OF WOOD BUFFALO

INFORMATION SOURCES USED:

	Yes	No
Land Titles legal plan search.....	☒	☐
Certificate of Title.....	☐	☒
Public Lands standing report.....	☒	☐
E.R.C.B. Permit map.....	☒	☐
Co-op map.....	☐	☒
Technical Services Disposition map.....	☒	☐
E.G.I.S. software.....	☒	☐

Information Searched on : 25 FEB 2010

This plan represents the best information available at the time of survey. ALL-CAN ENGINEERING & SURVEYS takes no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

Contact Alberta 1 Call at 1-800-242-3447 or www.alberta1call.com

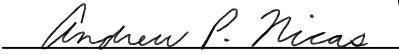
AFFIDAVIT:

I, Daniel R. Jones, of the City of Calgary, Alberta Land Surveyor, make oath and say:

1. that the survey represented by this plan was made under my personal supervision, and
2. that the survey was made in accordance with good surveying practices and in accordance with the provisions of the Surveys Act, and
3. that the survey was performed on the 29th and 30th days of October, 2009, and that this plan is true and correct, and is prepared in accordance with the provisions of the Public Lands Act.

SWORN before me at the City of Calgary in the Province of Alberta this 4th day of March, 2010


Alberta Land Surveyor


Andrew P. Nicas
A Commissioner for Oaths in
and for the Province of Alberta.
Commission expires on 23 JAN 2013



REVISIONS:

Rev.	Description	PC	DWN	CHK	QC	DATE
0	Plan Issued	KW	SG	MG	TE	04 MAR 2010

ALL-CAN ENGINEERING & SURVEYS (1976) LTD.
Phone: (403) 244-2131 Fax: (403) 244-6455
Job No.: 09-0578 Dwg. No.: 090578M030 Scale: 1:5000 Page: 1 OF 2

NOTES:

- The nearest SURFACE DEVELOPMENT is a LOOKOUT TOWER in the S.E.1/4 Sec.33-76-8 W.4M. located ± 5.3 km from MLL Site.
- The nearest RESIDENCE is in the HAMLET OF CONKLIN located ± 7 km from MLL Site
- The nearest URBAN CENTRE is the HAMLET OF CONKLIN located ± 7 km from MLL Site.

AREA:	ha	Ac
MLL Site	4.711	11.64

NOTE: THERE ARE NO SURFACE DEVELOPMENTS WITHIN A 1.5 km RADIUS OF MLL SITE.

LEGEND:

- Iron Spike Placed at Well Centre shown thus 
- Temporary Mark shown thus 
- Power Pole shown thus 
- Statutory Iron Survey PostPlaced  Found 
- Iron Bar shown thusPlaced  Found 
- Iron Spike shown thusPlaced  Found 
- Wooden Hub shown thusPlaced  Found 
- Portions referred to shown thus 
- Geo-referenced point is shown thus 
- The geo-referenced point is a found statutory Iron Post.
- Distances are ground and are in metres and decimals thereof.
- A combined scale factor of 0.999602 was used to scale ground distances to the projection plane.
- Geo-referenced point coordinates as determined by
ATS 4.1 (UTM NAD83, Zone 12)
6169186.4 m N. 487413.8 m E.
- Bearings are assumed from Plan 892 2539
and the corresponding grid bearing is 108°53'15"

PROJECT INFORMATION:

Client: RENEGADE GAS & OILFIELD SERVICES LTD.

TAB B

November 02, 2016

Applicant

RENEGADE GAS & OILFIELD SERVICES LTD. ALMA MALLOCH

ATIA s. 20(1)

Owner

RENEGADE GAS & OILFIELD SERVICES LTD.

ATIA s. 20(1)

RE: Industrial Support Facility**Lot: Block: SW16 77-8-4 Plan:**

Your application for a development permit at the above location has been approved by the Development Officer. This approval is subject to the conditions as outlined in the enclosed Development Permit.

PLEASE READ PERMIT CONDITIONS CAREFULLY AND RETURN A SIGNED COPY TO OUR OFFICE.

This development permit shall expire and no longer be valid after one year from the date of decision of the permit if no construction has been initiated. Any other necessary permits shall be in place prior to commencement of any construction or occupancy. In the case of a change of use within an existing structure, where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

IMPORTANT NOTE

1. Under the Municipal Government Act, approvals of discretionary uses may be appealed within fourteen (14) days after the day of decision being posted. Should this decision be eligible for appeal, and be appealed, within fourteen (14) days after the Date of Decision, this permit shall not become effective until the Subdivision and Development Appeal Board has determined the appeal and the Permit may be modified or nullified thereby. Commencement of the approved Development Permit prior to expiry of the appeal period is at your own risk.
2. An appeal shall contain statement of the grounds of appeal and shall be delivered personally or by registered mail so as to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4 within the prescribed time period of fourteen (14) days.
3. Upon delivery of Notice of Appeal, the appellant shall pay to the Regional Municipality of Wood Buffalo, where the appellant is the owner of the site, or his agent, a fee of \$1000.00.

Compliance with other legislation - A person applying for, or in possession of a valid development permit is not relieved from full responsibility for ascertaining and complying with, or carrying out development in accordance with:

- a. the requirements of the Safety Codes Act, Environment Protection and Enhancement Act and Natural Resources Conservation Board Act;
- b. the requirements of any other Federal, Provincial, or Municipal statute, regulation code or standard; and
- c. the conditions of any caveat, covenant, easement or other instrument affecting a building or land.

The Municipality is not responsible for not does the Municipality have any obligation whatsoever to determine what other legislation may apply to a development, nor monitor or enforce compliance with such legislation.

REGIONAL MUNICIPALITY OF WOOD BUFFALO
Planning & Development Department
per:

ATIA s. 20(1)

November 02, 2016

Date

Ashlee Bevis
Planner
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Ashlee.Bevis@rmwb.ca

Applicant: Alma Mallock

Issued : November 02, 2016

Development Permit

Lot	Block	Plan	Section	Township	Range
	SW16 77-8-		16	77	8

New Commercial Industrial or Institutional Development

Industrial Support Facility

Advertising Date November 11, 2016

Expiry Date January 19, 2022

- This development was approved by the Development Officer and is subject to the conditions attached to this permit.
- All conditions stated on this development permit must be complied with.
- You have one year from Date of Decision to commence construction. All appropriate building/mechanical permits must be applied for and issued. In the case of a change of use within an existing structure where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

I acknowledge the content of this development permit and agree to the attached conditions:

Regional Municipality of Wood Buffalo
Planning & Development Department
per:

ATIA s. 20(1)

Issued : November 02, 2016

Ashlee Bevis
Planner
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Ashlee.bevis@rmwb.ca

Date

Advisory Notes:

- 1 Any signage proposed for this development shall require a separate application and approval.
- 2 The sump shall be installed so that discharge is as per the requirements of the Sewage Bylaw.
- 3 The developer shall install all appropriate signage at access/egress locations in accordance with the requirements of the Engineering Department.
- 4 Site services shall be in accordance with the Engineering Standards of the Regional Municipality of Wood Buffalo Fort McMurray Urban Service Area and the standards set by the Franchise Utilities operating within the Fort McMurray Urban Service Area.
- 5 A Utility Installation Permit is required from the developer and shall be obtained from Engineering Services Division prior to installing underground utilities.
- 6 It shall be the developers responsibility and expense to terminate, at the main, all sanitary and water services which will not be utilized in this development.
- 7 All Federal, Provincial and Municipal statutes and regulations shall be met, including the Alberta Building Code.
- 8 Any damage to the streets, sidewalks, curbs or landscaped boulevards caused by this development shall be the full responsibility of the developer to restore.
- 9 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695.
- 10 A Health Certificate may be required for this development. Please contact the Health Inspector for the necessary information.
- 11 A Municipal Business License may be required for this development. Please contact the Licensing Enforcement Officer for information and an application, if required.
- 12 The Alberta Fire Code applies in and around buildings existing or being constructed on a site. Complete project plans and specifications, construction fire safety plans, and fire related activities requiring Fire Prevention Permits shall be reviewed by the Fire Authority prior to the commencement of any work related thereto. Inquiries and permit applications shall be submitted to the Fire Authority.
- 13 A route permit shall be required for this development and shall be applied for through the Planning and Development Department.

Conditions:

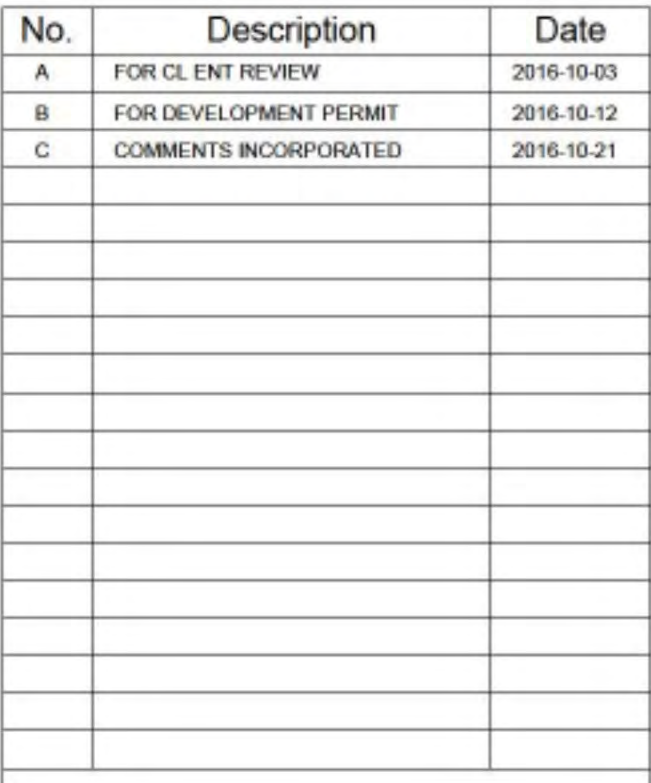
- 1 This development is classified as a Industrial Support Facility and is Discretionary Use in the RD - Rural District.
- 2 This development is for a temporary basis and shall not extend beyond January 19, 2022.
- 3 Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to occupancy.
- 4 Construction materials, including garbage, shall be stored so as not to create a nuisance to neighbouring properties.
- 5 The garbage and waste material shall be stored in weather-proof and animal-proof containers and shall be visually screened in a manner compatible with the design and external materials of the principal buildings on the site. If a wood screen fence is used, it shall be constructed in accordance with drawing 10-301 of the Engineering Servicing Standards.
- 6 The building location, orientation, capacity and/or use shall be as indicated on the approved drawings. Any changes to the approved plans shall be submitted to the Development Officer for further approval.
- 7 A minimum of 19 on-site parking stalls shall be provided as indicated on the approved plan. All parking stalls shall be hard surfaced with asphalt pavement, concrete or other similar paving material and shall be completed prior to the issuance of an Occupancy Permit. Should a seasonal allowance be required for paving the parking lot, the developer shall provide a written request for the seasonal allowance together with an automatically renewable and irrevocable letter of credit equal to 100 percent of the cost of paving the parking lot. These parking stalls shall be hard-surfaced, level, located close to an entrance, and shall be designated with the International Symbol of Access.
- 8 A minimum of one loading space shall be provided for this development. Loading shall be designed and located so that all vehicles using those spaces can be parked and maneuvered entirely within the bounds of the site before moving onto adjacent streets or lands.
- 9 All parking stalls shall be graded such that no slope in any direction is less than 0.5% and not more than 4%, to the satisfaction of the Development Officer. All soft landscaped areas shall have a minimum slope of 2% away from buildings.
- 10 A final site grading plan shall be prepared to the satisfaction of the Engineering Department and shall be approved prior to occupancy of any buildings.
- 11 Any excess fill must be deposited on a site approved by the Municipality. Please contact the Engineering Department and/or the Environmental Branch of the Public Works Department.
- 12 Any and all easements required by the Municipality or any franchise utility as a result of this development shall be provided by the developer at no cost to the Municipality or any franchise utility and shall be registered on title by Utility Right-of-Way Plan.
- 13 Should it be necessary to alter any on site Municipal or franchise utilities, all cost shall be borne by the developer.
- 14 There shall be no unauthorized use of any adjoining Public Utility Lot or Reserve Land during the course of the approved development construction. The developer may apply to the Development Officer to utilize these lands.
- 15 All on site lighting shall be located, oriented and shielded so as to restrict the unnecessary illumination of adjacent residential properties.
- 16 Before any construction starts, the applicant shall ensure that the site is fully fenced, as per the approved fencing plan, in order to prevent any damage to Municipal infrastructure and landscaping surrounding the site, to ensure controlled and safe access and egress of the site, and to provide safe pedestrian access on and through any municipal lands adjacent to the site. The site access locations shall be established as per the fencing plan and will be maintained and operated to the satisfaction of the Development Authority. The fencing is to remain in place and in good working condition until all construction activities have ceased and a Full Development Completion Certificate has been issued.
- 17 Any required removal or modification of existing on-site underground storage tanks and the management of identified contaminants shall be undertaken to the satisfaction of the appropriate authorities prior to the construction of the approved development and all applicable permits received from the local Fire Authority.
- 18 A water meter permit may be required. Please contact Underground Services Division for details at 780-799-7493. 780-788-1456 ext. 5832

- 19 A utility connection permit may be required. Please contact Underground Services Division for details at 780-799-5823.
- 20 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695 or follow up on our permitting website:
<https://aca.woodbuffalo.ab.ca/citizenaccess/>

A 3D architectural rendering of a large, dark grey industrial building with a gabled roof. The building features several large white roll-up doors and smaller windows. A set of stairs leads to an entrance on the left side. The building is situated on a flat, light brown ground.

BUILDING CODE ANALYSIS		
BUILDING CLASSIFICATION		
MAJOR OCCUPANCY: GROUP F, DIVISION 3, 3.2.2.83 ABC - 1456m2		
LOW HAZARDOUS OCCUPANCY = COMBUSTIBLE CONTENT NOT MORE THAN 50kg/m2 = 74300 Kg		
OTHER OCCUPANCY'S: GROUP D, 3.2.2.60 ABC - 223m2		
DESCRIPTION:	ARTICLE:	PROVIDED:
BUILDING ACCESS	3.2.2.10	FACING 3 STREET
TOTAL MAIN FLOOR AREA	3.2.2.83 -3600m2	1115m2
	3.2.2.60 -3600m2	399m2
BUILDING HEIGHT	3.2.2.83 & 3.2.2.60 - MAX 3 STOREYS	2 STOREY
MEZZANINE FLOOR AREA	176 m2	N/A
SPRINKLER SYSTEM	3.2.2.18	N/A
WATER SUPPLY	3.2.5.7	220342.1
OCCUPANT LOAD	3.1.17.1	F-3 MAX 35 PERSONS
	3.1.17.1	D - MAX 42 PERSONS
FIRE ALARM SYSTEM	3.2.4.1	NOT REQ'D UNDER 150
NUMBER AND LOCATION OF EXITS	3.4.2.1	AT LEAST 2 PROVIDED
EGRESS FROM MEZZANINE	3.4.2.2	AT LEAST 2 PROVIDED
DISTANCE BETWEEN EXITS	3.4.2.3	
TRAVEL DISTANCE	3.4.2.4 & 3.4.2.5	PROVIDED
EXIT SIGNS	3.4.5.1	PROVIDED
ATTIC SPACE ACCESS	3.6.4.4	
WATER CLOSETS	3.7.2.2	
BARRIER FREE REQUIREMENTS	3.8	

SPECIAL SEPERATION - CONSTRUCTION OF EXTERIOR WALLS - 3.2.3 A.B.C.								
WALL	AREA OF EBF	L MITING DIST.	L/H	PERMITTED UAK % OF OPENINGS	PROPOSED % OF OPENINGS	FRR	TYPE OF REQUIRED CONST.	TYPE OF REQUIRED CLADDING
NORTH	249 m2	82 m	5	UNLIMITED	3%	NONE	COMB/NON	COMB/NON
SOUTH	249 m2	107 m	5	UNLIMITED	9%	NONE	COMB/NON	COMB/NON
EAST	363 m2	159 m	9	UNLIMITED	48%	NONE	COMB/NON	COMB/NON
WEST	363 m2	39 m	9	UNLIMITED	34%	NONE	COMB/NON	COMB/NON

BUILDER OR CONTRACTOR:

Your local post frame expert
Box 689
Okotoks, Alberta
T1S 1A8

Proposed New Storage/Workshop Building

Project number MDD-16-RENEGADE-001

Date 2016-10-03

Drawn by	Author
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Checked by	Checker
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Scale

[illegible]

PROFESSIONAL OF RECORD:

BUILDER OR CONTRACTOR:

INTEGRITY

Post Structures

Your local post frame expert
Box 689
Okotoks, Alberta
T1S 1A8

RENEGADE GAS

Proposed New Storage/Workshop Building

Site Plan

Project number	MDD-16-BENEGADE-001
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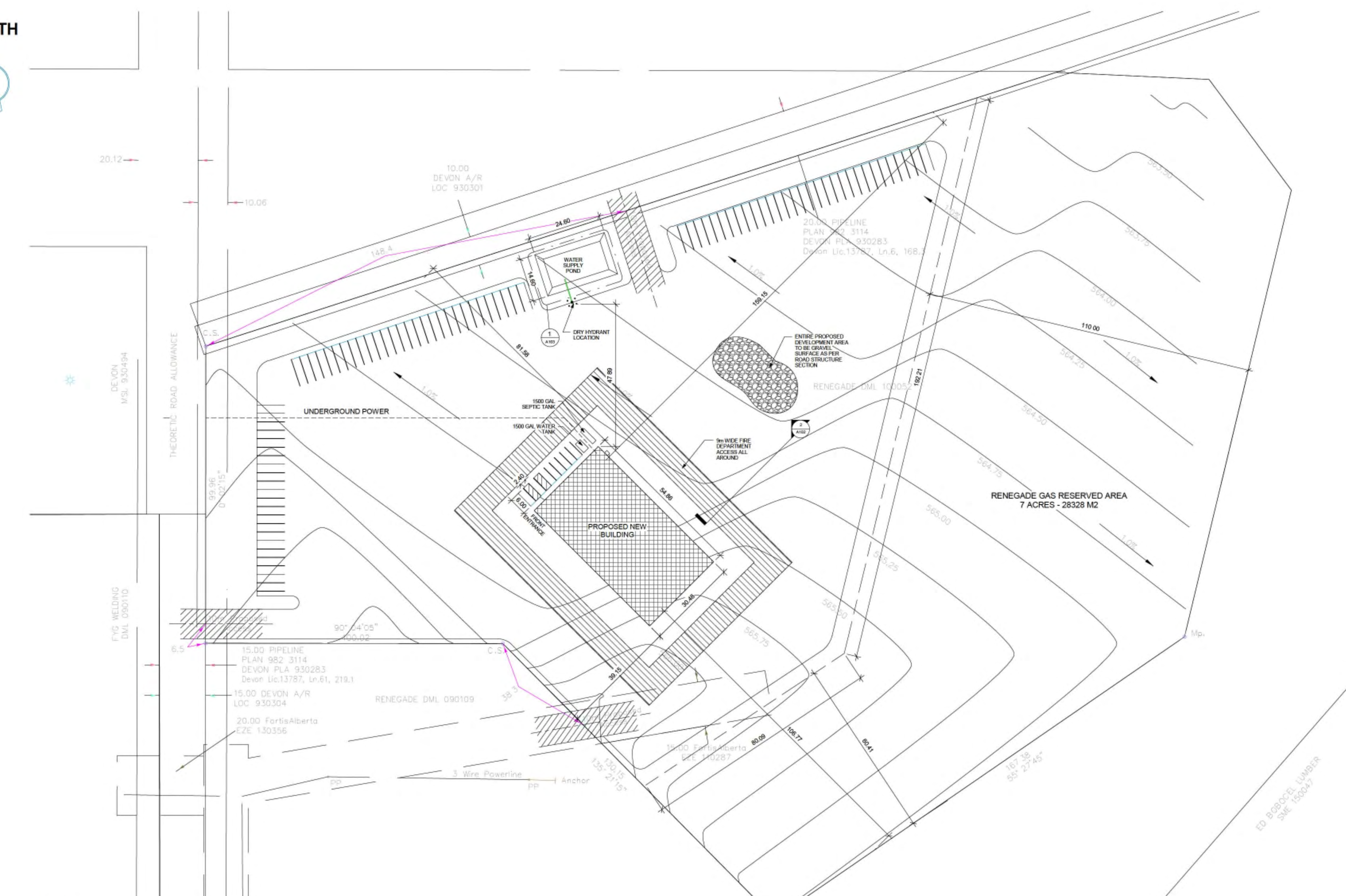
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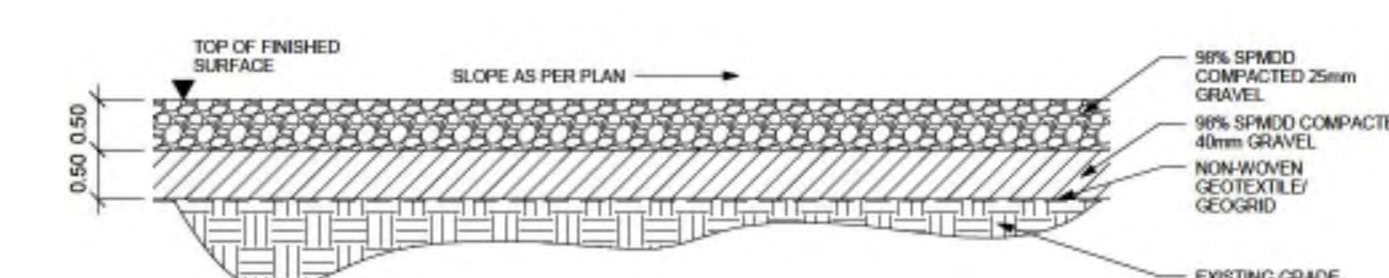
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A102

Scale	As indicated
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1 Site Plan
1 : 500



2 Road Substructure 1:50



WATER SUPPLY REQUIRED AS PER 3.2.5.7
F-3 - Q = 8841m³ X 22 X 1.0 = 194502 Litres (min)
D - Q = 1361m³ X 19 X 1.0 = 25859 Litres (min)
TOTAL = 220342 Litres



MODERN DIMENSIONS
DESIGN INC.

MODERN DIMENSIONS DESIGN INC
www.moderndimensionsdesign.com

[illegible]

PROFESSIONAL OF RECORD:

BUILDER OR CONTRACTOR:

INTEGRITY

Post Structures

Your local post frame expert
Box 689
Okotoks, Alberta
T1S 1A8

RENEGADE GAS

Proposed New Storage/Workshop Building

Water Supply Pond

Project number MDD-16-BENEGADE-001

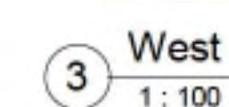
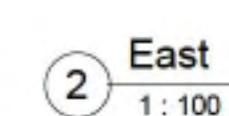
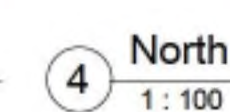
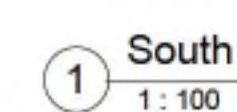
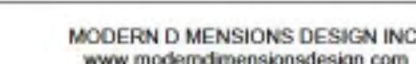
Date	2016-10-03
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Drawn by	Author
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Checked by	Checker
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A103

Scale	As indicated
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PROFESSIONAL OF RECORD:

BUILDER OR CONTRACTOR:

Your local post frame expert
Box 689
Okotoks, Alberta
T1S 1A8

Proposed New Storage/Workshop Building

Elevations

Project number MDD-16-BENEGADE-001

Date	2016-10-03
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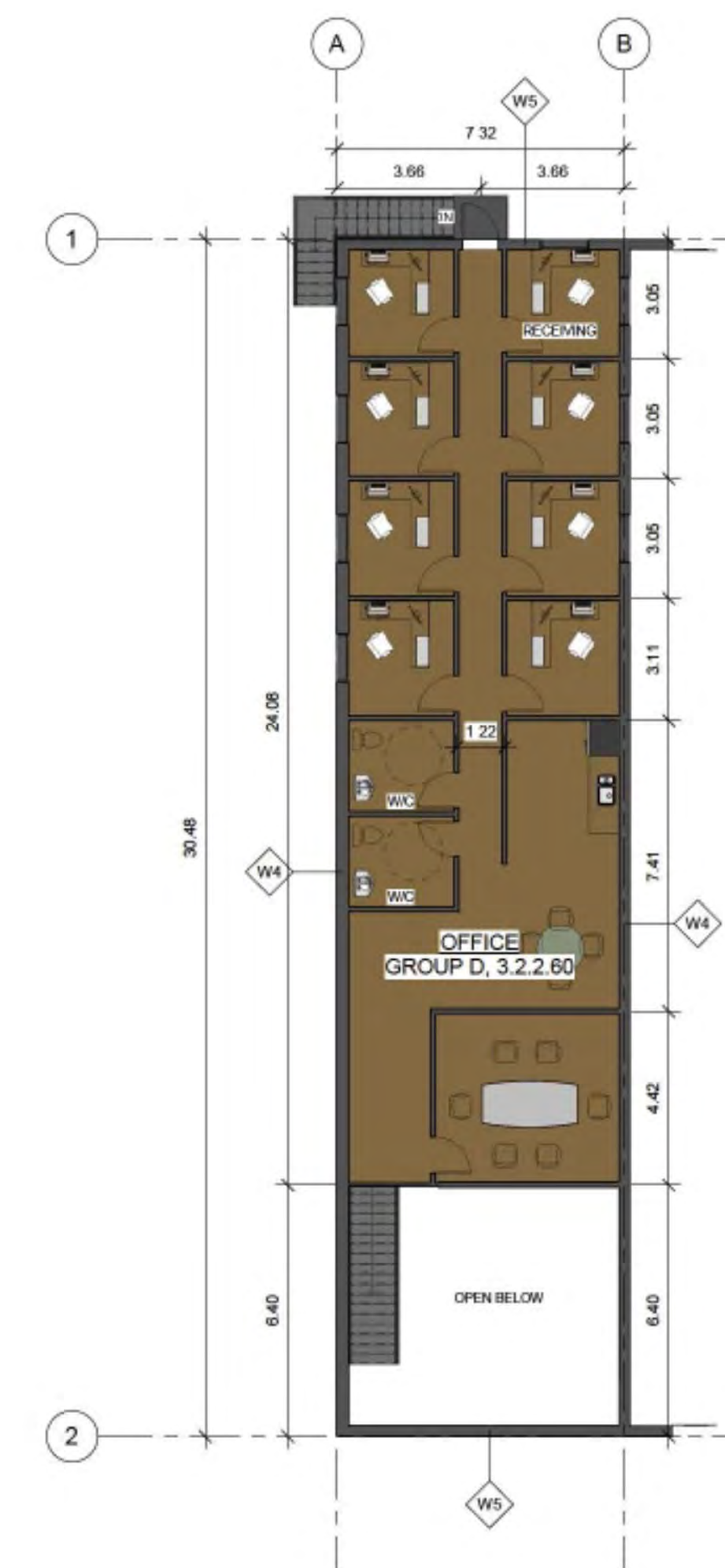
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Checked by	Checker
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A104

Scale	1 : 100
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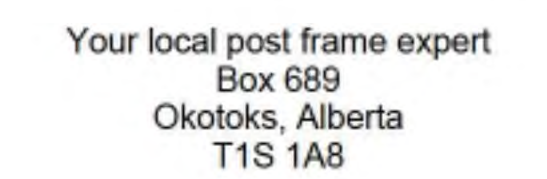
00



2 Mezzanine
1 : 100

[illegible]

BUILDER OR CONTRACTOR:



Proposed New Storage/Workshop Building

Project number	MDD-16-RENEGADE-001
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Date	2016-10-03
------	------------

Drawn by	C.R.
----------	------

Checked by	B.K.
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Scale	1 : 100
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TAB C

On Apr 9, 2025, at 10:57 AM, Greg Wolf <Greg.Wolf@rmwb.ca> wrote:

Good morning Doug,

I will try and answer your question, but I can only speak to generalities, the changes required would require that you or a future prospective owner engage the services of a registered professional engineer to review the existing building and produce drawings for the specifics changes required to meet the code.

1. The use of the shop for vehicle repair instead of vehicle storage means the building code classification of the building will change from a low hazard classification to a medium hazard classification. An engineer would need to review the construction, fire separations and ratings of the existing building construction against the code requirements for the new classification and change of occupancy from vehicle storage to repair. Relevant code articles would be 3.2.2.1., 3.3.5.4 and 3.3.5.5.
2. The ventilation requirements for vehicle repair are different and require approximately double the exhaust as that of a space for vehicle storage, so the building would also require a makeup air system that is equal to the amount of air exhausted. See articles 6.3.2.8. and 6.3.1.1. (3).
3. When the building classification is changed the code requires a substantially greater water supply for fire-fighting than what is currently required in the fire water pond on site. Based on Table 3.2.5.7. and the construction type employed, the table indicates 50% more water is required. The existing supply would have to be reviewed against the drawings of the current pond and the difference would have to be made up. See article 3.2.5.7.

This should give you a place to start.

Regards,

Greg Wolf
Chief Building Inspector
Safety Codes Services
Planning & Development
Office 780-792-5997
Mobile 780-713-8585

<image001.png>

From: Doug Mills #2 <[REDACTED]>
Sent: Tuesday, April 8, 2025 5:38 PM
To: Greg Wolf <Greg.Wolf@rmwb.ca>
Cc: [REDACTED]
Subject: Re: Renegade Shop

External Message - Please be cautious when opening links or attachments in email

Greg, thanks for your help on this. It's been a long haul for us and seems like we're not done. We are amending the use of the bylaw land deal and also appealing to see if we can get things faster. We have permission to park vac trucks in the shop and a purging procedure from fire department happy which was approved a few years ago moving forward can I somehow get some answers on what you think that Shop would need for upgrades we need to try to nail down an estimate on cost, I know Renegade will not be able to afford any upgrades. Manitokin will have to take them. Is there anyway you can give us an idea on what would be necessary we've used the shop for 10 years now. and we are in the middle of nowhere. Can you give me an idea on your end on what is necessary please.

Thank you

ATIA s. 20(1)

On Apr 8, 2025, at 10:23 AM, Lee-Anne Kumka <Lee-Anne.Kumka@rmwb.ca> wrote:

Please see attached email.

Thanks, Lee-Anne

Lee-Anne Kumka

Supervisor, Development Permitting| Planning and Development
T: 780-793-1056 E :lee-anne.kumka@rmwb.ca

Subdivision and Development Appeal Board Hearing Report

Development Permit 2024-DP-00391 Industrial Support Facility

Renegade Gas & Oilfield Services Ltd.
Location: SW-16-77-8-W4M, Hamlet of Conklin
Appeal of Condition 21



PLANNING AND DEVELOPMENT SERVICES REPORT TO SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB) - 2025-001

FILE 2024-DP-00391

Development Permit Number:	2024-DP-00391
Property Owner:	Government of Alberta (Crown Land)
Regulatory Body:	Forestry and Parks, Government of Alberta (Lands Delivery and Coordination North Branch)
Applicant:	Renee Mills, Renegade Gas & Oilfield Services Ltd.
Subject:	Appeal of Condition 21 in Development Permit 2024-DP-00391
Legal Description:	SW-16-77-8-W4M, Conklin, AB
Civic Address:	Not assigned
Land Use Designation:	Rural District (RD)
Development Permit Application Date:	November 27, 2024
Development Permit Issuance Date:	March 12, 2025
Appeal Application Date:	April 11, 2025
SDAB Hearing Date:	June 25, 2025

INTRODUCTION

1. Development Permit 2024-DP-00391 (*Attachment 1*) was issued on March 12, 2025, for an Industrial Support Facility located on Crown land within the Hamlet of Conklin, under Disposition No. DML100052 (*Attachment 2*). The applicant appealed Condition 21, which restricts certain high-intensity activities not approved under the current Land Use Bylaw (LUB), Bylaw No. 99/059. This report presents the rationale for the condition based on LUB regulations and identifies ongoing unapproved uses incompatible with the zoning.

CHRONOLOGY SUMMARY

2. **January 19, 2022:** Expiry of Previous Permit 2016-DP-01953 (*Attachment 3*) approved as Industrial Support Facility aligned with the agreement to MLL 100052 (*Attachment 4*).
3. **November 27, 2024:** New DP application, 2024-DP-00391, was submitted.

4. **December 2024 to February 2025:** During this period, the applicant, buyer and their legal counsel requested that the proposed development include additional uses such as warehousing, wash bay operations, and automotive and equipment repair and servicing. Planning staff clarified that these uses are not permitted under the Rural District (RD) regulations (*Attachment 5*).
5. **February 24, 2025:** The applicant confirmed their intent to proceed solely with the original use approved in 2016, without pursuing any additional or expanded uses.
6. **March 12, 2025:** Development Permit issued in alignment with the 2016 approval, incorporating updated conditions, including Condition 21.
7. **April 11, 2025:** Appeal submitted against condition 21 only.

(Full chronology provided in **Appendix A** (*Attachments 6 to 21*))

PLANNING CONTEXT

8. The approved use, *Industrial Support Facility*, is defined in Land Use Bylaw 99/059 as “development providing support services to industry.” Typical examples include printing and duplicating services, building security, cleaning or maintenance services, laboratories, oilfield services, and construction trade or contractor operations.

The approved use, Industrial Support Facility, is defined in Land Use Bylaw 99/059 as a low-intensity operation that supports off-site industrial activities. This use does not include mechanical repairs, vehicle or equipment servicing, or wash bay operations. These are higher-intensity industrial activities that are neither listed as permitted nor discretionary uses under the Rural District (RD) and therefore are not allowed.

Site observations, photographs, and applicant communications indicate that activities beyond the permitted use have occurred on site. These include equipment and vehicle repairs, servicing, washing, and the storage of large industrial vehicles. These uses fall outside the approved development scope and constitute a contravention of the Land Use Bylaw.

During the review process, Planning staff communicated with the applicant and their legal counsel to clarify that such activities are not allowed under the current zoning. Despite this, evidence shows that the site has continued to operate beyond the scope of approval.

To address these concerns, Condition 21 was included in the Development Permit to clearly restrict operations to the approved Industrial Support Facility use. This condition ensures compliance with the Land Use Bylaw and provides the necessary basis for future enforcement if unapproved activities continue. It also reinforces the planning intent of the Rural District by maintaining low-intensity industrial operations compatible with the surrounding area.

RATIONALE FOR CONDITION 21

9. Condition 21 was applied to ensure that all site activities remain within the scope of the approved Industrial Support Facility use as defined under the Land Use Bylaw 99/059. Uses such as vehicle repair, wash bay operations, and equipment repair and servicing are not listed as permitted or discretionary in the Rural District and therefore require separate development approval in a suitable district.
10. The Development Authority has the discretion to impose conditions on development permits where necessary to ensure compliance with the LUB. This authority is established under:
 - a. Section 27.2 of LUB 99/059, which allows the Development Authority to impose conditions considered appropriate for discretionary uses; and
 - b. Section 642(2) of the Municipal Government Act (MGA), RSA 2000, c M-26, which permits a development authority to issue a permit subject to conditions to ensure alignment with the LUB.
11. Condition 21 provides a clear regulatory mechanism to prevent the expansion of activities beyond what is allowed under the current zoning. While the condition references Safety Codes considerations, its primary purpose is to support land use compliance, ensure the development remains within its approved use, and prevent unapproved uses.

RESPONSE TO APPEAL

12. **Ground: Condition 21 is vague and uncertain.**
Response: Condition 21 reiterates that the approved development is for a low-intensity Industrial Support Facility as defined under the Rural District (RD). Uses such as vehicle washing, servicing, and repairs are not permitted in this district and are not part of the approved scope. Code compliance does not override land use regulations. A separate application or Land Use Bylaw amendment would be required to consider those uses.
13. **Ground: Intent to invest in code compliance.**
Response: While future safety upgrades are acknowledged, they do not change the underlying land use regulations. The Land Use Bylaw must be adhered to, and achieving compliance with safety codes does not entitle the applicant to undertake uses not permitted within the district.
14. **Ground: Request for assurance of use coverage following upgrades.**
Response: The Development Authority cannot provide pre-approval for discretionary or non-permitted uses under the LUB. If new uses are proposed, a new development permit or rezoning application must be submitted for consideration. Current uses must conform to what is allowed under the approved permit and district regulations.

SUMMARY DISCUSSION

15. The appeal concerns Condition 21, which was imposed to ensure that the approved development remains consistent with the allowable use of an Industrial Support Facility under the Rural District (RD). Site observations indicate ongoing activities beyond what is permitted, including vehicle washing, equipment repairs, and servicing. These uses do not conform to the Land Use Bylaw and were not approved under the current Development Permit.

The applicant acknowledged the presence of such operations during communications. These acknowledgments further support the rationale for imposing Condition 21.

Enforcement of Condition 21 is essential to maintain land use compliance and to preserve the low-intensity industrial character intended for this district.

RECOMMENDATION

16. The Development Authority recommends that Condition 21 be upheld in full.

The approved development is for an Industrial Support Facility, which does not include vehicle washing, mechanical repairs, or equipment servicing under the Rural District (RD) as outlined in Land Use Bylaw 99/059. Site observations and applicant communications confirm that these unapproved uses are occurring and were proposed during the review.

As per Section 687(3) (a.1) of the Municipal Government Act, the Subdivision and Development Appeal Board (SDAB) must comply with the Land Use Bylaw in effect.

Condition 21 was added to clarify the boundaries of the approved use, prevent further land use bylaw contraventions, and ensure the site remains consistent with the purpose and intent of the Rural District. It provides a clear and enforceable tool for compliance and future monitoring.

For these reasons, the Development Authority respectfully requests that the Board uphold Condition 21 to:

- a. Prevent continuation of unauthorized uses.
- b. Maintain the intended low-intensity nature of the Rural District.
- c. Support compliance with the Land Use Bylaw and Section 687 of the MGA.

ATTACHMENTS AND APPENDICES

Attachments

1. Attachment 1: Development Permit 2024-DP-00391
2. Attachment 2: Disposition Document – DML 100052
3. Attachment 3: Previously Approved Development Permit – 2016-DP-01953
4. Attachment 4: Disposition Document – MLL 100052
5. Attachment 5: RD Rural District Regulation

Appendices

1. Appendix A: Chronology of Significant Events (Attachments 6 to 21)
2. Appendix B: Site Photographs – Bylaw Services Inspection
3. Appendix C: Background Summary- Planning Review Notes
4. Appendix D: Email Correspondence

REFERENCES

1. *Municipal Government Act, RSA 2000, c M-26*
2. *Land Use Bylaw, Bylaw No 99/059*



Permit Number
2024-DP-00391

March 12, 2025

Applicant

RENEE MILLS

ATIA s. 20(1)

Owner

GOVERNMENT OF ALBERTA
SUITE 1000, 250 5 ST. SW
CALGARY AB T2P0R4
(403) 297-8311

RE: Industrial Support Facility in conjunction with Disposition DML 100052.

Lot: Block: Plan:

SW-16-77-8-4

Your application for a development permit at the above location has been approved by the Development Officer. This approval is subject to the conditions as outlined in the enclosed Development Permit.

PLEASE READ PERMIT CONDITIONS CAREFULLY AND RETURN A SIGNED COPY TO OUR OFFICE.

This development permit shall expire and no longer be valid after one year from the date of decision of the permit if no construction has been initiated. Any other necessary permits shall be in place prior to commencement of any construction or occupancy. In the case of a change of use within an existing structure, where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

IMPORTANT NOTE

1. Under the Municipal Government Amendment Act, this approval may be appealed within twenty one (21) days after the day of decision being posted. Should this decision be appealed within twenty one (21) days after the Date of Decision, this permit shall not become effective until the Subdivision and Development Appeal Board has determined the appeal and the Permit may be modified or nullified thereby. Commencement of the approved Development prior to expiry of the appeal period is at your own risk.
2. An appeal shall contain statement of the grounds of appeal and shall be delivered personally or by registered mail so as to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4 within the prescribed time period of twenty one (21) days.
3. Upon delivery of Notice of Appeal, the appellant shall pay to the Regional Municipality of Wood Buffalo, where the appellant is the owner of the site, or his agent, a fee of \$1000.00.

Compliance with other legislation - A person applying for, or in possession of a valid development permit is not relieved from full responsibility for ascertaining and complying with, or carrying out development in accordance with:

- a. the requirements of the Safety Codes Act, Environment Protection and Enhancement Act and Natural Resources Conservation Board Act;
- b. the requirements of any other Federal, Provincial, or Municipal statute, regulation code or standard; and
- c. the conditions of any caveat, covenant, easement or other instrument affecting a building or land.

The Municipality is not responsible for not does the Municipality have any obligation whatsoever to determine what other legislation may apply to a development, nor monitor or enforce compliance with such legislation.

REGIONAL MUNICIPALITY OF WOOD BUFFALO
Planning & Development Department
per:

ATIA s. 20(1)

March 12, 2025

Date

Smriti Barman
Planner II
Planning and Development Dept.
Regional Municipality of Wood Buffalo
Smriti.Barman@rmwb.ca

Applicant: Renee Mills

Issued : March 12, 2025

Development Permit

Lot	Block	Plan	Section	Township	Range
			16	77	8

New Commercial Industrial or Institutional Development

Industrial Support Facility in conjunction with Disposition DML 100052. SW-16-77-8-4

Advertising Date March 20, 2025

- This development was approved by the Development Officer and is subject to the conditions attached to this permit.
- All conditions stated on this development permit must be complied with.
- You have one year from Date of Decision to commence construction. All appropriate building/mechanical permits must be applied for and issued. In the case of a change of use within an existing structure where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

Regional Municipality of Wood Buffalo
Planning & Development Department
per:

ATIA s. 20(1)

Issued : March 12, 2025

Date

Smriti Barman
Planner II
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Smriti.Barman@rmwb.ca

Advisory Notes:

- 1 A Utility Installation Permit is required from the developer and shall be obtained from Engineering Services Division prior to installing underground utilities.
- 2 It shall be the developer's responsibility and expense to terminate, at the main, all sanitary and water services which will not be utilized in this development.
- 3 A route permit shall be required for this development and shall be applied for through the Planning and Development Department.
- 4 Any damage to the streets, sidewalks, curbs or landscaped boulevards caused by this development shall be the full responsibility of the developer to restore.
- 5 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695.
- 6 A Health Certificate may be required for this development. Please contact the Health Inspector for the necessary information.
- 7 A Municipal Business License may be required for this development. Please contact the Licensing Enforcement Officer for information and an application, if required.
- 8 The Alberta Fire Code applies in and around buildings existing or being constructed on a site. Complete project plans and specifications, construction fire safety plans, and fire related activities requiring Fire Prevention Permits shall be reviewed by the Fire Authority prior to the commencement of any work related thereto. Inquiries and permit applications shall be submitted to the Fire Authority.
- 9 All Federal, Provincial and Municipal statutes and regulations shall be met, including the Alberta Building Code.
- 10 TELUS has provided the following comment:

TELUS has/has no objections regarding this application. However if TELUS services are required the applicant/developer is strongly urged to fill the online intake form using the link below to arrange for TELUS servicing this site. Off-site work by TELUS may be required to ensure service is supplied to this location in a timely fashion.

<https://build.telus.com/intake>

- 11 AHS - SHE has reviewed the application and understands the following:
1. That this application is for a Development Permit for Project development to renew a previously approved development permit for an Industrial Support Facility located at SW-16-77-8-4 in Conklin.
- After considering the information provided, at this time AHS – SHE has no objections to this application and provides the following comments for your consideration:
1. If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.
 2. Ensure the property is maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Regulation (AR 243/2003) which states:
No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.
 3. Any applicable setback distances as outlined in the Nuisance and General Sanitation Regulation (AR 243/2003) must be adhered to.
 4. It is imperative that the applicant abide by the appropriate Alberta Building Codes, Fire Codes, and Public Health Legislation requirements during all stages of development. Please call (780-742-8440) or e-mail Kaelynn.McGuire@ahs.ca if you have any questions.
- Sincerely,
Kaelynn McGuire
Kaelynn McGuire
Public Health Inspector I
Environmental Public Health
Alberta Health Services, Northern Zone – Fort McMurray
- 12 If the operator is interested in obtaining addressing for this development, they can reach out directly to permit.inquiries@rmwb.ca.

Condition

- 1 This development is classified as an Industrial Support Facility for 'storage' including components such as office space, storage and parts counter in conjunction with Provincial Disposition 100052 (Storage) and is a Discretionary Use in the RD – Rural District.
- 2 Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to occupancy.
- 3 Construction materials, including garbage, shall be stored so as not to create a nuisance to neighbouring properties.
- 4 The garbage and waste material shall be stored in weather-proof and animal-proof containers and shall be visually screened in a manner compatible with the design and external materials of the principal buildings on the site. If a wood screen fence is used, it shall be constructed in accordance with drawing 10-301 of the Engineering Servicing Standards.
- 5 The building location, orientation, capacity and/or use shall be as indicated on the approved drawings. Any changes to the approved plans shall be submitted to the Development Officer for further approval.
- 6 Other reference to approved drawings
- 7 As indicated on the approved plan, a minimum of 19 on-site parking stalls shall be provided. All parking stall completion shall be aligned with the guidance of Forestry and Park, Government of Alberta regulations.
- 8 A minimum of one loading space shall be provided for this development. Loading shall be designed and located so that all vehicles using those spaces can be parked and maneuvered entirely within the bounds of the site before moving onto adjacent streets or lands.
- 9 All parking stalls shall be graded such that no slope in any direction is less than 0.5% and not more than 4%, to the satisfaction of the Development Officer. All soft landscaped areas shall have a minimum slope of 2% away from buildings.
- 10 A final site grading plan shall be prepared to the satisfaction of the Engineering Department and shall be approved prior to occupancy of any buildings.
- 11 Any and all easements required by the Municipality or any franchise utility as a result of this development shall be provided by the developer at no cost to the Municipality or any franchise utility and shall be registered on title by Utility Right-of-Way Plan.
- 12 Should it be necessary to alter any on site Municipal or franchise utilities, all cost shall be borne by the developer.
- 13 There shall be no unauthorized use of any adjoining Public Utility Lot or Reserve Land during the course of the approved development construction. The developer may apply to the Development Officer to utilize these lands.
- 14 All on site lighting shall be located, oriented and shielded so as to restrict the unnecessary illumination of adjacent residential properties.
- 15 Before any construction starts, the applicant shall ensure that the site is fully fenced, as per the approved fencing plan, in order to prevent any damage to Municipal infrastructure and landscaping surrounding the site, to ensure controlled and safe access and egress of the site, and to provide safe pedestrian access on and through any municipal lands adjacent to the site. The site access locations shall be established as per the fencing plan and will be maintained and operated to the satisfaction of the Development Authority. The fencing is to remain in place and in good working condition until all construction activities have ceased and a Full Development Completion Certificate has been issued.
- 16 Any required removal or modification of existing on-site underground storage tanks and the management of identified contaminants shall be undertaken to the satisfaction of the appropriate authorities prior to the construction of the approved development and all applicable permits received from the local Fire Authority.
- 17 A water meter permit may be required. Please contact Underground Services Division for details at 780-799-7493. 780-788-1456 ext. 5832

- 18 A service connection permit may be required. Please apply at <https://www.rmwb.ca/en/permits-and-development/applications-licences-and-permits.aspx>.
- 19 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695 or follow up on our permitting website: <https://aca.woodbuffalo.ab.ca/citizenaccess/>
- 20 The Environment and Regulator has provided the following comments:

The permit is considered approved based on adherence to the below comments.

1. A wildlife sweep completed by a professional must be completed prior to construction activities (clearing/grubbing) if it will take place during the migratory bird restricted activity period (April-August).
2. Sediment and erosion control activities shall adhere to Best Management Practices which meet or exceed the latest version of Alberta Transportation's Sediment and Erosion Control Manual.
3. I note a small water pond is to be constructed on site. This pond is only to accept surface water runoff for the purpose of firefighting activities.
4. Waste from sumps/tanks must be disposed of at an appropriate waste disposal facility.

- 21 Safety Codes has provided the following comments:

Building safety codes does not have any objection to using the building within the limitations and scope approved under the original building and development permit. This would be as a low hazard industrial building only. The water supply for firefighting on site is sized for low hazard uses only. The bays as originally constructed had sufficient ventilation and CO/NO2 sensors for the bay to be used for vehicle storage. Safety codes does not support the use of any of the bays for vehicle washing or vehicle servicing or repair as the building and mechanical systems are not code compliant for and therefore do not support those uses.

Vehicle storage is not restricted by size of the vehicle or type however the existing building is not designed or constructed for either the storage or service of tank vehicles that contain flammable or combustible gases or vapours that are classified as Group F, Division 1.

Please find the attached Standata at the end of this approval for additional clarification.

22 Regional Emergency Services (RES) approves this DP with the conditions as noted by Safety Codes.

- 23 **This development is temporary and valid until January 19, 2032, the expiry date of Provincial Disposition 100052 (Storage).**

- 24 Engineering has provided the following conditions:

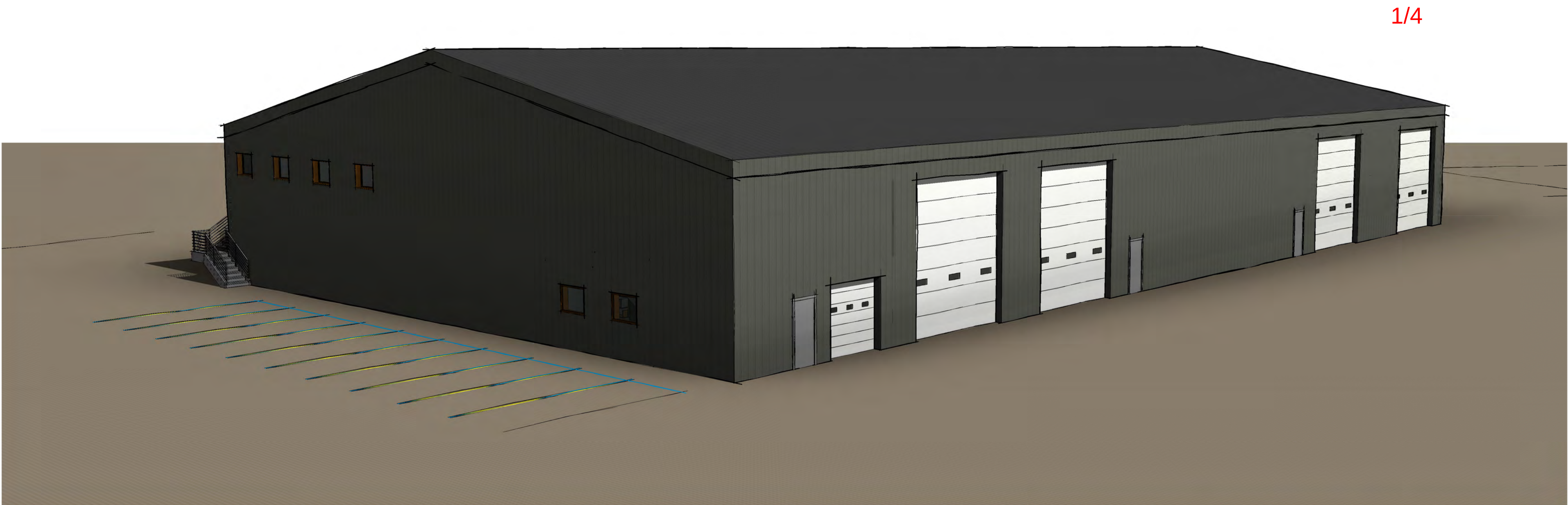
This permit is a renewal of the previously approved Development Permit (2016-DP-00391) and shall remain subject to the same conditions as outlined in the original approval by Engineering.

Drawing List	
Sheet Number	Sheet Name
A101	Cover Page



MODERN DIMENSIONS DESIGN INC.
www.moderndimensionsdesign.com

ATIA s. 20(1)



1/4

1 Proposed New Building

BUILDING CODE ANALYSIS

BUILDING CLASSIFICATION
MAJOR OCCUPANCY GROUP F, DIVISION 3, 3.2.2.83 ABC - 1486m²
LOW HAZARDOUS OCCUPANCY = COMBUSTIBLE CONTENT NOT MORE THEN 50kg/m² = 74300 Kg
OTHER OCCUPANCY'S GROUP D, 3.2.2.60 ABC - 223m²

DESCRIPTION	ARTICLE	PROVIDED
BUILDING ACCESS	3.2.2.10	FACING 3 STREET
TOTAL MAIN FLOOR AREA	3.2.2.83 <3600m ²	1115m ²
	3.2.2.60 <3600m ²	399m ²
BUILDING HEIGHT	3.2.2.83 & 3.2.2.60 - MAX 3 STOREYS	2 STOREY
MEZZANINE FLOOR AREA	176 m ²	N/A
SPRINKLER SYSTEM	3.2.2.18	220342 L
WATER SUPPLY	3.2.5.7	F-3 MAX 35 PERSONS
OCCUPANT LOAD	3.1.17.1	D - MAX 42 PERSONS
	3.1.17.1	NOT REQ'D UNDER 150
FIRE ALARM SYSTEM	3.2.4.1	AT LEAST 2 PROVIDED
NUMBER AND LOCATION OF EXITS	3.4.2.1	AT LEAST 2 PROVIDED
EGRESS FROM MEZZANINE	3.4.2.2	
DISTANCE BETWEEN EXITS	3.4.2.3	
TRAVEL DISTANCE	3.4.2.4 & 3.4.2.5	PROVIDED
EXIT SIGNS	3.4.5.1	PROVIDED
ATTIC SPACE ACCESS	3.6.4.4	
WATER CLOSETS	3.7.2.2	
BARRIER FREE REQUIREMENTS	3.8	

FIRE SEPERATIONS

FLOOR	ARTICLE	PROVIDED
LOADBEARING WALLS	3.2.2.60 & 3.2.2.83 - 45 MIN	45 MIN
ROOF ASSEMBLIES	3.2.2.60 & 3.2.2.83 - 45 MIN	45 MIN
SEPERATION OF SUITES	3.3.1.1 - 1HR	1HR
MECHANICAL ROOM	3.6.2.1 - 1HR	1HR

ARTICLE

ARTICLE	PROVIDED
3.2.2.60 & 3.2.2.83 - 45 MIN	45 MIN
3.2.2.60 & 3.2.2.83 - 45 MIN	45 MIN
3.3.1.1 - 1HR	1HR
3.6.2.1 - 1HR	1HR

PROVIDED

PROVIDED
45 MIN
45 MIN
1HR
1HR

SPACIAL SEPERATION - CONSTRUCTION OF EXTERIOR WALLS - 3.2.3 A.B.C.

WALL	AREA OF EBF	LIMITING DIST.	U/M	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR	TYPE OF REQUIRED CONST.	TYPE OF REQUIRED CLADDING
NORTH	249 m ²	82 m	5	UNLIMITED	3%	NONE	COMB/NON	COMB/NON
SOUTH	249 m ²	107 m	5	UNLIMITED	2%	NONE	COMB/NON	COMB/NON
EAST	363 m ²	159 m	5	UNLIMITED	48%	NONE	COMB/NON	COMB/NON
WEST	363 m ²	39 m	5	UNLIMITED	34%	NONE	COMB/NON	COMB/NON

FOR CLIENT REVIEW	2016-10-03
FOR DEVELOPMENT PERMIT	2016-10-12
COMMENTS INCORPORATED	2016-10-21

PROFESSIONAL OF RECORD:

BUILDER OR CONTRACTOR:

INTEGRITY
Post Structures

Your local post frame expert
Box 689
Okotoks, Alberta
T1S 1A8

RENEGADE GAS

Proposed New StorageWorkshop

Project number

Date

Drawn by

Author

Checked by

Checker

Scale



ATIA s. 20(1)

~~2/4~~

[illegible]

PROFESSIONAL OF RECORD:

BUILDER OR CONTRACTOR:

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RENEGADE GAS

Proposed New Storage/Workshop Building

Site Plan

Project number	MDD-16-RENEGADE-001
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Date	2016-10-03
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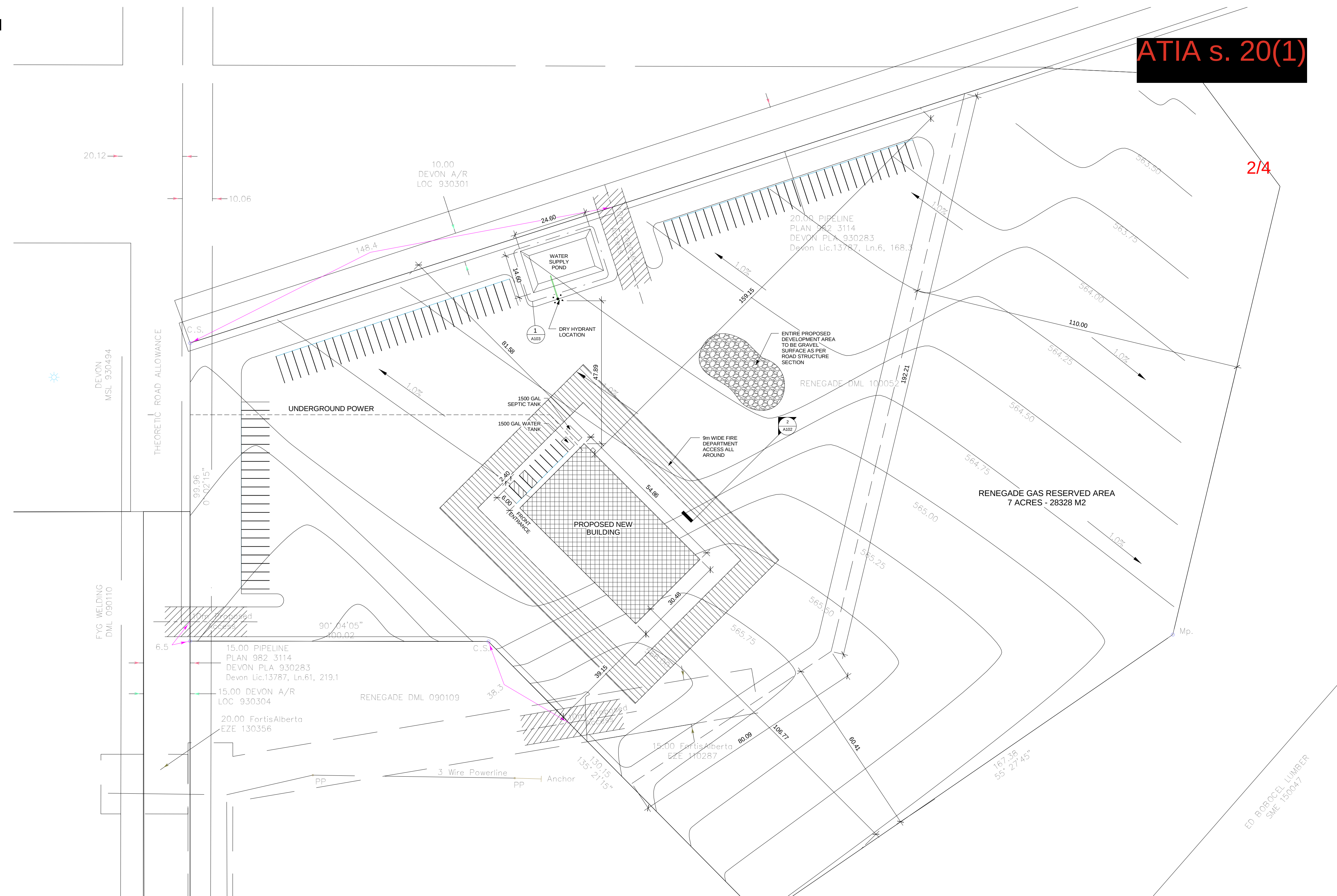
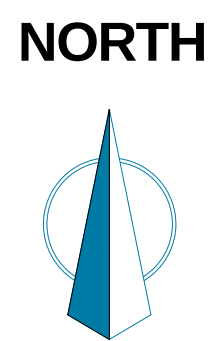
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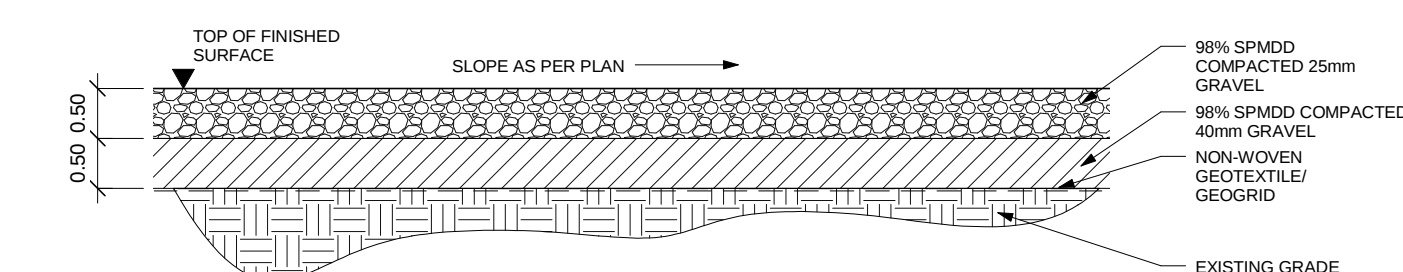
A102

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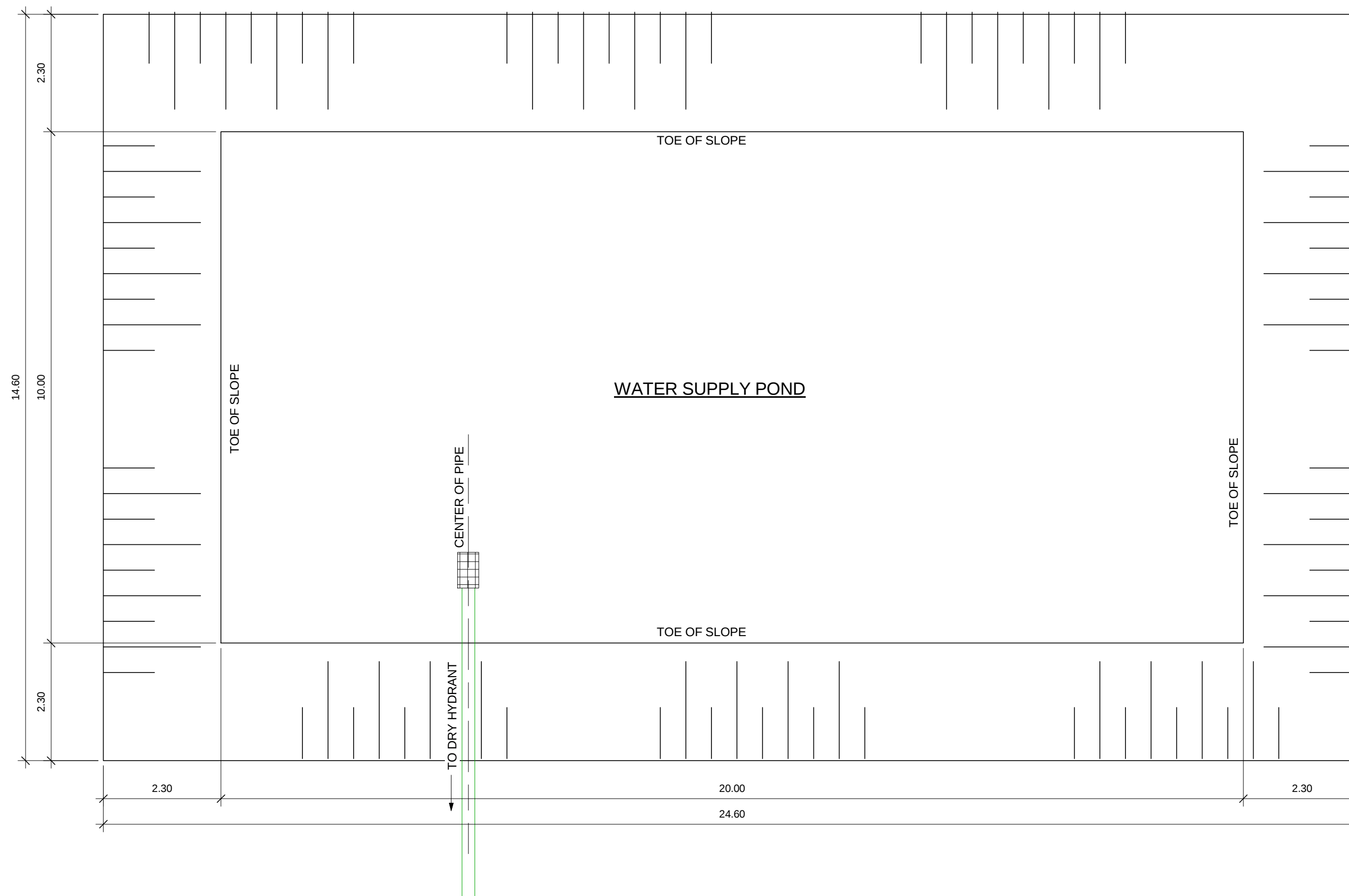
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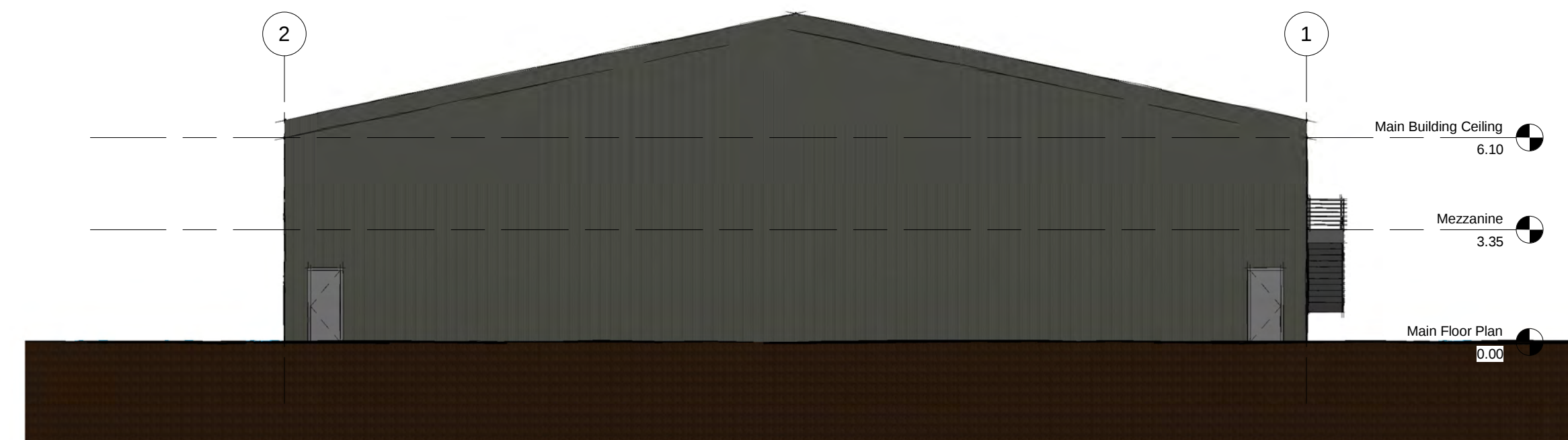
1 Site Plan
1 : 500



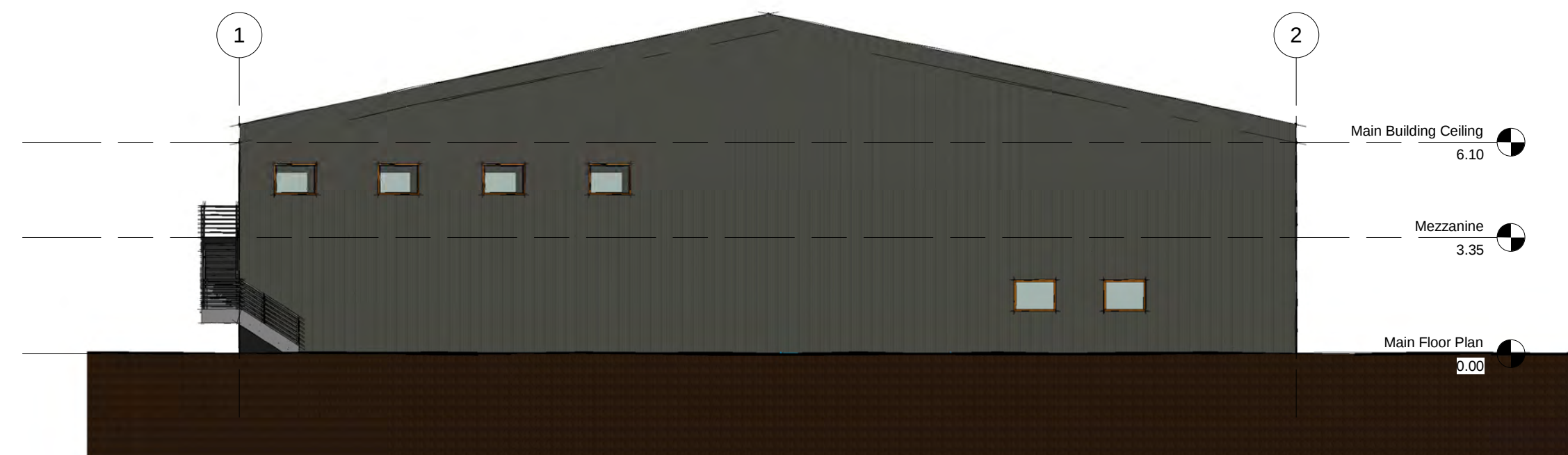
2 Road Substructure
1 : 50



WATER SUPPLY REQUIRED AS PER 3.2.5.7
F-3 - Q = 8841m³ X 22 X 1.0 = 194502 Litres (min)
D - Q = 1361m³ X 19 X 1.0 = 25859 Litres (min)
TOTAL = 220342 Litres



1 South
1 : 100



4 North
1 : 100



2 East
1 : 100



3 West
1 : 100

ATIA s. 20(1)

PROFESSIONAL OF RECORD:

3/4

BUILDER OR CONTRACTOR:

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Okotoks, Alberta
T1S 1A8

RENEGADE GAS
Proposed New Storage/Workshop

Project number

Date

Drawn by

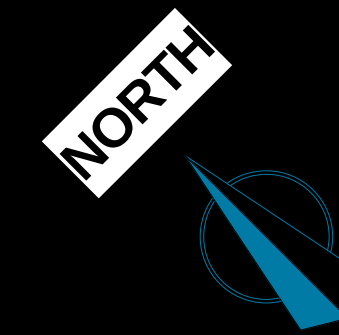
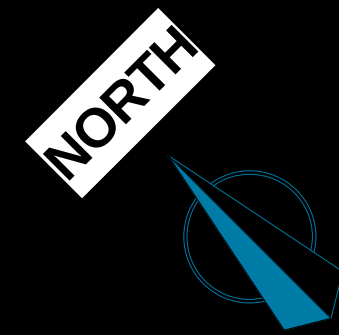
Author

Checked by

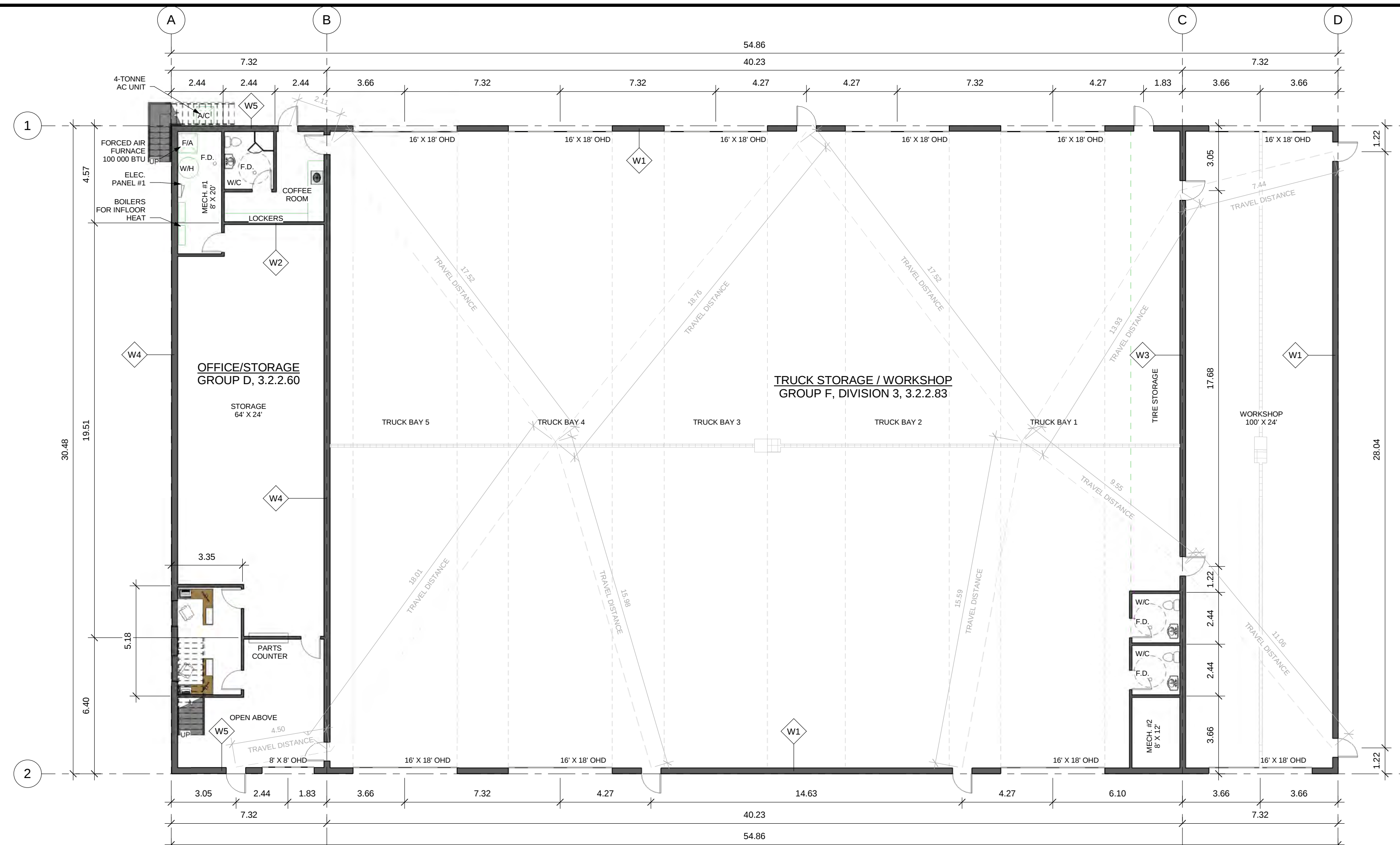
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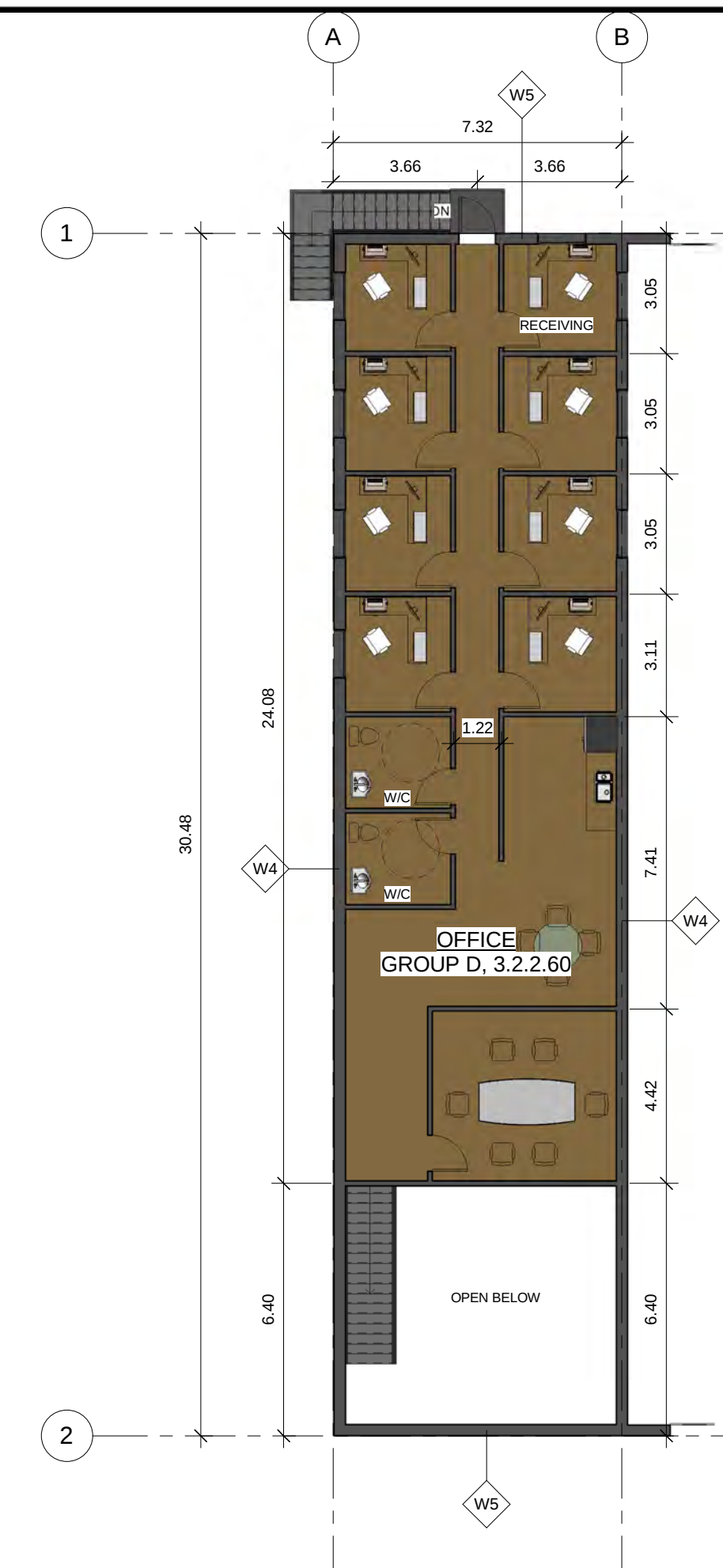
ATIA s. 20(1)



4/4



Main Floor Plan



Mezzanine

FOR CLIENT REVIEW	2016-10-03
FOR DEVELOPMENT PERMIT	2016-10-12
COMMENTS INCORPORATED	2016-10-21

PROFESSIONAL OF RECORD:

BUILDER OR CONTRACTOR:

INTEGRITY
Post Structures

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T1S 1A8

RENEGADE GAS

Proposed New StorageWorkshop

Project number

Date

Drawn by	C.R.
Checked by	B.K.

Scale

April 2020

19-BCI-018
19-FCI-001
Page 1 of 3

OCCUPANCY CLASSIFICATION FOR BUILDINGS USED FOR PARKING, REPAIRING AND SERVICING TANK VEHICLES

PURPOSE

The purpose of this interpretation is to clarify the application of the National Building Code - 2019 Alberta Edition (NBC(AE)) and the National Fire Code - 2019 Alberta Edition (NFC(AE)) to buildings used for parking, repairing and servicing of tank vehicles.

DISCUSSION

Tank vehicles containing flammable liquids or vapours, or combustible liquids or vapours present a unique hazard inside a building. In addition to the hazard inherent in the product itself, there is a potential for the release of flammable or combustible vapours in significant quantities that can overwhelm a standard ventilation system for a building and become a fire or explosion risk.

The activity of bringing a tank vehicle into a building involves specific references from both the NBC(AE) and the NFC(AE). The Provincial Administrators for Building and Fire consider a joint interpretation necessary to communicate the importance of applying this interpretation to both new building construction and practices within existing buildings. The NBC(AE) applies to:

- (a) new buildings prior to occupancy, or
- (b) existing building undergoing a change in occupancy.

The NFC(AE) applies to the operation and maintenance of existing buildings and establishes requirements for tank vehicles.

CODE REFERENCES

Article 1.4.1.2. of Division A states:

1.4.1.2. Defined Terms

Tank vehicle means any vehicle, other than railroad tank cars and boats, with a cargo tank

Unless stated otherwise, all Code references in this STANDATA are to Division B of the National Fire Code-2019 Alberta Edition

Issue of this STANDATA is authorized by
the Provincial Building and Fire Administrators

[original signed]
Paul Chang

[original signed]
Tina Parker

The logo for the province of Alberta, featuring the word "Alberta" in a stylized script font with a small blue square to the right.

having a capacity of more than 450 L, mounted or built as an integral part of the vehicle and used for the transportation of *flammable liquids* or *combustible liquids* and including tank trucks, trailers and semi-trailers.

NBC(AE) Sentences 3.2.2.6.(1) and 3.2.2.8.(1) states:

3.2.2.6. Multiple Major Occupancies

- 1) Except as permitted by Articles 3.2.2.7. and 3.2.2.8., in a *building* containing more than one *major occupancy*, the requirements of this Subsection for the most restricted *major occupancy* contained shall apply to the whole *building*.

3.2.2.8. Exceptions for Major Occupancies

- 1) In a *building* in which the aggregate area of all *major occupancies* in a particular Group or Division is not more than 10% of the *floor area* of the *storey* in which they are located, these *major occupancies* need not be considered as *major occupancies* for the purposes of this Subsection, provided they are not classified as Group F, Division 1 or 2 *occupancies*.

Article 4.11.2.3. of Division B states:

4.11.2.3. Parking inside Buildings

- 1) A *tank vehicle* shall not be parked inside a *building* unless
 - a) the building is specifically designed for that purpose,
 - b) there is sufficient space in the tank vehicle compartment to accommodate the thermal expansion of the flammable liquid or combustible liquid, and
 - c) the *tank vehicle* has no leaks of *flammable liquid* or *combustible liquid*.

Article 4.11.2.6. of Division B states:

4.11.2.6. Repair and Servicing

- 1) No person shall repair or service the cargo tank of a *tank vehicle* in a *building* unless
 - a) all *flammable liquids* and *combustible liquids* have been removed from the cargo tank and stored in a *storage tank* or container constructed and installed in accordance with this Part,
 - b) the cargo tank has been purged with steam of flammable vapours or combustible vapours, outside the *building* or in a well-ventilated area, to less than 10% of the *lower explosive limit*, and
 - c) while the cargo tank is being repaired, it is monitored for the presence of flammable vapours and combustible vapours using combustible gas detection equipment.
- 2) No person shall repair, service or store a *tank vehicle* in a *building* other than for repairs conducted in conformance with Article 4.11.2.2. and Sentence (1), unless
 - a) the *building* is acceptable to the *authority having jurisdiction*, or
 - b) all *flammable liquids* and *combustible liquids* have been removed from the cargo tank and the tank has been purged of flammable vapours or combustible vapours, outside the *building* or in a well-ventilated area, to less than 10% of the *lower explosive limit*.

APPLICATION

This interpretation applies to buildings that are used for any one or all of the following activities: the parking, repairing and servicing of tank vehicles.

INTERPRETATION

1. Buildings used for parking tank vehicles that contain flammable or combustible gases or vapours are classified as Group F, Division 1, high hazard industrial occupancies and shall:
 - a. be specifically designed for that purpose according to both the NBC(AE) and the NFC(AE),
 - b. be provided with a ventilation system in accordance with Part 6 of the NBC(AE),
 - c. have electrical systems installed in conformance with the electrical regulations made pursuant to the *Safety Codes Act*,
 - d. have fuel-fired appliances in service rooms with no openings between the hazardous location and the components capable of igniting a flammable or combustible vapour, and
 - e. have fuel-fired appliances installed in conformance with the applicable Codes and Standards, and in the case of Gas-fired appliances in conformance to the gas regulations made pursuant to the *Safety Codes Act*.

Note: Additional requirements of Part 3 or Part 6 of the NBC(AE) or Part 4 of the NFC(AE) may apply.

2. Buildings to be used for parking, repairing and servicing tank vehicles that have been purged of their flammable or combustible gases or vapours are classified as Group F, Division 2, medium hazard industrial occupancies, provided
 - a. the area is specifically designed for that purpose
 - b. all flammable liquids and combustible liquids have been removed and the tanks are purged in accordance with Section 4.11. of the NFC(AE).
 - c. with a ventilation system in accordance with Part 6 of NBC(AE),
 - d. electrical systems are installed in conformance with the electrical regulations made pursuant to the *Safety Codes Act*,
 - e. fuel-fired appliances that are installed in service rooms have no openings between the garage location and the components capable of igniting a flammable or combustible vapour, unless the appliances are at height as permitted by the applicable Codes or Regulation, and
 - f. fuel-fired appliances installed in conformance with the applicable Codes, and in the case of Gas-fired appliances in conformance to the gas regulations made pursuant to the *Safety Codes Act*.

This Standata replaces 14-BCI-019/14-FCI-002, "Occupancy Classification for Buildings used for Parking, Repairing and Servicing Tank Vehicles."

This INTERPRETATION is applicable throughout the province of Alberta.



DISPOSITION

PROVINCE OF ALBERTA

PUBLIC LANDS ACT

R.S.A. 2000, c.P-40, as amended

DISPOSITION TYPE

MISCELLANEOUS LEASE

DISPOSITION NUMBER

DML 100052

PURPOSE

Storage

ACTIVITY

Industrial

DISPOSITION HOLDER

RENEGADE GAS & OILFIELD SERVICES LTD.

EFFECTIVE DATE

January 20, 2022

TERM

10

EXPIRY DATE

January 19, 2032

PLAN NUMBER

126755 MS

PLAN VERSION DATE

2010-05-21

Pursuant to the **Public Lands Act** RSA 2000, c P-40 this disposition is issued on the date noted above subject to the attached terms and conditions.

Shelly Currie

Digitally signed by Shelly Currie
Date: 2021.06.04 16:04:09
-06'00'

The director, *Public Lands Act*

ADMINISTRATIVE CONDITIONS

Definitions

- 1 All definitions in the *Public Lands Act*, RSA 2000, c P-40 and regulations apply except where expressly defined in this Disposition.

“**Activity**” means the construction, operation, use and reclamation for which this Disposition has been issued as referred to on the first page of this Disposition.

“**Disposition**” means this disposition, granted pursuant to the Act, which includes this document in its entirety, including all recitals, appendices and schedules.

“**Disposition Holder**” means the person, organization or entity referred to as such on the first page of this Disposition.

“**Lands**” means that portion of Public Lands as identified in the approved Plan which forms part of this Disposition.

“**Regulatory Body**” means the Department of Environment and Parks or the Alberta Energy Regulator.

“**Regulation**” means all regulations, as amended, under the Act.

“**Term**” means the period of time referred to in section 5 of this Disposition.

Grant of Disposition

- 2 The Regulatory Body issues this Disposition to the Disposition Holder, in accordance with section 15 of the Act subject to the terms and conditions contained in this Disposition.
- 3 The Disposition Holder must only enter, occupy and use the Lands for the purpose* and activity as referred to as such on the first page of this Disposition.
- 4 Notwithstanding any references in this Disposition, the Act, or the Regulation, this Disposition is not intended to be, nor shall it be interpreted as or deemed to be a lease of real property at common law.

Term

- 5 The term of this Disposition is the period of time commencing on the Effective Date and ending on the Expiry Date, unless otherwise changed in accordance with the Act and Regulations.

Disposition Fees and Other Financial Obligations

- 6 The Disposition Holder must pay all fees, rents, charges, security and other amounts payable in accordance with the Act and Regulations.
- 7 The Disposition Holder must pay as they become due and payable, any tax, rent, rate or assessment that is duly assessed and charged against the Disposition Holder, including but not limited to property taxes and local improvement charges with respect to the municipality in which the Lands are located.

Notwithstanding that this Disposition has expired, the Disposition Holder remains liable for the amount of the rent, property taxes and local improvement charges.

Notwithstanding that this Disposition has been cancelled, the Disposition Holder remains liable for the amount of the property taxes and local improvement charges, as calculated on a pro-rated basis from January 1st of the last year of the Term to the date of cancellation of the Disposition.

- 8 The Disposition Holder must pay all costs to the appropriate service provider or to the Regulatory Body charges with respect to the supply and consumption of any utility services and the disposal of garbage.

Compliance

- 9 The Disposition Holder must obtain federal, provincial, municipal, and other permits and approvals, as applicable, with respect to activities that may take place on the Lands.

Condition of the Lands

- 10 The Disposition Holder accepts the Lands on an “as is” basis.

Improvements to the Lands

- 11 The Lands and buildings, structures and equipment erected thereon must only be used by the Disposition Holder for the activity by this Disposition.

Impact on Other Disposition Holders

- 12 The Disposition Holder is responsible for damage to improvements or to the lands on which prior rights have been issued, including damage to traps, snares or other improvements.
- 13 The Disposition Holder is required to contact the registered trapper(s) identified on an Activity Standing Search Report by registered mail at least ten days prior to commencing the activity.

Province's Use of the Lands

- 14 The Province may reconstruct, expand or alter its facilities on the Lands in any manner. The Disposition Holder must, if directed by the Regulatory Body, relocate the Disposition Holder's improvements at the Disposition Holder's expense in order to facilitate reconstruction, expansion or alteration or removal and reclamation of the Province's facilities.
- 15 The Disposition Holder acknowledges that:
 - a) the Regulatory Body may issue additional dispositions to any person authorizing that person to enter onto, use and occupy the Lands for various purposes* including, but not limited to, the extraction and removal of merchantable resources, or to conduct development, including, but not limited to mineral resource development;
 - b) the Regulatory Body retains revenues from such additional dispositions; and
 - c) the Disposition Holder is not entitled to any reduction in its fees, rents, charges or other amounts payable on the basis that additional dispositions relating to the Lands have been issued.

Assignment, Subletting and Encumbrances

- 16 The Disposition Holder must not:
 - a) Permit any builder's liens or other liens for labour or material relating to work to remain filed against the Lands; or
 - b) Register, cause or allow to be registered, or permit to remain registered any caveat or encumbrance against the title to the Lands, without first obtaining the prior written consent of the Regulatory Body, which may be arbitrarily withheld.

Default and Termination

- 17** The Regulatory Body may cancel this Disposition immediately if:
- a) a creditor lawfully seizes any of the Disposition Holder's property on the Land;
 - b) the Disposition Holder is adjudged bankrupt or makes a general assignment for the benefit of creditors;
 - c) a receiver of any type is appointed for the Disposition Holder's affairs;
 - d) in the Regulatory Body's opinion, the Disposition Holder is insolvent;
- 18** When a Disposition has been terminated, the Regulatory Body may cancel any associated dispositions.
- 19** The Regulatory Body may, upon written notice to the Disposition Holder of not less than 60 days, cancel this Disposition or withdraw any part of the Lands from this Disposition as is necessary to construct works including but not limited to banks, drains, dams, ditches, canals, turnouts, weirs, spillways, roads or other structures necessary or incidental to those works.

Indemnification and Limitation of Liability

- 20** The Disposition Holder indemnifies and holds harmless the Regulatory Body, its employees, and agents against and from all actions, claims, demands, or costs (including legal costs on a solicitor-client basis) to the extent arising from:
- a) the Disposition Holder's breach of this Disposition, or
 - b) any actions or omissions, negligence, other tortious act, or willful misconduct of the Disposition Holder, or of those for whom the Disposition Holder is legally responsible, in relation to the exercise of the rights, powers, privileges or duties under this Disposition.
- 21** The Disposition Holder will not be entitled to any damages, costs, losses, disbursements, or compensation whatsoever from the Province or the Regulatory Body, regardless of the cause or reason therefore, on account of:
- a) partial or total failure of, damage caused by, lessening of the supply of, or stoppage of utility services or any other service;
 - b) the relocation of facilities or any loss or damage resulting from flooding or water management activities;
 - c) the relocation of facilities or any loss or damage resulting from wildfire or wildfire management activities;
 - d) any damage or annoyance arising from any acts, omissions, or negligence of owners, occupants, or tenants of adjacent* or contiguous property; or
 - e) the making of alterations, repairs, improvements or structural changes to the utility services, if any, anywhere on or about the Lands provided the same, must be made with reasonable expedition.

Insurance

- 22** The Disposition Holder must at all times during the Term, at its own expense and without limiting the Disposition Holder's liabilities insure its Activities conducted on the Lands as follows:
- a. General insurance in an amount not less than \$2,000,000 inclusive per occurrence, insuring against bodily injury, personal injury, and property damage including loss of use.
 - b. Automobile liability insurance on all vehicles owned, operated or licensed in the name of the Disposition Holder and used on or taken onto the Lands or used in carrying out the Activities authorized under this Disposition in an amount not less than \$2,000,000;
 - c. Forest fire fighting expense endorsement coverage in an amount not less than \$250,000;
 - d. Such additional insurance in an amount and of a type as directed in writing by the Regulatory Body.
- 23** The Disposition Holder must on request of the Regulatory Body, provide the Regulatory Body with of a detailed certificate of insurance, and a copy of each required insurance policy.
- 24** The Disposition Holder must have each insurance policy required under the Disposition endorsed to provide the Regulatory Body with at least 30 days advance written notice of cancellation or material change.

Notices

- 25** The Disposition Holder must maintain current contact information with the Regulatory Body.

General

- 26** The Disposition Holder must:
- a. generate and receive an Entry Confirmation Number through the Electronic Disposition System (EDS) within 72 hours of commencing the activity; and
 - b. provide other notifications in relation to the status of the activity as directed in writing by the Regulatory Body.
- 27** The Disposition Holder shall comply with the application, including but not limited to, the commitments made in the application.

- 28** The Regulatory Body may, upon its own initiative, cancel, suspend or amend the disposition at any time, to the extent authorized to do so by the applicable legislation.
- 29** Applicable Incidental Activities as identified in the related disposition application and that meet the applicable incidental activity criteria are subject to the terms and conditions of the related Disposition. Areas identified as applicable incidental are available for use for a term of five years from approval date of the related Disposition.

Appendix A
Legal Description
for
DML 100052

EP Plan No: 126755 MS
LTO Plan No:
Purpose: Storage - Industrial
CONSTRUCTION YARD

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

LAND	HECTARES	ACRES	DETAILS
W4-08-077-16-SW	6.419	15.86	

AREA SUMMARY

The total lands herein described contain 6.419 HA (15.86 ACRES) more or less.

SUBJECT TO

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

Supplementary Information

(LTO) - Land Titles Office
(AE) - Alberta Environment/Land Administration Division
(ATS) - Alberta Township System
(HA) - Hectares
1 Hectare = 2.471054 Acres
2021-05-27 9:25:34 AM
Submitted by: MSMITH

DISCLAIMER

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

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

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

*** END OF REPORT ***

Schedule "A"

- 1030 Where an Integrated resource Plan or a reservation/ Protective notation identifies a greater set back, the greater set back will prevail.
- 1031 Where a Higher Level Plan* exists, the Disposition Holder must follow any direction provided within that plan.
- 1041 The Disposition Holder must maintain proper drainage of surface water.
- 1049 The Disposition Holder must remove all garbage and waste material from this site.
- 1050 The Disposition Holder must ensure any wildlife attractant* remaining on site overnight is placed in secure bear resistant containers and ensure that these containers are emptied on a regular basis to avoid excess garbage being present on the land or when the Disposition Holder will be off the land for more than two days.
- 1053 The Disposition Holder must not enter the boundaries of any research or sample plot.
- 1061 Where FireSmart activities are considered, the Disposition Holder must follow Information Letter- "Authorization of FireSmart Activities on Public Land" as amended from time to time.
- 1300 The disposition holder must manage all regulated weeds to the satisfaction of the regulatory body.
- 1304 For fire control purposes on forested lands, the Disposition Holder must dispose of excess coarse woody debris* not utilized for rollback* or stockpiled for reclamation*.
- 1305 Within FireSmart Community Zones*, the Disposition Holder must dispose of coarse woody debris* by burning unless a Debris Management Plan has been approved under the Forest and Prairie Protection Act.
- 1356 The Disposition Holder must not conduct the Activity during adverse ground conditions*.
- 1357 The Disposition Holder must prevent erosion* and sedimentation on to adjacent* Lands or Water bodies * that results from the activity.
- 1359 The Disposition Holder must not remove from the Lands topsoil* or subsoil* unless approved in writing by the Regulatory Body.
- 1360 Where activities have occurred on the lands that do not involve minimal disturbance* construction, the Disposition Holder must salvage topsoil* for land reclamation as follows:
- a) Salvage all topsoil* from:
 - i) Mineral soils
 - ii) Shallow organic soils*

iii) reclaimed soils

b) Where the depth of the topsoil* is less than 15 cm, the topsoil* and part of the subsoil* to a total depth of 15 centimetres must be salvaged, unless the upper subsoil* is considered chemically unsuitable*.

- 1363 All reclamation material* must be considered suitable as defined in the May 2001 Salt Contamination Assessment Guidelines and meet the February 2016 Alberta Tier 1 Soil and Groundwater Remediation Guidelines, as amended or replaced from time to time.
- 1365 The Disposition Holder must store reclamation material* in accordance with all of the following:
- a. reclamation material* must not be placed beneath the ground surface or buried in any way;
 - b. coarse woody debris* stored for reclamation purposes for greater than 12 months must be mixed with topsoil*; and
 - c. topsoil* and subsoil* must be stored separately.
- 1367 The Disposition Holder must not mix wood chips with any reclamation material*.
- 1368 The Disposition Holder must not apply wood chips to the lands at a depth greater than five (5) centimeters.
- 1369 The Disposition Holder must manage wood chips in accordance with the directive ID 2009-01 Management of Wood Chips on Public Land as amended from time to time.
- 1370 The Disposition Holder must not store piles or windrows of reclamation material* within standing timber.
- 1371 The Disposition Holder must not use soil sterilant on the Lands.
- 1412 The Disposition Holder must acquire an authorization for access (off-disposition) for water withdrawal activities.
- 1419 For use of equipment within the bed of a water body*, the Disposition Holder must prior to operations follow the “Decontamination Protocol for Work in or Near Water”, as amended from time to time.
- 1420 The Disposition Holder must provide a completed Record of Decontamination form as proof of decontamination to the Regulatory Body upon request.
- 1451 For progressive reclamation* on forested lands*, the Disposition Holder must replace all reclamation materials* that have been salvaged in accordance with all of the following:
- a. all salvaged subsoil* must be replaced, then all salvaged topsoil*; and
 - b. reclamation materials* must be replaced over the entire progressive reclamation area*;
- unless otherwise approved in writing by the Regulatory Body.

- 1453 The Disposition Holder must complete temporary reclamation* on the Lands within 1 growing season of construction phase* for all topsoil* and subsoil* stockpiles required for final reclamation*.
- 1454 The Disposition Holder must prior to seeding herbaceous seed in forested* or peatlands* submit a Request for Seeding in writing to the Regulatory Body that contains all of the following:
- a. rationale for conducting seeding of herbaceous species*;
 - b. a description of the proposed site for seeding including information with respect to the following:
 - i. Whether the Lands are subject to high erosion*
 - ii. Whether the Lands are prone to invasion from agronomic or weed species
 - c. a proposed seed mix composition for re-vegetation of the Lands in accordance with the Native Plant Revegetation Guidelines for Alberta, 2001 as amended or replaced from time to time or a rationale for alternate species;
 - d. provide a seed certificate in accordance with the Seed Act for the seed mixed to be used for re-vegetation*; and
 - e. any other information requested by the Regulatory Body.
- 1455 The Disposition Holder must only conduct seeding in accordance with the written request for seeding as approved by the Regulatory Body.
- 1456 The Disposition Holder must when seeding cultivated lands*;
- a. use agronomic or forage seed that meets or exceeds Certified #1 as outlined in the Seeds Act and Seeds Regulations;
 - b. use seed mixes that are free of species listed in the Weed Control Act and;
 - c. provide a seed certificate to the Regulatory Body within 30 days of request.
- 1457 The Disposition Holder when planting trees or shrubs within the Green Area* must meet the requirements of the December 2016 Alberta Forest Genetic Resource Management and Conservation Standards document, as amended or replaced from time to time.
- 1459 The Disposition Holder must not have slash and rollback* accumulations within five (5) metres of the perimeter of the disposition boundary, greater than the percent ground cover on the surrounding undisturbed forest floor.
- 1461 The Disposition Holder must complete progressive reclamation* on forested lands* for all associated and incidental disturbances to the Disposition.
- 1462 The following activities are excluded from progressive reclamation* requirement on forested lands*:
- a) Lands that have received authorization for clay pad construction; and
 - b) Lands with a 4:1 or steeper slopes where a cut and fill has been constructed to level the ground surface.
- 1463 For final reclamation*, the Disposition Holder must complete all of the following:

- a. contour the disturbed land to the pre-disturbance landform or to the landform approved by the Regulatory body;
- b. replace all stockpiled subsoil*, then replace all stockpiled topsoil*;
- c. spread all coarse woody debris* on forested lands* and;
- d. reclamation materials* must be replaced over the entire area from which they were removed unless otherwise approved in writing by the Regulatory Body.

- 1464 The Disposition Holder must reclaim the Lands to the pre-disturbance land use type* unless otherwise authorized in writing by the Regulatory Body.
- 1603 When Wildlife Surveys* are required, the Disposition Holder must submit results as defined by the sensitive species inventory guidelines from Wildlife Survey* to the Fisheries and Wildlife Management Information System (FWMIS).
- 1608 The Disposition Holder must incorporate buffers*, setbacks and activity timing restrictions for any and all key habitat features including, but not limited to leks*, nests, dens and houses identified in the wildlife survey*.

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

Fisheries Protection Program, Fisheries and Oceans Canada

867 Lakeshore Road, Burlington, Ontario, L7R 4A6

Telephone: 1-855-852-8320

Email: fisheriesprotection@dfo-mpo.gc.ca

Web address: www.dfo-mpo.gc.ca

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

/ms

Selection Criteria

Grouping/Rollup

Group By: Activity

Rollup: Y

Selected Sections

Geo-Administrative Area: Y

Requested Lands: Y

Title Information: NA

Activity Details: Y

Subdivisions: NA

Client List: N

Selected Activities

Surface Dispositions	Y	Status:	All
		Types:	All

Geophysical	N	Status:	None
		Types:	None

Reservations	Y	Status:	All
		Types:	All

Encumbrances	Y	Status:	All
		Types:	All

Land Postings	Y	Status:	All
		Types:	All

Activity Numbers

DML 100052

Schedule "B"

Activity Standing Search

Requested Land

Requested Land	Ownership Status	Administered By	Titled Status	Survey Status	Area in Hectares		Area in Acres		Water
					Land	Title	Land	Title	
W4-08-077-16-SW	Crown	FLW	Titled	Unsurveyed	64.750	0.000	160.00	0.00	No Water Coverage
TOTAL					64.750	0.000	160.00	0.00	

Geo Administrative Areas

ALBERTA ENERGY REGULATOR	NORTH EAST REGION		Code: AER-NE
W4-08-077			
COAL DEVELOPMENT REGION	NORTHERN FORESTED		Code: CDR-2
W4-08-077			
ENVIRONMENT CORPORATE REGION	NORTHERN		Code: ENV-3
W4-08-077			
ENVIRONMENT CONS. & RECL. DISTRICT	NO. 4		Code: ERD-004
W4-08-077			
FOREST MANAGEMENT UNIT	NORTHEAST	L11 LAC LA BICHE	Code: FMU-L-11
W4-08-077			
FISH & WILDLIFE ADMIN REGION	NORTHEAST REGION	LAC LA BICHE	Code: FWA-4-04
W4-08-077			
FISH AND WILDLIFE DISTRICT	NORTHEAST REGION	FORT MCMURRAY	Code: FWD-5-07
W4-08-077			
GENERAL LANDS CLASSIFICATION	GREEN		Code: GLC-G
W4-08-077			
GRAZING ZONE	C		Code: GRZ-C
W4-08-077			
LAND USE AREA	NORTHEAST 1	LAC LA BICHE	Code: LUA-NE1-1

Activity Standing Search

LAND USE AREA	NORTHEAST 1	LAC LA BICHE	Code: LUA-NE1-1
W4-08-077			
OPERATIONAL APPROVAL	Lower Athabasca Region	Lower Athabasca Region - South District	Code: OPD-6-1
DISTRICTS			
W4-08-077			
RANGELAND DISTRICT	NORTHEAST	LAC LA BICHE WEST	Code: RLD-NE-6
W4-08-077			
SPECIALIZED MUNICIPALITY	REGIONAL MUNICIPALITY OF		Code: SM-001
W4-08-077	WOOD BUFFALO		

End of Geo Administrative Areas

Req: 0001062877

Activity Standing Search

LSRC580D

Report Date: 2021-05-27 Time: 09:20:36

Requested by: MSMITH

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Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Acres	Total Area Hectares
AOA 060009	Active/Disposed	2006-10-13	2007-10-17		0.00	0.000

REPSOL OIL & GAS CANADA INC.

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
DIMENSION:WITHIN 100M OF WATERBODY (Y/N):
CLIENT FILE NO:

PURPOSE:

NO PLANS

W4-08-077

(0.00)

(0.000)

AOA 060019	Active/Disposed	2006-11-07			0.00	0.000
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SEQUOIA RESOURCES CORP.

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
DIMENSION:WITHIN 100M OF WATERBODY (Y/N):
CLIENT FILE NO:

PURPOSE:

NO PLANS

W4-08-077

(0.00)

(0.000)

Activity Standing Search

Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Total Area	
					Acres	Hectares
CNC020007	Land Amendment Application	2015-08-12	2008-09-30	CNOOC PETROLEUM NORTH AMERICA ULC 0530 : INDUSTRIAL/COMMERCIAL SITE 1 : NO RESTRICTON 710 : SEE COMMENTS	85,907.72	34,765.620

1. NO DISPOSITIONS WITHOUT PRIOR CONSULTATION WITH JUDY HUTCHINSON, SURFACE LAND AGENT - SYNTHETIC OIL, NEXEN CANADA LTD. 801-7 AVE. SW, CALGARY, ALBERTA, T2 3P7. TELEPHONE: 403-699-5643 FAX: 403-699-7065. 2. IN ADDITION, REFER APPLICATIONS TO MAJOR INDUSTRIAL APPLICATIONS AND RECLAMATION UNIT, INTEGRATED RESOURCE MANAGEMENT PLANNING DIVISION, ENVIRONMENT AND SUSTAINABLE RESOURCE DEVELOPMENT AT 780 427-3570. EMAIL: srd.majorindustrialapplications@gov.ab.ca

ACTIVITY DETAIL INFORMATION

PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)
9418 RN			2016-02-24
W4-08-077-16			(640.00) (258.999)

Req: 0001062877

Activity Standing Search

LSRC580D

Report Date: 2021-05-27 Time: 09:20:36

Requested by: MSMITH

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Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Total Area
					Acres Hectares
CNT080012	Active/Disposed	2009-01-28	2034-01-31	LAC LA BICHE OFFICE - FORESTRY SUSTAINABLE RESOURCE DEV 0510 : BUFFER 1 : NO RESTRICTON 710 : SEE COMMENTS	82,683.76 33,460.930

FOR EAP APPLICATIONS, SEND EMAIL TO BELOW ADDRESS BASED ON CRITERIA. A TEN DAY REFERRAL WINDOW WILL APPLY AND NOTE OF RECIEPT WILL BE PROVIDED BY EMAIL. IF NO REPLY IS RECEIVED THEN PROCEED WITH APPLICATION.

NON-EAP APPLICANTS FOLLOW NORMAL REFERRAL PROTOCOLS. ALL PROPONENTS ARE TO REFER TO THE FIRESMART GUIDEBOOK FOR THE OIL AND GAS INDUSTRY, BEST MANAGEMENT PRACTICES FOR WILDFIRE PREVENTION AND FIRESMART FIELD GUIDE FOR WILDFIRE RISK AND MITIGATION STRATEGIES; LINK TO E-DOCUMENTS

[HTTP://WILDFIRE.ALBERTA.CA/FIRE-SMART-INDUSTRY/DEFAULT.ASPX](http://wildfire.alberta.ca/fire-smart-industry/default.aspx) FIRESMART CONSULATIVE NOTATION COMMENTS: TYPES OF ACTIVITES AND DISPOSITIONS THAT REQUIRE REFERRAL; *RECREATION LEASE (REC) *DISPOSITION RESERVATION (DRS)-USE CRITERIA FOR MLL* ,SML AND LOC AS DEFINED BELOW *EASEMENT (EZE) *VEGETATION CONTROL EASEMENT (VCE) *LICENSE OF OCCUPATION (LOC)-HIGH GRADE ROAD OR ACCESS ROAD 20M+ WIDE *MINERAL SURFACE LEASE (MSL), *MISCELLANEOUS LEASE (MLL) *MISCELLANEOUS PERMIT (MLP) *PIPELINE AGREEMENT (PLA)-IF 20M+WIDE *PIPELINE INSTALLATION LEASE (PIL)- IF OVER 5 HECTARES *RURAL ELECTRIC ASSOCIATION EASEMENT (REA) *SURFACE MATERIAL LEASE (SML)- ONLY IF PEATMOSS *ALL AGRICULTURAL DISPOSITIONS REQUIRING FENCE LINE CLEARING/FIELD CLEARING AND DEBRIS DISPOSAL *REGIONAL GRAZING/TIMBER INTRGRATION PLANS . ALL APPLICATIONS MUST BE REFERRED VIA EMAIL TO THE "WILDFIRE PREVENTION OFFICER" AT THE LAC LA BICHE FORESTRY OFFICE: ESRD.EDS-LBCH-FIRESMART@GOV.AB.CA

TYPES OF ACTIVITES AND DISPOSITIONS NOT REQUIRING REFERRAL *GEOPHYSICAL ACTIVITIES. *AGRICULTURAL DISPOSITIONS WHERE CLEARING IS NOT REQUIRED E.G. HAY PERMIT *HAP, FOREST GRAZING LICENSE (FGL) WITH NO FENCE LINES *TIMBER DISPOSITIONS

ACTIVITY DETAIL INFORMATION

PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)
5902 RN			2009-01-15
W4-08-077-16-SW			(0.00) (0.000)

Activity Standing Search

Activities and Titles

Activities and Titles						
Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds	Remarks	Total Area Acres Hectares
DML 090109	Active/Disposed	2012-03-06	2032-03-05			11.64 4.711
RENEGADE GAS & OILFIELD SERVICES LTD.						
Converted from MLL 090109						
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N): N		PURPOSE: Work Camp - Industrial		
DIMENSION: IRREGULAR		CLIENT FILE NO:09-18257				
PLAN NO	LTO PLAN NO	ITEM		VERSION DATE(S)		
125026 MS				2010-04-28		
					(11.64)	(4.711)
W4-08-077-16-SW						
DML 090110	Active/Disposed	2012-05-17	2022-05-16			5.96 2.412
RENEGADE GAS & OILFIELD SERVICES LTD.						
Converted from MLL 090110						
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N): N		PURPOSE: Commercial Development		
DIMENSION: IRREGULAR		CLIENT FILE NO:09-18259				
PLAN NO	LTO PLAN NO	ITEM		VERSION DATE(S)		
125027 MS				2009-12-16		
W4-08-077-16-SW THEORETICAL ROAD ALLOWANCE ONLY.					(0.00)	(0.000)
DML 100052	Active/Disposed	2012-01-20	2032-01-19			15.86 6.419
RENEGADE GAS & OILFIELD SERVICES LTD.						
Converted from MLL 100052						
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N): N		PURPOSE: Storage - Industrial		
DIMENSION: IRREGULAR		CLIENT FILE NO:09-18257				
PLAN NO	LTO PLAN NO	ITEM		VERSION DATE(S)		
126755 MS				2010-05-21		
W4-08-077-16-SW					(15.86)	(6.419)

Activity Standing Search

Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Acres	Total Area Hectares
DPL 880890	Active/Disposed	1988-12-30	2999-12-31	NOVA GAS TRANSMISSION LTD. Converted from PLA 880890	38.75	15.680
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N): DIMENSION: 18 M R/W		WITHIN 100M OF WATERBODY (Y/N): CLIENT FILE NO:2-591-1		PURPOSE:		
PLAN NO	LTO PLAN NO	ITEM		VERSION DATE(S)		
15559 P	8922539			1990-05-25		
15559 P	8922539			1990-05-25		
W4-08-077-16-SW					(0.00)	(0.000)

EZE 080156	Letter of Authority for Amendment	2012-05-14	2999-12-31	ALTALINK MANAGEMENT LTD.	61.63	24.940
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N): DIMENSION: 20M, 30M		WITHIN 100M OF WATERBODY (Y/N): CLIENT FILE NO:		PURPOSE: POWERLINE		
PLAN NO	LTO PLAN NO	ITEM		VERSION DATE(S)		
11884 T				2012-05-07		
W4-08-077-16-SW	And adjacent theoretical road allowance					

EZE 110287	Letter of Authority for Amendment	2012-10-30	2999-12-31	FORTISALBERTA INC.	1.75	0.708
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N): DIMENSION: 6 m & 15 m		WITHIN 100M OF WATERBODY (Y/N): CLIENT FILE NO:WO 65227703 (12-3415)		PURPOSE: POWERLINE		
PLAN NO	LTO PLAN NO	ITEM		VERSION DATE(S)		
12994 T				2012-10-17		

Activity Standing Search

Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Acres	Total Area Hectares
W4-08-077-16-SW					(1.75)	(0.708)
EZE 120266	Letter of Authority	2012-09-11	2999-12-31	TELUS COMMUNICATIONS INC.	13.69	5.540
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE: COMMUNICATIONS CABLE		
DIMENSION: 5 m		CLIENT FILE NO:K40807-1 (L-12021)				
PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)			
13548 T			2012-08-16			
W4-08-077-16-SW	And adjacent theoretical road allowance					
EZE 130356	Letter of Authority	2014-01-23	2999-12-31	FORTISALBERTA INC.	0.14	0.058
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE: POWERLINE		
DIMENSION: 20mx29m		CLIENT FILE NO:WO 65246929				
PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)			
14174 T			2013-12-30			
W4-08-077-16-SW	Adjacent theoretical road allowance only					
EZE 820017	Active/Disposed	1982-02-24	2999-12-31	FORTISALBERTA INC.	31.04	12.560
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N): N		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE: POWERLINE		
DIMENSION: 10 M (W)		CLIENT FILE NO:				
		NO PLANS				
W4-08-077-16-SW					(0.00)	(0.000)

Req: 0001062877

Activity Standing Search

LSRC580D

Report Date: 2021-05-27 Time: 09:20:36

Requested by: MSMITH

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Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Acres	Total Area Hectares
FMA9100029	Active/Disposed	1991-09-01	2032-04-30	ALBERTA-PACIFIC FOREST INDUSTRIES INC.	15,743,810.00	6,371,293.383
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N): DIMENSION:		WITHIN 100M OF WATERBODY (Y/N): CLIENT FILE NO:		PURPOSE:		
NO PLANS						
W4-08-077-16					(0.00)	(0.000)

LOC 6337	Active/Disposed	1976-01-12	2999-12-31	CANADIAN NATURAL RESOURCES LIMITED	4.00	1.619
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N): N DIMENSION: 66FT X 0.5MI		WITHIN 100M OF WATERBODY (Y/N): CLIENT FILE NO:		PURPOSE: ACCESS ROAD		
PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)			
5524 TL			1976-01-12			
W4-08-077-16-SW					(0.00)	(0.000)

LOC 850990	Active/Disposed	1985-09-17	2035-09-16	CANADIAN NATURAL RESOURCES LIMITED	2.97	1.200
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N): DIMENSION: 11M X 1.093KM		WITHIN 100M OF WATERBODY (Y/N): CLIENT FILE NO:		PURPOSE: ACCESS ROAD		
PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)			
28413 MS			1985-09-17			
W4-08-077-16-SW					(0.00)	(0.000)

Activity Standing Search

Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Acres	Total Area Hectares
LOC 930301	Active/Disposed	1993-03-02	2042-10-19		2.25	0.910
CANADIAN NATURAL RESOURCES LIMITED						

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
DIMENSION: 10 M X 0.91 KM

WITHIN 100M OF WATERBODY (Y/N): N PURPOSE: ACCESS ROAD
CLIENT FILE NO: L-2611

PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)
41963 MS			1996-06-04

W4-08-077-16-SW	AND ADJ THEOR RD ALLOW	(0.00)	(0.000)
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LOC 930304	Active/Disposed	1993-03-18	2043-06-25		1.41	0.570
CANADIAN NATURAL RESOURCES LIMITED						

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
DIMENSION: 15 M X 0.380 KM

WITHIN 100M OF WATERBODY (Y/N): N PURPOSE: ACCESS ROAD
CLIENT FILE NO: 439185A

PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)
42002 MS			1996-08-21

W4-08-077-16-SW	AND THEOR RD ALLOW.	(0.00)	(0.000)
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MSL 930494	Active/Disposed	1993-03-25	2043-06-25		2.00	0.810
CANADIAN NATURAL RESOURCES LIMITED						

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
DIMENSION: 90 X 90 M

WITHIN 100M OF WATERBODY (Y/N): N PURPOSE: Wellsite
CLIENT FILE NO: 439185

PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)
42002 MS			1996-08-21

W4-08-077-16-SW	THEOR RD ALLOW. ONLY.	(0.00)	(0.000)
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Activity Standing Search

Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Acres	Total Area Hectares
PLA 770132	Active/Disposed	1977-02-28	2999-12-31		54.62	22.104

CANADIAN NATURAL RESOURCES LIMITED

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N): N WITHIN 100M OF WATERBODY (Y/N): PURPOSE: Pipeline
 DIMENSION: 12.192, 15.24 M (W) (40, 50 FEET) CLIENT FILE NO:

NO PLANS

W4-08-077-16-SW And adjacent theoretical road allowance

PLA 810199	Active/Disposed	1979-03-15	2999-12-31		79.57	32.201
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CANADIAN NATURAL RESOURCES LIMITED

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N): N WITHIN 100M OF WATERBODY (Y/N): PURPOSE: Pipeline
 DIMENSION: 20 M CLIENT FILE NO:

PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)
8601 P	8021096		1979-03-15

W4-08-077-16-SW (0.00) (0.000)

PLA 850795	Active/Disposed	1985-11-29	2999-12-31		9.78	3.958
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CANADIAN NATURAL RESOURCES LIMITED

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N): WITHIN 100M OF WATERBODY (Y/N): PURPOSE: Pipeline
 DIMENSION: 10, 15 M (W) CLIENT FILE NO:

PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)
12650 P	8621862		1988-06-17

W4-08-077-16-SW (0.00) (0.000)

Activity Standing Search

Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Total Area	
					Acres	Hectares
PLA 930283	Letter of Authority	1993-03-11	2999-12-31	CANADIAN NATURAL RESOURCES LIMITED	3.36	1.360

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
DIMENSION: 15 MWITHIN 100M OF WATERBODY (Y/N): N PURPOSE: Pipeline
CLIENT FILE NO:

PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)
29178 P	9823114		1998-08-14

W4-08-077-16-SW	(0.00)	(0.000)
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SME 150047	Letter of Authority	2016-06-07	2016-12-06	ED BOBOCEL LUMBER (1993) LTD.	105.93	42.870
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ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
DIMENSION: 2 x IrregularWITHIN 100M OF WATERBODY (Y/N): PURPOSE: SAND AND GRAVEL
CLIENT FILE NO:

PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)
6949 SG			2015-03-12

W4-08-077-16-SW	(0.00)	(0.000)
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TPA 1472	Active/Disposed	1986-08-29	2021-06-30	PETER QUINTAL	0.00	0.000
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ACTIVITY DETAIL INFORMATION

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

NO PLANS

W4-08-077-16	(0.00)	(0.000)
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Req: 0001062877

Activity Standing Search

LSRC580D

Report Date: 2021-05-27 Time: 09:20:36

Requested by: MSMITH

Page 15 of 16

Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Acres	Total Area Hectares
VCE 080010	Letter of Authority for Amendment	2012-05-18	2999-12-31		41.27	16.700

ALTALINK MANAGEMENT LTD.

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):

WITHIN 100M OF WATERBODY (Y/N):

PURPOSE: Vegetation Control

DIMENSION: 5 m & 15 m

CLIENT FILE NO: (15039906)

PLAN NO

LTO PLAN NO

ITEM

VERSION DATE(S)

11884 T

2012-05-07

W4-08-077-16-SW

And adjacent theoretical road allowance

VCE 910009	Active/Disposed	1991-02-13	2999-12-31		14.58	5.900
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FORTISALBERTA INC.

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):

WITHIN 100M OF WATERBODY (Y/N): Y

PURPOSE: Vegetation Control

DIMENSION: 3 M

CLIENT FILE NO: 11500-94562

PLAN NO

LTO PLAN NO

ITEM

VERSION DATE(S)

5434 T

1991-10-18

W4-08-077-16-SW

(0.00)

(0.000)

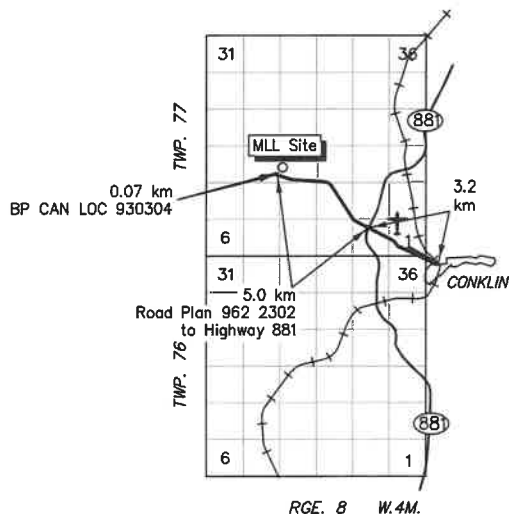
DISCLAIMER

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

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

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

*** END OF REPORT ***



ROUTE MAP
SCALE - 1:250,000

PLAN SHOWING LOCATION OF

RENEGADE CONSTRUCTION YARD & STORAGE SITE

In L.S.D.5-16-77-8

Within THEORETIC S.W.1/4 SEC.16 TWP.77 RGE.8 W.4M.

REGIONAL MUNICIPALITY OF WOOD BUFFALO

INFORMATION SOURCES USED:

	Yes	No
Land Titles legal plan search.....	☒	☐
Certificate of Title.....	☐	☒
Public Lands standing report.....	☒	☐
E.R.C.B. Permit map.....	☒	☐
Co-op map.....	☐	☒
Technical Services Disposition map.....	☒	☐
E.G.I.S. software.....	☒	☐
Information Searched on : 25 FEB 2010		

NOTES:

- The nearest SURFACE DEVELOPMENT is a LOOKOUT TOWER in the S.E.1/4 Sec.33-76-8 W.4M. located ± 5.3 km from MLL Site.
- The nearest RESIDENCE is in the HAMLET OF CONKLIN located ± 7 km from MLL Site
- The nearest URBAN CENTRE is the HAMLET OF CONKLIN located ± 7 km from MLL Site.

This plan represents the best information available at the time of survey. ALL-CAN ENGINEERING & SURVEYS takes no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

Contact Alberta 1 Call at 1-800-242-3447 or www.alberta1call.com

AREA:

	ha	Ac
MLL Site	6.419	15.86

NOTE: THERE ARE NO SURFACE DEVELOPMENTS WITHIN A 1.5 km RADIUS OF MLL SITE.

AFFIDAVIT:

I, Daniel R. Jones, of the City of Calgary, Alberta Land Surveyor, make oath and say:

- that the survey represented by this plan was made under my personal supervision, and
- that the survey was made in accordance with good surveying practices and in accordance with the provisions of the Surveys Act, and
- that the survey was performed on the 29th and 30th days of October, 2009, and that this plan is true and correct, and is prepared in accordance with the provisions of the Public Lands Act.

SWORN before me at the City of Calgary in the Province of Alberta this 4th day of March, 2010

Daniel R. Jones
Alberta Land Surveyor

Andrew P. Nicas
Andrew P. Nicas
A Commissioner for Oaths in
and for the Province of Alberta.
Commission expires on 23 JAN 2013



LEGEND:

- Iron Spike Placed at Well Centre shown thus
- Temporary Mark shown thus
- Power Pole shown thus PP
- Statutory Iron Survey PostPlaced Found
- Iron Bar shown thusPlaced Found
- Iron Spike shown thusPlaced Found
- Wooden Hub shown thusPlaced Found
- Portions referred to shown thus RP
- Geo-referenced point is shown thus
- The geo-referenced point is a found statutory Iron Post.
- Distances are ground and are in metres and decimals thereof.
- A combined scale factor of 0.999602 was used to scale ground distances to the projection plane.
- Geo-referenced point coordinates as determined by
ATS 4.1 (UTM NAD83, Zone 12)
6169186.4 m N. 487413.8 m E.
- Bearings are assumed from Plan 892 2539
and the corresponding grid bearing is 108°53'15"

PROJECT INFORMATION:

Client: RENEGADE GAS & OILFIELD SERVICES LTD.

Rev.	Description	PC	DWN	CHK	QC	DATE
0	Plan Issued	KW	SG	MG	TE	04 MAR 2010

ALL-CAN ENGINEERING & SURVEYS (1976) LTD.

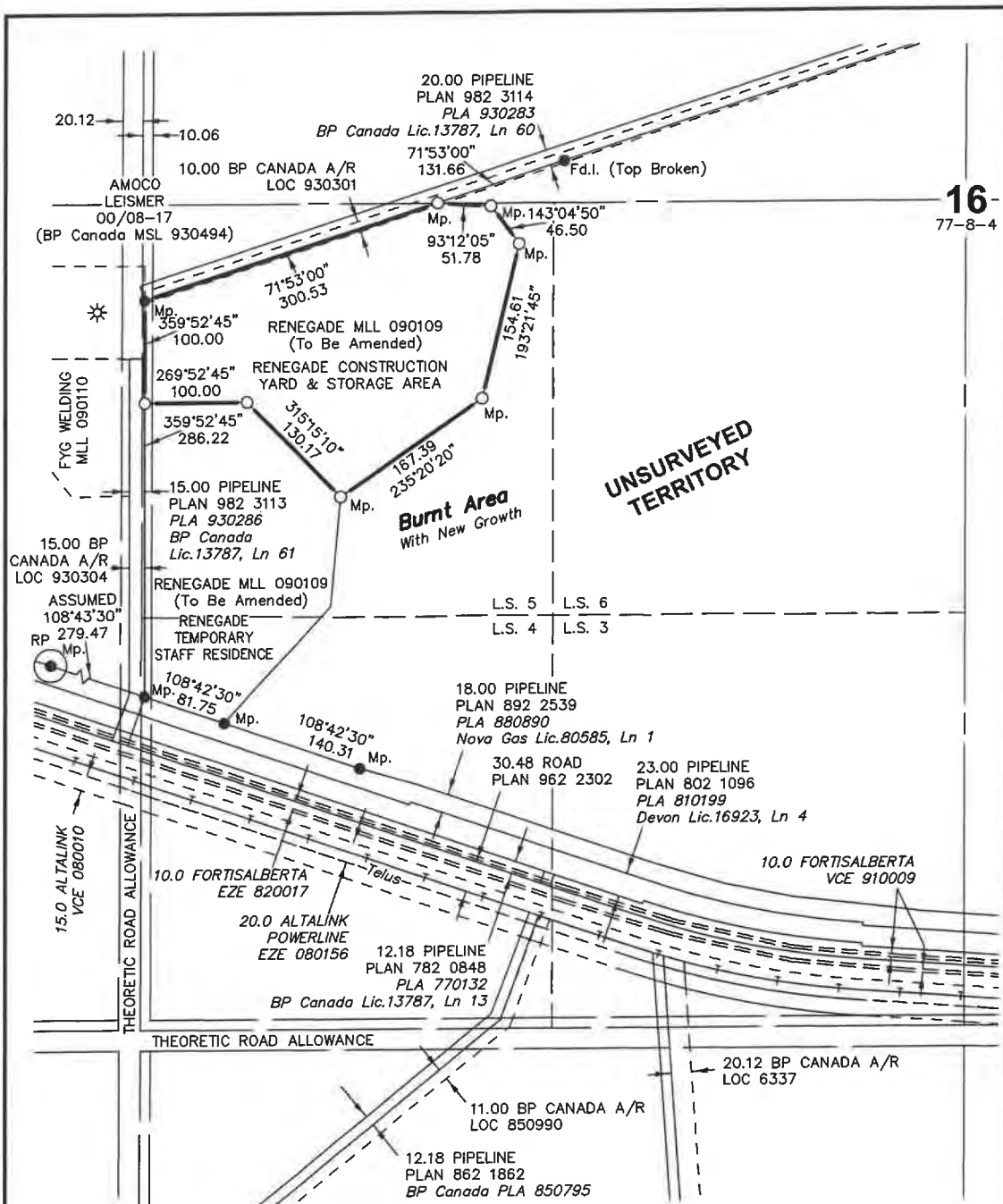
Phone: (403) 244-2131

Fax: (403) 244-6455

Job No.: 09-0578 Dwg. No.: 090578M020 Scale: 1:5000 Page: 1 OF 2

MLL100052 SRD Plan: 126755 MS, 2010-05-21, cch

MLL100052 SRD Plan: 126755 MS, 2010-05-21, cch



CROWN LAND ACTIVITY WITHIN TWP. 77 RGE.8 W.4 M.

Activity Code	Client	Legal Location
FMA: 9100029	ALBERTA-PACIFIC FOREST INDUSTRIES INC.	All Crown Lands Involved
TPA: 1472	QUINTAL, PETER	All Crown Lands Involved

AREA USAGE ON CROWN LANDS TWP.77 RGE.8 W.4M.

	NEW CUT	EXISTING CUT	TOTAL
WITHIN MLL SITE	= 0.000 ha (0.00 Ac)	= 6.419 ha (15.86 Ac)	= 6.419 ha (15.86 Ac)



Permit Number
2016-DP-01953

November 02, 2016

Applicant

RENEGADE GAS & OILFIELD SERVICES LTD. ALMA MALLOCH

ATIA s. 20(1)

Owner

RENEGADE GAS & OILFIELD SERVICES LTD.

ATIA s. 20(1)

RE: Industrial Support Facility

Lot: Block: SW16 77-8-4 Plan:

Your application for a development permit at the above location has been approved by the Development Officer. This approval is subject to the conditions as outlined in the enclosed Development Permit.

PLEASE READ PERMIT CONDITIONS CAREFULLY AND RETURN A SIGNED COPY TO OUR OFFICE.

This development permit shall expire and no longer be valid after one year from the date of decision of the permit if no construction has been initiated. Any other necessary permits shall be in place prior to commencement of any construction or occupancy. In the case of a change of use within an existing structure, where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

IMPORTANT NOTE

1. Under the Municipal Government Act, approvals of discretionary uses may be appealed within fourteen (14) days after the day of decision being posted. Should this decision be eligible for appeal, and be appealed, within fourteen (14) days after the Date of Decision, this permit shall not become effective until the Subdivision and Development Appeal Board has determined the appeal and the Permit may be modified or nullified thereby. Commencement of the approved Development Permit prior to expiry of the appeal period is at your own risk.
2. An appeal shall contain statement of the grounds of appeal and shall be delivered personally or by registered mail so as to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4 within the prescribed time period of fourteen (14) days.
3. Upon delivery of Notice of Appeal, the appellant shall pay to the Regional Municipality of Wood Buffalo, where the appellant is the owner of the site, or his agent, a fee of \$1000.00.

Compliance with other legislation - A person applying for, or in possession of a valid development permit is not relieved from full responsibility for ascertaining and complying with, or carrying out development in accordance with:

- a. the requirements of the Safety Codes Act, Environment Protection and Enhancement Act and Natural Resources Conservation Board Act;
- b. the requirements of any other Federal, Provincial, or Municipal statute, regulation code or standard; and
- c. the conditions of any caveat, covenant, easement or other instrument affecting a building or land.

The Municipality is not responsible for not does the Municipality have any obligation whatsoever to determine what other legislation may apply to a development, nor monitor or enforce compliance with such legislation.

REGIONAL MUNICIPALITY OF WOOD BUFFALO
Planning & Development Department
per:

ATIA s. 20(1)

November 02, 2016

Date

Ashlee Bevis
Planner
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Ashlee.Bevis@rmwb.ca

Applicant: Alma Mallock

Issued : November 02, 2016

Development Permit

Lot	Block	Plan	Section	Township	Range
	SW16 77-8-		16	77	8

New Commercial Industrial or Institutional Development

Industrial Support Facility

Advertising Date November 11, 2016

Expiry Date January 19, 2022

- This development was approved by the Development Officer and is subject to the conditions attached to this permit.
- All conditions stated on this development permit must be complied with.
- You have one year from Date of Decision to commence construction. All appropriate building/mechanical permits must be applied for and issued. In the case of a change of use within an existing structure where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

I acknowledge the content of this development permit and agree to the attached conditions:

Regional Municipality of Wood Buffalo
Planning & Development Department
per:

ATIA s. 20(1)

Issued : November 02, 2016

Ashlee Bevis
Planner
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Ashlee.bevis@rmwb.ca

Date

Advisory Notes:

- 1 Any signage proposed for this development shall require a separate application and approval.
- 2 The sump shall be installed so that discharge is as per the requirements of the Sewage Bylaw.
- 3 The developer shall install all appropriate signage at access/egress locations in accordance with the requirements of the Engineering Department.
- 4 Site services shall be in accordance with the Engineering Standards of the Regional Municipality of Wood Buffalo Fort McMurray Urban Service Area and the standards set by the Franchise Utilities operating within the Fort McMurray Urban Service Area.
- 5 A Utility Installation Permit is required from the developer and shall be obtained from Engineering Services Division prior to installing underground utilities.
- 6 It shall be the developers responsibility and expense to terminate, at the main, all sanitary and water services which will not be utilized in this development.
- 7 All Federal, Provincial and Municipal statutes and regulations shall be met, including the Alberta Building Code.
- 8 Any damage to the streets, sidewalks, curbs or landscaped boulevards caused by this development shall be the full responsibility of the developer to restore.
- 9 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695.
- 10 A Health Certificate may be required for this development. Please contact the Health Inspector for the necessary information.
- 11 A Municipal Business License may be required for this development. Please contact the Licensing Enforcement Officer for information and an application, if required.
- 12 The Alberta Fire Code applies in and around buildings existing or being constructed on a site. Complete project plans and specifications, construction fire safety plans, and fire related activities requiring Fire Prevention Permits shall be reviewed by the Fire Authority prior to the commencement of any work related thereto. Inquiries and permit applications shall be submitted to the Fire Authority.
- 13 A route permit shall be required for this development and shall be applied for through the Planning and Development Department.

Conditions:

- 1 This development is classified as a Industrial Support Facility and is Discretionary Use in the RD - Rural District.
- 2 This development is for a temporary basis and shall not extend beyond January 19, 2022.
- 3 Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to occupancy.
- 4 Construction materials, including garbage, shall be stored so as not to create a nuisance to neighbouring properties.
- 5 The garbage and waste material shall be stored in weather-proof and animal-proof containers and shall be visually screened in a manner compatible with the design and external materials of the principal buildings on the site. If a wood screen fence is used, it shall be constructed in accordance with drawing 10-301 of the Engineering Servicing Standards.
- 6 The building location, orientation, capacity and/or use shall be as indicated on the approved drawings. Any changes to the approved plans shall be submitted to the Development Officer for further approval.
- 7 A minimum of 19 on-site parking stalls shall be provided as indicated on the approved plan. All parking stalls shall be hard surfaced with asphalt pavement, concrete or other similar paving material and shall be completed prior to the issuance of an Occupancy Permit. Should a seasonal allowance be required for paving the parking lot, the developer shall provide a written request for the seasonal allowance together with an automatically renewable and irrevocable letter of credit equal to 100 percent of the cost of paving the parking lot. These parking stalls shall be hard-surfaced, level, located close to an entrance, and shall be designated with the International Symbol of Access.
- 8 A minimum of one loading space shall be provided for this development. Loading shall be designed and located so that all vehicles using those spaces can be parked and maneuvered entirely within the bounds of the site before moving onto adjacent streets or lands.
- 9 All parking stalls shall be graded such that no slope in any direction is less than 0.5% and not more than 4%, to the satisfaction of the Development Officer. All soft landscaped areas shall have a minimum slope of 2% away from buildings.
- 10 A final site grading plan shall be prepared to the satisfaction of the Engineering Department and shall be approved prior to occupancy of any buildings.
- 11 Any excess fill must be deposited on a site approved by the Municipality. Please contact the Engineering Department and/or the Environmental Branch of the Public Works Department.
- 12 Any and all easements required by the Municipality or any franchise utility as a result of this development shall be provided by the developer at no cost to the Municipality or any franchise utility and shall be registered on title by Utility Right-of-Way Plan.
- 13 Should it be necessary to alter any on site Municipal or franchise utilities, all cost shall be borne by the developer.
- 14 There shall be no unauthorized use of any adjoining Public Utility Lot or Reserve Land during the course of the approved development construction. The developer may apply to the Development Officer to utilize these lands.
- 15 All on site lighting shall be located, oriented and shielded so as to restrict the unnecessary illumination of adjacent residential properties.
- 16 Before any construction starts, the applicant shall ensure that the site is fully fenced, as per the approved fencing plan, in order to prevent any damage to Municipal infrastructure and landscaping surrounding the site, to ensure controlled and safe access and egress of the site, and to provide safe pedestrian access on and through any municipal lands adjacent to the site. The site access locations shall be established as per the fencing plan and will be maintained and operated to the satisfaction of the Development Authority. The fencing is to remain in place and in good working condition until all construction activities have ceased and a Full Development Completion Certificate has been issued.
- 17 Any required removal or modification of existing on-site underground storage tanks and the management of identified contaminants shall be undertaken to the satisfaction of the appropriate authorities prior to the construction of the approved development and all applicable permits received from the local Fire Authority.
- 18 A water meter permit may be required. Please contact Underground Services Division for details at 780-799-7493. 780-788-1456 ext. 5832

- 19 A utility connection permit may be required. Please contact Underground Services Division for details at 780-799-5823.
- 20 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695 or follow up on our permitting website:
<https://aca.woodbuffalo.ab.ca/citizenaccess/>

Drawing List	
Sheet Number	Sheet Name
A101	Cover Page



MODERN DIMENSIONS
DESIGN INC.

MODERN DIMENSIONS DESIGN INC.
www.moderndimensionsdesign.com



1 Proposed New Building

BUILDING CODE ANALYSIS

BUILDING CLASSIFICATION
MAJOR OCCUPANCY GROUP F, DIVISION 3, 3.2.2.83 ABC - 1486m²
LOW HAZARDOUS OCCUPANCY = COMBUSTIBLE CONTENT NOT MORE THEN 50kg/m² = 74300 Kg
OTHER OCCUPANCY'S GROUP D, 3.2.2.60 ABC - 223m²

DESCRIPTION	ARTICLE	PROVIDED
BUILDING ACCESS	3.2.2.10	FACING 3 STREET
TOTAL MAIN FLOOR AREA	3.2.2.83 <3600m ²	1115m ²
	3.2.2.60 <3600m ²	399m ²
BUILDING HEIGHT	3.2.2.83 & 3.2.2.60 - MAX 3 STOREYS	2 STOREY
MEZZANINE FLOOR AREA	176 m ²	N/A
SPRINKLER SYSTEM	3.2.2.18	220342 L
WATER SUPPLY	3.2.5.7	F-3 MAX 35 PERSONS
OCCUPANT LOAD	3.1.17.1	D - MAX 42 PERSONS
	3.1.17.1	NOT REQ'D UNDER 150
FIRE ALARM SYSTEM	3.2.4.1	AT LEAST 2 PROVIDED
NUMBER AND LOCATION OF EXITS	3.4.2.1	AT LEAST 2 PROVIDED
EGRESS FROM MEZZANINE	3.4.2.2	
DISTANCE BETWEEN EXITS	3.4.2.3	
TRAVEL DISTANCE	3.4.2.4 & 3.4.2.5	PROVIDED
EXIT SIGNS	3.4.5.1	PROVIDED
ATTIC SPACE ACCESS	3.6.4.4	
WATER CLOSETS	3.7.2.2	
BARRIER FREE REQUIREMENTS	3.8	

FIRE SEPERATIONS

FLOOR	ARTICLE	PROVIDED
LOADBEARING WALLS	3.2.2.60 & 3.2.2.83	45 MIN
ROOF ASSEMBLIES	3.2.2.60 & 3.2.2.83	45 MIN
SEPERATION OF SUITES	3.3.1.1 - 1HR	1HR
MECHANICAL ROOM	3.6.2.1 - 1HR	1HR

ARTICLE

PROVIDED

SPACIAL SEPERATION - CONSTRUCTION OF EXTERIOR WALLS - 3.2.3 A.B.C.

WALL	AREA OF EBF	LIMITING DIST.	U/M	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR	TYPE OF REQUIRED CONST.	TYPE OF REQUIRED CLADDING
NORTH	249 m ²	82 m	5	UNLIMITED	3%	NONE	COMB/NON	COMB/NON
SOUTH	249 m ²	107 m	5	UNLIMITED	2%	NONE	COMB/NON	COMB/NON
EAST	363 m ²	159 m	5	UNLIMITED	48%	NONE	COMB/NON	COMB/NON
WEST	363 m ²	39 m	5	UNLIMITED	34%	NONE	COMB/NON	COMB/NON

FOR CLIENT REVIEW

2016-10-03

FOR DEVELOPMENT PERMIT

2016-10-12

COMMENTS INCORPORATED

2016-10-21

PROFESSIONAL OF RECORD:

BUILDER OR CONTRACTOR:

INTEGRITY
Post Structures

Your local post frame expert
Box 689
Okotoks, Alberta
T1S 1A8

RENEGADE GAS

Proposed New StorageWorkshop

Project number

Date

Drawn by

Author

Checked by

Checker

Scale

[illegible]

PROFESSIONAL OF RECORD:

BUILDER OR CONTRACTOR:



Your local post frame expert
Box 689
Okotoks, Alberta
T1S 1A8

RENEGADE GAS

Proposed New Storage/Workshop Building

Site Plan

Project number	MDD-16-RENEGADE-001
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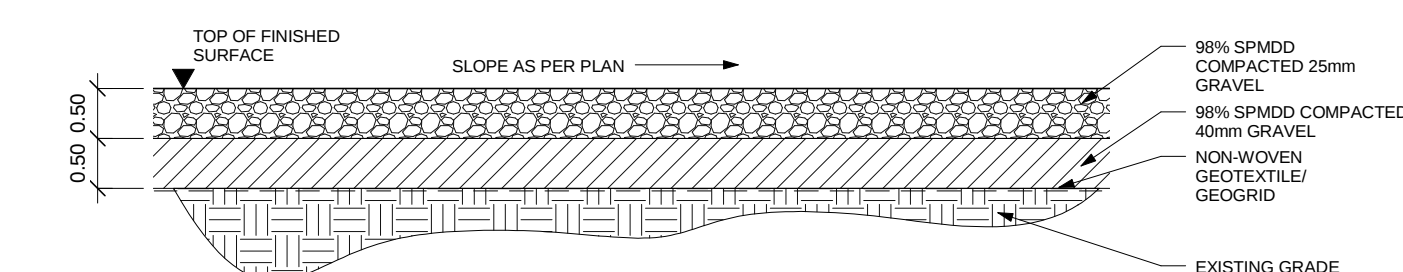
Date	2016-10-03
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Drawn by	Author
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Checked by	Checker
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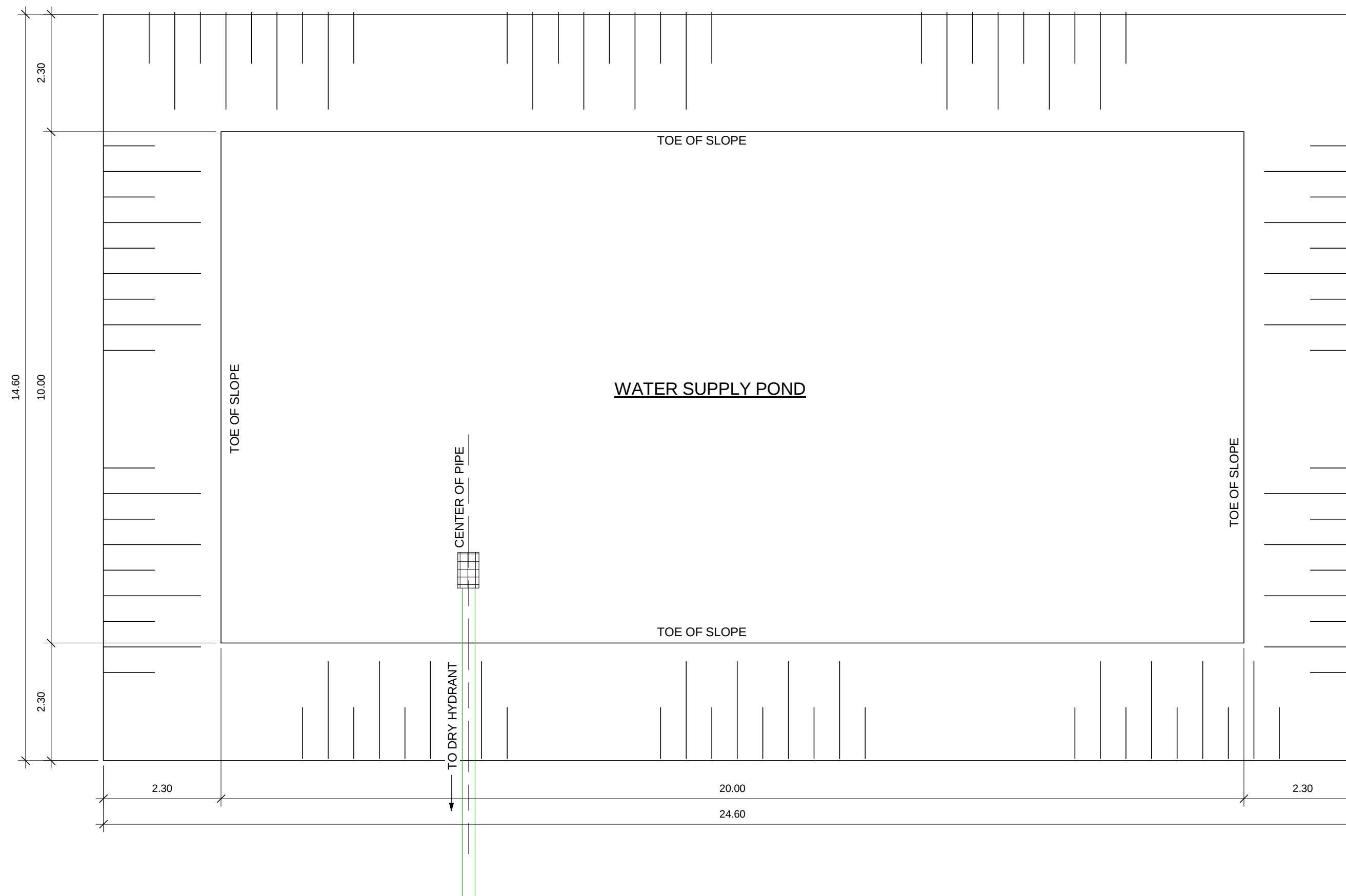
A102

Scale	As indicated
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2 Road Substructure

2016-10-24 1:59:14 PM



WATER SUPPLY REQUIRED AS PER 3.2.5.7
F-3 - Q = 8841m3 X 22 X 1.0 = 194502 Litres (min)
D - Q = 1361m3 X 19 X 1.0 = 25859 Litres (min)
TOTAL = 220342 Litres

Ashlee Bevis

Ashlee Bevis
Development Authority
Page Permit No.
2/3 2016-DP-01953



MODERN DIMENSIONS
DESIGN INC.

MODERN DIMENSIONS DESIGN INC.
www.moderndimensionsdesign.com

FOR CLIENT REVIEW 2016-10-03
FOR DEVELOPMENT PERMIT 2016-10-12
COMMENTS INCORPORATED 2016-10-21

PROFESSIONAL OF RECORD:

BUILDER OR CONTRACTOR:

INTEGRITY
Post Structures

Your local post frame expert
Box 689
Okotoks, Alberta
T1S 1A8

RENEGADE GAS

Proposed New Storage/Workshop

Project number

Date

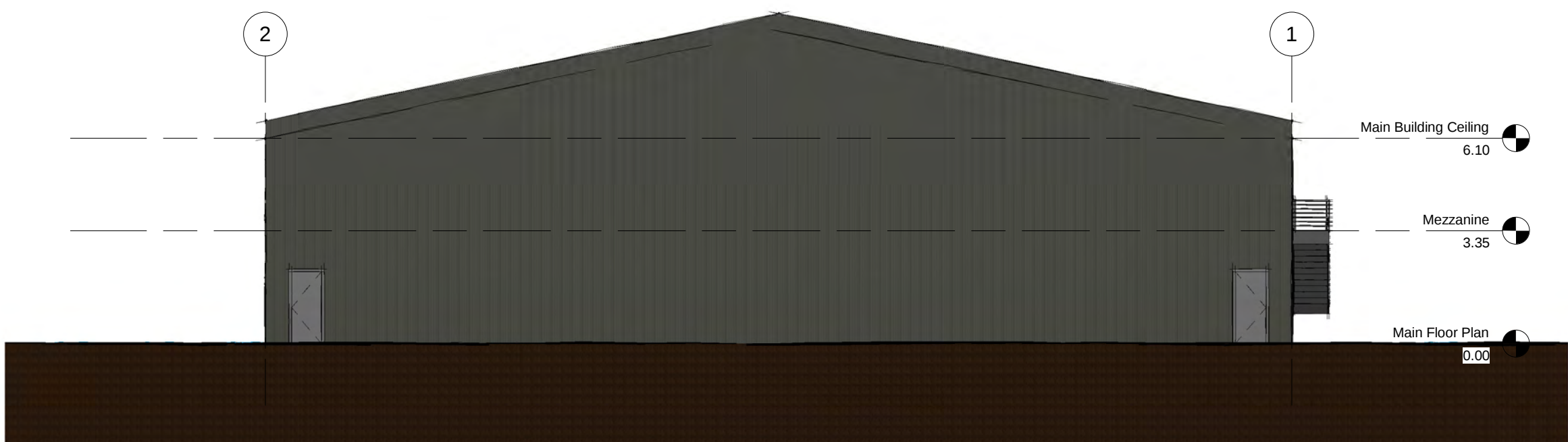
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Author

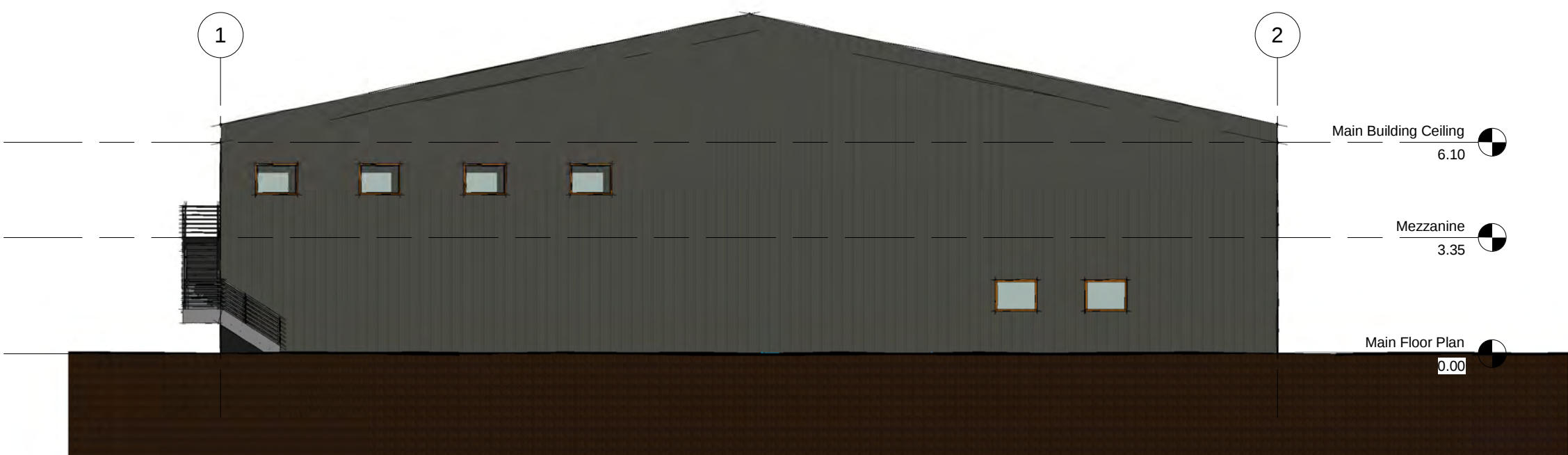
Checked by

Checker

Scale



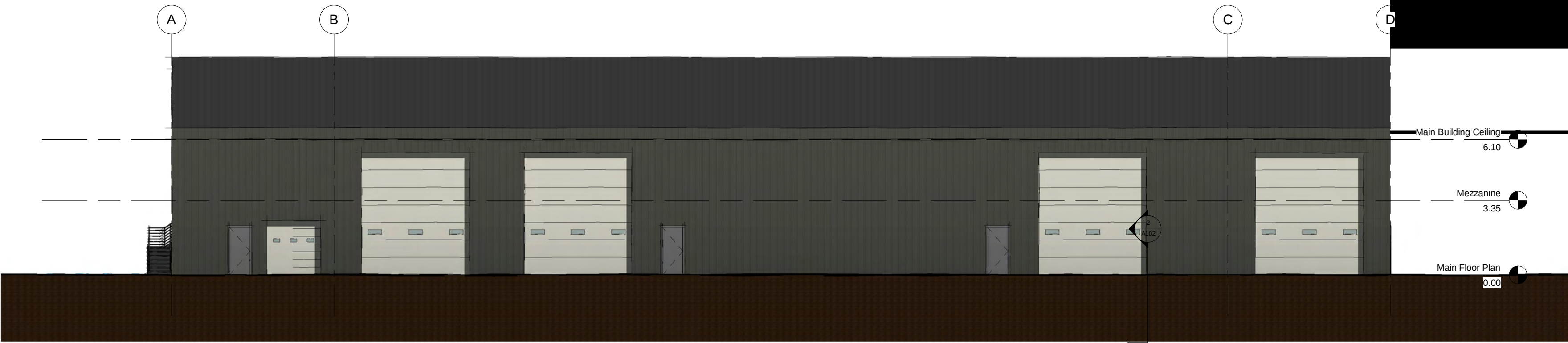
1 South
1 : 100



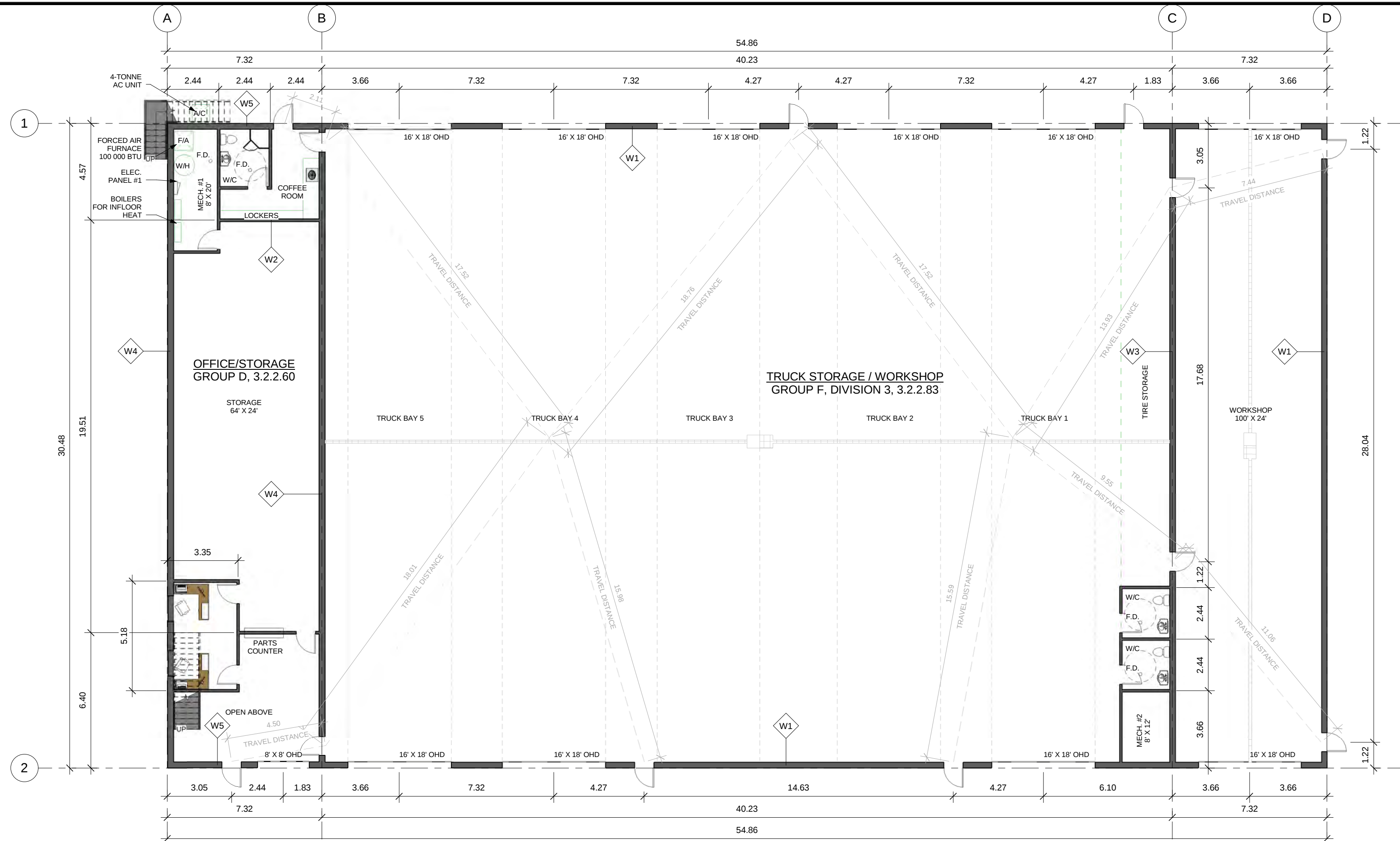
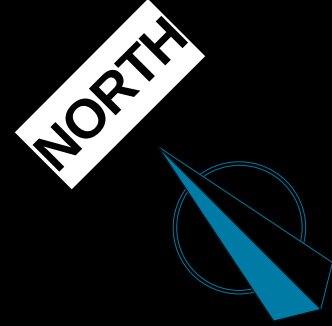
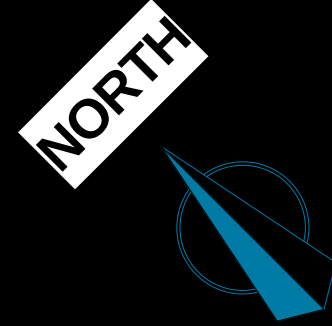
4 North
1 : 100



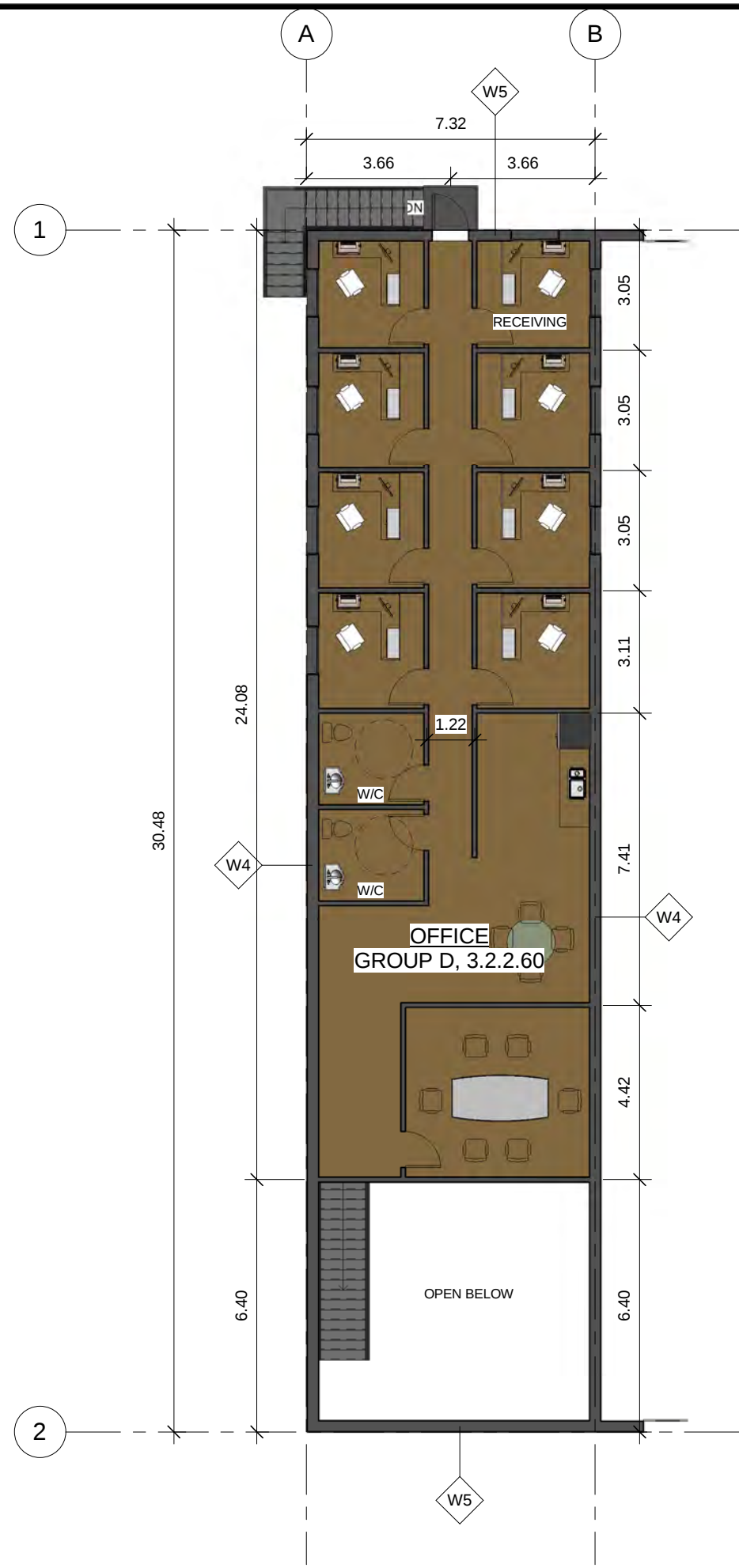
2 East
1 : 100



3 West
1 : 100



Main Floor Plan



Mezzanine

FOR CLIENT REVIEW	2016-10-03
FOR DEVELOPMENT PERMIT	2016-10-12
COMMENTS INCORPORATED	2016-10-21

PROFESSIONAL OF RECORD:

BUILDER OR CONTRACTOR:

INTEGRITY
Post Structures

Your local post frame expert
Box 689
Okotoks, Alberta
T1S 1A8

RENEGADE GAS

Proposed New StorageWorkshop

Project number

Date

Drawn by	C.R.
Checked by	B.K.

Scale

Attachment #4

MEMORANDUM OF AGREEMENT

THIS AGREEMENT made this 27th day of November, 2013

BETWEEN: HER MAJESTY THE QUEEN, in right of the Province of Alberta, as represented by the Department of Environment & Sustainable Resource Development, by the "director" duly designated under the *Public Lands Act*, (collectively called the "Lessor")

AND: Renegade Gas & Oilfield Services Ltd., (the "Lessee")

WHEREAS this agreement is supplemental to MLL 100052 (hereinafter called the "Lease") dated January 20, 2012 whereby the Lessor leased to the Lessee certain lands, and

WHEREAS the Lessor and the Lessee wish to amend that Lease;
NOW THEREFORE the Parties agree that the Lease is amended as follows:

- Expiry date of January 19, 2014 extended to January 19, 2022
- All previous conditions from the original approval dated January 20, 2012 apply and the following additional condition:
- The annual rental is payable yearly in advance. Unless this authority is amended, the rate will remain in effect for a period of 5 years after which the Department may change it for each 5-year period, according to the rate established by the Department for the purpose for which this authority is granted.

IN WITNESS WHEREOF the parties have set their hands the day and year written above.

HER MAJESTY THE QUEEN in right of the Province of Alberta, as represented by the Department of Environment & Sustainable Resource Development.

Lindsey Taylor
Witness

ATIA s. 20(1)
The director, *Public Lands Act*

J. Trepanier
Witness

ATIA s. 20(1)
Per: _____ (seal)
(Lessee)



CHRONOLOGY OF SIGNIFICANT EVENTS

1. **January 19, 2022 – Expiry of Previous Permit**
Development Permit 2016-DP-01953, which authorized the use of the site as an Industrial Support Facility, expired on January 19, 2022, in alignment with the term of Disposition MLL 100052. The permit was issued based on a written declaration submitted by the applicant (*Attachment 6*). Following the issuance of the Development Permit, Safety Codes issued an Occupancy Permit for a Low Hazard Industrial Occupancy under Building Permit 2016-BP-001411 (*Attachment 7*).
2. **November 9, 2022 – Provincial Inquiry Initiated**
Alberta Environment and Protected Areas (AEPA) investigated potential unauthorized development on Crown land at SW-16-77-8-W4M. The Environmental Investigator contacted the RMWB requesting records for a large industrial shop believed to have been constructed between 2016 and 2017.
3. **December 23, 2022 – Meeting Between RMWB and Provincial Investigator**
RMWB Planning staff discussed concerns with the Environmental Investigator about the site's development history and provincial lease compliance. To support the inquiry, a follow-up review of the Municipality's development permit files was undertaken.
4. **January 10, 2023 – RMWB Response to Provincial Inquiry**
In response to the provincial investigation, RMWB confirmed that the Development Permit, 2016-DP-01953, was approved as an "Industrial Support Facility." The approval was consistent with the lease agreement MLL 100052 (dated January 20, 2012), which allows it to be used as a construction yard and storage site. The building's use met the lease purpose, and the 2013 lease extension confirmed validity through January 19, 2022. The Municipality clarified that the development fell within its planning jurisdiction and aligned with the Land Use Bylaw, with provincial compliance being the applicant's responsibility (*Attachment 8*).
5. **November 27, 2024 – Submission of Development Permit Renewal Application**
Renegade Gas & Oilfield Services Ltd. submitted Development Permit Application 2024-DP-00391 to renew the previously approved use under 2016-DP-01953, which had expired on January 19, 2022. The application mirrored its original use as an industrial support facility and was submitted during the ongoing sale process to Manatokan Oilfield Services Inc.
6. **December 5, 2024 – Legal Counsel Initiates Discussion on Permit Transfer and Uses**
Parlee McLaws LLP, representing Manatokan Oilfield Services Inc., contacted RMWB staff regarding the site sale from Renegade Gas & Oilfield Services Ltd. The lawyer inquired about the transferability of the Development Permit and business license. The email also outlined Manatokan's intention to use the site for office space, storage, parts counter, a wash bay, and mechanical repair of company-owned vehicles and equipment (*Attachment 9*).
7. **December 6, 2024 – Municipal Clarification on Permit Requirements and Use Restrictions**

The Development Officer responded, confirming that a new Development Permit would be required due to the change of activity and the ownership change. The response clarified that while general industrial support functions (e.g., office and storage) could be considered under the current land use, additional uses such as wash bays, equipment servicing, and vehicle repair were not previously approved, raised potential compliance concerns with the Land Use Bylaw, and would require additional review and potentially a revised disposition (*Attachment 10*).

8. **December 9, 2024 – Intent to Proceed and Confirmation of Disposition Transfer**
Following Planning's December 6 response, Renegade Gas & Oilfield Services Ltd. contacted the Municipality to confirm they would proceed with the Development Permit application. They advised that both provincial Dispositions would be transferred to Manatokan Oilfield Services Inc. once the reassignment was completed. Parlee McLaws LLP also sought confirmation that the proposed additional uses could be supported under a new Development Permit if aligned with updated Dispositions (*Attachment 11*).
9. **December 12, 2024 – Confirmation of Site Use and Business Plan Reference**
Legal counsel for Manatokan Oilfield Services Inc. confirmed that their client has been using the shop for wash bay and mechanical operations since 2017. They emphasized that these uses are essential to their operations, noted community engagement, and offered to share their business development plan submitted to the province (*Attachment 12*).
10. **December 19, 2024 – Planning Feedback and Application Circulation Initiated**
Planning provided a comprehensive response to Parlee McLaws LLP, outlining that the proposed additional uses, such as warehouse, wash bay, and vehicle or equipment repair, were not permitted under the Rural District regulations and could not be added to the current permit. Safety Codes requirements for a change in building classification and significant upgrades were also highlighted. Planning recommended exploring alternate zoning options to accommodate the proposed business operations (*Attachment 13*). On the same day, following confirmation that the applicant wished to proceed with the original 2016 approved uses, the application (2024-DP-00391) was circulated to both internal departments, including Safety Codes, Fire Prevention, and Environmental Services, and external stakeholders such as utility providers, Alberta Environment and Protected Areas, and Alberta Health Services for review and comment by January 6, 2025 (*Attachment 14*).
11. **January 7, 2025 – Circulation Comments Received**
Safety Codes, Fire, and Engineering commented on the proposed additional uses. Safety Codes confirmed that the proposed operations were inconsistent with the existing low-hazard classification (*Attachment 15*).
12. **January 9, 2025 – Planning Clarifies Use Restrictions and Next Steps**
When the applicant approached again for the vehicle repair and wash bay to include in the application, Planning advised the applicant that automotive repair is not permitted under the Rural District (RD) and cannot be included in the current Development Permit. The 2016 approval only allowed vehicle storage, not repair. The applicant was informed they could either apply for a Land Use Bylaw amendment or

- appeal a refusal through SDAB. Supporting documents were provided, including the 2016 Occupancy Certificate, RD regulations, Safety Codes correspondence from October 2016, and the original business declaration ([Attachment 16](#)).
13. **January 14, 2025 – Disagreement from Legal Counsel**
Parlee McLaws disputed the Municipality’s interpretation of the Land Use Bylaw and requested a meeting to discuss the proposed uses and the Development Authority’s concerns.
 14. **February 21, 2025 – In-Person Meeting to Review Permit Issues**
Planning staff met with Renegade Gas & Oilfield Services Ltd. representatives to discuss Development Permit 2024-DP-00391. The meeting focused on clarifying the current application status and outlining possible options for addressing compliance issues related to proposed additional uses.
 15. **February 24, 2025 – Permit Options Provided and Applicant Confirms Original Proposal**
Planning issued a follow-up email outlining three options for Development Permit 2024-DP-00391: (1) proceed with the original 2016-approved Industrial Support Facility use; (2) include additional non-permitted uses, which would result in refusal and appeal rights; or (3) apply for a Land Use Bylaw amendment to accommodate the new uses ([Attachment 17](#)). Later the same day, Renegade Gas & Oilfield Services Ltd. confirmed via phone call and email their decision to proceed with the original 2016-approved use only, excluding any additional activities ([Attachment 18](#)).
 16. **February 27, 2025 – Updated Circulation to Stakeholders**
Planning recirculated Development Permit 2024-DP-00391 to internal departments, confirming the applicant's intent to proceed only with the original 2016-approved uses ([Attachment 19](#)). The additional proposed activities—warehouse, wash bay, and vehicle/equipment repair were withdrawn. Reviewers were asked to revisit their previous comments and provide updated responses by March 6, 2025.
 17. **February 27, 2025 – Safety Codes Services Approval**
Planning received confirmation from Safety Codes Services that Development Permit 2024-DP-00391 was acceptable for low-hazard industrial use only, consistent with the original 2016 approval. The Chief Building Inspector confirmed that the building was not designed or constructed for wash bay or vehicle servicing and that such activities would not be supported ([Attachment 20](#)).
 18. **March 6, 2025 – Fire Department Approval Linked to Safety Codes Conditions**
The Fire Department approved Development Permit 2024-DP-00391 on the condition that all requirements outlined by Safety Codes Services were met. In doing so, the Fire Department reinforced Safety Codes’ position that the building and fire protection systems are designed for low-hazard industrial use only. The department did not provide independent support for wash bay or vehicle servicing activities. It explicitly relied on the technical expertise and restrictions provided by Safety Codes, indicating coordinated safety concerns regarding those uses ([Attachment 20](#)).
 19. **March 10, 2025 – Environmental Services Approval**
Environmental Services confirmed conditional approval of Development Permit 2024-DP-00391. Comments included requirements for a wildlife sweep if clearing occurred

during the restricted nesting period, erosion control measures, and the proposal that the on-site pond be used only for surface runoff and firefighting. Waste from sumps and tanks must be disposed of at an approved facility (Attachment 20).

20. March 12, 2025 – Development Permit Issued with Conditions

Following receipt of approvals from Safety Codes, Fire Prevention, and Environmental Services, which were previously withheld during the initial circulation, the Development Authority approved Development Permit 2024-DP-00391 with conditions. Condition 21 was a key requirement to ensure the permit aligned with both Safety Codes and Fire regulations, addressing the Municipality's highest safety priorities. This condition restricted any wash bay or vehicle servicing activities, ensuring operations remain within the approved low-hazard use classification.

21. April 11, 2025 – Appeal Submitted

Renegade Gas & Oilfield Services Ltd. submitted an appeal to the Subdivision and Development Appeal Board (SDAB), challenging Condition 21 only (Attachment 21).

116. RD - Rural District

116.1 Purpose

The purpose of this district is to manage development in the Rural Service Area, outside established hamlets, including the accommodation of oil sands mining, extraction and upgrading.

116.2 Permitted Uses

The following are permitted uses:

- (a) Extensive Agriculture
- (b) Home Occupation
- (c) Oil Sands Mining, Extraction and Upgrading
- (d) Oil Sands Pilot Projects
- (e) On-site security
- (f) Park
- (g) Trapper's Cabin
- (h) Utilities/Co-generation

116.3 Discretionary Uses - Development Officer

The following are discretionary uses that may be approved by the Development Officer:

- (a) Accessory Building
- (b) Airport
- (c) Bed and Breakfast
- (d) Campground (**BL 04/012**)
- (e) Cemetery
- (f) Community Recreation Facility
- (g) Country Inn
- (h) **DELETED (BL 05/013)**
- (i) Drinking Lounge, Minor (**BL 05/013**)
- (j) Educational Service Facility (accessory to a Religious Assembly only)
- (k) Family Care Dwelling
- (l) Food Service, Drive-In or Drive-Through (**BL 05/013**)
- (m) Food Service, Minor Restaurant (**BL 05/013**)
- (n) Food Service, Take Out Restaurant (**BL 05/013**)
- (o) Gas Bar (**BL 04/012**)

- (p) General Contractor only on part of Lot A, Plan 762 0627, as shown on Schedule A, attached hereto and forming part of this Bylaw **(BL 01/067)**
- (q) Guest Ranch
- (r) Home Business
- (s) Hotel
- (t) Industrial Support Facility **(BL 04/012)**
- (u) Intensive Agriculture
- (v) Kennel
- (w) Manufactured/Modular Home
- (x) Market Garden
- (y) Motel
- (z) Natural Resource Extraction and Upgrading
- (aa) Outdoor Recreation Facility
- (bb) Project Accommodation **(BL 06/001)**
- (cc) Public Use/Utility
- (dd) **DELETED (BL 04/012)**
- (ee) Religious Assembly
- (ff) Resort Facility
- (gg) Retail Store, Convenience
- (hh) Satellite Dish Antenna
- (ii) Security Suite
- (jj) Service Station, Minor
- (kk) Single Detached Dwelling
- (ll) Spectator Sports Facility
- (mm) Staff Accommodation **(BL 08/001)**
- (nn) **DELETED (BL 06/030)**
- (oo) Waste Management Facility

116.4 Discretionary Uses - Planning Commission

The following are discretionary uses that may be approved by the Municipal Planning Commission:

- (a) Abattoir
- (b) Intensive Livestock Operation

116.5 Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this District.

- (a) Front Yard (minimum): 40.0 m
- (b) Side Yard, Interior (minimum): 15.0 m
- (c) Side Yard, Exterior (minimum): 40.0 m
- (d) Rear Yard (minimum): 10.0 m
- (e) Lot Area (minimum):
 - (i) Extensive Agriculture 32.0 ha
 - (ii) Market Garden 4.0 ha
 - (iii) Intensive Agriculture: 2.0 ha
 - (iv) All Other Uses: At discretion of Development Authority

116.6 **DELETED (BL 08/001)**

116.7 **DELETED (BL 08/001)**

116.8 **DELETED (BL 08/001)**

On October 26, 2016 at 1:14 PM Ashlee Bevis <Ashlee.Bevis@rmwb.ca> wrote:

Cody,

I have heard back from Engineering and Fire as the plans were recirculated due to the changes that were made.

Engineering has no concerns but fire did have the below comments.

1.The application speaks to a maximum combustibile content. Confirm the owner is aware of this restriction and has the ability to maintain it.

2.Confirm or deny if tank vehicles are intended to be stored/serviced within the facility. If yes, confirm the owner is aware of the Section 4.11 2014 Alberta Fire Code requirements for tank vehicles.

An NFPA 1142 water supply is proposed. Confirm the owner is aware of the design and maintenance requirements for Chapters 7 and 8 and has the capacity to manage them.

I have yet to hear back from Greg with Safety codes.

Regards,

Ashlee Bevis

Planner III

Planning & Development Department

Regional Municipality of Wood Buffalo

T:780.793.1108 F:780.743.7874

ashlee.bevis@rmwb.ca

www.rmwb.ca

Civic: 309 Powder Drive, Fort McMurray, AB, T9K 0M3

Mailing: 9909 Franklin Avenue, Fort McMurray, AB, T9H 2K4

From: Cody Reimer [mailto: [REDACTED]]
Sent: Monday, October 24, 2016 2:05 PM
To: Greg Wolf <Greg.Wolf@rmwb.ca>; Ashlee Bevis <Ashlee.Bevis@rmwb.ca>
Cc: Doug Mills <ATIA s. 20(1) [REDACTED]>
Renegade Gas <ATIA s. 20(1) [REDACTED]>
Subject: 2016-DP-01953 Renegade Gas

Hello There Greg,

Please find Attached drawings, my apologies there was no attachments on my email friday.
This has been uploaded on E-Permitting aswell by Renegade.

From: Cody Reimer <[REDACTED]>
Sent: October-26-16 1:16 PM
To: Ashlee Bevis
Cc: doug; greg.wolf@rmwb.ca; finance; Cody Reimer
Subject: RE: 2016-DP-01953 Renegade Gas

Hello Ashlee,

Thanks for your email and getting back to me, our response is as follows:

1. The maximum combustibility content is not to be more than 50kg/m², which was one a governing factor why this will be classified as a Low Hazardous Industrial Workshop instead of a Medium Hazardous Industrial Workshop. The allowable combustible content is 74300 kg and with this size of building, the ratio of hazardous content to floor space is very low and will never be even be remotely close to 74300 kg. This building will be only occupied by the company using it and will not be open to the public as any sort of automotive repair garage. If required there will be no issue having a deceleration as such done by the owner and submitted to the municipality if there is an issue. This is simply an Low Hazardous industrial workshop/storage facility for the sole use of company occupying it.

2. The Proposed Storage/Workshop building will be for HydroVac Trucks, which do not qualify as a *tank vehicle* under the definitions or Section 4.11 2014 Alberta Fire Code requirements for tank vehicles. So there should be no issues there.

In regards to the Water Supply pond, All design and maintenance requirements of NFPA 1142 have been brought to the attention of the owner as well as a maintenance plan put in place. We will be supervising the Install of the Nilex Liner and Dry Hydrant and will be Signing off on Schedules B-C on the construction aswell as confirming the connection with the local fire department chief complies with their equipment before commissioned.

any questions or concerns feel free to contact myself directly

Cheers,
Cody Reimer
Owner/ Director

ATIA s. 20(1)



From: Cody Reimer [ATIA s. 20(1)]
Sent: October-21-16 1:04 PM
To: greg.wolf@rmwb.ca; Ashlee.Bevis@rmwb.ca
Cc: Renegade Gas; Dave Marsh; Doug Mills; finance
Subject: 2016-DP-01953 Renegade Gas

Hello Greg,

Thanks you for comments Please find attached drawings showing the intended use, also see comments corresponding to your numbered points below.

1. As per the original submitted drawings on the cover page of the building code analysis, this building is being used as a Storage Garage and Workshop - and as defined in the Building code a Low Hazardous Occupancy = Combustible content to be not more then 50Kg/m2 = 74300 Kg. . We have revised the drawings with this title changed to suite and make it more clear, my apologies usually the code analysis is all that is required at this stage.
2. Water supply calculation and pond size is correct as per the usage and construction method
3. Usage is a Low Hazardous Industrial - Storage Garage and Workshop
4. The "Wash bay" , is a possibility in the future and was on the drawings just for client layout purposes. There is no immediate plan for a washbay and if this area to wash the stored trucks is used, the relevant permits and requirements for water/mechanical drawings will be provided at that time.
5. Since the original grading plan was approved there was not any additional civil design added. However there will be Large Trucks driving all around throughout, the entire area will be done with geo-grid and geo-textile with gravel road sub structure. The Detail has been added to the site plan aswell. and labelled a 9m access all around the building for fire fighting.

Any questions or concerns feel free to contact me directly

Cheers,
Cody Reimer
Owner/ Director

ATIA s. 20(1)



www.moderndimensionsdesign.com

On October 21, 2016 at 12:56 PM finance <finance@renegadegas.com> wrote:

Doug - FYI

Alma J. Mallock

Chief Financial Officer

Renegade Gas & Oilfield Services Ltd.

ATIA s. 20(1)

From: Ashlee Bevis [mailto:Ashlee.Bevis@rmwb.ca]

Sent: October-21-16 10:54 AM

To: **ATIA s. 20(1)**

Subject: 2016-DP-01953 Renegade Gas

Good Morning Alma,

I was speaking to Doug this morning and I let him know that I would be forwarding comments to you that we received from Safety Codes, please see below.

- 1.The use of the building has to be more specific. “Shop” is not descriptive enough and could have a major effect on fire water supply.
- 2.Currently the water supply calculation is based on a low hazard occupancy rather than a medium hazard. The building drawing is for a 1674 sq m building, which would be medium hazard and would require sprinklering. Even if the building is reduced to 1500sqm to avoid sprinklering, a substantially great water supply for a medium hazard building would be required.
- 3.Clearly declare the intention of the use of the building.
- 4.There is now a wash bay but here is no municipal water or sanitary lines or civil drawings.
- 5.Firefighting access and confirmation on the road surface needs to be shown.

Please let me know if you have any questions.

Regards,

Ashlee Bevis

Planner III

Planning & Development Department

Regional Municipality of Wood Buffalo

T:780.793.1108 F:780.743.7874

ashlee.bevis@rmwb.ca

www.rmwb.ca

From: Cody Reimer [REDACTED] ATIA s. 20(1)
Sent: October-24-16 2:05 PM
To: greg.wolf@rmwb.ca; Ashlee.Bevis@rmwb.ca
Cc: Doug Mills; finance; Renegade Gas
Subject: 2016-DP-01953 Renegade Gas
Attachments: MDD-16-RENEGADE-001 - DP 01953 -REV 2 - 2016-10-21.pdf

Hello There Greg,

Please find Attached drawings, my apologies there was no attachments on my email friday. This has been uploaded on E-Permitting aswell by Renegade.

I was also reviewing comments on E-Permitting, There seems to be a mix up perhaps for the number of buildings or what attachments you are reviewing? Im wondering if thats where the misinterpretation is coming from? There has only been one building on the site plan submitted Oct 12th, 2016

Please review the building code analysis as the occupancy's are clear on there, even on the original submitted Oct 12th, 2016, nothing has changed besides the comments below.

Feel free to give me a call when you can

Cheers,

Cody Reimer
Owner/ Director

[REDACTED] ATIA s. 20(1)



www.moderndimensionsdesign.com

On October 21, 2016 at 3:03 PM Cody Reimer [REDACTED] wrote:

Hello Greg,

Thanks you for comments Please find attached drawings showing the intended use, also see comments corresponding to your numbered points below.

1. As per the original submitted drawings on the cover page of the building code analysis, this building is being used as a Storage Garage and Workshop - and as defined in the Building code a Low Hazardous Occupancy = Combustible content to be not more than 50Kg/m² = 74300 Kg. . We have revised the drawings with this title changed to suite and make it more clear, my apologies usually the code analysis is all that is required at this stage.

2. Water supply calculation and pond size is correct as per the usage and construction method

3. Usage is a Low Hazardous Industrial - Storage Garage and Workshop

4. The "Wash bay" , is a possibility in the future and was on the drawings just for client layout purposes. There is no immediate plan for a washbay and if this area to wash the stored trucks is used, the relevant permits and requirements for water/mechanical drawings will be provided at that time.

5. Since the original grading plan was approved there was not any additional civil design added. However there will be Large Trucks driving all around throughout, the entire area will be done with geo-grid and geo-textile with gravel road sub structure. The Detail has been added to the site plan aswell. and labelled a 9m access all around the building for fire fighting.

Any questions or concerns feel free to contact me directly

Cheers,
Cody Reimer
Owner/ Director

ATIA s. 20(1)

www.moderndimensionsdesign.com

On October 21, 2016 at 12:56 PM finance - ATIA s. 20(1)
wrote:

Doug - FYI

Alma J. Mallock

Chief Financial Officer

Renegade Gas & Oilfield Services Ltd.

ATIA s. 20(1)

ATIA s. 20(1)

From: Ashlee Bevis [mailto:Ashlee.Bevis@rmwb.ca]

Sent: October-21-16 10:54 AM

To: finance - ATIA s. 20(1)

Subject: 2016-DP-01953 Renegade Gas

Good Morning Alma,

I was speaking to Doug this morning and I let him know that I would be forwarding comments to you that we received from Safety Codes, please see below.

- 1.The use of the building has to be more specific. “Shop” is not descriptive enough and could have a major effect on fire water supply.
- 2.Currently the water supply calculation is based on a low hazard occupancy rather than a medium hazard. The building drawing is for a 1674 sq m building, which would be medium hazard and would require sprinklering. Even if the building is reduced to 1500sqm to avoid sprinklering, a substantially great water supply for a medium hazard building would be required.
- 3.Clearly declare the intention of the use of the building.
- 4.There is now a wash bay but here is no municipal water or sanitary lines or civil drawings.
- 5.Firefighting access and confirmation on the road surface needs to be shown.

Please let me know if you have any questions.

Regards,

Ashlee Bevis

Planner III

Planning & Development Department

Regional Municipality of Wood Buffalo

T:780.793.1108 F:780.743.7874

ashlee.bevis@rmwb.ca

www.rmwb.ca

Civic: 309 Powder Drive, Fort McMurray, AB, T9K 0M3

Mailing: 9909 Franklin Avenue, Fort McMurray, AB, T9H 2K4

Renegade Gas & Oilfield Services Ltd.

ATIA s. 20(1)

October 28, 2016

Planning & Development
Regional Municipality of Wood Buffalo
309 Powder Drive
Fort McMurray, AB T9K 0M3

Attention: Ashlee Bevis and Greg Wolf

Dear Ms. Bevis and Mr. Wolf,

Re: 2016-DP-01953 – Repair of Vehicles

I, Doug Mills, owner of Renegade Gas & Oilfield Services Ltd. declare that the submitted building for 2016-DP-01953 Renegade Gas & Oilfield Services Ltd. be used ONLY as an Industrial Workshop. The Industrial Workshop will mainly be for storage of Vehicles and typical Workshop work.

I will be keeping the Combustible content to be not more than 50Kg/m²-74,300 Kg.

This building will not be used as an Automotive Repair Garage in anyway, or open to the Public in anyway. There will not be lifts or cranes and there will not be a full time mechanic on site. Any welding work being done will not be used for any automotive repair what so ever.

Parts Storage room will only be used for Hydro Vac Equipment only and not for automotive repair.

All remaining comments have been satisfied.

Please confirm Development Permit approval.

Yours truly,

ATIA s. 20(1)

Doug Mills
Owner/Manager



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

SAFETY CODES SERVICES

Timberlea Landing
309 Powder Drive
Fort McMurray, AB
T9K 0M3

OCCUPANCY CERTIFICATE

Project: Industrial Shop

Civic Address:

Legal Description: Sect: 16 Twp: 77 Rg: 8 W of: 4

Applicant: Renegade Gas & Oilfield Services Ltd.

Permit# 2016-BP-001411

This is to certify that the above-noted building has been approved for occupancy, pursuant to the Alberta Building Code 2006 and is restricted to the following use:

LOW HAZARD INDUSTRIAL OCCUPANCY

Issue Date: April 25, 2017

Safety Codes Officer Name: Greg Wolf

Safety Codes Officer Designation:

Safety Codes Officer Signature:

ATIA s. 20(1)

IT IS ILLEGAL TO MAKE CHANGES TO THE OCCUPANCY OF A BUILDING UNLESS APPROVAL IS OBTAINED IN WRITING FROM THE AUTHORITY HAVING JURISDICTION.

Attachment #8

From: Dana Kopp <Dana.Kopp@gov.ab.ca>
Sent: Tuesday, January 10, 2023 2:26 PM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Lee-Anne Kumka <Lee-Anne.Kumka@rmwb.ca>
Subject: RE: Development/Building Permit inquiry SW16 77 8 4

External Message - Please be cautious when opening links or attachments in email
Good afternoon,

Thank you for the response. My concern is that there were no plans or specifications approved by the Lessor (the Province_ as stated in clause 4 of the MLL and there was no written consent from the Lessor(the Province) to construct improvements as required in clause 5 of the MLL. The building is a mechanic shop, wash bay, and office space for a company and it does not meet the definition under a storage site under the Public Lands Act. I appreciate your assistance in this matter. As there was no consent granted by the Province to build the building we will be continuing with our investigation.

Dana Kopp
Investigator
Environmental Investigations Section | North Region
Environment and Protected Areas
#1, Suite 250 Diamond Avenue,
PO Box 4240 (T7X 3B4)
Spruce Grove, AB T7X 4C7
office: [780-960-8648](tel:780-960-8648) | email: Dana.Kopp@gov.ab.ca
Complaints/Emergencies # 1-800-222-6514



Classification: Protected A
From: Smriti Barman <Smriti.Barman@rmwb.ca>
Sent: January 10, 2023 2:04 PM
To: Dana Kopp <Dana.Kopp@gov.ab.ca>
Cc: Lee-Anne Kumka <Lee-Anne.Kumka@rmwb.ca>
Subject: RE: Development/Building Permit inquiry SW16 77 8 4

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Good afternoon, and happy new year, Dana,
As promised, I started to investigate your question after returning from vacation.

At the meeting on December 23rd, you shared your concern about the reason for obtaining the Development Permit for building #1 in 2016, as shown in the picture below. According to you, no additional buildings should be approved according to the lease agreement MLL 100052.

My findings below supported the structure in the 2016 Planning review through 2016-DP-01953:

- The subject development, building #1, refers to the Lease Agreement No. MLL 100052 (January 20, 2012). Please note that all other developments in the parcel are related to MLL 090109 (the bottom part of the property).
- MLL 100052 states, 'the said lands shall be used by the Lessee solely for the purpose of a Construction Yard and Storage Site and may not be used for any other purpose without the written consent of the Lessor.' (Page 1 MLL 100052), and it also says "the Lessee shall within two years from the effective date of the lease, or within such time as the Lessor may allow, complete the construction of all improvements in accordance with the plans and specifications approved by the Lessor and by the local authority having jurisdiction in the district in which the land is situated (Page 1 MLL 100052).
- In 2013, an extension of the term of Miscellaneous Lease MLL 100052 says the term has been extended ten years from the original effective date of January 20, 2012. It also clarifies that the agreement's expiry date of January 19, 2014, has been extended to January 19, 2022, and all previous conditions from the original approval dated January 20, 2012, apply. The applicant used this document as the owner's authorization letter.

Planning comment: In 2016, through the Development Permit 2016-DP-01953, building #1 satisfied the lease agreement because it was approved as an 'Industrial Support Facility,' which satisfies the same purpose as a Construction Yard and Storage Site and was within the extended timeline.



I referred to the highlighted sentences in the documents I've attached. Please do not hesitate to ask for more information if you need it.

Thanks,

Classification: Protected A

From: Lee-Anne Kumka <Lee-Anne.Kumka@rmwb.ca>

Sent: December 14, 2022 10:01 AM

To: Dana Kopp <Dana.Kopp@gov.ab.ca>

Cc: Smriti Barman <Smriti.Barman@rmwb.ca>

Subject: RE: Development/Building Permit inquiry SW16 77 8 4

Good Morning,

One of our Planners, Smriti did the file search with all the information that was forwarded. We can set up a time to discuss through teams if you would like.

Thank you,
Lee-Anne

Lee-Anne Kumka
Supervisor, Community Development Planning
T: 780-793-1056 M: lee-anne.kumka@rmwb.ca | rmwb.ca

From: Dana Kopp <Dana.Kopp@gov.ab.ca>
Sent: December 14, 2022 8:05 AM
To: Lee-Anne Kumka <Lee-Anne.Kumka@rmwb.ca>
Subject: RE: Development/Building Permit inquiry SW16 77 8 4

External Message - Please be cautious when opening links or attachments in email

Good Morning Lee-Anne,

I am wondering if there is someone I can talk to about the building permits that were approved and how they were approved. Would that be you or someone else?

Thanks,

Dana Kopp
Investigator
Environmental Investigations Section | North Region
Environment and Protected Areas
#1, Suite 250 Diamond Avenue,
PO Box 4240 (T7X 3B4)
Spruce Grove, AB T7X 4C7
office: [780-960-8648](tel:780-960-8648) | email: Dana.Kopp@gov.ab.ca
Complaints/Emergencies # 1-800-222-6514



From: Lee-Anne Kumka <Lee-Anne.Kumka@rmwb.ca>
Sent: November 21, 2022 3:43 PM
To: Dana Kopp <Dana.Kopp@gov.ab.ca>
Subject: FW: Development/Building Permit inquiry SW16 77 8 4

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Good afternoon,

I am attaching a history of approvals for the site.
There was a development permit issued for the large building with 2016-DP-01953.

I am here for the remainder of the afternoon if you need to give me a call or need more information.

Thanks,

Lee-Anne Kumka
Supervisor, Community Development Planning
T: 780-793-1056 M: lee-anne.kumka@rmwb.ca | rmwb.ca

From: Dana Kopp <Dana.Kopp@gov.ab.ca>
Sent: November 9, 2022 1:50 PM
To: Lee-Anne Kumka <Lee-Anne.Kumka@rmwb.ca>
Subject: Development/Building Permit inquiry

External Message - Please be cautious when opening links or attachments in email

Good afternoon,

I am looking into if the Regional Municipality of Wood Buffalo approved development permits or building permits for any activities on SW 16 77 8 W4M. I have attached an email that was sent In 2014 regarding an application. Based on the aerial photos from your website sometime between July 17, 2016 and August 6, 2017 at 17000 sq ft shop was built on the location which is leased crown land. Any information you could provide for permitted activities on the location would be appreciated.

Dana Kopp
Investigator
Environmental Investigations | North Region
Environment and Protected Areas | Environmental Enforcement Branch
#1, Suite 250 Diamond Avenue,
PO Box 4240 (T7X 3B4)
Spruce Grove, AB T7X 4C7
office: [780-960-8648](tel:780-960-8648) | email: Dana.Kopp@gov.ab.ca



Environment and Sustainable
Resource Development

Operations Division
Provincial Programs Branch
Dispositions and Approvals Section
5th floor, South Petroleum Plaza
9915 – 108 Street
Edmonton, Alberta, T5K 2G8
Telephone: 780-427-3570
Fax: 780- 427-1029
www.srd.gov.ab.ca

November 27, 2013

File No: MLL 100052

Renegade Gas & Oilfield Services Ltd.

ATIA s. 20(1)

Dear Sir/Madam:

RE: Extension of term of Miscellaneous Lease No. MLL 100052
SW 16-077-08-W4 (15.86 acres)
Purpose: Storage Site
Effective: January 20, 2012
Expiry: January 19, 2022



Further to a department review, it was determined that this disposition is better suited for a longer term. The term has been extended ten years from the original effective date of January 20, 2012.

Enclosed is a Memorandum of Agreement indicating the extension of the term of the disposition and to add an additional condition.

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

The enclosed Memorandum of Agreement now forms part of your lease.

If you have any questions regarding this matter, please contact me at (780) 643-6594, in Edmonton.

Sincerely,

ATIA s. 20(1)

Jon Murray
Dispositions and Approvals Section

/jm

cc: Lac La Biche

MEMORANDUM OF AGREEMENT

THIS AGREEMENT made this 27th day of November, 2013

BETWEEN: HER MAJESTY THE QUEEN, in right of the Province of Alberta, as represented by the Department of Environment & Sustainable Resource Development, by the "director" duly designated under the *Public Lands Act*, (collectively called the "Lessor")

AND: Renegade Gas & Oilfield Services Ltd., (the "Lessee")

WHEREAS this agreement is supplemental to MLL 100052 (hereinafter called the "Lease") dated January 20, 2012 whereby the Lessor leased to the Lessee certain lands, and

WHEREAS the Lessor and the Lessee wish to amend that Lease;
NOW THEREFORE the Parties agree that the Lease is amended as follows:

- Expiry date of January 19, 2014 extended to January 19, 2022
- All previous conditions from the original approval dated January 20, 2012 apply and the following additional condition:
- The annual rental is payable yearly in advance. Unless this authority is amended, the rate will remain in effect for a period of 5 years after which the Department may change it for each 5-year period, according to the rate established by the Department for the purpose for which this authority is granted.

IN WITNESS WHEREOF the parties have set their hands the day and year written above.

HER MAJESTY THE QUEEN in right of the Province of Alberta, as represented by the Department of Environment & Sustainable Resource Development.

ATIA s. 20(1)

Witness

ATIA s. 20(1)

The director, *Public Lands Act*

Witness

Per: _____ (seal)
(Lessee)

Miscellaneous Lease No. MLL 100052

THIS INDENTURE made in duplicate on January 20, 2012

BETWEEN: **HER MAJESTY THE QUEEN**, in right of the Province of Alberta, as represented herein by the Department of Sustainable Resource Development, by the "director" duly designated under the *Public Lands Act*, (collectively called the "lessor"),

OF THE FIRST PART

AND **RENEGADE GAS AND OILFIELD SERVICES LTD.**, (hereinafter called the "Lessee"),

OF THE SECOND PART

THE LESSOR hereby demises, lets and leases unto the said Lessee, his executors, administrators and assigns for a term of **2** years commencing from **January 20, 2012**, the lands described herein, upon the following terms and conditions:

1. The Lessee shall pay to the Lessor on the execution of this lease the sum of **\$708.60** for the period January 20, 2012 to January 19, 2013 and thereafter the sum of **\$708.60** as an annual rental payable in advance of the anniversary date for the balance of the lease
2. The Lessee shall pay and discharge all taxes, rates and assessments levied against the said lands and premises during the term of the lease.
3. The said lands shall be used by the Lessee solely for the purpose of a **Construction Yard and Storage Site** and may not be used for any other purpose without the written consent of the Lessor.
4. The Lessee shall within **two years** from the effective date of the lease, or within such time as the Lessor may allow, complete the construction of all improvements in accordance with the plans and specifications approved by the Lessor and by the local authority having jurisdiction in the district in which the land is situated.
5. Except as is provided herein, the Lessee may not clear the land of any trees, disturb the surface of the land, nor construct any improvements thereon without the written consent of the Lessor.
6. The Lessee shall keep the said lands in a clean and attractive condition and may not allow refuse to accumulate on the said lands except as in the opinion of the Lessor may be normal to the authorized use.
7. Except as is authorized by this lease or otherwise by the Lessor in writing the Lessee may not create a nuisance on the said lands.
8. The Lessor by his authorized agents may enter the said lands at all reasonable times for the purpose of viewing and examining the state of the said lands and premises or for performing any other duties pursuant to the *Public Lands Act*, or the *Forests Act*.
9. The Lessee may not sublet nor assign the said lands and premises or any part thereof without the written consent of the Lessor.
10. When the Lessee defaults for a period exceeding 30 days in payment of the annual rental, or is in breach of any of the terms of this lease, the Lessor may cancel the said lease upon the expiration of 30 days after the Lessor has mailed to the Lessee's last known address a notice that the lease will be cancelled, and the reasons for the impending cancellation.

11. Provided that the Lessee is not indebted to the Crown or to the Department, the Lessee may within a period of 30 days after his lease has been cancelled or has expired remove from the leased lands all his chattels and buildings but thereafter the Lessee may not remove or dismantle any fence or building without the Lessor's consent.
12. The general provisions of the *Public Lands Act*, the *Forests Act*, and the regulations thereto apply to the said lands.
13. The Lessee shall comply with all the relevant provisions designated as Schedule "A" hereto attached.

The lands referred to herein are more particularly described in Appendix A hereto attached.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals on January 20/2012 (date).

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

ATIA s. 20(1)

Witness to the signature of the director

ATIA s. 20(1)

The director, *Public Lands Act*

Witness to the signature of the Lessee

Lessee's Signature

Appendix A
Legal Description
for
MLL 100052

EP Plan No: 126755 MS
LTO Plan No:
Purpose: STORAGE SITE
CONSTRUCTION YARD

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

LAND	HECTARES	ACRES	DETAILS
W4-08-077-16-SW	6.419	15.86	

AREA SUMMARY

The total lands herein described contain 6.419 HA (15.86 ACRES) more or less.

SUBJECT TO

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

Supplementary Information

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

2012/01/18 3:54:53 PM
Submitted by: BSTUART

DISCLAIMER

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

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

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

*** END OF REPORT ***

SCHEDULE "A"

1. 002 IN THIS DOCUMENT, unless the context indicates otherwise:

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

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

"**department**" means: Sustainable Resource Development
Lands Division
Petroleum Plaza, South Tower
9915 – 108th Street
Edmonton, Alberta T5K 2G8
Telephone: 780-427-3570

"**departmental officer**" means: an employee of the Sustainable Resource Development, Lands Division; responsible for the management of surface activity on the land.

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

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

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

"**minister**" means: the Minister of Sustainable Resource Development.

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

Sustainable Resource Development
Lands Division
Main Floor, Petroleum Plaza, South Tower
9915 – 108th Street
Edmonton, Alberta T5K 2G8

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

- c) Schedule "B", attached, lists any prior and subsisting authorizations and dispositions (prior rights) issued on the quarter sections included in this authority. The holder shall not conduct any activity on the land where prior rights have been issued without the consent of the holder of these prior rights.

Surface rights plot sheets showing active dispositions, and individual activity plans can be purchased from IHS, Main Floor, Petroleum Plaza, South Tower, 9915-108 Street, Edmonton, Alberta, T5K 2G8, Telephone: 780-413-3380, Fax: 780-413-3383 or Website: <http://www.petrosurveys.ca>.

- d) If a trapping area (TPA) is listed in Schedule "B", the holder shall contact the registered trapper at least TEN DAYS PRIOR TO COMMENCING ANY ACTIVITY. This must be done by registered mail and we recommend personal communication follow-up. The trapper's name and address may be obtained from Alberta Energy, Crown Land Data Support (Telephone: 780-422-5727). For other information concerning registered traplines, contact the Client and Licensing Service, Sustainable Resource Development, Edmonton, Alberta (Telephone: 780-427-5185) upon receipt of this approval. The holder may be responsible for any damage to traps, snares or other improvements.
- e) The holder is responsible for obtaining any necessary federal, municipal and other permits and approvals with respect to this activity.
- f) The holder shall maintain any buildings or other improvements erected or placed on the land in good repair and condition to the satisfaction of the Department of Sustainable Resource Development, in its sole discretion.
- g) The holder agrees to hold harmless the Department from any and all third party claims, demands, or actions for which the holder is legally responsible, including those arising out of negligence or willful acts by the holder or the holder's employees or agents. This hold harmless shall survive this Agreement.
- h) The holder shall indemnify and save harmless the Department from any and all claims, actions, suits, or similar proceedings commenced by any competent regulatory body against the holder or the Department in connection with the activity or holder's use of the land, including without limitation the local municipality, any other department or agency of the Alberta Government or the Government of Canada.

- i) The holder shall, at its own expense and without limiting its liabilities herein, insure its operations under a contract of General Liability Insurance, in accordance with the *Alberta Insurance Act*, in an amount not less than \$2,000,000 inclusive per occurrence, insuring against bodily injury, personal injury and property damage including loss of use thereof. The holder shall provide the Department with acceptable evidence of all the insured prior to the commencement of the Work and shall promptly provide the Department with a certified true copy of each policy upon request.
- j) This authorization is granted subject to further amendment by the Department of Sustainable Resource Development, in its sole discretion.

2. 177 This authorization is approved subject to the methods and environmental conditions outlined in the Environmental Field Report dated April 28, 2010.

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

- Bow and Parkland Regions (403) 292-5160
- Northern East Slopes and Northeast Boreal Regions (780) 495-4220
- Prairie Region (403) 394-2920
- Northwest Boreal Region (780) 618-3220

Proponents should also contact the Navigation Protection Program, Canadian Coast Guard, 4253-97 Street, Edmonton, Alberta, T6E 5Y7, Telephone: (780) 495-6325, relating to the *Navigable Waters Protection Act*.

BS/cbs

Environmental Field Report (EFR)
2.0 Completion of EFR Cover Document
For all Dispositions

The cover document and the appropriate supplement form must be submitted for each surface disposition application. All blanks must either be filled in or 'N/A' noted where applicable.

Failure to fill out the document and form(s) completely will result in the EFR being rejected.

☒ New ☐ Revised

Date Submitted 28/04/2010 Department Number MLL 100052

dd/mm/yyyy

Site/Project Name: Construction Yard and Storage Site

A. Communications

1. Applicant: Renegade Gas & Oilfield Services Ltd.

2. Company contact person for EFR: Doug Mills Phone: (780) ATIA s. 20(1)

3. E-mail: ATIA s. 20(1) Cell Phone: ()

4.

5. Company representative who conducted the onsite assessment for the EFR:

Kenton Miller

6. Phone: (780) ATIA s. 20(1) Cell Phone ATIA s. 20(1)

7. Fax: (780) ATIA s. 20(1) E-mail: ATIA s. 20(1)

8. Date of on-site assessment: 02/09/2009
dd/mm/yyyy

Note: SRD reserves the option to audit individual EFR's to ensure field visits have been conducted and information supplied is accurate.

B. Surface Location

LSD 5 Sec 16 Twp 77 Rge 8 W 4

To:

LSD _____ Sec _____ Twp _____ Rge _____ W _____

1. Construction is proposed under the following soil conditions (check the box that applies):

☐ Frozen

☒ Non-Frozen

☐ Other (If "Other", explain)

Proposed construction date: 15/10/2009
dd/mm/yyyy

2. Specify associated developments/dispositions that may be required as a result of this disposition.

- ☒ Power line
- ☐ Pipeline
- ☐ Compressor
- ☐ Metering Station
- ☐ Access
- ☐ Other _____

LSAS Review

3. A complete Land Status Automated System (LSAS) check must be made on the proposed area.

Date LSAS search was completed: 02/09/2009
dd/mm/yyyy

Reservation/Activity Number	Action required/identify conflicts/contact name and or comments
CNC-020007	Nexen Inc. 0530: Industrial/Commercial Site 1: No Restriction 710: Specified in Comments Field 1. No disposition without prior consultation with Judy Hutchinson, Surface Land Agent - Synthetic Oil, Nexen Canada Ltd. 801-7 Ave. SW, Calgary, AB, T2P 3P7 Telephone: 403-699-5643 Fax" 403-699-7065/ 2. In addition, refer applications to Mary Christensen (780) 415-4653, Land Use Operations Branch, Public Lands and Forests Division, Sustainable Resource Development.
CNT-080012	Lac La Biche Office - Forestry 0510: Buffer 1: No restriction 710: Specified in comments field All proponents are to refer to the Firesmart Guidebook For The Oil and Gas Industry for Wildfire Risk Assessment and Mitigation Strategies; link to e-document: http://srd/alberta.ca/wildfires/firesmart/pdf/firesmart_guidebook_og.pdf Conklin Firesmart Consultative Notation Comments: Types of activities and dispositions that require referral: Miscellaneous Lease (MLL) Statutory road allowances are excluded. Excluding their lands not under the administration of the department of SRD and including all adjacent unsurveyed road allowances.

a. Within a Provincial Grazing Reserve? ☐ Yes ☒ No

If 'Yes', complete the Provincial Grazing Reserve template and attach to the Environmental Field Report.
(Refer to Appendix I in the instruction document.)

- b. Within the Chungo Access Management Area? ☐ Yes ☒ No

If 'Yes', complete the Chungo Area template (located at the end of IL 2005-01 – Annex to Chungo Creek Industrial Access Management Area Information Letter Alberta SRD - Lands - Forms and Publications - Managing Public Lands)

and attach it to the Environmental Field Report.

- c. Within a FireSmart Community Zone? ☒ Yes ☐ No

If 'Yes', contact Forest Protection Division for additional hazard reduction requirements. Alberta SRD - Wildfires - FireSmart - Information & Projects

- d. Follow the "Bear Smart" program to reduce bear-human conflicts and increase public stewardship of black and grizzly bears in Alberta by providing strategies, information and education materials to its staff and contractors.

4. Are Permanent/Research Sample Plots/Rangeland Benchmarks located within 100 m of the boundary of the lands under application? ☐ Yes ☒ No

If 'Yes', indicate the legal land description and GPS coordinates for each plot/benchmark in relation to the disposition boundary (degree, decimal, minutes).

Reservation No. _____ PSP/RSP No. _____ LSD _____ Sec _____ Twp _____ Rge _____ W _____

Latitude _____ Longitude _____ Distance away _____ m

Reservation No. _____ PSP/RSP No. _____ LSD _____ Sec _____ Twp _____ Rge _____ W _____

Latitude _____ Longitude _____ Distance away _____ m

Reservation No. _____ PSP/RSP No. _____ LSD _____ Sec _____ Twp _____ Rge _____ W _____

Latitude _____ Longitude _____ Distance away _____ m

Reservation No. _____ PSP/RSP No. _____ LSD _____ Sec _____ Twp _____ Rge _____ W _____

Latitude _____ Longitude _____ Distance away _____ m

Reservation No. _____ PSP/RSP No. _____ LSD _____ Sec _____ Twp _____ Rge _____ W _____

Latitude _____ Longitude _____ Distance away _____ m

Reservation No. _____ PSP/RSP No. _____ LSD _____ Sec _____ Twp _____ Rge _____ W _____

Latitude _____ Longitude _____ Distance away _____ m

Reservation No. _____ PSP/RSP No. _____ LSD _____ Sec _____ Twp _____ Rge _____ W _____

Latitude _____ Longitude _____ Distance away _____ m

Reservation No. _____ PSP/RSP No. _____ LSD _____ Sec _____ Twp _____ Rge _____ W _____

Latitude _____ Longitude _____ Distance away _____ m

PSP's held by SRD appear as DRS or PNT reservations on the LSAS report. The forest industry also has sample plots, and if these are registered, they will appear as ISP's on the LSAS report. If the forest industry sample plots are not registered, they will **not** appear on the LSAS report. The proponent is responsible for determining if there are any PSP's or ISP's on the land under application. PSP's and ISP's must **not** be disturbed.

Stakeholders, Other Land Users

5. Is there potential impact on or conflict with stakeholders and other land users? ☒ Yes ☐ No

If "Yes" to either, please list and explain mitigation:

AOA 060009 Talisman Energy Inc.

AOA 060019 Paramount Energy Operating Corp.

EZE 080156 AltaLink Ltd.

EZE 820017 FortisAlberta Inc.

FMA 9100029 Alberta-Pacific Forest Industries Inc.

LOC 6337 BP Canada Energy Company

LOC 85090 BP Canada Energy Company

LOC 930301 BP Canada Energy Company

LOC 930304 BP Canada Energy Company

MLL 090109 Renegade Gas & Oilfield Services Ltd.

MLL 090110 FYG Welding Ltd.

MLL 930494 BP Canada Energy Company

PLA 770132 BP Canada Energy Company

PLA 810199 Devon Canada Corporation

PLA 850795 BP Canada Energy Company

PLA 880890 Nova Gas Transmission Ltd.

PLA 930283 BP Canada Energy Company

RRD 9622302 Transportation

TPA 1472 Peter Quintal

VCE 080010 AltaLink Management Ltd.

VCE 910009 FortisAlberta Inc.

No conflicts anticipated.

6. What actions have been taken to integrate this disposition with other existing/planned activities and resources to minimize the impacts on the land base? (Check appropriate boxes.)

☐ Not applicable

☐ Use common corridor

☒ Parallel existing clearing/right of way

☐ Use existing clearing/right of way

☐ Other _____

Explain: Adjacent to a gravel well site access road LOC-930304.

7. Identify any aesthetic concerns related to the proposed activity (i.e., negative effects on the aesthetic/sensory aspects of the surrounding land including view, smell, noise, etc.).

☒ Not applicable

☐ From public access

☐ From residence

☐ From recreation facility

☐ Other _____

Explain: Not applicable.

8. Are there any conflicts with Access Management Plans, Integrated Resource Plans or policy documents for the area? ☐ Yes ☒ No

If 'Yes', explain mitigation strategy: _____

9. Was First Nations (Aboriginal) consultation required by a SRD field office? ☒ Yes ☐ No

If "Yes", with whom: Beaver Lake Cree Nation, Chipewyan Prairie Dene First Nation, Fort McMurray First Nation, and Heart Lake First Nation.

C. Wildlife/Environmental Concerns

1. Within a *Key/Critical Wildlife Zone*? ☐ Yes ☒ No

If 'Yes', provide information on mitigation strategies that will be implemented: _____

2. Wildlife Timing Constraint apply? ☐ Yes ☒ No

If 'Yes', provide dates of restricted period: From _____ To _____ (See Provincial Timing Guidelines or FW referral maps.)

3. Fisheries Timing Constraint apply? ☐ Yes ☒ No

If 'Yes', provide dates of restricted period: From _____ To _____ (See Provincial Watercourse Codes of Practice for restricted periods.)

4. Within a Caribou Area? ☐ Yes ☒ No. If 'Yes', specify the Caribou Protection Plan number and name.

Species at Risk (Plant/Animals)

5. Is it likely that a species at risk (not including Woodland Caribou in number 4 above) will be found in the area of the proposed development? ☐ Yes ☒ No

If 'Yes', specify the status and protective strategy for each species: _____

Species 1 _____ ☐ Endangered ☐ Threatened ☐ Special Concern ☐ At Risk ☐ May Be At Risk Explain any conflict and proposed mitigation _____ _____	Species 2 _____ ☐ Endangered ☐ Threatened ☐ Special Concern ☐ At Risk ☐ May Be At Risk Explain any conflict and proposed mitigation _____ _____
---	---

Species 3 _____ ☐ Endangered ☐ Threatened ☐ Special Concern ☐ At Risk ☐ May Be At Risk Explain any conflict and proposed mitigation _____ _____	Species 4 _____ ☐ Endangered ☐ Threatened ☐ Special Concern ☐ At Risk ☐ May Be At Risk Explain any conflict and proposed mitigation _____ _____
---	---

Alberta Fish and Wildlife Division recommends predevelopment inventory be conducted on all native grasslands habitats within the Grassland Natural Region due to high concentration of Species at Risk and limited site specific information on occurrences.

6. Has a pre-development Species at Risk inventory been completed to alert the applicant of any wildlife concerns related to this project? ☐ Yes (copy of inventory attached) ☒ No

If 'No', explain: Not required as this is within a recently burned cutblock which has been salvage logged.

Has the activity been assessed to ensure it does not negatively affect any species at risk? ☒ Yes ☐ No

If 'No', explain: _____

8. If Access Restrictions apply, include legal land description and explain mitigation measures.

LSD _____ Sec _____ Twp _____ Rge _____ W _____

LSD _____ Sec _____ Twp _____ Rge _____ W _____

Explain mitigation strategy: Not applicable.

9. If within or adjacent (within 100 m) to a *Protected Area*, indicate the type of protected area and explain what measures will be taken to avoid conflict with the protected area.

☐ Natural Area ☐ Ecological Reserve ☐ Park ☐ Other _____

Name of protected area: Not applicable

Explain mitigation strategy: Not applicable

10. Are there any environmentally *sensitive areas* in the vicinity (within 100 m) of the proposed activity that will require special measures to protect? ☐ Yes ☒ No

If 'Yes', list and explain: _____

11. Is the proposed activity within a permafrost area? ☐ Yes ☒ No

If 'Yes', specify the Permafrost Protection Plan number and name: _____

D. Historical Resources

Date search completed 14/04/2010
dd/mm/yyyy

What is the Historical Resource Value (HRV) of the affected lands?

☒ Not Listed ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

If HRV is 1-5, an 'Application for Historical Resources Act Clearance' must be submitted to the Cultural Facilities and Historical Resource Division (CFHRD) of Alberta Community Development.

Date submitted _____
dd/mm/yyyy

Note: Activities on land that has an HRV of 4 or 5 may require a Historical Resources Impact Assessment (HRIA).

E. Vegetation and Timber Cover

Vegetation (check all that apply)

- | | | |
|--|--|---|
| ☐ Native grassland | ☐ Treed wetland | Deciduous-dominant forest: |
| ☐ Tame pasture | ☐ Shrubby wetland | ☐ ("D" less than 30% coniferous trees) |
| ☐ Cropland | ☐ Grass or grass-like wetland | Coniferous-dominant forest: |
| ☐ Sparsely or non-vegetated | ☐ Native aspen parkland | ☐ ("C" more than 70% coniferous trees) |
| ☐ Cutblock – planted | ☒ Other (specify) <u>Cutblock - burned</u> | Mixedwood forest: |
| ☐ Natural regeneration >2 m | | ☐ ("CD" 70% to 50% coniferous trees) |
| | | ☐ ("DC" 50% to 30% coniferous trees) |

Timber Salvage

1. Merchantable timber present? ☐ Yes ☒ No

Provide a volume inventory as follows:

Coniferous approx. volume _____ m³ or _____ number of loads

Spruce _____ % Pine _____ % Other _____ %

Deciduous approx. volume _____ m³ or _____ number of loads

Aspen _____ % Other _____ %

2. Specify the timber disposition or FMA(s) shown on LSAS.

☐ No disposition (Contact SRD field office)

☒ Disposition number of FMA: 9100029, holder name Alberta-Pacific Forest Industries Inc.

3. Utilization standards:

Coniferous _____ cm stump diameter to a _____ cm top diameter.
Deciduous _____ cm stump diameter to a _____ cm top diameter.

4. Timber salvage waiver requested? ☒ Yes ☐ No

If 'Yes', provide justification: No merchantable timber on site as area has previously been burned and salvage logged.

5. Provide the name of the salvage purchaser Not applicable, or check one of the following:

☐ Not known at this time By ☐ TM88 (or equivalent) By ☐ Timber permit

6. When will the salvage be removed/hailed from the site to a wood processing plant?

☐ Proposed date start: Not applicable.
dd/mm/yyyy

☐ Proposed date complete: _____
dd/mm/yyyy

Notes: The operator is responsible for moving the salvage to a site that is accessible to ensure all the wood can be removed. This may require forwarding the wood to a site with all-weather access.

A copy of the TM88 or equivalent must be submitted to the SRD field office to ensure proper tracking of ownership, transport and manufacturing can occur.

F. Soil and Vegetation Management

Soil salvage, storage, replacement, and handling procedures shall be in keeping with those outlined in *Section 6 "Site Disturbance, Clearing and Soil Management,"* of the *"Public Lands Operational Handbook"*. The Handbook is available at: <http://www.srd.gov.ab.ca/lands/formspublications/managingpublicland/default.aspx>.

Note: Projects on specific areas of public land may require a soil survey. The proponent is to identify such requirements during the planning process.

Are there soil sensitivities (i.e., shallow depth to water table; shallow depth to bedrock; soils are gravelly or stony, etc.)? ☐ Yes ☒ No

Explain: Simple luvisolic forested soil type over stable subsoil.

Surface expression (i.e., topography). Gently rolling.

Site drainage (i.e., drainage is very poor, poor, imperfect, moderately well, well, rapid, or very rapid)
Imperfect.

Are there problem vegetation/weeds/invasive species on or near site at time of assessment?

☐ Yes ☒ No Explain No weeds present at time of inspection.

Identification of species, degree of infestation and approximate amount of area infested per species.

☐ Trace (rare)	Species 1 _____	Species 2 _____	Species 3 _____
☐ Low (occasional)	Species 1 _____	Species 2 _____	Species 3 _____
☐ Moderate (scattered plants)	Species 1 _____	Species 2 _____	Species 3 _____
☐ High (fairly dense)	Species 1 _____	Species 2 _____	Species 3 _____

Is there a risk of weed spread to the site if development proceeds?

☐ High ☐ Moderate ☒ Low

If any risk, provide details in reclamation and construction sections of supplements.

If high or moderate, show location on the application plan.

G. Incidental Activities

The applicant is to identify and outline on the application plan any incidental activities required for temporary use.

Note: No additional approval is required for incidental activities that are applied for with the disposition and included in the plan.

If the incidental activity is *not approved* under the disposition, a separate approval is required. Incidental activities approved in this manner are for temporary use only and are *not* part of the surface disposition.

1. According to field assessment, will additional incidental clearings be required? ☐ Yes ☒ No

If 'Yes', indicate the purpose:

- | | | |
|--|-------------------------------------|---|
| ☐ Campsite | ☐ Borrow Pit | ☐ Salvage Deck |
| ☐ Temporary Workspace | ☐ Backslope | ☐ Temporary Access |
| ☐ Other _____ | | |

2. Are any additional clearings planned in reforested areas? ☐ Yes ☒ No

If 'Yes', explain _____

The Core Operating Conditions are standard practices that must be applied to all activities.

H. Core Operating Conditions

Prior to Entry - Confirmation Number

099 The holder shall contact and advise the departmental officer of its intentions:

- prior to entry upon the lands for a stated purpose,
- prior to any additional construction during the term of this authority,
- at the completion of operations or construction, and
- upon abandonment of this activity.

Upon contact prior to initial entry on the land, the departmental officer shall issue a confirmation number that shall be maintained on file by the holder and be provided to the departmental officer on request.

<Location & Telephone No.> Lac La Biche 780-623-5240

Adverse Ground Conditions

- 105 Any activity on the land during adverse ground conditions must be suspended if the activity is likely cause unacceptable damage to vegetation or soil, as may be determined by the holder or the department.

Sample Plots

- 108 No entry is allowed within the boundaries of any research or sample plot.

Reclamation - Interim

- 127 The holder shall reclaim all disturbed land surfaces within two growing seasons. Interim reclamation, including site and debris clean-up, slope stabilization, recontouring with subsoil, and spreading of topsoil shall be done progressively and concurrently with operations.

Reclamation - Final

- 128 Final surface reclamation must meet the requirements for the specific activity in place at the time of abandonment.

Noxious Weeds

- 131 The holder shall cut, keep down and destroy all noxious weeds and restricted weeds as per the *Public Lands Act*.

Waste Material Disposal

- 135 The holder shall remove all garbage and waste material from this site to the satisfaction of the department, in its sole discretion.

Watercourse/Water Body - No Material to be Deposited

- 148 The holder shall not deposit or push debris, soil or other deleterious materials into or through any watercourse or water body or on the ice of any watercourse/water body.

Erosion Prevention

- 158 The holder shall take all precautions and safeguards necessary to prevent soil and surface erosion to the satisfaction of the department in its sole discretion.

Natural Drainage - No Interruption

- 161 The holder shall not create any interruptions to natural drainage, including ephemeral draws that may result in blockage of water flow.

2. **Brush disposal: Explain:** As this area was burned over recently and then salvage logged there is very little woody debris or vegetation so all surface material will be mulched and incorporated into the organic portion of the topsoil strippings.

3. **Topsoil handling/topsoil stripping width:** (Check the appropriate boxes for initial and final access).

- ☐ Minimal surface disturbance (no stripping)
- ☐ Stripping
- ☐ Single lift
- ☒ Two lift
- ☐ Other

Explain if more than one box has been checked above: _____

Additional details: _____

E. Reclamation Strategy

Revegetation Strategy: (check appropriate boxes)

- ☐ Natural recovery
- ☒ Native Seed
- ☐ Non-native seed
- ☐ Other _____

Note: It is recommended the local Land Manager and/or affected disposition holders be consulted, where relevant (e.g., FMA's) to assist in determining the appropriate revegetation strategy.



Kenton Environmental Inc.

Site Development Proposal

Client: **Renegade Gas & Oilfield Services Ltd.**

K-File: **K-1206**

Legal Location: **5-16-77-8-W4M**

Disposition: **MLL**

Date: **April 14, 2010**

Inspector: **K. Miller**

Preamble:

Renegade Gas & Oilfield Services is an operating company with the majority of their work in the Conklin area and the head office in Lac La Biche.

They are currently housing their operators in a residence in Conklin and storing equipment within the lots they have available there. The business has significantly outgrown the space they have available so they are applying for an MLL in order to continue the growth that is continuing for them.

Time lines:

With the upcoming drilling season Renegade Gas & Oilfield Services would like to have the site cleared prior to freeze up in the fall of 2009.

Site preparation:

As this area was burned over recently and then salvage logged there is very little woody debris or vegetation so all surface material will be mulched and incorporated into the organic portion of the topsoil strippings.

Site maintenance:

Renegade Gas & Oilfield will seed the soil piles to an interim seed mix for stability and inspect the site on a regular basis for weeds.

Site services:

Power will be brought in from the adjacent Fortis line.

Heating fuel will be propane.

Water will be hauled in and stored in an underground cistern.

Waste management:

Septic will be contained in an underground holding tank and hauled to an approved treatment facility.

Garbage will be hauled to an approved landfill.

Conclusions:

Having a location to establish and allow their business to grow effectively in Conklin to service their clients has become imperative due to the increased amount of activity in the area.

Activity Standing Search

Selection Criteria

Selected Sections

Geo-Administrative Area:	Y
Requested Lands:	Y
Title Information:	NA
Activity Details:	Y
Subdivisions:	NA
Client List:	N

Selected Activities

Surface Dispositions	Y	Status:	All
		Types:	All
Geophysical	N	Status:	None
		Types:	None
Reservations	Y	Status:	All
		Types:	All
Encumbrances	Y	Status:	All
		Types:	All
Land Postings	Y	Status:	All
		Types:	All

Activity Numbers

MLL 100052

SCHEDULE "B"

Activity Standing Search

Requested Land

Requested Land	Ownership Status	Administered By	Titled Status	Survey Status	Area in Hectares		Area in Acres		Water
					Land	Title	Land	Title	
W4-08-077-16-SW	Crown	FLW	Titled	Unsurveyed	64.750	0.000	160.00	0.00	No Water Coverage
TOTAL					64.750	0.000	160.00	0.00	

Geo Administrative Areas

COAL DEVELOPMENT REGION	NORTHERN FORESTED		Code: CDR-2
W4-08-077			
ENVIRONMENT CORPORATE REGION	NORTHERN		Code: ENV-3
W4-08-077			
ENVIRONMENT CONS. & RECL. DISTRICT	NO. 4		Code: ERD-004
W4-08-077			
FOREST MANAGEMENT UNIT	NORTHEAST	L11 LAC LA BICHE	Code: FMU-L-11
W4-08-077			
FISH & WILDLIFE ADMIN REGION	NORTHEAST REGION	LAC LA BICHE	Code: FWA-4-04
W4-08-077			
FISH AND WILDLIFE DISTRICT	NORTHEAST REGION	FORT MCMURRAY	Code: FWD-5-07
W4-08-077			
GENERAL LANDS CLASSIFICATION	GREEN		Code: GLC-G
W4-08-077			
GRAZING ZONE	C		Code: GRZ-C
W4-08-077			
LAND USE AREA	NORTHEAST I	LAC LA BICHE	Code: LUA-NE1-1
W4-08-077			
RANGELAND DISTRICT	NORTHEAST	LAC LA BICHE WEST	Code: RLD-NE-6
W4-08-077			
SPECIALIZED MUNICIPALITY	REGIONAL MUNICIPALITY OF WOOD BUFFALO		Code: SM-001
W4-08-077-16			

End of Geo Administrative Areas

Activity Standing Search

Req: 0000115386

Activity Standing Search

LSRC580D

Report Date: 2012/01/18

Time: 15:49:57

Requested by: BSTUART

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Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Acres	Total Area Hectares
AOA 060009	Active/Disposed	2006/10/13	2007/10/17	TALISMAN ENERGY INC.	0.00	0.000

NO ACTIVITY DETAIL INFORMATION

W4-08-077					(0.00)	(0.000)
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AOA 060019	Active/Disposed	2006/11/07		PERPETUAL ENERGY OPERATING CORP.	0.00	0.000
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NO ACTIVITY DETAIL INFORMATION

W4-08-077					(0.00)	(0.000)
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CNC020007	Active/Disposed	2002/09/30	2008/09/30	NEXEN INC. 0530 : INDUSTRIAL/COMMERCIAL SITE 1 : NO RESTRICTON 710 : SEE COMMENTS	38,025.18	15,388.243
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1. NO DISPOSITIONS WITHOUT PRIOR CONSULTATION WITH JUDY HUTCHINSON, SURFACE LAND AGENT - SYNTHETIC OIL, NEXEN CANADA LTD. 801-7 AVE. SW, CALGARY, ALBERTA, T2P 3P7. TELEPHONE: 403-699-5643 FAX: 403-699-7065. 2. IN ADDITION, REFER APPLICATIONS TO MARY CHRISTENSEN (780) 415-4653, LAND USE OPERATIONS BRANCH, PUBLIC LANDS AND FORESTS DIVISION, SUSTAINABLE RESOURCE DEVELOPMENT.

NO ACTIVITY DETAIL INFORMATION

W4-08-077-16					(640.00)	(258.999)
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Req: 0000115386

Activity Standing Search

LSRC580D

Report Date: 2012/01/18

Time: 15:49:57

Requested by: BSTUART

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Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Total Area Acres	Hectares
CNT080012	Active/Disposed	2009/01/28	2034/01/31		82,683.76	33,460.930

LAC LA BICHE OFFICE - FORESTRY
SUSTAINABLE RESOURCE DEV
0510 : BUFFER
1 : NO RESTRICTON
710 : SEE COMMENTS

DEPT. OF

ALL PROPONENTS ARE TO REFER TO THE FIRESMART GUIDEBOOK FOR THE OIL AND GAS INDUSTRY FOR WILDFIRE RISK ASSESSMENT AND MITGATION STRATGIES; LINK TO E-DOCUMENT: [HTTP://SRD/ALBERTA.CA/WILDFIRES/FIRESMART/PDF/FIRESMART_GUIDEBOOK_OG.PDF](http://SRD/ALBERTA.CA/WILDFIRES/FIRESMART/PDF/FIRESMART_GUIDEBOOK_OG.PDF) CONKLIN FIRESMART CONSULTATIVE NOTATION COMMENTS: TYPES OF ACTIVITIES AND DISPOSITIONS THAT REQUIRE REFERRAL: *RECREATION LEASE (REC) *DISPOSITION RESERVATION (DRS)-USE CRITERIA FOR MLL,SML AND LOC AS DEFINED BELOW *EASEMENT (EZE) *VEGETATION CONTROL EASEMENT (VCE) *LICENSE OF OCCUPATION (LOC)-HIGH GRADE ROAD OR ACCESS ROADS 20M+ WIDE *MINERAL SURFACE LEASE (MSL)- WELL SITES OVER 5 HECTARES *MISCELLANEOUS LEASE (MLL) *MISCELLANEOUS PERMIT (MLP) *PIPELINE AGREEMENT (PLA)- IF 20M+ WIDE *PIPELINE INSTALLATION LEASE (PIL)- IF OVER 5 HECTARES *RURAL ELECTRIC ASSOCIATION EASEMENT (REA) *SURFACE MATERIAL LEASE (SML)-ONLY IF PEAT MOSS *ALL AGRICULTURAL DISPOSITIONS REQUIRING FENCE LINE CLEARING/FIELD CLEARING AND DEBRIS DISPOSAL *REGIONAL GRAZING/TIMBER INTEGRATION PLANS TYPES OF ACTIVITIES AND DISPOSITIONS NOT REQUIRING REFERRAL: *GEOPHYSICAL ACTIVITIES. *AGRICULTURAL DISPOSITIONS WHERE CLEARING IS NOT REQUIRED E.G. HAY PERMIT (HAP), FOREST GRAZING LICENSE (FGL) WITH NO FENCE LINES *TIMBER DISPOSITIONS ALL APPLICATIONS SHOULD BE REFERRED VIA EMAIL OR FAX TO THE "WILDFIRE PREVENTION OFFICER" AT THE LAC LA BICHE FORESTRY OFFICE: EMAIL:SRD.EDS-LBCH-FIRESMART.M FAX:780-623-5444. ***** STATUTORY ROAD ALLOWANCES ARE EXCLUDED. EXCLUDING THEIR LANDS NOT UNDER THE ADMINISTRATION OF THE DEPARTMENT OF SRD AND INCLUDING ALL ADJACENT UNSURVEYED ROAD ALLOWANCES.

ACTIVITY DETAIL INFORMATION

PLAN NO: 5902 RN

LTO PLAN NO:

ITEM:

VERSION DATE(S):2009/01/15

W4-08-077-16- SW

(0.00)

(0.000)

Req: 0000115386

Activity Standing Search

LSRC580D

Report Date: 2012/01/18

Time: 15:49:57

Requested by: BSTUART

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Activities and Titles

Activity	Status/Type	Date	Expiry	Client	Metes and Bounds Remarks	Acres	Total Area	Hectares
Land								
EZE 080156	Letter of Authority	2009/03/10	2999/12/31			164.33		66.500
ALTALINK MANAGEMENT LTD.								

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
 DIMENSION: 20M, 30M
 PLAN NO: 11884 T
 VERSION DATE(S):2008/08/19

WITHIN 100M OF WATERBODY (Y/N): PURPOSE: POWERLINE
 CLIENT FILE NO:
 LTO PLAN NO: ITEM:

W4-08-077-16- SW

AND ADJ THEOR RD ALLOW

(0.00)

(0.000)

EZE 110287

Active/Disposed

2011/11/02

2999/12/31

1.01

0.407

FORTISALBERTA INC.

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
 DIMENSION: 6 m ; 15 m
 PLAN NO: 12994 T
 VERSION DATE(S):2011/10/07

WITHIN 100M OF WATERBODY (Y/N): PURPOSE: POWERLINE
 CLIENT FILE NO:WO # 65207954
 LTO PLAN NO: ITEM:

W4-08-077-16- SW

(1.01)

(0.407)

EZE 820017

Active/Disposed

1982/02/24

2999/12/31

31.04

12.560

FORTISALBERTA INC.

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N): N
 DIMENSION: 10 M (W)
 PLAN NO: 2632 T
 VERSION DATE(S):1988/06/21

WITHIN 100M OF WATERBODY (Y/N): PURPOSE: POWERLINE
 CLIENT FILE NO:
 LTO PLAN NO: ITEM:

W4-08-077-16- SW

(0.00)

(0.000)

Req: 0000115386

Activity Standing Search

LSRC580D

Report Date: 2012/01/18

Time: 15:49:57

Requested by: BSTUART

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Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Acres	Total Area Hectares
FMA9100029	Active/Disposed	1991/09/01	2032/08/31	ALPAC FOREST PRODUCTS INCORPORATED	13,620,328.56	5,511,950.997

NO ACTIVITY DETAIL INFORMATION

W4-08-077-16

(0.00)

(0.000)

LOC 6337

Active/Disposed

1976/01/12

2999/12/31

4.00

1.619

DEVON CANADA CORPORATION

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N): N
DIMENSION: 66FT X 0.5MI
PLAN NO: 5524 TL
VERSION DATE(S):1976/01/12

WITHIN 100M OF WATERBODY (Y/N):
CLIENT FILE NO:
LTO PLAN NO:

PURPOSE: ACCESS ROAD
ITEM:

(0.00)

(0.000)

W4-08-077-16- SW

LOC 850990

Active/Disposed

1985/09/17

2035/09/16

2.97

1.200

DEVON CANADA CORPORATION

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
DIMENSION: 11M X 1.093KM
PLAN NO: 28413 MS
VERSION DATE(S):1985/09/17

WITHIN 100M OF WATERBODY (Y/N):
CLIENT FILE NO:
LTO PLAN NO:

PURPOSE: ACCESS ROAD
ITEM:

(0.00)

(0.000)

W4-08-077-16- SW

Req: 0000115386

Activity Standing Search

LSRC580D

Report Date: 2012/01/18

Time: 15:49:57

Requested by: BSTUART

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Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Acres	Total Area Hectares
LOC 930301	Letter of Authority for Amendment	1995/03/21	2018/03/01		2.25	0.910

DEVON CANADA CORPORATION

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
 DIMENSION: 10 M X 0.91 KM
 PLAN NO: 41963 MS
 VERSION DATE(S):1996/06/04

WITHIN 100M OF WATERBODY (Y/N): N PURPOSE: ACCESS ROAD
 CLIENT FILE NO:L-2611
 LTO PLAN NO: ITEM:

W4-08-077-16-SW AND ADJ THEOR RD ALLOW

(0.00)

(0.000)

LOC 930304

Letter of Authority

1993/03/18

2018/03/17

1.41

0.570

DEVON CANADA CORPORATION

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
 DIMENSION: 15 M X 0.380 KM
 PLAN NO: 42002 MS
 VERSION DATE(S):1996/08/21

WITHIN 100M OF WATERBODY (Y/N): N PURPOSE: ACCESS ROAD
 CLIENT FILE NO:439185A
 LTO PLAN NO: ITEM:

W4-08-077-16-SW AND THEOR RD ALLOW.

(0.00)

(0.000)

MLL 090109

Land Amendment
Application

2010/04/28

11.64

4.711

RENEGADE GAS & OILFIELD SERVICES LTD.

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
 DIMENSION: IRREGULAR
 PLAN NO: 125026 MS
 VERSION DATE(S):2010/04/28

WITHIN 100M OF WATERBODY (Y/N): N PURPOSE: NOT DEFINED - SEE DOCUMENT
 CLIENT FILE NO:09-18257
 LTO PLAN NO: ITEM:

W4-08-077-16-SW

(11.64)

(4.711)

Req: 0000115386

Activity Standing Search

LSRC580D

Report Date: 2012/01/18

Time: 15:49:57

Requested by: BSTUART

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Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Mets and Bounds	Remarks	Acres	Total Area Hectares
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MLL 090110	Land Amendment Application	2010/03/24				5.96	2.412
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FYG WELDING LTD.

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
DIMENSION: IRREGULAR
PLAN NO: 125027 MS
VERSION DATE(S):2009/12/16

WITHIN 100M OF WATERBODY (Y/N): N
CLIENT FILE NO:09-18259
LTO PLAN NO:

PURPOSE: INDUSTRIAL CAMPSITE
ITEM:

W4-08-077-16- SW	THEORETICAL ROAD ALLOWANCE ONLY.					(0.00)	(0.000)
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MLL 100052	Application	2010/05/14				15.86	6.419
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RENEGADE GAS & OILFIELD SERVICES LTD.

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
DIMENSION: IRREGULAR
PLAN NO: 126755 MS
VERSION DATE(S):2010/05/21

WITHIN 100M OF WATERBODY (Y/N): N
CLIENT FILE NO:09-18257
LTO PLAN NO:

PURPOSE: STORAGE SITE
ITEM:

W4-08-077-16- SW						(15.86)	(6.419)
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MSL 930494	Active/Disposed	1993/03/25	2018/03/24			2.00	0.810
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DEVON CANADA CORPORATION

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
DIMENSION: 90 X 90 M
PLAN NO: 42002 MS
VERSION DATE(S):1996/08/21

WITHIN 100M OF WATERBODY (Y/N): N
CLIENT FILE NO:439185
LTO PLAN NO:

PURPOSE: WELLSITE
ITEM:

W4-08-077-16- SW	THEOR RD ALLOW. ONLY.					(0.00)	(0.000)
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Req: 0000115386

Activity Standing Search

LSRC580D

Report Date: 2012/01/18

Time: 15:49:57

Requested by: BSTUART

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Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Acres	Total Area Hectares
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PLA 770132	Active/Disposed	1977/02/28	2999/12/31		54.62	22.104
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DEVON CANADA CORPORATION

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N): N	WITHIN 100M OF WATERBODY (Y/N):	PURPOSE: PIPELINE
DIMENSION: 12.192, 15.24 M (W) (40, 50 FEET)	CLIENT FILE NO:	
PLAN NO: 7164 P	LTO PLAN NO: 7820848	ITEM:
VERSION DATE(S): 1988/07/27		

W4-08-077-16- SW		(0.00)	(0.000)
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PLA 810199	Active/Disposed	1979/03/15	2999/12/31		79.57	32.201
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DEVON CANADA CORPORATION

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N): N	WITHIN 100M OF WATERBODY (Y/N):	PURPOSE: PIPELINE
DIMENSION: 20 M	CLIENT FILE NO:	
PLAN NO: 8601 P	LTO PLAN NO: 8021096	ITEM:
VERSION DATE(S): 1979/03/15		

W4-08-077-16- SW		(0.00)	(0.000)
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PLA 850795	Active/Disposed	1985/11/29	2999/12/31		9.78	3.958
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DEVON CANADA CORPORATION

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):	WITHIN 100M OF WATERBODY (Y/N):	PURPOSE: PIPELINE
DIMENSION: 10, 15 M (W)	CLIENT FILE NO:	
PLAN NO: 12650 P	LTO PLAN NO: 8621862	ITEM:
VERSION DATE(S): 1988/06/17		

W4-08-077-16- SW		(0.00)	(0.000)
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Req: 0000115386

Activity Standing Search

LSRC580D

Report Date: 2012/01/18

Time: 15:49:57

Requested by: BSTUART

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Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Total Area Acres	Hectares
PLA 880890	Active/Disposed	1988/12/30	2999/12/31	NOVA GAS TRANSMISSION LTD.	38.75	15.680

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
DIMENSION: 18 M R/W
PLAN NO: 15559 P
VERSION DATE(S):1990/05/25

WITHIN 100M OF WATERBODY (Y/N):
CLIENT FILE NO:2-591-1
LTO PLAN NO: 8922539

PURPOSE: PIPELINE
ITEM:

W4-08-077-16- SW

(0.00)

(0.000)

PLA 930283

Letter of Authority

1993/03/11

2999/12/31

3.36

1.360

DEVON CANADA CORPORATION

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
DIMENSION: 15 M
PLAN NO: 29178 P
VERSION DATE(S):1998/08/14

WITHIN 100M OF WATERBODY (Y/N): N
CLIENT FILE NO:
LTO PLAN NO: 9823114

PURPOSE: PIPELINE
ITEM:

W4-08-077-16- SW

(0.00)

(0.000)

RRD9622302

Active/Disposed

1996/06/26

2999/12/31

108.94

44.087

TRANSPORTATION

ACTIVITY DETAIL INFORMATION

PLAN NO: 8419 RD
VERSION DATE(S):1996/06/26

LTO PLAN NO:
ITEM:

W4-08-077-16- SW

AND ADJ. THEOR. ROAD ALLOW.

(0.00)

(0.000)

Req: 0000115386

Activity Standing Search

LSRC580D

Report Date: 2012/01/18

Time: 15:49:57

Requested by: BSTUART

Page 12 of 13

Activities and Titles

Activity Land	Status/Type	Date	Expiry	Client Metes and Bounds Remarks	Acres	Total Area Hectares
TPA 1472	Active/Disposed	1986/08/29	2012/06/30	PETER QUINTAL	0.00	0.000

NO ACTIVITY DETAIL INFORMATION

W4-08-077-16

(0.00)

(0.000)

VCE 080010

Letter of Authority

2009/03/10

2999/12/31

110.46

44.700

ALTALINK MANAGEMENT LTD.

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
 DIMENSION: 15M, 5M
 PLAN NO: 11884 T
 VERSION DATE(S):2008/08/19

WITHIN 100M OF WATERBODY (Y/N):
 CLIENT FILE NO:
 LTO PLAN NO:

PURPOSE: VEGETATION CONTROL
 ITEM:

W4-08-077-16-SW

AND ADJ THEOR RD ALLOW

(0.00)

(0.000)

VCE 910009

Active/Disposed

1991/02/13

2999/12/31

14.58

5.900

FORTISALBERTA INC.

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
 DIMENSION: 3 M
 PLAN NO: 5434 T
 VERSION DATE(S):1991/10/18

WITHIN 100M OF WATERBODY (Y/N): Y
 CLIENT FILE NO:11500-94562
 LTO PLAN NO:

PURPOSE: VEGETATION CONTROL
 ITEM:

W4-08-077-16-SW

(0.00)

(0.000)

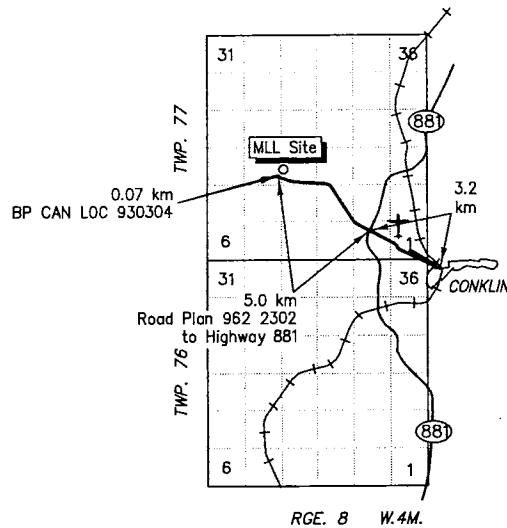
DISCLAIMER

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*** END OF REPORT ***

**ROUTE MAP**

SCALE - 1:250,000

PLAN SHOWING LOCATION OF

RENEGADE CONSTRUCTION YARD & STORAGE SITE

In L.S.D.5-16-77-8

Within THEORETIC S.W.1/4 SEC.16 TWP.77 RGE.8 W.4M.

REGIONAL MUNICIPALITY OF WOOD BUFFALO**INFORMATION SOURCES USED:**

	Yes	No
Land Titles legal plan search.....	☒	☐
Certificate of Title.....	☐	☒
Public Lands standing report.....	☒	☐
E.R.C.B. Permit map.....	☐	☒
Co-op map.....	☐	☒
Technical Services Disposition map.....	☒	☐
E.G.I.S. software.....	☒	☐

Information Searched on : 25 FEB 2010

NOTES:

- The nearest SURFACE DEVELOPMENT is a LOOKOUT TOWER in the S.E.1/4 Sec.33-76-8 W.4M. located ± 5.3 km from MLL Site.
- The nearest RESIDENCE is in the HAMLET OF CONKLIN located ± 7 km from MLL Site
- The nearest URBAN CENTRE is the HAMLET OF CONKLIN located ± 7 km from MLL Site.

AREA:

MLL Site

ha 6.419

Ac 15.86

NOTE: THERE ARE NO SURFACE DEVELOPMENTS WITHIN A 1.5 km RADIUS OF MLL SITE.

This plan represents the best information available at the time of survey. ALL-CAN ENGINEERING & SURVEYS takes no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

Contact Alberta 1 Call at 1-800-242-3447 or www.alberta1call.com

AFFIDAVIT:

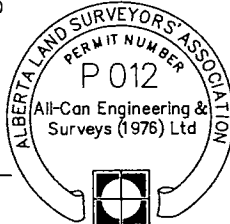
I, Daniel R. Jones, of the City of Calgary, Alberta Land Surveyor, make oath and say:

- that the survey represented by this plan was made under my personal supervision, and
- that the survey was made in accordance with good surveying practices and in accordance with the provisions of the Surveys Act, and
- that the survey was performed on the 29th and 30th days of October, 2009, and that this plan is true and correct, and is prepared in accordance with the provisions of the Public Lands Act.

SWORN before me at the City of Calgary in the Province of Alberta this 4th day of March, 2010

Daniel R. Jones
Alberta Land Surveyor

Andrew P. Nicas
Andrew P. Nicas
A Commissioner for Oaths in
and for the Province of Alberta.
Commission expires on 23 JAN 2013

**REVISIONS:**

Rev.	Description	PC	DWN	CHK	QC	DATE
0	Plan Issued	KW	SG	MG	TE	04 MAR 2010

ALL-CAN ENGINEERING & SURVEYS (1976) LTD.
Phone: (403) 244-2131 Fax: (403) 244-6455

Job No.: 09-0578 Dwg. No.: 090578M020 Scale: 1:5000 Page: 1 OF 2

LEGEND:

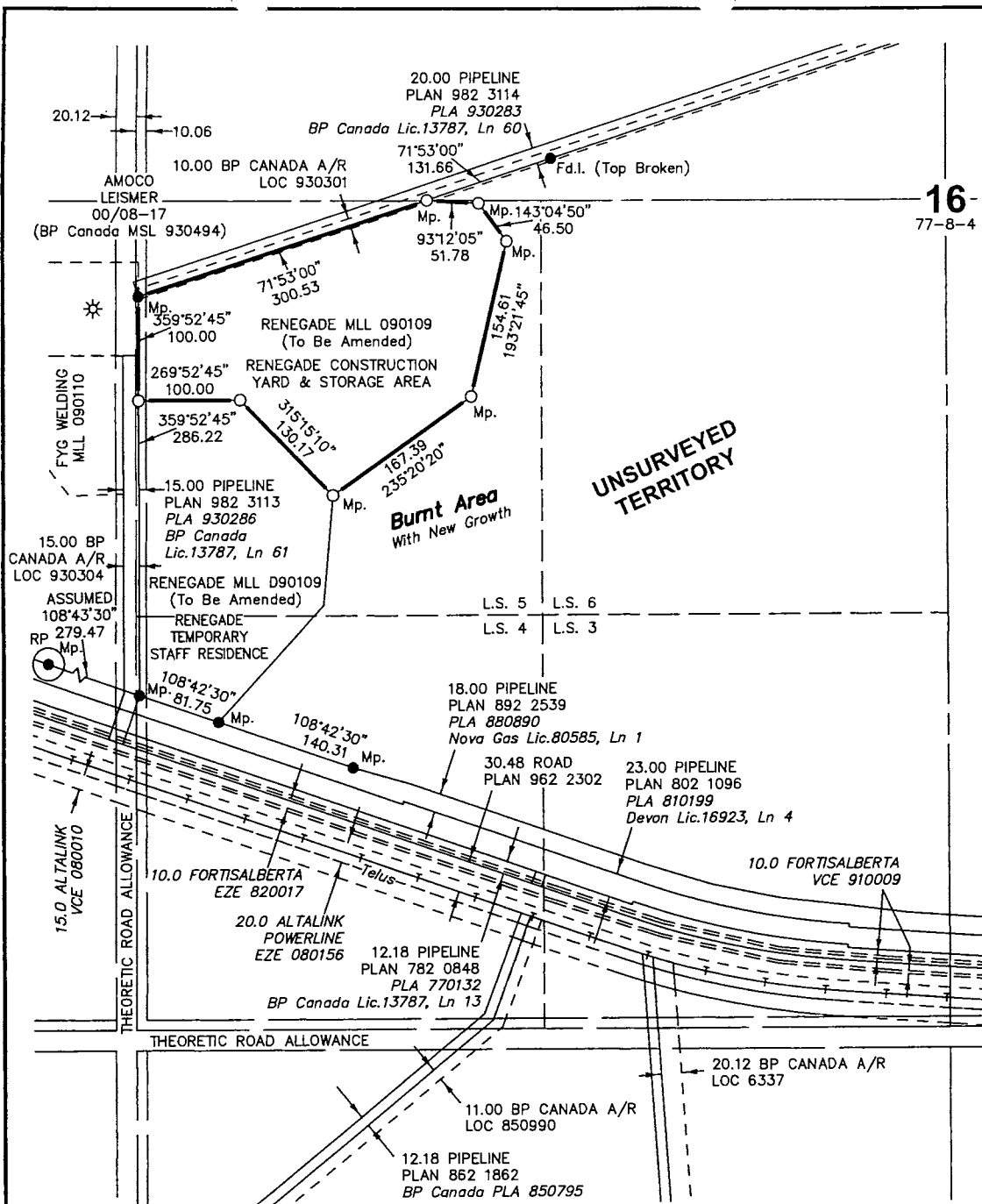
- Iron Spike Placed at Well Centre shown thus
- Temporary Mark shown thus
- Power Pole shown thus
- Statutory Iron Survey PostPlaced Found
- Iron Bar shown thusPlaced Found
- Iron Spike shown thusPlaced Found
- Wooden Hub shown thusPlaced Found
- Portions referred to shown thus
- Geo-referenced point is shown thus
- The geo-referenced point is a found statutory Iron Post.
- Distances are ground and are in metres and decimals thereof.
- A combined scale factor of 0.999602 was used to scale ground distances to the projection plane.
- Geo-referenced point coordinates as determined by
ATS 4.1 (UTM NAD83, Zone 12)
6169186.4 m N. 487413.8 m E.
- Bearings are assumed from Plan 892 2539
and the corresponding grid bearing is 108°53'15"

PROJECT INFORMATION:

Client: RENEGADE GAS & OILFIELD SERVICES LTD.

MLL100052 SRD Plan: 126755 MS, 2010-05-21, cch

MLL100052 SRD Plan: 126755 MS, 2010-05-21, cch



CROWN LAND ACTIVITY WITHIN TWP. 77 RGE.8 W.4 M.		
Activity Code	Client	Legal Location
FMA: 9100029	ALBERTA-PACIFIC FOREST INDUSTRIES INC.	All Crown Lands Involved
TPA: 1472	QUINTAL, PETER	All Crown Lands Involved

AREA USAGE ON CROWN LANDS TWP.77 RGE.8 W.4M.			
	NEW CUT	EXISTING CUT	TOTAL
WITHIN MLL SITE	= 0.000 ha (0.00 Ac)	= 6.419 ha (15.86 Ac)	= 6.419 ha (15.86 Ac)

Attachment #9

From: Katherine Denoudsten <kdenoudsten@parlee.com>
Sent: Thursday, December 5, 2024 11:25 AM
To: Julie Sutton <Julie.Sutton@rmwb.ca>
Cc: Randy S. Shapiro <rshapiro@parlee.com>
Subject: Renegade sale to Manatokan

External Message - Please be cautious when opening links or attachments in email

Hi Julie,

This is further to my voice mail that I left you this morning.

We were forwarded your email correspondence between Renee Mills (Renegade) and yourself. We act for Manatokan Oilfield Services Inc. in connection with the proposed purchase from Renegade.

We were advised by Alex Wang of your offices that to have the Development Permits transferred, we would only have to provide them with the dispositions from the Province of Alberta showing that Manatokan was the new lessee/license holder on the dispositions.

We are not sure what is meant by "*the new owner will be required to apply for all their own permitting*" as outlined in your email below. We understand that Manatokan will have to have a business license; however, what other permitting are they required to apply for?

The intent is to takeover the existing facilities and use them as follows:

1. **Work Camp** (DML 090109). Manatokan is intending to use the work camp for accommodations which include the supporting facilities of kitchens (and associated cold and dry storage areas), recreation room, mud room, dining rooms and wash rooms.
2. **Industrial Support Facility** (DML 100052 (expired) and Renegade has applied for a new DP under #2024-DP-00391). Our client is intending to use this facility for: office, storage, parts area/counter, wash bay, and a garage servicing Manatokan's vehicles and equipment used in their operations and may be using lifts or crane in the undertaking of the repair services by a on-site mechanic employed by our client. The site will not be open to the public but is a support facility for our client's own operations.

We have asked that Renegade amend their DP application #2024-DP-00391 to ensure that all of the above uses under item 2 are permitted. We have also requested confirmation from Alex Wang but have not heard back as of yet. Is there anything that further that needs to be done to ensure that all the uses are permitted?

If Manatokan has to apply for new permits, can you please advise of the process, what documents are required and what the timeline would be for obtaining any permits. The deal is expected to close on December 20th.

Would it be possible to jump on a call this afternoon around 1:30 or 2:00 with myself and Randy Shapiro (counsel on this file)? If so, we will send a calendar invite.

Regards,

Katherine Denoudsten | Commercial Leasing Documentation Manager



3300 TD Canada Trust Tower, 421-7th Avenue SW, Calgary, AB T2P 4K9
Direct: 403.294.7058 | Fax: 403.265.8263 | Email: kdenoudsten@parlee.com

From: Smriti Barman

Sent: Friday, December 6, 2024 2:05 PM

To: Katherine Denoudsten <kdenoudsten@parlee.com>

Cc: info@renegadegas.com; Randy S. Shapiro <rshapiro@parlee.com>; Julie Sutton <Julie.Sutton@rmwb.ca>; Alex Wang <Alex.Wang@rmwb.ca>; Tara Crocker <Tara.Crocker@rmwb.ca>

Subject: RE: Development Permit 2024-DP-00391 – Comments and Next Steps

Good Afternoon,

Thank you for your email and the detailed description of the proposed development.

I am the Planner assigned to **Development Permit 2024-DP-00391** for Industrial Development at SW-16-77-8-4. This application was submitted by Renee Mills, who is seeking to renew the previous Development Permit (2016-DP-01953) for an **Industrial Support Facility**. After reviewing the development history of this land, we have outlined the following comments based on its current status:

1. Transfer and Refund Request

Renee has requested that all files and business licenses be transferred to the new owner with a refund.

- We can issue a refund by canceling the application. However, the new owner must submit a new application since the original permit was applied for through Renee's account, and account modifications are not possible.
- Please confirm whether the new owner wishes to proceed with a new application. Upon confirmation, we will proceed with the cancellation and refund for Renee and guide the new owner through the application process.

2. Project Accommodation (DML 090109)

The Project Accommodation on **DML 090109** was approved under Development Permit 2020-DP-00046 and will expire on **March 10, 2025**.

- The new owner plans to include facilities such as kitchens with associated storage, recreation rooms, mudrooms, dining areas, and washrooms. These facilities were already approved in the 2020 permit.
- A new Development Permit application should be submitted before the current permit expires, using either the same 2020 drawings or updated ones reflecting any changes.
- The updated **DML (expiring March 5, 2032)** must indicate the new owner's name as the Disposition Holder and describe the proposed work.

- We have no concerns with the current work statement provided.

3. Industrial Support Facility (DML 100052)

The Industrial Support Facility on **DML 100052**, approved under Development Permit 2016-DP-01953, expired on **January 19, 2022**.

- A new Development Permit application is required with an updated **DML 100052**, indicating the new owner's name as the Disposition Holder.
- Uses such as office space, storage, and parts areas/counters approved under the 2016 permit are acceptable.
- However, additional proposed uses (e.g., wash bay, vehicle and equipment servicing, and repair services using lifts and cranes) raise concerns:
 - These uses were not previously approved and are inconsistent with the existing Disposition, which is designated for "storage."
 - Additional uses need further planning research on how they can be accommodated with the Land Use Bylaw regulations.

Please confirm whether the new owner wishes to include these additional uses. If so, we will:

- Consult internally with stakeholders (e.g., Safety Codes, Environmental, and Regulatory teams) to assess land suitability.
- Investigate whether the new uses can align with Planning regulations.

Note: A revised Disposition from the Province must indicate the new owner's name as the Disposition Holder, and explicitly approving the additional uses will be required.

4. New Development Permit

If the existing permit is canceled, a new development permit application will be necessary. For your convenience, I have attached the application checklists for **Rural Industrial Development** and **Project Accommodation** to guide the submission process.

We hope this email clarifies the process and answers your questions. If you have any further concerns or require assistance, please feel free to reach out to me or Alex. We are happy to support you through this process.

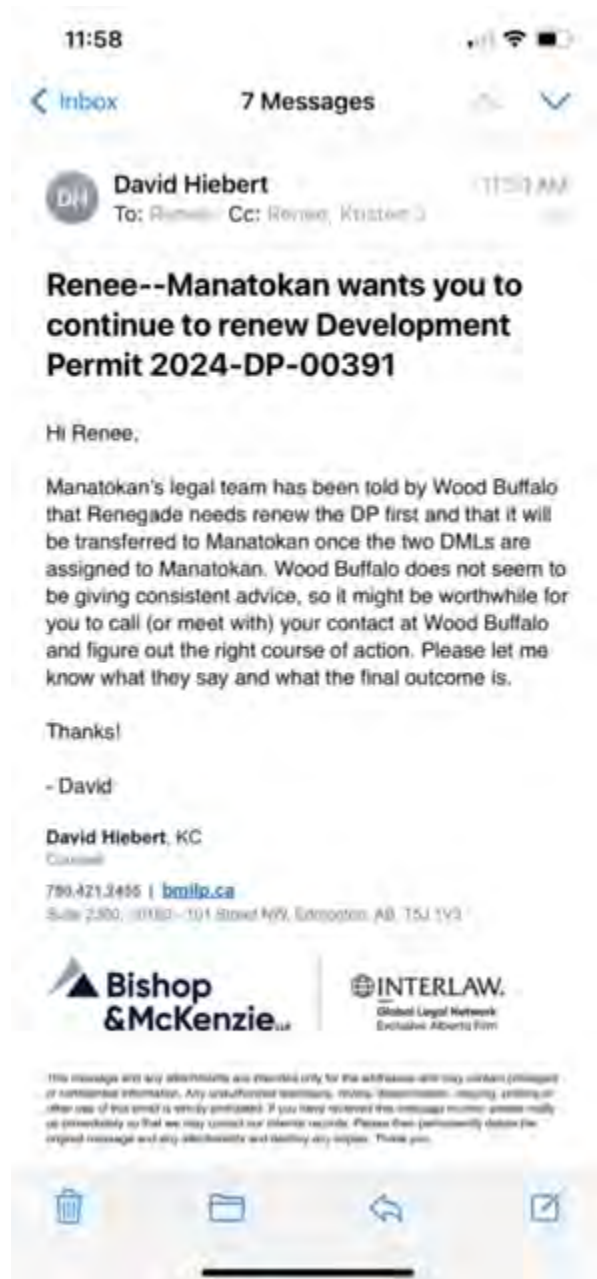
Thank you,

How did we do? Provide anonymous feedback on your experience with RMWB Planning & Development Services to help us improve our services.

From: Julie Sutton <Julie.Sutton@rmwb.ca>
Sent: Monday, December 9, 2024 12:09 PM
To: Smriti Barman <Smriti.Barman@rmwb.ca>; Alex Wang <Alex.Wang@rmwb.ca>; Tara Crocker <Tara.Crocker@rmwb.ca>
Subject: FW: Development Permit 2024-DP-00391 – Comments and Next Steps

Hello,

Renee Mills called me just now in regard to 2024-DP-00391, and advised that she is proceeding with the application and was informed that the two DMLs will be transferred to Manatokan once the two DMLs have been re-assigned to Manatokan. I asked her to follow up with an email and this was what was sent to my email. I have added this to the documents in 2024-DP-00391



**Regards,
Julie**

How did we do? Provide anonymous feedback on your experience with RMWB Planning & Development Services to help us improve our services.

[Planning & Development Services Customer Satisfaction Survey | Participate Wood Buffalo \(rmwb.ca\)](#)



Julie Sutton

Permitting & Licensing/Special Events
Customer Experience & Analytics, Planning &
Development

M: 780-793-1043 / T: 780-793-1009 | rmwb.ca

9909 Franklin Avenue

Fort McMurray | ᓂᓐᑕᓪᓴᓐ | Nistawâyâw | Etídlj Kué

Alberta T9H 2K4

I humbly acknowledge that the land on which we live, learn, work and play is Treaty 8 Territory, the traditional lands of the Cree, Dene, and the unceded territory of the Métis.

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From: Katherine Denoudsten

Sent: Monday, December 9, 2024 4:31 PM

To: Smriti Barman <Smriti.Barman@rmwb.ca>

Cc: Randy S. Shapiro <rshapiro@parlee.com>; Julie Sutton <Julie.Sutton@rmwb.ca>; Alex Wang <Alex.Wang@rmwb.ca>; Tara Crocker <Tara.Crocker@rmwb.ca>

Subject: RE: Development Permit 2024-DP-00391 – Comments and Next Steps

Hi Smriti,

Further to my earlier email, our client is exploring the option of applying for new dispositions – we understand that it may be easier from the Provincial government stand point.

If we do a new application for the dispositions, we would be doing them under "commercial development/commercial facility" which we understand from the Province would allow us to do all the uses that we had asked for.

Please confirm that if we receive the commercial development/commercial facility dispositions, that we would be able to obtain development permits for the uses as follows:

First one (which would replace DML 090109) [Update: we would need to ensure that our client would still be able to use this in the same manner as Project Accommodation (complex used to house camp workers by various contracting firms on a temporary basis)]

Kitchens (2)

Dining

Cold and Dry Storage

Dorm Rooms

Rec Rooms

Mud Rooms

Second one (which would replace DML 100052)

Storage

Office use

Warehouse

Garage (industrial maintenance function (wash bay and vehicle/equipment repair which could involve the use of a lift and/or crane))

As well, could you please advise on the cost of the applications for the development permits as well as the timeline for how long it would take to obtain them. These would apply to the existing structures/facilities and there would be no new improvements.

Thank you for your assistance on this.

Regards,

Katherine Denoudsten | Commercial Leasing Documentation Manager



3300 TD Canada Trust Tower, 421-7th Avenue SW, Calgary, AB T2P 4K9
Direct: 403.294.7058 | Fax: 403.265.8263 | Email: kdenoudsten@parlee.com

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From: Katherine Denoudsten

Sent: Monday, December 9, 2024 2:17 PM

To: Smriti Barman <Smriti.Barman@rmwb.ca>

Cc: Randy S. Shapiro <rshapiro@parlee.com>; Julie Sutton <Julie.Sutton@rmwb.ca>; Alex Wang <Alex.Wang@rmwb.ca>; Tara Crocker <Tara.Crocker@rmwb.ca>

Subject: RE: Development Permit 2024-DP-00391 – Comments and Next Steps

Hi Smriti,

Thank you for the information. We are in the process of getting the disposition amended. Once we have the amended disposition and forward it onto your offices, do you know what the timing might be for approval by the municipality?

Regards,

Katherine Denoudsten | Commercial Leasing Documentation Manager



3300 TD Canada Trust Tower, 421-7th Avenue SW, Calgary, AB T2P 4K9
Direct: 403.294.7058 | Fax: 403.265.8263 | Email: kdenoudsten@parlee.com

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Attachment #12

From: Randy S. Shapiro <rshapiro@parlee.com>

Sent: Thursday, December 12, 2024 10:45 AM

To: Smriti Barman <Smriti.Barman@rmwb.ca>; Katherine Denoudsten <kdenoudsten@parlee.com>

Subject: Re: Development Permit 2024-DP-00391 – Comments and Next Steps

Thank you, Smriti.

My client has occupied that area and used the shop for those purposes since 2017.

The disposition holder represented that all of these uses were accepted.

My client is an integral part of the Conklin community, employing people from the community, and working with CRDAC for the benefit of the community. I will send you a copy of their business development plan that we sent to the province.

But note that these uses are integral to my client's operations.

If there are any issues, we are happy to jump on a call to discuss this further.

Thanks!!

Randy S. Shapiro, K.C.

Parlee McLaws LLP Barristers & Solicitors

Sent from my iPhone

Attachment #13

From: Smriti Barman

Sent: Thursday, December 19, 2024 12:40 PM

To: kdenoudsten@parlee.com; rshapiro@parlee.com; Kevin.Puetz@ascoworld.com

Cc: Julie Sutton <Julie.Sutton@rmwb.ca>; Tara Crocker <Tara.Crocker@rmwb.ca>; Alex Wang <Alex.Wang@rmwb.ca>

Subject: RE: Response Regarding Proposed Business at SW-16-77-8-4

Good Afternoon,

Thank you for requesting Planning feedback on the proposed business at SW-16-77-8-4. I appreciate your patience as I gathered the necessary information to provide a comprehensive response regarding the proposed business activities.

This email serves as a follow-up to my previous communication on Friday, December 6, 2024, regarding the Industrial Support Facility on DML 100052. Below, I have outlined my detailed planning comments to assist you in moving forward with the proposed uses for the subject property:

1. Development Permit Renewal:

The current Development Permit application (2024-DP-00391), a renewal of Development Permit 2016-DP-01953 for an Industrial Support Facility, will be processed based on the submitted drawings and the decision by Renee Mills on the move-on aspect.

2. Proposed Additional Uses and Planning comments:

The new owner, Manatokan, has expressed interest in adding the following uses to the existing Industrial Support Facility:

- o **Warehouse** (classified as "warehouse and storage")
- o **Vehicle and Equipment Repair** (classified as "automotive and equipment repair and storage")
- o **Wash Bay** (classified as part of "service station")

While the Office, Storage, and Parts Area/Counter were previously approved under the 2016 Development Permit in accordance with the Rural District (RD) regulations of Land Use Bylaw 55/059, the newly proposed uses are not in accordance with the RD regulations.

- o The **Warehouse** and **Automotive and Equipment Repair and Storage** uses are not prescribed for the Rural District.
- o The **Wash Bay**, categorized as a part of the "Service Station, Minor," is listed as a discretionary use in the Rural District but is not actually proposed in this context.

Please note that these uses cannot be classified under the existing Industrial Support Facility designation. To accommodate these activities, other commercial or industrially zoned locations would be more appropriate.

Please refer to the attached Rural District regulations for your reference, along with the [Land Use Bylaw \(99/059\) link](#) for additional details.

3. Safety Codes comments:

- o The building (1672 sq. m. in area) would require a code classification change from low-hazard industrial occupancy to medium-hazard industrial occupancy to support vehicle repairs.

From: Smriti Barman

Sent: Thursday, December 19, 2024 12:28 PM

To: 'ATCO Electric' <FMMDEVELOPMENTPERMITS@atcoelectric.com>; 'ATCO Gas - ATCO Gas' <land.admin@atcogas.com>; 'ATCO Gas 2 - ATCO Pipelines' <HP.Circulations@atco.com>; 'Fortis-AltaLink' <landserv@fortisalberta.com>; 'Shaw Cable - Colleen O' <Colleen.O'Hara@sjrb.ca>; 'Shaw-Cable Systems-Shaw Communications' <constructionftm@sjrb.ca>; 'Telus' <abn.circulation@telus.com>; Andrea Dar <Andrea.Dar@rmwb.ca>; 'Alberta Health Services' <NorthZone.EnvironmentalHealth@albertahealthservices.ca>; kassu.ageze <kassu.ageze@telus.com>; abn.circulation@telus.com; Bob.yowney@gov.ab.ca; aep.larreferrals@gov.ab.ca

Subject: Review request-Industrial Support Facility-2024-DP-00391 at SW-16-77-8-4

APPLICATION FOR DEVELOPMENT PERMIT (2024-DP-00391)

Subject: Renewal of Development Permit for an Industrial Support Facility (Office and Storage)

Good Afternoon,

The Planning and Development Department has received an application to renew a previously approved Development Permit for an Industrial Support Facility located at SW-16-77-8-4 in Conklin. For your reference, I have attached the following documents:

- The submitted drawings for the current application.
- Lease DML 100052.
- The previously approved Development Permit (2016-DP-01953).

Please review the attached documents and provide your comments by **Monday, January 6, 2025**.

Should you have any questions or require clarification, feel free to contact me at smriti.barman@rmwb.ca. If no comments are received by the due date, it will be assumed that there are no concerns regarding this application.

Thank you for your attention to this matter.

Best regards,



Smriti Barman

Planner II

Planning and Development Services

Smriti.barman@rmwb.ca

T: 780-588-3704 | www.rmwb.ca

9909 Franklin Avenue

Fort McMurray | ᓄᓐᑕᓐᓴᓐᓴᓐ | Nistawâyâw | Etídlj Kué

Alberta T9H 2K4

I humbly acknowledge that the land on which we live, learn, work, and play is Treaty 8 Territory, the traditional lands of the Cree, Dene, and the unceded territory of the Métis.

Engineering (Refusal):

1. Include in the submission the plan showing underground connections for any onsite water and sanitary services.
2. Site grading shall show positive drainage toward storm collection in the area. Parking must be not more than 4% from any direction.
3. The drawing package must be properly stamped by a licensed engineer/surveyor. Inquiry using government road allowance as site access is in progress.

Fire Prevention (Refusal):

See comments from Safety Codes.

Safety Codes (Refusal):

The uses described in the development permit do not align with the existing construction of the building and cannot be approved by safety codes without significant changes to the building.

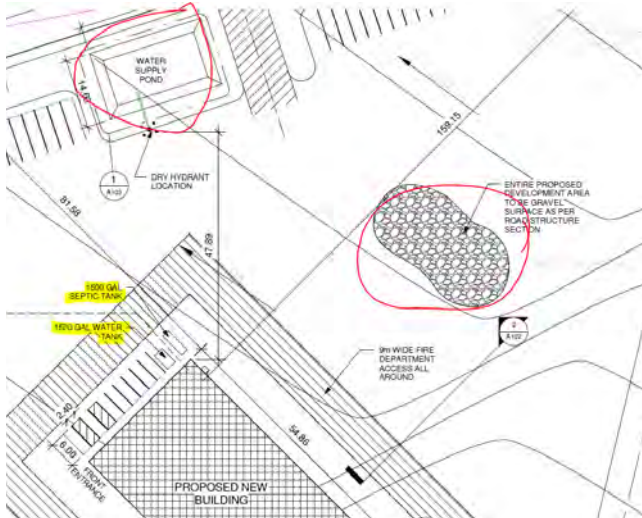
Environmental and Regulatory: (Refusal):

(Planner's comment: I talked to the Regulatory Officer and confirmed that there is no wash bay in this application. The Regulatory Officer said that #1 comment is not applicable with the condition that there is no wash bay in this application)

1. A signed and stamped engineering drawing, or at the very least a more detailed design, which outlines the wastewater system which will be in place for managing the waste generated by the wash bay.

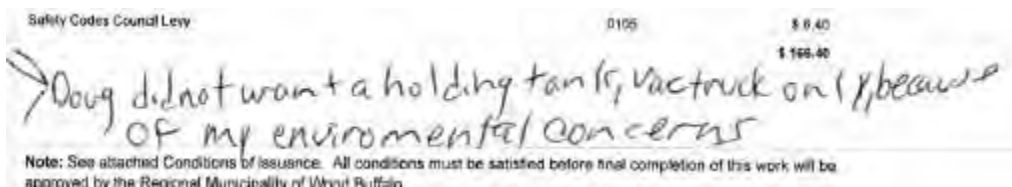
This waste must adhere to all the Legislations and Regulations in addition to Municipal Bylaws.

- Alberta Environment and Protected Areas regulates waste through:
 - o the Environmental Protection and Enhancement Act (EPEA),
 - o the Waste Control Regulation (AR 192/1996) and
 - o the Alberta User Guide for Waste Managers.
2. Please provide an outline for the purposes (activities) for the wet pond / dry pond structures and provide any required registrations for this infrastructure.



I have reviewed the supplied documentation and have the following comments/questions:

1. A wildlife sweep completed by a professional must be completed prior to construction activities (clearing/grubbing) if it will take place during the migratory bird restricted activity period (April-August).
2. Sediment and erosion control activities shall adhere to Best Management Practices which meet or exceed the latest version of Alberta Transportation's Sediment and Erosion Control Manual.
3. Can you provide clarification on the below? What were the environmental concerns from the inspector?



4. I note a small water pond is to be constructed on site. Will the only input to this be surface water runoff? Is the only use for this pond for firefighting purposes? Care will have to be taken in heavy rain events/spring melt to not overflow impacting neighboring properties.
5. Waste from sumps/tanks must be disposed of at an appropriate waste disposal facility.



Water Treatment Branch (Conditional Approval):

Approval may be subject to RMWB Regulatory review.

Waste Water Treatment Branch (Conditional Approval):

Approval may be subject to RMWB Regulatory review.

Alberta Health (Conditional Approval):

AHS - SHE has reviewed the application and understands the following:

1. That this application is for a Development Permit for Project development to renew a previously approved development permit for an Industrial Support Facility located at SW-16-77-8-4 in Conklin.

After considering the information provided, at this time AHS – SHE has no objections to this application and provides the following comments for your consideration:

1. If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.
2. Ensure the property is maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Regulation (AR 243/2003) which states:

No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.

3. Any applicable setback distances as outlined in the Nuisance and General Sanitation Regulation (AR 243/2003) must be adhered to.

4. It is imperative that the applicant abide by the appropriate Alberta Building Codes, Fire Codes, and Public Health Legislation requirements during all stages of development.

Please call (780-742-8440) or e-mail Kaelynn.McGuire@ahs.ca if you have any questions.

Alberta Environment/Forestry and Parks (Conditional Approval):

please note the comments from the Lands Team Lead for that area administering DML 100052:

- Aside from the asphalt concrete parking stall reference in point 7 of the 2016 development permit, I have no other concerns. Although, it doesn't appear as though there are any changes to the permit previously acquired from the RMWB as far as the diagram goes. I do not see any updated permit conditions.
- It was my understanding that the RMWB was requiring an update to the purpose of the lease, to accommodate a wash bay and office space? I am not sure if this is still to be expected or not.

Development Control Landscape Technician (Approval):

As per Section 72.2 a) The provision of landscaping, in accordance with this bylaw shall be a condition of the issuance of a Development Permit for all new developments, in any district in the Urban Service Area, unless specifically modified or excluded in an Area Structure Plan.

ATCO Transmission (Approval):

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

Subdivision (Approval with Advisory Notes):

If the operator is interested in obtaining addressing for this development, they can reach out directly to breena.iannetti@rmwb.ca.

Underground Services (Approved with no comments):

TELUS (Approved with Advisory Notes):

TELUS has the following comments to be passed on to the developer/applicant:

TELUS has/has no objections regarding this application. However if TELUS services are required the applicant/developer is strongly urged to fill the online intake form using the link below to arrange for TELUS servicing this site. Off-site work by TELUS may be required to ensure service is supplied to this location in a timely fashion.

<https://build.telus.com/intake>

Roads and Maintenance (Approval):

The Roads Division of the Parks and Roads Services Branch has no comments/concerns about this circulation.

KW 2025.1.6

Solid Waste Services, Telus North, Cable System GP, Shaw Cable, ATCO Electric/AltaLink/Fortis: No comments received.

Attachment #16

From: Smriti Barman
Sent: Thursday, January 9, 2025 1:09 PM
To: Renee Mills ATIA s. 20(1)
Cc: DHiebert@bmlp.ca
Subject: RE: Follow-Up on Proposed Activities at SW-16-77-8-4

Dear Renne,

I hope this email finds you well. I apologize for the delay in my response, as I was out of the office over the past two days.

Please refer to the email below, which I sent to the new owner on December 19, 2024, regarding their proposed activities and our planning comments, outlining what can and cannot be approved for this site.

From our recent phone conversation, I understand you are considering adding an automobile service component to the site. As discussed, Planning has concerns about this use, as "Automotive and Equipment Repair and Storage" is not a prescribed use in the Rural District (RD) for vehicle and equipment repair work.

To clarify, the 2016 permit approved the site as a "Warehouse" to accommodate vehicle storage. In the attached declarations, the site is described as a "storage garage and workshop." In the previous approval, these terms referred to:

- **Storage Garage:** A space primarily for storing vehicles, equipment, or goods, without repair or servicing activities.
- **Workshop:** A space for tasks such as carpentry, metalwork, or other crafts unrelated to vehicles.

These activities do not include automobile servicing, which typically falls under the category of "Automotive and Equipment Repair and Storage." This category encompasses uses such as transmission shops, muffler shops, tire shops, body shops, automotive glass shops, and upholstery shops, which align with specific land-use regulations.

For comparison, businesses like Renegade at 189 Northland Drive and Dipper Oilfield at 169 Northland Drive operate within a different district, like BI (Business Industrial) District, which permits Automotive and Equipment Repair and Storage. However, your site falls under the Rural District (RD), where this use is prohibited for private and public purposes. Similarly, Xtreme Oilfield Technology at 111 Poplar Drive is in the HR (Hamlet Residential) District, which also prohibits such activities.

However, if you suspect that neighboring businesses are operating without proper permits, you may submit a complaint to Bylaw Services. Our Planning team will investigate to determine whether there are compliance issues. This process would include a site inspection and a review of how permits were issued to identify any inconsistencies with current uses. If non-compliance is identified, appropriate enforcement measures will be applied. Please note that we only investigate on a complaint basis.

Regarding your current application, it has been reviewed under the same conditions as the 2016 permit and circulated to relevant internal and external stakeholders. Should you wish to proceed with the new activity, there are two potential paths:

1. **Site-Specific Land Use Bylaw Amendment:** This would involve amending the Land Use Bylaw to include "Automotive and Equipment Repair and Storage" as a permitted use within the RD - Rural District.
2. **Appeal to the Subdivision and Development Appeal Board (SDAB):** You may include this activity in your current application, and Planning will conclude with a refusal. You then have the right to appeal the decision to the SDAB, which has the authority to overturn the Development Authority's decision.



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

SAFETY CODES SERVICES

Timberlea Landing
309 Powder Drive
Fort McMurray, AB
T9K 0M3

OCCUPANCY CERTIFICATE

Project: Industrial Shop

Civic Address:

Legal Description: Sect: 16 Twp: 77 Rg: 8 W of: 4

Applicant: Renegade Gas & Oilfield Services Ltd.

Permit# 2016-BP-001411

This is to certify that the above-noted building has been approved for occupancy, pursuant to the Alberta Building Code 2006 and is restricted to the following use:

LOW HAZARD INDUSTRIAL OCCUPANCY

Issue Date: April 25, 2017

Safety Codes Officer Name: Greg Wolf

Safety Codes Officer Designation:

ATIA s. 20(1)

Safety Codes Officer Signature:

IT IS ILLEGAL TO MAKE CHANGES TO THE OCCUPANCY OF A BUILDING UNLESS APPROVAL IS OBTAINED IN WRITING FROM THE AUTHORITY HAVING JURISDICTION.

116. RD - Rural District

116.1 Purpose

The purpose of this district is to manage development in the Rural Service Area, outside established hamlets, including the accommodation of oil sands mining, extraction and upgrading.

116.2 Permitted Uses

The following are permitted uses:

- (a) Extensive Agriculture
- (b) Home Occupation
- (c) Oil Sands Mining, Extraction and Upgrading
- (d) Oil Sands Pilot Projects
- (e) On-site security
- (f) Park
- (g) Trapper's Cabin
- (h) Utilities/Co-generation

116.3 Discretionary Uses - Development Officer

The following are discretionary uses that may be approved by the Development Officer:

- (a) Accessory Building
- (b) Airport
- (c) Bed and Breakfast
- (d) Campground (**BL 04/012**)
- (e) Cemetery
- (f) Community Recreation Facility
- (g) Country Inn
- (h) **DELETED (BL 05/013)**
- (i) Drinking Lounge, Minor (**BL 05/013**)
- (j) Educational Service Facility (accessory to a Religious Assembly only)
- (k) Family Care Dwelling
- (l) Food Service, Drive-In or Drive-Through (**BL 05/013**)
- (m) Food Service, Minor Restaurant (**BL 05/013**)
- (n) Food Service, Take Out Restaurant (**BL 05/013**)
- (o) Gas Bar (**BL 04/012**)

- (p) General Contractor only on part of Lot A, Plan 762 0627, as shown on Schedule A, attached hereto and forming part of this Bylaw **(BL 01/067)**
- (q) Guest Ranch
- (r) Home Business
- (s) Hotel
- (t) Industrial Support Facility **(BL 04/012)**
- (u) Intensive Agriculture
- (v) Kennel
- (w) Manufactured/Modular Home
- (x) Market Garden
- (y) Motel
- (z) Natural Resource Extraction and Upgrading
- (aa) Outdoor Recreation Facility
- (bb) Project Accommodation **(BL 06/001)**
- (cc) Public Use/Utility
- (dd) **DELETED (BL 04/012)**
- (ee) Religious Assembly
- (ff) Resort Facility
- (gg) Retail Store, Convenience
- (hh) Satellite Dish Antenna
- (ii) Security Suite
- (jj) Service Station, Minor
- (kk) Single Detached Dwelling
- (ll) Spectator Sports Facility
- (mm) Staff Accommodation **(BL 08/001)**
- (nn) **DELETED (BL 06/030)**
- (oo) Waste Management Facility

116.4 Discretionary Uses - Planning Commission

The following are discretionary uses that may be approved by the Municipal Planning Commission:

- (a) Abattoir
- (b) Intensive Livestock Operation

116.5 Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this District.

- (a) Front Yard (minimum): 40.0 m
- (b) Side Yard, Interior (minimum): 15.0 m
- (c) Side Yard, Exterior (minimum): 40.0 m
- (d) Rear Yard (minimum): 10.0 m
- (e) Lot Area (minimum):
 - (i) Extensive Agriculture 32.0 ha
 - (ii) Market Garden 4.0 ha
 - (iii) Intensive Agriculture: 2.0 ha
 - (iv) All Other Uses: At discretion of Development Authority

116.6 **DELETED (BL 08/001)**

116.7 **DELETED (BL 08/001)**

116.8 **DELETED (BL 08/001)**

On October 26, 2016 at 1:14 PM Ashlee Bevis <Ashlee.Bevis@rmwb.ca> wrote:

Cody,

I have heard back from Engineering and Fire as the plans were recirculated due to the changes that were made.

Engineering has no concerns but fire did have the below comments.

1.The application speaks to a maximum combustible content. Confirm the owner is aware of this restriction and has the ability to maintain it.

2.Confirm or deny if tank vehicles are intended to be stored/serviced within the facility. If yes, confirm the owner is aware of the Section 4.11 2014 Alberta Fire Code requirements for tank vehicles.

An NFPA 1142 water supply is proposed. Confirm the owner is aware of the design and maintenance requirements for Chapters 7 and 8 and has the capacity to manage them.

I have yet to hear back from Greg with Safety codes.

Regards,

Ashlee Bevis

Planner III

Planning & Development Department

Regional Municipality of Wood Buffalo

T:780.793.1108 F:780.743.7874

ashlee.bevis@rmwb.ca

www.rmwb.ca

Civic: 309 Powder Drive, Fort McMurray, AB, T9K 0M3

Mailing: 9909 Franklin Avenue, Fort McMurray, AB, T9H 2K4

From: Cody Reimer [mailto:**ATIA s. 20(1)**]

Sent: Monday, October 24, 2016 2:05 PM

To: Greg Wolf <Greg.Wolf@rmwb.ca>; Ashlee Bevis <Ashlee.Bevis@rmwb.ca>

Cc: Doug Mills <**ATIA s. 20(1)**>

Renegade Gas <**ATIA s. 20(1)**>

Subject: 2016-DP-01953 Renegade Gas

Hello There Greg,

Please find Attached drawings, my apologies there was no attachments on my email friday. This has been uploaded on E-Permitting aswell by Renegade.

From: Cody Reimer <[REDACTED] ATIA s. 20(1)>
Sent: October-26-16 1:16 PM
To: Ashlee Bevis
Cc: doug; greg.wolf@rmwb.ca; finance; Cody Reimer
Subject: RE: 2016-DP-01953 Renegade Gas

Hello Ashlee,

Thanks for your email and getting back to me, our response is as follows:

1. The maximum combustibility content is not to be more than 50kg/m², which was one a governing factor why this will be classified as a Low Hazardous Industrial Workshop instead of a Medium Hazardous Industrial Workshop. The allowable combustible content is 74300 kg and with this size of building, the ratio of hazardous content to floor space is very low and will never be even be remotely close to 74300 kg. This building will be only occupied by the company using it and will not be open to the public as any sort of automotive repair garage. If required there will be no issue having a deceleration as such done by the owner and submitted to the municipality if there is an issue. This is simply an Low Hazardous industrial workshop/storage facility for the sole use of company occupying it.

2. The Proposed Storage/Workshop building will be for HydroVac Trucks, which do not qualify as a *tank vehicle* under the definitions or Section 4.11 2014 Alberta Fire Code requirements for tank vehicles. So there should be no issues there.

In regards to the Water Supply pond, All design and maintenance requirements of NFPA 1142 have been brought to the attention of the owner as well as a maintenance plan put in place. We will be supervising the Install of the Nilex Liner and Dry Hydrant and will be Signing off on Schedules B-C on the construction aswell as confirming the connection with the local fire department chief complies with their equipment before commissioned.

any questions or concerns feel free to contact myself directly

Cheers,
Cody Reimer
Owner/ Director

ATIA s. 20(1)



From: Cody Reimer [REDACTED]
Sent: October-21-16 1:04 PM
To: greg.wolf@rmwb.ca; Ashlee.Bevis@rmwb.ca
Cc: Renegade Gas; Dave Marsh; Doug Mills; finance
Subject: 2016-DP-01953 Renegade Gas

Hello Greg,

Thanks you for comments Please find attached drawings showing the intended use, also see comments corresponding to your numbered points below.

1. As per the original submitted drawings on the cover page of the building code analysis, this building is being used as a Storage Garage and Workshop - and as defined in the Building code a Low Hazardous Occupancy = Combustible content to be not more then 50Kg/m2 = 74300 Kg. . We have revised the drawings with this title changed to suite and make it more clear, my apologies usually the code analysis is all that is required at this stage.
2. Water supply calculation and pond size is correct as per the usage and construction method
3. Usage is a Low Hazardous Industrial - Storage Garage and Workshop
4. The "Wash bay" , is a possibility in the future and was on the drawings just for client layout purposes. There is no immediate plan for a washbay and if this area to wash the stored trucks is used, the relevant permits and requirements for water/mechanical drawings will be provided at that time.
5. Since the original grading plan was approved there was not any additional civil design added. However there will be Large Trucks driving all around throughout, the entire area will be done with geo-grid and geo-textile with gravel road sub structure. The Detail has been added to the site plan aswell. and labelled a 9m access all around the building for fire fighting.

Any questions or concerns feel free to contact me directly

Cheers,
Cody Reimer
Owner/ Director

[REDACTED]
[REDACTED]



www.moderndimensionsdesign.com

On October 21, 2016 at 12:56 PM finance <finance@renegadegas.com> wrote:

Doug - FYI

Alma J. Mallock

Chief Financial Officer

Renegade Gas & Oilfield Services Ltd.

ATIA s. 20(1)

ATIA s. 20(1)

From: Ashlee Bevis [mailto:Ashlee.Bevis@rmwb.ca]

Sent: October-21-16 10:54 AM

To: ATIA s. 20(1)

Subject: 2016-DP-01953 Renegade Gas

Good Morning Alma,

I was speaking to Doug this morning and I let him know that I would be forwarding comments to you that we received from Safety Codes, please see below.

- 1.The use of the building has to be more specific. “Shop” is not descriptive enough and could have a major effect on fire water supply.
- 2.Currently the water supply calculation is based on a low hazard occupancy rather than a medium hazard. The building drawing is for a 1674 sq m building, which would be medium hazard and would require sprinklering. Even if the building is reduced to 1500sqm to avoid sprinklering, a substantially great water supply for a medium hazard building would be required.
- 3.Clearly declare the intention of the use of the building.
- 4.There is now a wash bay but here is no municipal water or sanitary lines or civil drawings.
- 5.Firefighting access and confirmation on the road surface needs to be shown.

Please let me know if you have any questions.

Regards,

Ashlee Bevis

Planner III

Planning & Development Department

Regional Municipality of Wood Buffalo

T:780.793.1108 F:780.743.7874

ashlee.bevis@rmwb.ca

www.rmwb.ca

From: Cody Reimer [REDACTED] ATIA s. 20(1)
Sent: October-24-16 2:05 PM
To: greg.wolf@rmwb.ca; Ashlee.Bevis@rmwb.ca
Cc: Doug Mills; finance; Renegade Gas
Subject: 2016-DP-01953 Renegade Gas
Attachments: MDD-16-RENEGADE-001 - DP 01953 -REV 2 - 2016-10-21.pdf

Hello There Greg,

Please find Attached drawings, my apologies there was no attachments on my email friday. This has been uploaded on E-Permitting aswell by Renegade.

I was also reviewing comments on E-Permitting, There seems to be a mix up perhaps for the number of buildings or what attachments you are reviewing? Im wondering if thats where the misinterpretation is coming from? There has only been one building on the site plan submitted Oct 12th, 2016

Please review the building code analysis as the occupancy's are clear on there, even on the original submitted Oct 12th, 2016, nothing has changed besides the comments below.

Feel free to give me a call when you can

Cheers,

Cody Reimer
Owner/ Director

[REDACTED] ATIA s. 20(1)



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On October 21, 2016 at 3:03 PM Cody Reimer [REDACTED] ATIA s. 20(1) wrote:

Hello Greg,

Thanks you for comments Please find attached drawings showing the intended use, also see comments corresponding to your numbered points below.

1. As per the original submitted drawings on the cover page of the building code analysis, this building is being used as a Storage Garage and Workshop - and as defined in the Building code a Low Hazardous Occupancy = Combustible content to be not more than 50Kg/m² = 74300 Kg. . We have revised the drawings with this title changed to suite and make it more clear, my apologies usually the code analysis is all that is required at this stage.

2. Water supply calculation and pond size is correct as per the usage and construction method

3. Usage is a Low Hazardous Industrial - Storage Garage and Workshop

4. The "Wash bay" , is a possibility in the future and was on the drawings just for client layout purposes. There is no immediate plan for a washbay and if this area to wash the stored trucks is used, the relevant permits and requirements for water/mechanical drawings will be provided at that time.

5. Since the original grading plan was approved there was not any additional civil design added. However there will be Large Trucks driving all around throughout, the entire area will be done with geo-grid and geo-textile with gravel road sub structure. The Detail has been added to the site plan aswell. and labelled a 9m access all around the building for fire fighting.

Any questions or concerns feel free to contact me directly

Cheers,
Cody Reimer
Owner/ Director

ATIA s. 20(1)

www.moderndimensionsdesign.com

On October 21, 2016 at 12:56 PM finance <[REDACTED]>
wrote:

Doug - FYI

Alma J. Mallock

Chief Financial Officer

Renegade Gas & Oilfield Services Ltd.

ATIA s. 20(1)

From: Ashlee Bevis [mailto:Ashlee.Bevis@rmwb.ca]

Sent: October-21-16 10:54 AM

To: finance <[REDACTED]>

Subject: 2016-DP-01953 Renegade Gas

Good Morning Alma,

I was speaking to Doug this morning and I let him know that I would be forwarding comments to you that we received from Safety Codes, please see below.

- 1.The use of the building has to be more specific. “Shop” is not descriptive enough and could have a major effect on fire water supply.
- 2.Currently the water supply calculation is based on a low hazard occupancy rather than a medium hazard. The building drawing is for a 1674 sq m building, which would be medium hazard and would require sprinklering. Even if the building is reduced to 1500sqm to avoid sprinklering, a substantially great water supply for a medium hazard building would be required.
- 3.Clearly declare the intention of the use of the building.
- 4.There is now a wash bay but here is no municipal water or sanitary lines or civil drawings.
- 5.Firefighting access and confirmation on the road surface needs to be shown.

Please let me know if you have any questions.

Regards,

Ashlee Bevis

Planner III

Planning & Development Department

Regional Municipality of Wood Buffalo

T:780.793.1108 F:780.743.7874

ashlee.bevis@rmwb.ca

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Civic: 309 Powder Drive, Fort McMurray, AB, T9K 0M3

Mailing: 9909 Franklin Avenue, Fort McMurray, AB, T9H 2K4

Renegade Gas & Oilfield Services Ltd.

ATIA s. 20(1)

October 28, 2016

Planning & Development
Regional Municipality of Wood Buffalo
309 Powder Drive
Fort McMurray, AB T9K 0M3

Attention: Ashlee Bevis and Greg Wolf

Dear Ms. Bevis and Mr. Wolf,

Re: 2016-DP-01953 – Repair of Vehicles

I, Doug Mills, owner of Renegade Gas & Oilfield Services Ltd. declare that the submitted building for 2016-DP-01953 Renegade Gas & Oilfield Services Ltd. be used ONLY as an Industrial Workshop. The Industrial Workshop will mainly be for storage of Vehicles and typical Workshop work.

I will be keeping the Combustible content to be not more than 50Kg/m²-74,300 Kg.

This building will not be used as an Automotive Repair Garage in anyway, or open to the Public in anyway. There will not be lifts or cranes and there will not be a full time mechanic on site. Any welding work being done will not be used for any automotive repair what so ever.

Parts Storage room will only be used for Hydro Vac Equipment only and not for automotive repair.

All remaining comments have been satisfied.

Please confirm Development Permit approval.

Yours truly,

ATIA s. 20(1)

Doug Mills
Owner/Manager

From: Smriti Barman <Smriti.Barman@rmwb.ca>
Sent: Monday, February 24, 2025 9:43 AM
To: Renegade Gas <[ATIA.s. 20\(1\)](mailto:ATIA.s.20(1)@rmwb.ca)>; Doug Mills #2
<[ATIA.s. 20\(1\)](mailto:ATIA.s.20(1)@rmwb.ca)>
Cc: Shailesh Makwana <Shailesh.Makwana@rmwb.ca>
Subject: Next Steps for Development Permit Application 2024-DP-00391

Good morning Renne and Doug Mills,
Thank you for meeting with Shailesh Makwana and me last Friday to discuss the Development Permit issues. As a follow-up, here are the options for your application:

Option 1: Proceed with the Original Proposal

- Continue with application 2024-DP-00391 as an Industrial Support Facility, precisely as it was approved in 2016 (Development Permit 2016-DP-01953). This means that the additional uses for a wash bay, vehicle/equipment repair (using lifts and cranes), and warehouse facilities are not included.
- We circulated the original application to stakeholders once we received your confirmation that you wanted to proceed with the same activities approved in 2016. We received mostly positive feedback, with a few refusals. However, once you and your client Manatoka indicated an interest in adding extra activities, the application changed, and the original stakeholder comments could not be applied.
- Please confirm in writing if you wish to return to the original proposal with the current Provincial Disposition. Also, please review the attached stakeholder comments and send your responses so I can forward them for final approval.

Option 2: Include Additional Uses in the Current Application

- Confirm in writing if you want to add the wash bay, vehicle/equipment repair, and warehouse facilities to application 2024-DP-00391.
- I will then review the additional uses; however, based on the current Rural District Land Use Bylaw (99/059), Section 116, these uses are not permitted. This would lead to a refusal, though you may appeal the decision to the Subdivision and Appeal Board (please see the attached SDAB Appeal form for details).

Option 3: Apply for an Amendment

- You may apply for an Amendment to include the proposed additional uses in the Rural District. This amendment application will be approved by the Council.
- Once the additional uses are listed as Discretionary Uses after the Council approval, and the Provincial approval is received, the Development Officer can review them for potential approval (with or without conditions).
- If you choose this route, application 2024-DP-00391 can be placed on hold until the amendment and the provincial approval are resolved. Alternatively, you could first obtain the Development Permit under Option 1, then proceed with the Amendment and Provincial approval, and finally apply for a new Development Permit. Please review the attached Amendment application and checklist for more details.

Just so you know, until a Development Permit is issued, the property remains non-compliant for the unapproved works. We appreciate your quick decision so we can move forward.

If you have any questions or need further clarification, please do not hesitate to contact me. I look forward to hearing back from you.

Thank you,



Smriti Barman

Planner II

Planning and Development Services

Smriti.barman@rmwb.ca

T: 780-588-3704 | www.rmwb.ca

9909 Franklin Avenue

Fort McMurray | ᓂᓐᑕᓴᓐᓂᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

Attachment #18

From: Renee Mills <[REDACTED]>
Sent: Monday, February 24, 2025 2:55 PM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Doug Mills #2 <[REDACTED]>; David Hiebert <DHiebert@bmlp.ca>
Subject: Proceed with original proposal

External Message - Please be cautious when opening links or attachments in email
Hi Smriti,

We are sending you an email with directions to continue with the application 2024-DP-00391 as an Industrial Support Facility, as it was approved in 2016.

If you could please give me a call I would appreciate it.

Thank you
Renee

From: Smriti Barman <Smriti.Barman@rmwb.ca>

Sent: Thursday, February 27, 2025 9:48 AM

To: Greg Wolf <Greg.Wolf@rmwb.ca>; RES Fire Prevention Branch <RESFire.PreventionBranch@rmwb.ca>; Andrea Dar <Andrea.Dar@rmwb.ca>; Nelson Contreras <NELSON.Contreras@rmwb.ca>

Subject: Request for Review – Updated Application for Development Permit 2016-DP-01953 at SW-16-77-8-4

Good morning,

I am writing to confirm that the applicant wishes to maintain the activities approved under Development Permit 2016-DP-01953 (attached for reference), which include office, storage, and parts area/counter.

During the application review, the applicant proposed adding additional activities—specifically:

- Warehouse (classified as "Warehouse and Storage")
- Wash Bay (classified as "Service Station")
- Vehicle and Equipment Repair (classified as "Automotive and Equipment Repair and Storage")

However, since these additional activities cannot be approved in the Rural District without a Bylaw amendment, and the applicant has confirmed that pursuing an amendment is not an option, they wish to proceed with the original application, excluding the additional activities.

Previously, I received four rejections for this application and asked the applicant to address your comments. In response, they have provided an email (included below) along with the necessary documents. Could you please review the updated materials and let me know if you have any further concerns or if you can approve the permit? The permit has been reassigned in Accela for your review and decision-making.

Please send your response by Thursday, March 6, 2025.

If you have any questions or need additional information, please feel free to contact me.

Thank you,



Smriti Barman

Planner II

Planning and Development Services

Smriti.barman@rmwb.ca

T: 780-588-3704 | www.rmwb.ca

9909 Franklin Avenue

Fort McMurray | ᓄᓐᑕᓐᓴᓐᓴᓐ | Nistawâyâw | Etídlj Kué

Alberta T9H 2K4

Safety Codes Approval:

From: Greg Wolf <Greg.Wolf@rmwb.ca>

Sent: Thursday, February 27, 2025 10:46 AM

To: Smriti Barman <Smriti.Barman@rmwb.ca>

Cc: RES Fire Prevention Branch <RESFire.PreventionBranch@rmwb.ca>; Andrea Dar <Andrea.Dar@rmwb.ca>; Nelson Contreras <NELSON.Contreras@rmwb.ca>

Subject: RE: Request for Review – Updated Application for Development Permit 2016-DP-01953 at SW-16-77-8-4

Hello Smriti

Regarding your question.

Vehicle storage is not restricted by size of the vehicle or type however the existing building is not designed or constructed for either the storage or service of tank vehicles that contain flammable or combustible gases or vapours that are classified as Group F, Division 1.

The attached Standata may be forwarded to the applicant for additional clarification.

Greg Wolf
Chief Building Inspector
Safety Codes Services
Planning & Development
Office 780-792-5997
Mobile 780-713-8585



From: Greg Wolf <Greg.Wolf@rmwb.ca>

Sent: Thursday, February 27, 2025 10:01 AM

To: Smriti Barman <Smriti.Barman@rmwb.ca>; RES Fire Prevention Branch <RESFire.PreventionBranch@rmwb.ca>; Andrea Dar <Andrea.Dar@rmwb.ca>; Nelson Contreras <NELSON.Contreras@rmwb.ca>

Subject: RE: Request for Review – Updated Application for Development Permit 2016-DP-01953 at SW-16-77-8-4

Good morning Smriti,

Re: Development Permit 2016-DP-01953 at SW-16-77-8-4

I have reviewed all of the original drawings and did personally inspect the building during actual construction. **Building safety codes does not have any objection to using the building within the limitations and scope approved under the original building and development permit.** This would be as a low hazard industrial building only. The water supply for firefighting on site is sized for low hazard uses only. The bays as originally constructed had sufficient ventilation and CO/NO2 sensors for the bay to be used for vehicle storage. Safety codes does not support the use of any of the bays for vehicle washing or vehicle servicing or repair as the building and mechanical systems are not code compliant for and therefore do not support those uses.

Sincerely,
Greg Wolf
Chief Building Inspector
Safety Codes Services
Planning & Development
Office 780-792-5997
Mobile 780-713-8585

Fire Department Approval:

From: Hunter Langpap <Hunter.Langpap@rmwb.ca>
Sent: Thursday, March 6, 2025 8:31 AM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Vanessa Dunphy <Vanessa.Dunphy@rmwb.ca>; Charles Phu <Charles.Phu@rmwb.ca>
Subject: FW: Request for Review – Updated Application for Development Permit 2016-DP-01953 at SW-16-77-8-4

Hi Smriti,

RES approves this DP with the conditions as noted by Safety Codes.

Thanks,
Hunter Langpap
Senior Fire Inspector/Investigator



200 Sapræ Creek Trail
Fort McMurray AB T9H 4P1
(780) 792-5527

Environmental Approval:

From: Keanne McDougall <Keanne.McDougall@rmwb.ca>

Sent: Monday, March 10, 2025 9:29 AM

To: Smriti Barman <Smriti.Barman@rmwb.ca>

Subject: RE: Request for Review – Updated Application for Development Permit 2016-DP-01953 at SW-16-77-8-4

Hi Smriti,

The permit is considered approved based on adherence to the below comments.

Have a great day,

Keanne McDougall, EP.

Environment and Regulatory Advisor | Legal Services

T: 780-788-4325 | M : 780-838-0141

From: Keanne McDougall <Keanne.McDougall@rmwb.ca>

Sent: Friday, March 7, 2025 3:09 PM

To: Smriti Barman <Smriti.Barman@rmwb.ca>

Cc: Sam Rageh <Sam.Rageh@rmwb.ca>

Subject: RE: Request for Review – Updated Application for Development Permit 2016-DP-01953 at SW-16-77-8-4

Hi Smriti,

Below are my final comments:

I've also added my other comments below for reference, with one further question:

1. A wildlife sweep completed by a professional must be completed prior to construction activities (clearing/grubbing) if it will take place during the migratory bird restricted activity period (April-August).
2. Sediment and erosion control activities shall adhere to Best Management Practices which meet or exceed the latest version of Alberta Transportation's Sediment and Erosion Control Manual.
3. I note a small water pond is to be constructed on site. This pond is only to accept surface water runoff for the purpose of firefighting activities.
4. Waste from sumps/tanks must be disposed of at an appropriate waste disposal facility.

I have no other concerns with the permit.

Have a great day,

Keanne McDougall, EP.

Environment and Regulatory Advisor | Legal Services

T: 780-788-4325 | M : 780-838-0141



Received by the Subdivision and Development
Appeal Board
April 10, 2025
File No. SDAB 2025-001

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

NOTICE OF APPEAL

In accordance with Section 678 and 686 of the Municipal Government Act and the Regional Municipality of Wood Buffalo Land Use Bylaw 99/059, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame.

Section 1 – Property Information

Legal Land Description:(i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer)				
Lot	Block	Plan	ATS	
			SW-16-77-8-W4	
Civic Address				
Development Permit Number or type of Order				
2024-DP-00391				

Section 2 - Appellant Information

NB: At the time of the appeal hearing the individual acting as agent must produce the completed and signed Agent Authorization Form.

Appellant Name (If the Appellant is a company, enter the complete legal name of the company)				
Renegade Gas & Oilfield Services Ltd.				
Agent ¹ Name (if applicable)			Contact Name (if different) and position held	
			Renee Mills, Director	
Mailing Address		City/Town	Province	Postal Code
[REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]
Telephone Number (Daytime)	Alternate Telephone Number		Email Address	
[REDACTED]			[REDACTED]	

Section 3 – Appeal (Check One Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit		Subdivision Application	Notice of Order
☐ Approval	☐ Approval	☐ Approval	☐ Notice of Order
☒ Condition of Approval	☐ Condition of Approval	☐ Condition of Approval	
☐ Refusal	☐ Refusal	☐ Refusal	

☒ I/We are the Applicant or Land Owner of the subject property

☐ I/We are a person affected by an order, decision or development permit

Section 4 – Reasons for Appeal

Section 678 and 686 Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal. In support of your appeal, you are requested to provide a full statement of the grounds and reasons of your appeal. You may include any photographs, drawings or plans for clarification.

I/We hereby appeal the decision of the Approval Authority for the following reason(s):

See attached Appendix A.

(Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

ATIA s. 20(1)

April 9, 2025

Date

Signature of Appellant/Agent

If an Agent is representing the property owner, a letter is required from the owner giving consent to a property inspection.

Registered Owner: I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property as necessary for the purpose of this Appeal.

Signature of Registered Owner

Please return the completed form and prescribed filing fee to:

Clerk of the Subdivision and Development Appeal Board, 7th Floor, Jubilee Center, 9909 Franklin Avenue, Fort McMurray AB T9H 2K4
Telephone: 780-743-7001 Email: sdab@rmwb.ca

Protection of Privacy

The personal information you provide on this form is being collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act*. The personal information is used to process your designation of an agent for appeals with the Subdivision and Development Appeals Board. If you have any questions about the collection and use of the personal information contact the Legislative Officer –SDAB , 7th Floor 9909 Franklin Avenue, Ft. McMurray AB T9H 2K4 ; or call 780.788.2222

For Office Use Only				
Appeal #:	Fee:	Appeal Hearing Date:	Date Applicant Notified:	Date Appellant Notified:

¹ Agent — A person who acts for a Property Owner, Applicant, Appellant, and/or Affected/Adjacent Property Owner during the appeal hearing process or at a hearing before the Subdivision and Development Appeal Board.

APPENDIX A

REASONS FOR APPEAL APPEAL OF PERMIT NUMBER 2024-DP-00391

1. This is an appeal of permit number 2024-DP-00391 granted to Renee Mills for an industrial support facility located at SW-16-77-8-4 (the “**Land**”) in the Regional Municipality of Wood Buffalo (the “**RMWB**”).

Background Facts

2. Renegade Gas & Oilfield Services Ltd. (“**Renegade**”) held a lease from the Crown in Right of Alberta (the “**Crown**”) numbered MML 100052 for the Land (the “**Original Disposition**”) which had a term commencing on January 20, 2012 and expired on January 19, 2022. Renegade’s licensee, Manatokan Oilfield Services Inc. (“**Manatokan**”) has operated an oil and gas services support facility (the “**Facility**”) on the Land since 2015.
3. Renegade obtained Permit Number 2016-DP-01953 (the “**Original Permit**”) from RMWB for the Land which was issued on November 2, 2016 and which expired on January 19, 2022, coinciding with the expiration of the Original Disposition.
4. Renegade requested and was granted a renewal of the Original Disposition from the Crown which commenced on January 20, 2022 and which will expire on January 19, 2032 (the “**Disposition**”).
5. Renegade inadvertently neglected to extend or renew the Original Permit or apply for a replacement permit.
6. Starting in or around 2024, Manatokan and Renegade began discussions for Manatokan to take over the Disposition. Following Manatokan’s due diligence efforts, the RMWB communicated concerns over some of the uses of the Facility, including concerns over compliance with certain safety codes.
7. There has been no change to Manatokan’s use of the Facility since it began operating in 2015. Neither Renegade nor Manatokan were made aware of any concerns with safety codes until 2024.
8. Once Renegade became aware that their Original Permit had expired, Renegade submitted a new development permit application. On March 20, 2025, the RMWB posted its written decision on Renegade’s application, indexed as Development Permit 2024-DP-00391, in which it granted Renegade’s application, subject to conditions (the “**Decision**”).
9. The Decision outlines numerous conditions for approval of the Development Permit. This appeal pertains to Condition 21, which reads as follows:

21 Safety Codes has provided the following comments:

“Building safety codes does not have any objection to using the building within the limitations and scope approved under the original building and development permit. This would be as a low hazard industrial building only. The water supply for firefighting on site is sized for low hazard uses only. The bays as originally constructed had sufficient ventilation and CO/NO2 sensors for the bay to be used for vehicle storage. Safety codes does not support the use of any of the bays for vehicle washing or vehicle servicing or repair as the building and mechanical systems are not code compliant for and therefore do not support those uses.

Vehicle storage is not restricted by size of the vehicle or type however the existing building is not designed or constructed for either the storage or service of tank vehicles that contain flammable or combustible gases or vapours that are classified as Group F, Division 1. Please find the attached Standata at the end of this approval for additional clarification.”

Grounds of Appeal

10. The Decision is appealed on the following grounds:

- a. **Condition 21 is vague and uncertain:** Condition 21 simply provides comments from the Safety Codes branch of RMWB that certain uses of the Facility – namely, vehicle washing, servicing, storage, and repair (the “**Uses in Question**”) – are not supported as the current building and mechanical systems are not presently code compliant for such uses. Condition 21 fails to clarify that, once code compliance is achieved, those uses will then be allowed under Development Permit 2024-DP-00391
11. Renegade and Manatokan have had numerous discussions with the RMWB and communicated that they are fully prepared to invest and address all safety code concerns with the Facility, including all concerns relating to the Uses in Question. However, they must first receive assurance from the RMWB that upon such investments being made and code compliance being achieved, Development Permit 2024-DP-00391 will cover all of the uses of the Facility, including the Uses in Question.
12. Renegade and Manatokan have communicated these concerns with the RMWB but have yet to receive assurance that incurring the significant costs of renovating the Facility to address safety code concerns will ultimately allow the Facility to continue to operate as it has been since 2015.
13. It is requested that Condition 21 be amended to clarify that once the safety code concerns with the Facility raised by the Safety Codes branch of RMWB are addressed, the Uses in Question will be covered and permitted by Development Permit 2024-DP-00391.

Image from Pictometry:



Aerial View of Subject Property – SW-16-77-8-W4 (Renegade Gas & Oilfield Services Ltd.)

This aerial image shows the primary industrial building, associated vehicle parking areas, equipment, and material storage across the site, and the stormwater pond in the northwest corner.

Site Visit photographs 5.8.2025



Pic 1 Entrance view showing multiple buildings, parked vehicles, and site fencing with a security gate.



Pic 2” parked trucks, and modular buildings near the site’s boundary.



Pic 3 View of the main building with open bay doors and industrial equipment visible, along with camp structures and multiple parked vehicles.



Pic 4 View of the site entrance from the access road



Pic 5 Front view of the main industrial building showing multiple overhead doors, heavy equipment parked near open bays, and various containers and materials placed around the building's perimeter



Pic 6 Rear area of the industrial building showing equipment, storage tanks, a hydrovac truck



Pic 7 Row of hydrovac and tanker trucks along the site boundary, and fleet vehicles parked adjacent to the industrial building



Pic 8 hydrovac trucks lined up along the left and multiple vehicles and equipment near the industrial shop.



Pic 9 Close-up of hydrovac trucks parked near the site's entrance



Pic 10 Equipment and material storage beside the building, including tires, containers, and machinery



Pic 11 Stacks of wooden pallets, metal parts, and liquid storage containers placed on the ground



Pic 12 View of chemical containers, pallets, and scattered equipment placed on open ground



Pic 13 Front view of the main building showing multiple garage bays, heavy equipment, and large storage containers



Pic 14 Rear and side view of the main building showing multiple container units, chemical storage tanks, and industrial materials placed along the wall



Pic 15 Wide view showing scattered industrial materials, large storage tanks, and containers adjacent to the main building



Pic 16 Close-up of chemical storage containers and barrels situated next to portable storage units



Pic 17 View of multiple IBC totes and industrial materials stored outside the rear of the main building



Pic 18 Stacked IBC totes and industrial barrels stored on open ground at the rear of the site



Pic 19 Pipes loaded on flatbed trailer and several IBC totes visible near the rear property boundary.



Pic 20 Assorted IBC totes and industrial equipment parts stored near the rear property line on open yard space



Pic 21 Main building with multiple bay doors open



Pic 22 Interior view of the building showing extensive mechanical tools, parts storage, and a vacuum truck, indicating active vehicle servicing or repair activities



Pic 23 Interior view of the main building showing industrial equipment, tool racks, and chemical containers, indicating active shop use with potential mechanical and maintenance functions.



Pic 24 Interior view showing industrial shelving, tools, workbenches, and heavy-duty equipment inside the building, suggesting vehicle or equipment maintenance activities.



Pic 25 Interior image showing a vacuum truck and maintenance equipment inside the building, with shelving and tools indicative of ongoing vehicle servicing or mechanical operations.



Pic 26 Interior view showing specialized tools, fuel dispensing equipment, and vacuum trucks inside the bay, suggesting vehicle maintenance, servicing, or fueling activity within the building.



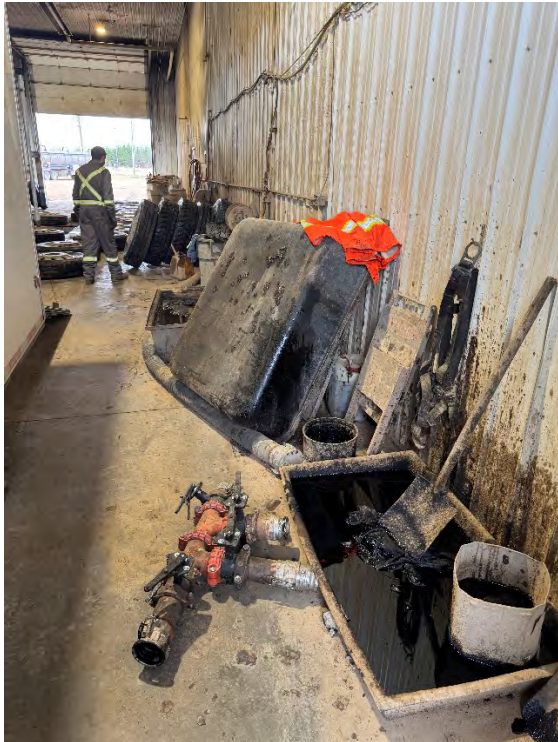
Pic 27 Heavy truck parked indoors with a nearby tire changer and maintenance equipment, suggesting ongoing mechanical servicing activities inside the building.



Pic 28 Interior view showing tool cabinets, storage barrels, boxed fluids, and automotive parts, indicating active mechanical maintenance and supply storage within the facility.



Pic 29 Interior photo showing open vehicle hoods, tool chests, and maintenance equipment in use, indicating active mechanical repair work taking place inside the building.



Pic 30 Interior view showing oil-stained equipment, used tires, and a collection basin with dark liquid, suggesting on-site vehicle maintenance and fluid handling activities.



Pic 31 Covered work area showing fluid-stained floor, coiled industrial hoses, and a service trailer, indicating vehicle-related industrial activity.



Pic 32 Storage of numerous industrial hoses and tires inside covered bay area, suggesting active vehicle fluid transfer or service use.



Pic 33 Interior storage room showing organized shelving with mechanical parts and industrial components, indicating on-site inventory for maintenance or equipment servicing.



Pic 34 Safety gear and high-visibility clothing room, indicating on-site equipment storage and preparation area for industrial staff.



Pic 35 Fenced area containing a surface water or holding pond with connected hose



Pic 36 North-South view of the main industrial building with multiple service bays open and several employee and service vehicles parked along the façade.

Development Permit: 2024-DP-00391

Legal Address: SW-16-77-8-4, located in the North-West of Conklin ASP Area

Application Description: Renewal of 2016-DP-01953 for DML 100052

Applicant: Renee Mills (info@renegadegas.com) | Phone: (780) 623-1296

Application Date Submitted: November 27, 2024



Summary of Issues

Background

1. Original Permit (2016-DP-01953):

- o Approved an **Industrial Support Facility** for "storage," including components such as office space, storage, and parts counter for Renegade Gas & Oilfield.
- o The approved use aligned with the provincial disposition, which restricted the site's use to **storage only**.
- o The 2016 DP expired on January 19, 2022.

2. Renewal Application (2024-DP-00391):

- o Renegade submitted the renewal application during their business sale process to Manatokan Oilfield Services Inc. The renewal application mirrored the content of the 2016 permit.
- o During the review period, Renegade requested adding a **service vehicle**, which was not part of the 2016 Development Permit.

3. Additional Requests from Manatokan:

- o Manatokan requested Renegade to seek approval for additional activities such as a **wash bay**, **vehicle and equipment repair**, and **warehouse and storage**.

- o These activities are essential for Manatokan's continued operations at this site, where they have been operating for the past 10 years. However, these uses were explicitly rejected in the 2016 permit.

4. Provincial Investigation in 2022:

- o The Province initiated an investigation with the Planning Department in 2022 regarding how the unapproved uses, including repair and warehousing, were conducted at this site despite the disposition explicitly restricting use to storage only.
- o This scrutiny highlighted a significant compliance issue and raised questions about the enforceability of zoning and disposition conditions.

Key Issues:

1. Proposed Uses Not Previously Approved

- **Additional Proposed Uses Include:**
 - o Wash bay
 - o Vehicle and equipment repair using lifts and cranes
 - o Warehouse facilities
- **Incompatibility:** These uses are inconsistent with the original approval and the Land Use Bylaw (LUB-99/059) for the Rural District, except for a wash bay being conducted in a service station minor.

2. Land Use Bylaw and Zoning Restrictions

- **Rural District Zoning:** Non-prescribed uses include:
 - o "Warehouse and Storage"
 - o "Automotive and Equipment Repair"
 - o "General Industrial"
- **Definition Analysis:**
 - o **Industrial Support Facility:** Intended for low-impact, ancillary activities that complement broader industrial operations (e.g., cleaning, maintenance, and oilfield services). The proposed activities exceed the accessory nature of support services and align more closely with primary industrial uses, which are not permitted in this district.
 - o **Automotive and Equipment Repair and Storage:** Covers equipment and vehicle servicing but is not permitted in the Rural District.
 - o **Service Station, Minor:** Permits wash bay and vehicle servicing but is intended for public gasoline sales, not private wash bays.
 - o **Warehousing:** A distinct use class typically permitted in industrial or commercial zones. Reclassifying it under Industrial Support Facility undermines the integrity of zoning regulations.

3. Compliance Concerns

- **Unauthorized Use:** The applicant disclosed that the facility has been used for unapproved activities (e.g., repair, storage) since 2017, potentially violating zoning and safety codes.
- **Stakeholder Objections:** Safety Codes, Fire, Environmental Regulatory, and Engineering teams have raised significant concerns about operational risks related to the proposed activities.

4. Provincial Concerns

- The provincial investigation with the Planning Department in 2022 highlighted enforcement lapses and compliance issues with the original permit conditions.
- The Province's scrutiny emphasizes the need for the municipality to ensure that any future approvals align strictly with the disposition's terms and zoning regulations.

5. Legal Disputes and Interpretations

- **Disputed LUB Interpretation:** Parlee McLaws, representing Manatokan, disputes Planning's interpretation of the LUB and has requested a meeting to resolve these issues.
- Renegade also represented their lawyer from Bennett Mounter LLP.
- **Complexity of Alignment:** Aligning proposed uses with zoning regulations poses significant procedural and legal challenges.

6. Potential Consequences

- **If Approved as Is:** Sets a precedent for bypassing zoning restrictions, weakening regulatory consistency.
- **If Denied Without Resolution:** Risks appeals or legal challenges from the applicant and buyer.

Recommendation for Legal Engagement

Given the involvement of external legal counsels and the complexities surrounding zoning, compliance, and interpretation issues, it is recommended to engage the municipality's legal counsel to:

1. Evaluate Legal Risks:

- o Assess the potential legal implications of both approval and denial of the application.
- o Review the history of zoning interpretations and align the decision with municipal standards.

2. Strengthen the Municipality's Position:

- o Ensure regulatory decisions are defensible in case of appeals or legal disputes.
- o Provide clarity on the municipality's stance regarding zoning and compliance issues.

3. Assist in Negotiations:

- o Support discussions with the applicant's legal team to address concerns and explore resolutions.

4. Review Zoning Interpretations:

- o Evaluate whether any proposed uses can be accommodated under existing LUB frameworks without compromising zoning integrity.

5. Address Provincial Concerns:

- o Ensure future approvals strictly adhere to the provincial disposition's terms to prevent further inquiry or consequences.

Key Milestones and Correspondence:

- **December 5, 2024:** The potential buyer, Manatokan Oilfield Service Inc., through their legal representative Parlee McLaws, outlined their intent to use the facility for office space, storage, parts area/counter, warehouse, a wash bay, vehicle and equipment repair, and other operations. The lawyer requested an amendment to the previous Development Permit (DP) to reflect these additional uses.
- **December 6, 2024:** The Planner advised the lawyer that a new DP application from the new owner would be required with the proposed changes and the need to reflect the updated disposition under the new owner's name. The Planner raised concerns about the new proposed uses (e.g., wash bay, equipment repair with lifts and cranes) as these:
 - o Were not previously approved.
 - o Do not align with the current disposition, which is designated for "storage."
 - o Require further evaluation to ensure compliance with the Land Use Bylaw (LUB).
- **December 9, 2024:** Parlee McLaws confirmed that the disposition amendment process was underway. Meanwhile, the applicant chose to proceed with the existing DP application.
- **December 12, 2024:** The lawyer informed the Planner that their client had been using the facility for the proposed purposes since 2017.
- **December 19, 2024:** The Planner informed the managing director of Manatokan and their legal team of safety code concerns, regulatory requirements, and compliance issues related to the unapproved uses.
- **January 7, 2025:** The circulated application received refusals from Safety Codes, Fire, and Engineering. Safety Codes noted that the applicant intended to add a service vehicle to the existing development.
- **January 9, 2025:** Renee Mills contacted the Planner to inquire about options for adding the service vehicle. The Planner explained the LUB limitations and provided a written explanation of the regulations, offering the option of either a refusal or a site-specific amendment.
- **January 14, 2025:** Parlee McLaws expressed disagreement with the interpretation of the Land Use Bylaw and requested a meeting to discuss the concerns at the earliest convenience.

LUB Definitions:

- A. **INDUSTRIAL SUPPORT FACILITY** means development providing support services to industry. Typical uses include printing and duplicating services, building security, cleaning or maintenance services, laboratories, oilfield services, construction trade, or construction contractor.
- B. **SERVICE STATION, MINOR** means development used for the routine washing, servicing and repair of vehicles within a building containing not more than three service bays and the sale of gasoline, petroleum products, and a limited range of automotive parts and accessories.
- C. **AUTOMOTIVE and EQUIPMENT REPAIR and STORAGE** means the servicing, mechanical repair and storage of automobiles, light trucks, and utility vehicles, motorcycles, snowmobiles, and similar vehicles and the sale, installation, servicing or storage of related accessories and parts, this includes transmission shops, muffler shops, tire shops, body shops, automotive glass shops and upholstery shops.
- D. **CONTRACTOR, GENERAL** means development used for industrial service support and construction. Typical uses include oilfield support services, laboratories, cleaning and maintenance contractors, building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support service areas shall be accessory to the principal general contractor use.
- E. **GENERAL INDUSTRIAL** means the following activities:
 - (a) the processing of raw or finished materials;
 - (b) the manufacturing or assembly of goods, products or equipment;
 - (c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts;
 - (d) the storage or transshipping of materials, goods and equipment, including petro-chemical products and supplies;
 - (e) the training of personnel in general industrial operations. It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial uses. A general industrial development shall not adversely affect surrounding non-industrial uses through the generation of emissions, noise, odours, vibrations, heat, bright light or dust.
- F. **WAREHOUSE AND STORAGE** means the use of a building and/or site primarily for the keeping of goods and merchandise, excluding dangerous or hazardous materials, derelict vehicles or parts thereof, or any waste material.

Planning Comments on definitions:

- **Key Planning Distinctions:**
 - The **Industrial Support Facility** definition emphasizes **support services to industry** (at clients' sites), such as cleaning or maintenance, laboratories, and oilfield services.
 - Support services are intended to be low-impact, ancillary activities that complement broader industrial operations.
 - The proposed uses cannot be reasonably interpreted as accessories to the approved Industrial Support Facility. The inclusion of uses like a wash bay, repair shop, or warehouse exceeds the accessory nature of support services and crosses into primary industrial uses, which belong in higher-intensity districts.
- “General Industrial” can also be a substitute for “Automotive and Equipment Repair and Storage,” but the “General Industrial” does not cover “servicing vehicles”
“Service Station Minor” covers servicing vehicles, but it does not cover repair equipment.
- “Automotive and Equipment Repair and Storage” can cover servicing of equipment and vehicles, “service station, minor” can cover the wash bay, and “warehouse, and storage” can cover the warehouse. These are required for such activities but are not permitted in the rural district except for the service station, which is minor. But the service station, minor, is meant as a commercial business from where people can buy gasoline. So, the proposed wash bay is not appropriate for a service station minor.
- Warehousing is a distinct use class under the LUB, typically permitted only in designated commercial or industrial zones. Attempting to reclassify it under the **Industrial Support Facility** undermines the integrity of the zoning framework.

Planning discussions and comments on deciding Refusals:

1. Land Use Compatibility Principle

- **Rural District Intent:** The Rural District is intended for low-impact uses. The uses in the Rural District are generally quiet, low-traffic, and environmentally compatible with the rural landscape.
- **Impact of Proposed Activities:** Activities like vehicle washing, repair, and warehousing introduce higher-intensity land uses that:
 - o Generate noise, traffic, and environmental risks.
 - o Require infrastructure (e.g., drainage systems, paved areas) incompatible with the natural and agricultural character of the Rural District.
- Allowing such uses would create conflicts with adjacent rural properties and diminish the district's intended character.

2. Infrastructure and Servicing Misalignment

- Require support for high-impact industrial uses, such as:
 - o Stormwater management systems to handle runoff from wash bays.
 - o Heavy-duty roads to accommodate frequent vehicle and equipment transport associated with repair facilities or warehouses.
- Uses like automotive repair and warehousing require municipal-level servicing, such as water, sewer, and waste management, which are generally absent or minimal in rural areas.
- Municipal zoning frameworks require specialized infrastructure with adequate capacity for commercial or industrial districts.

4. Environmental and Safety Considerations

- **Environmental Risks:** Wash bays and repair facilities, even for private use, can result in:
 - o Contaminated water runoff containing oil, grease, detergents, and other pollutants.
 - o Improper disposal of hazardous materials (e.g., oil filters, batteries) that can harm the rural environment.
- **Safety Risks:** Repair facilities involve heavy equipment, lifts, and mechanical tools that:
 - o Increase risks of accidents. Noise, hazardous material handling, and potential spills associated with repair activities pose risks incompatible with the Rural District.
 - o Require adherence to strict safety codes, which are better managed in industrially zoned areas equipped for such uses.
- Large-scale storage introduces traffic, increased environmental footprint, and a demand for infrastructure beyond what is available or appropriate for the site.

5. Public vs. Private Use Argument

- Zoning laws regulate land use based on activity type, not ownership or the public/private nature of the activity.
- **Example from Residential Zoning:** Washing or repairing vehicles on driveways is often prohibited in residential zones, even if these are limited to personal use because the activity conflicts with the zone's intended character and infrastructure.

- **Rural District Application:** Similarly, the Rural District zoning does not distinguish between public and private uses for these prohibited activities. The impact of the activity, not its ownership or audience, determines its suitability for the district.

7. Precedent and Municipal Governance

- Example Setting: Approving high-impact activities like a wash bay, repair shop, or warehouse in a Rural District could:
 - o Encourage similar applications, leading to zoning inconsistencies.
 - o Erode public trust in the municipality's ability to enforce zoning bylaws uniformly.
- Denying these uses ensures alignment with the LUB and reduces the risk of appeals or legal disputes. Approval could bring challenges.

8. Provincial Disposition Constraints

- Disposition DML100052 limits the site's use to "Storage – Industrial," prohibiting activities beyond this scope. Any deviation risks penalties or cancellation.
- In 2022, an inquiry from the Environmental Investigations Section questioned how a mechanic shop, wash bay, and office space were approved, as these uses do not align with "storage" under the Public Lands Act.
- Planning clarified that the 2016 approval as an "Industrial Support Facility" was consistent with the disposition's purpose, similar to a construction yard and storage site.

9. Declaration of Intent for 2016 Development Permit

- In the 2016 Development Permit application (2016-DP-01953), the applicant declared that the proposed development would be **limited to storage and associated uses**, consistent with the terms of the Provincial Disposition.

10. Planning Alternatives

- If the applicant requires these activities, they could:
 - o Seek rezoning (from RD to BI) of the land to a more appropriate designation, such as an industrial or commercial district.
 - o Seek site-specific amendment to add the proposed uses to the site provision.
 - o Explore opportunities in other locations already zoned for **General Industrial** or similar uses.

11. Conclusion and Recommendations

- The activities proposed (automotive and equipment repair, wash bay, and warehousing) are inconsistent with:
 1. The terms of the Provincial Disposition limit its use for **storage**.
 2. The applicant's 2016 declaration and approved Development Permit.
 3. The **Land Use Bylaw (LUB)** and zoning principles for the Rural District.
- **Recommendation:**
 - o Deny the application for these additional uses; the permit can only be approved with written confirmation of the proper use.
 - o Advise the applicant to explore alternative sites in appropriately zoned industrial or commercial areas if these activities are essential for their operations.

Emails with the applicant:

From: Kevin PUETZ <Kevin.Puetz@ascoworld.com>
Sent: Tuesday, April 22, 2025 6:26 AM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Subject: Conklin Facility Update

External Message - Please be cautious when opening links or attachments in email

Dear Smitri,

I wanted to update you on recent events in relation to the Manatokan Conklin Facility.

We have agreed revised terms with Renegade whereby we will move to acquire its interest in the site, including seeking transfers of the DMLs, without the permitting issues being resolved. There has been no reduction in the price previously agreed with Renegade so Manatokan / ASCO is taking a significant leap of faith. We have done so on the basis that we believe that when we are able to have direct dialogue with the Municipality with the legal status of being the relevant party from a DML perspective then we will be able to move much more quickly to resolve the permitting matters, including undertaking the works which are likely to be necessary.

The ASCO board would not ordinarily approve completion of a transaction such as this without the vendor being able to provide all certification and permits necessary for the operations on the site however on this occasion an analysis of the situation led the board to approve proceeding in order to safeguard the Manatokan business for the benefit of its 140 staff, its customers and its local supply chain all of which were coming under increasing threat.

We are now moving as quickly as possible to try and be in a position to complete the transaction and lodge the DML transfers by the end of this month. I would be grateful if you are able to confirm that other than the safety issues related to fire suppression and ventilation there are no other significant issues which you are aware of which would potentially hamper the issue of the permits we are seeking.

I hope that as soon as the DML transfers have been lodged we will be able to actively engage together to try and resolve the permitting issues as quickly as possible for the benefit of Manatokan and the community within which it operates,

Please treat this e-mail as confidential, I look forward to hearing from you.

Kind Regards

Kevin



Kevin Puetz
Managing Director, ASCO Manatokan, ASCO Canada

T: +1 403 718 9842 **M:** +1 780 201 3329
E: kevin.puetz@ascoworld.com | **W:** www.ascoworld.com
A: Suite 510 321 - 6 Avenue SW, Calgary, T2P 4M9



To see ASCO's integrated Logistics Management System in action click here:
<https://www.youtube.com/watch?v=zgry236kkQY>

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The following companies are registered in England and Wales with Registered Office at Great Yarmouth Offshore Supply Base, South Denes Road, Great Yarmouth, NR30 3LX : ASCO Acquisitions Limited (07841296), ASCO Group Limited (07853258), Enviroco Limited (11226610), Project Advance Topco Limited (1487765) and Project Advance Bidco Limited (1487925).

ASCO Holdings Limited also has foreign subsidiaries incorporated in Australia, Canada, Norway, Namibia, Trinidad, the United States of America, Senegal and St Lucia, enquiries relating to which should be directed to 11 Harvest Avenue, D2 Business Park, Dyce, Aberdeen, AB21 0BQ.

From: Renee Mills <rmills@renegadegas.com>

Sent: Friday, March 21, 2025 1:10 PM

To: Smriti Barman <Smriti.Barman@rmwb.ca>; Doug Mills #2 <doug mills@renegadegas.com>; David Hiebert <DHiebert@bmlp.ca>

Cc: Lee-Anne Kumka <Lee-Anne.Kumka@rmwb.ca>; Such Chandhiok <Such.Chandhiok@rmwb.ca>; Greg Wolf <Greg.Wolf@rmwb.ca>; Permit Inquiries <Permit.Inquiries@rmwb.ca>

Subject: Re: Clarification on Development Permit 2016-DP-01953

External Message - Please be cautious when opening links or attachments in email

Hi Smriti,

I have emails that respectfully say that say we did, also permit 2017-SP-000010 saying

"Concrete sump inside the shop floor will gather fluids from shop & wash bay area that will be removed and disposed of with a van truck. Wash bay is not currently set up for the use; possibly in late 2017 then an additional holding tank will be installed"

I am not asking the municipality to assume responsibility for anything except that there was/is conflicting information that was given to us as to why we assumed the wash bay was approved. As you can see in the email below, we did our due diligence in finding out if additional permits were required for the wash bay and clearly states that the wash bay was approved in permit 2016-DP-01953.

You keep bringing up the low hazard Industrial Occupancy and how we are not in compliance but fail to mention any of the documents that say wash bay was approved so I have attached again. I am sorry if I

misunderstood Ms. Bevis's email saying that a new development permit for the wash bay would NOT be required.

- Oct 21, 2016- Cody Reimer you forgot to include in your red outlining that the " will not be open to the PUBLIC as any sort of automotive repair garage".

As per Wood Buffalo's request CO and NO2 detection system along with fire suppression system was installed in 2017. Also, besides the fire suppression pond, we have 6 large holding tanks that hold thousands of gallons of water.

So yes, I guess you can see where I get confused as to why you say there is no records or evidence that indicates a wash bay was included as part of the approved use. The challenging part is you saying we are being resistant in being compliant when all I have done is compliant, but when you're saying something that is not true, I will defend myself and bring documents to your attention again.

I understand the vehicle storage, can you clarify what Industrial Workshop and/or Workshop mean, what is allowed under these titles according to the Oct 28, 2016 paragraph?

This original DP was approved in 2016 by employees that no longer work there, 10 years later I have to prove to you again what was approved 10 years ago, though nothing has changed.

Thanks,
Renee

From: Ashlee Bevis [<mailto:Ashlee.Bevis@rmwb.ca>]
Sent: June-14-17 9:16 AM
To: finance <[ATIA s. 20\(1\)](#)>
Cc: Johanna Tobin <Johanna.Tobin@rmwb.ca>; Ken Hykawy <Ken.Hykawy@rmwb.ca>
Subject: FW: 2016-BP-001411

Alma,

A new development permit would not be required as it has approval under 2016-DP-01953.

Regards,

Ashlee Bevis
Planner III
Planning & Development Department
Regional Municipality of Wood Buffalo



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

T:780.793.1108 F:780.743.7874

ashlee.bevis@rmwb.ca

www.rmwb.ca

Civic: 309 Powder Drive, Fort McMurray, AB, T9K 0M3

Mailing: 9909 Franklin Avenue, Fort McMurray, AB, T9H 2K4

From: finance [<mailto:finance@renegadegas.com>]
Sent: Wednesday, June 14, 2017 8:54 AM
To: Permit Inquiries
Cc: Doug Mills
Subject: 2016-BP-001411

Hello,

This new shop was constructed in Conklin with a wash bay but the washing equipment was not installed.

Manatokan is renting this shop from Renegade Gas and now wishes to complete the install of the wash bay equipment.

Is additional permitting required and if so, which permits?

If permitting is required does Renegade Gas apply as the owner or does Manatokan apply as the renter. The installation will be completed by them at their cost. (Possibly Manatokan has already contacted you.)

Alma J. Mallock
Chief Financial Officer
Renegade Gas & Oilfield Services Ltd.

From: Smriti Barman <Smriti.Barman@rmwb.ca>
Sent: Friday, March 21, 2025 10:49 AM
To: Renee Mills <[ATIA.s.20\(1\)@rmwb.ca](mailto:ATIA.s.20(1)@rmwb.ca)>; Doug Mills #2 <[ATIA.s.20\(1\)@rmwb.ca](mailto:ATIA.s.20(1)@rmwb.ca)>; David Hiebert <DHiebert@bmlp.ca>
Cc: Lee-Anne Kumka <Lee-Anne.Kumka@rmwb.ca>; Such Chandhiok <Such.Chandhiok@rmwb.ca>; Greg Wolf <Greg.Wolf@rmwb.ca>; Permit Inquiries <Permit.Inquiries@rmwb.ca>
Subject: Re: Clarification on Development Permit 2016-DP-01953

Good morning, Renee,

I hope you are doing well. I want to clarify some points regarding the 2016 Development Permit (2016-DP-01953) and address the concerns raised in your email.

First, I must respectfully clarify that the statement regarding the 2016 permit approval, as mentioned in your email, does not align with any of our previous communications, including our phone discussion on March 18, 2025. At no point was it conveyed that the original permit approval included a wash bay without following the appropriate permitting process or regulatory requirements.

The 2016 Development Permit was approved for an Industrial Support Facility, which included an office, storage, parts counter, and truck storage/workshop. No record or evidence indicates that the permit included a wash bay as part of the approved use.

Ashlee Bevis, a knowledgeable planner with expertise in the applicable bylaws, reviewed and approved the permit. The approval was based entirely on regulatory compliance, and the Land Use Bylaw was not misinterpreted.

Also, the approval process involved direct correspondence between the municipality and your representatives, including Doug Mills and Cody Reimer, where the intended use of the development was explicitly clarified. Key communications included:

- October 21, 2016—Cody Reimer confirmed that the building is being used as a Storage Garage and Workshop, which falls under Low-Hazard Industrial Occupation. He also indicated that while there

was no immediate plan for a wash bay, the required permits and mechanical/water drawings would be submitted if such use were to be added in the future.

- October 26, 2016—Cody Reimer further assured that the facility was strictly a Low-Hazard Industrial workshop/storage facility for company use.
- October 28, 2016 – Doug Mills submitted a signed declaration confirming that the building would be used ONLY as an Industrial Workshop, primarily for vehicle storage and workshop activities. The declaration explicitly stated that the facility would not operate as an automotive repair garage, nor would it include lifts, cranes, or a full-time mechanic.

The Occupancy Certificate issued by Greg Wolf on April 25, 2017, further confirms that the facility was approved as a Low Hazard Industrial Occupancy. For reference, I have reattached these supporting documents.

Given these records, there is no indication that a wash bay was ever part of the approved development scope. The approval decision was based on the applicant's information and was made in good faith based on the declarations provided by the applicant. Therefore, the Development Officer was not required to add additional conditions to restrict the uses.

The decision to install a wash bay and invest in it was solely your company's choice; the municipality is not in a position to assume responsibility for that development.

About legal questions, I would like to clarify that during our phone call, I said I could help answer general or procedural questions from your legal representative. Since the Development Permit has already been approved, we will no longer seek legal counsel's help. However, if necessary, my supervisor and manager will determine whether the questions should be directed to our legal counsel.

As for the appeal process, I'd like to clarify again the following:

- The Subdivision and Development Appeal Board (SDAB) is an independent body that handles appeals.
- The appeal process is initiated only after a formal appeal is submitted.
- The municipality cannot arrange meetings with SDAB members in advance or provide advice on their behalf, as they operate independently.

I recognize that this situation may be frustrating, and I appreciate your continued engagement. My role throughout has been to support a clear, transparent, and compliant process, and I have made every effort to assist you constructively. However, continued misinterpretations and resistance toward compliance make the cooperation challenging; we require your understanding and collaboration to continue assisting.

For transparency and reference, I have included my supervisor (Lee-Anne), manager (Such Chandhiok), chief building Safety codes officer (Greg Wolf), and our front counter team in this correspondence. Please feel free to reach out if you need any more clarification.

Best regards,

How did we do? Provide anonymous feedback on your experience with RMWB Planning & Development Services to help us improve our services.

[Planning & Development Services Customer Satisfaction Survey | Participate Wood Buffalo \(rmwb.ca\)](#)



Smriti Barman
Planner II
Planning and Development Services
Smriti.barman@rmwb.ca
T: 780-588-3704 | www.rmwb.ca
9909 Franklin Avenue
Fort McMurray | ᓄᓐᑕᓕᓴᓐᓂᓐ | Nistawâyâw | Etídlı Kué
Alberta T9H 2K4

I humbly acknowledge that the land on which we live, learn, work, and play is Treaty 8 Territory, the traditional lands of the Cree, Dene, and the unceded territory of the Métis.

From: David Hiebert DHiebert@BMLLP.ca
Sent: Tuesday, March 18, 2025 11:56 AM
To: Smriti Barman Smriti.Barman@rmwb.ca
Cc: Renee Mills [ATIA s. 20\(1\)](#); Doug Mills #2 [ATIA s. 20\(1\)](#)
Subject: RE: Phone call with Smriti

External Message - Please be cautious when opening links or attachments in email
Hi Smriti,

I would like to speak with your lawyer. You can have your lawyer call me at my number below or suggest some times when they are available.

Thank you!

- David

David Hiebert, KC
Counsel

780.421.2455 | bmlp.ca
Suite 2300, 10180 - 101 Street NW, Edmonton, AB T5J 1V3



From: Renee Mills [ATIA s. 20\(1\)](#)
Sent: Tuesday, March 18, 2025 11:00 AM
To: David Hiebert DHiebert@bmlp.ca; Smriti Barman Smriti.Barman@rmwb.ca
Cc: Doug Mills #2 [ATIA s. 20\(1\)](#)
Subject: Phone call with Smriti

External Message - Please be cautious when opening links or attachments in email
Hi David,

I just got off the phone with Smriti and she told me although that the washbay was approved back in 2016 by Ashlee Bevis she approved it without knowing all the correct bylaws and it was also recognized by Greg Wolf that we had a washbay.

Smriti told me that if you wanted to ask any questions with their lawyer that you may give her a call and she might be able to answer them for you.

On our behalf we would like to know why we spent over \$300,000 for the washbay because it was approved, ran it for 7 years and now we are being told its not approved, not sure why we should have to suffer the consequences because a Wood Buffalo employee did not do their job correctly.

When it comes to an appeal regarding Development permit, it goes to outsiders which are designated officials that hear the appeal.

One more thing Smriti, Greg wolf said that we could have a meeting with the appeal people which we could appeal our case is this still possible?

Thank you
Renee

From: Renee Mills <[REDACTED]>
Sent: Thursday, February 27, 2025 11:02 AM
To: Smriti Barman <Smriti.Barman@rmwb.ca>; Greg Wolf <Greg.Wolf@rmwb.ca>
Cc: Doug Mills #2 <[REDACTED]>
Subject: Development permit

External Message - Please be cautious when opening links or attachments in email

Hi Smriti and Greg,

I didn't hear anything back yesterday and was wondering if you needed anything else on my end,

I can be reached anytime at [REDACTED] 6 or by email.

Thank you
Renee

From: Kevin PUETZ <Kevin.Puetz@ascoworld.com>
Sent: Wednesday, February 26, 2025 1:44 PM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Subject: Re: EXTERNAL: RE: Follow-up on CEO Letter

External Message - Please be cautious when opening links or attachments in email

Thanks for the reply, Smriti.

I will follow up with the applicant.

Regards,



Kevin Puetz
Managing Director, ASCO Manatokan, ASCO Canada

T: +1 403 718 9842 | M: +1 780 201 3329



[Click to chat with me on Teams](#)

To see ASCO's integrated Logistics Management System in action click here
: <https://www.youtube.com/watch?v=zgry236kkQY>

From: Smriti Barman <Smriti.Barman@rmwb.ca>

Sent: Wednesday, February 26, 2025 1:32 PM

To: Kevin PUETZ <Kevin.Puetz@ascoworld.com>

Subject: EXTERNAL: RE: Follow-up on CEO Letter

Good afternoon, Kevin,

Thank you for sharing the company's concerns with me in your letter. I apologize for the delayed response, as we have been working internally on a resolution regarding this permit.

The applicant is now actively handling the application, and there have been some recent updates based on our discussions with them. I would appreciate it if you could reach out to the applicant directly to obtain the latest information.

Please don't hesitate to let me know if you need anything more.

Best regards,

How did we do? Provide anonymous feedback on your experience with RMWB Planning & Development Services to help us improve our services.

[Planning & Development Services Customer Satisfaction Survey | Participate Wood Buffalo \(rmwb.ca\)](#)



Smriti Barman

Planner II

Planning and Development Services

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Alberta T9H 2K4

From: Renee Mills <[ATIA s. 20\(1\)](#)>

Sent: Wednesday, February 26, 2025 1:46 PM

To: Smriti Barman <Smriti.Barman@rmwb.ca>

Cc: Doug Mills #2 <[ATIA s. 20\(1\)](#)>

Subject: Fw: Proceed With Original Proposal

External Message - Please be cautious when opening links or attachments in email

Hi Smriti,

Microsoft sent me an error code that email was too large so I will send the 3 other attachments in a separate email.

Thanks,

Renee

[ATIA s. 20\(1\)](#)

From: Renee Mills <[REDACTED] ATIA s. 20(1) [REDACTED] .com>
Sent: Wednesday, February 26, 2025 1:24 PM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Doug Mills #2 <[REDACTED] ATIA s. 20(1) [REDACTED] .com>; Renee Mills <[REDACTED] ATIA s. 20(1) [REDACTED] .com>
Subject: Proceed With Original Proposal

Hi Smriti,

Please find attached responses for Engineering, Fire, Safety Codes & Environmental departments. Everything has stayed the same since the last application.

Engineering- I have attached 2016-bp-001411 showing water and sanitary services

Safety Codes- Attached is emails between Ashlee Beavis and Cody that I think answers your questions

Environmental and Regulatory- I have attached Private sewage disposal permit and a letter from Greg Wolf from back in 2017

- Also provided in the attachments is a copy of the Fire suppression Dry Hydrant Verification (Everything is stamped by licensed Engineer)

Again, as per Cody Reimer email in 2016 with Ashlee Bevis

#2. The proposed Storage/Workshop building will be for Hydro Vac Trucks, which do not qualify as a tank vehicle under the definitions or section 4.11 2014 Alberta Fire Code requirements for tank vehicles. so there should be no issues there.

If you have any questions please feel free to contact me at any time.

Thanks
Renee
780-623-1296

From: Renee Mills <[REDACTED] ATIA s. 20(1) [REDACTED] .com>
Sent: Tuesday, February 25, 2025 10:34 AM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Doug Mills #2 <[REDACTED] ATIA s. 20(1) [REDACTED] .com>; David Hiebert <DHiebert@bmlp.ca>
Subject: Fw: Proceed with original proposal

External Message - Please be cautious when opening links or attachments in email

Hi Smriti

I never got a response from you yesterday; I am wondering when this application is able to get done.

Thanks
Renee

From: Renee Mills <[REDACTED] ATIA s. 20(1) [REDACTED] .com>
Sent: Monday, February 24, 2025 2:55 PM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Doug Mills #2 <[REDACTED] ATIA s. 20(1) [REDACTED] .com>; David Hiebert <DHiebert@bmlp.ca>
Subject: Proceed with original proposal

External Message - Please be cautious when opening links or attachments in email

Hi Smriti,

We are sending you an email with directions to continue with the application 2024-DP-00391 as an Industrial Support Facility, as it was approved in 2016.

If you could please give me a call I would appreciate it.

Thank you
Renee

From: Renee Mills <[REDACTED]>
Sent: Monday, February 24, 2025 12:37 PM
To: Smriti Barman <Smriti.Barman@rmwb.ca>; Greg Wolf <Greg.Wolf@rmwb.ca>
Cc: Doug Mills #2 <[REDACTED]>
Subject: Fw: Sewage Disposal

External Message - Please be cautious when opening links or attachments in email
Hi Smriti

Here is a copy of the sewage permit, if you have any questions please feel free to contact me.

Thanks,
Renee

From: Renegade Gas & Oilfield Services Ltd. <[REDACTED]>
Sent: Monday, February 24, 2025 12:33 PM
To: Renee Mills <[REDACTED]>
Subject:

Contractor: RENEGADE GAS & OILFIELD SERVICES LTD. ALMA
8026 216 LAC LA BICHE AB T0A2C0
780-232-2953

Owner: RENEGADE GAS & OILFIELD (S) LTD.
8026 216 LAC LA BICHE AB T0A2C0
780-232-2953

Private Sewage Disposal Permit
Non Residential Private Sewage for Holding Tank - Contractor

Work has been authorized at the following location:

Lot	Block	Plan	Section	Township	Range
1	2000	1-1-1	1-1	17	9

Inspection Required please contact Safety Codes Services at: 780-743-7815
safetycodes@cityofcalgary.ab.ca

Private Sewage Installer: Tim Eggen
Certification Number: 99063

Description of Work
Install a new 1500 gallon holding tank on R/W 10-17-09-004.
Concrete pump inside the above tank and a new 1500 gallon tank. A new 1500 gallon tank that will be connected and discharges of the tank to the main sewer line. A new 1500 gallon tank that will be connected and discharges of the tank to the main sewer line. A new 1500 gallon tank that will be connected and discharges of the tank to the main sewer line.

Project Information	Expected Volume of Effluent	Type	Type of work
Holding Tank	200 gallons per day	Commercial/Conventional	New Installation

# Bedrooms	Depth to water table	Holding Tank Size	Open (surface) discharge
15	1475	NO	

Fee Item	Billing Code	Fee Amount
Permit Fee	0100	\$ 100.00
Survey Fee (Survey only)	0105	\$ 1,000.00

Note: See attached Conditions of Insurance. All conditions must be satisfied before final completion of this work will be approved by the Regional Municipality of Wood Buffalo.

[Signature]
Roy Herrington
Plumbing and Gas SCO
DOP D8078 and D8077
3/22/2017

Sent from my iPhone

From: Renee Mills <[REDACTED]>
Sent: Monday, February 24, 2025 11:41 AM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Doug Mills #2 <[REDACTED]>
Subject: Phone Call

External Message - Please be cautious when opening links or attachments in email

Hi Smriti,

Would you be able to give us a call please, I just need to ask you a few questions.

Thanks,

Renee

ATIA s. 20(1)

From: Renegade Gas <ATIA s. 20(1) com>
Sent: Monday, February 24, 2025 11:26 AM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Doug Mills #2 <ATIA s. 20(1) >
Subject: Questions

External Message - Please be cautious when opening links or attachments in email

Hi Smriti,

Sorry we were out when you emailed us earlier and just got to the computer now and see all the attachments.

I will email you if I have any further questions.

Thank you

Renee

From: Doug Mills #2 <ATIA s. 20(1) com>
Sent: Monday, February 24, 2025 9:55 AM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Renegade Gas <ATIA s. 20(1) >; Shailesh Makwana <Shailesh.Makwana@rmwb.ca>
Subject: Re: Next Steps for Development Permit Application 2024-DP-00391

External Message - Please be cautious when opening links or attachments in email

Tks I understood on Friday that the warehouse is not a problem to store parts. The only problem is flammable, fluids, and hazardous fluids cannot be stored?? there is no problem with storing vehicles inside? Can you confirm please what an industrial support facility is able to do or what that means?

Thank you

Doug Mills

Renegade Gas & Oilfield

ATIA s. 20(1)

From: Smriti Barman <Smriti.Barman@rmwb.ca>
Sent: Monday, February 24, 2025 9:43 AM
To: Renegade Gas <ATIA s. 20(1) >; Doug Mills #2 <ATIA s. 20(1) >
Cc: Shailesh Makwana <Shailesh.Makwana@rmwb.ca>
Subject: Next Steps for Development Permit Application 2024-DP-00391

Good morning Renne and Doug Mills,

Thank you for meeting with Shailesh Makwana and me last Friday to discuss the Development Permit issues.

As a follow-up, here are the options for your application:

Option 1: Proceed with the Original Proposal

- Continue with application 2024-DP-00391 as an Industrial Support Facility, precisely as it was approved in 2016 (Development Permit 2016-DP-01953). This means that the additional uses for a

wash bay, vehicle/equipment repair (using lifts and cranes), and warehouse facilities are not included.

- We circulated the original application to stakeholders once we received your confirmation that you wanted to proceed with the same activities approved in 2016. We received mostly positive feedback, with a few refusals. However, once you and your client Manatokan indicated an interest in adding extra activities, the application changed, and the original stakeholder comments could not be applied.
- Please confirm in writing if you wish to return to the original proposal with the current Provincial Disposition. Also, please review the attached stakeholder comments and send your responses so I can forward them for final approval.

Option 2: Include Additional Uses in the Current Application

- Confirm in writing if you want to add the wash bay, vehicle/equipment repair, and warehouse facilities to application 2024-DP-00391.
- I will then review the additional uses; however, based on the current Rural District Land Use Bylaw (99/059), Section 116, these uses are not permitted. This would lead to a refusal, though you may appeal the decision to the Subdivision and Appeal Board (please see the attached SDAB Appeal form for details).

Option 3: Apply for an Amendment

- You may apply for an Amendment to include the proposed additional uses in the Rural District. This amendment application will be approved by the Council.
- Once the additional uses are listed as Discretionary Uses after the Council approval, and the Provincial approval is received, the Development Officer can review them for potential approval (with or without conditions).
- If you choose this route, application 2024-DP-00391 can be placed on hold until the amendment and the provincial approval are resolved. Alternatively, you could first obtain the Development Permit under Option 1, then proceed with the Amendment and Provincial approval, and finally apply for a new Development Permit. Please review the attached Amendment application and checklist for more details.

Just so you know, until a Development Permit is issued, the property remains non-compliant for the unapproved works. We appreciate your quick decision so we can move forward.

If you have any questions or need further clarification, please do not hesitate to contact me. I look forward to hearing back from you.

Thank you,



Smriti Barman
Planner II
Planning and Development Services
Smriti.barman@rmwb.ca
T: 780-588-3704 | www.rmwb.ca
9909 Franklin Avenue
Fort McMurray | ᓂᓕᓐᓂᓐᓂᓐ | Nistawâyâw | Etídlı Kué
Alberta T9H 2K4

From: Doug Mills #2 **ATIA s. 20(1)** >
Sent: Sunday, February 23, 2025 4:56 PM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Renee Mills **ATIA s. 20(1)** >
Subject: Re: 2024-DP-00391 (SW-16-77-8-4)

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Smriti, thank you for the meeting on Friday. It has helped us out immensely we had no idea where we stood, because we were told to let them deal with their own permits, so we did not want to harass Wood Buffalo, can you please forward the information that you are sending hopefully Monday to Renee and myself we will pass it along to the people that need to know. Thanks again.

Thank you
Doug Mills
Renegade Gas & Oilfield
ATIA s. 20(1)

On Feb 21, 2025, at 1:20 PM, David Hiebert <DHiebert@bmlp.ca> wrote:

Hi Doug,

Why don't you proceed without me and see what they have to say?

- David

David Hiebert, KC
Counsel

780.421.2455 | bmlp.ca
Suite 2300, 10180 - 101 Street NW, Edmonton, AB T5J 1V3



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From: Smriti Barman <Smriti.Barman@rmwb.ca>
Sent: **February 21, 2025 1:15 PM**
To: Doug Mills #2 <**ATIA s. 20(1)** **com**>
Cc: Renee Mills <**ATIA s. 20(1)**>; David Hiebert <DHiebert@BMLLP.ca>; Shailesh Makwana <Shailesh.Makwana@rmwb.ca>
Subject: RE: 2024-DP-00391 (SW-16-77-8-4)

Good afternoon,
Unfortunately, our lawyer cannot attend today's meeting, so we are unable to accommodate your lawyer's attendance at this time. However, we will review potential options for compliance with the application during our discussion.

As my direct supervisor is currently out of the office, another planning supervisor, Shailesh Makwana, has kindly agreed to join us in explaining the provisions and options. Since the planning decision has not yet been finalized, discussing the options with you will be beneficial.

Please let me know if you have any questions.

Thank you,

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Smriti Barman

Planner II

Planning and Development Services

Smriti.barman@rmwb.ca

T: 780-588-3704 | www.rmwb.ca

9909 Franklin Avenue

Fort McMurray | ᓂᓕᓕᓐᓂᓐ | Nistawâyâw | Etídlj Kué

Alberta T9H 2K4

From: Doug Mills #2 **ATIA s. 20(1)** >
Sent: Thursday, February 20, 2025 12:21 PM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Renee Mills **ATIA s. 20(1)** <Renee.Mills@rmwb.ca>; David Hiebert <DHiebert@bmlp.ca>
Subject: Re: 2024-DP-00391 (SW-16-77-8-4)

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Yeah, no problem. I'm assuming you know any everything about what the lawyer knows anyway we just need a start point and we're glad we have the opportunity to get that. Thank you.

Thank you

Doug Mills

Renegade Gas & Oilfield

ATIA s. 20(1)

On Feb 20, 2025, at 12:15 PM, Smriti Barman <Smriti.Barman@rmwb.ca> wrote:

Good afternoon,

I sent a request to our lawyer to attend the meeting and am waiting for his response. I will let you know if he is able to attend. Otherwise, see you at our Planning Office on the 1st floor, 9909 Franklin Avenue, at 2:00 p.m.

Thank you,

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Smriti Barman

Planner II

Planning and Development Services

Smriti.barman@rmwb.ca

T: 780-588-3704 | www.rmwb.ca

9909 Franklin Avenue

From: Renee Mills <ATIA s. 20(1) com>
Sent: Thursday, February 20, 2025 9:06 AM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Doug Mills #2 <ATIA s. 20(1)>
Subject: Re: 2024-DP-00391 (SW-16-77-8-4)

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Yeah, we just want him to attend by phone. If that's possible he may not have any questions probably no more than I have. Let me know your thoughts. We are available after 2 o'clock for in person meeting and lawyer on phone if possible.

Thank you

Doug Mills

Renegade Gas & Oilfield

ATIA s. 20(1)

On Feb 19, 2025, at 10:33 PM, Doug Mills #2 <ATIA s. 20(1)> wrote:
David, let me know what time works for you on Friday. I think actually I have to read it in the morning.
I had kind of a long day. Thanks for your help. Talk to you tomorrow.

Thank you

Doug Mills

Renegade Gas & Oilfield

ATIA s. 20(1)

From: Smriti Barman <Smriti.Barman@rmwb.ca>
Date: February 19, 2025 at 4:01:06 PM MST
To: Renee Mills <ATIA s. 20(1)>, Doug Mills #2 <ATIA s. 20(1)>
Subject: RE: 2024-DP-00391 (SW-16-77-8-4)
Good afternoon,

We are available for a meeting on Friday, February 21st, after 2:00 PM. Please let me know if you prefer a phone conversation or an in-person meeting and whether you are available between 2:00 and 3:00 PM.

One of the Planning supervisors and I will be present. I will confirm tomorrow whether your lawyer can attend in our lawyer's absence.

Please let me know your preference and availability at your earliest convenience.

Thank you,

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Smriti Barman
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Alberta T9H 2K4

=====
From: Kevin PUETZ <Kevin.Puetz@ascoworld.com>
Sent: Wednesday, February 19, 2025 7:21 AM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Subject: Letter from CEO

External Message - Please be cautious when opening links or attachments in email
Hello Smriti, hope you are doing well.

Please find attached a letter from our CEO relating to the property in the MD of Wood Buffalo.

Feel free to reach out to me or Mike at mike.pettigrew@ascoworld.com if you have any updates.

Much appreciated.



Kevin Puetz
Managing Director, ASCO Manatokan, ASCO Canada
T: [+1 403 718 9842](tel:+14037189842) | M: [+1 780 201 3329](tel:+17802013329)
E: Kevin.Puetz@ascoworld.com | W: www.ascoworld.com
A: Suite 510 321 - 6 Avenue SW, Calgary, T2P 4M9
 [Click to chat with me in Teams](#)




ASCO Group Limited

11 Harvest Avenue
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Aberdeen
AB21 0BQ
United Kingdom

t +44 (0) 1224 580396
e info@ascoworld.com
w ascoworld.com

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Smriti Barman

Planner II

Planning and Development Services

9909 Franklin Avenue

Fort McMurray | ᑭᓐᑭᓐᑭᓐ | Nistawâyâw | Elidj Kué

Alberta T9H 2K4

By e-mail only to Smriti.barmen@rmwb.ca

13 February 2025

Dear Ms Barman,

Manatokan Facility, Conklin, Alberta

I thought I would take the opportunity to introduce myself as the CEO of the ASCO Group. Headquartered in Aberdeen, Scotland, ASCO is the parent company of Manatokan Oilfield Services Inc (Manatokan).

My colleagues have briefed me on the permit issues raised by Wood Buffalo Municipality associated with the Conklin site from where Manatokan operates its business. As you will be aware, Manatokan has agreed to acquire the buildings and interests in the site from Renegade Gas & Oilfield Services Ltd. ("Renegade"), which will include dispositions from the Province for the site currently under DML090109 (for an open camp DML) and for the site currently under DML100052 (for a commercial development/commercial facility DML).

Unfortunately, we are unable to progress the transaction referred to above until the permitted use matters raised by Wood Buffalo Municipality are resolved. Our lawyers at Parlee Maclaws have sent you a detailed paper setting out the reasons why they believe the site is compliant for the activities which Manatokan is conducting on the site. We have been waiting for a meeting with the Municipality to discuss the matter for almost two months and the purpose of this letter is to respectfully ask for that meeting to happen as soon as possible as resolution is critical to both the transaction and the ongoing viability of the Manatokan business.

As you may be aware, Manatokan was an entirely innocent party in the events that brought us to negotiating the purchase of these assets and our motivation for making the acquisition is

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Registered office: Gt Yarmouth Offshore Supply Base, South Denes Rd, Gt Yarmouth, NR30 3LX



both to protect the Manatokan business and to preserve the livelihoods of the 160 staff who work within the business.

We are committed to ensuring that Manatokan operates a compliant and responsible business within Wood Buffalo Municipality and to ensure that the economic contribution which the business makes to the local area is both preserved and enhanced.

We have been keeping Jamie Laird at the Forestry and Parks Department of the Provincial Government apprised as to the status of this transaction as the Province is integral to it. I believe that there has been some dialogue between Wood Buffalo Municipality and the Province on this matter and am hopeful that this will lead to a satisfactory resolution for all parties.

Anything which you can do to ensure that the meeting we have requested happens quickly would be greatly appreciated.

Very happy to discuss the matter further if you wish to speak to me directly.

Kind Regards

Yours sincerely

ATIA s. 20(1)

Mike Pettigrew
CEO, ASCO Group

From: Renee Mills <ATIA s. 20(1)>
Sent: Tuesday, February 18, 2025 6:26 PM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Renee Mills <ATIA s. 20(1)>
Subject: Re: Permit

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Smriti. good evening we would like to request a meeting Friday with my wife and myself and my lawyer on speakerphone. We have been waiting since December 4 and this is a multimillion dollar deal that sounds like it's going south, we cannot afford any more lawyers or any more length of time on this, we need to know what's happening and whatever the outcome is we will have questions I'm sure. It would be nice if we had people at the meeting that can answer the questions on the spot which shouldn't be a hard request. Please

let me know Friday works for us. We just need to know what time hopefully after one or not before 11 thanks let us know. also, noon till two on Thursday may work.

Thank you
Doug Mills
Renegade Gas & Oilfield
ATIA s. 20(1)

=====
From: Doug Mills #2 <ATIA s. 20(1)>
Sent: Friday, February 14, 2025 10:08 AM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Renee Mills <ATIA s. 20(1)>
Subject: Re: Permit

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Good morning smriti. I was hoping we can get something today. This has slowed up our sale by at least a month. We have no other option but to sell, and if we can't make the permit work, we have to claim for bankruptcy. We will have no choice we cannot sub stain anymore bills. We are in risk of losing properties if I cannot pay taxes by the end of March from 2023. Please give us an update.

Thank you
Doug Mills
Renegade Gas & Oilfield
ATIA s. 20(1)

From: Smriti Barman
Sent: Wednesday, February 12, 2025 12:30 PM
To: Renee Mills <ATIA s. 20(1)>; Doug Mills #2 <ATIA s. 20(1)>
Subject: RE: Permit

Good afternoon, Renne,

I sincerely apologize for not getting back to you earlier as promised and for missing your calls.

My supervisor is reviewing the final response, which I will send to you as soon as I receive approval.

In the meantime, I appreciate your patience. Once I send it over, we can discuss any options or clarifications you may need.

Thank you for your understanding.

Best regards,

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Smriti Barman
Planner II
Planning and Development Services
Smriti.barman@rmwb.ca

Wondering if you found anything out about the meeting. If we understand correctly we are supposed to have a meeting with everyone, when that happens we will be involved one way or the other. In the meantime why can't we discuss our options with you?

I believe we can receive a permit for Manatokan because they have contracts with oil sands customers that are ongoing.

If the shop has to be involved with any improvements for a permit we will likely lose the sale on our assets on both sites, and will have to go into receivership/bankruptcy, we are selling our assets because we have no choice due to financial downturns in the last six years.

Just for a reminder to Wood Buffalo Renegade has contributed over approximately 3mill dollars in property tax over the years.

Please let us know if your available for a call today.

Thanks

Doug & Renee

ATIA s. 20(1)

On Jan 28, 2025, at 3:27 PM, Smriti Barman <Smriti.Barman@rmwb.ca> wrote:

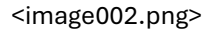
Hi Randy,

I previously received this document and sent it to our legal counsel for review.

Thanks for checking,

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 Smriti Barman
Planner II
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Alberta T9H 2K4

From: Randy S. Shapiro <rshapiro@parlee.com>

Sent: Tuesday, January 28, 2025 1:36 PM

To: Smriti Barman <Smriti.Barman@rmwb.ca>

Subject: FW: Manatokan Oilfield Services Inc.

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Hello Smriti,

Can you confirm that you received this? Apparently, Bonnie got a bounce back on the e-mail for some reason. If not, can you send it to your legal ASAP. Thanks..

Randy S. Shapiro KC | Counsel | [Bio](#)

[<image001.png>](#)

3300 TD Canada Trust Tower, 421-7th Avenue SW, Calgary, AB T2P 4K9
Direct: 403.294.7064 | Fax: 403.767.8880 | Email: rshapiro@parlee.com

From: Jamie Laird <Jamie.Laird@gov.ab.ca>
Sent: Monday, January 27, 2025 2:05 PM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Bob Yowney <Bob.Yowney@gov.ab.ca>
Subject: RE: Inquiry Regarding Amendment of DML 100052-2024-DP-00391 at SW-16-77-8-4

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As we have not received the formal amendment application from Renegade, I cannot guarantee it would be approved. However, based on correspondence from Manatokan outlining the intended additional uses on the site I do not foresee any concerns with an amendment to the use of the site.

Jamie Laird, RPF
Lands Team Lead
Lands Delivery and Co-ordination North
Forestry and Parks
Government of Alberta

9503 Beaverhill Road, Lac la Biche, AB, T0A 2C0

Tel 780-623-5396
Fax 780-623-4584
Jamie.laird@gov.ab.ca

Need to know who to contact for public lands questions and issues?
<https://www.alberta.ca/land-management-contacts.aspx> for access to our new interactive contact maps.

From: Smriti Barman <Smriti.Barman@rmwb.ca>
Sent: Monday, January 27, 2025 12:19 PM
To: Jamie Laird <Jamie.Laird@gov.ab.ca>
Cc: Bob Yowney <Bob.Yowney@gov.ab.ca>
Subject: RE: Inquiry Regarding Amendment of DML 100052-2024-DP-00391 at SW-16-77-8-4

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Good afternoon, Jamie,
Thank you for your email. Could you kindly confirm whether Forestry and Parks intends to approve the updated lease for the additional use once the application is in place? Additionally, are there any regulations or considerations that might prevent the approval?
As mentioned earlier, it is crucial for us to understand your decision, as it will significantly influence our review process. The applicant has also indicated that they are working within tight timelines, so your prompt input would be greatly appreciated.
Thank you for your time and assistance. Please don't hesitate to reach out if you require any further information from our end.
Best regards,

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Smriti Barman
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Alberta T9H 2K4

From: Jamie Laird <Jamie.Laird@gov.ab.ca>
Sent: Monday, January 27, 2025 11:33 AM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Bob Yowney <Bob.Yowney@gov.ab.ca>
Subject: RE: Inquiry Regarding Amendment of DML 100052-2024-DP-00391 at SW-16-77-8-4

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Good morning Smriti,

It was communicated to Manatokan that an amendment to the lease would be required to update the approval to include the intended uses. It was my understanding that Renegade would be submitting an amendment to the department for review. However, Forestry and Parks has not yet received the amendment application.

Jamie Laird, RPF
Lands Team Lead
Lands Delivery and Co-ordination North
Forestry and Parks
Government of Alberta

9503 Beaverhill Road, Lac la Biche, AB, T0A 2C0

Tel 780-623-5396
Fax 780-623-4584
Jamie.laird@gov.ab.ca

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<https://www.alberta.ca/land-management-contacts.aspx> for access to our new interactive contact maps.



From: Smriti Barman <Smriti.Barman@rmwb.ca>
Sent: Friday, January 24, 2025 10:10 AM
To: Bob Yowney <Bob.Yowney@gov.ab.ca>
Cc: Jamie Laird <Jamie.Laird@gov.ab.ca>
Subject: RE: Inquiry Regarding Amendment of DML 100052-2024-DP-00391 at SW-16-77-8-4
Importance: High

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Good morning,

I hope this message finds you well.

I am following up regarding the amendment of DML 100052. As confirmed by the applicant, the development permit application (2024-DP-00391) for this site was initially reviewed as a simple renewal of the previously approved permit from 2016, which was approved as an 'industrial support facility' for storage purposes only. However, the applicant, Renegade, the current disposition holder, and Manatokan, the future disposition holder for this site, have now requested the inclusion of additional activities in this application. These activities include servicing and repairing company vehicles and equipment, a wash bay, and warehouse operations.

To accommodate these proposed uses, the Land Use Bylaw outlines the following provisional uses: 'Automotive and Equipment Repair and Storage,' 'Service Station, Minor,' and 'Warehouse and Storage.' Unfortunately, none of these uses are prescribed in the RD Rural District, which applies to this property. Additionally, these proposed uses do not align with the purpose of the current provincial disposition, which permits 'storage' only.

We have already communicated our limitations regarding approving these additional uses for this site. However, upon request from Manatokan, we are currently reanalyzing these proposed uses in consultation with our legal counsel. It is crucial for us to understand whether the province is considering amending the disposition to include these additional activities. Without provincial approval, we are unable to approve any permits as we cannot override the provincial decision.

Could you please confirm whether the province plans to amend the disposition to accommodate these uses? Your decision will significantly impact our ability to proceed with this request.

I called yesterday to discuss this matter. If it would be helpful, I am available today for a phone discussion to provide further details or answer any questions.

Thank you for your assistance. I look forward to hearing from you.

Best regards,

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Smriti Barman
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Alberta T9H 2K4

From: Bonnie Vars <bvars@parlee.com>

Sent: Tuesday, January 14, 2025 9:40 AM

To: Smriti Barman <Smriti.Barman@rmwb.ca> Randy S. Shapiro <rshapiro@parlee.com>

Subject: Manatokan Oilfield Services Inc.

Good Morning Smriti,

Please find attached letter for the above noted matter.

Thanks,
Bonnie
Bonnie Vars | Real Estate Paralegal
[<image001.png>](#)

3300 TD Canada Trust Tower, 421-7th Avenue SW, Calgary, AB T2P 4K9
Direct: 403.294.7532 | Fax: 403.265.8263 | Email: bvars@parlee.com

From: Doug Mills #2 <ATIA s. 20(1)>
Sent: Monday, January 6, 2025 2:43 PM
To: Renee Mills <ATIA s. 20(1)>
Cc: Smriti Barman <Smriti.Barman@rmwb.ca>; David Hiebert <DHiebert@bmlp.ca>
Subject: Re: Email info

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Thank you, Renee. I am in and out of service today, but Renegade worked in their shops since 2005 on 189 Northlands doing straight mechanic works, people have to have a place to repair vehicles to service the gas and oilfield industry. Otherwise companies would have to leave Conklin..ceda is another huge Trucking outfit that uses their shop for mechanics and have done for years as well as the other companies. My wife has mentioned if this cannot be rectified somehow Manitoken will have to leave Conklin. It should be devastating to our community. They have over 75 employees and contribute to the infrastructure on a huge scale. Please let us know our options we were always under the impression that we could not work on public vehicles, but we are OK with our own. That is why I built the shop to begin with. Please let us know our options when you have

Thank you

Doug Mills

Renegade Gas & Oilfield
ATIA s. 20(1)

From: Renegade Gas & Oilfield <ATIA s. 20(1)>
Sent: Monday, January 6, 2025 2:03 PM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Doug Mills #2 <ATIA s. 20(1)>
Subject: Email info

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Hi Smriti

Im not sure if I understood you correctly on the phone, could please explain to me why other companies are allowed to work on there own vehicles in there shops, Extreme Oilfield, Dipper Oilfield.
Like I said I am not being rude or ignorant but I am just not understanding that.

You can send the email to myself
ATIA s. 20(1)

Doug Mills
ATIA s. 20(1)

And our Lawyer David
DHiebert@bmlp.ca

Thank you
Renee Mills
Sent from my iPhone

From: Jamie Laird <Jamie.Laird@gov.ab.ca>
Sent: Friday, December 20, 2024 4:01 PM
To: Smriti Barman <Smriti.Barman@rmwb.ca>; Bob Yowney <Bob.Yowney@gov.ab.ca>
Subject: RE: Review request-Industrial Support Facility-2024-DP-00391 at SW-16-77-8-4

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Thanks Smriti,

I just wanted to clarify that the concern regarding the asphalt requirement is not about making sure it is included on the updated permit. Rather, it is about not having it as a requirement, as Forestry and Parks does not approve of the paving of Public Lands lease sites.

I hope this clarifies things.

Thanks

Jamie Laird, RPF
Lands Team Lead
Lands Delivery and Co-ordination North
Forestry and Parks
Government of Alberta

9503 Beaverhill Road, Lac la Biche, AB, T0A 2C0

Tel 780-623-5396
Fax 780-623-4584
Jamie.laird@gov.ab.ca

Need to know who to contact for public lands questions and issues?
<https://www.alberta.ca/land-management-contacts.aspx> for access to our new interactive contact maps.



From: Bob Yowney <Bob.Yowney@gov.ab.ca>
Sent: Friday, December 20, 2024 4:01 PM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Jamie Laird <Jamie.Laird@gov.ab.ca>
Subject: RE: Review request-Industrial Support Facility-2024-DP-00391 at SW-16-77-8-4

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Thank you for the clarification. Alberta forestry and Parks, Lands Operation Division has no concerns at this time. Thanks.

Bob Yowney RPFT
Athabasca North Lands & Range Manager
Lands Delivery and Coordination North Branch
Forestry and Parks | Lands Operation Division
Ph 780-675-8200 | Cell 780-689-7771



From: Smriti Barman <Smriti.Barman@rmwb.ca>
Sent: Friday, December 20, 2024 2:26 PM
To: Bob Yowney <Bob.Yowney@gov.ab.ca>
Cc: Jamie Laird <Jamie.Laird@gov.ab.ca>
Subject: RE: Review request-Industrial Support Facility-2024-DP-00391 at SW-16-77-8-4

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Good afternoon, Bob,

Thank you for your comments and for taking the time to review this application.

The 2024 Development Permit (DP) application proposed by Renegade is intended to maintain the exact same activities that were approved under their 2016 permit. The 2016 permit has since expired, and Renegade is now in the process of selling their business to Manatokan. However, Manatokan cannot apply for this permit directly because their name has not yet been updated as the disposition holder, and the disposition itself requires further updates to align with the proposed activities.

To clarify:

- In 2016, Renegade requested uses including a wash bay and automobile repair shop. These uses were not approved as they were incompatible with the district. Instead, the 2016 permit was issued for a low-hazard industrial development.
- The 2024 DP does not include the wash bay or automobile and equipment repair and storage. These additional uses are part of Manatokan's future plans, not this application.
- Currently, we are assisting Manatokan with inquiries regarding incorporating a wash bay, warehouse, and automobile and equipment repair and storage into the Industrial Support Facility in the future. However, these are not part of the scope of the current application.

To address your specific questions:

1. Regarding the asphalt concrete parking stall reference in condition #7 of the 2016 DP: We will ensure that this condition is addressed appropriately and included as necessary in the 2024 DP.
2. Regarding the requirement to update the lease purpose to accommodate a wash bay and office space: An office was approved previously to support the Industrial Support Facility. However, the wash bay was not part of the approved uses and is not included in the current permit. The wash bay remains a future consideration under Manatokan's ownership, pending disposition updates and regulatory compliance.

If we need to impose additional conditions on the 2024 permit to ensure compliance, we will do so as part of our permitting process.

Please let me know if you would like further details regarding our review process or the relevant Land Use Bylaw regulations. Based on the information provided, are you prepared to approve the application from your side, or do you have additional comments for our assessment?

I appreciate your time and collaboration on this matter.

Thank you,

How did we do? Provide anonymous feedback on your experience with RMWB Planning & Development Services to help us improve our services.

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Alberta

Page 299

SERVICE STATION, MINOR means development used for the routine washing, servicing and repair of vehicles within a building containing not more than three service bays

Perhaps we can all get on a conference call early in the new year?

Is there a time the week of the January 6 that might work for you?

Randy S. Shapiro, K.C.
Parlee McLaws LLP Barristers & Solicitors
Sent from my iPhone

=====
From: Kevin PUETZ <Kevin.Puetz@ascoworld.com>
Sent: Friday, December 20, 2024 11:00 AM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Subject: Re: EXTERNAL: RE: Response Regarding Proposed Business at SW-16-77-8-4

External Message - Please be cautious when opening links or attachments in email

Hello Smriti.

After reviewing your feedback we were hoping to have a discussion with the MD early in the new year, as I'm assuming your offices and peoples availability over the next week weeks will be limited.

The purpose of the discussion would be to determine our options for correcting the noted issues for the proposed use.

Would you be in a position to coordinate a meeting with us for Jan 8th or later?

Thanks



Kevin Puetz
Managing Director, ASCO Manatokan, ASCO Canada

T: +1 403 718 9842 | M: +1 780 201 3329



[Click to chat with me on Teams](#)

To see ASCO's integrated Logistics Management System in action click here
: <https://www.youtube.com/watch?v=zgry236kkQY>

From: Smriti Barman <Smriti.Barman@rmwb.ca>
Sent: Thursday, December 19, 2024 12:28 PM
To: 'ATCO Electric' <FMMDEVELOPMENTPERMITS@atcoelectric.com>; 'ATCO Gas - ATCO Gas' <land.admin@atcogas.com>; 'ATCO Gas 2 - ATCO Pipelines' <HP.Circulations@atco.com>; 'Fortis-AltaLink' <landserv@fortisalberta.com>; 'Shaw Cable - Colleen O' <Colleen.O'Hara@sjrb.ca>; 'Shaw-Cable Systems-

Shaw Communications' <constructionftm@sjrb.ca>; 'Telus' <abn.circulation@telus.com>; Andrea Dar <Andrea.Dar@rmwb.ca>; 'Alberta Health Services' <NorthZone.EnvironmentalHealth@albertahealthservices.ca>; kassu.ageze <kassu.ageze@telus.com>; abn.circulation@telus.com; Bob Yowney <Bob.Yowney@gov.ab.ca>; FP LARreferrals <FP.larreferrals@gov.ab.ca>

Subject: Review request-Industrial Support Facility-2024-DP-00391 at SW-16-77-8-4

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

APPLICATION FOR DEVELOPMENT PERMIT (2024-DP-00391)

Subject: Renewal of Development Permit for an Industrial Support Facility (Office and Storage)

Good Afternoon,

The Planning and Development Department has received an application to renew a previously approved Development Permit for an Industrial Support Facility located at SW-16-77-8-4 in Conklin. For your reference, I have attached the following documents:

- The submitted drawings for the current application.
- Lease DML 100052.
- The previously approved Development Permit (2016-DP-01953).

Please review the attached documents and provide your comments by Monday, January 6, 2025.

Should you have any questions or require clarification, feel free to contact me at smriti.barman@rmwb.ca. If no comments are received by the due date, it will be assumed that there are no concerns regarding this application.

Thank you for your attention to this matter.

Best regards,



Smriti Barman
Planner II
Planning and Development Services
Smriti.barman@rmwb.ca
T: 780-588-3704 | www.rmwb.ca
9909 Franklin Avenue
Fort McMurray | ᓄᓐᑕᓪᓴᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

From: Smriti Barman <Smriti.Barman@rmwb.ca>

Sent: Thursday, December 19, 2024 12:39 PM

To: kdenoudsten@parlee.com <kdenoudsten@parlee.com>; rshapiro@parlee.com <rshapiro@parlee.com>;

Kevin PUETZ <Kevin.Puetz@ascoworld.com>

Cc: Julie Sutton <Julie.Sutton@rmwb.ca>; Tara Crocker <Tara.Crocker@rmwb.ca>; Alex Wang <Alex.Wang@rmwb.ca>

Subject: EXTERNAL: RE: Response Regarding Proposed Business at SW-16-77-8-4

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. Report any suspicious emails using the Phish Alert Button.

Good Afternoon,

Thank you for requesting Planning feedback on the proposed business at SW-16-77-8-4. I appreciate your patience as I gathered the necessary information to provide a comprehensive response regarding the proposed business activities.

This email serves as a follow-up to my previous communication on Friday, December 6, 2024, regarding the Industrial Support Facility on DML 100052. Below, I have outlined my detailed planning comments to assist you in moving forward with the proposed uses for the subject property:

1. Development Permit Renewal:

The current Development Permit application (2024-DP-00391), a renewal of Development Permit 2016-DP-01953 for an Industrial Support Facility, will be processed based on the submitted drawings and the decision by Renee Mills on the move-on aspect.

2. Proposed Additional Uses and Planning comments:

The new owner, Manatokan, has expressed interest in adding the following uses to the existing Industrial Support Facility:

- o Warehouse (classified as "warehouse and storage")
- o Vehicle and Equipment Repair (classified as "automotive and equipment repair and storage")
- o Wash Bay (classified as part of "service station")

While the Office, Storage, and Parts Area/Counter were previously approved under the 2016 Development Permit in accordance with the Rural District (RD) regulations of Land Use Bylaw 55/059, the newly proposed uses are not in accordance with the RD regulations.

- o The Warehouse and Automotive and Equipment Repair and Storage uses are not prescribed for the Rural District.
- o The Wash Bay, categorized as a part of the "Service Station, Minor," is listed as a discretionary use in the Rural District but is not actually proposed in this context.

Please note that these uses cannot be classified under the existing Industrial Support Facility designation. To accommodate these activities, other commercial or industrially zoned locations would be more appropriate.

Please refer to the attached Rural District regulations for your reference, along with the [Land Use Bylaw \(99/059\) link](#) for additional details.

3. Safety Codes comments:

- o The building (1672 sq. m. in area) would require a code classification change from low-hazard industrial occupancy to medium-hazard industrial occupancy to support vehicle repairs.
- o This change mandates significant upgrades, including sprinklers, a fire alarm system, and a doubling of the capacity of the shop ventilation system.
- o The attached documentation confirms the current low-hazard classification for vehicle storage only. Safety Codes have advised that the required upgrades must be implemented before approving the Development Permit.

4. Regional Emergency Services (RES) Comments (2016):

In 2016, RES reiterated that vehicle storage or repair uses must comply with Alberta Fire and Building Code provisions, particularly concerning ventilation and CO/NO₂ detection systems, aligning with Safety Code requirements.

5. Development Permit and Building Permit Relationship:

- o Safety Codes approval for a Building Permit is contingent on the issuance of a Development Permit.
- o Since the Development Permit cannot be issued for these additional uses, pursuing building upgrades to meet the Alberta Fire and Building Code requirements is not advisable at this stage.

6. Compliance Concerns:

The additional uses—warehouse, wash bay, and vehicle/equipment repair—were not previously approved for this site. Operating with these activities without an approved Development Permit would result in compliance issues.

7. Municipal and Provincial Approvals:

Please note that municipal decisions and approvals usually operate independently of provincial approvals. Even if the Province updates the disposition to reflect these changes, Planning decisions will adhere to the Land Use Bylaw regulations.

If you have any questions about the permitting process or require further clarification, please don't hesitate to contact me. I would be happy to assist.

In my absence, please contact [@Permit Inquiries](#).

Thank you for your cooperation.

Best regards,

How did we do? Provide anonymous feedback on your experience with RMWB Planning & Development Services to help us improve our services.

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Smriti Barman
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Alberta T9H 2K4

From: Kevin PUETZ <Kevin.Puetz@ascoworld.com>

Sent: Wednesday, December 18, 2024 1:38 PM

To: Smriti Barman <Smriti.Barman@rmwb.ca>

Subject: Re: EXTERNAL: RE: Development Permit 2024-DP-00391 – Comments and Next Steps

External Message - Please be cautious when opening links or attachments in email

Hello Smriti. Thanks for coordinating this. I'm looking forward to getting the feedback so we can proceed with our business in Conklin.



Kevin Puetz

Managing Director, ASCO Manatokan, ASCO Canada

T: +1 403 718 9842 | M: +1 780 201 3329

E: Kevin.Puetz@ascoworld.com | W: www.ascoworld.com

A: Suite 510 321 - 6 Avenue SW, Calgary, T2P 4M9



[Click to chat with me in Teams](#)



From: Randy S. Shapiro <rshapiro@parlee.com>

Sent: Wednesday, December 18, 2024 1:29 PM

To: Smriti Barman <Smriti.Barman@rmwb.ca>; Katherine Denoudsten <kdenoudsten@parlee.com>

Subject: EXTERNAL: RE: Development Permit 2024-DP-00391 – Comments and Next Steps

Thanks Smriti.

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Good morning Smriti,

Further to Randy's email below and attached and your earlier email, can you please advise as to what your supervisor's response was in connection with your review? I don't believe we have seen a response to that as of yet.

Thank you,
Regards,

Katherine Denoudsten | Commercial Leasing Documentation Manager



3300 TD Canada Trust Tower, 421-7th Avenue SW, Calgary,
AB T2P 4K9

Direct: 403.294.7058 | Fax: 403.265.8263 | Email:
kdenoudsten@parlee.com

From: Randy S. Shapiro <rshapiro@parlee.com>
Sent: Thursday, December 12, 2024 10:47 AM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Katherine Denoudsten <kdenoudsten@parlee.com>
Subject: Fwd: Business Development Plan

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Further to my previous email, this is what we sent to the province in terms of our client's business development plan.

Randy S. Shapiro, K.C.

Parlee McLaws LLP Barristers & Solicitors

From: "Randy S. Shapiro" <rshapiro@parlee.com>
Date: December 11, 2024 at 1:35:00 PM MST
To: Jamie Laird <Jamie.Laird@gov.ab.ca>
Cc: Katherine Denoudsten <kdenoudsten@parlee.com>, Bonnie Vars <bvars@parlee.com>
Subject: Business Development Plan

Hello Jaime,

Please see attached.

Randy S. Shapiro KC | Counsel | [Bio](#)

From: Randy S. Shapiro <rshapiro@parlee.com>
Sent: Thursday, December 12, 2024 10:45 AM
To: Smriti Barman <Smriti.Barman@rmwb.ca>; Katherine Denoudsten <kdenoudsten@parlee.com>
Subject: Re: Development Permit 2024-DP-00391 – Comments and Next Steps

Thank you, Smriti.

My client has occupied that area and used the shop for those purposes since 2017.

The disposition holder represented that all of these uses were accepted.

My client is an integral part of the Conklin community, employing people from the community, and working with CRDAC for the benefit of the community. I will send you a copy of their business development plan that we sent to the province.

But **note that these uses are integral to my client's operations.**

If there are any issues, we are happy to jump on a call to discuss this further.

Thanks!!

Randy S. Shapiro, K.C.
Parlee McLaws LLP Barristers & Solicitors
Sent from my iPhone

On **Dec 11, 2024, at 4:35 PM**, Katherine Denoudsten <kdenoudsten@parlee.com> wrote:

Hi Smriti,
When replying, can you please reply all. I am out of the office for a few days and don't want the answer to wait until I return.

Thank you.

Katherine Denoudsten | Commercial Leasing Documentation Manager

From: Katherine Denoudsten
Sent: Wednesday, **December 11, 2024 2:40 PM**
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Subject: RE: Development Permit 2024-DP-00391 – Comments and Next Steps

Hi Smriti,
Thank you for the response. We will review and let you know if we have any questions.

Regards,

Katherine Denoudsten | Commercial Leasing Documentation Manager
3300 TD Canada Trust Tower, 421-7th Avenue SW, Calgary, AB T2P 4K9
Direct: 403.294.7058 | Fax: 403.265.8263 | Email: kdenoudsten@parlee.com

<image002.png>

From: Smriti Barman <Smriti.Barman@rmwb.ca>
Sent: Wednesday, December 11, 2024 2:29 PM
To: Katherine Denoudsten <kdenoudsten@parlee.com>
Subject: RE: Development Permit 2024-DP-00391 – Comments and Next Steps

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Hi Katherine,

I apologize for not providing a definitive response in this email, fully addressing the points you raised in your previous email. I have some concerns about the proposed additional activities that include the warehouse and garage functions (industrial maintenance such as a wash bay and vehicle/equipment repair, potentially involving a lift and/or crane). These uses were not included in the scope of the previous permit and needed to align with current planning regulations.

To ensure my findings are accurate and complete, I need to review them with my supervisor, who is currently out of the office. Once we confirm, I'll follow up with you promptly.

Regarding the process, please note that these proposed activities will require both a Development Permit and a Building Permit. This type of Development Permit application process typically takes about a month, including a two-week circulation period with a review and approval period. The cost for the Development Permit will be assessed under Section 2(a) of Schedule K in the attached Fee Bylaw (24/026).

I'll contact you soon with additional details that may help you prepare for the Development Permit application.

Thank you for your understanding.

Best regards,

How did we do? Provide anonymous feedback on your experience with RMWB Planning & Development Services to help us improve our services.

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Alberta T9H 2K4

<image012.png>

From: Katherine Denoudsten <kdenoudsten@parlee.com>
Sent: Tuesday, December 10, 2024 4:01 PM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Randy S. Shapiro <rshapiro@parlee.com>; Julie Sutton <Julie.Sutton@rmwb.ca>; Alex Wang <Alex.Wang@rmwb.ca>; Tara Crocker <Tara.Crocker@rmwb.ca>
Subject: RE: Development Permit 2024-DP-00391 – Comments and Next Steps

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Hi Smriti,

Following up on my earlier email. I apologize for the quick follow-up; however, our client's are hoping to close on the deal this month and need to understand timing and costs. If you could review and advise, it would be greatly appreciated.

Regards,

Katherine Denoudsten | Commercial Leasing Documentation Manager

From: Katherine Denoudsten

Sent: Monday, December 9, 2024 4:31 PM

To: Smriti Barman <Smriti.Barman@rmwb.ca>

Cc: Randy S. Shapiro <rshapiro@parlee.com>; Julie Sutton <Julie.Sutton@rmwb.ca>; Alex Wang <Alex.Wang@rmwb.ca>; Tara Crocker <Tara.Crocker@rmwb.ca>

Subject: RE: Development Permit 2024-DP-00391 – Comments and Next Steps

Hi Smriti,

Further to my earlier email, our client is exploring the option of applying for new dispositions – we understand that it may be easier from the Provincial government stand point.

If we do a new application for the dispositions, we would be doing them under “commercial development/commercial facility” which we understand from the Province would allow us to do all the uses that we had asked for.

Please confirm that if we receive the commercial development/commercial facility dispositions, that we would be able to obtain development permits for the uses as follows:

First one (which would replace DML 090109) [Update: we would need to ensure that our client would still be able to use this in the same manner as Project Accommodation (complex used to house camp workers by various contracting firms on a temporary basis)]

Kitchens (2)

Dining

Cold and Dry Storage

Dorm Rooms

Rec Rooms

Mud Rooms

Second one (which would replace DML 100052)

Storage

Office use

Warehouse

Garage (industrial maintenance function (wash bay and vehicle/equipment repair which could involve the use of a lift and/or crane)

As well, could you please advise on the cost of the applications for the development permits as well as the timeline for how long it would take to obtain them. These would apply to the existing structures/facilities and there would be no new improvements.

Thank you for your assistance on this.

Regards,

Katherine Denoudsten | Commercial Leasing Documentation Manager

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[!\[\]\(7d57656728b2e6fa62ad9fa261f3f11b_img.jpg\)](#)

3300 TD Canada Trust Tower, 421-7th Avenue SW, Calgary,
AB T2P 4K9

Direct: 403.294.7058 | Fax: 403.265.8263 | Email:

kdenoudsten@parlee.com

From: Katherine Denoudsten

Sent: Monday, December 9, 2024 2:17 PM

To: Smriti Barman <Smriti.Barman@rmwb.ca>

Cc: Randy S. Shapiro <rshapiro@parlee.com>; Julie Sutton <Julie.Sutton@rmwb.ca>; Alex Wang
<Alex.Wang@rmwb.ca>; Tara Crocker <Tara.Crocker@rmwb.ca>

Subject: RE: Development Permit 2024-DP-00391 – Comments and Next Steps

Hi Smriti,

Thank you for the information. We are in the process of getting the disposition amended. Once we have the amended disposition and forward it onto your offices, do you know what the timing might be for approval by the municipality?

Regards,

Katherine Denoudsten | Commercial Leasing Documentation Manager

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[!\[\]\(28d3dfb384c797cbb089fc73db78d8d2_img.jpg\)](#)

3300 TD Canada Trust Tower, 421-7th Avenue
SW, Calgary, AB T2P 4K9

Direct: 403.294.7058 | Fax: 403.265.8263 | Email:

kdenoudsten@parlee.com

From: Smriti Barman <Smriti.Barman@rmwb.ca>

Sent: Friday, December 6, 2024 2:05 PM

To: Katherine Denoudsten <kdenoudsten@parlee.com>

Cc: info@renegadeegas.com; Randy S. Shapiro <rshapiro@parlee.com>; Julie Sutton
<Julie.Sutton@rmwb.ca>; Alex Wang <Alex.Wang@rmwb.ca>; Tara Crocker <Tara.Crocker@rmwb.ca>

Subject: RE: Development Permit 2024-DP-00391 – Comments and Next Steps

Good Afternoon,

Thank you for your email and the detailed description of the proposed development.

I am the Planner assigned to Development Permit 2024-DP-00391 for Industrial Development at SW-16-77-8-4. This application was submitted by Renee Mills, who is seeking to renew the previous Development Permit

(2016-DP-01953) for an Industrial Support Facility. After reviewing the development history of this land, we have outlined the following comments based on its current status:

1. Transfer and Refund Request

Renee has requested that all files and business licenses be transferred to the new owner with a refund.

1. We can issue a refund by canceling the application. However, the new owner must submit a new application since the original permit was applied for through Renee's account, and account modifications are not possible.
2. Please confirm whether the new owner wishes to proceed with a new application. Upon confirmation, we will proceed with the cancellation and refund for Renee and guide the new owner through the application process.

2. Project Accommodation (DML 090109)

The Project Accommodation on DML 090109 was approved under Development Permit 2020-DP-00046 and will expire on March 10, 2025.

1. The new owner plans to include facilities such as kitchens with associated storage, recreation rooms, mudrooms, dining areas, and washrooms. These facilities were already approved in the 2020 permit.
2. A new Development Permit application should be submitted before the current permit expires, using either the same 2020 drawings or updated ones reflecting any changes.
3. The updated DML (expiring March 5, 2032) must indicate the new owner's name as the Disposition Holder and describe the proposed work.
4. We have no concerns with the current work statement provided.

3. Industrial Support Facility (DML 100052)

The Industrial Support Facility on DML 100052, approved under Development Permit 2016-DP-01953, expired on January 19, 2022.

1. A new Development Permit application is required with an updated DML 100052, indicating the new owner's name as the Disposition Holder.
2. Uses such as office space, storage, and parts areas/counters approved under the 2016 permit are acceptable.
3. However, additional proposed uses (e.g., wash bay, vehicle and equipment servicing, and repair services using lifts and cranes) raise concerns:
 1. These uses were not previously approved and are inconsistent with the existing Disposition, which is designated for "storage."
 2. Additional uses need further planning research on how they can be accommodated with the Land Use Bylaw regulations.

Please confirm whether the new owner wishes to include these additional uses. If so, we will:

1. Consult internally with stakeholders (e.g., Safety Codes, Environmental, and Regulatory teams) to assess land suitability.
2. Investigate whether the new uses can align with Planning regulations.

Note: A revised Disposition from the Province must indicate the new owner's name as the Disposition Holder, and explicitly approving the additional uses will be required.

4. New Development Permit

If the existing permit is canceled, a new development permit application will be necessary. For your convenience, I have attached the application checklists for Rural Industrial Development and Project Accommodation to guide the submission process.

We hope this email clarifies the process and answers your questions. If you have any further concerns or require assistance, please feel free to reach out to me or Alex. We are happy to support you through this process.

Thank you,

How did we do? Provide anonymous feedback on your experience with RMWB Planning & Development Services to help us improve our services.

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<image012.png>

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From: Katherine Denoudsten <kdenoudsten@parlee.com>
Sent: Thursday, December 5, 2024 3:59 PM
To: Julie Sutton <Julie.Sutton@rmwb.ca>
Cc: Randy S. Shapiro <rshapiro@parlee.com>; Smriti Barman <Smriti.Barman@rmwb.ca>; Alex Wang <Alex.Wang@rmwb.ca>; Tara Crocker <Tara.Crocker@rmwb.ca>
Subject: RE: Renegade sale to Manatokan

External Message - Please be cautious when opening links or attachments in email
Hi Julie,
Thank you for the confirmation.

Regards,

Katherine Denoudsten | Commercial Leasing Documentation Manager

<image007.png>

3300 TD Canada Trust Tower, 421-7th Avenue SW, Calgary,
AB T2P 4K9

<image010.png>

Direct: 403.294.7058 | Fax: 403.265.8263 | Email:

<image011.png>

kdenoudsten@parlee.com

From: Julie Sutton <Julie.Sutton@rmwb.ca>
Sent: Thursday, December 5, 2024 3:46 PM
To: Katherine Denoudsten <kdenoudsten@parlee.com>
Cc: Randy S. Shapiro <rshapiro@parlee.com>; Smriti Barman <Smriti.Barman@rmwb.ca>; Alex Wang <Alex.Wang@rmwb.ca>; Tara Crocker <Tara.Crocker@rmwb.ca>
Subject: RE: Renegade sale to Manatokan

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Hello Katherine,

The business license attached seems to be fine, unless something has changed with the address, name, etc. If there has been any changes then they would need to have the business license updated. As for the questions in regard to the development permit that has been applied for, then the Planners included in this email will have to advise you on this.

Regards,
Julie

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Julie Sutton
Permitting & Licensing/Special Events
Customer Experience & Analytics, Planning & Development

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M: 780-793-1043 / T: 780-793-1009 | rmwb.ca
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Fort McMurray | ᓂᓐᑕᓪᓂᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

From: Katherine Denoudsten <kdenoudsten@parlee.com>
Sent: Thursday, December 5, 2024 3:35 PM
To: Julie Sutton <Julie.Sutton@rmwb.ca>
Cc: Randy S. Shapiro <rshapiro@parlee.com>; Smriti Barman <Smriti.Barman@rmwb.ca>; Alex Wang <Alex.Wang@rmwb.ca>
Subject: RE: Renegade sale to Manatokan

External Message - Please be cautious when opening links or attachments in email

Hi Julie,

As our client has a business license (attached), do they need to apply for anything further?

Regards,

Katherine Denoudsten | Commercial Leasing Documentation Manager
<image007.png>

<image010.png>

<image011.png>

From: Julie Sutton <Julie.Sutton@rmwb.ca>
Sent: Thursday, December 5, 2024 3:15 PM
To: Katherine Denoudsten <kdenoudsten@parlee.com>; Smriti Barman <Smriti.Barman@rmwb.ca>; Alex Wang <Alex.Wang@rmwb.ca>
Cc: Randy S. Shapiro <rshapiro@parlee.com>
Subject: FW: Renegade sale to Manatokan

CAUTION: This email originated from outside of Parlee McLaws LLP. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Hello Katherine,

The permitting that I had mentioned to Renee was regarding the business license. In our first conversation it sounded like Renegade Gas & Oilfield Services was selling their business. What was mentioned to Renee that we do not sell business licenses to the business name, but to the business owner. We would not transfer the

business license to the new owner, and they would be required to apply for any necessary permitting for the business license. My conversation was regarding the process to apply and obtain a business license only.

In order to obtain a commercial business license with the Regional Municipality of Wood Buffalo the new business would need to apply for a Development Permit Exemption, Occupancy Permit, Fire Inspection and then business license. If there is no office location in the Municipality, then a Non-Resident Business License would be required.

As for the development permit that has been recently been submitted, you will need to contact the Planner that has been assigned to your permit. @Smriti Barman and @Alex Wang, may you please assist the customer with the correct path to follow regarding the email trail below.

Regards,
Julie

How did we do? Provide anonymous feedback on your experience with RMWB Planning & Development Services to help us improve our services.

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 Julie Sutton
Permitting & Licensing/Special Events
Customer Experience & Analytics, Planning & Development

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9909 Franklin Avenue
Fort McMurray | ᓄᓐᑕᓐᓴᓐᓴᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

From: Katherine Denoudsten <kdenoudsten@parlee.com>

Sent: Thursday, December 5, 2024 11:25 AM

To: Julie Sutton <Julie.Sutton@rmwb.ca>

Cc: Randy S. Shapiro <rshapiro@parlee.com>

Subject: Renegade sale to Manatokan

External Message - Please be cautious when opening links or attachments in email

Hi Julie,

This is further to my voice mail that I left you this morning.

We were forwarded your email correspondence between Renee Mills (Renegade) and yourself. We act for Manatokan Oilfield Services Inc. in connection with the proposed purchase from Renegade.

We were advised by Alex Wang of your offices that to have the Development Permits transferred, we would only have to provide them with the dispositions from the Province of Alberta showing that Manatokan was the new lessee/license holder on the dispositions.

We are not sure what is meant by “*the new owner will be required to apply for all their own permitting*” as outlined in your email below. We understand that Manatokan will have to have a business license; however, what other permitting are they required to apply for?

The intent is to takeover the existing facilities and use them as follows:

1. Work Camp (DML 090109). Manatokan is intending to use the work camp for accommodations which include the supporting facilities of kitchens (and associated cold and dry storage areas), recreation room, mud room, dining rooms and wash rooms.
2. Industrial Support Facility (DML 100052 (expired) and Renegade has applied for a new DP under #2024-DP-00391). Our client is intending to use this facility for: office, storage, parts area/counter, wash bay, and a garage servicing Manatokan’s vehicles and equipment used in their operations and may be using lifts or crane in the undertaking of the repair services by a on-site mechanic employed by our client. The site will not be open to the public but is a support facility for our client’s own operations.

We have asked that Renegade amend their DP application #2024-DP-00391 to ensure that all of the above uses under item 2 are permitted. We have also requested confirmation from Alex Wang but have not heard back as of yet. Is there anything that further that needs to be done to ensure that all the uses are permitted?

If Manatokan has to apply for new permits, can you please advise of the process, what documents are required and what the timeline would be for obtaining any permits. The deal is expected to close on December 20th.

Would it be possible to jump on a call this afternoon around 1:30 or 2:00 with myself and Randy Shapiro (counsel on this file)? If so, we will send a calendar invite.

Regards,

Katherine Denoudsten | Commercial Leasing Documentation Manager

[<image008.png>](#)

3300 TD Canada Trust Tower, 421-7th Avenue SW, Calgary,
AB T2P 4K9

[<image010.png>](#)

Direct: 403.294.7058 | Fax: 403.265.8263 | Email:

[<image011.png>](#)

kdenoudsten@parlee.com

From: Julie Sutton <Julie.Sutton@rmwb.ca>

Date: December 4, 2024 at 3:49:01 PM MST

To: Renee Mills <[ATIA s. 20\(1\)](#)>

Subject: RE: Manatokan has requested a change to the renewal of the development permit

Hello Renee,

To follow up from our conversation, if you are selling your business then the new owner will be required to apply for all their own permitting as well as the business license. A business license is sold to the owner of the business and not the business name.

The new owner can come to the office at 9909 Franklin Ave or call us at 780-793-1043 to discuss this further.

Regards,
Julie

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[Planning & Development Services Customer Satisfaction Survey | Participate Wood Buffalo \(rmwb.ca\)](#)

Julie Sutton
Permitting & Licensing/Special Events
Customer Experience & Analytics, Planning & Development

<image014.png>

M: 780-793-1043 / T: 780-793-1009 | rmwb.ca
9909 Franklin Avenue
Fort McMurray | ᓄᓐᑕᓪᓴᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

From: Renee Mills <rmills@renegadegas.com>
Sent: Wednesday, December 4, 2024 3:40 PM
To: Julie Sutton <Julie.Sutton@rmwb.ca>
Subject: Fwd: Manatokan has requested a change to the renewal of the development permit

External Message - Please be cautious when opening links or attachments in email

Thanks
Renee
Sent from my iPhone

Begin forwarded message:

From: David Hiebert <DHiebert@bmltp.ca>
Date: December 4, 2024 at 1:37:40 PM MST
To: Renee Mills <rmills@renegadegas.com>
Cc: Doug Mills #2 <doug mills@renegadegas.com>, Kristen Hector <KHector@bmltp.ca>
Subject: Manatokan has requested a change to the renewal of the development permit

Hi Renee,

Manatokan has requested a change to one of the restrictions in the original development permit, as set out below. Please see what you can do and let me know how you make out.

Thanks!

- David
David Hiebert , KC

Counsel
780.421.2455 lbmltp.ca

Suite 2300, 10180 101 Street NW, Edmonton, AB T5J 1V3

From: Randy S. Shapiro <rshapiro@parlee.com>
Sent: December 3, 2024 4:44 PM
To: David Hiebert <DHiebert@BMLLP.ca>
Cc: Katherine Denoudsten <kdenoudsten@parlee.com>
Subject: New DP

When applying for the renewal can you please have your client ensure that the restriction below is no longer applicable, at least for servicing for its own operations (as opposed to being open to the public). It is a core to my client's use that they have a garage with mechanics to fix their vehicles and equipment.

Renegade Gas & Oilfield Services Ltd.
Box 216
Lac La Biche, AB
T0A 2C0

October 28, 2016

Planning & Development
Regional Municipality of Wood Buffalo
309 Powder Drive
Fort McMurray, AB T9K 0M3

Attention: Ashlee Bevis and Greg Wolf

Dear Ms. Bevis and Mr. Wolf,

Re: 2016-DP-01953 – Repair of Vehicles

I, Doug Mills, owner of Renegade Gas & Oilfield Services Ltd. declare that the submitted building for 2016-DP-01953 Renegade Gas & Oilfield Services Ltd. be used ONLY as an Industrial Workshop. The Industrial Workshop will mainly be for storage of Vehicles and typical Workshop work.

I will be keeping the Combustible content to be not more than 50Kg/m²-74,300 Kg.

This building will not be used as an Automotive Repair Garage in anyway, or open to the Public in anyway. There will not be lifts or cranes and there will not be a full time mechanic on site. Any welding work being done will not be used for any automotive repair what so ever.

Parts Storage room will only be used for Hydro Vac Equipment only and not for automotive repair.

All remaining comments have been satisfied.

Please confirm Development Permit approval.

Yours truly,

ATIA s. 20(1)

Doug Mills
Owner/Manager

Emails with Province:

From: Jamie Laird <Jamie.Laird@gov.ab.ca>
Sent: Monday, January 27, 2025 2:05 PM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Bob Yowney <Bob.Yowney@gov.ab.ca>
Subject: RE: Inquiry Regarding Amendment of DML 100052-2024-DP-00391 at SW-16-77-8-4

External Message - Please be cautious when opening links or attachments in email
As we have not received the formal amendment application from Renegade, I cannot guarantee it would be approved. However, based on correspondence from Manatokan outlining the intended additional uses on the site I do not foresee any concerns with an amendment to the use of the site.

Jamie Laird, RPF
Lands Team Lead
Lands Delivery and Co-ordination North
Forestry and Parks
Government of Alberta

9503 Beaverhill Road, Lac la Biche, AB, T0A 2C0

Tel 780-623-5396
Fax 780-623-4584
Jamie.laird@gov.ab.ca

Need to know who to contact for public lands questions and issues?
<https://www.alberta.ca/land-management-contacts.aspx> for access to our new interactive contact maps.

From: Smriti Barman <Smriti.Barman@rmwb.ca>
Sent: Monday, January 27, 2025 12:19 PM
To: Jamie Laird <Jamie.Laird@gov.ab.ca>
Cc: Bob Yowney <Bob.Yowney@gov.ab.ca>
Subject: RE: Inquiry Regarding Amendment of DML 100052-2024-DP-00391 at SW-16-77-8-4

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Good afternoon, Jamie,
Thank you for your email. Could you kindly confirm whether Forestry and Parks intends to approve the updated lease for the additional use once the application is in place? Additionally, are there any regulations or considerations that might prevent the approval?
As mentioned earlier, it is crucial for us to understand your decision, as it will significantly influence our review process. The applicant has also indicated that they are working within tight timelines, so your prompt input would be greatly appreciated.
Thank you for your time and assistance. Please don't hesitate to reach out if you require any further information from our end.
Best regards,

How did we do? Provide anonymous feedback on your experience with RMWB Planning & Development Services to help us improve our services.
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Smriti Barman
Planner II
Planning and Development Services
Smriti.barman@rmwb.ca
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Alberta T9H 2K4

From: Jamie Laird <Jamie.Laird@gov.ab.ca>
Sent: Monday, January 27, 2025 11:33 AM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Bob Yowney <Bob.Yowney@gov.ab.ca>
Subject: RE: Inquiry Regarding Amendment of DML 100052-2024-DP-00391 at SW-16-77-8-4

External Message - Please be cautious when opening links or attachments in email
Good morning Smriti,

It was communicated to Manatokan that an amendment to the lease would be required to update the approval to include the intended uses. It was my understanding that Renegade would be submitting an amendment to the department for review. However, Forestry and Parks has not yet received the amendment application.

Jamie Laird, RPF
Lands Team Lead
Lands Delivery and Co-ordination North
Forestry and Parks
Government of Alberta

9503 Beaverhill Road, Lac la Biche, AB, T0A 2C0

Tel 780-623-5396
Fax 780-623-4584
Jamie.laird@gov.ab.ca

Need to know who to contact for public lands questions and issues?
<https://www.alberta.ca/land-management-contacts.aspx> for access to our new interactive contact maps.



From: Smriti Barman <Smriti.Barman@rmwb.ca>
Sent: Friday, January 24, 2025 10:10 AM
To: Bob Yowney <Bob.Yowney@gov.ab.ca>
Cc: Jamie Laird <Jamie.Laird@gov.ab.ca>
Subject: RE: Inquiry Regarding Amendment of DML 100052-2024-DP-00391 at SW-16-77-8-4
Importance: High

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Good morning,

I hope this message finds you well.

I am following up regarding the amendment of DML 100052. As confirmed by the applicant, the development permit application (2024-DP-00391) for this site was initially reviewed as a simple renewal of the previously approved permit from 2016, which was approved as an 'industrial support facility' for storage purposes only. However, the applicant, Renegade, the current disposition holder, and Manatokan, the future disposition holder for this site, have now requested the inclusion of additional activities in this application. These activities include servicing and repairing company vehicles and equipment, a wash bay, and warehouse operations.

To accommodate these proposed uses, the Land Use Bylaw outlines the following provisional uses: 'Automotive and Equipment Repair and Storage,' 'Service Station, Minor,' and 'Warehouse and Storage.' Unfortunately, none of these uses are prescribed in the RD Rural District, which applies to this property. Additionally, these proposed uses do not align with the purpose of the current provincial disposition, which permits 'storage' only.

We have already communicated our limitations regarding approving these additional uses for this site. However, upon request from Manatokan, we are currently reanalyzing these proposed uses in consultation with our legal counsel. It is crucial for us to understand whether the province is considering amending the disposition to include these additional activities. Without provincial approval, we are unable to approve any permits as we cannot override the provincial decision.

Could you please confirm whether the province plans to amend the disposition to accommodate these uses? Your decision will significantly impact our ability to proceed with this request.

I called yesterday to discuss this matter. If it would be helpful, I am available today for a phone discussion to provide further details or answer any questions.

Thank you for your assistance. I look forward to hearing from you.

Best regards,

How did we do? Provide anonymous feedback on your experience with RMWB Planning & Development Services to help us improve our services.

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Smriti Barman
Planner II
Planning and Development Services
Smriti.barman@rmwb.ca
T: 780-588-3704 | www.rmwb.ca
9909 Franklin Avenue
Fort McMurray | ᓄᓐᑕᓪᓴᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4

From: Bob Yowney <Bob.Yowney@gov.ab.ca>

Sent: Friday, December 20, 2024 4:01 PM

To: Smriti Barman <Smriti.Barman@rmwb.ca>

Cc: Jamie Laird <Jamie.Laird@gov.ab.ca>

Subject: RE: Review request-Industrial Support Facility-2024-DP-00391 at SW-16-77-8-4

External Message - Please be cautious when opening links or attachments in email

Thank you for the clarification. Alberta forestry and Parks, Lands Operation Division has no concerns at this time. Thanks.

Bob Yowney RPFT
Athabasca North Lands & Range Manager
Lands Delivery and Coordination North Branch
Forestry and Parks | Lands Operation Division
Ph 780-675-8200 | Cell 780-689-7771



From: Jamie Laird <Jamie.Laird@gov.ab.ca>
Sent: Friday, December 20, 2024 4:01 PM
To: Smriti Barman <Smriti.Barman@rmwb.ca>; Bob Yowney <Bob.Yowney@gov.ab.ca>
Subject: RE: Review request-Industrial Support Facility-2024-DP-00391 at SW-16-77-8-4

External Message - Please be cautious when opening links or attachments in email
Thanks Smriti,

I just wanted to clarify that the concern regarding the asphalt requirement is not about making sure it is included on the updated permit. Rather, it is about not having it as a requirement, as Forestry and Parks does not approve of the paving of Public Lands lease sites.

I hope this clarifies things.

Thanks

Jamie Laird, RPF
Lands Team Lead
Lands Delivery and Co-ordination North
Forestry and Parks
Government of Alberta

9503 Beaverhill Road, Lac la Biche, AB, T0A 2C0

Tel 780-623-5396
Fax 780-623-4584
Jamie.laird@gov.ab.ca

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<https://www.alberta.ca/land-management-contacts.aspx> for access to our new interactive contact maps.



Classification: Protected A

From: Smriti Barman <Smriti.Barman@rmwb.ca>
Sent: Friday, December 20, 2024 2:26 PM
To: Bob Yowney <Bob.Yowney@gov.ab.ca>
Cc: Jamie Laird <Jamie.Laird@gov.ab.ca>
Subject: RE: Review request-Industrial Support Facility-2024-DP-00391 at SW-16-77-8-4

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Good afternoon, Bob,

Thank you for your comments and for taking the time to review this application.

The 2024 Development Permit (DP) application proposed by Renegade is intended to maintain the exact same activities that were approved under their 2016 permit. The 2016 permit has since expired, and Renegade is now in the process of selling their business to Manatokan. However, Manatokan cannot apply for this permit directly because their name has not yet been updated as the disposition holder, and the disposition itself requires further updates to align with the proposed activities.

To clarify:

- In 2016, Renegade requested uses including a wash bay and automobile repair shop. These uses were not approved as they were incompatible with the district. Instead, the 2016 permit was issued for a low-hazard industrial development.
- The 2024 DP does not include the wash bay or automobile and equipment repair and storage. These additional uses are part of Manatokan's future plans, not this application.
- Currently, we are assisting Manatokan with inquiries regarding incorporating a wash bay, warehouse, and automobile and equipment repair and storage into the Industrial Support Facility in the future. However, these are not part of the scope of the current application.

To address your specific questions:

3. Regarding the asphalt concrete parking stall reference in condition #7 of the 2016 DP: We will ensure that this condition is addressed appropriately and included as necessary in the 2024 DP.
4. Regarding the requirement to update the lease purpose to accommodate a wash bay and office space: An office was approved previously to support the Industrial Support Facility. However, the wash bay was not part of the approved uses and is not included in the current permit. The wash bay remains a future consideration under Manatokan's ownership, pending disposition updates and regulatory compliance.

If we need to impose additional conditions on the 2024 permit to ensure compliance, we will do so as part of our permitting process.

Please let me know if you would like further details regarding our review process or the relevant Land Use Bylaw regulations. Based on the information provided, are you prepared to approve the application from your side, or do you have additional comments for our assessment?

I appreciate your time and collaboration on this matter.

Thank you,

How did we do? Provide anonymous feedback on your experience with RMWB Planning & Development Services to help us improve our services.

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Smriti Barman
Planner II
Planning and Development Services
Smriti.barman@rmwb.ca
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Alberta T9H 2K4

I humbly acknowledge that the land on which we live, learn, work, and play is Treaty 8 Territory, the traditional lands of the Cree, Dene, and the unceded territory of the Métis.

STATEMENT OF CONFIDENTIALITY: The information in this email message and any attachments may be confidential and legally privileged and is for the use of the intended recipient(s) only. If you are not an intended recipient, please (1) notify me immediately by replying to this message; (2) do not use, disseminate, distribute, or reproduce any part of the message or any attachment; and (3) destroy all copies of this message and any attachments. Thank you.

Classification: Protected A

From: Bob Yowney <Bob.Yowney@gov.ab.ca>
Sent: Friday, December 20, 2024 9:18 AM
To: Smriti Barman <Smriti.Barman@rmwb.ca>
Cc: Jamie Laird <Jamie.Laird@gov.ab.ca>
Subject: RE: Review request-Industrial Support Facility-2024-DP-00391 at SW-16-77-8-4

External Message - Please be cautious when opening links or attachments in email
Good Morning Smriti, please note the comments from the Lands Team Lead for that area administering DML 100052:

- Aside from the asphalt concrete parking stall reference in point 7 of the 2016 development permit, I have no other concerns. Although, it doesn't appear as though there are any changes to the permit previously acquired from the RMWB as far as the diagram goes. I do not see any updated permit conditions.
- It was my understanding that the RMWB was requiring an update to the purpose of the lease, to accommodate a wash bay and office space? I am not sure if this is still to be expected or not.

Thanks.

Bob Yowney RPFT
Athabasca North Lands & Range Manager
Lands Delivery and Coordination North Branch
Forestry and Parks | Lands Operation Division
Ph 780-675-8200 | Cell 780-689-7771



From: Smriti Barman <Smriti.Barman@rmwb.ca>
Sent: Thursday, December 19, 2024 12:28 PM
To: 'ATCO Electric' <FMMDEVELOPMENTPERMITS@atcoelectric.com>; 'ATCO Gas - ATCO Gas' <land.admin@atcogas.com>; 'ATCO Gas 2 - ATCO Pipelines' <HP.Circulations@atco.com>; 'Fortis-AltaLink' <landserv@fortisalberta.com>; 'Shaw Cable - Colleen O' <Colleen.O'Hara@sjrb.ca>; 'Shaw-Cable Systems-Shaw Communications' <constructionftm@sjrb.ca>; 'Telus' <abn.circulation@telus.com>; Andrea Dar <Andrea.Dar@rmwb.ca>; 'Alberta Health Services' <NorthZone.EnvironmentalHealth@albertahealthservices.ca>; kassu.ageze <kassu.ageze@telus.com>; abn.circulation@telus.com; Bob Yowney <Bob.Yowney@gov.ab.ca>; FP LARreferrals

<FP.larreferrals@gov.ab.ca>

Subject: Review request-Industrial Support Facility-2024-DP-00391 at SW-16-77-8-4

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APPLICATION FOR DEVELOPMENT PERMIT (2024-DP-00391)

Subject: Renewal of Development Permit for an Industrial Support Facility (Office and Storage)

Good Afternoon,

The Planning and Development Department has received an application to renew a previously approved Development Permit for an Industrial Support Facility located at SW-16-77-8-4 in Conklin. For your reference, I have attached the following documents:

- The submitted drawings for the current application.
- Lease DML 100052.
- The previously approved Development Permit (2016-DP-01953).

Please review the attached documents and provide your comments by Monday, January 6, 2025.

Should you have any questions or require clarification, feel free to contact me at smriti.barman@rmwb.ca. If no comments are received by the due date, it will be assumed that there are no concerns regarding this application.

Thank you for your attention to this matter.

Best regards,



Smriti Barman
Planner II
Planning and Development Services
Smriti.barman@rmwb.ca
T: 780-588-3704 | www.rmwb.ca
9909 Franklin Avenue
Fort McMurray | ᓂᓐᑕᓪᓴᓐ | Nistawâyâw | Etídlj Kué
Alberta T9H 2K4



June 11, 2025

CHARLES W ANG
DIRECT DIAL: 403.294.3457
DIRECT FAX: 403.767.8897
EMAIL: cang@parlee.com
OUR FILE #: 72664-11

VIA EMAIL: sdab@rmwb.ca

Wood Buffalo Tribunals
9909 Franklin Avenue
Fort McMurray, AB T9H 2K4

Attention: Heather Fredeen, Clerk of the Subdivision and Development Appeal Board

Dear Heather:

Re: Appeal No.: SDAB 2025-001
Development Permit No.: 2024-DP-00391
SW-16-77-8W4
Appeal Hearing: June 25, 2025

Further to the above-captioned matter, Manatokan Oilfield Services Inc. submits as evidence for said Appeal the following documents:

1. June 6, 2025 correspondence from Conklin Resource Development Advisory Committee's Chief Executive Officer Scott Duguid
2. June 10, 2025 correspondence from Regional Municipality of Wood Buffalo's Councillor Ward 4 Stella Lavallee

If there are any issues with our enclosures, please advise as soon as possible.

Yours truly,

ATIA s. 20(1)

✓ **CHARLES W. ANG**
CWA/sl

Enclosures – as noted above

cc: David Hiebert, Bishop & McKenzie via email
Janice Agrios, Kennedy Agrios Oshry Law via email
Smriti Barman, Regional Municipality of Wood Buffalo via email

1

June 6, 2025

Public Lands Appeal Board
3rd Floor, Peace Hills Trust Tower
10011 109 Street
Edmonton, AB T5J 3S8

Dear Sir/Madame:

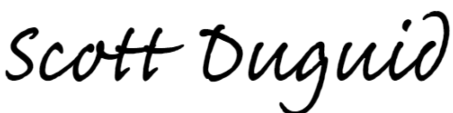
I am writing this letter in support of the appeal filed by Renegade Oilfield Services as represented by ASCO Manatokan. Manatokan is a partner of the Conklin Resource Development Advisory Committee (CRDAC). CRDAC represents both the Métis and non-Métis residents of Conklin. Conklin is a largely Métis community located near the heart of Alberta's oil sands. We face the issues that are common to many communities in the region. Housing and infrastructure are ongoing challenges, as is economic development. With Conklin located near the heart of Alberta's oil sands, the community has collaborated with several oil sands producers to enhance its capacity to participate from a business and economic development perspective.

Manatokan is a crucial partner for Conklin. They have been local to Conklin since 2017 and have been a strong supporter of community betterment initiatives. In 2024, CRDAC formed a partnership with Manatokan, which has proven to be mutually beneficial to both parties. Manatokan has been able to expand its service provision, and CRDAC has utilized revenue from the partnership to support its Indigenous community housing initiative. This housing initiative aims to house over 75% of the housing-insecure community members in Conklin.

Manatokan is a key local service provider to all in-situ oilsands producers in the area. They employ approximately 100 personnel in the Conklin area, as well as several Conklin residents who work at their camp and shop.

Conklin is urging this Appeal Board to consider Manatokan's plea and assist in forging a positive and viable solution for all parties involved. As one of our strongest partners, we need Manatokan to remain in Conklin. If Manatokan were to leave the region, and our partnership is jeopardized, it would put 27 Indigenous families at risk of returning to being housing insecure.

Respectfully,



Scott Duguid
Chief Executive Officer

2

June 10, 2025

Public Lands Appeal Board
3rd Floor, Peace Hills Trust Tower
10011 109 Street
Edmonton, AB T5J 3S8

To Whom It May Concern,

As the Regional Municipality of Wood Buffalo (RMWB) Ward 4 Councillor, I am writing this letter in strong support of the ongoing partnership between Manatokan and the Conklin Resource and Development Advisory Committee (CRDAC). This collaboration exemplifies a proactive and community-focused approach to addressing key priorities in our region, particularly in the areas of workforce security, housing, and culturally rooted community programming.

Manatokan has consistently demonstrated a commitment to working with Indigenous communities in a way that honours local values, builds capacity, and ensures meaningful participation in regional development. Their partnership with CRDAC reflects an understanding that long-term, sustainable progress is only possible when local communities are empowered to help lead the way.

Together, Manatokan and CRADC are making strides toward improving quality of life in Conklin and surrounding areas by:

- Creating secure employment opportunities for local residents, especially Indigenous youth and adults through skills training and job placement;
- Investing in local housing initiatives that address the urgent need for safe and affordable homes;
- Delivering culturally relevant programs that support wellness, economic development and community connection.

As a Councillor that supports economic reconciliation and the betterment of all Indigenous peoples, I commend this partnership and fully supports its continued growth with the services they provide to all in-situ producers in the RMWB. It is important for Matatokan to stay operating locally; I believe that initiatives like this represent a pathway forward for communities to thrive both socially and economically.

Please accept this letter as a formal endorsement of the Manatokan-CRDAC partnership and the important work they are doing together.

Sincerely,

ATIA s. 20(1)



Stella Lavallee
Councillor Ward 4, Regional Municipality of
Wood Buffalo

T: 780-743.7011 | C: 587.919.7506 | rmwb.ca

9909 Franklin Avenue

Fort McMurray | ᓂᓕᓕᓐᓂᓐ | Nistawâyâw | Etídlj

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Alberta T9H 2K4